

MOTTVILLE & SKANEATELES FALLS

M&SF Northern Hamlets
Master Plan



EDR



ONONDAGA COUNTY PLANNING FEDERATION

March 26, 2025

Town of Skaneateles

Chris Legg- Town Supervisor
Janet Aaron- Former Town Supervisor
Karen Barkdull- Planning and Zoning Clerk

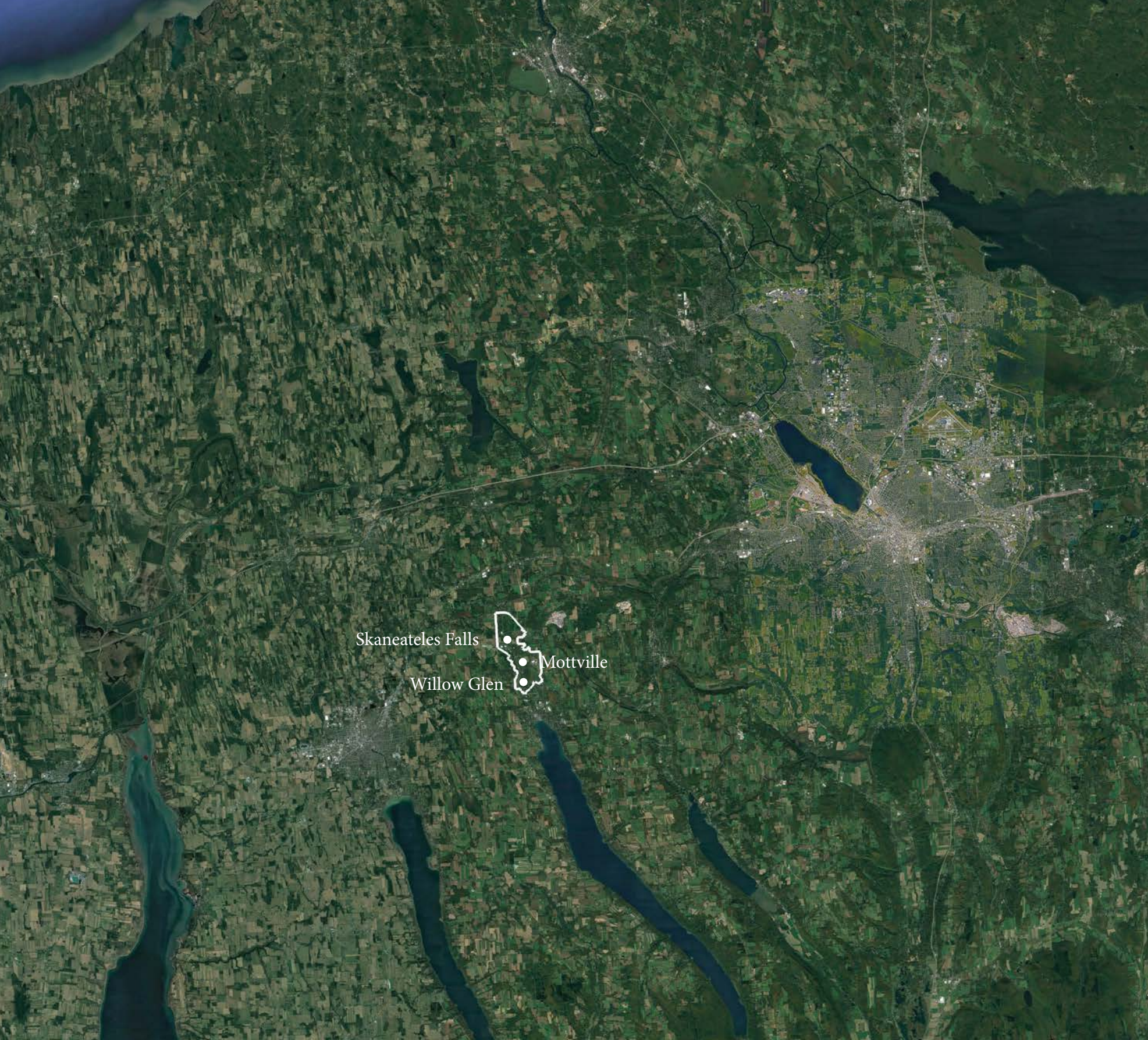
Onondaga County Department of Planning

Troy Waffner - County Planning Director

Northern Hamlets Advisory Committee

Judith Cowden
Guy Donahoe
Bonny Dudden
Debbie Durr
Ed Frank
Doug Hamlin
Maxwell Krouse
Laura Molloy
Jill Marshall
Tamara Place






Skaneateles Falls
Willow Glen
Mottville





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!

