

LAFAYETTE



2021 COMPREHENSIVE PLAN

Adopted December 2021

Town of
LFayette

Barton & Loguidice

ACKNOWLEDGMENTS

This Comprehensive Plan is indebted to the work of previous planning efforts spanning many years. The Town thanks those community members who were involved in those prior efforts as well as the most recent 2021 Comprehensive Steering Committee, better known as the “Tiger Team,” for their input and guidance in developing the vision for this Plan.

TOWN BOARD

- Bill McConnell, Supervisor
- Steve Zajac, Councilor
- Melanie Palmer, Councilor
- Jerry Marzo, Councilor
- Carole Dwyer, Councilor

STEERING COMMITTEE (“THE TIGER TEAM”)

- Brad Bush, Planning Board Chair
- Mark Distler, LaFayette Advisory Conservation Commission Chair
- Carole Dwyer, Town Board Councilor
- Christine Keenan, Zoning Board of Appeals Chair
- Kelly Wypch, LaFayette Advisory Conservation Commission Member

PLAN PREPARED BY:  Barton & Loguidice





J. Ryan McMahon II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 08, 2021

OCPB Case # Z-21-345

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a COMPREHENSIVE PLAN from the Town of LaFayette Town Board at the request of Town of LaFayette for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of comprehensive plans; and
- WHEREAS, the applicant is proposing to adopt an updated Comprehensive Plan for the Town of LaFayette that was originally adopted in 2012; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated November 23, 2021, the Plan articulates the community's current vision, goals, objectives, and actions that will guide future policy decisions and investments in the Town over the next 10 years; the Plan is intended to directly or indirectly inform a number of municipal functions and initiatives, including but not limited to, grant acquisitions, zoning, subdivision and land development, budgeting and capital improvement planning, economic development and revitalization efforts; and
- WHEREAS, the Plan is comprised of five chapters, Chapter 1: Introduction, Chapter 2: Community Profile, Chapter 3: Vision & Goal Framework, Chapter 4: Community Development Strategy, and Chapter 5: Priority Action Plan; each chapter reflects two central themes that the Town discovered during the planning and input process, Open Space Preservation and Hamlet Redevelopment; the Plan notes that the Town is "striving to maintain its rural, pastoral character while breathing new life into the Four Corners at Routes 11 & 20"; and
- WHEREAS, specific updates to the 2012 Plan include a Community Development Strategy, a re-imagined Vision & Goal Framework, a priority action plan, and updates to some of the information in the Community Profile; and
- WHEREAS, the Plan outlines five goals for 1) Hamlet Revitalization, 2) Rural Character Preservation, 3) Economic Development, 4) Infrastructure & Community Assets, and 5) Effective & Collaborative Local Government; each goal has 5 specific objectives and a list of action items that aim to accomplish the objectives; the action items generally take the form of a plan, project, program, or Town Board action; each action item is further detailed in the Priority Action Plan section with an estimated time and cost that will be necessary to complete an action; and
- WHEREAS, the objectives of the Hamlet Revitalization goal are to ensure that the Hamlet has the necessary modern infrastructure facilities to support activity and mixed use development, support appropriate mixed use development that contributes to the character of the Hamlet, establish a community identity through placemaking strategies that create an inviting, visually attractive center of activity for residents and visitors to enjoy, preserve the historic character of the Hamlet through the preservation, rehabilitation, and restoration of existing historic structures, and

foster multi-modal connectivity within the Hamlet by creating dedicated travel facilities for bicyclists and pedestrians; and

WHEREAS, the objectives of the Rural Character Preservation goal are to preserve scenic vistas and critical environmental areas, maintain strong partnerships with local, regional, and statewide agencies working to protect local agribusiness and natural resources, minimize the cumulative adverse impacts of increasing demand for residential development on the limited supply of agricultural land and preserve prime soils, enhance passive and active recreational opportunities throughout the Town, and protect our creeks and floodplains as natural stormwater management systems; and

WHEREAS, the objectives of the Economic Development goal are to pursue and promote the attraction and expansion of appropriate local commercial, industrial, and office investment, foster a mix of residential and commercial activity in the Hamlet that contributes to a walkable and affordable lifestyle, support the maintenance of existing housing stock and development of affordable housing for all ages and lifestyles in appropriate areas of the Town, promote our scenic qualities and rural way of life as a top-tier destination of Central New York, and monitor the balance of residential and nonresidential development with respect to open space, agricultural uses, and existing development patterns; and

WHEREAS, the objectives of the Infrastructure & Community Assets goal are to increase secure and easy access to clean, affordable, and sufficient drinking water, pursue access to broadband internet for all town residents and businesses, evaluate the potential impacts and opportunities of the provision of public sewer systems in development nodes within the Town, preserve and enhance our multi-modal transportation assets to meet the current and future needs of all transportation users, especially safe routes to school for our school children who walk or ride bikes to and from school, and incorporate sustainable practices and standard in the Town's operations; and

WHEREAS, the objectives of the Effective & Collaborative Local Government goal are to maintain and improve relations with the school district, Onondaga County, the State, nearby towns and the Onondaga Nation, increase resident engagement and participation in neighborhood and community events, improve clear, consistent communication with the public to ensure transparency in local governmental action, provide access to recreational and educational programming and activities to meet the needs of our residents, regardless of age, and maintain the adequacy of community services, such as fire, police, emergency service responders, etc; and

WHEREAS, the Plan's Community Development Strategy is expressed as a Future Land Use Strategy and a Hamlet Development Strategy; the Future Land Use Strategy includes a map that identifies the community's preferences regarding the location and character of various types of development in the Town as a whole, which is broken down into Agriculture, Open Space, Residential, Industrial, Commercial, and Hamlet land use categories; the strategy is intended to guide decision-makers when reviewing development proposals; and

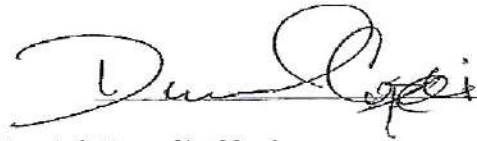
WHEREAS, the Plan's Hamlet Development Strategy is focused on the envisioned character of the LaFayette Hamlet or "the Crossroads" at NYS Routes 11 and 20, and provides guidance for the Town when reviewing public and private investments over the

next decade; the strategy outlines the architectural character, site development standards, streetscape enhancements, and types of uses envisioned for the future of the Hamlet given the potential infrastructure improvements foreseen for the community at this time; and

WHEREAS, the Plan notes that concentrated development within the Town is limited by both environmental constraints and a lack of public sewer and water services; the Town has been concurrently studying the potential for providing public drinking water in the Cardiff and Hamlet areas, which would help to facilitate development of the Hamlet; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends that said application be APPROVED.

The Board commends the Town on its efforts to complete this comprehensive plan update, including incorporation of key action items and a priority action plan to help facilitate the community's goals to preserve agricultural lands and open space areas, maintain the rural character of the Town, and encourage future, targeted development in the hamlet area.

A handwritten signature in black ink, appearing to read "Daniel Cupoli", with a stylized flourish at the end.

Daniel Cupoli, Chairman
Onondaga County Planning Board
Transmittal Date: 12-08-2021

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EXECUTIVE SUMMARY

The Town of LaFayette 2021 Comprehensive Plan is intended to act as a blueprint for the Town's future. The Plan builds off of the successes of the 2012 Comprehensive Plan; incorporating the vision and many of the goals, objectives, and recommendations of the previous Plan. This plan was developed by the Comprehensive Plan Steering Committee, who assisted in drafting materials, reviewing each Chapter, and generally ensuring that the Plan's components were aligned with the needs and desires of the Town's residents and key stakeholders.

This Plan is comprised of five Chapters:

- **Chapter 1: Introduction** - A summary of the Plan's purpose, the planning process, existing plans & studies, and the public outreach undertaken.
- **Chapter 2: Community Profile** - A brief snapshot of various aspects of LaFayette that contribute to its character such as land use patterns, community services & amenities, demographic and socio-economic trends, natural resources, transportation, and housing.
- **Chapter 3: Vision & Goal Framework** - A strategic framework for implementing changes that align with the Town's desired future. This begins with the vision statement for the Town, which is supported by five main goals. Each goal has a set of objectives, and a list of action items that provide detailed descriptions that the Town and its partners should undertake to achieve the stated goal and overall vision.
- **Chapter 4: Community Development Strategy.** A set of recommendations for future land use development and investment in the Town. This Chapter is comprised of two sections - the Future Land Use Strategy and the Hamlet Development Strategy. The Future Land Use Strategy provides an overall synopsis of what types of development should be encouraged in various areas of the Town, and provides some preliminary recommendations for zoning code amendments and other strategies for achieving desired development patterns.
- **Chapter 5: Priority Action Plan.** This section provides further detail for the action items in Chapter 3 by identifying the objective(s) each action item will support, potential timeframes, order-of-magnitude costs, and key involved parties and subject matter experts that will need to be involved to accomplish each item.

Each Chapter of this Plan reflects two central tenants that revealed themselves both through committee and public input during the planning process, as well as in the 2012 Comprehensive Plan: **Open Space Preservation** and **Hamlet Redevelopment**. These themes are woven through each Chapter, and the Plan continually speaks to the fact that the Town is striving to maintain its rural, pastoral character while breathing new life into the Four Corners at Routes 11 & 20. The core value of concentrating development in the central node of the Town while maintaining natural resources and systems through the majority of the Town will allow LaFayette to evolve in a sustainable and resilient manner over the next decade. While the Introduction and Community Profile provide essential background information and context, Chapters 3-5 are the future-oriented Chapters of this Plan that will help to guide decision-making over the planning horizon for the Comprehensive Plan. The key tenants of these chapters are summarized on the following page.

VISION & GOAL FRAMEWORK

A general statement that describes the aspiration of the Town. It is an end towards which all actions are aimed.

Community Vision

"LaFayette is a beautiful rural town and a great place to live. Our vibrant Hamlet, surrounding farmland, open spaces, and scenic views are preserved through thoughtfully managed development. We welcome a diverse population, encourage the development of compatible businesses, and strive to capitalize on our bucolic landscape and historic identity as the Crossroads of New York State."

Goals

Similar to the vision statement in that it is a general concept of a future condition towards which actions are aimed, but the scope is much more narrow. It should support the vision statement by addressing a specific topic area.



Goal #1: Hamlet Revitalization

Goal #2: Rural Character Preservation

Goal #3: Economic Development

Goal #4: Infrastructure & Community Assets

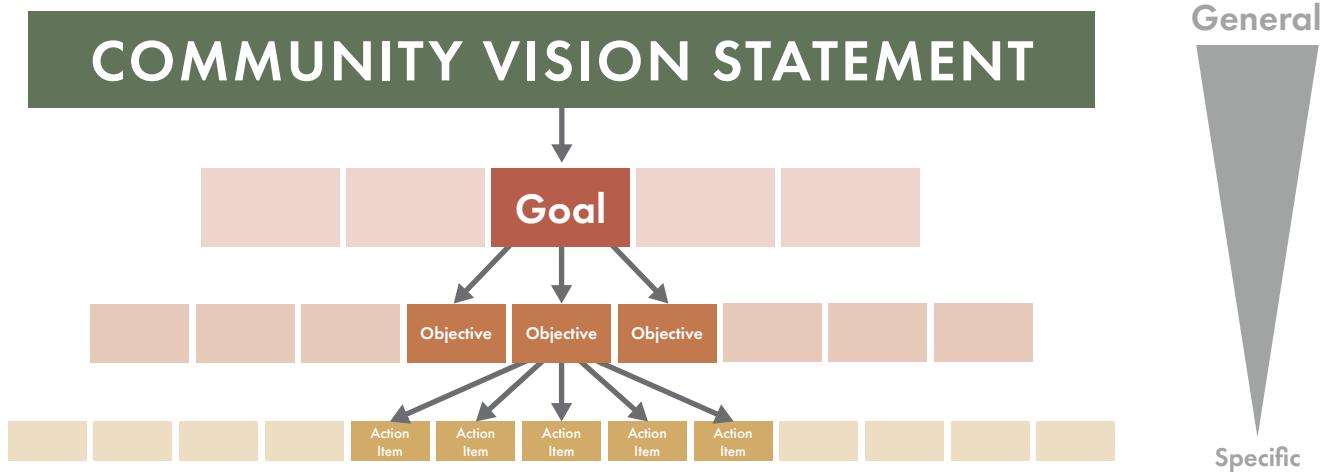
Goal #5: Effective & Collaborative Local Government

A statement of a measurable activity to be accomplished in pursuit of the goal; it refers to some specific aspiration that is reasonably attainable by the town and its partners.

A specific proposal to accomplish an objective; it can take the form of a plan, project, program, or Town Board action. The lifespan of an action can be immediate or vary from one to 10 years, depending on the item.

Objectives

Action Items



Goal #1: Hamlet Revitalization Objectives

- A.** Ensure that the Hamlet has the necessary modern infrastructure facilities to support activity and mixed use development.
- B.** Support appropriate mixed use development that contributes to the character of the Hamlet.
- C.** Establish a community identity through placemaking strategies that create an inviting, visually attractive center of activity for residents and visitors to enjoy.
- D.** Preserve the historic character of the Hamlet through the preservation, rehabilitation, and restoration of existing historic structures.
- E.** Foster multi-modal connectivity within the Hamlet by creating dedicated travel facilities for bicyclists and pedestrians.

Goal #2: Rural Character Preservation

- A.** Preserve scenic vistas and critical environmental areas.
- B.** Maintain strong partnerships with local, regional, and statewide agencies working to protect local agribusiness and natural resources.
- C.** Minimize the cumulative adverse impacts of increasing demand for residential development on the limited supply of agricultural land, and preserve prime soils.
- D.** Enhance passive and active recreational opportunities throughout the Town.
- E.** Protect our creeks and floodplains as natural stormwater management systems.

Goal #3: Economic Development

- A.** Pursue and promote the attraction and expansion of appropriate local commercial, industrial, and office investment.
- B.** Foster a mix of residential and commercial activity in the Hamlet that contributes to a walkable and affordable lifestyle.
- C.** Support the maintenance of existing housing stock and development of affordable housing for all ages and lifestyles in appropriate areas of the Town.
- D.** Promote our scenic qualities and rural way of life as a top-tier destination of Central New York.
- E.** Monitor the balance of residential and nonresidential development with respect to open space, agricultural uses, and existing development patterns.

Goal #4: Infrastructure & Community Assets

- A.** Increase secure and easy access to clean, affordable, and sufficient drinking water.
- B.** Pursue access to broadband internet for all Town residents and businesses.
- C.** Evaluate the potential impacts and opportunities of the provision of public sewer systems in development nodes within the Town.
- D.** Preserve and enhance our multi-modal transportation assets to meet the current and future needs of all transportation users, especially safe routes to school for our school children who walk or ride bikes to and from school.
- E.** Incorporate sustainable practices and standards in the Town's operations.

Goal #5: Effective & Collaborative Local Government

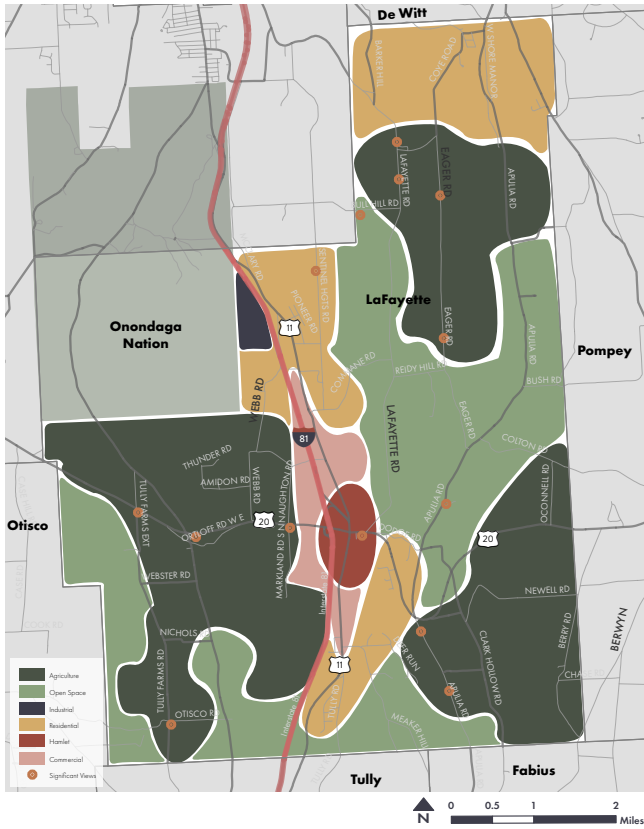
- A.** Maintain and improve relations with the school district, Onondaga County, the State, nearby towns and the Onondaga Nation.
- B.** Increase resident engagement and participation in neighborhood and community events.
- C.** Improve clear, consistent communication with the public to ensure transparency in local governmental action.
- D.** Provide access to recreational and educational programming and activities to meet the needs of our residents, regardless of age.
- E.** Maintain the adequacy of community services, such as fire, police, emergency service responders, etc.

COMMUNITY DEVELOPMENT STRATEGY

Future Land Use Strategy

The Future Land Use Strategy represents the community's preferences regarding the location and character of various types of development in the Town as a whole. The Future Land Use Map is comprised of six land use categories:

- 1. Agriculture:** Land to be used primarily for crop production, animal raising, or other farming related activities (mostly within the County Agricultural Districts).
- 2. Open Space:** Undeveloped land or open space due to environmental constraints, natural resource conservation, or preservation of scenic vistas.
- 3. Residential:** Primarily single-family home development on varying lot sizes and configurations.
- 4. Industrial:** Limited manufacturing, assembly, warehouse, and distribution activities; as well as Town operational facilities.
- 5. Commercial:** Retail, office, and service related uses that cater to local residents and the traveling public.
- 6. Hamlet:** A mix of commercial, residential, and civic uses within a small-scale, traditional rural downtown center.



Hamlet Development Strategy

The Hamlet Development Strategy is focused on the envisioned character of the LaFayette Hamlet or “the Crossroads” at US Routes 11 and 20, and provides guidance for the Town when reviewing public and private investments over the next decade. This section outlines the architectural character, site development standards, streetscape enhancements, and types of uses envisioned for the future of the Hamlet given the potential infrastructure improvements foreseen for the community at this time.



CHAPTER 1: INTRODUCTION



1. INTRODUCTION

1.1 Plan Purpose & Intent

The primary purpose of a Comprehensive Plan is to put the community's vision for its future on the record. Any development proposal or action, whether private or public, should take into consideration the Town's vision as expressed in the Plan, and consistent with these stated priorities. An adopted Comprehensive Plan provides an accessible and clear guide for entities seeking to undertake a project in the community. It provides them with a better understanding of what the Town is likely to approve and the types of actions that are preferred. It also provides the Town with greater leverage to influence planning activities and programs instituted by other governmental authorities, such as Onondaga County or New York State agencies, who are required to take local plans into consideration. It is important to note that this Plan is consistent with New York State Municipal Law. According to NYS Town Law Section 272-a, a Comprehensive Plan is defined as:

“...the materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive material that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development of the Town.”

Modern comprehensive plans go beyond land use, zoning, and infrastructure issues. A Comprehensive Plan provides guidance toward the priorities and concerns of local residents regarding what they consider important to their quality of life. It establishes goals and objectives that reflect those priorities, and provides a set of recommendations and actions to help the Town achieve those goals. While there are recommendations that pertain to land use, zoning, and infrastructure, other actions and priorities are also articulated. Once completed, a Comprehensive Plan directly or indirectly informs a number of municipal functions and initiatives. These include, but are not limited to, the following:

- **Grant acquisitions:** Federal and State funding is increasingly tied to a community's Comprehensive Plan. The projects and programs that have public support and

are identified in the Plan are more likely to be successful in obtaining funding than those that are not.

- **Zoning, subdivision and land development:** A Comprehensive Plan can inform future regulatory changes in a municipality. Over time, regulatory tools such as zoning, design review, subdivision requirements and environmental protection overlay districts should be brought into conformance with the Comprehensive Plan.
- **Budgeting and capital improvement planning:** The Comprehensive Plan can be used as a tool during the development of a municipality's annual budget. The projects and programs contained in the Plan are often included in the budgeting process to ensure the community's priorities are being considered and addressed.
- **Economic development and revitalization efforts:** An increasing number of municipalities are beginning to undertake more efforts to foster community vitality such as revitalization initiatives and the creation of walkable, dense community centers that spur economic activity. The need and support for such efforts is often determined through the comprehensive planning process and documented in the Plan itself.

1.2 Steering Committee

The planning process utilized to accomplish the 2021 Comprehensive Plan Update was overseen by the project's Steering Committee. The Steering Committee for the Plan consisted of individuals who volunteered their time and effort to take on this important process. Committee members included Planning Board, Zoning Board of Appeals, Town Board, and LaFayette Advisory Conservation Commission members. The role of the Steering Committee was to provide a preliminary direction for the Plan and help draft and review documents throughout the process.

1.3 Planning Horizon

The planning horizon is defined by the length of time for which the Plan is considered relevant and representative of the community. It may also quantify the length of time necessary to implement a majority of the Plan's recommendations. The planning horizon for this comprehensive planning effort is 10 years, or to the year 2031. However, it is recommended that the Town review the information contained in this document every one to two years in order to ensure that it is still relevant and beneficial prior to 2031.

1.4 Acronyms Used

There are numerous agencies, organizations, and planning references used throughout this document. The following list provides the acronyms for the most commonly used names and titles:

- AA DT:** Annual Average Daily Traffic
- ACS:** American Community Survey
- CEA:** Critical Environmental Area
- CNY:** Central New York
- DEC:** Department of Environmental Conservation
- DOT:** Department of Transportation
- DPW:** Department of Public Works
- EPOD:** Environmental Protection Overlay District
- FEMA:** Federal Emergency Management Agency
- FWA:** Freshwater Wetlands Act
- NWI:** National Wetland Inventory
- NYS:** New York State
- OCOED:** Onondaga County Office of Economic Development
- OCC:** Onondaga Community College
- OCWA:** Onondaga County Water Authority
- SEQR:** State Environmental Quality Review
- UNA:** Unique Natural Area
- USGS:** United States Geological Survey

1.5 Planning Process

The planning process undertaken to complete this Plan was completed over nine months, beginning in Spring of 2021. The general timeline of this process is provided below:

- Project Kick-Off Meeting**.....April 2021
- Draft Community Profile** May 2021
- Community Input - Mini-Survey #1** July 2021
- Draft Vision & Goals** July 2021
- Community Input - Mini-Survey #2** August 2021
- Draft Community Development Strategy**.....September 2021
- Preliminary Plan**.....September 2021
- Community Open House**.....October 2021
- Steering Committee Public Hearing**October 2021
- SEQR Documentation**..... November 2021
- Town Board Public Hearing**.....December 2021
- Town Board Adoption**December 2021

1.6 Previous Plans & Studies

This 2021 Comprehensive Plan Update was drafted while taking into consideration previous planning efforts by the Town that may be relevant to this project. Included below are brief summaries of the specific plans and studies that have helped to directly shape the language of this document.

2021 Water Systems Improvement Preliminary Engineering Report

During the time this Comprehensive Plan was being developed, a concurrent study was being undertaken to analyze the potential for providing public water in the Cardiff and Hamlet areas. The report identifies a preferred alternative of developing a new groundwater production well in the Town, which can begin immediately. This report had a direct influence on the contents of this Plan by suggesting that development of the Hamlet will soon become a) more feasible and b) more desirable. Therefore, the Hamlet Development Strategy was developed in order to ensure that any future development aligns with the overall goals & vision of the Town.

LaFayette Significant Viewshed Analysis

The Central New York Regional Planning and Development Board (CNY RPDB) performed an open space and viewshed analysis; identifying the significant viewsheds within the Town as well as environmentally sensitive areas including steep slopes, waterbodies, wetlands, and flood plains. This analysis provides an overall depiction of critical environmental areas and priority areas for open space preservation. This analysis was considered and reflected in the Future Land Use Strategy, and the goal of open space preservation is highlighted within the Vision and Goal Framework as well. The map depicting the results of this analysis are included in the Plan Appendix.

2017 Onondaga County Census of Agriculture

The United States Department of Agriculture produced a County Profile for Onondaga County in 2017, which highlights several characteristics of agricultural operations within the County; including number and size of farms, what type of products are produced, and how these factors have shifted over the past five years. This profile was used to understand the agricultural climate within the region as a whole, and how LaFayette plays a role in this economic sector within the County.

2014 Agricultural and Farmland Protection Plan

The Town developed a Agricultural and Farmland Protection Plan in order to assess the threats and opportunities within the agricultural sector in the Town, and to identify policies and programs the Town can implement to protect its agricultural operations and open space. The plan identifies several relevant strategies, which are reflected in the Vision and Goal Framework as well as the Future Land Use Strategy.

2012 Town of LaFayette Comprehensive Plan

The 2012 Comprehensive Plan is the predecessor to this document, and lays the groundwork for the contents of the updated Plan. The 2012 plan identifies 12 major issues/topics to be addressed by the Town, as well as several goals and implementation measures under each topic area. As this Plan is an update of the previous document; a significant amount of material included in the original plan is contained within this document, including much of the information in the Community Profile, several of the objectives and action items in the Vision and Goal Framework, and many themes within the Community Development Framework. This Plan builds off of the successes of the 2012 Plan, and ensures that the long-term goals of the Town are reflected into the future.

1.7 Public Outreach

In an effort to engage and solicit input from the general public, this Plan update included a number of public outreach efforts. Residents and stakeholders of all ages were all invited to provide the Consultant Team and Steering Committee with their own thoughts and ideas about the Town and its future. The methods of public outreach included the following:

Open Committee Meetings

Several of the committee meetings held were open to the public, allowing for interested parties to get a first-hand view of the planning process and to learn more about draft components of the plan. In addition, the consultant team attended two Town Board meetings to update the Board and attendees of the current status of the Plan update and field any questions.

Online Mini-Surveys

As Chapters of the Plan were drafted, they were published on the Town's website for public review. In conjunction with these chapters, two mini-surveys were published; containing two to three questions each seeking feedback and input on the draft components of the Plan. The questions posed include the following:

- What characteristics addressed in the Community Profile draw you to live in the Town of LaFayette?

- What are the main issues or challenges to be addressed within the Town of LaFayette?
- Where do the greatest opportunities lie with the Town of LaFayette?
- Is there anything you think is missing from the Vision & Goal Framework?
- Is there anything contained with the Vision & Goal framework that you think does not reflect the Town's vision for the future?

The responses received directly influenced the components of the Plan, and several responses are quoted within the Community Development Framework in Chapter 4. The full results of the survey are presented in the Appendix.

Media Notices

A separate page for the Comprehensive Plan update was established on the Town's website for residents and stakeholders to view draft components of the Plan and to take the mini-surveys. In addition, several social media posts were published on the Town's Facebook in order to promote awareness of the planning process. The Town newsletter also contained an ad asking residents to partake in the surveys.

Community Open House & Public Hearing

A Community Open House was held on October 28th from 5:00 to 6:30 PM at the Town Court. Several presentation boards were displayed across the room, and attendees were asked to vote on their top five priority action items, and provide written input on the components of the Plan. The Open House provided an informal setting for residents and stakeholders to learn more about the Plan and speak with the project team and steering committee. The Open House was publicized via the Town website and Facebook, and approximately fifteen people were in attendance. Following the Open House, the steering committee held a public hearing, and voted to recommend the draft Plan to the Town Board for adoption, pending edits made based on the input received. A full summary of the Open House is included in the Plan Appendix.





CHAPTER 2: COMMUNITY PROFILE

2. COMMUNITY PROFILE

2.1 Regional Context & Local History

2.1.1 Location

The Town of LaFayette is located in south-central Onondaga County in Upstate New York. The Town borders the Towns of Onondaga, De Witt, Pompey, Fabius, Tully, Otisco, as well as the Onondaga Nation. The center of Town (the Hamlet of LaFayette), is less than a 15 minute drive from the heart of Downtown Syracuse.

The center of LaFayette lies at the crossroads of two of the longest roads in the United States, Routes 11 and 20, which span all the way from Canada to Louisiana and the East Coast to the West Coast. The topography of the Town has hills and valleys that run north to south. Between the Town's two principal streams, Butternut and Onondaga Creeks, there is a high ridge between which rises in altitude from three to six hundred feet and includes deep declivities. The valleys on the east and west of this ridge extend the entire length of the Town.

2.1.2 Town History

The Onondaga Nation, one of the members of the Haudenosaunee Confederacy, inhabited the land that makes up present-day LaFayette for centuries; most likely beginning between 1100 and 1200 AD. In 1791, the first European settlement was established by John Wilcox. Mr. Wilcox sold much fruit to the early settlers. Numerous other settlements were subsequently established.

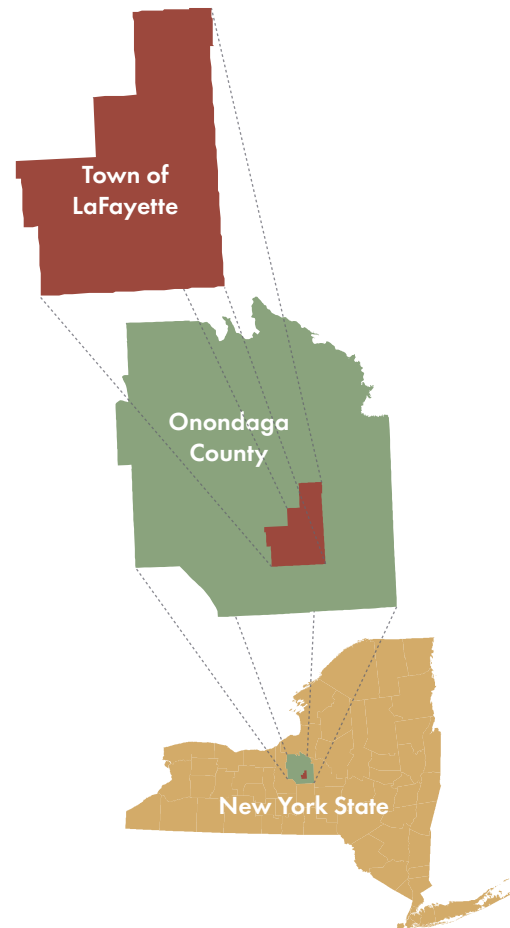
Two strong settlement areas that still remain are the Hamlet of LaFayette, also known as LaFayette Village and LaFayette Square, and the Hamlet of Cardiff. The Hamlet of Cardiff, originally known as Christian Hollow, was situated on the Syracuse and Tully Turnpike (current-day Route 11A) in the western part of the Town. At the turn of the 20th century, Cardiff contained 30 houses, three stores, one church, a hotel, two wagon shops, a grist mill, and a post office. The famous Cardiff Giant was "discovered" in late 1869. It had been made of gypsum and purposely buried on the Newell farm in Cardiff. George Hull of Binghamton contrived the story. Thousands visited the grave when it was first discovered but it was eventually dug up and displayed throughout the country until the hoax was discovered. The giant now resides in the Village of Cooperstown.

