



THE NORTHERN HAMLETS MASTER PLAN HAMLET COMMITTEE MEETING SUMMARY

March 28, 2022

Attendees

Hamlet Committee

Debbie Durr
Jill Marshall
Ed Frank
Dick Eldredge
Doug Hamlin

Town

Chris Legg (*Committee Liaison*)
Janet Aaron
Karen Barkdull

County

Danielle Salisbury
Dan Kwasnowski

EDR

Jane Nicholson

Discussion

Revisiting the Master Planning Process

The project team reviewed the steps of the Master Planning process. The team reviewed key steps including:

- + Defining the Study Area based on character, environment, and community perception;
- + Character area analysis;
- + Existing conditions analysis;
- + Establishing the vision, goals, and objectives;
- + Conducting a build-out analysis;
- + Developing recommendations to help the community achieve the desired vision;
- + Developing code updates as needed and identified in the planning process.

Next Steps

The next meeting will be held on April 30th for a working session.

COMPREHENSIVE PLAN (2020)

Established the need for site-specific or area planning

The “**Northern Hamlet Master Plan**” for Mottville & Skaneateles Falls

- Establish a vision for the hamlets
- Establish a framework for growth, conservation and land protection efforts, etc.
- Recommend regulatory updates (zoning text + map, design standards, subdivision updates, etc.)

MASTER PLAN PROCESS



- Character Area Analysis
- Sense of Place
- Community Experience
- Key assets - Natural & Manmade Features

What is happening in this area that impacts future decision-making and implementation?

What do we want to see happen in this area?

What does the build-out of the area look like, and how much growth can we absorb while protecting our key assets?

Recommendations for next steps

- Tools to achieve the desired vision for the area:
- Design guidelines and standards
 - Zoning districts and regulations

Updates to the Town Code and adoption of new standards/regulations where needed

MASTER PLAN PROCESS EXAMPLE



HAMLET STUDY AREA

The greater Varna hamlet area includes a total of 562 acres. This area ranges from clusters of commercial uses to single-family residences, natural areas and agricultural fields. The map right shows the boundaries of the greater Varna area which follow from Game Farm Road to the southwest, ¼ mile past the single-lane railroad bridge to the north, Turkey Hill Road to the southeast, and ¼ mile past the railroad bridge along Route 366 to the northeast to the State DOT signage designating the hamlet area.

The core study area was established upon completion of an existing conditions analysis and a Character Area Assessment. The core study area is the area of Varna where development is concentrated as indicated in the regional analysis (Map 4) and building pattern map as part of the existing conditions analysis (Map 6).



Map 4: Hamlet Study Area

A “Planning Area” is...

1. A **boundary** established through:
 - An existing conditions analysis (natural features, manmade structures, etc.)
 - Understanding of the character
 - Community history
 - Perception / memory
- Foundation for future land protection and preservation, growth, and utility expansion, etc.
- Does not function as a regulatory document, but sets the stage for future regulation

MASTER PLAN PROCESS EXAMPLE



NATURAL AREAS

Natural areas encompass varying levels of protected open space and environmentally sensitive lands. These areas include steep slopes, woodlands, wetlands, nature preserves, forested areas, and other ecologically significant areas that are not suitable for development. A natural area recognized in and around the study area is Monkey Run Preserve— owned and operated by Cornell University and part of the Cayuga Trail. The area is open to the public for outdoor recreation such as hiking, skiing, birding and canoeing along Fall Creek.



RURAL SCENIC

Rural scenic corridors are open, undeveloped lands that parallel a major thoroughfare and have significant natural, historic, scenic or pastoral views. There are two rural scenic corridors in the Varna study area. Both corridors are located at the edge of a gateway, providing motorists and pedestrians an area of scenic quality prior to entering the residential and commercial mixed use area of the Hamlet..

AGRICULTURE

An agriculture character area includes lands in an open, cultivated, or sparsely settled state that includes woodlands and farm lands. Agricultural lands encompass 150+ acres, and is the second largest character area in the Varna study area. These lands are owned and operated by Cornell University as part of the Cornell University Agricultural Experiment Station. There are eleven small farms that are part of the Campus Area Farms program; three of these farms are located in and around the study area.



PARKS & TRAILS

The Hamlet consists of parks and several trails— both existing and proposed. Park Park is the only established park in the Hamlet, and is owned and maintained by the Town of Dryden. It consists of approximately 4.5 acres. The park has a small trail and open space, used for recreational purposes. There is a separate, well-established, “unofficial” trail located south of Route 366 along the existing rail-bed. The trail spans from Mt. Pleasant Road to Stevenson Road and terminates at Game Farm Road. It is currently used for leisure recreation and walking/jogging.

MASTER PLAN PROCESS EXAMPLE



GOALS & OBJECTIVES

CHARACTER

Goal 1: Protect and enhance hamlet character.

Objectives

- ☞ Define the character of Varna.
- ☞ Identify development scenarios, and designs that are in harmony with existing character.
- ☞ Identify redevelopment opportunities in harmony with existing character.
- ☞ Utilize existing infrastructure to potential without degrading or changing overall character.
- ☞ Create management tools that protect character, while allowing new development and redevelopment to move forward.
- ☞ Shift from current zoning to character zoning.

