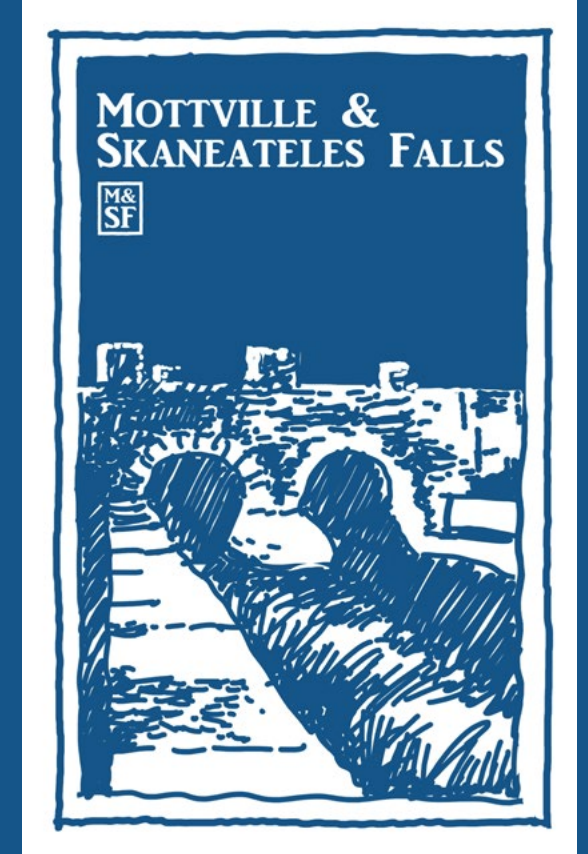


Northern Hamlets Master Plan

Public Meeting

October 4, 2023

Sam Gordon, AICP

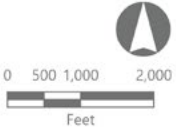


EDR
a better environment

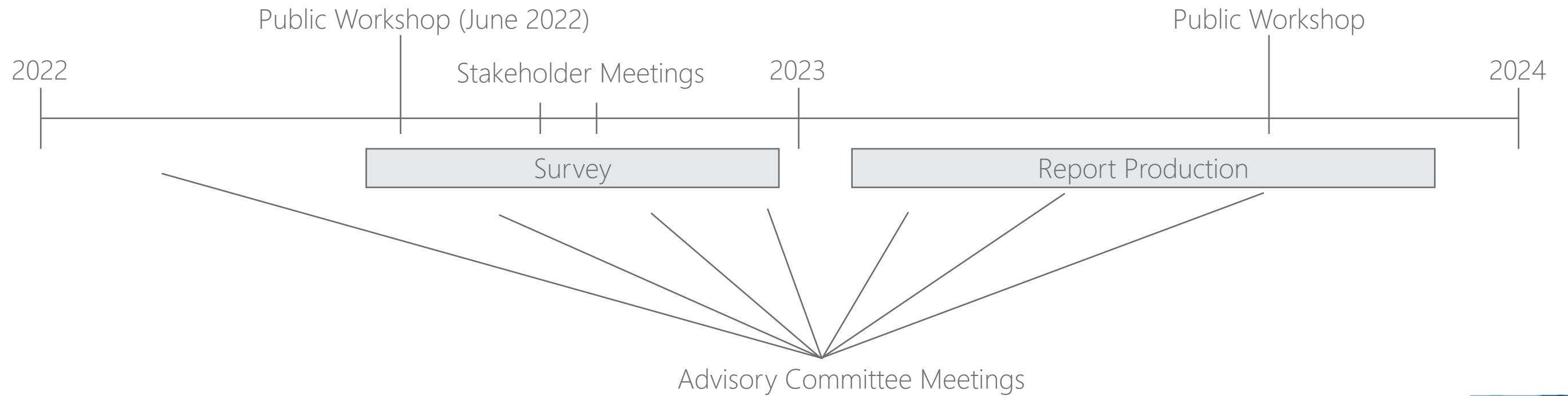
Introduction



Study Area



Process



Public Outreach Results



M&SF MOTTVILLE & SKANEATELES FALLS
THE NORTHERN HAMLET MASTER PLAN

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

TAKE THE COMMUNITY SURVEY →



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



M&SF THE NORTHERN HAMLETS

WHAT ARE THEIR CURRENT IDENTITIES, AND WHAT COULD THEY BE?

TODAY THE NORTHERN HAMLETS ARE... **TOMORROW** THE NORTHERN HAMLETS WILL BE...

FILL IN THE BLANKS WITH ONE WORD OR PHRASE TO DESCRIBE THE NORTHERN HAMLETS TODAY • TOMORROW

Biggest strengths of the hamlets:

- Small town/rural feel/character
- Strong sense of community
- Safety
- Affordable
- Access to both greenspace and commercial areas

Biggest threats to the hamlets:

- Increased cost of living
- Loss of character via development
- Vacant buildings
- Increased traffic
- Concern about outside influences

Transformational projects:

- Adaptive reuse
- e.g., Stauffer Chemical Plant
- Enhanced mobility
- Possible extension of nature trail
- Traffic calming (i.e., speed control on Jordan Rd)
- Housing affordability
- Preservation of existing character
- Support for local businesses
- Recreational access (e.g., fishing on north end of nature trail)