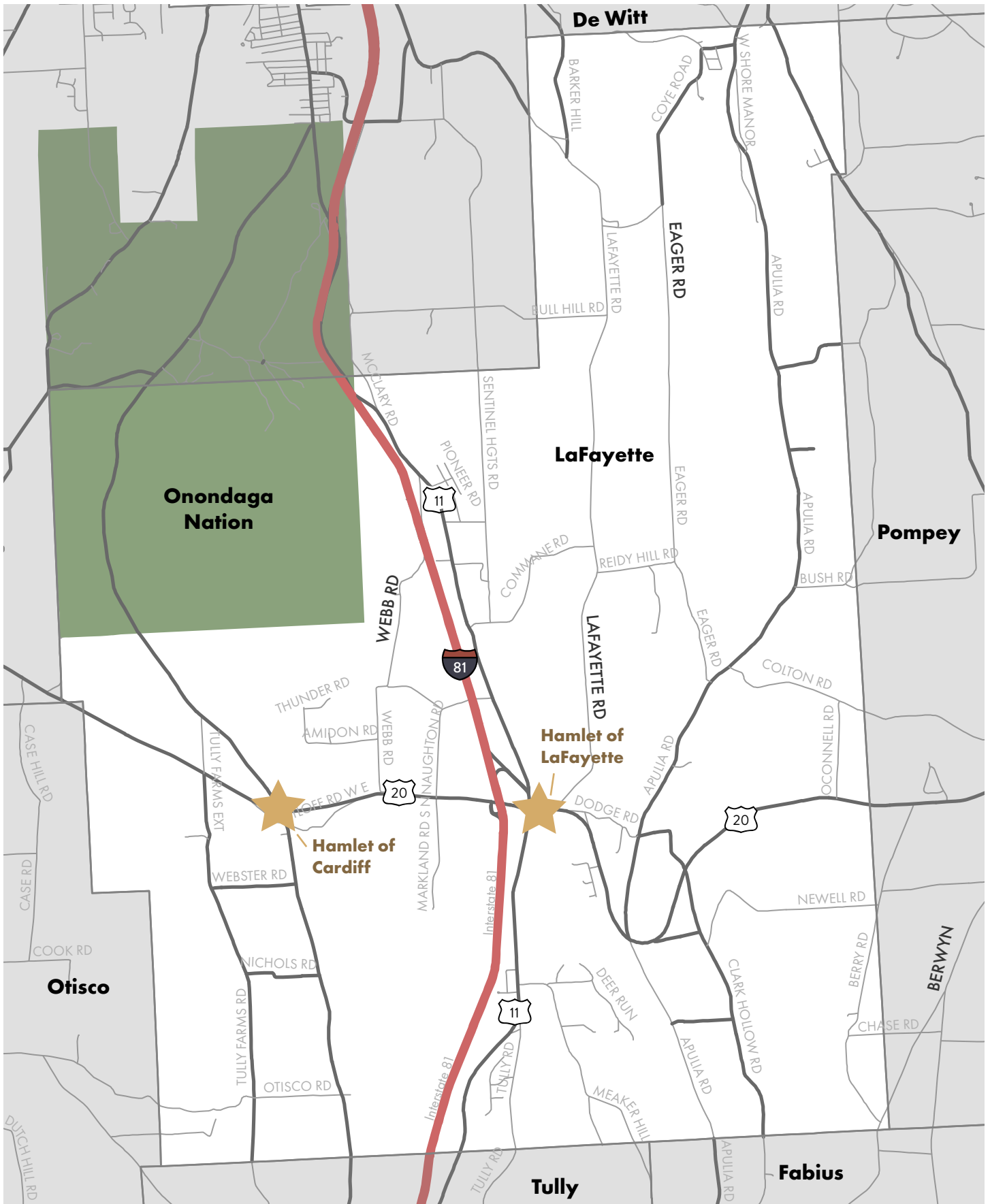
The Hamlet of Cardiff was a self-sufficient area at the turn of the 20th century. Once Interstate I-81 was built in the mid-1950's,

Cardiff ceased to be a commercial growth area due to its remote location from major transportation systems and lack of commercial infrastructure.

In 1854, the railroad was constructed in the Hamlet of Onativia. A station closer to the LaFayette Hamlet area would have fortified the economy of the Hamlet, but instead people had to make the trek to the rail station which was located one mile to the east. Town residents used the rail system to access goods and services available in the City of Syracuse located to the north of the Town. With the building of the Skaneateles and Cazenovia road (US Route 20), the "village" of LaFayette continued to grow as the commercial hub of the Town.

The LaFayette Central School, grades K-12 was erected in the Hamlet in 1939, with additions completed in 1950 and 1965 (a new high school building was erected in 1970-1971). By the 1950s two grocery stores were located in the Hamlet, one on the first level of the LaFayette Hotel and one located just south. The LaFayette Hotel, the Hamlet's most prominent building, now sits vacant and deteriorating.





Map 1: Town of LaFayette

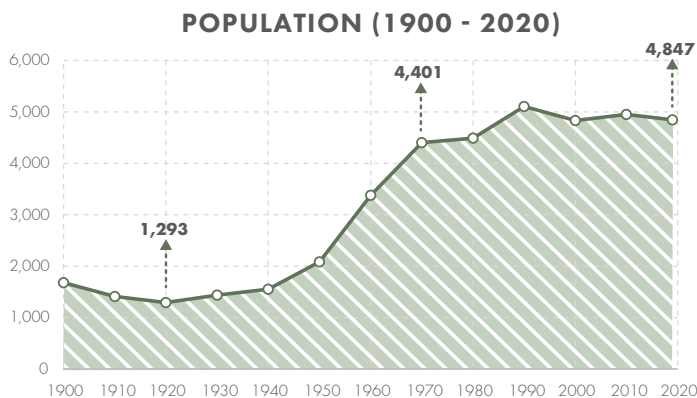


2.2 Population & Demographics

2.2.1 Population & Age

According to the 2019 American Community Survey (ACS), there are 4,847 people living in LaFayette. This number has stayed relatively stable for the past several decades, with some small fluctuations. The Town has grown 10 percent by population since 1970. Prior to this, the Town experienced rapid growth in the early- to mid-20th century. The Town's population more than tripled between 1920 and 1970, as shown in Figure 2.2.

Figure 2.2: Population Trends



The median age of LaFayette residents is 45.4; approximately six years older than that of Onondaga County (39.4 years) and New York State (39.2 years). This suggests that the Town has a larger proportion of older residents than the County and State. However, the most prevalent age category for residents is between 35 and 54 years of age.

Figure 2.3: Age Distribution

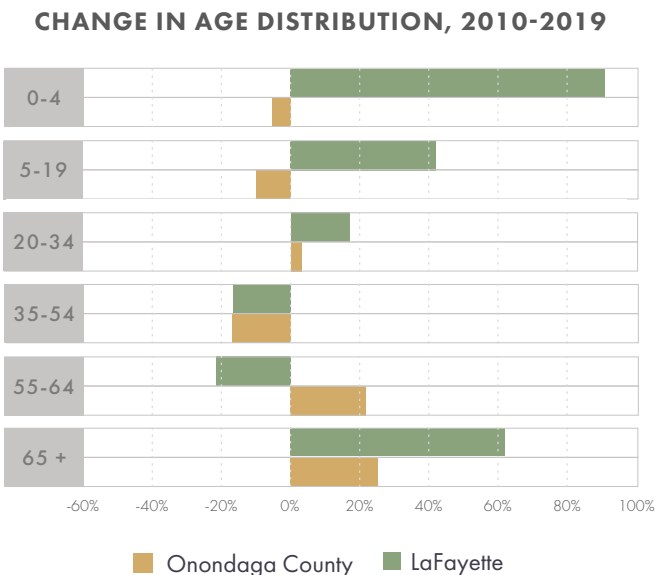


Figure 2.3 shows the shifts in age distribution between 2010 and 2019. The most significant shift was in the number of children under the age of 5, which increased by 91% within those nine years. This is a dramatic increase, particularly in contrast to the County's trends in this age category (a decrease of five percent). This trend, combined with the modest growth in the age category 20-34 (an increase of 17%), suggests that there may be an influx of new and young families in the Town.

Additionally, the percentage of residents aged 65 or older increased dramatically by 62%, compared to the County's growth of 25%. This shift in population may explain the significantly higher median age in LaFayette compared to the County and State. This trend is reflective of what is current at a national scale, as the American population continues to age.

2.2.2 Education & Employment

36.2% of LaFayette residents over the age of 25 have a Bachelor's degree or higher; similar to both the County (36.6%) and the State (35.9%). This number has risen significantly over the past decade by almost eight percentage points, from 28.5% in 2010. This suggests that either residents are pursuing post-secondary education, or a more educated population is relocating to the Town.

Figure 2.4: Employment Industries

TOP 5 EMPLOYMENT INDUSTRIES (2019)



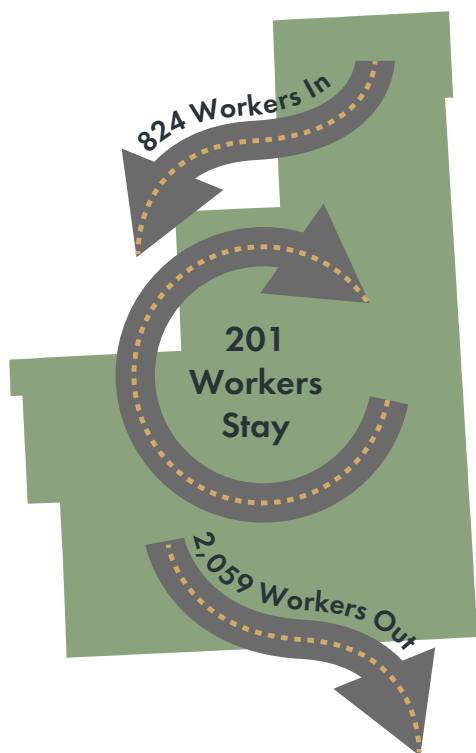
Approximately 29% of employed residents over the age of 16 work in educational services, health care, and social assistance. This has remained the most prevalent industry in the Town since 2010 (30%). The second most prevalent industry is finance and insurance; and real estate, rental, and leasing (11%). This share of the employed residents has increased from 6% of the workforce in 2010. In 2010, the second most prevalent industry in the Town was construction. Figure 2.4 shows the top 5 employment industries in the Town.

The above mentioned growth in residents with a post-secondary education, as well as the shift in employment trends from manual labor to professional services suggests that there is an influx of educated professionals in the Town.

The median income for LaFayette households was estimated to be \$68,185, similar to the State average (\$68,486), but higher than that of the County (\$61,359). This number has nominally risen from 2010's median income (\$65,490), however, adjusting for inflation, this represents a decrease in average wages for the Town's population.

According to 2018 Census data, 2,059 residents are employed outside of the Town's borders. 201 residents both live and work in LaFayette, and 824 additional workers commute in to LaFayette. This data may be unreflective of current trends, particularly due to the effects of the COVID-19 pandemic on commuting patterns. However, the data shows that more people live in LaFayette than work in LaFayette. It also suggests that there is a lack of employment opportunities in the Town compared to other regional municipalities. The average travel time to work is 28.1 minutes, significantly longer than that of Onondaga County (21.0 minutes). The vast majority (95.8%) of employed residents drive to work; and only 1% of the population use alternative forms of transportation such as walking or biking. Both the comparatively lengthy commute time and the low percentage of workers walking or biking to work is reflective of the rural character of the Town and its location in the southern part of the County compared to more developed suburbs of the City of Syracuse.

Figure 2.5: Commute Patterns



2.3 Local Economy

The Town of LaFayette's largest employer is the LaFayette School District, employing approximately 200 people. Onondaga County's five largest employers include the Upstate University Health System, Syracuse University, Saint Joseph's Hospital, Wegmans, and Crouse Hospital; which corresponds to the high percentage of Town residents employed in educational services, health care, and social assistance.

Currently, the Town does not have an economic development department or staffing. The Onondaga County Office of Economic Development (OCOED) is responsible for promoting economic development throughout the County, including the Town. The Town hosts a business database on its website to help promote local services and goods. The database currently has 42 businesses listed in the following categories:

- Business & Services: 16
- Food & Dining: 6
- Recreation: 4
- Event Venues & Catering: 3
- Health & Beauty: 2
- Real Estate: 1

Smaller businesses are vital to the Town's economy. The majority of businesses in LaFayette employ less than five people. Onondaga Community College (OCC), located in Syracuse, has a Small Business Development Center (SBDC) accessible to small businesses in the region, including LaFayette. They provide direct one-to-one counseling, at no charge, on business problems facing existing businesses or individuals considering starting a small business. They also provide educational programs targeted to the needs and interests of small businesses, and act as a resource in assisting businesses with taking the steps necessary for a successful move.

The LaFayette Hamlet currently has the greatest concentration of businesses in the Town. These businesses include food services, personal services such as a dentist office and a bank, and some limited retail operations. Additionally, Byrne Dairy's corporate office is located at the southern edge of the Hamlet. However, all of these businesses are limited in their capacity to expand due to the lack of public water and sewer currently in the LaFayette Hamlet.

The Town's economy is also influenced by the prevalence of apple orchards and other agricultural operations; discussed in further detail in Section 2.5. These farms attract many visitors, particularly during harvest season in the fall. This agritourism is supported further by Apple Festival, held in mid-October, as well as Beak & Skiff Orchards, which has been growing apples in the Town since 1911, and now also produces hard ciders, and has transformed in to a major recreational facility.

2.4 Natural Resources

2.4.1 Slope & Topography

Slope and topography describe the shape and relief of the land. Topography describes the elevation and changes in elevation, while slope is a measurement of the percentage of change in elevation over a particular distance. LaFayette is located in the Allegheny Uplands, an area formed by glacial processes which resulted in steep hills, deep valleys, and lowland areas shaped by the Town's two major stream systems - Butternut Creek and Onondaga Creek. Elevations range between 540 - 1,500 feet above sea level. Hills and valleys in the Town run generally north and south, with the highest elevations and steepest slopes along a ridge in the east side of the Town and another ridge at the Town's western border. Mason Hill in the east, at just over 1,500 feet, is the highest peak in the town, while the Tully Valley Floor is the lowest elevation.

2.4.2 Soils

Soil characteristics affect a variety of human activities, from land use patterns, to transportation routes, to the installation of necessary community infrastructure. Soils in LaFayette are the result of ice-age glacial movements, which removed surface materials and redeposited them in an uneven pattern of soil and rock. The higher elevations tend to have stony, poorly drained soil that is not well-suited for cultivation or construction. By contrast, the valleys contain rich soils and extensive deposits of sand and gravel. More information regarding agricultural soils can be found in Section 2.5.

2.4.3 Rare Plants & Animals

The New York State Heritage Program is a partnership between the NYS Department of Environmental Conservation (DEC) and the Nature Conservancy. The purpose of the program is to facilitate conservation of rare animals, rare plants, and natural ecosystems, thereby maintaining the biodiversity of New York State. The [DEC's Environmental Resource Mapper](#) provides general locations of rare plants & animals throughout the state. This map shows portions of the Town as within the vicinity of several rare plants, mosses, & bats. The DEC can be contacted directly for more information regarding rare and at-risk plants and animals in the area. Several rare plants & mosses have been found historically within the Town, including the following species:

- Burrhead
- Lindsey's Aster
- Schweinitz's Sedge
- Yellow Giant-hyssop
- Starke's Small Pottia Moss

2.4.4 Groundwater

Groundwater is the overwhelming source of drinking water for housing units in the Town. Over 80% of households have drilled or dug wells, not including homes in Cardiff that were served by spring water furnished by the Allied Corporation.

With such a heavy dependency on groundwater supplies, the issue of finding adequate groundwater supplies and protecting these supplies from depletion or contamination are vital to the Town. The Town needs to conserve and protect its existing groundwater supplies and evaluate new development proposals in light of their impact on these supplies.

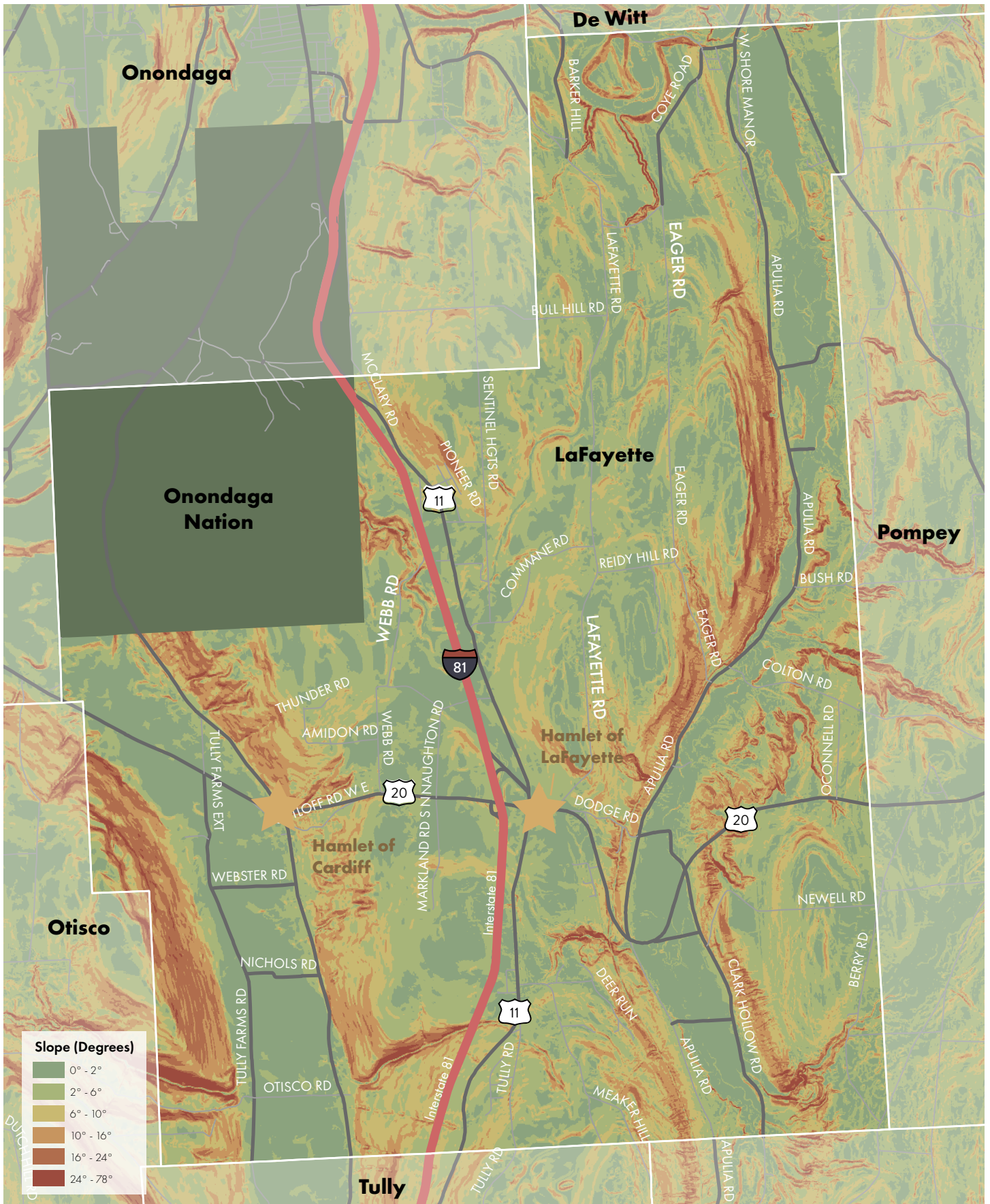
The majority of the Town is defined by till soils where water yields are in a rather low range, generally under two gallons per minute. The Onondaga Creek Valley is an area of moderately high water yield where sand and gravel is located beneath less permeable materials; however, it is also an area where unconsolidated deposits may yield salty ground water. A freshwater zone from between 10 feet to more than 100 feet thick occurs above the salt water. This accounts for the fact that some good wells are located in this area whereas others yield salty, brine-like water.

The Butternut Creek Valley is also an area of high ground water yields (above 50 gallons per minute), although in some mixed deposits areas the yields can be quite variable. One small area around "Big Bend" on Route 20 and areas north of the Hamlet have yields in the 5-50 gallon per minute range, which is also rather high. It is important to note that the water yields are estimated based on the saturated thickness and estimated permeability of water-bearing material; therefore, yields at any particular well site could be higher or lower.

The availability of wells that can serve multiple users or high volume users, such as the schools, indicates the variability of water yields in a Town where much of the water is derived from underlying shale deposits. At rock fracture lines or intersections of fractures, yields can be significant; in other places, well yields can be inadequate.

Several water sources (mainly springs) in Cardiff are necessitated by the salt water layer in the Tully Valley or by brine contamination from either former brine wells or brine pipeline. These water sources along the hillsides above Cardiff provide water through pipelines to residences in the Tully Valley.

The Hamlet of Cardiff has historically experienced ground water contamination from salt extraction and transportation industries. The Town also has some steep slopes that could contribute significantly to pollution of the ground water or aquifer if heavily developed. The Town should coordinate with the County and neighboring municipalities to ensure protection of its valuable ground and surface water resources.



Map 2: Topography



2.4.5 Surface Waters

Major and tributary surface waters in the Town are depicted on Map 3. There are two major watersheds in LaFayette: Onondaga Creek, with five tributary watersheds; and Butternut Creek with six tributary watersheds. Butternut Creek is dammed at the north boundary of the Town to create the Jamesville Reservoir. Watershed boundaries define drainage areas that are separated by topographic divides or features on the landscape that confine drainage to particular basins. The Town is within the Oswego River / Finger Lakes Watershed; one of New York State's largest. The headwaters originate in the southwest Adirondack Mountains and eventually empty into Lake Ontario.

The New York State Department of Environmental Conservation's (NYSDEC) classification of the primary streams is based on water quality standards and is used to regulate discharges into surface water. Under the NYSDEC system, surface water discharges must be treated so as not to degrade the water quality of a receiving body below the standards set for that body of water.

The NYSDEC classification system is as follows:

- Class A and AA: suitable for public drinking water and use in food processing.
- Class B: suitable for swimming and other water related recreation where bodily contact is involved.
- Class C: suitable for fishing and recreational boating.
- Class D: poorest quality used only for agricultural irrigation or most industrial processes.

Additional classification letters (T) or (TS) may be assigned to Class A, B or C waters to indicate that there is sufficient dissolved oxygen to support trout (T) or trout spawning (TS). Butternut Creek and its tributaries are classified as Class C(T), and Onondaga Creek and its tributaries are classified as Class C; meaning that both creeks are suitable only for fishing and recreational boating.

2.4.6 Wetlands

Wetlands are areas that contain soils that are saturated by ground water or surface water and support wetland plants, and provide a multitude of ecological, economic, and social benefits. The National Wetland Inventory (NWI) program was established in the 1970's to inventory the nation's wetlands and report on their status. The program produces wetlands maps periodically, although NWI designated wetlands do not carry restrictions as a result of such designation except to the extent they may be regulated by the U.S. Army Corps of Engineers which is determined on a case-by-case basis.

Wetland in New York State are regulated by the DEC based on the Freshwater Wetlands Act (FWA), Article 24, of the Environmental Conservation Law. Wetlands greater than 12.4 acres, or smaller

wetlands that are considered of unusual local importance, are regulated under the FWA. Additionally, around every wetland is an "adjacent area" of 100 feet that is also protected to provide a buffer for the wetland. The main provisions of the FWA seek to regulate those uses that would have an adverse impact on wetlands, such as filling or draining. A permit is required when conducting certain activities within DEC regulated wetlands.

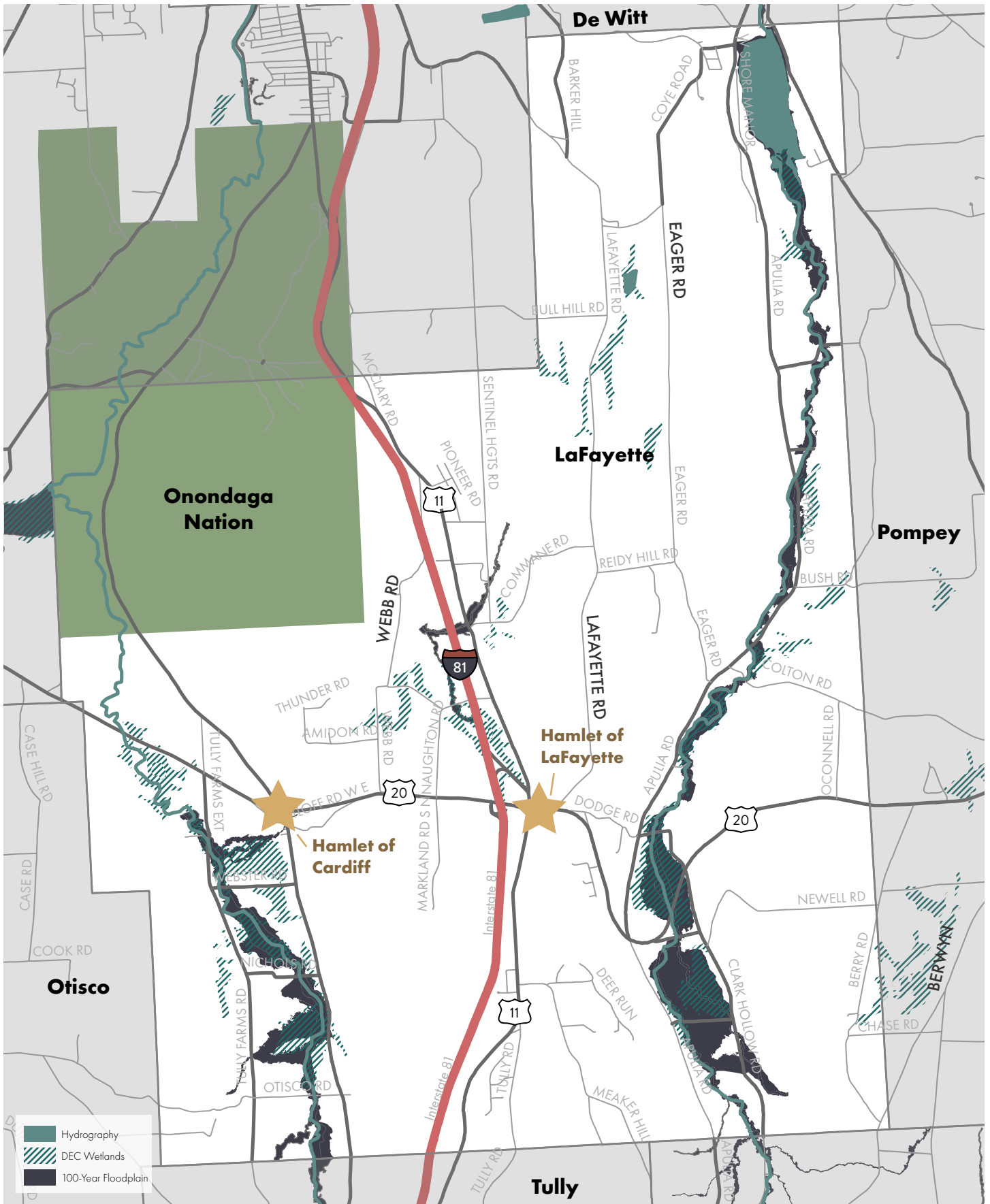
There are number delineated wetlands in the Town as shown on Map 3. Most are adjacent or near to the two major Town waterways, on Onondaga Creek and Butternut Creek. There are also some wetlands near the I-81 Corridor that were created when the highway was constructed in the 1960's, blocking traditional drainage areas. Some of these are located or adjacent to potential development sites in the Hamlet. The protection of wetlands falls under a number of jurisdictions, such as the DEC. The Town must fulfill its role by ensuring that impacts on wetland from development is carefully considered as part of the planning review process for any projects.

2.4.7 Flood Zones

Flood hazard areas are typically defined as the 100-year floodplain: the area where each year there is a 1 in 100 (1 %) chance that the land will be flooded. Flood hazard areas also includes "floodways". According to FEMA, a "Regulatory Floodway" means "the channel of a river or other watercourse and the adjacent land areas that must be reserved (from obstructions such as development) in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height." Development within the Town is prohibited in floodways except where the developer can demonstrate that the proposed development would not impede the flow of floodwaters.

The two primary flood hazard areas in the Town are along Butternut Creek and Onondaga Creek. In addition, several areas along Kennedy Creek (a tributary of Onondaga Creek) also are designated as flood hazard areas. Flood prone areas are undesirable for residential purposes since septic tanks can be breached during floods, wells can be contaminated, and lives and personal property can be endangered.

Mitigating measures may be necessary to prevent additional runoff from new developments from increasing flood frequency and severity. It is predicted that due to the increasing impacts of climate change, flooding events are likely to occur more frequently in the future, and the Town should be prepared. The location of flood hazard areas in the Town are shown on Map 3. LaFayette adopted its most recent Flood Damage Prevention Local Law in 2016 and is, therefore, a participant in the National Flood Insurance Program.



Map 3: Wetlands & Floodplains



2.5 Agriculture & Open Space

2.5.1 Open Space

Open space is a defining element to the character of the Town of LaFayette and to the quality of life of its residents. "Open Space" is land that has not been exhaustively developed for residential, commercial, industrial, or institutional purposes. It comes in many forms such as vacant land, parks, forests, and farmland, and is both privately and publicly owned. Over half (55%) of the land in LaFayette is farmland, forest, parks, cemeteries or vacant. This percentage has decreased by 6% since the 2012 Comprehensive Plan; suggesting a somewhat significant increase in development. Another 24% of land in the Town consists of residential lots with ten or more acres. Therefore, 80% of the land area of LaFayette contributes to the open, natural character of the Town (Map 4). However, the potential exists for the subdivision of many of these large residential lots, which would significantly reduce the amount of land that is considered as contributing to the rural character and open space of the community. Approximately 25% of land in the Town is somewhat protected from development due to environmental constraints. This includes large portions of land that have relatively steep slopes (over 15%), and floodplains along Butternut and Onondaga Creeks and some of their tributaries. However, these areas can still be developed to varying degrees. Only approximately 5% of Town land is actually protected as permanent open space. This land includes two land trusts, Town and County parks, cemeteries, and wetlands. Additionally there are approximately six miles of Public Fishing Rights (PFR's) in the Town along Butternut Creek, with four parking areas for anglers.

There are no Wildlife Management Areas, State Parks, or State Forests in the Town, leaving no public land for hunting. No part of Town has been designated a Critical Environmental Area (CEA). Local agencies can designate CEAs, which are areas with exceptional or unique character including: a benefit or threat to human health; a natural setting; agricultural, social, cultural, historic, recreational, or educational values; or an inherent ecological,



geological, or hydrological sensitivity to change. And finally, no farm in the Town has sold their development rights through New York State's Purchase of Development Rights program.