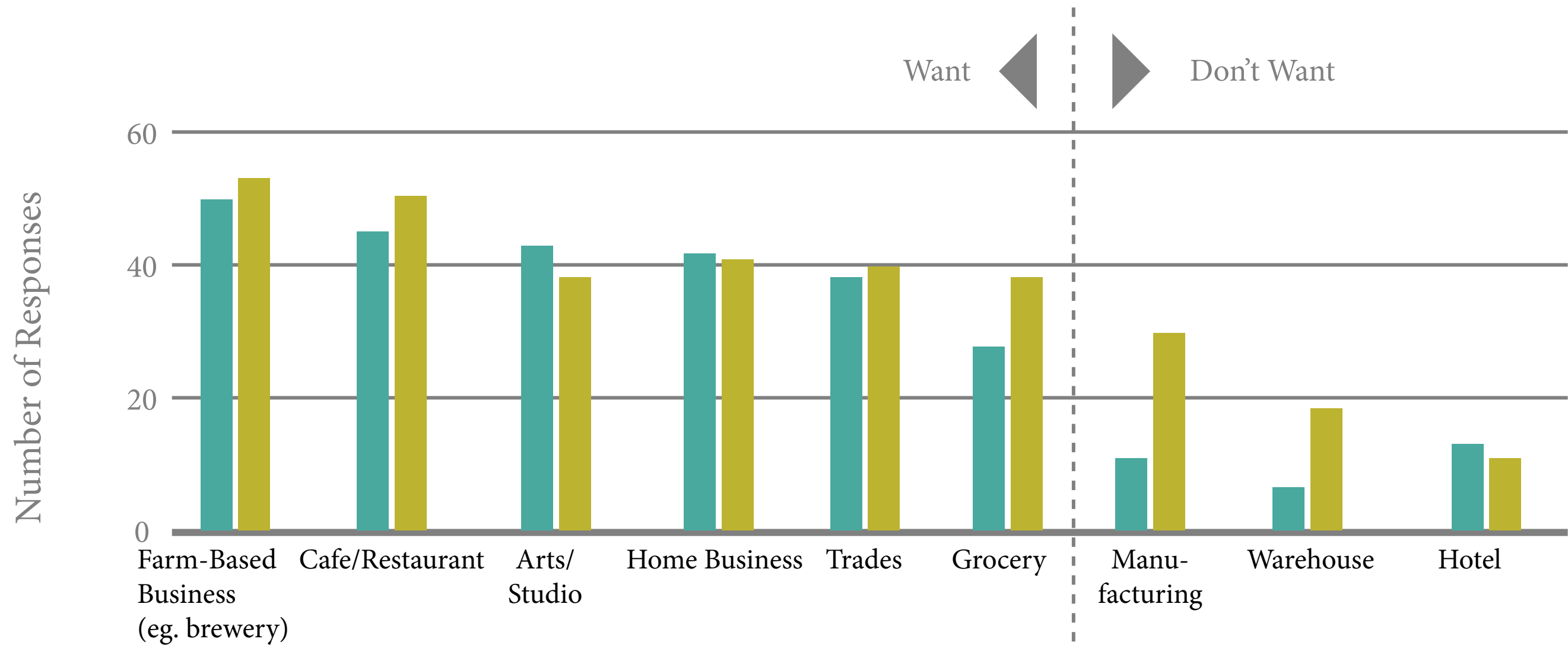
TAKE THE  **COMMUNITY SURVEY**



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



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



Mottville

Skaneateles Falls



Focus Group Meeting Summary

Strengths

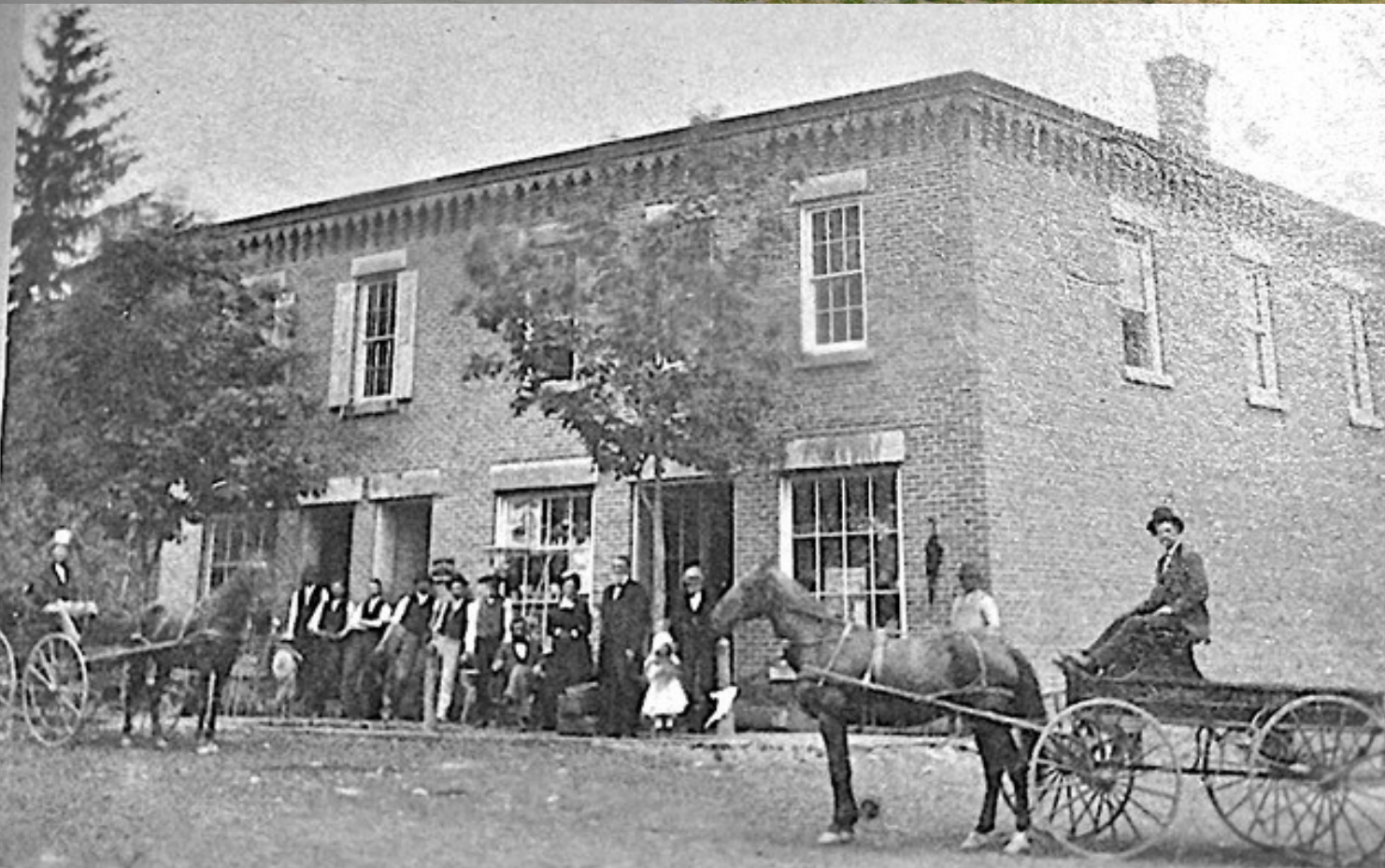
- > Small town feel
- > Strong sense of community
- > Safety
- > Affordable
- > Access to both greenspace and commercial areas

Threats

- > Increased cost of living
- > Loss of character via development
- > Vacant buildings
- > Increased traffic
- > Fear of "outsiders"