Vision

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



Findings

1/7

The Northern Hamlets are Influenced by Historic Development



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Findings

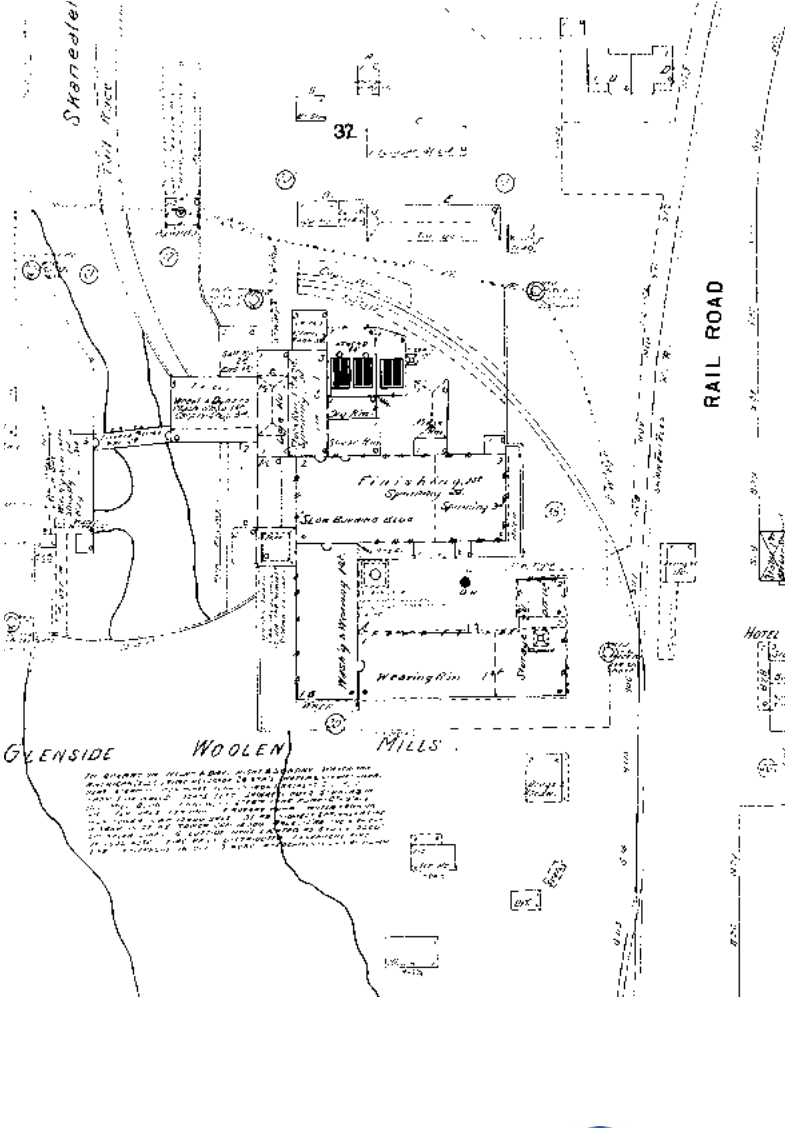
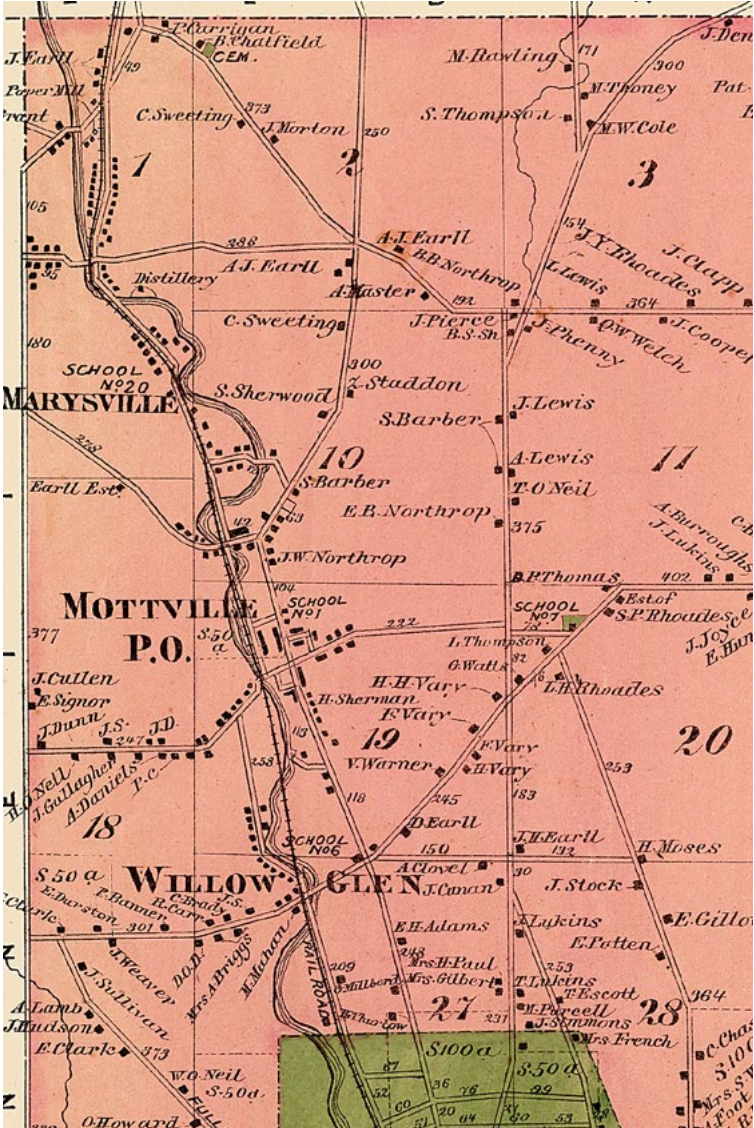
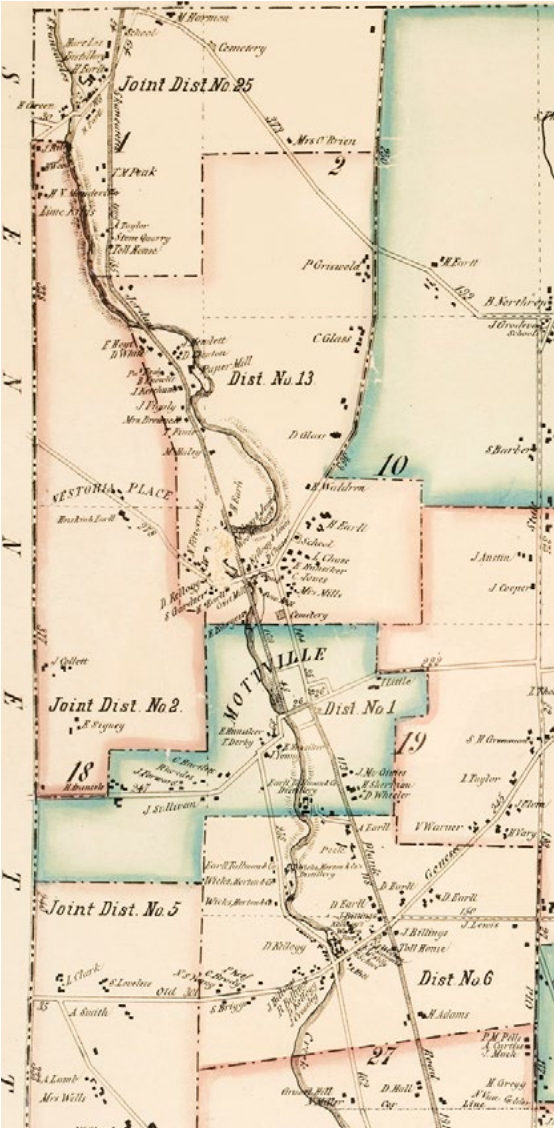
The Northern Hamlets are Influenced by Historic Development.

1856

1860

1874

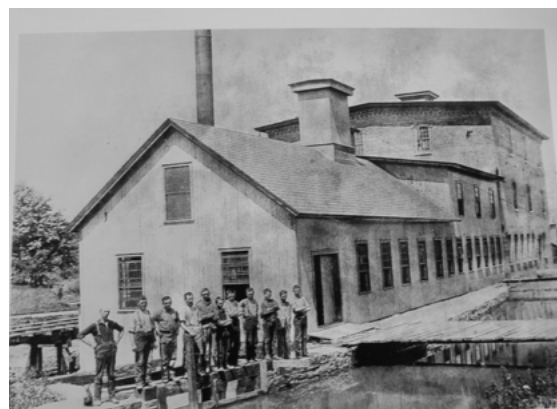
1898



Findings

1/7

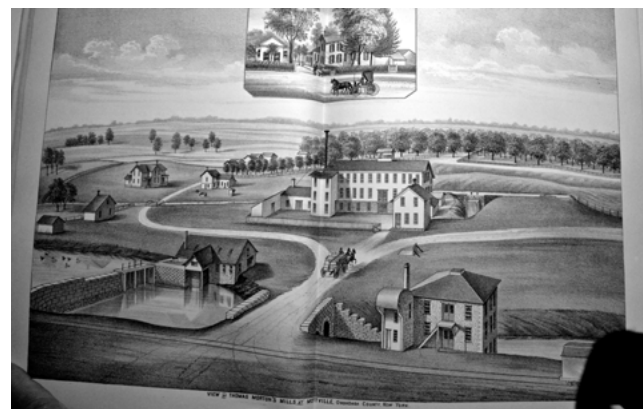
The Northern Hamlets are Influenced by Historic Development.



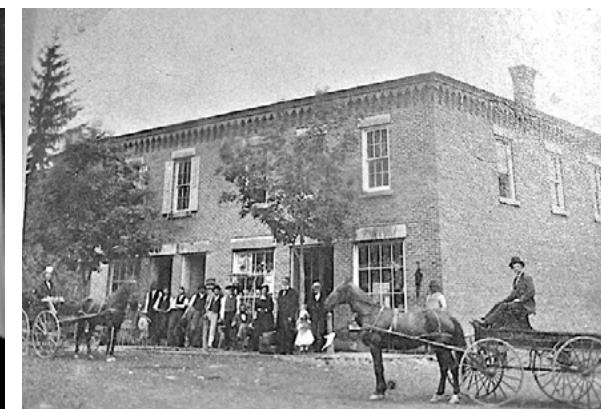
Flour Mill, Draycott Paper Mill



Hotel Mottville



Mottville



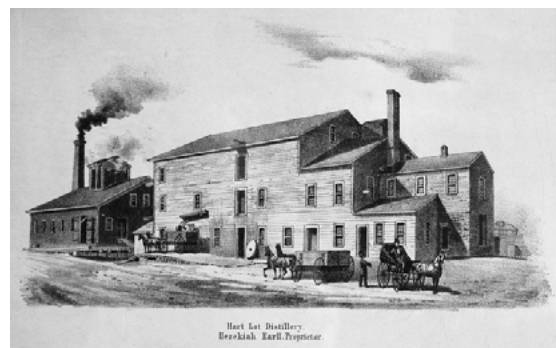
Mottville Store



Long Bridge



Glenside Woolen Mill



Hart Lot Distillery



Post Office



School



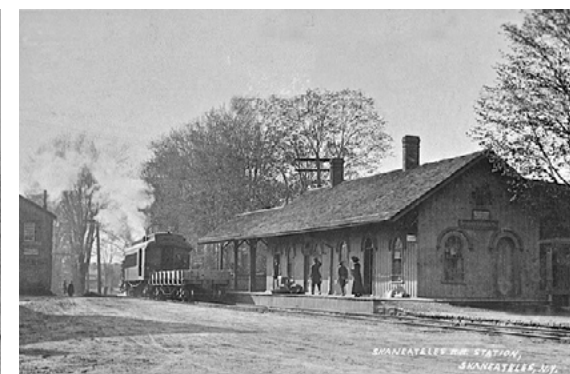
Sinclair Chair Workers



St. Bridget's Temperance Soc.