The Town of LaFayette is home to a rolling landscape, with several areas of steep terrain including Bare Mountain, Irish Hill, Mason Hill, Meeker Hill, and the east sides of the Tully and Butternut Valleys. Many of these areas are valuable to the Town from a scenic standpoint. One or more of these hills can be seen at various points along each of the major roads and highways in Town. These viewsheds play a critical role in contributing to the rural character of the Town and providing natural scenic beauty for residents and those traveling through. These viewsheds have been mapped alongside potential conservation lands, which is included in the Plan's Appendix for reference.

Many of the areas described above have slopes that average over 15%. Slopes this steep can only be developed at great expense to developers, adjoining property owners, the Town, and the environment. While costly, they can still be developed to varying degrees. However, developing steep slopes can cause safety and environmental issues, such as increased erosion and sedimentation, increased risk of landslides, increased fire hazard, and unreliable septic systems. Even slopes averaging 8 to 15 percent can provide development problems, especially with driveway and road construction, road maintenance and snow plowing, stormwater runoff difficulties, soil erosion, and higher construction costs. Protecting these slopes, on the other hand, can preserve natural beauty, add value to properties, and provide educational and recreational opportunities. Careful planning is needed for construction on such sites.

Much of the Town's open space is agricultural land, particularly west of I-81, in the southeast part of Town, and along Eager Road. In addition to the many active agricultural lots, there are various abandoned agricultural lots which also contribute to the community's open space and have the potential to be farmed again in the future. Agriculture in the Town is discussed in more depth in subsection 2.5.2: Agriculture. It is important to note the critical role agricultural land plays in contributing to the Town's open space and rural character.



Both environmental constraints as well as a lack of water and sewer infrastructure has deterred concentrated development in most areas of the Town. While the lack of public water and sewer assists in maintaining valuable open space within the Town, the other result is that, much of the Town’s development over the years has occurred along rural highways and major roads. Historically, smaller parcels along these roads have been separated from larger parcels and developed. Along portions of some highways, such as the northern sections of Coye Road and Apulia Road, nearly every frontage lot has been developed.

In some areas, lots are too steep to develop, except immediately adjacent to the roads. In other cases, farmers continue to farm their land, but sell portions of their farm to provide family members with land, or for additional income, especially for larger one-time expenses like buying a new tractor or sending a child to college. The portion sold is often along the road frontage, because there is no need to build a road to the interior of the property. This has also occurred on many vacant lots in Town, probably also to avoid the costly construction of new roads. While this type of development is understandable, and typical of rural areas all over New York State, there are several reasons it should be avoided. As more frontage lots are developed along these through roads and highways, more potential conflict points are created between cars traveling on the highway and cars entering the road from residential parcels. In addition, this type of development effectively hides existing picturesque open space behind a thin crust of development. For example, a road that was once lined by farms can still remain mostly open, but with houses lining the road, the farmland and open space are no longer visible.

The vast, scenic open space within LaFayette is one of its most precious resources, and this plan will outline tools, policies, and strategies that the Town can use moving forward to ensure that it is preserved and protected appropriately in the future.



2.5.2 Agriculture

Agriculture plays an important role in LaFayette, contributing both to the economy and to the open space and rural character of the Town. Approximately 18% of land in the Town is used for productive agriculture. The total acreage within the Town used for agricultural purposes has decreased slightly from 5,136 to 4,927 over the past ten years, representing a total of less than 1% of the Town’s land converted from agricultural uses to other uses. This acreage is comprised of 92 productive agricultural parcels under 55 different owners. Again, this number has stayed relatively consistent over the past decade. The static nature of these figures within the past ten years indicates that agriculture remains a stable and viable industry within the Town, despite development pressure that exists within the County that may threaten agricultural lands.

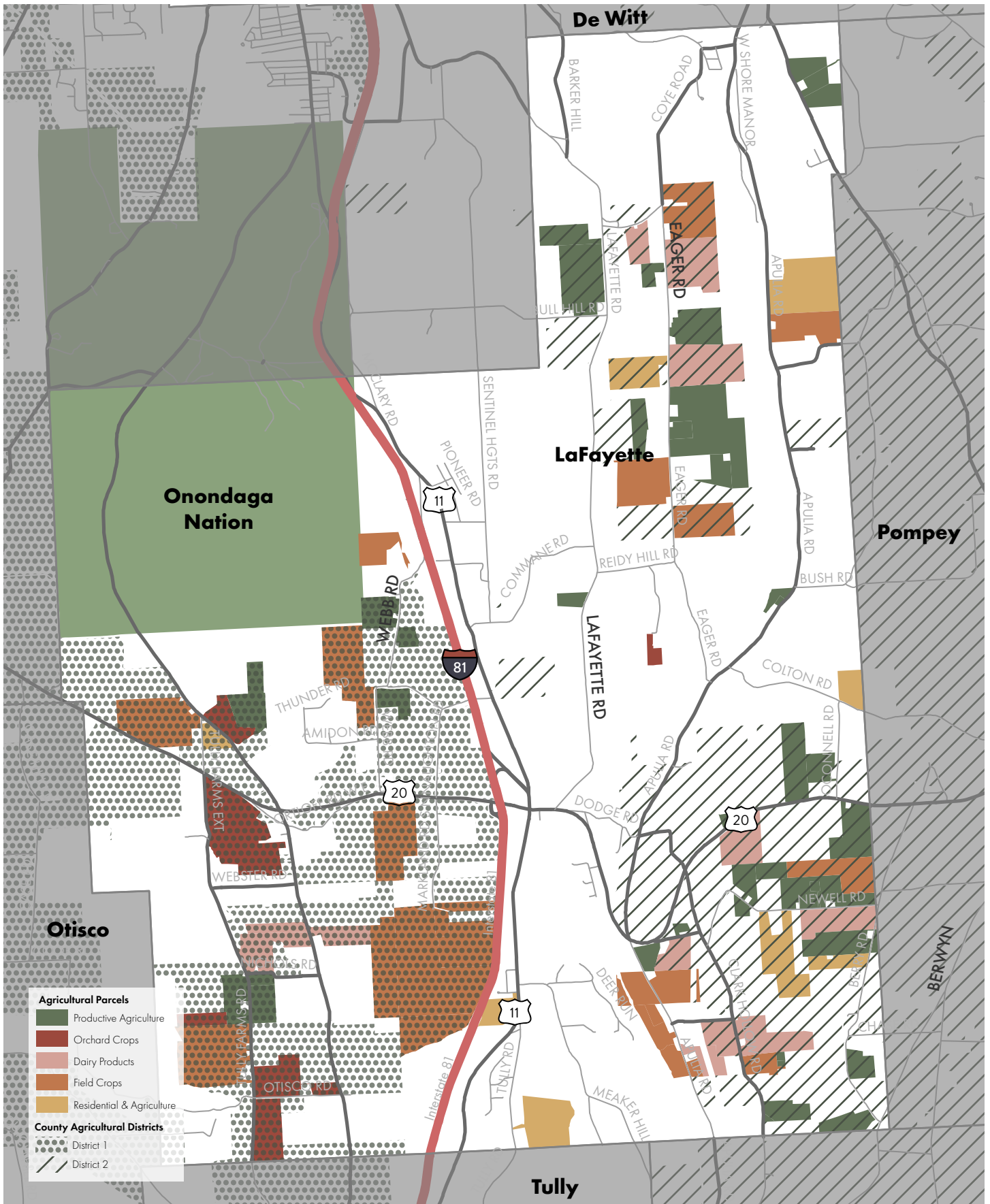
The majority of the farms in the Town produce field crops, such as potatoes, wheat, hay, corn, or oats; followed by dairy farms. The distribution of types of farms are shown in Table 2.1 below:

Table 2.1: Types of Farm in LaFayette

Type	Acres		% Change (2010-2020)
	2020	2010	
Dairy Products	734	852	-14%
Field Crops	1,820	2,103	-13%
Orchard Crops	430	461	-7%
Productive Agriculture	1,417	1,338	+6%
Residential & Agriculture	526	362	+45%
Total	4,927	5,136	-4%

**Productive Agriculture refers to land use as part of an operational farm, not specifically related to other categories.*

This distribution of agricultural products produced in the Town is consistent with the profile of farms throughout the County. The majority of farms in LaFayette belong to one of two agriculture districts. Onondaga County Agriculture District 1 includes farms west of I-81 in the Towns of LaFayette, Tully, Onondaga, and Otisco and District 4 includes farms east of I-81 in the Towns of LaFayette, Tully, Pompey, Fabius, and DeWitt (Map 5). The active farms in the Town are part of the 623 farms, or 160,717 acres of agricultural land county-wide, according to the 2017 Census of Agriculture. While the overall number of farms has decreased in the County since 2012, the acreage and average size of farms in the County has increased. This suggests that larger agricultural operations are acquiring smaller local farms throughout the County. According to the Census of Agriculture, Onondaga County farms made record breaking total farm sales of \$178.4 million in 2017, up from \$152.4 million in 2012.



Map 5: Agricultural Land & Districts





The economic impact of the agricultural industry goes beyond total farm sales. Three main sectors of the industry include farm production, direct farm sales, and agribusiness, and each sector supports and relies on the others. Farming supports a wide variety of agribusiness through the purchase of feed, fuel, fertilizers, chemicals, maintenance, machinery, and more. A study in Onondaga County, conducted by Cornell Cooperative Extension (CCE), found that, on average, farm operators buy the majority of all supplies and services within 30 miles of their farm.

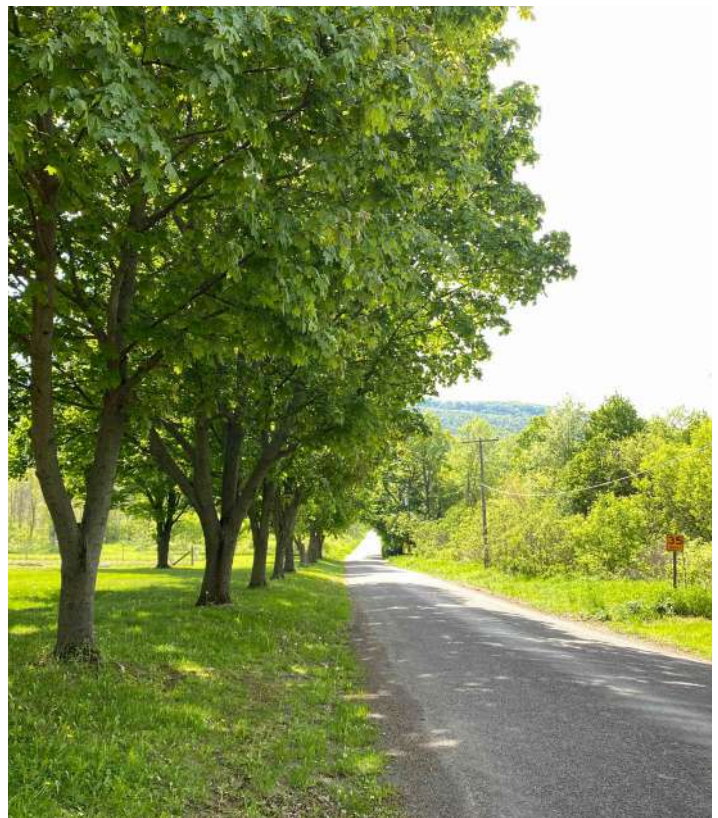
There are several factors that contribute to LaFayette's advantageous position with regards to agriculture. First, the Town is rich in high quality soil. Onondaga County soils have been categorized as some of the best in New York State. The southern portions of the County have alluvial soils along valley bottoms, which means they are fine grained fertile soils deposited by water flowing over flood plains. Some deep acid soils on glacial till over hilly terrain can also be found in this portion of the County. The majority of soils in the Town of LaFayette are considered to be of significant local importance. Most of these soils are Prime Farmland Soils, which means they have the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops. Minimal fertilizer and energy is needed. There are also soils classified as Farmland of Statewide Importance, which means they provide fair to good yields of crops when treated and managed according to sound agricultural practices. LaFayette's high quality soils are an important asset to area farmers.

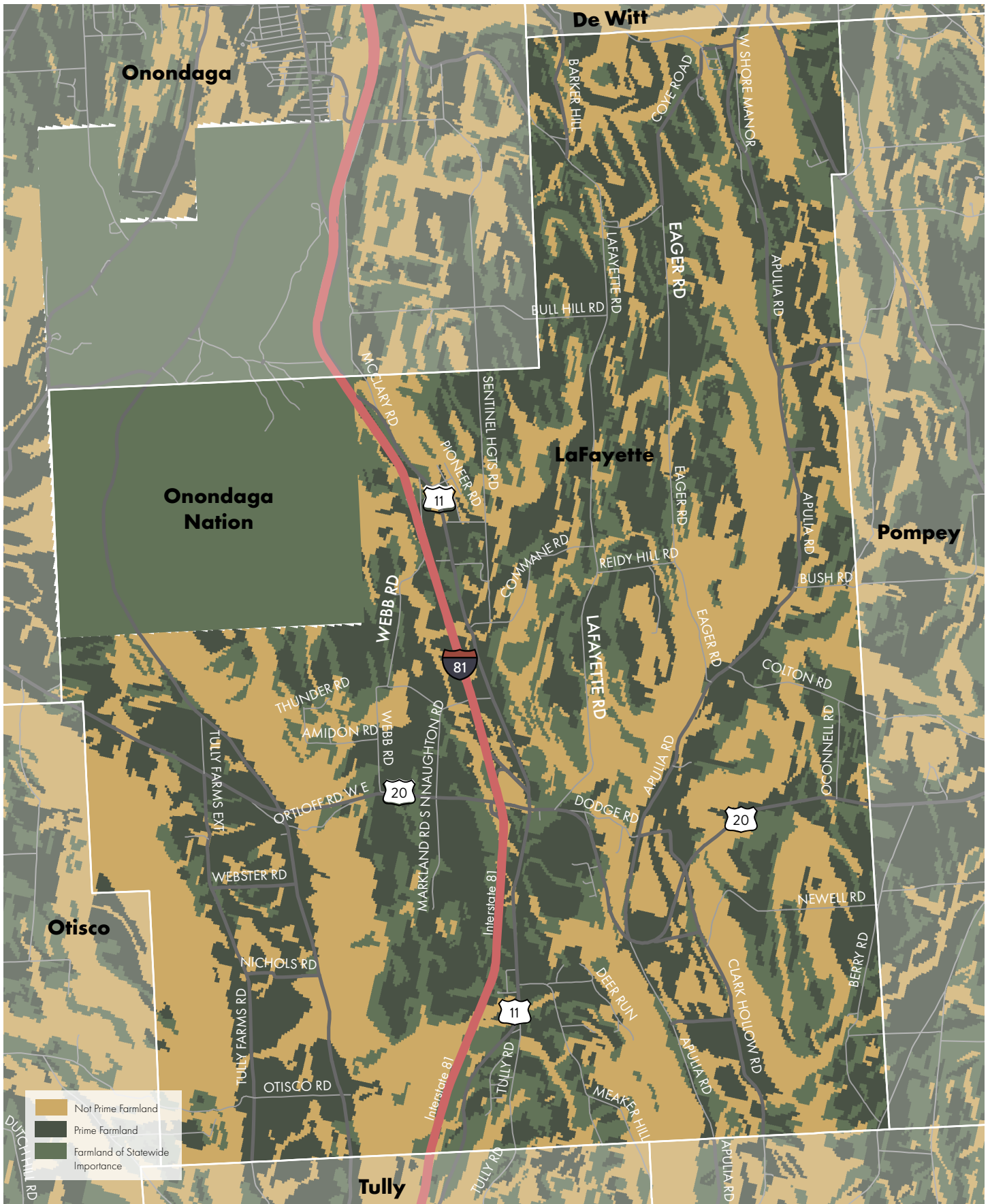
Secondly, agriculture in and around the Town of LaFayette has a strong system of infrastructure, support businesses, and nearby markets to support the industry. Interstate Route 81 and US Route 20 provide easy transport for trucks taking product to markets or for supplies to be brought to farms. The Town is minutes from the City of Syracuse, with a population of approximately 151,000

people, and within the Syracuse Metro Area, with over 662,000 people. In addition, the Town is within a day's drive of over 130 million people, including New York City, Boston, and Toronto. The many dairy farms in the area have several milk processing facilities nearby, and there are also several feed suppliers and local machinery dealerships in and near the Town.

Although the preservation of agricultural activity in the Town looks promising, there are several challenges that may threaten some local farm's long-term viability. First, the livestock industry is a significant contributor to greenhouse gas emissions worldwide (18% of total emissions). While there is some research being conducted regarding reducing the livestock sector's carbon footprint, the existing solutions, such as methane digester are generally cost-prohibitive for smaller local farms. Additionally, as suggested previously, there is a significant amount of farm consolidation occurring within the County. This often results in a loss of rented farmland for smaller farmers, who need that rental income to support their agricultural operations. Lastly, growing suburbanization and an increase in residential development pose threats to existing agricultural land.

The Town developed an [Agricultural and Farmland Protection Plan](#) in 2014. The Plan inventories agricultural resources within the Town, identifies priority areas for protecting farmland, and provides a toolbox for preserving agricultural land and activities. This Plan is an important tool to further protect the Town's rural, agrarian character, and support agriculture as a sustainable industry.





Map 6: Agricultural Soils



2.6 Parks & Recreation

The Town of LaFayette is fortunate in that it has a wide variety of open spaces, parks, recreation facilities, and programs that serve local residents. The parks and recreation facilities within the Town are described in future detail below.

2.6.1 Town-Owned Recreation Facilities

The Town's parks and recreational facilities fall under the jurisdiction of the Town's Department of Public Works (DPW). Each facility is owned, operated, and maintained by the Town, with all of them being open to the public year-round, as weather permits. The location of these parks and facilities is indicated on the Map 7, and each is detailed below.

Fred Stafford Memorial Park: This park contains 18.9 acres and is the primary and largest recreation park serving the community. It is located at the northern end of the Hamlet off Route 11, and has three main areas, linked by a one-mile exercise track. The north area includes an exercise track, ball fields, a playground; restrooms; a pavilion with grills and a barbecue pit; a sand volleyball court and horse shoe pits. There is also a small shelter with a grill area attached to the bathroom facility. The central area includes tennis courts/basketball court; a playground; an exercise track; a fishing pond walking track; a pavilion with grills (Jack's shack); and picnic tables. Lastly, the south area includes ball fields; an exercise track; restrooms; and a pavilion with a grill.

Vinegar Hill Sports Park. Formerly LaFayette Beach Park, this



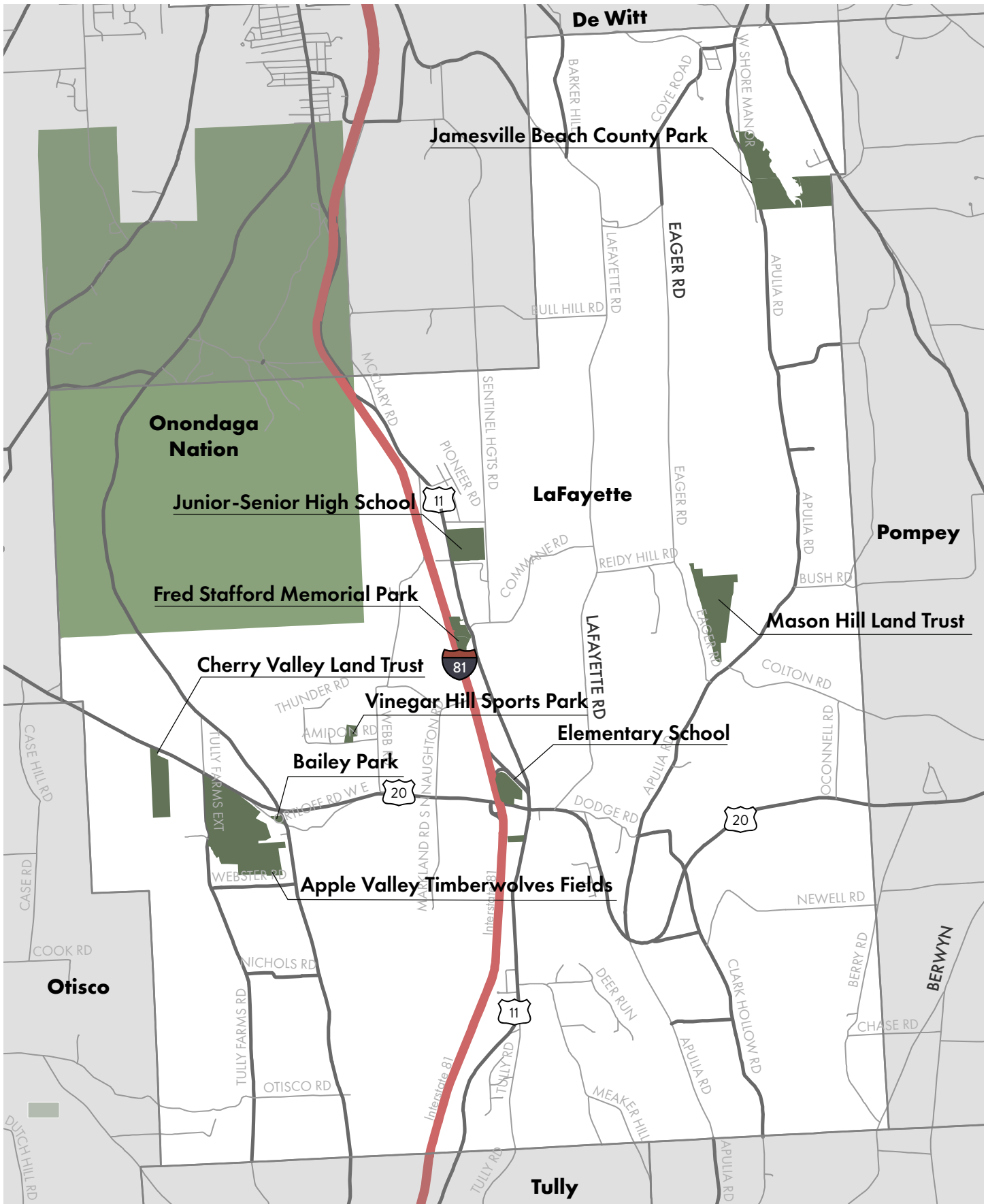
park is located in the central part of the Town, west of I-81, and is 6.9 acres in size. The park used to be one of two public locations for swimming in the Town, but currently the swim area is closed due to poor water quality. Amenities in this park include a basketball court, lacrosse box, a bounce back wall, swings, a sandbox, and a pavilion.

Bailey Park. This small park is located in the Hamlet of Cardiff, and is 2.1 acres in size. The park primarily services residents of the Hamlet and includes a basketball court; a playground; a ball field and picnic tables.



LaFayette Community Center. The Town-owned community building is an older, residential style structure near the Four Corners in the Hamlet. It includes a large first floor open space, a kitchen, and restrooms. The space is relatively small, making it difficult for the various groups that use it to utilize the space. Nevertheless, the building is an important community asset and it has the potential to serve the community to a greater level than it currently does.





Map 7: Parks & Recreation



2.6.2 Other Recreation Facilities

Although the Town owns and operates the facilities detailed above, a number of amenities available to the public are owned and operated by entities other than the Town of LaFayette. These facilities are summarized below:

Jamesville Beach County Park. This park includes 197 acres owned and operated by Onondaga County. It is open April through October for a fee and includes:

- Beach and swimming
- Playground
- Volleyball court
- Shelters
- Picnic Tables
- Boat rentals
- Fishing, including a fishing trail
- Cross-country running trail
- Off-leash dog area
- Horseshoe pits
- Disc Golf Course
- Restroom Facilities



Land Trusts. The CNY Land Trust owns two sites in the Town which collectively include 133.1 acres. These are:

- Mason Hill Land Trust (86.3 acres): There is no marked access and no marked trails, but there are a number of old roads that are used for walking and hiking. The parcel is largely landlocked which significantly limits public access, although there is a right of way off of Eager Road.
- Cherry Valley Preserve (46.8 acres): A section of Onondaga Creek runs through the preserve, which includes unmarked walking trails. It has very limited parking, but can be accessed via the shoulder of Route 20.

LaFayette School District. School District Facilities have restricted use, but include:

- Football/Lacrosse Field
- Baseball Field
- Softball Field
- Restroom Facilities
- Cinder track
- Indoor wellness/fitness center
- Playgrounds
- Multi-use fields



DEC Fishing Access Sites. This includes fishing areas along Butternut Creek with three parking areas near Apulia Road on Dodge, Colton, and Weller Roads.

LaFayette Inn Fields. This 4.1 acre property, at the south end of the LaFayette Hamlet is privately owned and is used primarily for privately sponsored softball leagues. Facilities include two baseball fields, three picnic tables and portable restroom facilities.

Apple Valley Timberwolves Fields. The 192.8 acre Apple Festival grounds are used primarily for the annual LaFayette Apple Festival. In addition to a series of buildings, and barns there are several playing fields which are used for a number of purposes and organizations, including various tournaments, the Upstate Lacrosse Association youth league, and the school district.

Snowmobile Trails. The LaFayette Trail Riders is a local snowmobile group that works in concert with other groups in the region. It is one of the oldest continuously operating snowmobile clubs in New York State, originally organized in 1969 and incorporated since 1970. They currently manage 60 miles of trails in LaFayette, Pompey, Fabius, Delphi and DeRuyter, mostly on the private land of over 120 property owners. Trails in the Town of LaFayette run roughly parallel to, and north of, Route 20 connecting the Hamlet of LaFayette to the Village of Pompey, and then southward to the Village of Tully and Labrador Mountain Ski Center, respectively. Local trails connect to a larger statewide network of snowmobile trails. There are no snowmobile trails in the northern portion of the Town or west of I-81 and no convenient connection northward toward Syracuse and its suburbs.

2.7 LaFayette Hamlet

The area known as the LaFayette Hamlet is located at the historic crossroads of Route 20 and Route 11. In a revision to the Town's zoning ordinance in 1999, the Hamlet District was established, formally defining the parcel-based boundaries where the Hamlet exists. Map 8 shows the boundaries of the zoned Hamlet and the land uses contained within.

The Hamlet of LaFayette is the Town's most significant commercial and residential hub, and serves as the center of community and civic life. It is located adjacent to the Town's only exit off of Interstate 81 (Exit 15), hosts the majority of Town businesses, and is home to Town government offices, the library, the elementary school and the post office. Centered around the crossroads of Route 11 and Route 20, the Hamlet is also figuratively at a crossroads: historic buildings have been lost; open space has been developed for newer commercial structures; everyday retail options have diminished; and traffic has increased. The Town must determine how the Hamlet will function and what it will look like in the future, and take actions to ensure this desired future, in order to stem the continued loss of character.

2.7.1 History

The Hamlet of LaFayette, also known as LaFayette Village and LaFayette Square was once only one of a number of hamlets in the Town. Located in the heart of New York, the center of LaFayette Hamlet lies at the crossroads of two of the longest roads in the United States, Routes 11 and 20, which span all the way from Canada to Louisiana and the East Coast to the West Coast. The completion of the Skaneateles and Cazenovia Road resulted in the "village" of LaFayette becoming the commercial hub of the Town. A village square was donated and became the focal point of the community. By 1835, LaFayette village had a Presbyterian church, two stores, a tavern, and twelve or fifteen dwellings. By 1886, it had two agricultural equipment stores, two blacksmiths, one furniture maker, two shoemakers, two hotels, three stores, three sawmills, a grist mill, two churches, a physician, milliner, and butcher. Although there were a number of commercial establishments, large swaths of agricultural land surrounded the development in all directions.

In 1854, the railroad was constructed in the nearby Hamlet of Onativia. Town residents used the rail system to access goods and services available in the City of Syracuse located to the north of the Town. A station closer to the Hamlet area would have fortified the economy of the Hamlet, but instead people had to make the trek to the rail station located one mile to the east. Because of this, and other forces, the Hamlet of LaFayette never grew into a substantial village. It did, however outpace other hamlets in the Town to become the predominate development concentration in the Town.



By the 1950's, the rapid adoption of the automobile produced four gas stations in the LaFayette Hamlet area. In addition, two grocery stores were located in the Hamlet, one on the first level of the LaFayette Hotel and one located just south. The LaFayette Central School, grades K-12 had been erected in the 1939, with additions completed in 1950 and 1965 (a new high school building was erected north of the Hamlet in 1970-1971). The construction of Interstate 81 in the 1960's further transformed the Hamlet and provided easy access by car to the City of Syracuse.

2.7.2 Hamlet Character

Public visioning sessions from the 2012 Comprehensive Plan clearly demonstrated residents concerns to preserve, protect, and enhance the character and sense of place of the Hamlet. Character and sense of place are derived from many factors, including topography, roads and streets, landscaping, buildings, and signage. However, with a mix of older historic homes, a historic church, and a collection of more recent commercial buildings typical of highway commercial style development, the LaFayette Hamlet's character is not clearly defined.

A Visual Preference Exercise conducted in 2011 showed mutually agreed preferences in regards to character, including:

- Architectural styles reminiscent of historic and/or agricultural structures
- Small to moderately sized buildings
- Chain and franchise stores that conform to local standards rather than generic designs
- Commercial buildings with gabled or hipped roofs instead of flat roofs
- Use of natural materials such as clapboard, brick, or stone
- Two story buildings
- Architectural details such as dormers and cupolas.
- Sidewalk lined streets with trees and landscaping
- Smaller scale signage

Much of the Hamlet's historic commercial building stock has been lost. The major remaining commercial structure, the LaFayette Hotel, one of the Hamlet's prominent landmarks has sat vacant for many years, primarily due to the inability of its small lot to support the needed water and sewer infrastructure. It is very important that the Town work to retain and preserve its remaining older structures, including historic residential buildings. Efforts should also be made to renovate existing buildings in the area that are in poor condition and are a blight on the Hamlet.

The Hamlet also includes a number of late 20th century buildings that, while in good condition, are not architecturally consistent with the desired character of the Hamlet. There is little the Town can do to effect change on these existing structures, but future renovations, when undertaken, should be undertaken in such a manner that brings them into closer conformance with the Town's vision for the Hamlet. It is possible, however, for the Town to revise its sign ordinance and amortize out existing signs, which will improve the character of existing development.

Regarding the streetscape, the eastern approach into the Hamlet,] on Route 20, most closely resembles the desired character for the rest of the Hamlet to emulate. The most defining feature of this gateway is the heavy tree canopy that lines and overhangs the roadway. Other than the front lawn of the church, there are few trees in the heart of the Hamlet. Concerted efforts should be made to plant trees in the commercial areas of the Hamlet, in particular large trees that will create a canopy over the roadway.



2.7.3 Commercial Development

According to real property data, there are 31 commercial properties within the Hamlet, accounting for over half of all commercial parcels in the Town. Over the years, however, businesses providing everyday goods and services have been declining. Major clusters of business types include, medical facilities, eateries, some limited retail, auto services & supplies, and financial institutions. Presently the only places to buy limited groceries are the Fastrac station or the Dollar General. The gas station, McDonald's, and the Byrne Dairy draw significant numbers of travelers off of I-81.