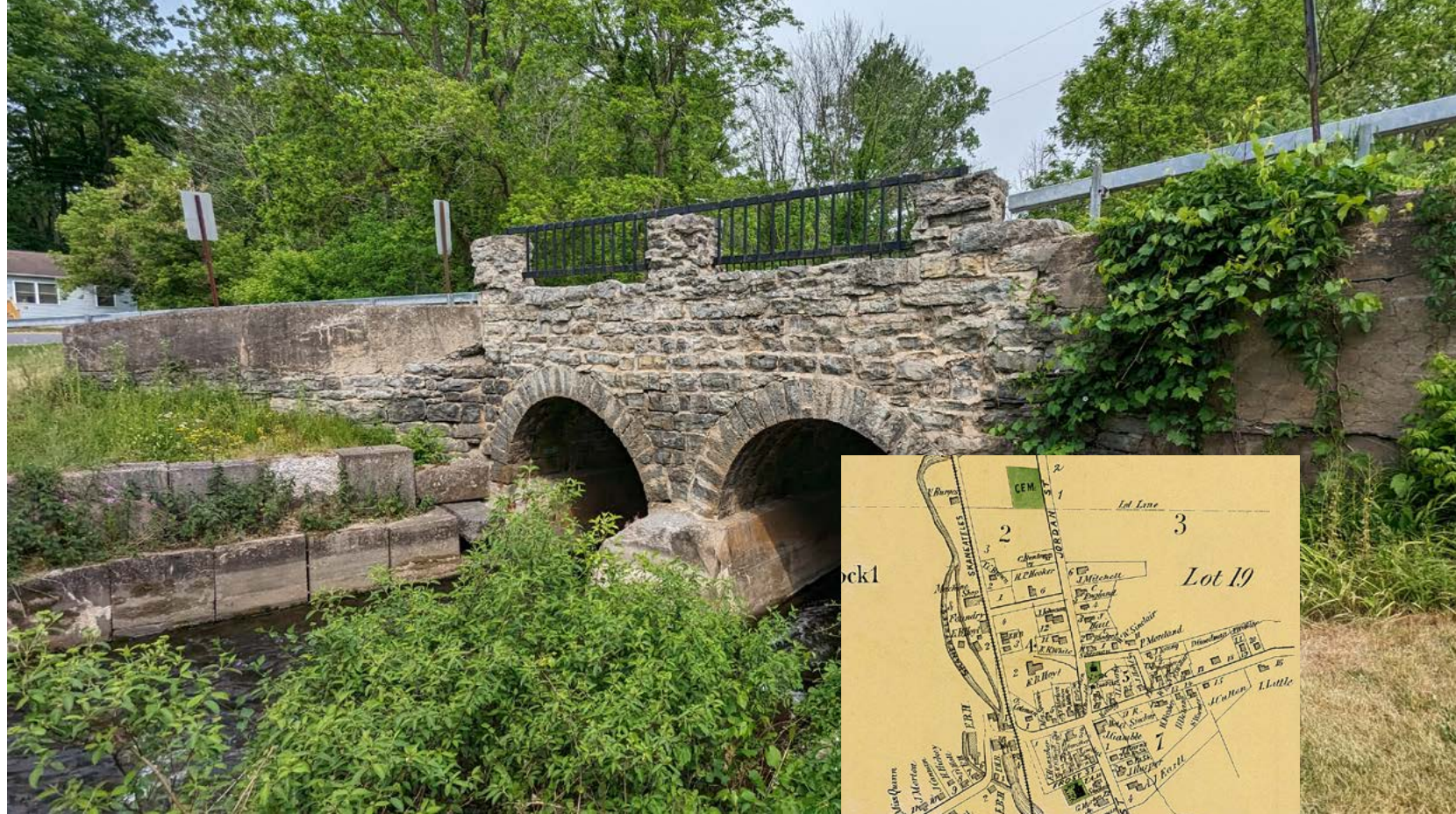
Transformational Project Ideas

- > Adaptive Reuse
- > Enhanced Mobility
- > Traffic Calming
- > Housing affordability
- > Preservation of existing character
- > Support for local businesses
- > Recreational access
- > Updating water infrastructure

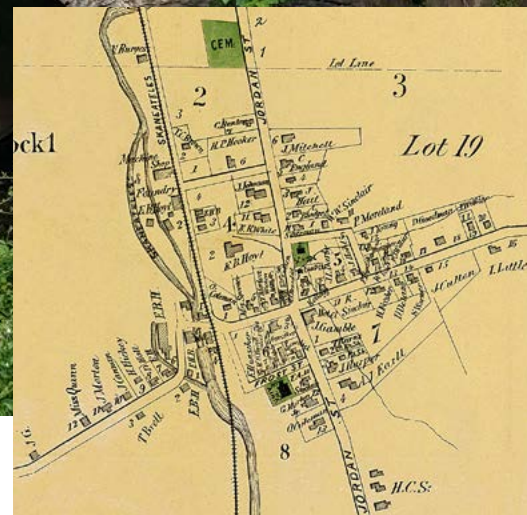


Vision

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.