TRANSPORTATION

Goal 2: Develop a transportation system that is balanced, safe, and equitable for pedestrians, cyclists, and motorists.

Objectives

- ☞ Initiate Traffic Demand Management strategies to improve traffic and pedestrian safety and pedestrian and bicycle resources.
- ☞ Invest in the development and maintenance of new and existing trails.
- ☞ Create a sidewalk plan that provides a safe environment for pedestrians.
- ☞ Develop a plan to reorganize Route 366 including the addition and adjustment of sidewalks, bike lanes and primary/secondary streets.

MASTER PLAN PROCESS EXAMPLE



FINAL MASTER PLAN



BUILD-OUT ANALYSIS

The purpose of the build-out analysis is to explore possible future development options when all the land is developed under the proposed zoning amendment and the master plan. The build-out analysis and zoning amendment will help the community grow without compromising the integrity of the landscape or the residents' values.

| Area | Type of Building | Dimensions per Building | | Number of Buildings | Total Square Feet | | Number of Bedrooms per 1,000 sqft | | Total Number of Bedrooms |
|-----------------------------------|------------------|--------------------------|---|---------------------|-------------------|----------|-----------------------------------|---|--------------------------|
| Forest Home Drive | Townhouse | 125' x 40' = 5,000 sqft | x | 7 | = 35,000 | /1,000 x | 1.5 | = | 52 |
| Varna Hollow | Townhouse | 125' x 40' = 5,000 sqft | x | 11 | = 55,000 | /1,000 x | 1.5 | = | 82 |
| | Mixed-Use | 70' x 40' = 2,800 sqft | x | 3 | = 8,400 | /1,000 x | 1.5 | = | 12. |
| Varna Commons | Mixed-Use | 70' x 40' = 2,800 sqft | x | 3 | = 8,400 | /1,000 x | 1.5 | = | 12. |
| | Single-Family | 30' x 40' = 1,200 sqft | x | 24 | = 28,800 | /1,000 x | 1.5 | = | 43 |
| Trailside | Townhouse | 100' x 40' = 4,000 sqft | x | 4 | = 16,000 | /1,000 x | 1.5 | = | 24 |
| | Single-Family | 40' x 30' = 1,200 sqft | x | 95 | = 114,000 | /1,000 x | 1.5 | = | 171 |
| Gateway Plaza | Mixed-Use | 200' x 50' = 10,000 sqft | x | 1 | = 10,000 | /1,000 x | 1.5 | = | 15 |
| | Mixed-Use | 170' x 50' = 8,500 sqft | x | 1 | = 8,500 | /1,000 x | 1.5 | = | 12 |
| | Mixed-Use | 50' x 90' = 4,500 sqft | x | 1 | = 4,500 | /1,000 x | 1.5 | = | 6 |
| | Mixed-Use | 100' x 40' = 4,400 sqft | x | 1 | = 4,400 | /1,000 x | 1.5 | = | 6 |
| | Townhouse | 120' x 40' = 4,800 sqft | x | 1 | = 4,800 | /1,000 x | 1.5 | = | 7 |
| | Townhouse | 40' x 100' = 8,000 sqft | x | 1 | = 8,000 | /1,000 x | 1.5 | = | 12 |
| TOTAL NUMBER OF BEDROOMS = | | | | | | | | | 454 |

MASTER PLAN PROCESS EXAMPLE

Planning
Study
Area

Existing
Conditions
Analysis

Vision,
Goals,
Objectives

Master
Plan &
Build-Out
Analysis

Recommendations
and Strategies;
Action Steps

Codification

BUILDINGS AND FORM RECOMMENDATIONS

The new interconnected pedestrian pathways, trails, and sidewalks provides a network in which traditionally scaled houses should be built.

- Using Traditional Neighborhood Design (TND) elements, a variety of single-family houses, townhouses, and duplexes to create quaint neighborhoods that fit into the landscape.
- Each new house or townhouse should face open, green space to encourage healthy, active living that is consistent with the existing character of the hamlet.
- A variety of setbacks will keep the landscape aesthetically interesting as well as consistent with historic lot patterns.
- Buildings should be human scale in that they make the average pedestrian feel safe and not overwhelmed by the height of the building, or the empty space between buildings.
- Buildings should be within close proximity of one another, with parking behind such structures. This can be accomplished using TND or form-based code design methods.



Single-family homes and townhomes face a linear park. The back of the unit faces an alley where parking and public services (i.e. garbage pick-up). The emphasis is on human-scaled buildings that are varied in size, type, and setback.

MASTER PLAN PROCESS EXAMPLE



Dryden Zoning Lookup

1 Dryden Zoning - ZoningParcel

Zoning Info
VHMUD

1 Dryden Zoning - ParcelOutline

Parcel Info
502489-56-5-4
901 DRYDEN RD
Assessed Value: \$2,624,400.00
Land Value: \$1,166,200.00
[More Info](#)