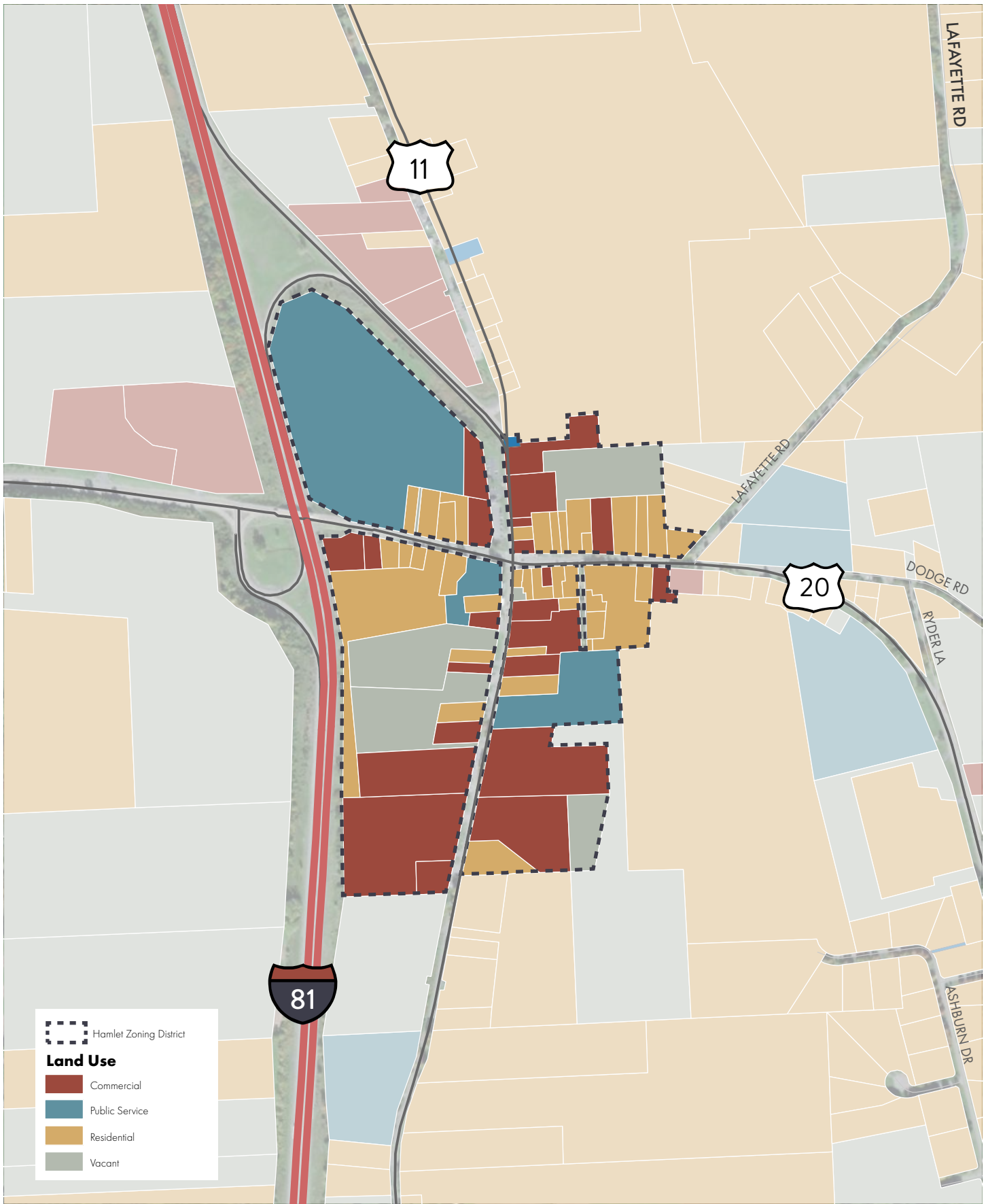
Given the existing concentration of business, as well as the opinions of residents and stakeholders solicited over the years, it is clear the preferred location for more commercial development within the Hamlet. It is also clear that residents are concerned that new development does not diminish the Town's rural agrarian character. Future commercial development is hampered by the lack of public water and/or sewer facilities (see Section 2.9: Infrastructure and Telecommunication). The development of a public water system will assist existing businesses, and allow for easier development of new compatible businesses.

2.7.4 Housing

Housing is an important component of the character and sense of place of the Hamlet. While much of the historic commercial building stock has been lost, many historic residential buildings remain. Relatively few people, however, live in the heart of the Hamlet. According to demographic data provided by the Neilson Company in 2012, a demographic research company, 33 people reside within ½ mile radius of "the Four Corners". 263 people live within a 1 mile radius, and 966 live within 1.5 miles.

Residential development nearest the heart of the Hamlet tends to be older homes (more than 75 years old) while newer residential development is located on the outskirts. Nearly all of the Town's rental housing is located in apartment complexes in or adjacent to the Hamlet.





Map 8: LaFayette Hamlet



2.7.5 Transportation

There is significant traffic activity at the Route 11 & Route 20 intersection. With exit and entrance ramps to I-81 nearby, it is the most heavily traveled part of Town. Anecdotal evidence from residents suggests that there is congestion at the intersection particularly during peak commuting periods, as well as during the harvest season when agritourism is in full swing.

The intersection and the immediate stretches of Routes 20 and 11 have fallen into disrepair in recent years as a result of this heavy use. The NYS Department of Transportation (DOT) has had plans to reconstruct the intersection for well over a decade, however, there is no indication of the estimated timeframe for completion.

The most recent draft plans from the DOT, dated January 2011, include adding a center turning lane on Route 20 in front of the school and some houses, adding a left-turn only lane on Route 20 west of the Route 11 intersection and a center median on the east side, widening the roadway and increasing the corner radii at the main intersection, and moving the I-81 northbound entrance and exit ramps so that they intersect with Route 11 at a safer angle.

These plans also include removing the vacant LaFayette Hotel at the southeast corner of the Hamlet intersection, and giving the property to the Town of LaFayette. The initial proposed plans will help to address roadway conditions and traffic flow concerns that have been continuing problems. Initial designs, however, appear to not protect and enhance the character that the Town wishes to promote for the Hamlet, and could be a detriment to it.

Particularly given that a decade has passed since the development of these plans, The Town must work closely with DOT during the project design phase and advocate for a carefully considered design that balances the need for roadway and traffic improvements with the need to maintain a human scale to the Hamlet, preserve its small town character, and address alternate transportation needs such as pedestrians and bicyclists.

There are a series of sidewalks in the Hamlet, however, many lack handicap access and crossing at the Four Corners is dangerous. Currently there are crosswalks on three sides of the intersection, but not one on the west side. There are sidewalks on each side of the road in each direction, except on the west side of the road heading north on Route 11. In addition, the sidewalks on the southwest corner are not universally accessible, with about a foot in elevation change from the road to the sidewalk. There are also no bicyclist facilities within the Hamlet.

2.8 Housing

The Town of LaFayette includes 2,092 housing units per the 2019 American Community Survey. The percentage of owner-occupied housing units is 81.9%; down from 89.1% in 2010. Additionally, the percentage of homes that are single family is down from 84% in 2010 to 76% in 2019. These two statistics reflect national and regional building permit and housing construction trends, which indicate that multi-family housing has been growing in popularity over the past two decades. There is a 2.7% vacancy rate for all housing units; significantly lower than the rates of the County (11.1%) and the State (11.8%).

The majority, or 71%, of housing in the Town was built prior to 1960, and the median age of housing is 53 years (or built in 1968) (Table 2.2). The predominate housing character within the Town is a suburban-style development pattern; generally consisting of two-story single family homes generously set back from the road. There are some small residential housing tracts scattered throughout the Town; typical of the time period in which the majority of homes were built. However, given the rural character of the Town, as well as the lack of public water and sewer, the majority of homes front the Town's major roads. Additionally, 21% of the homes in LaFayette were built prior to 1939. These homes are typically larger farm homes set on large lots. The average lot size for residential properties in LaFayette is 5.6 acres; significantly larger than that of residential properties in all of Onondaga County (1.6 acres); mostly due to the lack of public water and sewer (discussed in Section 2.9). On average, the Town has done a credible job with housing setbacks and retaining greenspace in housing developments. This contributes to the overall character of the Town.

Table 2.2: Year Built: Residential Structures

Year Built	% of Homes
2000 or later	8%
1980-1999	22%
1960-1979	34%
1940-1959	16%
1939 or earlier	21%

A majority of the Town's housing is in good to excellent condition, with most homes only needing cosmetic improvements such as painting or minor repairs. A small percentage would meet the U.S. Department of Housing and Urban Development's definition of "substandard", meaning there are critical component deficiencies such as roof structure issues, wall structure deficiencies, failing foundations, window and door deficiencies, and code violations. While most of these homes can be found on a scattered site basis, a cluster of substandard housing is located in and around the Hamlet of Cardiff.

Table 2.3 below shows the rate of housing unit changes for the past 50 years. From 2010 to 2019, the number of housing units slightly declined, following a period of slower growth compared to the 1970-1980 and 1980-1990 time periods.

Table 2.3: Percent Change: Housing Units

Year	Housing Units	% Change
1970	1,225	
1980	1,540	+25.7%
1990	1,825	+18.5%
2000	1,925	+5.5%
2010	2,112	+9.7%
2019	2092	-0.9%

The average household size in LaFayette is 2.38; down from 2.48 in 2010. This is consistent with national trends of a shrinking household size over the past century and beyond; as the nuclear family rose in popularity in the mid-20th century and fewer individuals are choosing to get married and have children.

Medical advancements are resulting in people living longer. For the elderly, most prefer to age in place rather than move to a different community or alternative living arrangement such as a nursing home. The present population of the Town aged 65 years or older is 22%. This is up from 13% in 2000; a 62% increase. As mentioned previously, it is expected to continue to rise in subsequent decades as the Baby Boomer population continue to retire in record numbers. As the population ages, they will need varying degrees of assistance with making their homes safe and habitable. This includes accessible utilities that may need to be moved from basements, grab bars, accessible bathrooms and doorways, in addition to home maintenance and repair that may be beyond the financial and physical capabilities of the homeowner. For some, there will likely be a need and a desire to move to different living situations. However, there is currently no senior housing in the Town.

2.9 Infrastructure & Transportation

2.9.1 Water Supply

The Town of LaFayette has three water districts, the Coye Road Water District formed in 1978 and Northeast LaFayette and Smokey Hollow Water Districts formed in 2007. Each of these systems are operated and maintained by the Onondaga County Water Authority (OCWA). These water districts are contiguous, serving 234 households in the northern part of the Town (Map 9). The Onondaga County Water Authority (OCWA), who provides water for these districts, has 246 active accounts in both districts

combined. There are 1,846 housing units in the rest of LaFayette, leaving 88% of the Town’s households reliant on individual wells or privately operated water systems. In addition, almost all of the Town’s businesses, industries, apartment buildings, and its two schools are located outside of the public water districts.

The availability of groundwater varies across the Town. Much of the Town has poor access to groundwater, while the Butternut and Tully Valleys have moderate to good access. However, the Tully Valley is home to salt deposits 1,200 feet below the surface. Brine from this bedrock aquifer can sometimes contaminate the aquifers closer to the surface. This situation, along with former brine wells, and a brine line running north-south through the valley, leave water from some wells in this area salty and nonpotable. Due to these issues, Honeywell International Inc, responsible for the former Allied Chemical brine wells, provides spring-fed water for many households in the Hamlet of Cardiff. As of 2021, Honeywell is seeking to turn this system over to the Town; and the Town is negotiating with OCWA for its operation and maintenance.

In Onondaga County, each lot in a new realty subdivision (5 or more lots, each less than 5 acres), without public water and sewer, must be a minimum of 40,000 square feet. However, 40,000 square feet is a best case scenario which can only occur if there are very good soils. More often lots are larger. A smaller lot size with both a septic system and a well must have soils that are permeable enough for septic effluent to percolate away from the drain field, but fine grained enough to filter out pathogenic bacteria and viruses before they reach water feeding a well.

In some parts of Town, especially the Hamlet of LaFayette, due to the poor soils and concentration of development, there are concerns about well contamination. The area also faces issues of possible salt contamination from Interstate 81, the DOT’s salt storage property between I-81 and Route 11, or the nearby underground salt deposits. In recent years the Onondaga County Health Department has had reports in this area of contamination from sodium chloride (salt), coliform, iron, and magnesium. Property owners using their own well have no requirement to test their water regularly (public water and other private sources must do this). This means homeowners may go for years with contaminated water and not know it.

North flowing brine from underground the Tully Valley area was the source for “salty springs” found along Onondaga Lake’s shoreline centuries ago. From the late 1700s to the early 1900s these springs were used to produce salt. When the concentration of brine began to diminish, the Solvay Process Company drilled several deep test holes south of Syracuse and eventually found halite (common salt) deposits in the Tully Valley. In the Tully Valley area, composite salt of around 150 feet thick lies at around 1,300 feet below land surface.

According to the United State Geological Survey's (USGS) publication "Salt Production in Syracuse, New York ("The Salt City") and the Hydrogeology of the Onondaga Creek Valley" (2000), over 120 wells were drilled into four halite beds in the southern end of the Tully Valley from 1890-1986. Over this 96-year period over 96 million tons of salt were withdrawn (over eight times the amount produced from the Onondaga Lake springs).

A brine line runs north-south through the Town of LaFayette, and served LCP Chemical Inc. in Solvay at one time. The pipeline was formerly owned by Allied Chemical and now belongs to Honeywell International. As mentioned previously, Allied Chemical incorporated the private water supply in the Hamlet of Cardiff in the early 1900's due to well contamination from the brine wells.

According to the USGS, in the Tully Valley, the local ground-water flow system has been altered from almost 100 years of halite removal, and subsequent bedrock subsidence (sinking) and fracturing. There are now connections between the bedrock aquifers and valley-fill aquifers, which were not there before. This allows salty water to enter the aquifers above, which puts water quality in the Onondaga Creek valley aquifer system at risk.

2.9.2 Wastewater

There is no public sewer system in the Town of LaFayette, including in the Jamesville Reservoir area. No portion of the Town is in Onondaga County's Sanitary District Boundary, the County's desired borders for future extensions of the sewer system. In order to redevelop the LaFayette Hamlet, it will be essential for the Town to explore funding opportunities to develop a public sewer system; which is currently underway.

2.9.3 Fire Protection

The Town of LaFayette contracts with two fire departments to provide fire protection for their residents, the LaFayette Fire Department and the Jamesville Volunteer Fire Department. Both departments are private corporations, nonprofit entities with no independent authority to assume debt or collect taxes. The Town provides revenue for these departments by adding a fire tax to all property tax bills. Both departments are all volunteer departments. The LaFayette Fire Department provides first response service for the majority of the Town, including for eight miles of Interstate 81. The Jamesville Volunteer Fire Department provides service in the Jamesville Reservoir area. Both departments provide mutual aid service to other areas as needed.

2.9.4 Fuel Sources

LaFayette residents use a variety of sources to heat their homes. 2019 American Community Survey data suggests that approximately 30% of households use fuel oil or kerosene, 26% use utility gas, 15% use bottled, tank or LP gas, 12% use electricity and the remaining 17% use coal, wood or some other fuel.

Zero percent of households use solar energy, and the ACS does not ask about wind or geothermal energy, but some of the 3% who use "other fuel" sources could be using these. While a small amount of residents use renewable energy sources to heat and power their homes now, residents expressed an interest in becoming a leader in sustainability and energy independence.

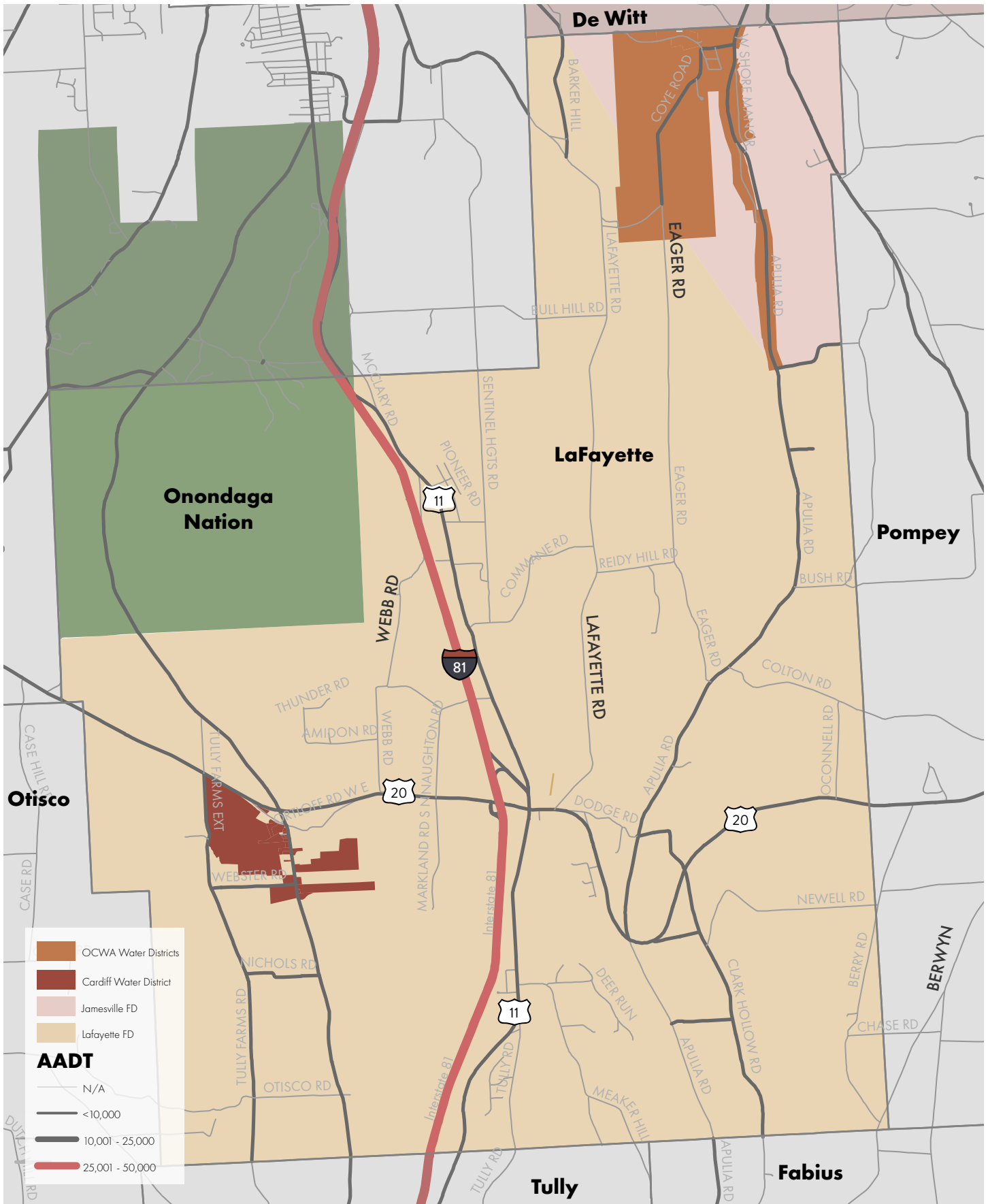
2.9.5 Roads

The Town of LaFayette has a strong network of roadways that serves as the lifeline of the community: importing and exporting goods and services, and providing workers, residents, and visitors safe passage in, out, and around the community. It is a vital thread in the social and economic fabric of the community.

The main routes through the community are US Route 11 which runs north to south, US Route 20 which runs east to west, and Interstate 81 which also runs north to south and includes Exit 15 in the Town. Routes 1-81, 20, and 11 are maintained and controlled by the State. Routes 20 and 11 are technically United States roadways but are under the jurisdiction of New York. The DOT has had long-term plans in place to reconstruct this intersection, which is described further in Section 2.7: Hamlet Development.

Interstate 81 is the largest and most prominent LaFayette roadway. The City of Syracuse is located approximately 10 miles north of the LaFayette exit on I-81. This four lane, limited access road network traverses approximately 7 miles through the Town, through the central part of the community, and includes on/off access at Exit 15. Access to I-81 is provided via on/off ramps on both the east and west sides of the highway. If a vehicle is traveling northbound on 81 and wishes to travel southbound, a driver must travel through the Hamlet. I-81 traffic and traffic generated by the intersection of Routes 11 and 20 results in a significant amount of vehicles passing through the Hamlet each day.

The New York State Department of Transportation maintains Annual Average Daily Traffic (AADT) counts and notes that over 35,000 vehicles travel along I-81 within the Town's borders every day. Traffic counts for Routes 11 and 20 vary depending on the stretch of roadway being referenced, but currently ranges between 2,000 and 5,000 vehicles per day (Map 9).



Map 9: Water and Fire Districts





2.10 Land Use & Zoning

2.10.1 Land Use Distribution

Table 2.4 below shows the prevalence of each land use in LaFayette as defined within the New York State Property Classification coding. According to 2020 Real Property Data, LaFayette’s most prevalent land use is residential, both by land cover and number of parcels. As mentioned in Section 2.8: Housing, the predominate residential character in the Town is suburban-style single family homes, and large historic farm houses. The majority (54%) of this residential acreage are rural residences with ten or more acres, followed by general single family homes (35%). There are only 36 parcels with multi-family residential structures. Residential land is generally scattered through the entirety of the Town.

Table 2.4: Land Use Distribution

	# of Acres	% of Land Coverage	# of Parcels
Agricultural	4,401	18%	84
Residential	9,770	40%	1,733
Vacant	8,562	35%	610
Commercial	233	1%	46
Recreation & Entertainment	18	0%	6
Community Services	146	1%	24
Industrial	252	1%	5
Public Services	430	2%	22
Parks & Open Space	618	2%	17
Total	24,431		2,547

Vacant land is the second most prevalent land use in the Town. The most prevalent type of vacant land is residential parcels with over ten acres, and the majority of other vacant land is also residential in nature. This includes both forested parcels that are undeveloped outside of the Hamlet, but also former agricultural land suitable for residential development. Similar to residential land in the Town, there are large swaths of vacant land in all areas of the Town.

The third most prevalent land use is agricultural, accounting for 18% of the acreage in the Town, but only 3% of all parcels. As mentioned in Section 2.5: Open Space & Agriculture, agricultural land and open space are some of the most significant defining features of the Town. Open space, as defined by this Plan, includes undeveloped, or vacant land. If combined, agricultural, vacant, and open space acreage accounts for over half (55%) of the total Town acreage; solidifying its influence on the Town’s character outside of the Hamlets.

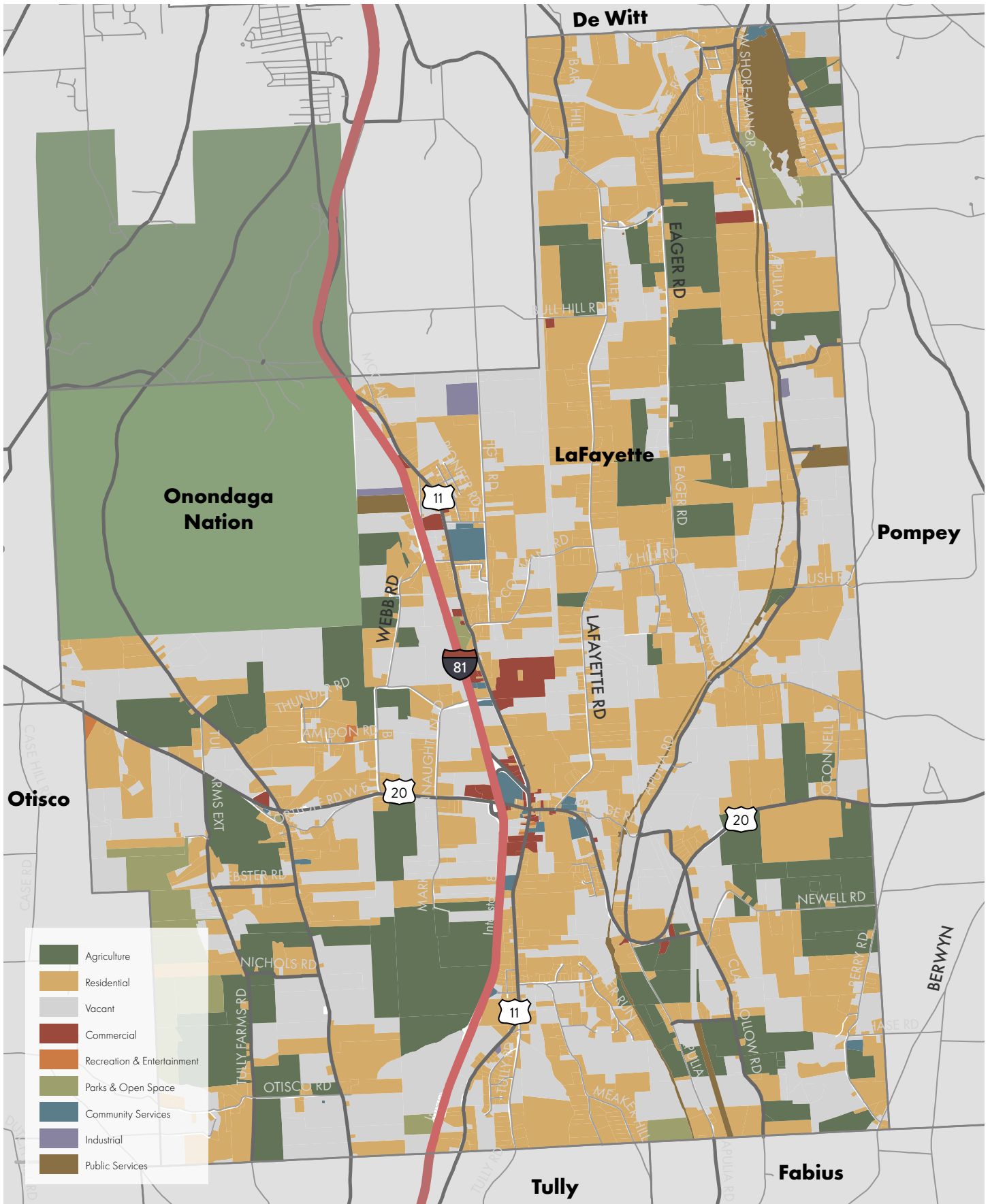
2.9.6 Bicycle & Pedestrian Facilities

Currently, there are limited sidewalk facilities present within the Town; which is to be expected given its rural nature. However, within the Hamlets of LaFayette and Cardiff, sidewalks are appropriate given the density of development as well as the Town’s desire to maintain and enhance the walkable character of the Hamlets. Route 11 has a sidewalk on the east side of the Roadway from the LaFayette V.F.W. to the south to the Fasttrac Gas Station to the north. Route 20 has sidewalk on both sides of the street from the Elementary School to approximately 500 feet to the west of the Route 11 intersection. The Hamlet of Cardiff currently has no sidewalks, nor are there any sidewalks connecting to the Junior-Senior High School. At the present time, there are no bicycle lanes in the Town, despite that fact that anecdotally there are many bicyclists using Town roads. However, Route 11 is a designated NYS Bike Route. Additionally, the Syracuse Metropolitan Transportation Council released a Bicycle Suitability map for the entire County in 2012; on which several roads were rated as “Good,” including sections of Apulia Road, LaFayette Road, Coye Road, State Route 11A, and Tully Farms Road.

2.9.7 Public Transportation

Public transportation in the region, including the Town of LaFayette, is provided by Centro Bus. The system connects the City of Syracuse to outlying suburbs and rural areas and provides daily commutation. A bus is available for pick up and drop off each morning and evening at the LaFayette High School. A park and ride area is available on school grounds for the small number of people that take advantage of the bus service.

Presently a round-trip fare can be purchased for \$4, with reduced fares available for children, seniors, and individuals with disabilities. Some commuters use the high school park and ride and a similar parking area near McDonald’s to carpool. By and large, most employees drive their cars to work.



Map 10: Existing Land Use



The remaining 5% of the land in LaFayette includes commercial, industrial, recreation and entertainment, and community and public services. Commercial development only makes up 233 acres, or 1% of land coverage in the Town. Of this acreage, the most prevalent business types include twelve office buildings, seven storage and warehouse facilities, and three gas stations. As mentioned in Section 2.7: Hamlet Development, the majority of commercial development is clustered within or just outside the LaFayette Hamlet. Similarly, community services are also concentrated within the Hamlet, as well as along Route 11.

2.10.2 Zoning

The Town of LaFayette’s Zoning Ordinance was adopted in 1970, and most recently amended in 2020. The ordinance includes zoning regulations for nine districts, including Agricultural (AG), Single-Family Residential (R-1), Hamlet (H), Business (B), Industrial (I), Residential Planned Cluster (RPC), Residential Multifamily (RM), and Commercial Planned Development (CPD), and Cemetery (CEM), as seen on Map 11. The amount of acreage included in each district can be seen in Table 2.5 below.