Railroad



Passenger Station

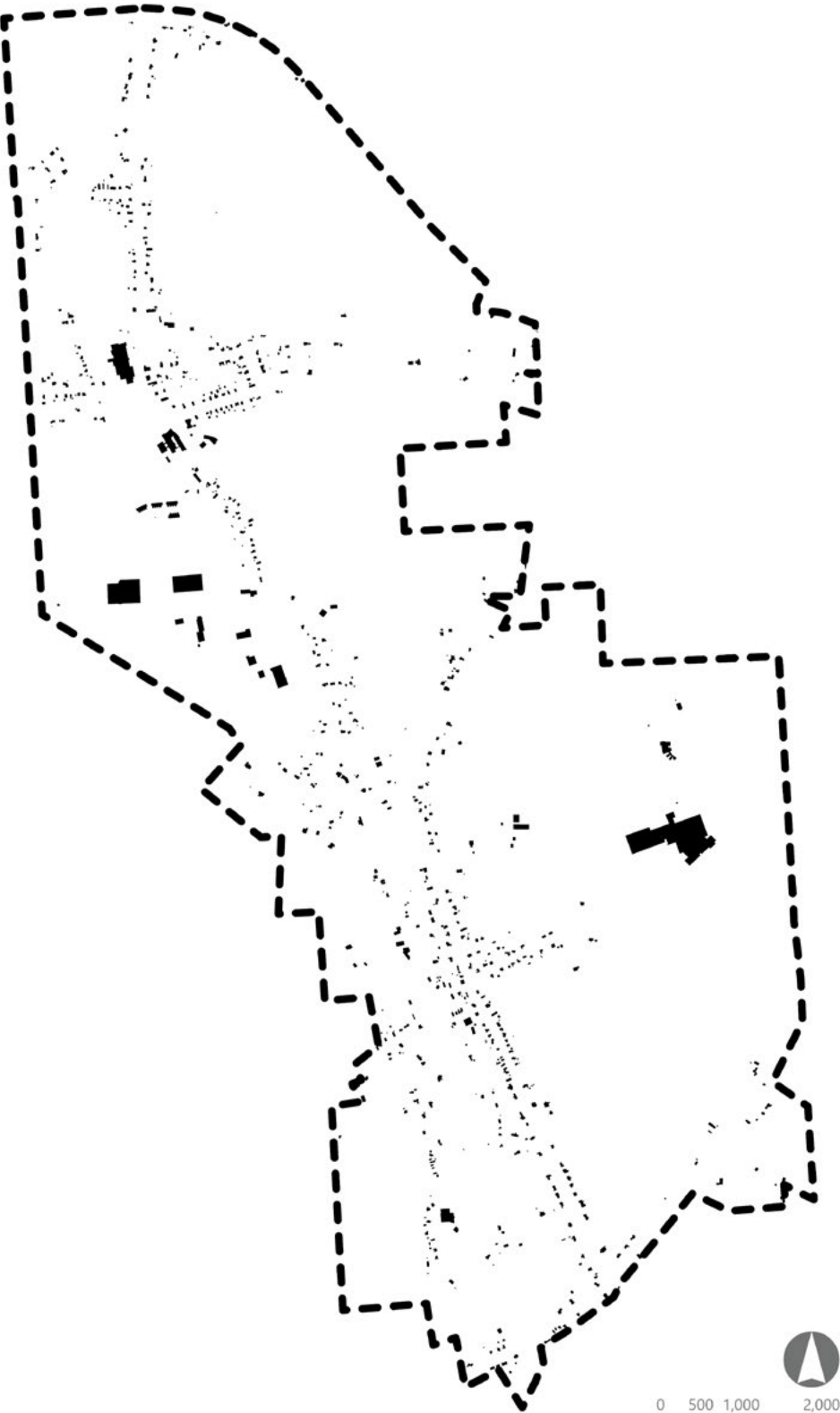


Kiln, Skaneateles Falls

Findings



1/7
**The Northern Hamlets
are Influenced by Historic
Development.**



Findings

1/7

The Northern Hamlets are Influenced by Historic Development.



Findings

2/7

The Rural Setting is Important to the Northern Hamlets.

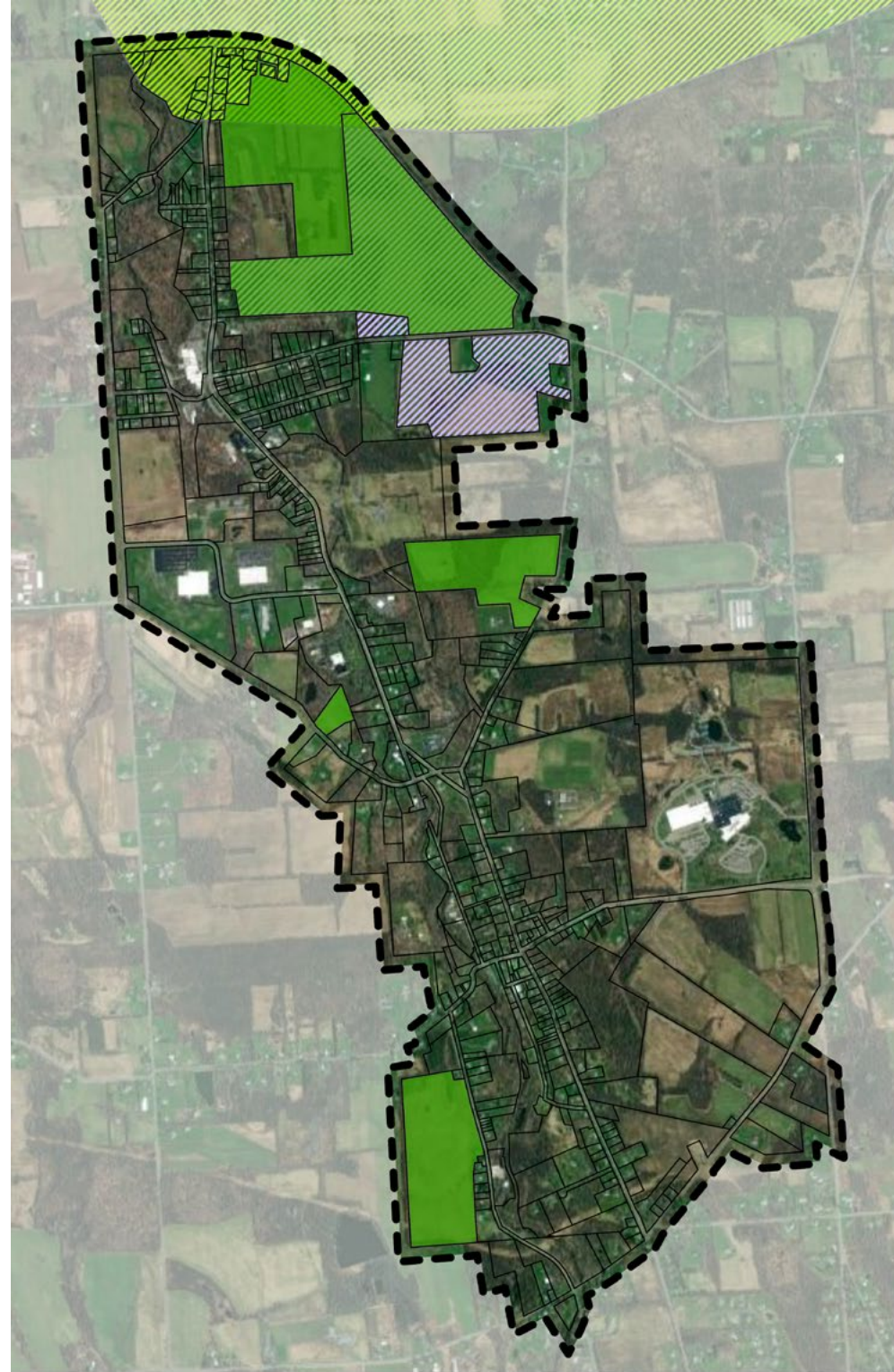





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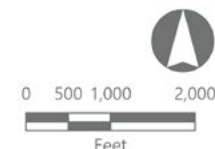


Findings

2/7
**The Rural Setting
is Important to the
Northern Hamlets.**



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



Findings

3/7

Development of Vacant and Agricultural Land Could be a Threat to the Character of the Northern Hamlets.