Stone Bridge over Skaneateles Creek in Mottville

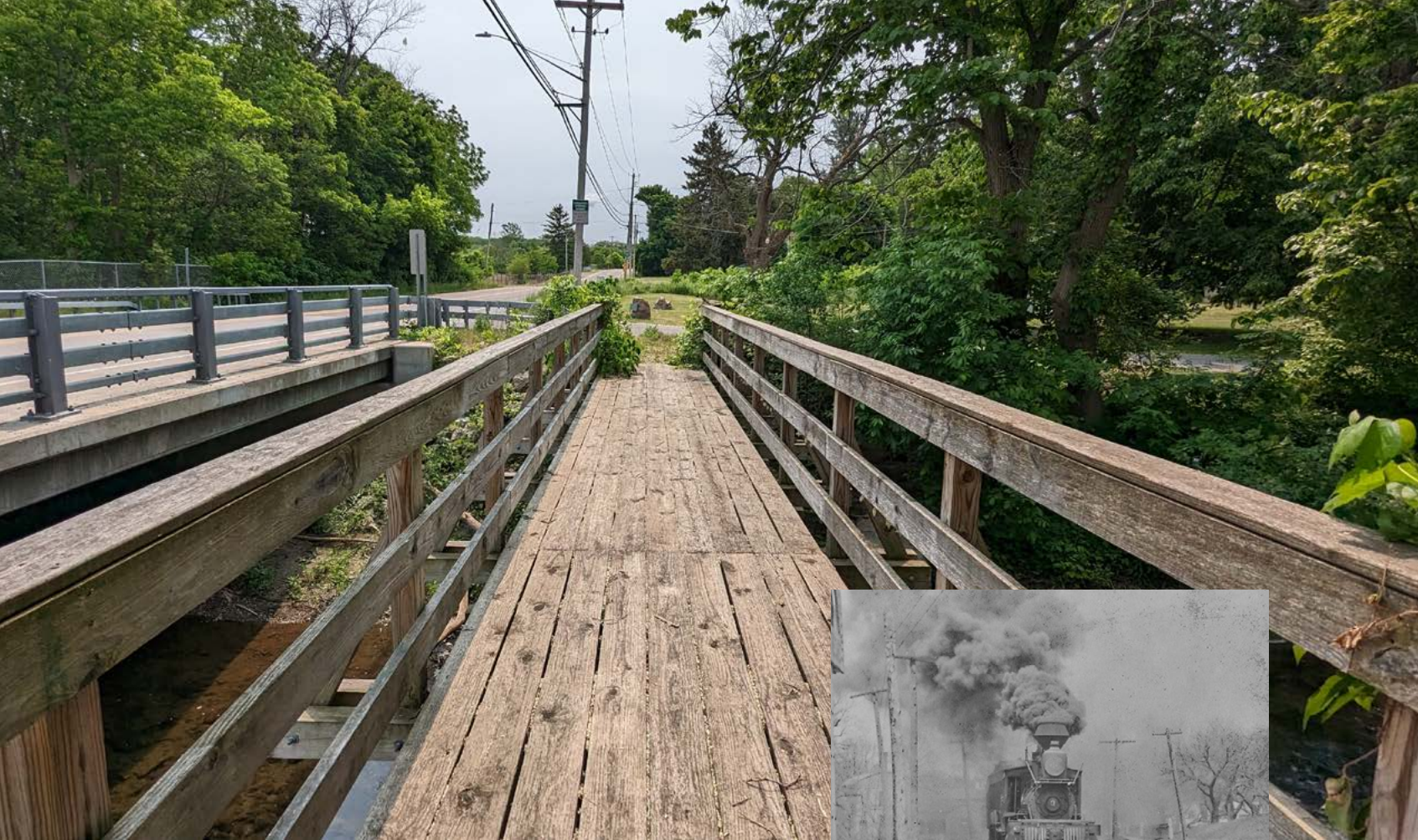


Mottville Circa 1874



MOTTVILLE





Pedestrian Bridge over Skaneateles Creek on former railroad bed