Table 2.5: Zoning Distribution

	# of Acres	% of Land Coverage
Agricultural	21,907	90%
Business	569	2%
Cemetery	11	0%
Commercial Planned Development	7	0%
Hamlet	112	1%
Industrial	293	1%
Single-Family Residential	415	2%
Residential Multi-Family	575	2%
Residential Planned Cluster	543	2%
Total	24,431	

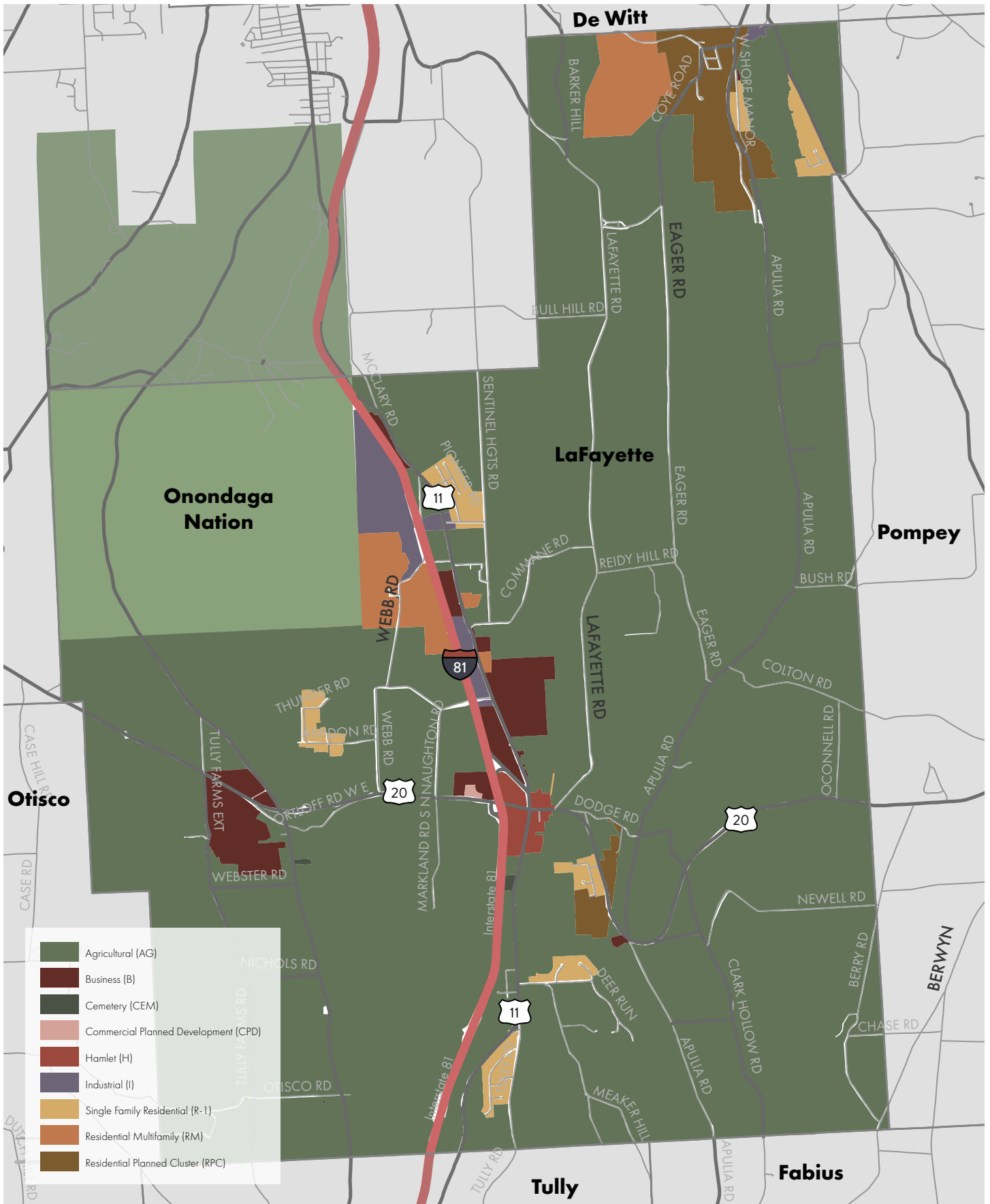
Agricultural (AG) District. The vast majority of the Town (90%) is zoned Agricultural. The purpose of this District is “preserve agricultural land, accommodate agricultural operations and to permit low-density development. The intent of this District is also to preserve open space and the Town’s rural character.” Single- and two-family dwellings are permitted uses within this District, which may have the potential to eat up agricultural land and open space. However, the minimum lot size is over 60,000 square feet; thus typical suburban subdivision development with 1/4 -1/2 acre lots would not be permitted. Other permitted uses include farms, stables, and camps. A limited amount of commercial and other non-residential uses are permitted conditional upon site plan and/or special permit approval, including wineries/breweries/distilleries, marinas, and commercial greenhouses.

Business (B) District. 569 acres of the Town (or 2%) is zoned Business. The purpose of this District is “to provide for the development of commercial enterprise that may provide essential retail and service business to the community and region, in order to provide a diversified economy.” This District is mainly located immediately north of the LaFayette Hamlet, as well as within the Cardiff Hamlet. The Town’s intent with the designation of this District is to allow for a wider variety of commercial development than what is desired within the LaFayette Hamlet, while not adversely impacting the adjacent residential and rural character of the Town. Some of the potentially larger-scale commercial development permitted within the B District includes commercial recreation facilities, retail stores, personal service businesses, and shopping centers.

Commercial Planned Development (CPD) District. One parcel in the Town is currently zoned as CPD; which currently is home to Byrne Dairy and Deli. The general purpose of designating a CPD District is to “allow for the development of well-planned commercial development that utilizes the natural beauty of the existing topography and watercourses in order to protect the community’s unique and significant natural resources.” As with many planned development districts, the intent is to allow for flexible land use regulations in order to allow for a particular type of development to occur.

Hamlet (H) District. As the name suggests, this District is located within the area of the LaFayette Hamlet, and makes up 112 of the Town’s acres. The purpose of this District is “to provide for the development of high-density, compact, pedestrian-oriented shopping, service, entertainment and residential districts.” The Town’s intent is to support mixed-use development, with flexible bulk and density regulations to “encourage dense development in the Hamlet core of the community.” This District speaks to the Town’s desire to protect the character of the historic development center within the Town, especially “by encouraging redevelopment that focuses on architecturally appropriate design standards typical of the Town’s early development history.” Residential development is permitted within this District (with multifamily development requiring a special permit), and some commercial uses such as restaurants, professional offices, and theaters are permitted conditional upon site plan review.





Map 11: Existing Zoning



Industrial (I) District. Some industrial development is permitted within the Town with the Industrial District, located along Route 11 in the northwest portion of the Town. The I District is primarily intended “for uses engaged in light manufacturing, assembly, fabrication, warehousing and retail trade, and service operations which conduct all activities with little external impact or effect.” In addition to light manufacturing, this District permits single- and two- family residential development with no site plan approval or special use permit required, as well as some commercial development such as gas stations, car washes, restaurants, and offices (site plan approval required). Any industrial uses in this District must have both site plan approval as well as a special use permit.

Residential Multifamily (RM) District. The RM District is the second most prevalent zoning district in the Town by acreage, at 575 acres, or 2% of the total land area. The intent of this District is to accommodate a wider variety of residential development typologies in the Town. As in many other Districts, single- and two- family dwellings are permitted by right, but multifamily dwellings must obtain site plan approval. Outside of residential development, there are very few permitted uses within this District, including bed and breakfasts, community facilities such as libraries, and commercial recreation facilities. This District also requires the provision of common open space for all residential development. Currently, this District is designated along Webb Road, where the Hidden Hills Country Homes mobile home park currently exists and the surrounding vacant and/or agricultural land; as well as along the northern edge of the Town, off of Smokey Hollow Road.

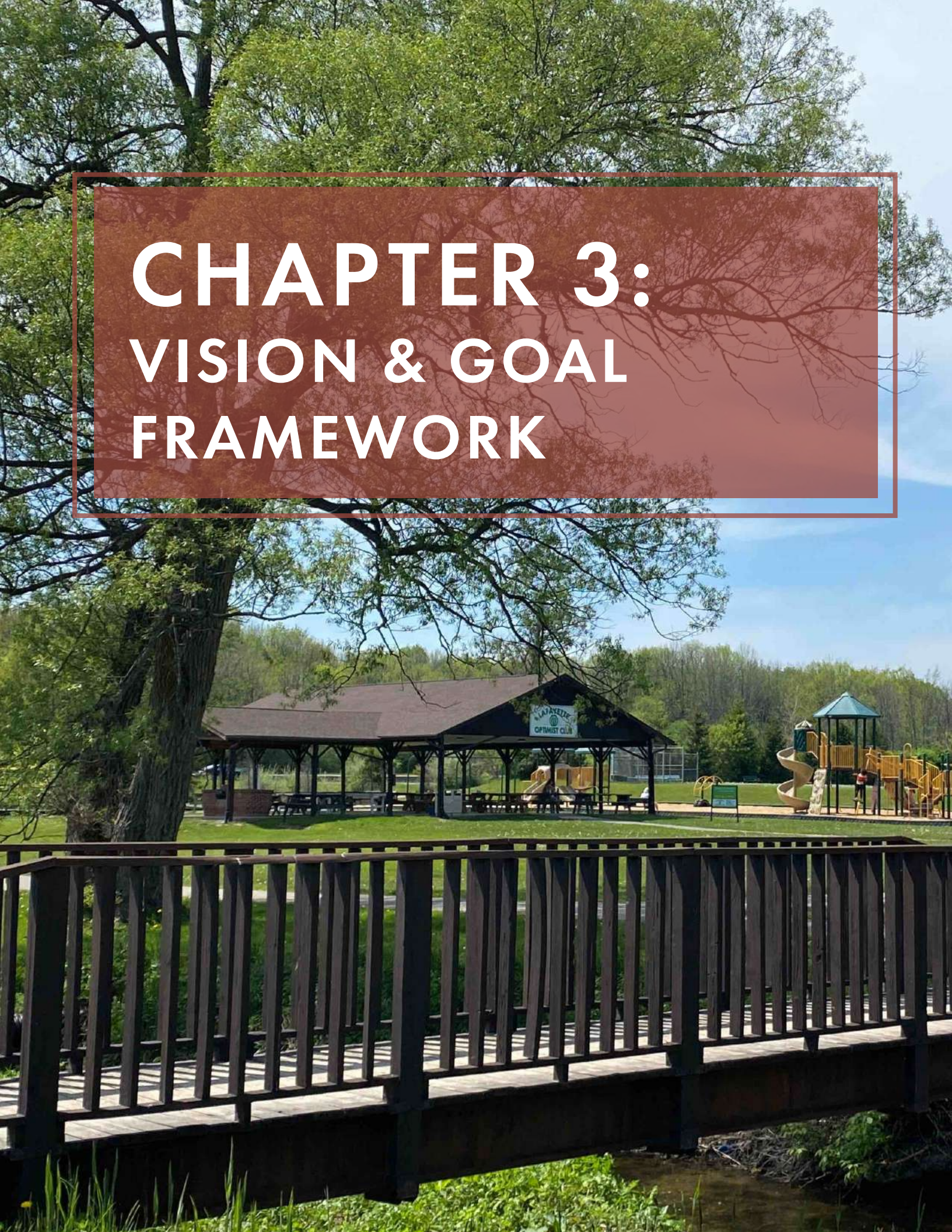
Residential Planned Cluster (RPC) District. The RPC District is another planned development district within the Town; however this District’s intent is to facilitate residential development. According to the LaFayette Zoning Ordinance, the purpose of this District is “to allow for the development of well-planned residential neighborhoods which utilize the natural beauty of the existing topography and watercourses in order to protect the community’s unique and significant natural resources.” Only single- and two- family dwellings are expressly permitted in this District; and community services such as places of worship and public parks are permitted with site plan approval. There are two clusters of this District within the Town: one generally along Apulia Road and Coye Road in the northern portion of the Town, and another off of Route 20 adjacent to existing residential development along Ashburn Drive.



Single Family Residential (R-1) District. The purpose of the R-1 District is to protect and provide solely for single-family, detached, residential dwelling units. The other uses that are permitted within this District include places of worship, public parks, police and fire stations, electrical substations, and solar energy systems. All of these uses require site plan approval and/or a special use permit. Home occupations are also allowed through special use permitting. This District is located where existing residential tracts are developed, such as along the Jamesville Reservoir on West Shore Manor Road.



CHAPTER 3: VISION & GOAL FRAMEWORK



3. VISION & GOAL FRAMEWORK

A successful comprehensive plan is developed and implemented on multiple levels, addressing the short- and long-term needs of a community while providing varying levels of detail. In an effort to accomplish this, the LaFayette Comprehensive Plan Vision & Goal Framework is comprised of the following elements:

VISION

A general statement that describes the aspiration of the Town. It is an end towards which all actions are aimed. The vision should not dramatically change over time but rather be consistent throughout the planning horizon. Ideally, the vision contained in this Plan should be useful for the 10-year planning horizon.

GOAL

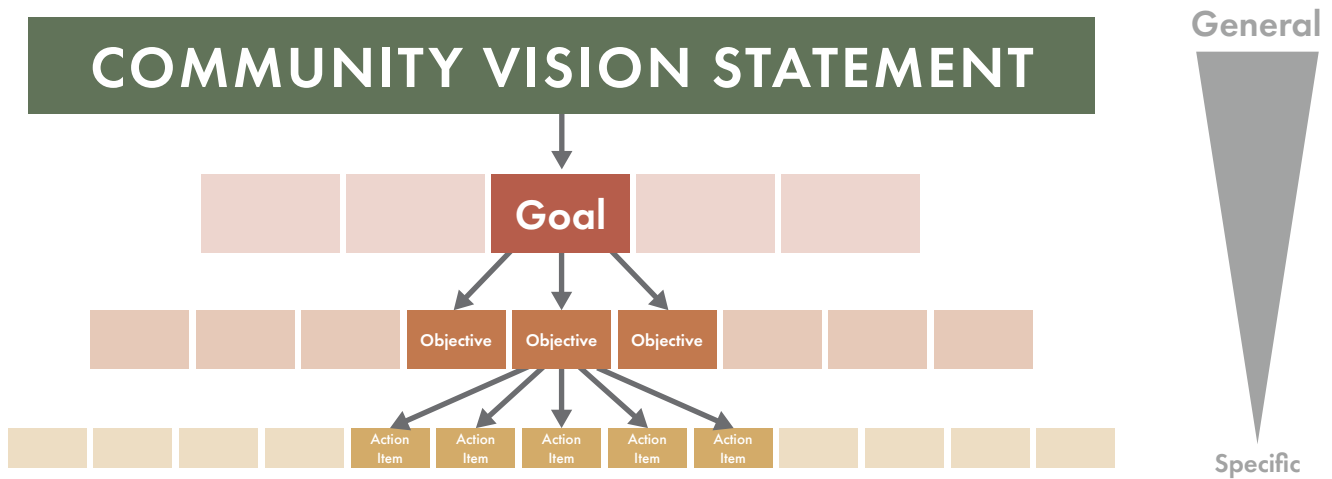
Similar to the vision statement in that it is a general concept of a future condition towards which actions are aimed. However, the scope of a goal is much more narrow. It should support the vision statement by addressing a specific topic area(s) or issue(s) facing the community. Goals should not dramatically change over time, but rather be consistent throughout the planning horizon.

OBJECTIVE

A statement of a measurable activity to be accomplished in pursuit of the goal; it refers to some specific aspiration that is reasonably attainable by the town and its partners. Think in terms of actions such as “increase,” “develop,” or “preserve.” It should be noted that the Town might already be undertaking some of the objectives articulated in this Plan; including them helps to ensure that these efforts are continued moving forward until they have been achieved. The lifespan of an objective is usually 6 to 10 years.

ACTION ITEM

A specific proposal to accomplish an objective; it can take the form of a plan, project, program, or Town Board action. The lifespan of an action can be immediate or vary from one to 10 years, depending on the item.



COMMUNITY VISION STATEMENT



“LaFayette is a beautiful rural town and a great place to live. Our vibrant Hamlet, surrounding farmland, open spaces, and scenic views are preserved through thoughtfully managed development. We welcome a diverse population, encourage the development of compatible businesses, and strive to capitalize on our bucolic landscape and historic identity as the Crossroads of New York State.”

GOAL #1: HAMLET REVITALIZATION

The LaFayette Hamlet, located at the crossroads of Routes 11 and 20, has a rich history as the focal point and center of activity within the Town. It is the goal of the Town to respect the legacy of the Hamlet, and restore its role as the heart of the community. The Town recognizes that the success of the Hamlet is dependent on safe access for pedestrians, bicyclists, and motorists, visually appealing storefronts, and comfortable public spaces. Therefore, future investment in the Hamlet will enhance its traditional character and walkability and foster an inviting public realm with a diverse mix of uses.



OBJECTIVES

- A.** Ensure that the Hamlet has the necessary modern infrastructure facilities to support activity and mixed use development.
- B.** Support appropriate mixed use development that contributes to the character of the Hamlet.
- C.** Establish a community identity through placemaking strategies that create an inviting, visually attractive center of activity for residents and visitors to enjoy.
- D.** Preserve the historic character of the Hamlet through the preservation, rehabilitation, and restoration of existing historic structures.
- E.** Foster multi-modal connectivity within the Hamlet by creating dedicated travel facilities for bicyclists and pedestrians.

ACTION ITEMS

1. Review and revise the Town Code to ensure that its land use regulations support the desired scale, character, and type of development within the Hamlet.
2. Foster a pedestrian-friendly environment through implementing placemaking and traffic calming strategies such as public art, parklets, street trees, lawns, bump-outs, high-visibility crosswalks, and street furniture.
3. Conduct a water and sewer feasibility study and pursue funding to develop the public infrastructure within the Hamlet necessary to encourage private investment and remove blight.
4. Pursue grant funding to assist in rehabilitation of deteriorating properties and preservation of historic structures.
5. Restore and/or revitalize the old hotel at the Four Corners so that it positively contributes to the economic base and character of the Town.
6. Work with NYSDOT to revise preliminary intersection design concept to ensure increased safety, comfort, and access for all transportation modes while maintaining traffic flows along Route 20 and Route 11.
7. Review and revise the Town Code to include nonresidential design standards or guidelines to ensure future development is of a desirable aesthetic to the Town and that the development of the Hamlet and surrounding area is compatible and mutually supportive.
8. Inventory sidewalk sections and address those in need of repair. Identify gaps within the existing network. Consider establishing a maintenance plan.
9. Conduct a property condition inventory and develop a strategy for reviving abandoned, dilapidated sites and vacant lots; and consider developing a property maintenance code for derelict or deteriorating structures and site.

GOAL #2: RURAL CHARACTER PRESERVATION

Abundant open space and agricultural lands are two of the defining features of the Town of LaFayette. It is the goal of the Town to sustain and enhance our environmental assets while continuing to value our agricultural heritage in order to maintain the pastoral character of our Town. We will strive to protect the many scenic vistas in our Town by conserving open space and environmentally sensitive lands, while promoting access to our precious natural resources to residents and visitors for decades to come.



OBJECTIVES

- A.** Preserve scenic vistas and critical environmental areas.
- B.** Maintain strong partnerships with local, regional, and statewide agencies working to protect local agribusiness and natural resources.
- C.** Minimize the cumulative adverse impacts of increasing demand for residential development on the limited supply of agricultural land, and preserve prime soils.
- D.** Enhance passive and active recreational opportunities throughout the Town.
- E.** Protect our creeks and floodplains as natural stormwater management systems.

ACTION ITEMS

1. Conduct an independent study of regulatory techniques and land use controls that are best practices such as Conservation Subdivision Design (CSD) or Transfer of Development Rights (TDR) to manage future development in order to preserve the Town's public vistas and critical environmental and agricultural areas.
2. Encourage the use of tax abatement programs and other incentives for property owners to maintain agricultural land uses.
3. Encourage the use of Onondaga County's Purchase of Development Rights Program for LaFayette farms to preserve farmland and support farm operators financially.
4. Encourage the use of natural stormwater management practices as a part of development application review process (e.g. bioswales, rain gardens, green roofs).
5. Draft and adopt Environmental Protection Overlay Districts (EPODs) for critical environmental areas and resources; including but not limited to floodplains, wetlands, woodlands, steep slopes, and wildlife management areas, to better monitor and protect them from development pressures and degradation.
6. Enhance understanding of the State Environmental Quality Review (SEQR) process by all review boards to protect our natural resources from the potential negative impacts of development.
7. Review and revise the Town Code to include provisions for green infrastructure and renewable energy use in both building and site design.
8. Work to reduce the Town's environmental footprint through better management of pollution, waste material, and use of energy and water resources.
9. Develop and adopt a Parks and Open Space Master Plan, including the Town's existing Map of Potential Conservation Lands, to identify strategies for the development and preservation of recreation facilities and programs, trails, and open space within the Town.
10. Inventory and identify sensitive environmental areas in the Town and designate Unique Natural Areas or Critical Environmental Areas as defined by the NYS Department of Environment Conservation (NYSDEC), and as appropriate.
11. Regularly review and revise, as needed, all local regulations dealing with stormwater runoff and retention to maximize protection of surface and groundwater resources.
12. Establish a tree planting program for Town-owned properties and public ROWs.

GOAL #3: ECONOMIC DEVELOPMENT

It is the goal of LaFayette to promote and protect local business operations in order to sustain our local economy. We will actively support local agribusiness in an effort to ensure the long-term viability and sustainability of agricultural enterprises throughout our community. Our Town will continue to foster opportunities to offer visitors a unique retreat from their everyday lives and the opportunity to explore our local landscape. The Town is committed to attracting businesses that will be compatible with the rural character of our Town and will help support local employment and entrepreneurship within the community.



OBJECTIVES

- A.** Pursue and promote the attraction and expansion of appropriate local commercial, industrial, and office investment.
- B.** Foster a mix of residential and commercial activity in the Hamlet that contributes to a walkable and affordable lifestyle.
- C.** Support the maintenance of existing housing stock and development of affordable housing for all ages and lifestyles in appropriate areas of the Town.
- D.** Promote our scenic qualities and rural way of life as a top-tier destination of Central New York.
- E.** Monitor the balance of residential and nonresidential development with respect to open space, agricultural uses, and existing development patterns.

ACTION ITEMS

1. Incentivize area farmers to develop an agritourism industry by establishing new and partnering with existing training, promotion and support for this local emerging industry.
2. Support the provision of a local farmers market in the Hamlet or Stafford Park to connect local agricultural operations and products with the greater LaFayette community and its visitors.
3. Investigate and teach local farmers about teaming with the Cornell Small Farms program to establish workshops or internships to grow and promote their farms.
4. Work with LaFayette Apple Festival Inc. and area farmers to develop economic uses for the Apple Festival grounds and buildings that are compatible with the surrounding neighborhood throughout the calendar year.
5. Work with developers and property owners to coordinate future infrastructure investments for continued growth of the Town's commercial areas.
6. Investigate and support the provision of quality, affordable renter and owner-occupied housing options within the Town for all residents.
7. Work with local partners such as the Onondaga Community College Small Business Development Center and the Onondaga County Office of Economic Development to attract new businesses and provide resources to prospective and existing business owners.
8. Support provision of mixed use development in the Hamlets to help spur activity.
9. Review and revise Town application review processes to increase understanding by the applicant and action by the boards and streamline the process.
10. Review and revise Town Zoning Code with best practices in support of the community's goals to respond to new technologies and markets, update obsolete regulations, remove regulatory barriers, and improve administrative efficiency.

GOAL #4: INFRASTRUCTURE & COMMUNITY ASSETS

In order to ensure the public health, safety, and welfare of our residents, it is the goal of the Town of LaFayette to approach the provision of infrastructure in a sustainable, collaborative manner. Accessible from Interstate 81, the Town strives to provide a transportation network that is safe, efficient, and deliberate in its design to accommodate vehicular, pedestrian, and bicycle users where appropriate. The Town also recognizes that in order to support further residential and commercial development, the provision of modern community services; such as public water, sewer, and broadband internet; is essential. The Town is committed to enhancing and maintaining its essential community services to efficiently and sustainably meet future and anticipated needs of residents, business, and agriculture alike.



OBJECTIVES

- A.** Increase secure and easy access to clean, affordable, and sufficient drinking water.
- B.** Pursue access to broadband internet for all Town residents and businesses.
- C.** Evaluate the potential impacts and opportunities of the provision of public sewer systems in development nodes within the Town.
- D.** Preserve and enhance our multi-modal transportation assets to meet the current and future needs of all transportation users, , especially safe routes to school for our school children who walk or ride bikes to and from school.
- E.** Incorporate sustainable practices and standards in the Town's operations.

ACTION ITEMS

1. Identify areas for future development nodes and consider pursuing funding for water and sewer development.
2. Support the County's work with internet providers to expand broadband availability Townwide.
3. Maintain public facilities at consistently high levels and commit resources for street and sidewalk maintenance, street cleaning and general community appearance.
4. Promote the use of green energy and green infrastructure in developments throughout the Town.
5. Support future public and private investment through grants and tax incentives to build sustainable infrastructure.
6. Consider becoming a Climate Smart Community.
7. Draft and adopt a Transportation Network Master Plan and Map that considers both vehicular and non-motorized transportation connections and facilities throughout the Town.
8. Work with NYSDOT on the Route 11 & Route 20 intersection redesign to ensure that the project enhances multi-modal connectivity while reducing congestion at peak hours.
9. Draft and adopt a Complete Streets policy that classifies roadways based on anticipated users and desired improvements.
10. Review policies regarding public and private roadway design and use to maintain consistency of Town standards for all future roadways and roadway improvements.
11. Work with local, state, and regional transportation departments and authorities to include on-street bicycle facilities, where appropriate, when re-striping roadways.
12. Include access management standards in the Town to reduce conflict points on main arterials within the Town while promoting safe access for vehicles, pedestrians, and bicyclists to adjacent development.

GOAL #5: EFFECTIVE & COLLABORATIVE LOCAL GOVERNMENT

The future success of LaFayette is dependent on proactive leadership as well as an engaged and active citizenry. However, the Town is also aware that our environmental and economic assets are not limited by our Town boundaries; but rather exist within a larger regional context. LaFayette will actively seek out partnerships between public and private entities in order to achieve its community vision. The Town understands that their wellbeing is directly tied to their ability to work together with Onondaga County. Additionally, community stewardship and volunteerism is encouraged in residents to support existing civic needs and build future leaders. The Town is committed to creating lasting local and regional connections to leverage and support the Town's future endeavors. Lastly, it is a priority of the Town to ensure the continued provision of efficient effective services in order to maintain a high quality of life for citizens and support daily operations within the Town.



Lastly, it is a priority of the Town to ensure the continued provision of efficient effective services in order to maintain a high quality of life for citizens and support daily operations within the Town.

OBJECTIVES

- A. Maintain and improve relations with the school district, Onondaga County, the State, nearby towns and the Onondaga Nation.
- B. Increase resident engagement and participation in neighborhood and community events.
- C. Improve clear, consistent communication with the public to ensure transparency in local governmental action.
- D. Provide access to recreational and educational programming and activities to meet the needs of our residents, regardless of age.
- E. Maintain the adequacy of community services, such as fire, police, emergency service responders, etc.

ACTION ITEMS

1. Establish a community outreach program to maintain a Town-wide event calendar, partner with local neighborhood groups, and assist with planning events that build resident relationships.
2. Plan periodic events for residents to interact directly with elected and appointed officials, e.g., host dialogues with residents regarding current topics, upcoming events, issues, ideas etc.
3. Establish a Comprehensive Plan Implementation Committee to ensure that action items are carried out.
4. Develop a "Welcome" package for new residents highlighting Town resources, events, businesses, and contacts.
5. Support and coordinate efforts with the private and non-profit organizations that provide programming and recreational opportunities for residents.
6. Consolidate Town and school services to the fullest extent possible.
7. Create an inventory of potential areas of opportunity for sharing services with one or more local governments and research potential savings from implementing specific shared services.
8. Develop formal methods and processes to create and maintain lines of communication between the Town government and neighboring municipalities, Onondaga County, Onondaga Nation and the LaFayette School District.
9. Form a partnership with neighboring rural Towns to provide stronger representation for common needs when working with Onondaga County.
10. Maintain open and consistent communication with State agencies to ensure statewide initiatives within the Town align with the Vision & Goals of this Plan.

CHAPTER 4: COMMUNITY DEVELOPMENT STRATEGY



4. COMMUNITY DEVELOPMENT STRATEGY

One of the primary roles of a comprehensive plan is to inform the pattern and character of land use and development for the future of a community. As mentioned throughout this document, the two most important components to the future success of the Town is open space and agricultural preservation and the revitalization of the LaFayette Hamlet. Therefore, this Chapter is broken into two sections: the Future Land Use Strategy, and the Hamlet Development Strategy.

The Future Land Use Strategy represents the community's preferences regarding the location and character of various types of development in the Town as a whole. The Future Land Use Map is not intended to indicate specific boundaries or exact zoning designations, rather, it is intended to illustrate general areas of the Town to foster various development types within. Therefore, it is reasonable to assume the exact size and boundaries of the land use classifications may change over time. The Future Land Use Map is comprised of six land use categories:

- 1. Agriculture:** Land to be used primarily for crop production, animal raising, or other farming related activities (mostly within the County Agricultural Districts).
- 2. Open Space:** Undeveloped land or open space due to environmental constraints, natural resource conservation, or preservation of scenic vistas.
- 3. Residential:** Primarily single-family home development on varying lot sizes and configurations.
- 4. Industrial:** Limited manufacturing, assembly, warehouse, and distribution activities; as well as Town operational facilities.
- 5. Commercial:** Retail, office, and service related uses that cater to local residents and the traveling public.
- 6. Hamlet:** A mix of commercial, residential, and civic uses within a small-scale, traditional rural downtown center.

The Hamlet Development Strategy, the second component of this Chapter, is focused on the envisioned character of the LaFayette Hamlet or "the Crossroads" at US Routes 11 and 20, and provides guidance for the Town when reviewing public and private investments over the next decade. This section will outline the architectural character, site development standards, streetscape enhancements, and types of uses envisioned for the future of the

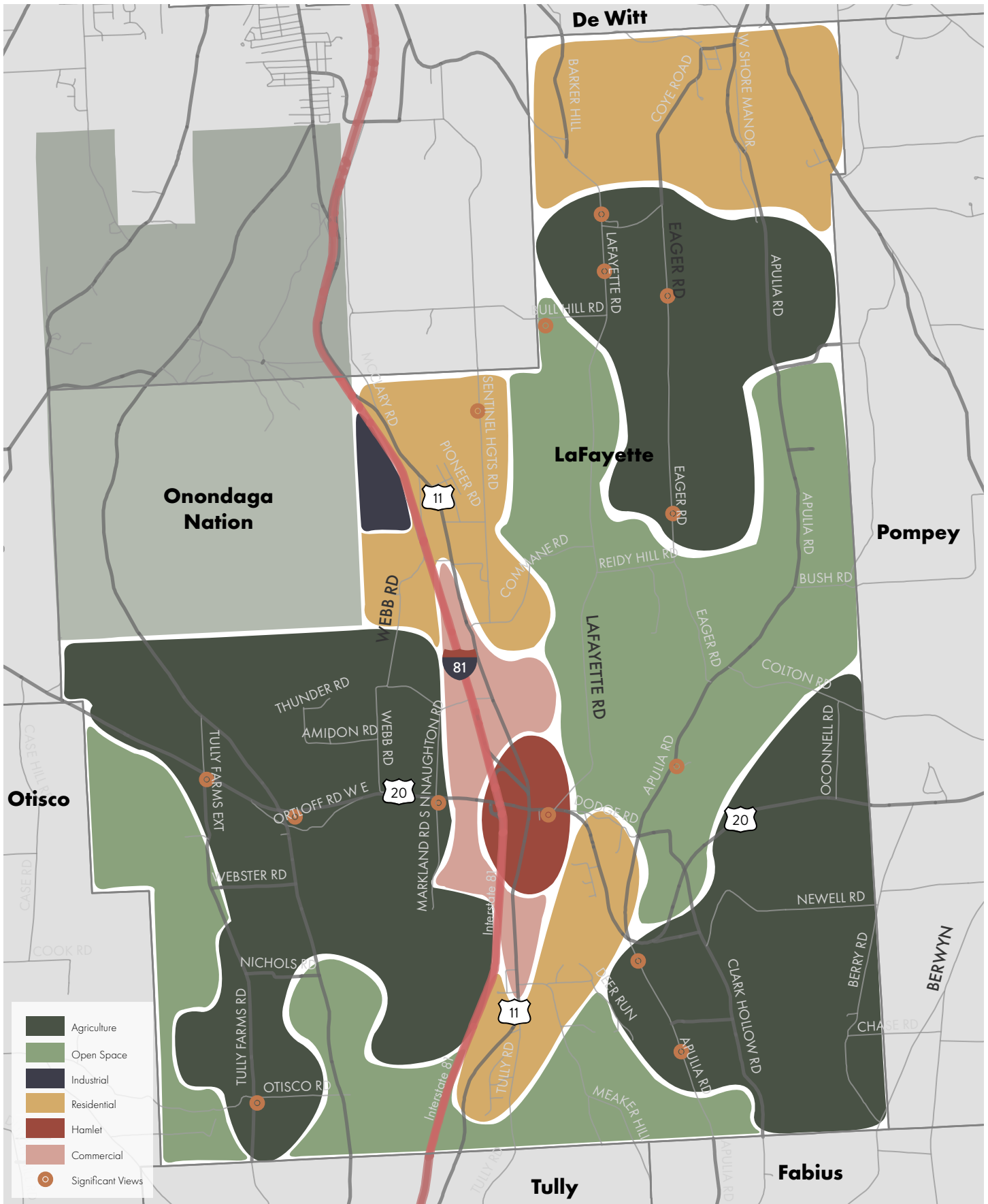
Hamlet given the potential infrastructure improvements foreseen for the community at this time. These two land use strategies will work together to provide LaFayette with a comprehensive vision for development patterns moving into the next decade.