EDR
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Findings

3/7

Development of Vacant and Agricultural Land Could be a Threat to the Character of the Northern Hamlets.

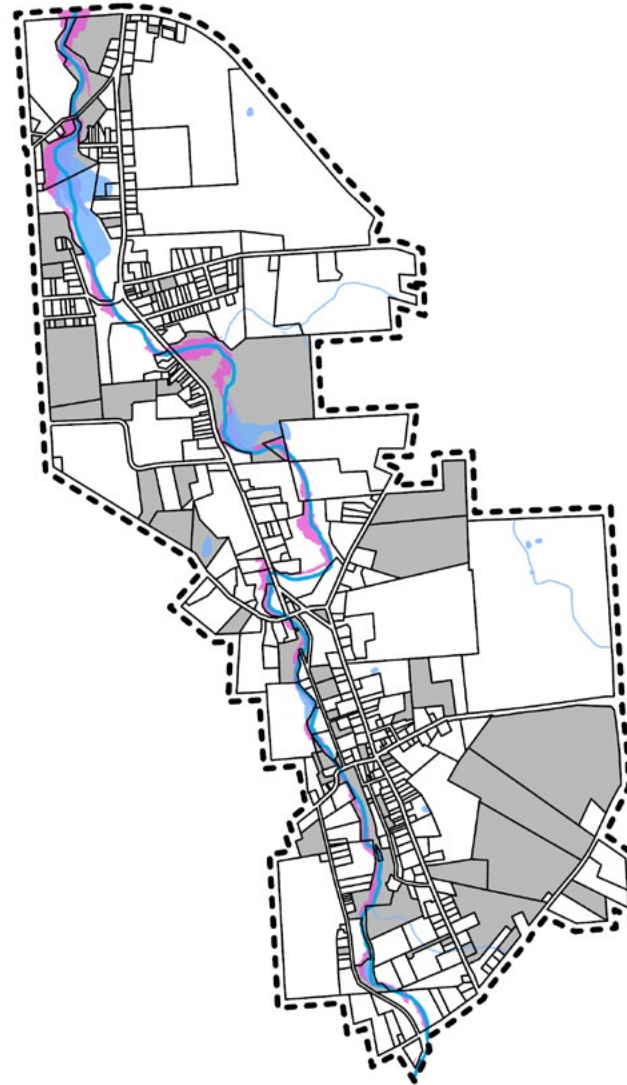
All Parcels

	Parcels	Acres
Total	491	1,849
All Residential	372	640
Single Fam Res.	330	366
2 Family Res.	12	12
3 Family Res.	1	1
Other Res.	29	262
Agricultural	5	263
Commercial	23	114
Industrial	8	243
Vacant	74	482
Other	9	36
Roads	n/a	71

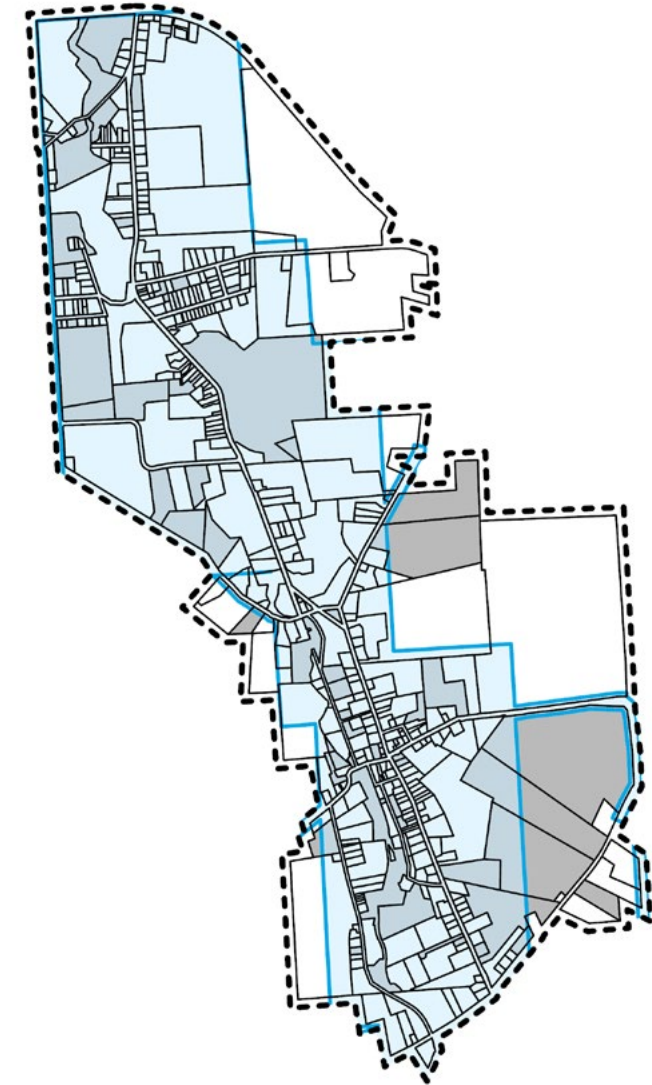
Vacant Parcels



Wetlands & Floodplains



Water District

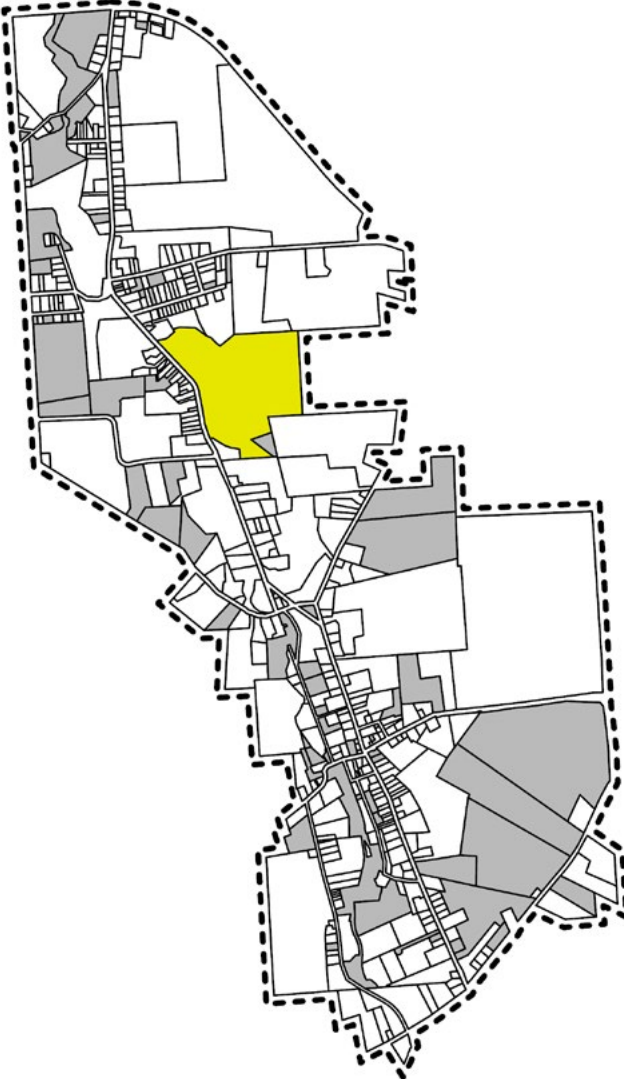


Development of Vacant and Agricultural Land Could be a Threat to the Character of the Northern Hamlets.