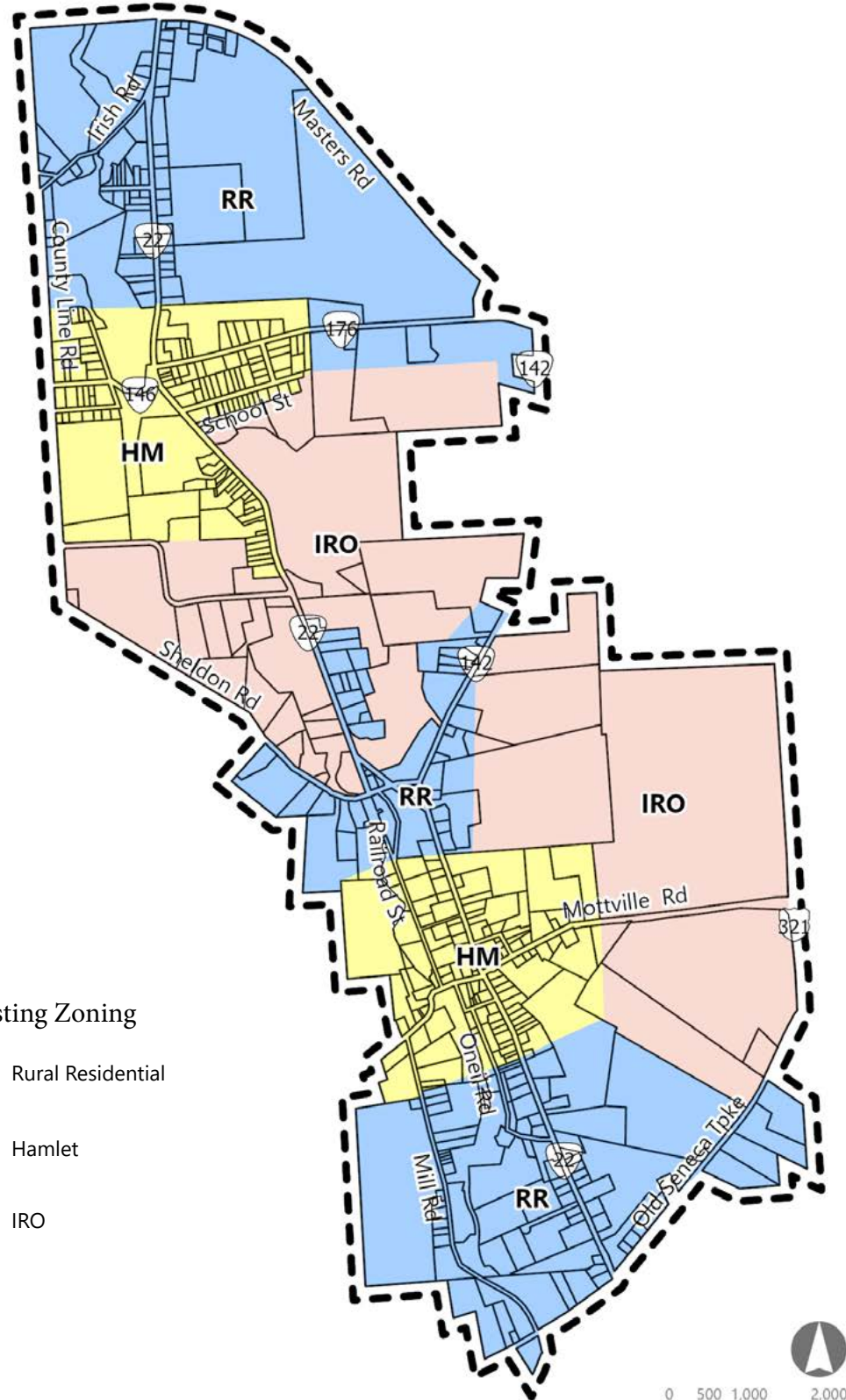
Historic photo of S&J Railroad Car



SKANEATELES FALLS

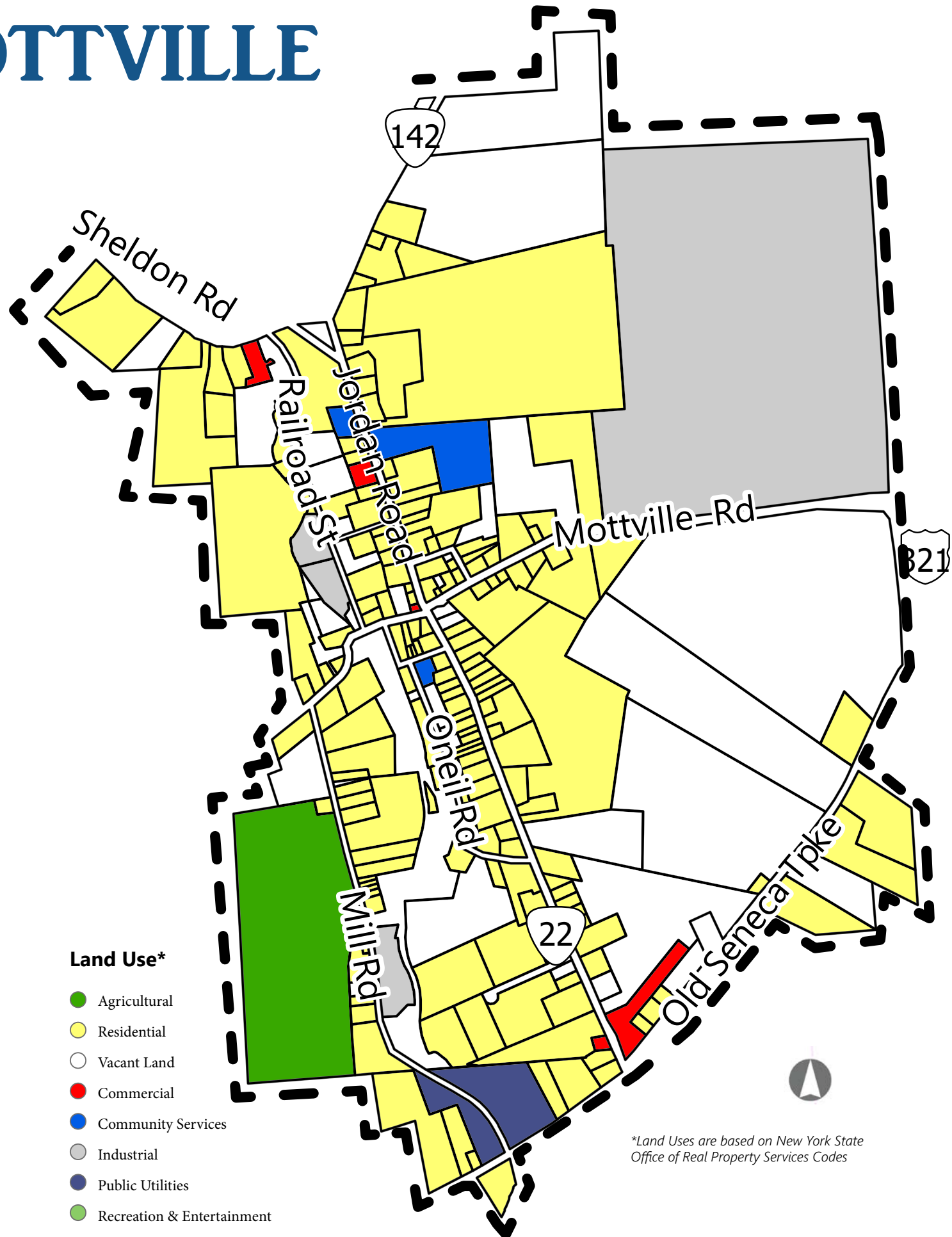
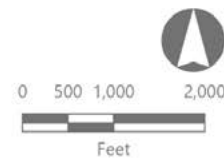