4.1 Future Land Use

The land use patterns of a community shape the way people interact with their environment, travel throughout the community, and connect with each other. In order to ensure that future investment contributes to the desired character of LaFayette, this Future Land Use Strategy outlines the intended intensity of development throughout the entire Town. This Strategy will serve as a guide for decision-makers when reviewing development proposals. This should be considered an statement of the Towns policy on development, but it does not preclude decisions by the Town Board that may not align precisely with this Strategy. However, actions or decisions that deviate from this Plan should be presented with sound argument and well-considered rationale. Such deviations should be supported only after careful consideration of the benefit to the overall community.

The Future Land Use Map for the Town of LaFayette is presented on the following page. This map provides a visual representation of the desired future development patterns within the Town. The Town should refer to this document as a guidebook to ensure favorable land use decisions are being made. As mentioned previously, six land use categories are represented on this map, which are described in further on the following pages.

One of the primary roles of a comprehensive plan is to inform future land use decisions for local governments. The tool for accomplishing this in LaFayette is the Community Development Strategy.



Map 12: Future Land Use Map



From the Community:

“Maintaining our rural character and way of life, as well as farming and agricultural work and products is our Town’s greatest opportunity.”

“The rural, agricultural nature of the area draws me to live here.”

This can be accomplished by abiding by rural design principles, such as:

- Allowing for varying setback and lot widths to accommodate existing natural features;
- Maintaining natural vegetation and/or agricultural land along the road frontage to preserve scenic beauty along the roadway corridor; and
- Clustering buildings to preserve views, wetlands, forestlands, and agricultural lands;

It should be noted, however, that any such preservation based land use regulations must recognize and balance the owner’s right to develop their property.

As mentioned previously, the Town has an Agricultural and Farmland Protection Plan (Ag Plan), which was adopted in October 2014. This Comprehensive Plan is consistent with the guiding principles of the Ag Plan, which are:

- Encouraging new development in and adjacent to the existing Hamlet;
- Preserving the Town’s rural, agrarian character; and
- Supporting farming as a primary land use and important economic force.

The Ag Plan suggests that 25% of existing farmland in 2014 was at risk of being lost to development within 50 years. As mentioned in Chapter 2, there was a 1% loss in agricultural acreage within the Town between 2010 and 2020, suggesting that the loss of existing farmland is less significant than what was anticipated during the completion of the Ag Plan. However, the Town should continue to utilize appropriate regulatory tools ensure the long term viability of farming and to maintain the rural character of its agricultural areas.

The farming operations within the Agriculture future land use area play a key role in the local economy and character of the Town; and the scenic vistas and open space they provide is a defining attribute of LaFayette’s landscape.

4.1.1 Agriculture

From the public input gathered during this planning process, it has been made clear that the preservation and celebration of the Town’s agricultural heritage has remained a top priority for residents since the 2012 Comprehensive Plan was developed. According to New York State Real Property Tax Data, 18% of the Town’s acreage is currently devoted to active farming operations. There are two agricultural districts managed by the County within the Town. The future land use designation of agricultural lands generally follows these areas; concentrated within the southern portion of the Town, but also flanking both sides of Eager Road to the north.

There is some residential development within these areas as well, generally located along County and State Routes with large lot sizes. The Town should continue to limit the number of non-agricultural uses established in this area and direct development away from areas with prime agricultural soils.

TO BE ENCOURAGED:



Source: Chesapeake Bay Program

TO BE AVOIDED:



Source: The World Public Radio



Source: CNY Land Trust

The Mason Hill Preserve, owned by CNY Land Trust, provides access to the Town’s precious natural resources, but does not currently have any formalized access routes. Enhancements to the preserve should be considered to increase ease of access for users of varying abilities.

From the Community:

“Use the open spaces we have to continue to develop recreational areas including wild life and natural world exploration.”

“I was attracted to LaFayette due to its natural scenic beauty, rural charm, undeveloped open spaces, and nearby natural amenities and outdoor recreation”

4.1.2 Open Space

Similar to the Agriculture future land use designation, the Open Space areas within the Town are areas where the Town envisions limiting development in order to maintain the quiet rural character that is cherished by the community as a defining feature of LaFayette. The Open Space areas are located along the western and southern borders of the Town, as well as in the central area of the Town between Bull Hill Road and Route 20 (as shown on Map 12). Much of this area is restrictive in terms of development due to environmental constraints such as steep slopes and the presence of wetlands and floodplains.

Additionally, the community has designated several scenic vistas that are important to preserve, as shown on the Future Land Use Map and shown on the Open Space Map & Potential Conservation Lands provided in the Appendix. A visibility analysis was performed for these vistas based on elevation data; identifying which areas of the Town were visible from each location. This data was used to inform which areas of the Town are most important to preserve when considering the visual impact of future development from these vantage points. The majority of the visible areas are located within the Open Space and Agriculture future land use areas.

In order to achieve the preservation of Open Space areas, the Town should begin proactive and reactive preservation strategies that may include, but are not limited to:

- Encouraging the acquisition of conservation easements on key parcels;
- Requiring the dedication of open space to the Town as a condition of site plan approval;
- Incorporating incentive zoning provisions into the Town code; or
- Utilizing conservation subdivision design (CSD) to ensure future subdivisions respect the landscape and conserve natural areas.

Furthermore, the Town should identify opportunities for developing and enhancing nature preserves, local parks, and trail systems to support the enjoyment of the pastoral character of the Town for all residents and visitors. For instance, during the public input process, several community members mentioned Mason Hill being a great natural resource within the Town, but has limited accessibility for the average person. As mentioned in Chapter 3, the Town should develop a Parks and Open Space Master Plan to identify strategies for the development and preservation of such facilities and amenities.

4.1.3 Residential

The areas identified as residential on the Future Land Use Map are those with a denser residential development pattern than the rest of Town, and lands where a similar residential density has been determined to be appropriate. The Residential future land use areas (depicted in yellow on Map 12), are located in three distinct areas:

- From the northern edge of Town to Coye Road;
- In the northwest corner of Town between the Onondaga Nation and Sentinel Heights Road; and
- Southeast of the Hamlet between Dodge Road and the end of Sugarbush Road.

These areas of Town are envisioned to serve as neighborhood centers; providing easy access to I-81, the Hamlet, and areas to the north such as the Town of DeWitt and the City of Syracuse. There is public water access in the northernmost Residential area; allowing for increased density. The average lot size for residential parcels in this area is currently 3.4 acres; significantly less than the average lot size for all of the Town's residential parcels, which is 5.3 acres. This is correlated with the existence of small clusters of residential subdivisions within these areas. Housing in these areas is reflective of typical suburban-style residential development from the mid- to late-20th Century; with single-family detached homes set back on lots typically ranging from one-third to two acres in size. There are also many large residential lots along the major roadways in these areas with traditional farmhouses.

Approximately 33% of the acreage within the Residential areas is vacant; suggesting that there is ample opportunity for future residential development. Concentrating investment in these locations will ensure that the rural low-density character of the Town is maintained, while providing for an increased tax base and a wider range of housing options in the Town. An example would be senior housing for residents looking to age in place, but are seeking living arrangements with smaller footprints and less maintenance (such as patio homes), or assisted living facilities. However, it should be noted that many of these parcels are located within the Agricultural zoning district, meaning any new development would be restricted to single- or two-family homes.

Currently, the residential districts within the Town's Zoning Code include Single-Family Residential (R-1), Residential Multi-Family (RM), and Residential Planned Cluster (RPC). None of these districts currently permit assisted living facilities (with or without Site Plan Review). Additionally, accessory dwelling units (ADUs) are currently not permitted in any of these districts. Allowing for ADUs may provide alternative living arrangements for family members such as aging parents. The Town should review and revise its code to provide for a wider variety of housing in the residential districts to increase housing choice and ensure the housing demands of the next ten years are being met.

TO BE AVOIDED



TO BE ENCOURAGED



4.1.4 Commercial

The Commercial future land use designation surrounds the Hamlet Center, and follows Route 11 and I-81 from Orchard Lane to Sturgeon Drive. Currently, there is limited commercial development along Route 11, particularly north of the Route 20 intersection and along Route 20 near the I-81 interchange. The few businesses in this area include small retail stores, restaurants, gas stations, and convenience stores. Given the proximity to the Hamlet, commercial development has naturally extended along Routes 11 and 20. These businesses also cater to the traveling public as well due to the proximity to the I-81 interchange.

The purpose of this future land use designation is to foster appropriate, high-quality commercial development that provides essential goods and services for Town residents and does not detract from the rural character of the community. This area is intended to allow for commercial development of a larger scale or intensity than desired in the Hamlet that serves the daily needs of residents and travelers. For instance, this area may permit larger building footprints and higher-traffic uses than what is permitted in the Hamlet.

Typically, regional commercial activity centers within rural and suburban communities are designed in a manner that accommodates the automobile first and the pedestrian second or not at all. However, the Town should work with NYSDOT to foster pedestrian and bicyclist connectivity along the Routes 11 and 20 corridors. In addition, the Town should encourage site development that promotes connectivity on-site and between adjacent commercial uses.

TO BE ENCOURAGED:



TO BE AVOIDED:



From the Community:

“I wish there was an affordable grocery store with fresh fruit and vegetables in Town.”

“Establish more businesses near Town, but keep the quaintness of Town proper and make places like Family Dollar build better structures in keeping with the community rather than generic boxes.”

Local regulations should include building and site design requirements that result in visually appealing developments. These requirements may include minimum landscaping standards, prohibitions on pole signs, and architectural guidelines for new structures. Whenever possible, the commercial areas should be developed in a nodal pattern rather than suburban strip-mall type developments.

A significant number of the parcels adjacent to the Route 11 corridor are zoned Business (B). This District permits a wide variety of commercial operations, including hotels, restaurants, shopping centers, and professional offices. The minimum lot size is 60,000 square feet (or 1.4 acres), the minimum yard setbacks range from 25-50 feet, and the maximum building coverage is 20%. In order to foster nodal development, the Town should consider revising some of these restrictions in order to support a denser, more connected development pattern that includes accommodations for pedestrians and bicyclists.

4.1.5 Hamlet

As mentioned throughout this Plan, the Hamlet is the traditional center of commercial activity and community life in the Town. The Hamlet future land use area is centered around the intersection of Routes 11 and 20, and extends slightly beyond the current Hamlet Zoning District's boundaries. Given the potential infrastructure enhancements to be made within the Hamlet, it is anticipated that development will continue to expand outwards from the Four Corners as revitalization takes place in the coming years. Initial investments, however, should be concentrated at the Four Corners and expand outwards overtime while still being cognizant of encroachment on the rural areas of the Town. The envisioned future for the Hamlet future land use area is a vibrant activity center with a dense, walkable development pattern that fosters activity for both residents and visitors. The specific components of this vision for the future are outlined in greater detail in the Hamlet Development Strategy presented in the following section.

4.1.6 Industrial

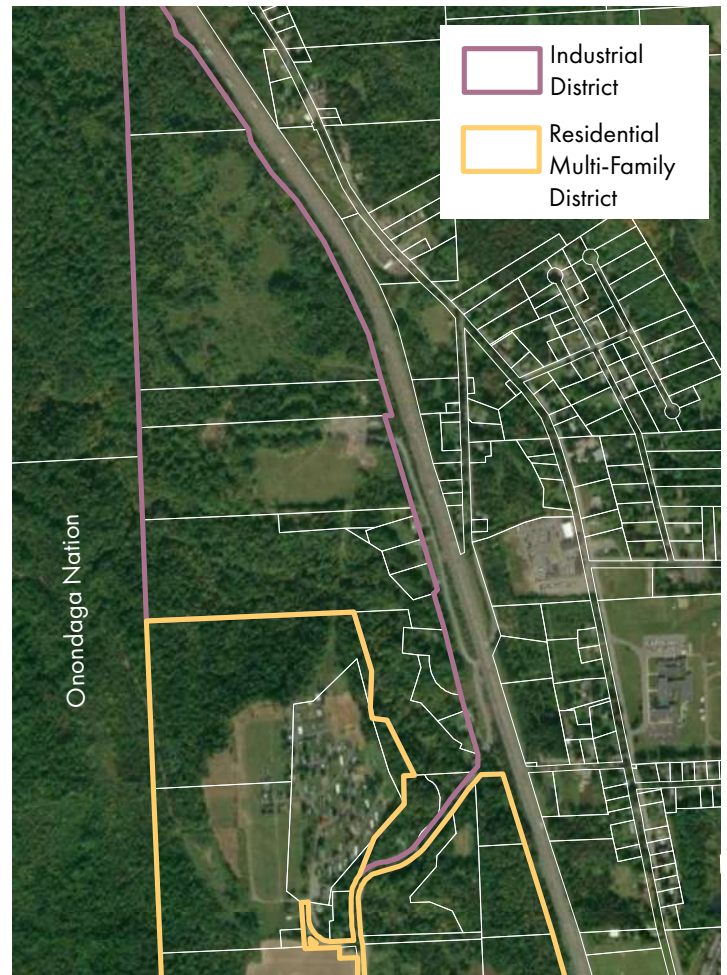
There is one small area of the Town designated as the Industrial future land use area. This area is located in the northwest corner of the Town between the Onondaga Nation and I-81. This area is designated as an Industrial District in the Town's zoning code. Currently, this area is primarily vacant, but the Town's landfill is located within this area. Given the proximity to I-81, as well as the buffer the interstate provides from the rest of the Town, this area is well-suited for any industrial operations that may look to locate within the Town. Any industrial development should be well designed. Office components should be placed closest to the public rights-of-way. The visual exposure of large metal buildings typically associated with industrial uses should be limited. Landscaping and buffering requirements are also recommended. The Town should also be cognizant of any adverse impacts to the Onondaga Nation, adjacent to this area, when reviewing any potential industrial development; as well as the residential areas to the south. It should be noted that the lack of public utilities within this area will be a significant impediment to any significant industrial development in this area.

From the Community:

“LaFayette needs to revitalize the Hamlet and give it a sense of place.”

“Keep the Hamlet growing, with design guidance, to develop a walkable, scenic community center, which has been lost over the years.”

“Economic development in the Town should be focused on improving the Hamlet and Routes 20 & 11 intersection rather than greenfield construction projects.”



Any industrial development should be sited and screened such that any negative impacts to the adjacent residential development and the Onondaga Nation are mitigated.

4.2 Hamlet Development Strategy

Throughout the planning process, the LaFayette Hamlet was identified by residents as both a strength and a weakness for the Town. Residents appreciate the legacy of the Hamlet as the Town's center of activity since the 19th Century. However, many residents expressed unhappiness with the state of the Hamlet today, and would like to see it revitalized. Development that occurred during the 20th century has detracted from the sense of place in the Hamlet, and has left several of the Four Corners undefined and visually unappealing. Therefore, this section outlines a development strategy for the Hamlet; laying out the key streetscape and site design components that will assist in rejuvenating the Hamlet and restoring its role as a community center. The Town's vision identifies itself as the "Crossroads of New York," and in order to realize this, the Town must have clear guidance for the character of this crossroads, and consider such guidance when reviewing proposals for any new development within the Hamlet.

Encouraging development in and around the Hamlet has several benefits. It will often be more cost effective to build near existing development because of close proximity to existing infrastructure. Currently, the Town is undertaking a project to provide water resources to the properties within the Hamlet. The provision of such infrastructure will entice new development to the area; hence why a proactive strategy for redevelopment is crucial to ensure that high-quality, appropriate investment is supported from the very beginning of the revitalization process.

In addition, concentration development in the Hamlet will help to protect rural character and put more goods and services in close proximity to one another, which can also reduce vehicle miles traveled, and allow individuals to walk and bike more. This section describes each of the key components to the Hamlet Development Strategy, which are listed below:

- Building and Site Design;
- Facades & Storefronts; and
- Streetscape Enhancements.

Furthermore, this section presents an envisioned future of the Hamlet using photo simulations that will depict the transformation of the Four Corners that can be achieved through careful consideration of the key components listed above.



The Hamlet had many Queen Anne style homes built in the late 19th century.

4.2.1 Building and Site Design

As revitalization occurs, it will be critically important that it is done in a manner that is sensitive to the Hamlet's historic character. The Hamlet includes several buildings featuring traditional agrarian architectural styles from the 19th and early 20th century. Property owners and developers are encouraged to seek grants and historic tax credits to help revitalize these buildings.

New development should respect the historic architecture and, when possible, draw design inspiration from them. Buildings should engage the street with entrances and front porches, much like many of the existing buildings do. Parking should be located behind the buildings or, if necessary, at the side but never in the front between the building and the street. Design standards or guidelines for non-residential development should be developed to articulate the architectural quality that is envisioned for the Community. Such building placement and design standards may include, but are not limited to, the following components:

- Buildings located at street corners should "wrap" the corner by continuing design elements on both sides of the street.
- Primary entrances should face the primary street.
- There should be a maximum setback of 5-10 feet.
- Parking should be screened from the view of a public right-of-way.



The hotel at the Four Corners exhibits a traditional tripartite façade design.

4.2.2 Façades and Storefronts

The exterior elements of a building have a significant role in contributing to the attractiveness of a streetscape, and is an integral piece of the overall character of a community. Therefore, the design of a façade or storefront within the Hamlet should be carefully considered in order to ensure that they are designed to an appropriate scale and appearance. The following components should be considered when designing façades:

- The transparency (e.g. amount of glass) of buildings should be considered; particularly on the first floor.
- Historic or other high-quality materials such as wood, brick, or stone should be used when developing building façades.
- Projections and voids should be utilized to create visual interest such as balconies, porches, and bay windows.
- Historic doors and windows should be maintained where feasible.
- Awnings should use traditional materials, and not conceal architectural features.
- Ornamental cornices and brackets should be used on rooflines.



Facades should utilize historic doors, windows, and materials, such as those in the image below, rather than low-quality replacement materials such as aluminum or vinyl, as shown in the image above.



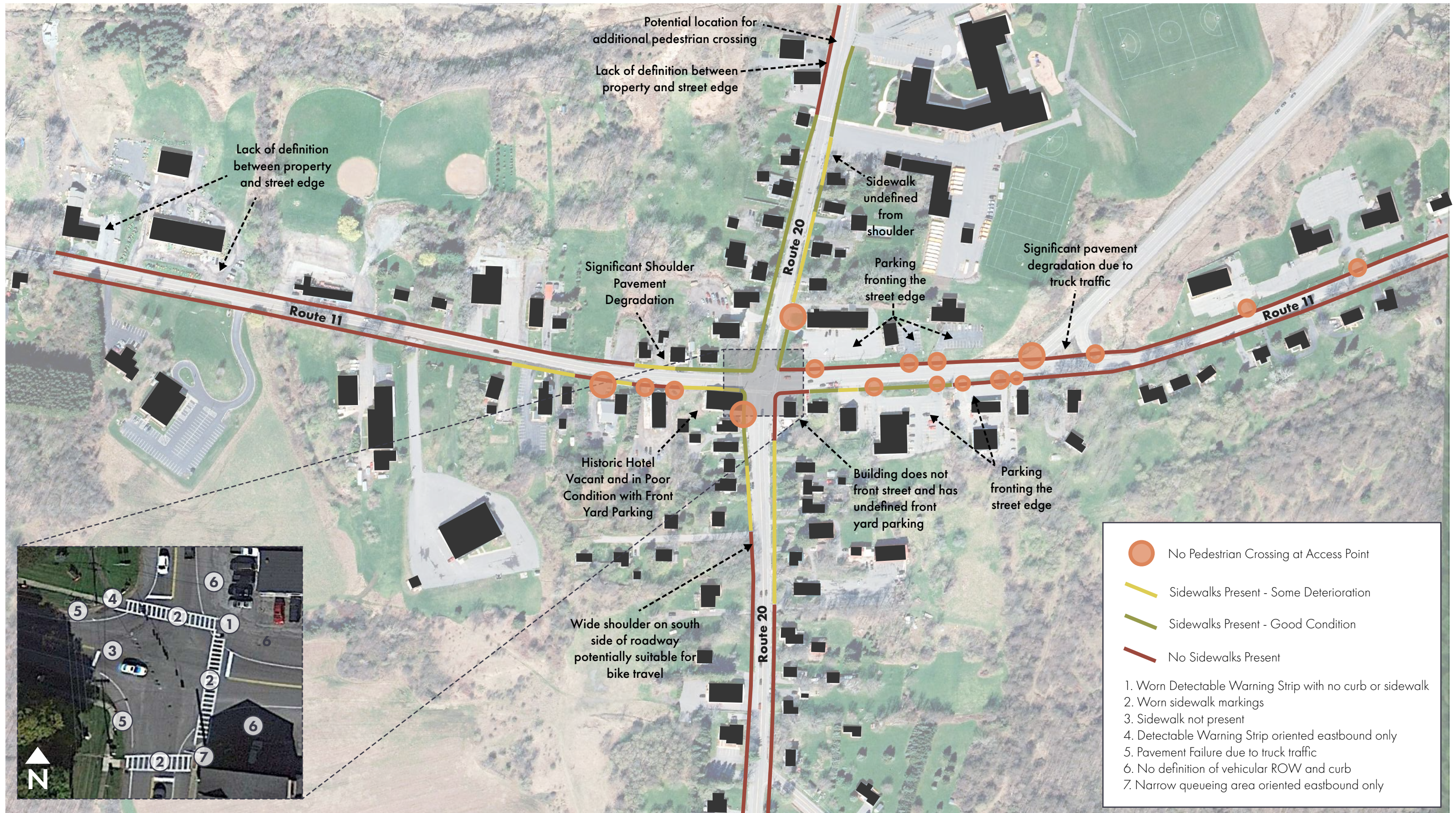
4.2.3 Streetscape Enhancements

LaFayette's identity as the Crossroads of New York stems from the fact that two major state routes, Route 11 and Route 20, intersect within the center of Town, creating the center of the Hamlet. Approximately 5-7% of the daily traffic crossing this intersection is truck traffic; therefore the turning radii and the width of the travel lanes must be designed to accommodate such movement. However, much can be done to improve the quality of the roadway network within the Hamlet to better cater to pedestrians and bicyclists' needs.

The lack of human-scale amenities such as street trees, benches, planters, and pedestrian-scale lighting encourages motorists to pass through the intersection at high speeds; regardless of the 35 MPH speed limit. The sidewalks are not well defined in certain areas, and in some locations are non-existent or in poor condition. Tree lawns have been maintained, however are very narrow in some locations and most are lacking trees within them. It is also unclear if, where, and when on-street parking is permitted within the Hamlet.

All of the factors combined have contributed to a lack of sense of place within the Hamlet. Since the advent of the affordable automobile, many communities have suffered a loss of traditional character within their historic development centers, and LaFayette has not been immune to this trend. In conjunction with storefronts that no longer front the street's edge and auto-centric development, the streetscape has become uninviting to the pedestrian or bicyclist, and acts more as a thoroughfare than a place to visit and enjoy. Public investment in streetscape enhancements could help leverage private sector investment in new buildings and businesses within the Hamlet; especially as installation of public utilities is being considered.

Map 13 on the following page identifies some of the key issues and opportunities within the Hamlet in regards to placemaking and streetscaping. This analysis was then used to identify potential enhancement strategies for both the public and private realm, which is presented on the subsequent pages following the map.



Map 13: Hamlet Streetscape Issues and Opportunities



Streetscape Components

Streetscape amenities should work together to create a unique character and consistency for the Hamlet. Streetscape components and amenities should be coordinated so that there is a seamless blend of materials, colors, shapes, forms and textures from one amenity to the other. Many manufacturers of streetscape components, such as lighting and street furniture, offer series that match in color and in style.

Strategically placed, benches, trash receptacles, bike racks, and planters will provide the needed amenities for both residents and visitors, and add color and life to the streetscape. Evidence shows that, green, and pedestrian friendly streets, which include furnishings, can entice residents to walk more, put 'eyes on street', and generate desirable foot traffic for local businesses.



Pedestrian level lighting extends the use of the street beyond the daylight hours and into the evening, providing for the continued use of public space. To conform to the historic character of the Hamlet, street lights should be lantern or acorn style (as shown at right).

Street trees are the most important streetscape component. They provide shade, which is not only beneficial to people but extends the life of pavement as well. Along with aesthetic benefits, trees can improve the function and feel on the street by creating

enclosure which makes the street feel narrower, therefore, slowing traffic and enhancing pedestrian friendliness. Street trees should be strategically placed as to limit the obstruction to storefronts and merchant signs.

The Town should also consider ways to integrate green infrastructure into not only building and site development but also into streetscape design. Doing so can reduce the damaging effects of runoff on streams and often add character and bring aesthetic benefits to the street.

The concept plan presented on the following page presents some of these streetscape components as they may be appropriate within the Hamlet.



Green infrastructure has the dual benefit of managing stormwater sustainably while adding visual appeal to the streetscape.





4.2.4 Four Corners Streetscape Concept

The concept plan presented on page 54, as well as the rendering presented on the following page, depict an envisioned future for the Four Corners streetscape. This concept considers the components described on the previous pages, as well as roadway improvements to create the community center that the Town is actively working to achieve. It is important to note that the Town will have to work closely with NYSDOT in order to implement any of the features within the concept plan. Both the concept plan and rendering are for visual representation purposes only.

Sidewalk Network

One of the most important components of a vibrant, Hamlet streetscape is a comprehensive, connected sidewalk network. The concept plan proposes installation of sidewalks along the west side of Route 11 north of the intersection, and extending sidewalks further east along the south side of Route 20. Any sidewalks that are in poor condition should also be repaired or replaced, as identified on Map 13.

Crosswalks

An additional crosswalk on the eastbound approach of Route 20 is recommended to allow pedestrians to cross from all approaches of the Four Corners. Additionally, the visibility of the crosswalks should be enhanced through the use of alternate paving material. This has the added benefit of creating visual interest within the roadway, but will need to be discussed and approved with NYSDOT to ensure that such treatment complies with their safety and operational standards. The Town should also consider installation of pedestrian crossing signals with countdown timers showing remaining crossing time, as well as non-visual cues indicating that is safe to cross.

Bike Boxes

In order to accommodate bicycle crossings at the Four Corners, it is recommended that bike boxes are installed at each of the approaches. A bicycle box is a dedicated space for bicyclists to wait at a signalized or stop-control intersection, typically placed at the front of one or two traffic lanes. These boxes improve the visibility of bicyclists for drivers waiting the intersection, and reduces the risk of drivers making turning movements conflicting with bicyclists going straight by placing the bicyclist ahead of these vehicles. By being in front of traffic, bicyclists are able to quickly clear the intersection and minimize conflicts to other traffic. The bike box should be about 10-20 feet deep, and painted green with bicyclist markings to clearly indicate its role. A stop line should be located behind the box, and "No Turn on Red" signage should be implemented to discourage vehicle encroachment.

Curb Ramps

The curb ramps at each of the corners should be developed and / or enhanced to increase accessibility at the intersection. The curb ramp at the southeast corner of the intersection is currently oriented towards the Route 11 crosswalk, and there is a sidewalk in poor condition oriented towards the Route 20 crosswalk. This curb should be developed such that there are two distinct curb ramps; one for each crosswalk with detectable warning strips in place. This ensures that individuals with vision impairments or physical disabilities are oriented directed towards the crosswalk, and not the middle of the intersection.

There is currently no curb on the northeast corner on the northeast corner of the intersection. Therefore, it is recommended that a curb and two curb ramps are implemented. A similar treatment is recommended for the northwest corner. Given the geometry of the southwest corner, it not recommended that a pedestrian refuge is established such as the other three corners. Rather, smaller curb ramps and detectable warning strips should be considered for each crosswalk approach at this corner.

Street Trees and Green Infrastructure

A robust tree planting program is recommended for both state routes in order to bring definition to the streetscape and a sense of enclosure. In addition to the traffic calming benefits mentioned previously, street trees can provide shading for pedestrians during warmer months, and help absorb pollutants from the roadway traffic. Street trees can also help absorb stormwater runoff; acting as green infrastructure in the Hamlet. In addition to street trees, the Town should consider implementing more green infrastructure such as rain gardens and bioswales to assist in stormwater management. These components also have the added benefit of beautification of the streetscape, as shown in the photo rendering.

Access Management

The Town should also consider restricting the amount of curb cuts present along both roadways, but in particular along the portion of Route 11 north of the intersection. A high concentration of curb cuts and driveways along a roadway can create an uncomfortable environment for pedestrians and increase the potential for conflicts with both vehicles and pedestrians. Implementing crosswalks across driveways can enhance visibility for both pedestrians and vehicles. Over time, as sites are redeveloped along the Route 11 corridor, the Town can encourage or require developers to reduce the number of curb cuts to the ROW. Additionally, the Town should encourage shared parking arrangements to facilitate adequate driveway spacing while not restricting additional development on vacant or underutilized parcels.



Existing Streetscape

Hamlet Streetscape Concept Rendering

4.2.5 Southeast Corner Redevelopment

The Town is taking ambitious steps towards the revitalization and restoration of the Hamlet by re-imagining the southeast corner of the Routes 11 & 20 intersection, where the derelict hotel currently sits. The Town has undertaken a visioning process for the future redevelopment of this site, and has developed conceptual renderings for future development, as shown below.

The proposed concept for the southeast corner is to utilize the existing structure of the hotel, and revitalize the facade to create a first-floor commercial space, with an open-air balcony on the second story. This concept utilizes the site and building design recommendations contained earlier in this chapter, including the tripartite facade design, placement of the structure along the street's edge, and utilization of historic materials. This includes lighting fixtures, building materials, and windows and doors that respect the historic character of the Hamlet.