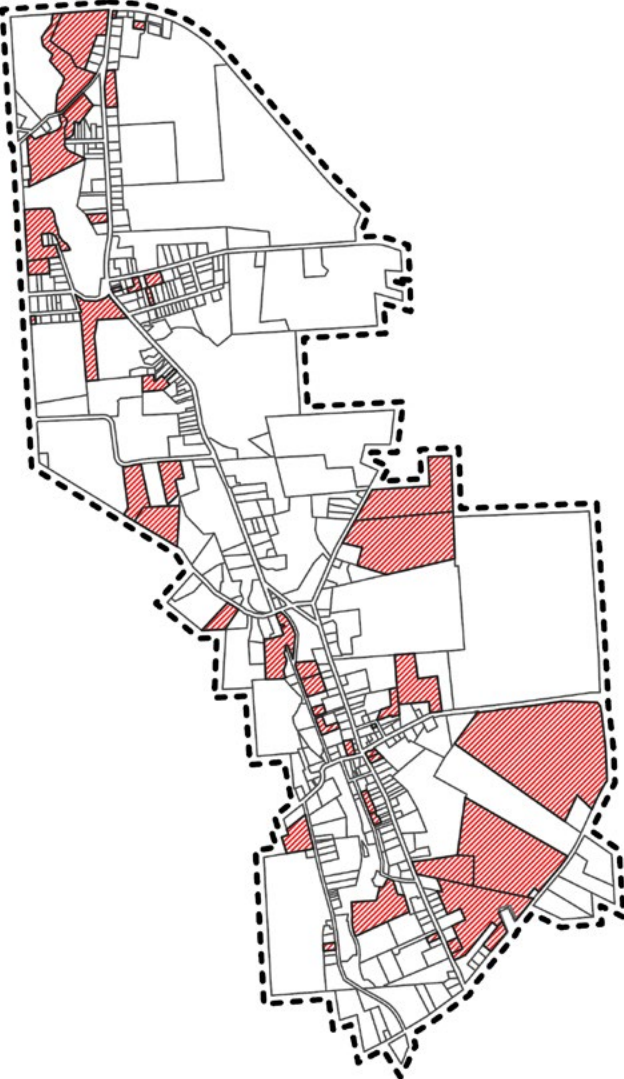
Parcels In Development



Contaminated Parcel



Buildable Parcels

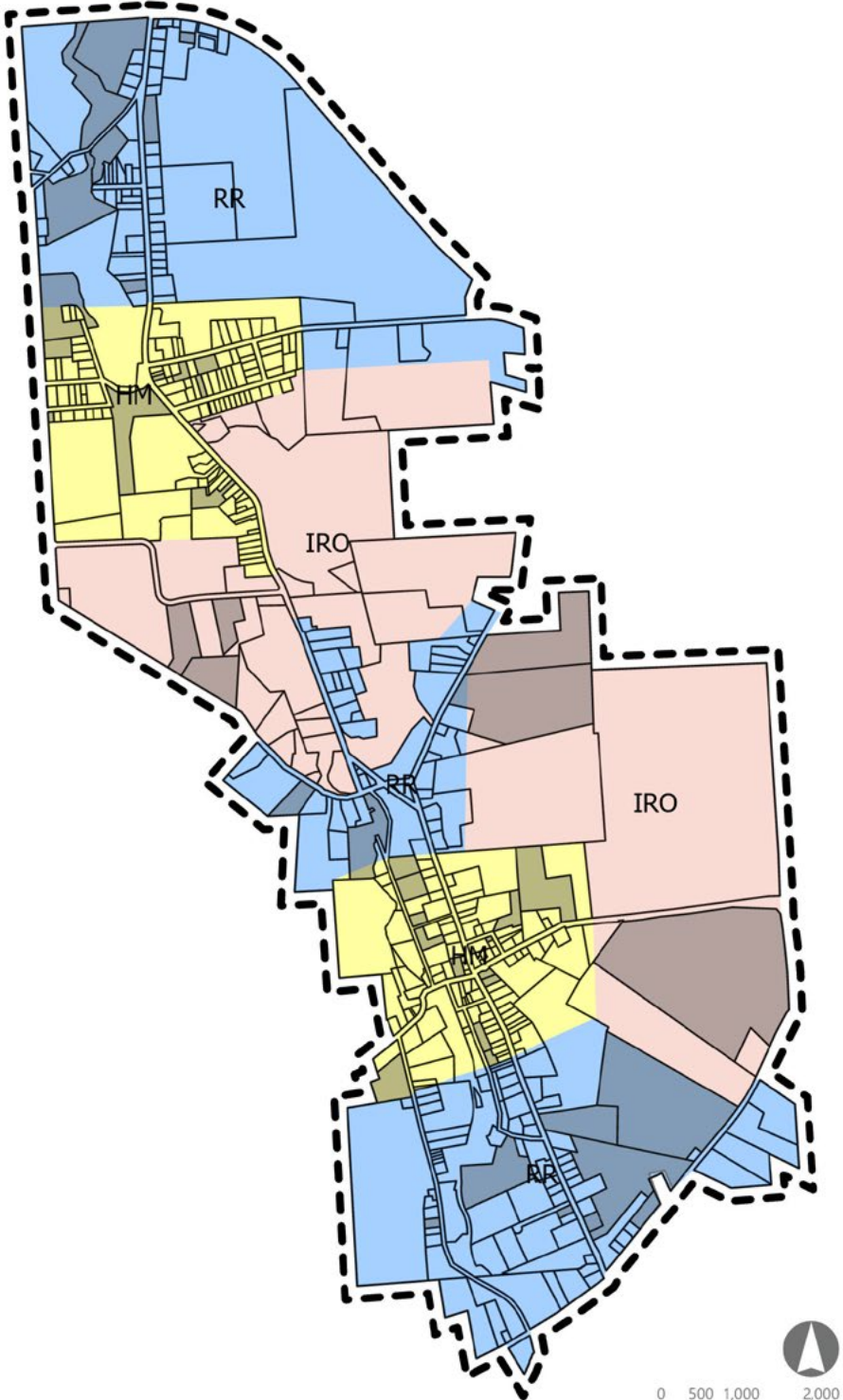


Findings

3/7
Development of Vacant and Agricultural Land Could be a Threat to the Character of the Northern Hamlets.

Lot Size Minimums

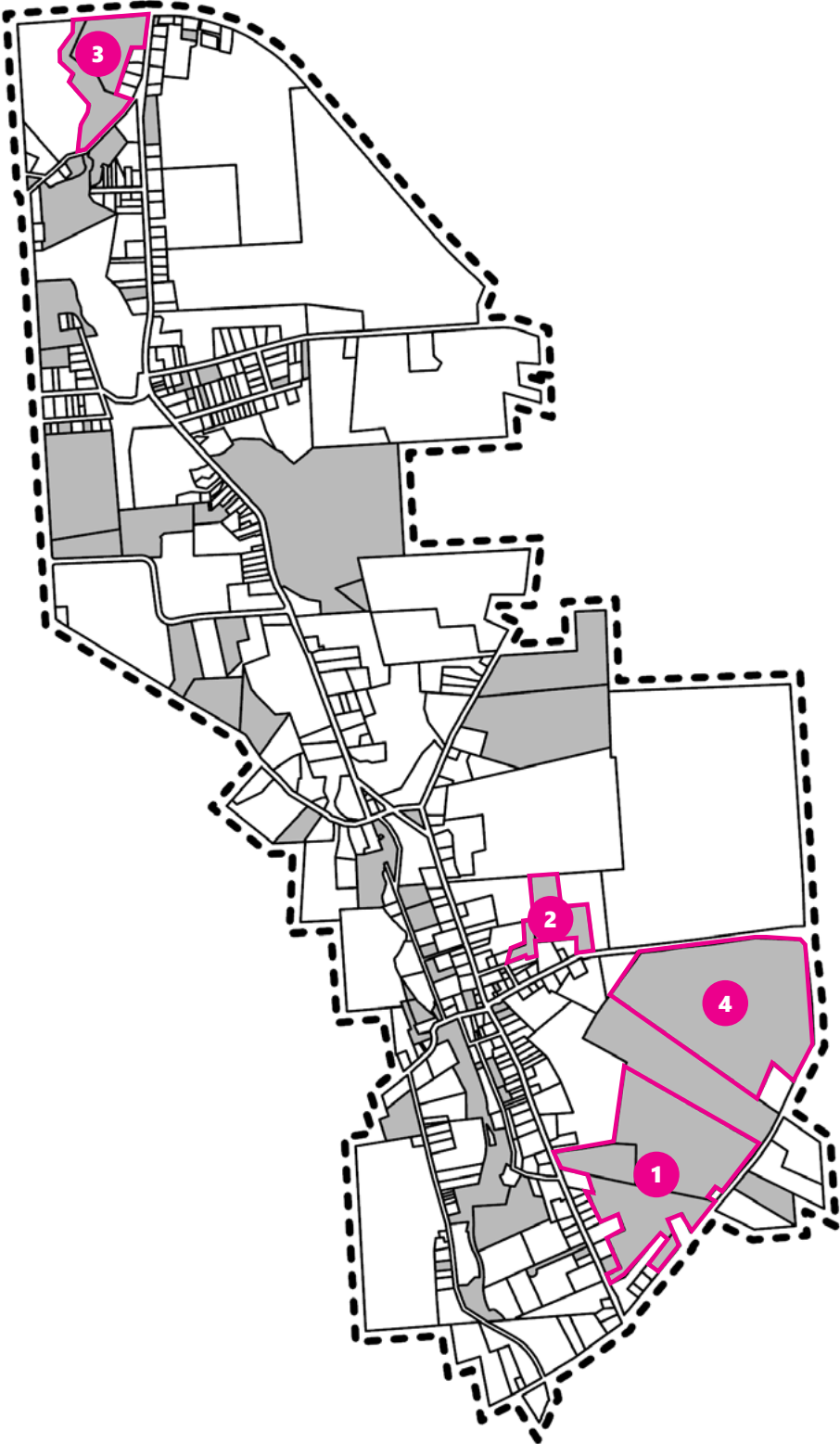
- Rural Residential**
2 acres
- Hamlet**
1 acre no sewer / water
.5 acres sewer or water
.25 acres sewer and water
- IRO**
2 acres