MOTTVILLE



Existing Zoning

- Rural Residential
- Hamlet
- IRO



Land Use*

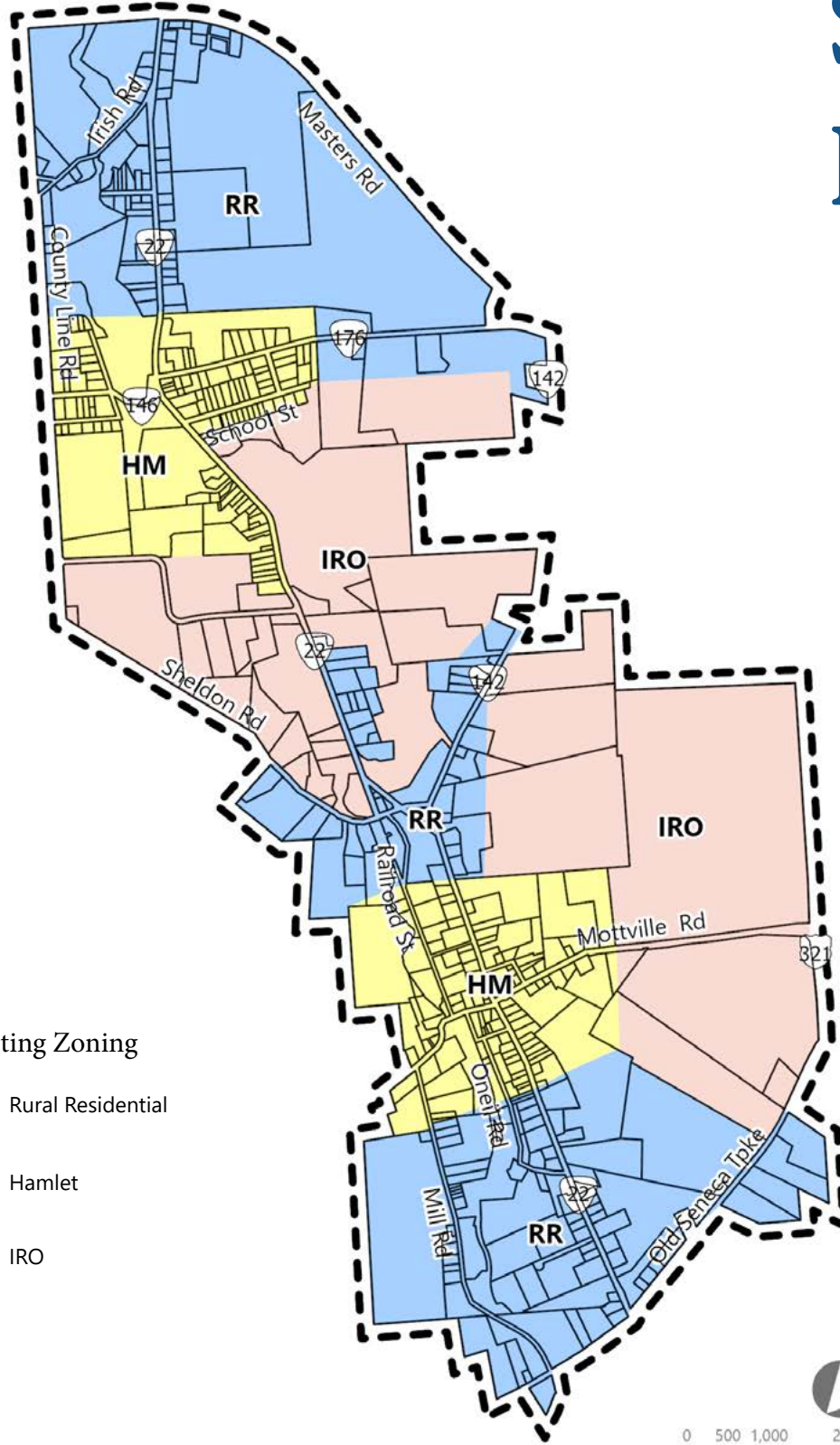
- Agricultural
- Residential
- Vacant Land
- Commercial
- Community Services
- Industrial
- Public Utilities
- Recreation & Entertainment



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

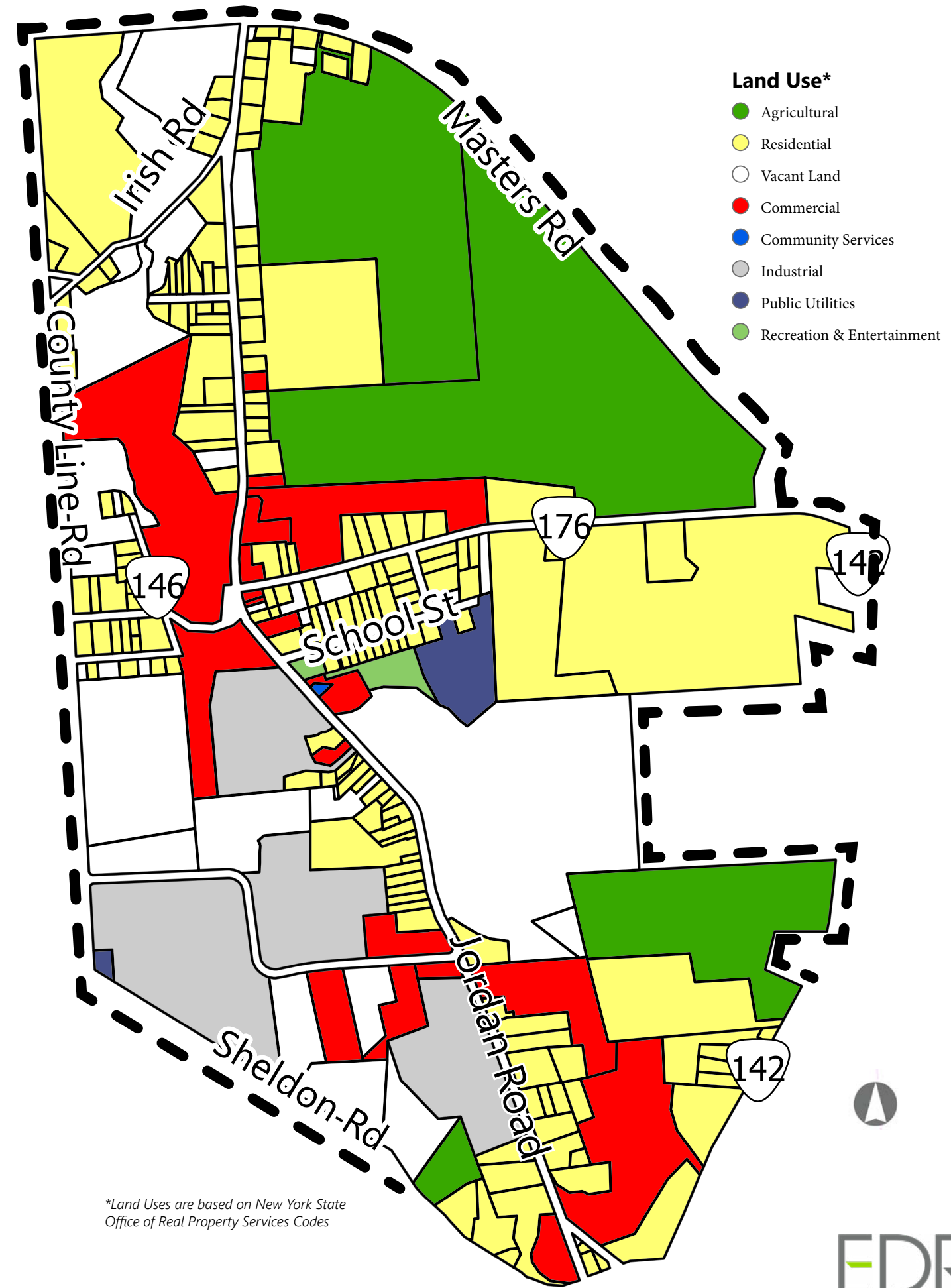
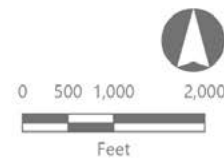