On the lot directly south of the existing hotel, the Town envisions developing a two-story mixed-use building that reflects traditional Hamlet building design and helps to define the streetscape further. Again, historic materials and design will be utilized for this structure.

Re-purposing the hotel and adding a new structure along Route 11 will play a significant role in the beginning of the Hamlet's revitalization. The two buildings will act as anchors of the community, as well as examples of appropriate architectural design and character for LaFayette. The redevelopment of this corner will also leverage the public streetscape improvements described previously in this Chapter to foster the desired character of the community.



CHAPTER 5: PRIORITY ACTION PLAN



5. PRIORITY ACTION PLAN

Presented on the following pages are an implementation matrix for each goal's action items contained within the Vision and Goal Framework. Each action item narrative is associated with a set of objectives, a timeframe, and general cost estimate. Timeframes are meant to describe the estimated time an action will take to complete, not how soon the action item should be accomplished. Cost Estimates are based on order of magnitude, using the symbols below to reflect the following estimated cost ranges:

\$: Under \$10,000

\$\$\$: Over \$100,000

\$\$: Between \$10,000 and \$100,000

NA: No Cost

In addition to the implementation matrices, each goal has been assigned a lead party, accountable/approval party, and potential subject matter experts that will be involved in the accomplishment of these action items. Furthermore, the Town intends to establish a Comprehensive Plan Implementation Committee (CPIP), as described under Goal 5, Action Item 3, to coordinate efforts being undertaken within each goal category. The intended responsibilities of each identified party are outlined below:

Comprehensive Plan Implementation Committee (CPIP) Responsibilities:

- Carry out Goal 5, Action Item 3 to ensure that the other action items are carried out.
- Develop a methodology to track progress of Actions within each Goal area and provide monthly reports to the Town Board. This would include flagging those items that are behind schedule and offering reasons why and/or suggested changes to mitigate.
- Develop a methodology to track how well actions are leading to the plan Objectives being met.
- Provide an annual report to the Town Board, enabling insight as to whether the actions are achieving the intended plan goals, thereby allowing for periodic realignment by the Town Board if needed.
- Monitor plan implementation to identify and report monthly to the Town Board about any issues or risks.

Lead Party Responsibilities:

- Develop the top level plan for actions within each goal and provide the plan to the Town Board for approval.
- Ensure detailed plans for each action are developed, either by the lead party or by appropriate delegates. Provide plans to the Town Board for approval.
- Ensure cost proposals for each action are developed, either by the lead party or by appropriate delegate. Identify potential funding sources. Present proposals to the Town Board for review and approval.
- Monitor implementation of actions as approved by the Town Board.
- Provide monthly reports to the CPIP for consolidation in the Town Board monthly report.

Accountable/Approval Party Responsibilities:

- Review and approve all implementation plans for Plan action items.
- Review and approve all requests for funding related to Plan action items.
- Review and approve any subject matter expert contracts needed to complete the Plan.
- Provide oversight to the CPIP and all teams working on Plan action items to ensure responsible implementation of the plan
- Support teams in identifying appropriate experts and delegates for Plan actions.

Subject Matter Expert Responsibilities:

- Complete tasks as assigned by the Lead Party.
- If working as a paid expert, adhere to the terms of the approved contract.
- If working as a volunteer expert, adhere to the work statement provided for the task.

The assignment of these roles will ensure that this Plan will act as a guidemap for decision making within the Town for the next decade, while allowing for flexibility in achieving the stated action items as time passes, and roles may shift.

GOAL #1: HAMLET REVITALIZATION

Lead Party: Community Development Committee*

Accountable/Approval Party: Town Board

Subject Matter Experts: Water and sewer consulting expert, grant writer, NYSDOT, property assessment expert, municipal development expert

Action Item	Objective(s)	Timeframe	Cost Estimate
1. Review and revise the Town Code to ensure that its land use regulations support the desired scale, character, and type of development within the Hamlet.	B,C,D,E	1-2 years	\$\$
2. Foster a pedestrian-friendly environment through implementing placemaking and traffic calming strategies such as public art, parklets, street trees, lawns, bump-outs, high-visibility crosswalks, and street furniture.	C,E	1-10 years	\$\$\$
3. Conduct a water and sewer feasibility study and pursue funding to develop the public infrastructure within the Hamlet necessary to encourage private investment and remove blight.	A,B	1-2 years	\$\$
4. Pursue grant funding to assist in rehabilitation of deteriorating properties and preservation of historic structures.	C,D	1-2 years	\$
5. Restore and/or revitalize the old hotel at the Four Corners so that it positively contributes to the economic base and character of the Town.	B,C,D	1-2 years	NA
6. Work with NYSDOT to revise preliminary intersection design concept to ensure increased safety, comfort, and access for all transportation modes while maintaining traffic flows along Route 20 and Route 11.	C,E	3-5 years	NA
7. Review and revise the Town Code to include nonresidential design standards or guidelines to ensure future development is of a desirable aesthetic to the Town and that the development of the Hamlet and surrounding area is compatible and mutually supportive.	B,C,D	1-2 years	\$\$
8. Inventory sidewalk sections and address those in need of repair. Identify gaps within the existing network. Consider establishing a maintenance plan.	A,E	< 1 year	NA
9. Conduct a property condition inventory and develop a strategy for reviving abandoned, dilapidated sites and vacant lots; and consider developing a property maintenance code for derelict or deteriorating structures and site.	C,D	< 1 year	\$

* Town of LaFayette Community Development Committee has yet to be established.

GOAL #2: RURAL CHARACTER PRESERVATION

Lead Party: LaFayette Advisory Conservation Commission (LACC)

Accountable/Approval Party: Town Board

Subject Matter Experts: Regulatory/land use expert, Stormwater management expert, SEQR process training/expert, NYSDEC, SUNY ESF, Tree expert for tree planting plan, Parks staff

Action Item	Objective(s)	Timeframe	Cost Estimate
1. Conduct an independent study of regulatory techniques and land use controls that are best practices such as Conservation Subdivision Design (CSD) to manage future development in order to preserve the Town's public vistas and critical environmental and agricultural areas.	A,C,E	1-2 years	\$\$
2. Encourage the use of tax abatement programs and other incentives for property owners to maintain agricultural land uses.	A,B,C	Ongoing	NA
3. Encourage the use of Onondaga County's Purchase of Development Rights Program for LaFayette farms to preserve farmland and support farm operators financially.	A,B,C	Ongoing	NA
4. Encourage the use of natural stormwater management practices as a part of development application review process (e.g. bioswales, rain gardens, green roofs).	A,E	Ongoing	NA
5. Draft and adopt Environmental Protection Overlay Districts (EPODs) for critical environmental areas and resources; including but not limited to floodplains, wetlands, woodlands, steep slopes, and wildlife management areas, to better monitor and protect them from development pressures and degradation.	A,E	1-2 years	\$
6. Enhance understanding of the State Environmental Quality Review (SEQR) process by all review boards to protect our natural resources from the potential negative impacts of development.	A,B,E	< 1 year	NA
7. Review and revise the Town Code to include provisions for green infrastructure and renewable energy use in both building and site design.	E	< 1 year	\$
8. Work to reduce the Town's environmental footprint through better management of pollution, waste material, and use of energy and water resources.	C,E	Ongoing	\$
9. Develop and adopt a Parks and Open Space Master Plan, including the Town's existing Map of Potential Conservation Lands, to identify strategies for the development and preservation of recreation facilities and programs, trails, and open space within the Town.	A,D	3-5 years	\$\$
10. Inventory and identify sensitive environmental areas in the Town and designate Unique Natural Areas or Critical Environmental Areas as defined by the NYS Department of Environment Conservation (NYSDEC), and as appropriate.	A,B,E	1-2 years	\$
11. Regularly review and revise, as needed, all local regulations dealing with stormwater runoff and retention to maximize protection of surface and groundwater resources.	A,E	Ongoing	\$
12. Establish a tree planting program for Town-owned properties and public ROWS.	A	1-2 years	NA

GOAL #3: ECONOMIC DEVELOPMENT

Lead Party: Community Development Committee*

Accountable/Approval Party: Town Board

Subject Matter Experts: OCC Small business development center, Onondaga County Office of Economic Development, Cornell University, SUNY ESF, NYS Department of Agriculture and Markets, Local developers

Action Item	Objective(s)	Timeframe	Cost Estimate
1. Incentivize area farmers to develop an agritourism industry by establishing new and partnering with existing training, promotion and support for this local emerging industry.	D	1-5 years	\$
2. Support the provision of a local farmers market in the Hamlet or Stafford Park to connect local agricultural operations and products with the greater LaFayette community and its visitors.	B,D	< 1 year	\$
3. Investigate and teach local farmers about teaming with the Cornell Small Farms program to establish workshops or internships to grow and promote their farms.	D	Ongoing	NA
4. Work with LaFayette Apple Festival Inc. and area farmers to develop economic uses for the Apple Festival grounds and buildings that are compatible with the surrounding neighborhood throughout the calendar year.	A	Ongoing	NA
5. Work with developers and property owners to coordinate future infrastructure investments for continued growth of the Town's commercial areas.	A,B	Ongoing	NA
6. Investigate and support the provision of quality, affordable renter and owner-occupied housing options within the Town for all residents.	C,E	3-5 years	NA
7. Work with local partners such as the Onondaga Community College Small Business Development Center and the Onondaga County Office of Economic Development to attract new businesses and provide resources to prospective and existing business owners.	A,B	Ongoing	NA
8. Support provision of mixed use development in the Hamlets to help spur activity.	A,B	6-10 years	NA
9. Review and revise Town application review processes to increase understanding by the applicant and action by the boards and streamline the process.	A	< 1 year	\$
10. Review and revise Town Zoning Code with best practices in support of the community's goals to respond to new technologies and markets, update obsolete regulations, remove regulatory barriers, and improve administrative efficiency.	A,B,C,E	1-2 years	\$\$

* Town of LaFayette Community Development Committee has yet to be established.

GOAL #4: INFRASTRUCTURE & COMMUNITY ASSETS

Lead Party: Town Board

Accountable/Approval Party: Town Board

Subject Matter Experts: Onondaga County Broadband Initiative, LaFayette Safety & Facility Maintenance Committee, LACC (Climate Smart Initiative), NYSDOT, Transportation Master Plan consultant, LaFayette Highway Committee

Action Item	Objective(s)	Timeframe	Cost Estimate
1. Identify areas for future development nodes and consider pursuing funding for water and sewer development.	A,C	3-5 years	\$\$
2. Support the County's work with internet providers to expand broadband availability Townwide.	B	3-5 years	NA
3. Maintain public facilities at consistently high levels and commit resources for street and sidewalk maintenance, street cleaning and general community appearance.	D	Ongoing	\$\$
4. Promote the use of green energy and green infrastructure in developments throughout the Town.	E	Ongoing	\$
5. Support future public and private investment through grants and tax incentives to build sustainable infrastructure.	A,B,C,D	6-10 years	\$\$
6. Consider becoming a Climate Smart Community.	E	< 1 year	NA
7. Draft and adopt a Transportation Network Master Plan and Map that considers both vehicular and non-motorized transportation connections and facilities throughout the Town.	D	1-2 years	\$\$
8. Work with NYSDOT on the Route 11 & Route 20 intersection redesign to ensure that the project enhances multi-modal connectivity while reducing congestion at peak hours.	D	6-10 years	NA
9. Draft and adopt a Complete Streets policy that classifies roadways based on anticipated users and desired improvements.	D	< 1 year	NA
10. Review policies regarding public and private roadway design and use to maintain consistency of Town standards for all future roadways and roadway improvements.	D	1-2 years	\$
11. Work with local, state, and regional transportation departments and authorities to include on-street bicycle facilities, where appropriate, when re-striping roadways.	D	Ongoing	NA
12. Include access management standards in the Town to reduce conflict points on main arterials within the Town while promoting safe access for vehicles, pedestrians, and bicyclists to adjacent development.	D	1-2 years	\$


GOAL #5: EFFECTIVE & COLLABORATIVE LOCAL GOVERNMENT

Lead Party: Town Board

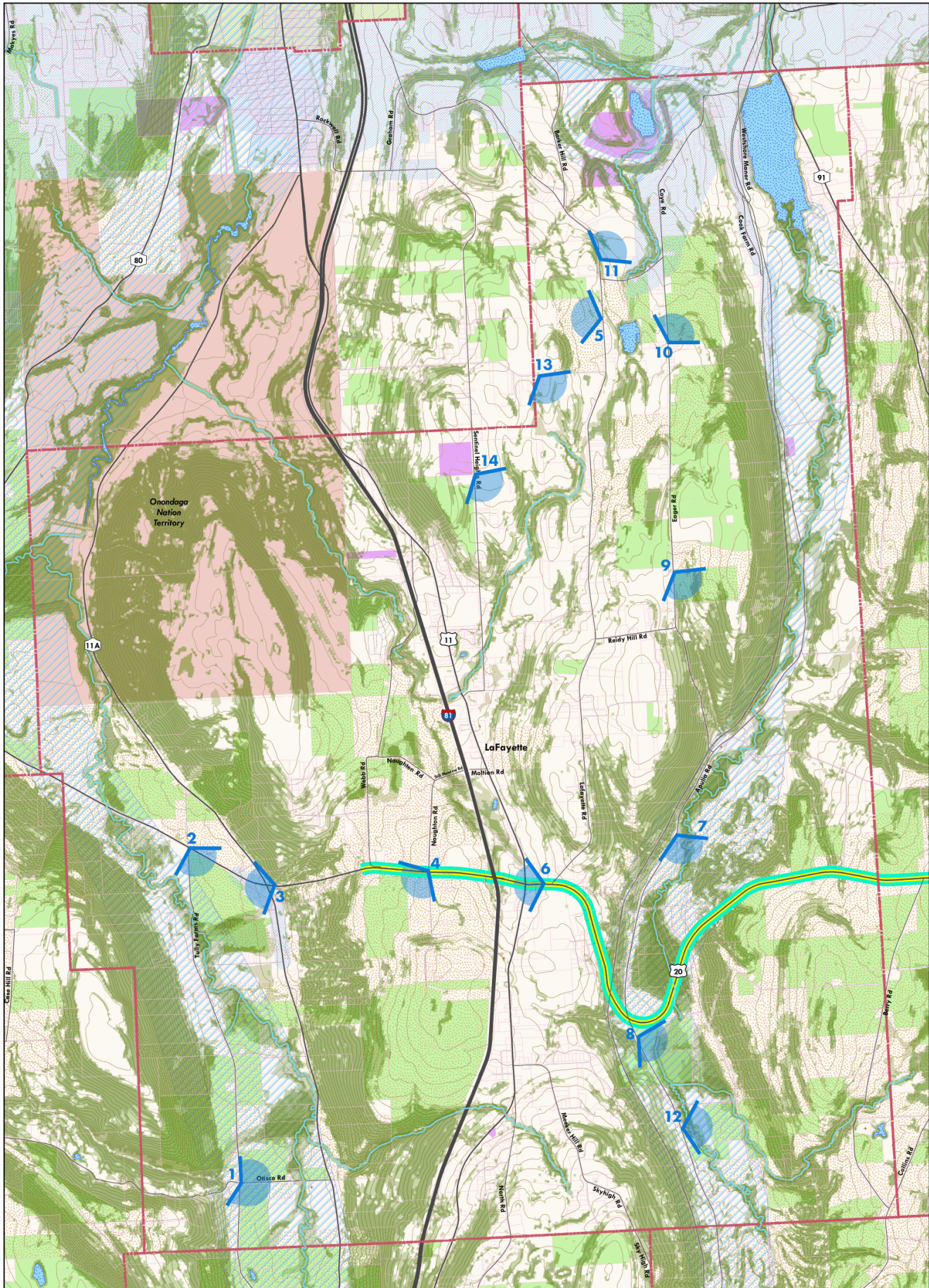
Accountable/Approval Party: Town Board

Subject Matter Experts: CPIP, LaFayette Information Officer, LaFayette School District, Onondaga County, Onondaga Nation

Action Item	Objective(s)	Timeframe	Cost Estimate
1. Establish a community outreach program to maintain a Town-wide event calendar, partner with local neighborhood groups, and assist with planning events that build resident relationships.	A,B,C	1-2 years	\$
2. Plan periodic events for residents to interact directly with elected and appointed officials, e.g., host dialogues with residents regarding current topics, upcoming events, issues, ideas etc.	B,C	Ongoing	\$
3. Establish a Comprehensive Plan Implementation Committee to ensure that action items are carried out.	B,C	< 1 year	NA
4. Develop a "Welcome" package for new residents highlighting Town resources, events, businesses, and contacts.	B,C	1-2 years	\$
5. Support and coordinate efforts with the private and non-profit organizations that provide programming and recreational opportunities for residents.	A,B,D	Ongoing	NA
6. Consolidate Town and school services to the fullest extent possible.	A,D	1-2 years	NA
7. Create an inventory of potential areas of opportunity for sharing services with one or more local governments and research potential savings from implementing specific shared services.	A,E	1-2 years	\$
8. Develop formal methods and processes to create and maintain lines of communication between the Town government and neighboring municipalities, Onondaga County, Onondaga Nation and the LaFayette School District.	A,C	1-2 years	NA
9. Form a partnership with neighboring rural towns to provide stronger representation for common needs when working with Onondaga County.	A,C,E	Ongoing	NA
10. Maintain open and consistent communication with State agencies to ensure statewide initiatives within the Town align with the Vision & Goals of this Plan.	A,C	Ongoing	NA



TOWN OF LAFAYETTE
2021 COMPREHENSIVE
PLAN **APPENDIX**



**Central New York
Regional Planning and Development Board**

100 Clinton Square
126 North Salina St, Suite 200
Syracuse, NY 13202
Phone: (315) 422-8276
www.cnyrpd.org

Town of LaFayette Open Space Map & Potential Conservation Lands

0 0.5 1 2
Miles

This map is for presentation purposes only. The CNY RPDB and SMTDC do not guarantee the accuracy or completeness of this map.

<p>Trails</p> <ul style="list-style-type: none"> — Erie Canalway Trail (Existing) — Erie Canalway Trail (On-Road) — North Country Trail — Finger Lakes Trail — Other Trails <p>Rail</p> <ul style="list-style-type: none"> — Operating Rail — Non-Navigable Streams — Abandoned Rail <p>Other</p> <ul style="list-style-type: none"> ■ Historic Sites ■ Agricultural Lands ■ Lakes (Navigable, Non-Navig.) 	<p>Significant Views</p> <ul style="list-style-type: none"> — Scenic Byways <p>Environmental</p> <ul style="list-style-type: none"> — 10 m Contours — Navigable Streams — Non-Navigable Streams <p>Other</p> <ul style="list-style-type: none"> ■ Industrial Lands ■ Cities ■ Villages ■ Towns ■ County 	<p>Sensitive Areas</p> <ul style="list-style-type: none"> ■ 15+% slopes, Forested slopes of 12+%, 100' Stream and Lake buffers, State and Federal Wetlands, Emergent and Woody Wetlands, 100-year Floodplains. Note: the darker the green, the more of these layers that are represented. ■ Aquifers ■ Agricultural District ■ Cemetery ■ Reservations ■ PDR Farmland
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Date Submitted	What are the main issues or challenges to be addressed within the Town of Lafayette?	Where do the greatest opportunities lie with the Town of Lafayette?	What characteristics addressed in the Community Profile draw you to live in the Town of Lafayette?
06/11/2021 09:21am	There are too many properties, commercial especially that are eyesores and no action is taken to clean them up. i.e. Green Thumb Markets, Mike Amidon's Repair Shop and adjoining house.	Clean up the Crossroads of New York. Our four corners for which we are known for are a disgrace.	Love the rural area and the proximity to Syracuse
06/11/2021 09:54am	Realestate taxes are high. Lack of Village appeal. Lacks character and appeal.	The Village (4 corners area) needs a facelift. Could use shops and restaurants as well.	The rolling hills and view. Rural setting.
06/11/2021 10:14am	increasing the tax base, we pay too much in taxes. Tear down the ugly building on the southeast corner of the Rt 11/Rt20 intersection and turn it into something useful. Fix that intersection so there are turning lanes and traffic does not back up.	not sure. And please fix the grammar in the Mission Statement. It should read "...is preserved through..." not "are." The verb refers to the noun hamlet which is singular.	I grew up here and it is home. The 30 acres we live on is my family land
06/11/2021 10:15am	Definitely the cell/wifi issues. I'm sure of what else. I don't really know much that is going on in the town other than what is written in the monthly magazine/letter.	The greatest opportunities are within the small Mom and Pop businesses and especially the Apple production "industry".	All of it is perfect! But I have to say that THE most compelling parts are the descriptions of the actual area that we live in definitely keep us here. We live in a beautifully scenic, quiet and naturalistic woody area in the countryside. Love it!
06/11/2021 10:15am			Approximately in 1968 the county had OBrien & Gere do a water and sewer plan for our areal That covered locations for water tanks and lines along with sewerage!
06/11/2021 10:39am	My water smells and I am not sure why... also the plops hitting my mailbox.	To be at peace and surrounded by a small community. If prefer it to stay rural, close knit, and small	The beauty. And the fact that its rural. I have a little boy and raising him in the city didnt feel right. I was raised in the country and wanted him to have the same upbringing.
06/11/2021 11:01am	The real challenge is in east of here, a place called Albany, but managed development, what development? Development is what they have in Tully. I would not say we have economic stagnation here, because I have seen no employer that could hire locals move in. There is nothing to manage. It is becoming Fayetteville with more pick ups.	If we are going to be a suburb then be one. There is little hope for economic development as the terrain is a bit of a challenge for large trucks. Someplaces are just meant to be a good place to live, and maybe that is enough.	None of it. It reads like a job description written by a corporate HR department.
06/11/2021 11:26am	The main issues are fresh food. It feels like a food vacuum. often I need fresh fruit, salad or vegetables. I usually run into Green hills grocery store. To be super honest, please don't bring in a fresh farm market on Saturdays. That could be more costly than just running to Green hills and I am limited to Saturdays only. My alternative is could drive to the farmers market in Syracuse, have more diversity and it will be cheaper. I just wish we had a mini grocery store all the time with the same prices as if it was Green Hills prices. Byrne dairy costs more and has very little quality in vegetables and fruit. I wish we had the Big M grocery store in town or a small Tops.	Mason Hill. We have this amazing place to hike that is virtually inaccessible to an average person. What a waste of a natural resource. Please make a real viable access on Eager Road. Also mark the boundaries of the land trust clearly, so people don't stray. It was very difficult to know the boundaries when up there. Do not count this as a resource of our town, if we really have no access for parking there and hiking. Starting from the bottom of Apulia is insane. Don't scapegoat it to back to the CNY Land trust as being responsible for the access, if our town claims this as part of the town and a natural resource. INSTEAD please make a HUGE effort to facilitate with land owners to have a medium sized parking lot on Eager and. That is 85 acres just sitting there in our town that I would be thrilled to use often.	To be honest, we chose the town for the rural aspect, but quick hop to rte 81 into the city. We live in Lafayette Road toward the end of it.
06/11/2021 11:44am	Lack of convenient and reasonably priced grocery stores. Dollar general building was once a convenient grocery store--now there is none in the area.	Use of land for picnic or hiking that is available but not accessible like mason hill.	Country living--not city.
06/11/2021 12:06pm	The ugly east corners of rt 11 at rt 20!	Fixing up rt 11 and rt 20 corners. Getting rid of the old hotel. Also I would like to see a modern, luxury apartment complex with 2 and 3 bedrooms, 2 to 3 bathrooms with washer and dryer units in each opt. There are so many in the south that are very nice.	Quiet, conservative, beautiful country yet so close to DeWitt
06/11/2021 12:26pm	Protecting our open spaces and natural amenities (6% decrease in undeveloped land since 2012 is concerning!), resisting development pressures that don't align with the values and character of the town (especially with more people working from home and wanting to live farther from cities)	Formal protection of our open spaces (easements, collaboration with conservation organizations to protect local forests), outdoor recreation, ensuring the vitality of local farms, economic development focused on improving the hamlet/rt 20-11 intersection rather than greenfield construction projects	Natural scenic beauty, rural charm, undeveloped open spaces, nearby natural amenities and outdoor recreation, quiet and peaceful neighborhoods, easy travel to Syracuse and surrounding areas
06/11/2021 03:16pm	This town needs to improve trash collection. I meant, to have at least yard debris collection three times a year and at least every other month collection of big trash like unwanted furniture, mattresses, etc.	As the town of Lafayette continues growing in diverse population, maybe celebrating more food and music festivals that open opportunities to exchange cultural folklore. It will bring visitors from all around of well promoted and that can be a good \$\$\$ boost to the town!	It's rural but at the same time closer to the city. I came to Lafayette for the first time in 1997, the Apple festival, and immediately knew this was where I wanted to buy and live. Love this place!
06/11/2021 03:31pm	Water supply.	The huge amount of local and thru traffic from all the major routes that go through the town could surely be capitalized on. The growing population of younger families could use more local shopping options.	The quiet country setting, rolling hills and natural terrain features.
06/11/2021 03:38pm	Apulia Road needs a slower speed limit, especially near the intersection of Rte 20. I have witnessed, and have heard, community members talk about how unsafe it is. I have witnessed many close-call collisions, as well.	I think adding more sidewalks to town, with potentially a couple of small businesses (ie coffee shop) would be nice.	I love the small knit community. It is caring, and supportive. I love the school district! I am proud to live here.
06/11/2021 04:41pm	Making sure we can keep our small town look and feel while taking advantage of those qualities to improve the lives of those living in the town.	They are probably untapped at this point. As a small town unfortunately you also have people that make choices or are put in positions that have nothing to do with their skill set but who they know.	Small rural community, scenic views, farmland.
06/12/2021 03:56am	Maintaining an attractive community with both personal and business properties. Quite frankly, when you travel the US Route 20 corridor, our little hamlet isn't as enticing as most.	Attracting business that fit in our rural but progressive heritage.	Rural, proud & diverse
06/12/2021 04:09am	Most definitely it is the four corners. Something really needs to be done about the poor appearance of the center of our town. Between the boarded up, unkept hotel, Amidon's garage, the appearance of the house behind Amidon's as well as the mess around the garage behind Cindy's. It brings the whole town down.	Beautifying the four corners, "The Crossroads of Central NY" Would be my vision. It would add to my pride for living in Lafayette. I always think, Tully is such a pretty little village. I love that they have sidewalks and an area to have events in the center of town. Doing something to the corners, weather through restoration or reworking the area would be my recommendation. I love that Tully has an ice cream stand and a coffee shop where people can gather inside and out. As well as the new beautiful park in town. Thanks for asking for our input.	Our sense of community, people pulling together to help each other and offer support when in need. The beautiful views are what I enjoy most. Also the wonderful park that has been developed is certainly a gem.
06/12/2021 12:24pm	Lack of access to public water is the main challenge along with so few services offered here. A full grocery store would benefit the community.	Using the open spaces we have to continue to develop recreational areas including wild life and natural world exploration. Attracting people who want to run small agribusinesses would also allow us to maintain our current culture while attracting new development.	The rural, agricultural nature of the area draws me to leave here. I appreciate being away from too much commercial and residential development while still being close enough to a larger commercial and cultural center like Syracuse.
06/13/2021 02:58am	Water and sewage infrastructure. Lack of businesses.	The greatest opportunities would be had if new and old small businesses could hold hands at the heart of the town. Creating the correct infrastructure to support the historic hotel would be a monumental task however a huge boost. We are the crossroads of the state supported by Routes 11, 20 and 81. I love the Lafayette area but have always had to drive into the Jamesville, Dewitt, Fayetteville and Manlius areas to support my home and family's needs.	The architecture of the landscape. Small community lifestyle.
06/13/2021 04:42am	1. The Town zoning is old, with stated "purposes" that are not upheld by the dimensional settings in the zoning. This does not serve the community goals in our Comprehensive Plan of (a) compact development in the hamlet, and (b) protection of open space and farmland in surrounding areas. As a result, the town has been seeing slowly sprawling development, lot by lot, eating away at our open space views, our town center (hamlet) walkability, and our rural character. 2. Implementation of sewer service in the hamlet has not been a priority and this has stalled rehabilitation of our 19th century buildings that have great mixed-use potential. 3. Development without open space protection (supported by new public water), is going to impact the long-held stunning visual quality of the Cariff Valley along scenic Route 20. 4. The Apple Festival has always been a good thing, but the introduction of a loud, concert venue in the formerly quiet, scenic valley has not been welcomed by many community members who live, all summer, with the change of use.	1. In retaining our amazing rural character, the open space and farmland that is still visible in the gorgeous views from our roads, just minutes from Syracuse, we can attract high quality, compatible development. 2. In rezoning the town to include Conservation Subdivision Design process, and revitalizing the historic form of our crossroads so that new mixed-uses can thrive there, and development fits in with our historic hamlet character, we can prevent development from spreading out into our cherished open spaces and farmlands and keep the hamlet growing, with design guidance, for a walkable, scenic community center, which has been lost over the years. 3. Hamlet zoning should be expanded to include parcels to the southeast, between the former elementary school and the fire station. These are prime potential hamlet development lands for growing a compact, walkable Hamlet center.	1. The remaining scenic rural character, open space, farmland, peace and quiet (a lot of it has been lost since I was a kid here). 2. The historic 19th-century character that remains in the hamlet.