Findings

3/7

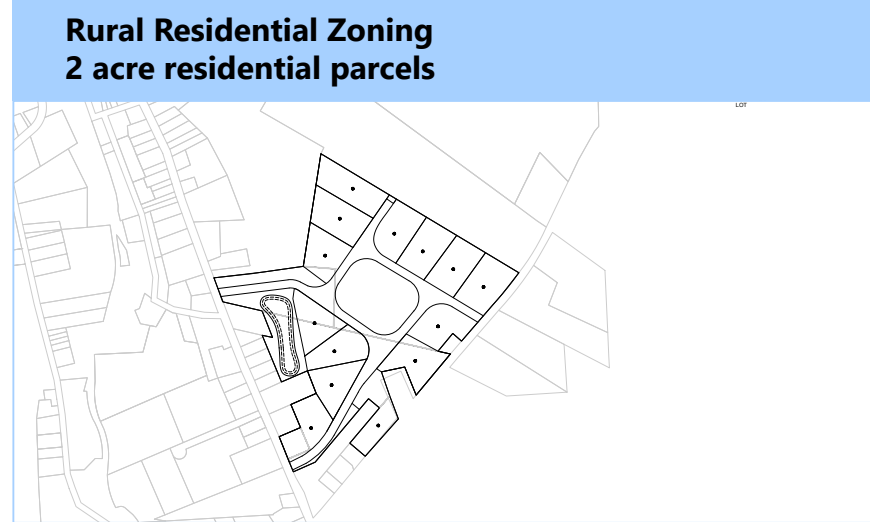
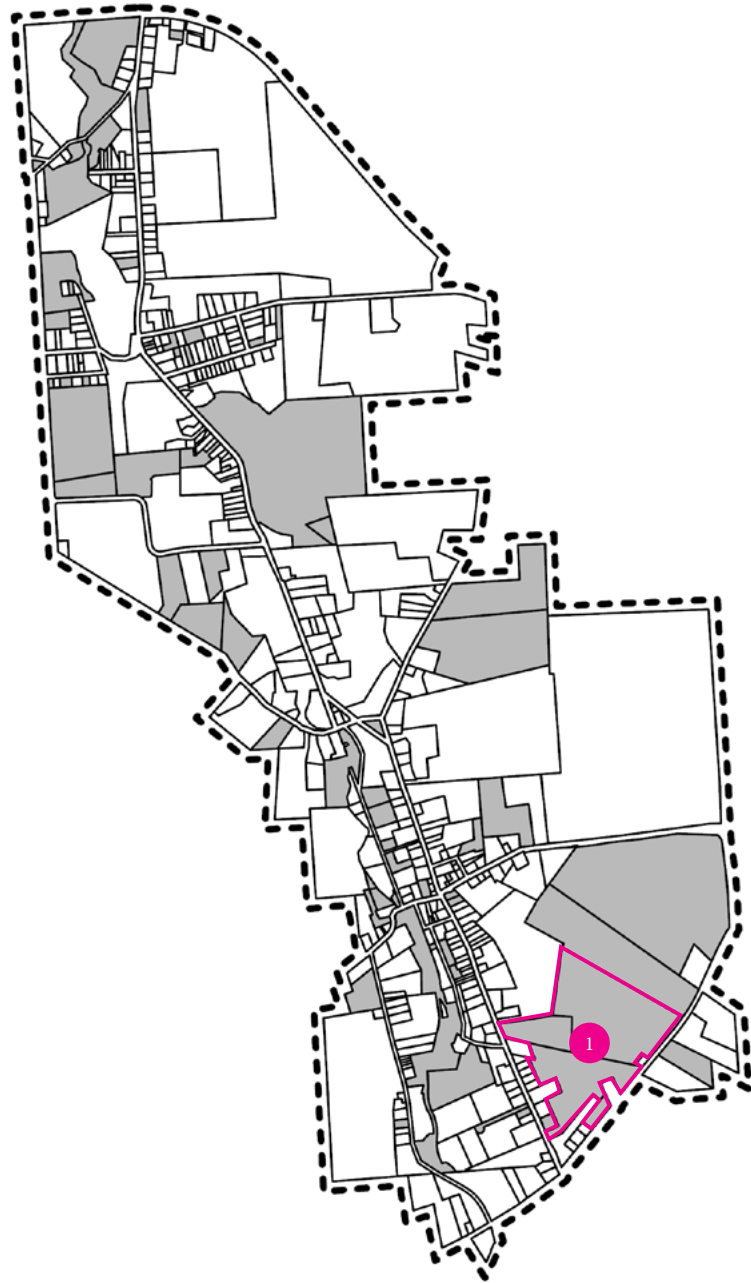
Development of Vacant and Agricultural Land Could be a Threat to the Character of the Northern Hamlets.



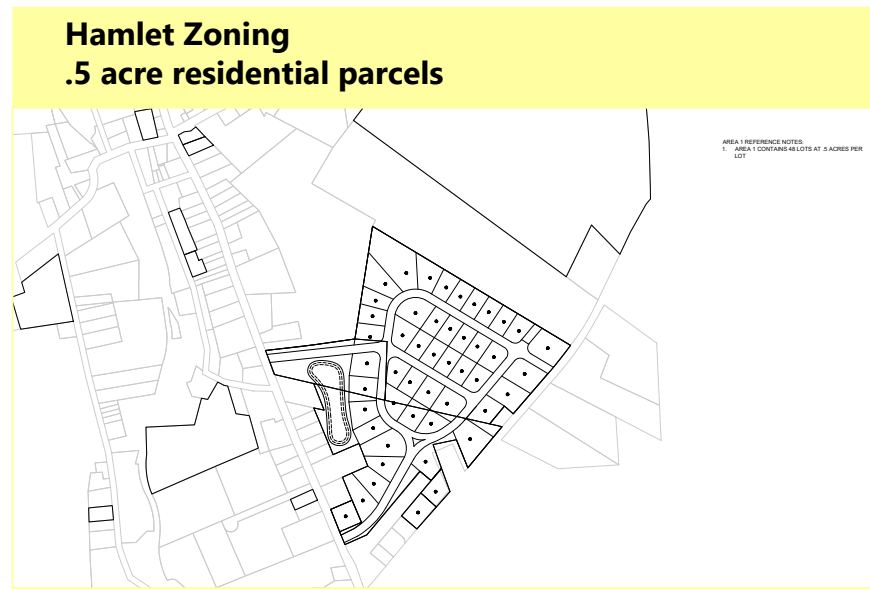
Findings

3/7

Development of Vacant and Agricultural Land Could be a Threat to the Character of the Northern Hamlets.



+ 15 parcels
single family residential

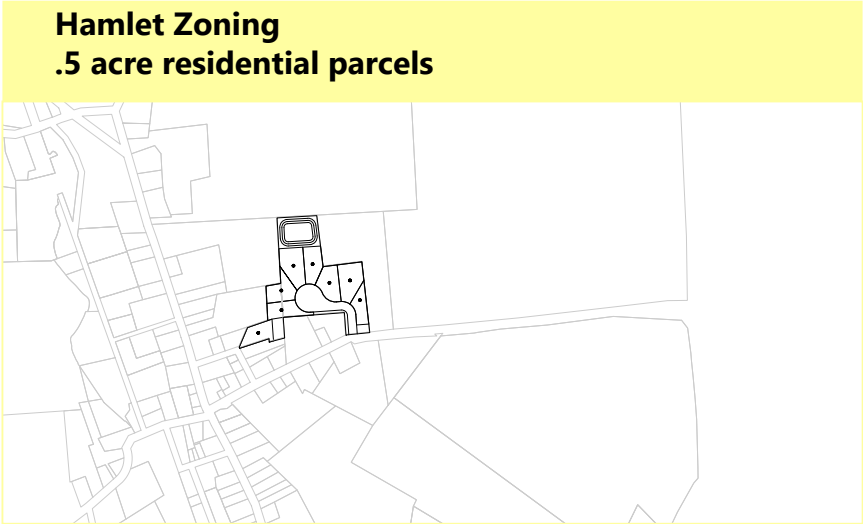
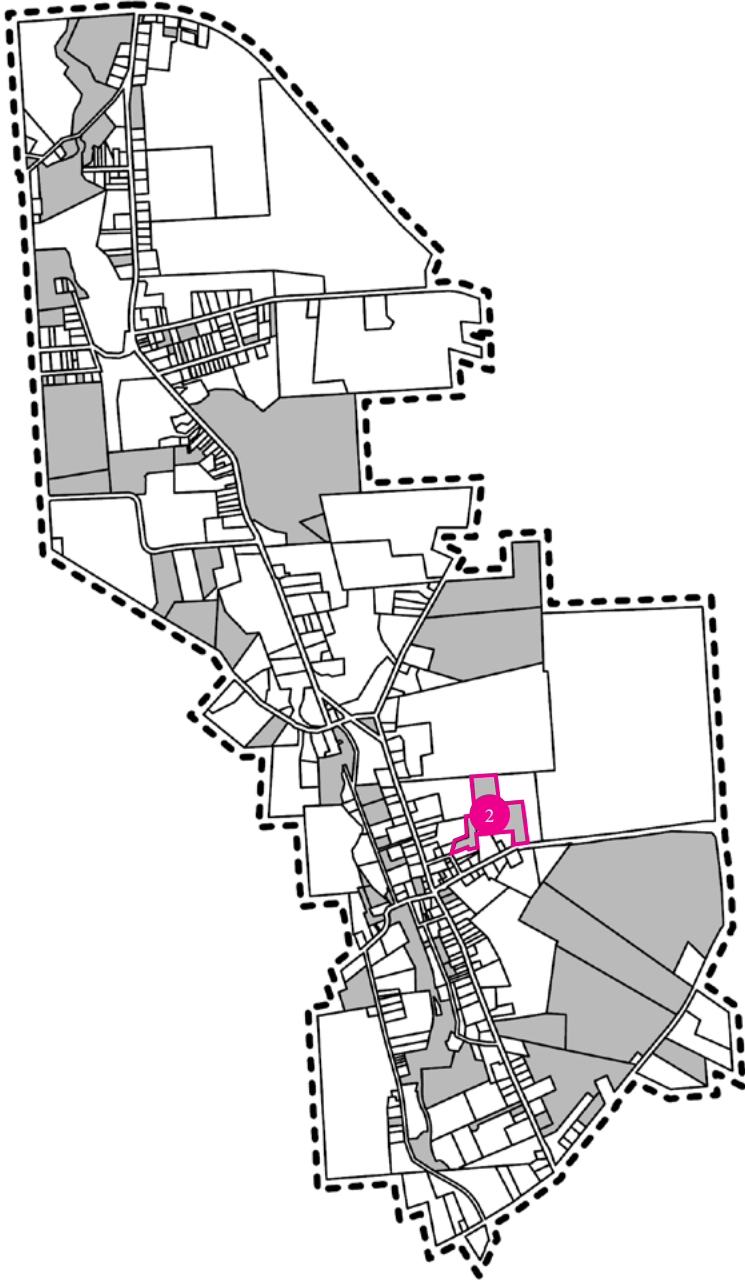


+ 48 parcels
single family residential

Findings

3/7

Development of Vacant and Agricultural Land Could be a Threat to the Character of the Northern Hamlets.



+ 8 parcels
single family residential

Findings

3/7

Development of Vacant and Agricultural Land Could be a Threat to the Character of the Northern Hamlets.



Rural Residential Zoning 2 acre residential parcels



+ 5 parcels
single family residential

Hamlet Zoning .5 acre residential parcels

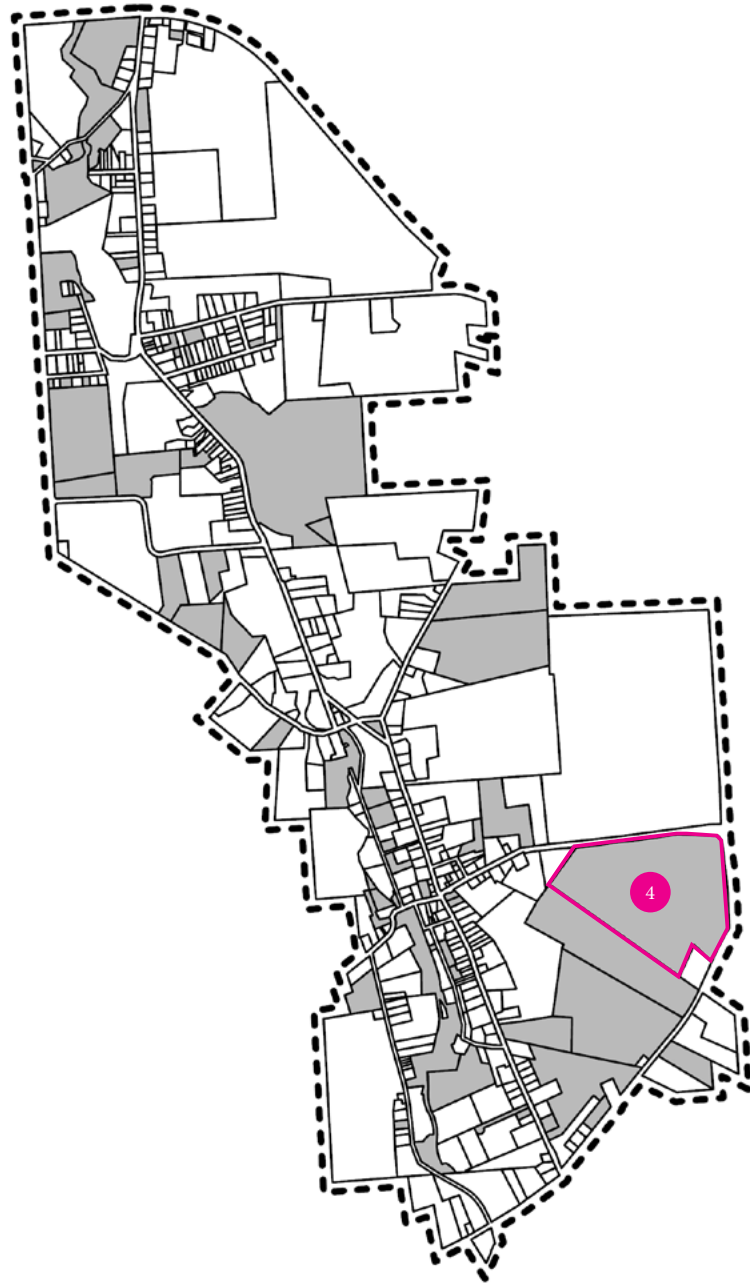


+ 15 parcels
single family residential

Findings

3/7

Development of Vacant and Agricultural Land Could be a Threat to the Character of the Northern Hamlets.



IRO Zoning
2 acre residential parcels



+17 single family residential

Hamlet Zoning
.5 acre residential parcels



+52 single family residential

Planned Development



+44 lots mixed use & single family

Findings

3/7

Development of Vacant and Agricultural Land Could be a Threat to the Character of the Northern Hamlets.