Date Submitted	What are the main issues or challenges to be addressed within the Town of Lafayette?	Where do the greatest opportunities lie with the Town of Lafayette?	What characteristics addressed in the Community Profile draw you to live in the Town of Lafayette?
06/13/2021 07:06am	Hamlet.	Improving the hamlet - businesses, traffic. Lafayette as a destination, building off successes, and inventing new ones.	Rural living. Great vistas. Small town feel. Enthusiastic and caring leadership.
06/13/2021 07:21am	The old hotel in the center of the town!	I don't think we need any more businesses in town. I think that the center of town needs to be spruced up more.	We were young when we moved out here, but I would have say the rolling hills and the beautiful scenery.
06/13/2021 08:22am	The Hamlet. Every small town with the exception of Lafayette, in the area, is lovely in it's own right. Lafayette looks like a hodge podge with no planning. There are some historical residences and buildings that get lost among rest.	Following the existing Comprehensive Plan from 2012.	Open spaces, natural resources
06/14/2021 10:18am	1) Eyesore in town at the traffic light. The boarded up building. 2) Need for sidewalks for students from the Willow Wood apartments to walk on to get to the high school. Cars speed up route 11 and it is dangerous for our young people walking.	1) Apple Orchards need to have overnight accommodations. 2) We also need a bakery. Get rid of the political office near the bank and make it something appealing like a bakery or craft store.	Small town. Beautiful scenery. I grew up here and have family close by.
06/14/2021 03:37pm	1. Improved zoning especially related to a Conservation Subdivision Design to preserve the rural character of the town and Design Guidelines for buildings to protect the historic character of the hamlet. 2. Addressing the appearance of the Hamlet to attract economic development and protect the historic character of La Fayette. 3. Water and sewage within the Hamlet to develop economic growth. 4. Creative, innovative leadership.	The prospects for change a growth are wide open. With implementation of a few necessary changes to develop necessary improvements (sewage and water) protect and improve current attractive aspects (rural character, advantageous location) the town has limitless opportunities for moving forward with managed development and economic growth.	1. Rural character 2. Close to Syracuse and it's amenities 3. Central location in CNY
06/14/2021 03:45pm	Water. We live on Barker Hill and the water situation up here is often a challenge-- not enough water for the people who are here let alone any subdivisions. I still can't believe the Hamlet doesn't have water and sewer. Needs to happen. Also, looking at the Plan, the zoning seems a bit haphazard. I think it does need to be looked at and updated. Also I don't see anything addressing Conservation Subdivision Design (CSD), which would go a long way to protecting the open spaces and natural beauty that drew us here in the first place.	Get better infrastructure in the hamlet: water and sewer. Establish more businesses (wouldn't it be great to have a Wegmans) near Town, but do keep the quaintness of town proper and make places like Family Dollar build better structures in keeping with the community rather than generic boxes. Think Manlius rather than Dewitt. Leave the outlying areas agricultural, but do think of creating more water districts. The Transportation Dept is top notch by the way-- always keeping the streets plowed, great communication, clean-up days very well run, etc.	The rural nature, the viewscapes, the open areas where nature is wild-- all of these are critical reasons to settle in Lafayette. It is important to protect the rural character of the town. That said, the proximity to Rte 81 near the Hamlet and 481 at the northern extreme of the town provide excellent access to Syracuse, Dewitt, the Thruway, and points farther afield.
06/14/2021 05:05pm	structures that are "eyesores" need to be fixed up or removed	along the main routes - 20 and 81 people travel route 20 as a scenic drive and visit neighboring communities - capitalize on the "crossroads"	rural green spaces scenic views
06/14/2021 06:15pm	Preserving current undeveloped/agricultural/green spaces Public sewer system	Playing to the Town's strengths: ability to provide quality of life for its residents, which includes careful zoning to protect and conserve natural resources and agriculture; Support for sustainability initiatives, clean energy Installation of public sewage system	Undeveloped land/green spaces Quality of life made possible by country/rural living and easy commute to Syracuse Desirable school district
06/15/2021 11:24am	WE NEED CONTROLLED RESIDENTIAL DEVELOPMENT SO THAT OUR NATURAL RURAL CHARACTERISTICS AND BEAUTY ARE MAINTAINED. THIS INCLUDES AVOIDANCE OF RANDOM CLUSTER DEVELOPMENT AND RANDOM RESIDENTIAL DEVELOPMENT ESPECIALLY ALONG PRIMARY ROADS. HIGH QUALITY RESIDENTIAL DEVELOPMENT AND TYPES OF CONSERVATION SUB-DIVISION DEVELOPMENT SHOULD BE A NECESSARY INCLUSION IN PLANNING. FARMLAND SHOULD NOT BE THE DEFAULT FOR MORE RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL DEVELOPMENT. MORE LAND SHOULD BE ZONED RESIDENTIAL SO THAT ENOUGH AREA EXISTS TO PROPERLY DEVELOP QUALITY HOMES IN A NATURAL AND BEAUTIFUL SETTING.	FOCUS ON PROTECTING AND ENHANCING LAFAYETTE'S NATURAL AND HISTORIC CHARACTERISTICS, INCLUDING ITS FARMLAND.	OPEN SPACE
06/16/2021 11:41am	Town plan needs to include Conservation Subdivision Design to protect open space and rural farm land.	Maintain rural character and way of life. Maintain farming and agricultural work and products.	Open space and farmland. Rural community. Limited development.
06/17/2021 12:35pm	We need Conservation Subdivision Design (CSD) for the entire Ag District to conserve open space and farmland. We need updated zoning and subdivision laws to support our goals. We need public sewer throughout the Town of Lafayette. We need visual Design Guidelines to protect the historic character of the town. We need to implement our Comprehensive Planning goals.	Zoning and Public Services (sewer, parks, bikes, community spaces)	Not addressed, but very important is I am the 4th generation living in my family home, bringing up my children (5th gen). We continue to live here because of the closeness with nature and the community.
06/25/2021 01:52pm	Improving the Hamlet Increasing cooperation with the Onondaga Nation Preserving natural spaces and promoting environmental conservation Protecting water resources	Community based activities for children Functioning town services Land formations conducive to green space preservation Abundant water resources	Natural beauty Welcoming community spirit Small school with decent resources
06/29/2021 06:08pm	We moved here 30 years ago for a more peaceful environment. We liked the sense of community and the small town feel of Lafayette. We are not happy with some of the changes that have taken place in the past few years. 81 has gotten much louder (more trucks) which we know is out of town control, the smell of manure is so intense at times that we can't be outside or open our windows, and now we have to put up with the sounds of heavy bass traveling 3 miles to invade our quiet neighborhood of Applewood. Even with the windows closed and the fan blowing we are assaulted by the sound. Whatever happened to community and caring for your neighbors?	Use the Applefest grounds to bring the community together not drive us apart. How about a yearly community garage sale, tractor rides through paths of carved pumpkins, weddings, reunions, acoustic bands?	rural and community
07/01/2021 07:21am	Change is coming to Lafayette. Decisions made now will inexorably shape the kind of community it becomes. To have the results I would like, it needs 1. to protect its open spaces and scenic views. 2. To revitalize the Hamlet and give it a sense of place. 3. To expand its public recreational facilities. Here are some specific suggestions For 1: a. Write the principles of Conservation b. Subdivision Design into its zoning laws. Encourage the continued cultivation of presently cultivated land and renewed cultivation of now fallow agricultural land. For 2: a. Solve the public water in waste water out problem. b. Protect and renovate the Lafayette Hotel. c. Develop and adopt architectural design requirements for new buildings and major renovations of existing buildings. d. Enact zoning that will keep out future McDonald's-like buildings and gas stations. e. Implement all the steps recommended in Goals 14 and 15 of the 2012 Comprehensive Plan. f. Negotiate with the DOT a reconstruction of the Routes 20 and 11 intersection that implements all of the recommendations of Goal 16 in the 2012 Comprehensive Plan For 3: a. Map and develop a network of greenways and trails connecting major recreational b. and business areas. Take advantage of our steep slopes by developing hiking or cross-country skiing trails along them.	The greatest opportunity now for Lafayette is its ability to shape its own future. Good forward-looking decision making now can preserve and protect the essential features that make Lafayette unique and attractive. Poor decision making now could lead to a long deterioration of those features that strip Lafayette of its rural character and leave it just another soulless stop along the highway.	I was attracted by Lafayette's 'country' feel, its open spaces, its spectacular views, and its proximity to the city.

Date Submitted	What are the main issues or challenges to be addressed within the Town of Lafayette?	Where do the greatest opportunities lie with the Town of Lafayette?	What characteristics addressed in the Community Profile draw you to live in the Town of Lafayette?
07/03/2021 08:54am	I believe we should maintain our rural character by protecting and preserving our open spaces, scenic views and natural areas. In order to facilitate this we must update our zoning laws and implement the Conservation Subdivision Design.	Our greatest opportunities lie in the preservation and protection of our rural and historic character and by a thoughtful and measured approach to any future development.	It's beautiful rolling hills, forests, streams, farm lands and wildlife.
07/03/2021 09:15am	3490 Lafayette Rd 5G tower placement, receiving taxes for the town from solar installation companies.	ability to control growth ie. new housing, new technologies	everything listed in the profile
07/03/2021 10:32am	<p style="text-align: center;">Appearance of hamlet Effective plan for improving above Enforcement of zoning codes (elimination of junk yards, abandoned buildings, trash in yards) Water and sewage in hamlet</p>	PLANNED development	Rural setting Scenic views Affordable housing
07/05/2021 07:50pm	Preservation and maintenance of the downtown (hamlet) area. Perhaps something can be learned from Tully.	Tourism, small businesses	Rural character, open space, hilly terrain

TOWN OF LAFAYETTE COMPREHENSIVE PLAN UPDATE

DRAFT Public Outreach Strategy

Phase 1: Project Webpage Development

B&L will work with the Town's Information Officer to develop a dedicated page on the Town's website to post project updates continually throughout the planning process. The project page will contain a comment box that allows users to submit thoughts or questions directly to B&L, and the project team will compile these questions and written responses. The comment box will be open ended, and the public will be able to submit comments at any time throughout the project. Additionally, the project page will contain draft components of the plan for public review periodically throughout the process.

Phase 2: Online Survey Questions

Following the Tiger Team's review of draft deliverables from B&L, 1-3 survey questions may be developed to be posted on the Town's website soliciting input on key components of the section of the plan under review. The results of the survey will be documented, and the draft deliverables will be edited as appropriate based on public feedback.

Phase 3: Open Tiger Team Meetings

Certain Tiger Team working meetings may be opened to the public as determined by Town Staff and the Tiger Team members. The role of the public in these instances will be to listen, and provide feedback or questions during a ten minute public comment period at the end of the meeting.

Phase 4: Community Open House / Public Hearing #1

B&L will host an in-person or virtual (depending on the status of COVID-19) Community Open House to allow community members to review and comment on the Draft Comprehensive Plan in an informal setting before it is considered for adoption by the Town Board. Following the Open House, a Public Hearing will be conducted by the Tiger Team, during which the team will recommend the Plan's adoption by the Town Board at the second Public Hearing. This meeting will be promoted on social meeting and advertised in compliance with the NYS Public Meetings Law.

Phase 5: Public Hearing #2

Following the Open House, any comments will be addressed in the Draft Plan, and a second Public Hearing will be held by the Town Board, during which the Board will vote on formally adopting the Plan. This meeting will be open to the public, and advertised in compliance with the NYS Public Meetings Law.



TOWN OF LAFAYETTE

COMPREHENSIVE PLAN UPDATE

Kick-Off Meeting

April 13, 2021 @ 5:30 PM

Meeting Summary

Attendees: Bill McConnell, Town Supervisor
Mark Distler, Lafayette Advisory Conservation Commission Chair
Brad Bush, Planning Board Chair
Chris Keenan, Zoning Board of Appeals Chair
Carole Dwyer, Town Councilor
Katie Darcy, Barton & Loguidice
Keith Ewald, Barton & Loguidice
Chris Lawton, Barton & Loguidice

Summary: On April 13, 2021 at 5:30 PM, the Town of LaFayette held a kick-off meeting for its 2021 Comprehensive Plan Update. The purpose of the meeting was to introduce the project team, go over the project process and schedule, and host a brainstorming session regarding key issues & opportunities in the Town. There were approximately 10-15 members of the public in attendance to listen in to the working session. Supervisor McConnell kicked off the meeting by thanking everyone for their attendance, and introducing the Tiger Team and consultant team. The project team from B&L then held a brief presentation to inform the attendees of the background of the project. A brainstorming session was then conducted, and the meeting adjourned at 6:22 PM. Some of the key takeaways of the discussion are summarized below.

Key Issues & Opportunities:

- Want to re-imagine the Route 11 & 20 intersection as a community center, not just a “crossroads.”
- Updating the action plan for its use by Town Staff & Boards is a major priority of this update effort.
- Access to water and sewer is the number one major detriment to small business development in the Town.
- Would like to see the goals and implementation items broken down by timeline (short-term, long-term, etc.) and priority (high, medium low).
- The Town’s major asset and strength is its open space and scenic vistas. The scenic vistas have been mapped as a part of an open space plan produced within the last 5 years.
- The “center of gravity” in the Town appears to be shifting from the LaFayette hamlet to further north along Route 11.
- There is an opportunity for the development of solar energy facilities in the Town, but where and how much needs to be considered.
- I-81 and its impacts are a major threat to the Town’s rural character.
- The lack of water and sewer is the Town’s major weakness.
- There is an opportunity to identify Route 20 within LaFayette as a New York Scenic Byway.
- The DOT roadway project for Route 11 has been lingering as a possibility in the Town for 15+ years, and presents an opportunity to redesign the roadway configuration to help enhance the walkability, bikeability, and overall character of the LaFayette Hamlet, especially at the Route 11 & 20 intersection.
- There is significant traffic congestion on the weekends during apple season, particularly along Route 20 during the Apple Festival.
- There is weekday congestion that occurs during the AM & PM peak periods along Route 20 coming from/to I-81.
- Would like to identify opportunities for bike paths.
- Residential development in the Town has been slow, mainly due to lack of public water and sewer.
- The elementary school is in close proximity to I-81 and Route 11, which presents safety concerns for the students.



TOWN OF LAFAYETTE

COMPREHENSIVE PLAN UPDATE

Open House & Public Hearing

November 15, 2021 @ 5:00 PM

Meeting Summary

Attendees: Keith Ewald and Katie Darcy of Barton & Loguidice, the Comprehensive Plan Steering Committee members, the Town Information Officer, and several residents and stakeholders.

Summary: The Town of LaFayette's Comprehensive Plan Steering Committee held a Public Open House and Public Hearing on October 28, 2021. This event was held to present the draft content of the plan and solicit input from residents and stakeholders. The open house provided an opportunity for residents, property owners, and other stakeholders to provide feedback on the draft materials presented in an informal setting. Attendees of the Open House were asked to vote on their top five priorities among the draft action items presented. Additionally, written feedback was requested in the form of comment sheets and post-it notes placed on the presentation boards. Following the Open House, a public hearing was conducted by the Steering Committee to hear testimony on the draft Plan, and vote to recommend the draft Plan to the Town Board for adoption, with all comments received at the Open House and Public Hearing considered. Below is a summary of such comments from the Open House and Public Hearing:

Priority Action Items: The action items that received more than one vote are shown below in the order of the total number of votes:

Goal	Action Item	Votes
Infrastructure & Community Assets	Identify areas for future development nodes and consider pursuing funding for water and sewer development.	5
Effective & Collaborative Local Government	Establish a Comprehensive Plan Implementation Committee to ensure that action items are carried out.	4
Rural Character Preservation	Conduct an independent study of regulatory techniques and land use controls to best manage future development in order to preserve the Town's public vistas and critical environmental and agricultural areas.	4
Hamlet Revitalization	Pursue grant funding to assist in rehabilitation of deteriorating properties and preservation of historic structures.	4
Hamlet Revitalization	Restore and/or revitalize the old hotel at the Four Corners so that it positively contributes to the economic base and character of the Town.	4
Hamlet Revitalization	Work with NYSDOT to revise preliminary intersection design concept to ensure increased safety, comfort, and access for all transportation modes while maintaining traffic flows along Route 20 and Route 11.	4
Hamlet Revitalization	Conduct a water and sewer feasibility study and pursue funding to develop the public infrastructure within the Hamlet necessary to encourage private investment and remove blight.	2
Economic Development	Investigate and support the provision of quality, affordable renter and owner-occupied housing options within the Town for all residents.	2
Infrastructure & Community Assets	Support the County's work with internet providers to expand broadband availability Townwide.	2
Infrastructure & Community Assets	Promote the use of green energy and green infrastructure in developments throughout the Town.	2
Infrastructure & Community Assets	Consider becoming a Climate Smart Community.	2
Infrastructure & Community Assets	Work with NYSDOT on the Route 11 & Route 20 intersection redesign to ensure that the project enhances multi-modal connectivity while reducing congestion at peak hours.	2
Effective & Collaborative Local Government	Plan periodic events for residents to interact directly with elected and appointed officials, e.g., host dialogues with residents regarding current topics, upcoming events, issues, ideas etc.	2

TOWN OF LAFAYETTE

COMPREHENSIVE PLAN UPDATE

Open House & Public Hearing

November 15, 2021 @ 5:00 PM

Meeting Summary

Written Comment Summary: Several residents and stakeholders provided comments during the Open House and the Public Hearing, as well as via email following the public hearing. These comments are briefly summarized below:

Community Profile:

- The Agricultural (AG) District “purpose” is not supported by the Town’s current zoning which allows subdivision of any of these lands into 60,000 s.f. house lots. This oversight needs to be addressed in updated zoning that supports the District’s stated purpose of open Space preservation. A best practice to do this, is to adopt Conservation Subdivision Design (CSD) for the Agricultural District, which would protect property owner rights to develop their lands fully by implementing a simple subdivision process to allow and guide full development rights that also preserves significant open space in every future subdivision. The Town should adopt CSD to apply to the Ag District to be able to achieve its stated purpose.

Vision & Goal Framework:

- Design standards in a residential area like the hamlet should include residential units. It does not dictate the design, but rather the scale, form, bulk and pattern of new development to be compatible with traditional hamlet form and pattern.
- “entertainment” is too specific of a use, and not necessarily a compatible use in a residential hamlet.
- Include language about safe routes to school for our school children who walk or ride bikes to and from school.

Future Land Use Strategy

- On the Existing Land Use Map, the colors in the key for Agriculture, Recreation & Entertainment, and Parks & Open Space are not distinguishable. The 9 colors need to be each clearly distinctive from the others. Too hard to read.
- One of the significant views (shown on Sentinel Heights Rd. - # 14 on the Town’s Map Open Space Map of Potential Conservation Lands) is missing from this map.
- If the percentage of land in the Town that is considered open house has decreased by 6% in 10 years, that suggests a higher than moderate loss of these lands, especially with the demand for development the last year (and predicted for the future) on the rise. At this rate of loss, the town could see losses of 25% of our Open Space by the time a child born in the Town today is 30 years old.
- Residential lots of 10 acres or more can easily transition (by our zoning laws) from Open Space to 1 ½ acre house lots, and would no longer contribute to the Town’s present open, rural character. This has been happening lot-by-lot along our roadsides with our considerable scenic roadside farmlands disappearing.
- The CNY Regional Planning Board developed the Town’s Open Space Map of Potential Conservation Lands, a valuable tool the Town possesses for guiding open space protection. The map has layers identifying ag lands, ag districts, and sensitive lands in the Town and can be further processed through GIS data selection to identify those lands specifically at risk of open space loss. CNY RPDB can assist the Town in producing the needed layers on this map which can identify more accurately, future land use that updated zoning can guide for best practice open space protections while also preserving land-owner rights (best practice is CSD process applied to Ag and Open Space lands that is adopted in Subdivision Laws).
- The Town does not “limit the number of non-agricultural uses” in the Agriculture Future Land Use area. The Town allows (by law) division of these lands into 60,000 s.f. lots. Any land-owner (by law) can subdivide to 60,000 s.f lots from their land, leading to loss of farmland and open space.
- We need to include a conservation subdivision option in our comprehensive plan.



TOWN OF LAFAYETTE

COMPREHENSIVE PLAN UPDATE

Open House & Public Hearing

November 15, 2021 @ 5:00 PM

Meeting Summary

- Limiting Flag Lots and promoting roadside development is not a good idea. In modern, best practice land use that promotes conservation, Flag Lots are allowed. This is because roadside farmlands ARE the scenic beauty and rural character we want to preserve. They can be better protected from lot-by-lot residential development if Flag Lots are allowed for more flexibly placed, more consolidated, and compact development. In this way, future house lots will not obstruct the visual asset our roadside farmlands provide. Allowing Flag Lots and requiring CSD for the Ag District is effective practice that fully respects landowner's rights. This is because CSD does not limit the number of lots a land-owner can sell. It allows the same number of lots that are allowed according to the Towns zoning, while it also preserves the most sensitive (views, soils, stream corridors, etc.) in permanently conservation land that can be owned by anyone.
- Cluster development is not an effective tool to ensure future subdivisions respect the landscape and integrate natural areas. Cluster development is actually pictured in the photo on page 45 as the "To be Avoided" example. The Plan should not recommend Cluster development that has no requirement for conservation of open space. This kind of development creates repeating pockets of residential development that preserve nothing. Please review and understand CSD which actually does result in open space conservation while allowing full development rights for land-owners.
- The goal of maintaining the rural character and beauty of our town is threatened by the stated intention to allow or promote "lots along the road frontage" (pg. 45) in agricultural areas; and by the proposed preference for or use of "cluster development practices" (pg. 46) – a vague term as used in this document and not in itself an effective means to ensure the protection of views, open space, natural resources or rural character. Conservation Subdivision Development is a much better way to protect the character, the aesthetic and ecological assets and quality of life we want, according to the stated goals and vision of the plan. The photos showing "to-be-avoided" vs. "encouraged" development outcomes are not supported by the specific development preferences proposed.

Hamlet Development Strategy

- The design guidelines are too prescriptive. When a guideline, such as "buildings should be taller than they are wide" is violated by the oldest and perhaps most prominent or important building in the heart of the hamlet (the old hotel is not taller than it is wide), that should be an indication that it is wrong. Many lovely and historic buildings from LaFayette's past do not follow this rule – it's not right, and not needed. The hotel is shown in the façade diagram as an example of a tripartite facade design, but that abstract formulation need not obtain for all acceptable buildings either. When you create overly, or errantly prescriptive standards or guidelines, you invite unneeded contradictions and challenges, undermining your purpose.
- "Facades and Storefronts" should be rewritten. Simply saying "the first floor of most buildings should be transparent" is not right; it depends, and it's a matter of degree not of principle (transparent vs. opaque), understood in-context.
- "Wood and brick" aren't automatically "higher quality" than whatever it is you are implicitly comparing them to, although they usually are perceived as having "quality" or desired qualities; the point is, wood, brick (and stone), in certain applications, are more historical, and have aesthetic character (and 'quality') in keeping with the historic architecture of the town. These kind of semantics can be important when you are reviewing actual building proposals.
- I don't know what the material is that we are supposed to be visualizing on the rendering of the old hotel building on page 56, but that is a scary looking rendering -- please don't let it look like that! If you want, I could create you a rendering that is much better in design terms.
- I think the streetscape plan would be a huge improvement over the current conditions; and in general, the effort represented here in terms of design of the hamlet is a big step in the right direction. I would like very much to contribute my expertise to the ongoing efforts to create a successful plan/standards/design strategy for the hamlet.

Schedule A: Comprehensive Plan Revisions based on Public Input

Page	Comment	Response
Community Profile		
13	the plan states: "Open Space" is land that has not been exhaustively developed for residential, commercial, industrial, or institutional purposes. It comes in many forms such as vacant land, parks, forests, and farmland, and is both privately and publicly owned. Over half (55%) of the land in LaFayette is farmland, forest, parks, cemeteries or vacant. This percentage has decreased by 6% since the 2012 Comprehensive Plan; suggesting a modest increase in development." – If the percentage has decreased by 6% in 10 years, that suggests a higher than moderate loss of these lands, especially with the <u>demand for development the last year (and predicted for the future) on the rise</u> . At this rate of loss, the town could see losses of 25% of our Open Space by the time a child born in the Town today is 30 years old.	Replaced "moderate" with "somewhat significant."
13	"Another 24% of land in the Town consists of residential lots with ten or more acres. Therefore, 80% of the land area of LaFayette contributes to the open, natural character of the Town (Map 4)." – Residential lots of 10 acres or more can easily transition (by our zoning laws) from Open Space to 1 ½ acre house lots, and would no longer contribute to the Town's present open, rural character. This has been happening lot-by-lot along our roadsides with our considerable scenic roadside farmlands disappearing.	Added the sentence "However, the potential exists for the subdivision of many of these large residential lots, which would significantly reduce the amount of land that is considered as contributing to the rural character and open space of the community. " to this section to qualify the statement that 80% of the land in the Town contributes to the open space of the town"
13	The CNY Regional Planning Board developed the Town's Open Space Map of Potential Conservation Lands, a valuable tool the Town possesses for guiding open space protection. The map has layers identifying ag lands, ag districts, and sensitive lands in the Town and can be further processed through GIS data selection to identify those lands specifically at risk of open space loss	Added this map to the Plan's appendix for additional context.
30	On the Existing Land Use Map, the colors in the key for Agriculture, Recreation & Entertainment, and Parks & Open Space are not distinguishable. The 9 colors need to be each clearly distinctive from the others. Too hard to read.	Revised map to improve legibility
31	The Agricultural (AG) District "purpose" is not supported by the Town's current zoning which allows subdivision of any of these lands into 60,000 s.f. house lots. This oversight needs to be addressed in updated zoning that supports the District's stated purpose of open Space preservation.	Revised Ag District summary to reflect potential for loss of agricultural lands due to permitted 1- and 2-family uses in the District.
Vision & Goal Framework		
34	Add consideration of bicycle riders to goal statement	Completed
34	Replace "commercial" development in Obj. A w/ "mixed use"	Completed
34	Add "mixed use" to Obj B.	Completed
34	Insert " the traditional hamlet scale of the intersection as well as the" to Action Item #7	Revised action item to "Review and revise the Town Code to include design standards and a local architectural review board comprised of such professional qualified to or guidelines to ensure future development in the Hamlet and surrounding area is compatible with the traditional character of the hamlet and is mutually supportive."
34	Include residential development in design standards action item (#7)	
34	Add "and a local architectural review board comprised of such professionals qualified to" to Action Item #7	
34	Add "with the traditional character of the the hamlet" after "surrounding area is compatible" to Action Item #7	
35	Revise objective C to reflect limited supply of agricultural land / prime soils and demand for residential development	Revised objective to "Minimize the cumulative adverse impacts of increasing demand for residential development on the limited supply of agricultural land and preserve prime soils."
35	Replace "conduct an independent study of" with "implement effective"	Was not replaced due to the Committee and Town Staff's wishes to further study conservation techniques prior to implementation.
35	Add "best practices such as Conservation Subdivision Design (CSD)" to Action Item # 1	Completed
35	Add "including the Town's existing Map of Potential Conservation Lands" to Action Item #9	Completed
36	Replace "agricultural and environmental qualities" with "scenic qualities and rural way of life" in Objective D	Completed
36	Add "that are compatible with the surrounding neighborhood." to the end of Action Item #4	Completed
36	Re: Action Item #8: entertainment is too specific, and not necessarily a compatible use	Revised action item to "Support provision of mixed use development in the Hamlets to help spur activity."
36	Add "with best practices in support of the community's goals, and" to Action Item #10	Completed
37	Replace "continue to evaluate" with "Evaluate the potential impacts as well as opportunities of" in Objective C	Completed
37	Add ", especially safe routes to school for our school children who walk or ride bikes to and from school." to Objective D	Completed

Schedule A: Comprehensive Plan Revisions based on Public Input

Community Development Strategy

44	One of the significant views (shown on Sentinel Heights Rd. - #14 on the Town's Map Open Space Map of Potential Conservation Lands) is missing from this map.	Added missing significant view to map
45	"Limiting Flag Lots and promoting roadside development is not a good idea. In modern, best practice land use that promotes conservation, Flag Lots are allowed. This is because roadside farmlands ARE the scenic beauty and rural character we want to preserve. They can be better protected from lot-by-lot residential development if Flag Lots are allowed for more flexibly placed, more consolidated, and compact development. In this way, future house lots will not obstruct the visual asset our roadside farmlands provide. Allowing Flag Lots and requiring CSD for the Ag District is effective practice that fully respects landowner's rights. This is because CSD does not limit the number of lots a land-owner can sell. It allows the same number of lots that are allowed according to the Towns zoning, while it also preserves the most sensitive (views, soils, stream corridors, etc.) in permanently conservation land that can be owned by anyone."	Replaced the statement in support of restricting flag lots to "The Town should continue to limit the number of non-agricultural uses established in this area and direct development away from areas with prime agricultural soils. This can be accomplished by abiding by rural design principles, such as: - Allowing for varying setback and lot widths to accommodate existing natural features; - Maintaining natural vegetation and/or agricultural land along the road frontage to preserve scenic beauty along the roadway corridor; and - Clustering buildings to preserve views, wetlands, forestlands, and agricultural lands;"
46	"Utilizing cluster development practices to ensure future subdivisions respect the landscape and integrate natural areas." – Cluster development is not an effective tool for this. Cluster development is actually pictured in the photo on page 45 as the "To be Avoided" example. The Plan should not recommend Cluster development that has no requirement for conservation of open space. This kind of development creates repeating pockets of residential development that preserve nothing. Please review and understand CSD which actually does result in open space conservation while allowing full development rights for land-owners.	Replaced "cluster development practices" with "conservation subdivision design"
45-46	The goal of maintaining the rural character and beauty of our town is threatened by the stated intention to allow or promote "lots along the road frontage"(pg. 45) in agricultural areas; and by the proposed preference for or use of "cluster development practices" (pg. 46) – a vague term as used in this document and not in itself an effective means to ensure the protection of views, open space, natural resources or rural character. Conservation Subdivision Development is a much better way to protect the character, the aesthetic and ecological assets and quality of life we want, according to the stated goals and vision of the plan. The photos showing "to-be-avoided" vs. "encouraged" development outcomes are not supported by the specific development preferences proposed.	Narrative suggesting lots should be developed long the road frontage has been replaced with recommendations to implement rural design principles, and "cluster development practices" has been replaced with "conservation subdivision design," per the response to the comments above. The "to be encouraged" photo on page 45 has been replaced with imagery that does not show significant road frontage development.
50	The design guidelines are too prescriptive. When a guideline, such as "buildings should be taller than they are wide" is violated by the oldest and perhaps most prominent or important building in the heart of the hamlet (the old hotel is not taller than it is wide), that should be an indication that it is wrong. Many lovely and historic buildings from LaFayette's past do not follow this rule – it's not right, and not needed. The hotel is shown in the façade diagram as an example of a tripartite facade design, but that abstract formulation need not obtain for all acceptable buildings either. When you create overly, or errantly prescriptive standards or guidelines, you invite unneeded contradictions and challenges, undermining your purpose.	replaced "buildings should be taller than they are wide," and encouraging tripartite façade design with suggestions for setbacks and parking screening. Final design guidelines, should they be adopted in the future, will be determined outside of the scope of the Comprehensive Planning process.
51	"Facades and Storefronts" should be rewritten. Simply saying "the first floor of most buildings should be transparent" is not right; it depends, and it's a matter of degree not of principle (transparent vs. opaque), understood in-context.	Revised bullet to "The transparency (e.g. amount of glass) of buildings should be considered; particularly on the first floor."
51	"Wood and brick" aren't automatically "higher quality" than whatever it is you are implicitly comparing them to, although they usually are perceived as having "quality" or desired qualities; the point is, wood, brick (and stone), in certain applications, are more historical, and have aesthetic character (and 'quality') in keeping with the historic architecture of the town. These kind of semantics can be important when you are reviewing actual building proposals.	Revised bullet "Historic or other high-quality materials such as wood, brick, or stone should be used when developing building façades."
55	I think the streetscape plan would be a huge improvement over the current conditions; and in general, the effort represented here in terms of design of the hamlet is a big step in the right direction. I would like very much to contribute my expertise to the ongoing efforts to create a successful plan/standards/design strategy for the hamlet.	Thank you!
56	I don't know what the material is that we are supposed to be visualizing on the rendering of the old hotel building on page 56, but that is a scary looking rendering -- please don't let it look like that! If you want, I could create you a rendering that is much better in design terms.	Rendering included as a preliminary conceptual rendering of potential improvements to the hotel pending funding.