**+44 lots
mixed use
& single family**

Findings

4/7

**The Community Desires Amenities
& Businesses which Compliment the
Character of the Northern Hamlets.**

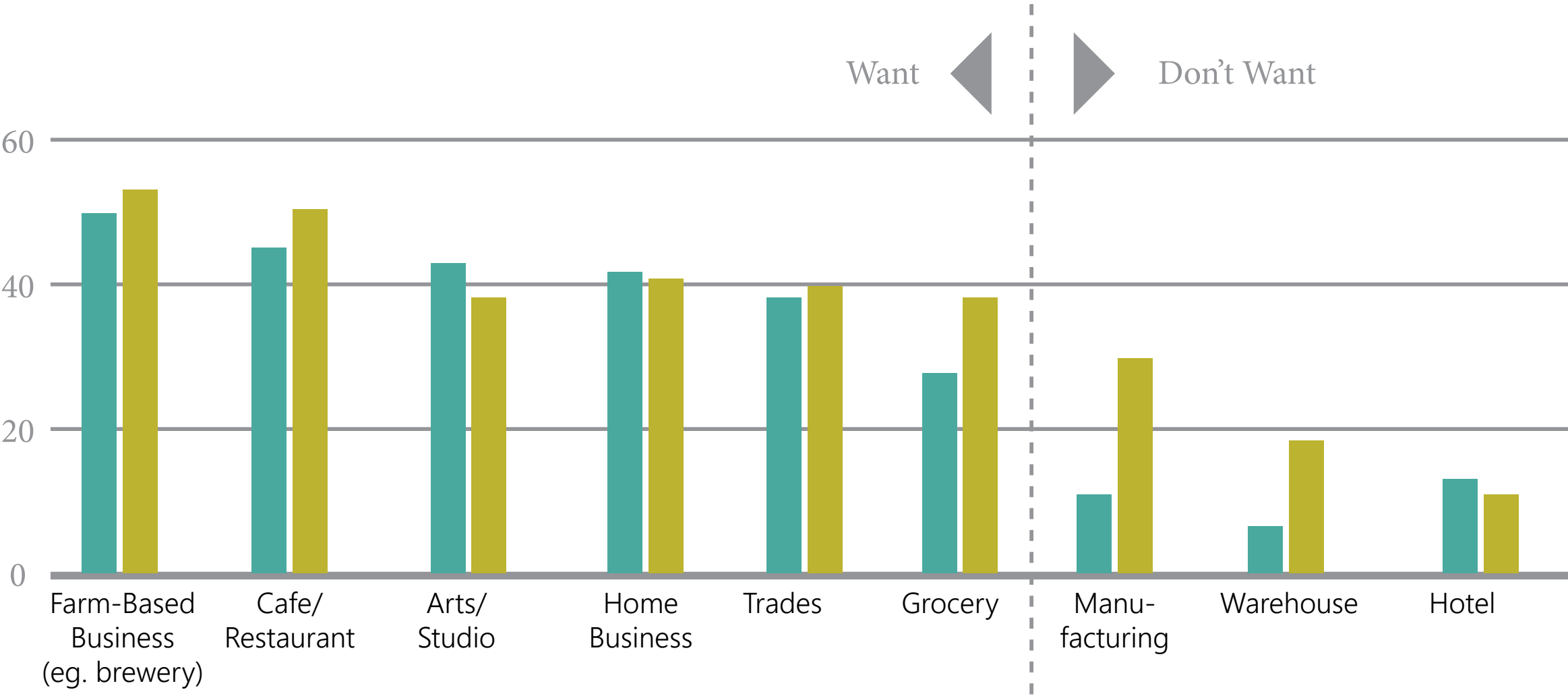


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Findings

4/7

The Community Desires Amenities & Businesses which Compliment the Character of the Northern Hamlets.



Mottville

Skaneateles Falls



Findings

4/7

The Community Desires Amenities & Businesses which Compliment the Character of the Northern Hamlets.





Findings

5/7

**The Roads in the Northern Hamlets
Don't Support Walking, Alternative
Transportation, or Civic Life.**

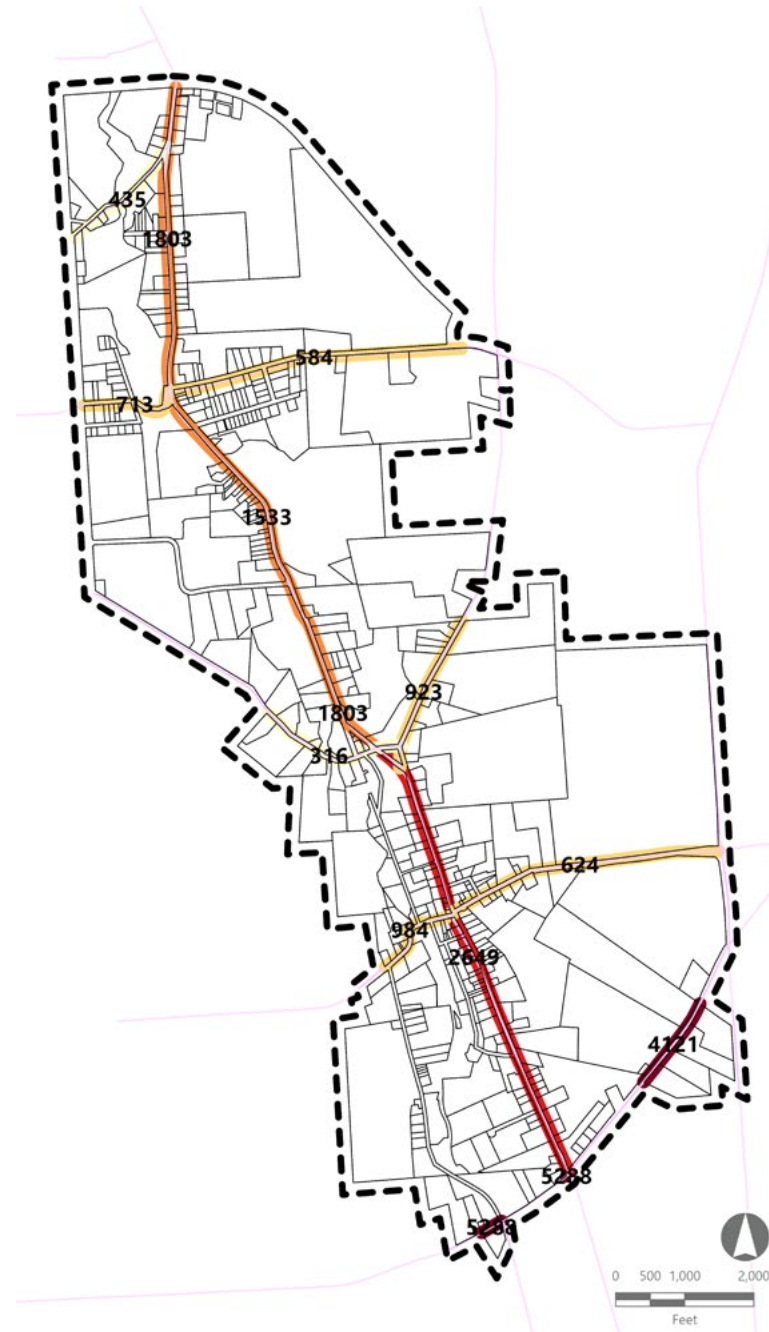


EDR
a better environment

Findings

5/7

The Roads in the Northern Hamlets Don't Support Walking, Alternative Transportation, or Civic Life.



Mottville



EDR
a better environment



JORDAN ST.
MOTTVILLE, N.Y.



60 0 20 60
GRAPHIC SCALE (IN FEET)





**M&
SF**

 EDR



M&
SF





**M&
SF**





M&
SF





M&
SF





M&
SF



EDR

Skaneateles Falls



EDR
a better environment





RED ROOSTER
PUB

Red Rooster Pub



RED ROOSTER
PUB

Red Rooster Pub





RED ROOSTER PUB



Findings

6/7

**Housing Affordability May Be Threatened
in the Future.**



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Affordable Housing --> Housing Subsidy
Housing Affordability --> Diversity of Options (ADUs, apartments)

Findings

6/7

Housing Affordability May Be Threatened in the Future.



4,000 sf / 2 acre lot



1,800 sf / .5 acre lot

v.s.

Plan Onondaga: Housing & Neighborhoods
County Housing Study

Findings

6/7

Housing Affordability May Be Threatened in the Future.



Findings

7/7

There is Opportunity and Desire to Develop Additional Recreational Amenities



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Findings

6/7
There is Opportunity and Desire to Develop Additional Recreational Amenities.



Findings

6/7
There is Opportunity and Desire to Develop Additional Recreational Amenities.

 Completed Trail
 Rail Bed



Recommendations

Protect the small town rural character and enhance the feeling of community through:

Strategy: Protect Neighborhood Character and the Affordability of Housing

- + Include accessory apartment/dwelling and two-family as residential uses within the hamlet district that are permitted by right.
- + Expand the areas that are zoned as hamlet to allow for smaller homes on smaller lot sizes adjacent to and in keeping with the character of the existing hamlet areas.
- + Develop Residential Design Guidelines for new construction.

Strategy: Strengthen Hamlet Centers

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

Strategy: Protect Agricultural Land

- + Identify if additional properties should be placed in an agriculture district,
- + Explore the potential for agricultural protection through conservation easements.
- + Specify farm-based businesses as allowed uses within the Northern Hamlets.

Strategy: Invest in Trails

- + Explore opportunities for incremental trail development in the Northern Hamlets (mapping, land ownership, committee to plan, create plan)- mapping, research, committee, design, implementation, funding.
- + Establish and support four-season multi-use, non-motorized, trail amenities.

Strategy: Improve Pedestrian and Bicycle Safety and Connectivity

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