SKANEATELES FALLS



Existing Zoning

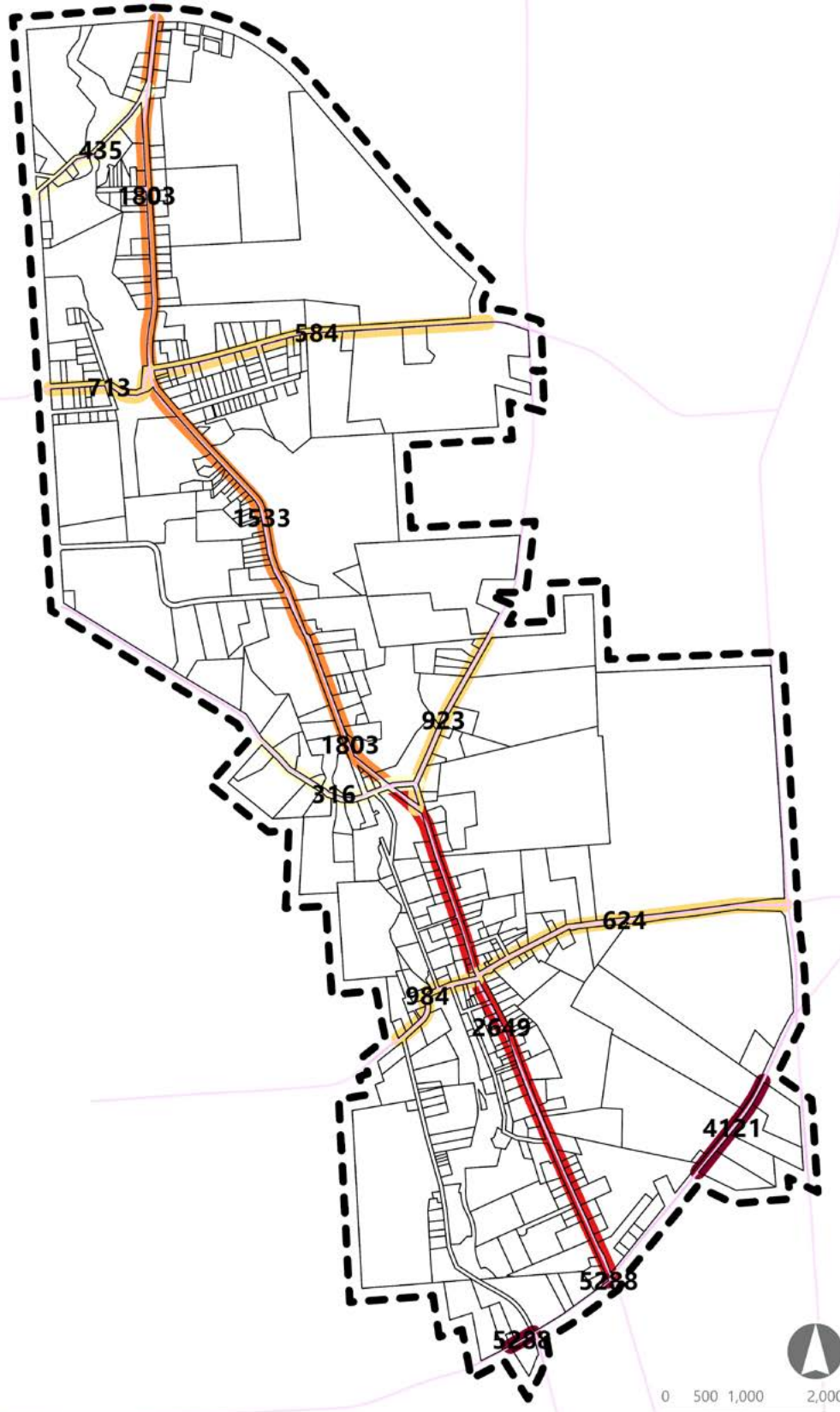
- Rural Residential
- Hamlet
- IRO



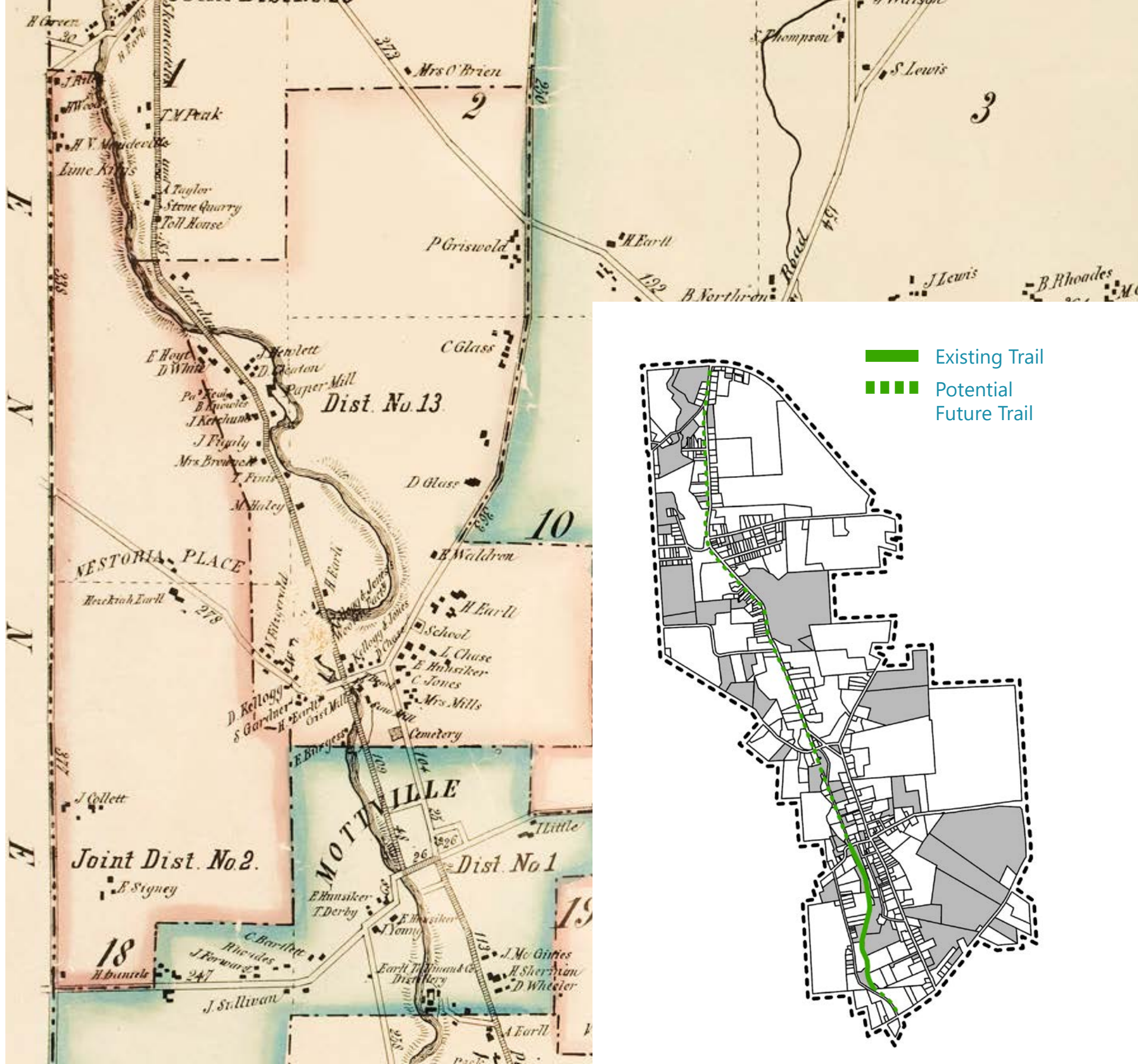
- Land Use***
- Agricultural
 - Residential
 - Vacant Land
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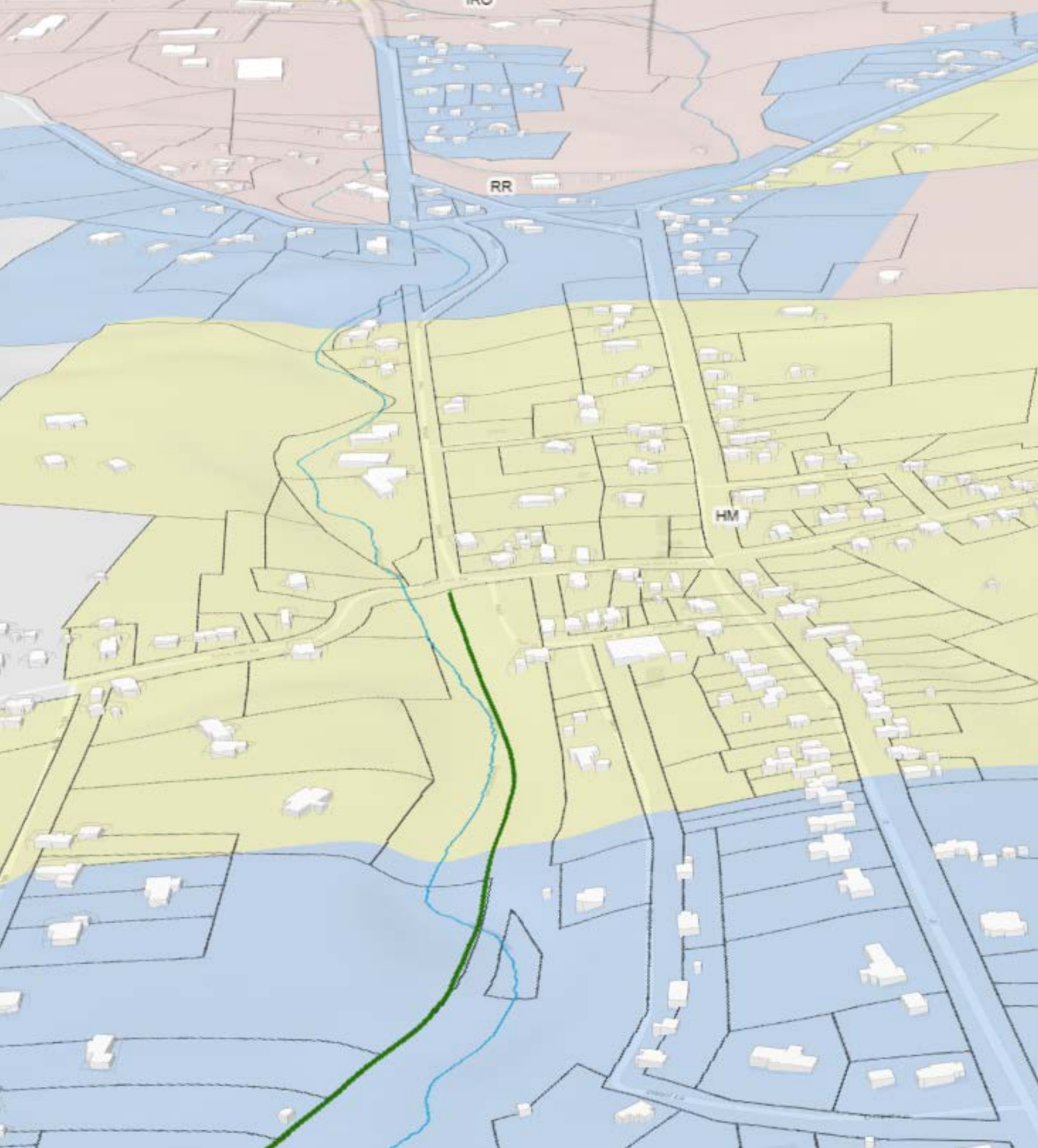
*Land Uses are based on New York State Office of Real Property Services Codes





Average Annual Daily Traffic Count
 low high





BUILD-OUT ANALYSIS

- | Step 1 Determine land available for future development by identifying:
 - + Vacant Parcels that are not currently built on

- | Step 2 Remove parcels that are currently under development as well as undevelopable land

- | Step 3 Remove parcels with environmental or other constraints:
 - + Wetlands & Floodplains
 - + Parcels without Water Service*

- | Step 4 Review remaining parcels based on existing zoning and evaluate alternative scenarios

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



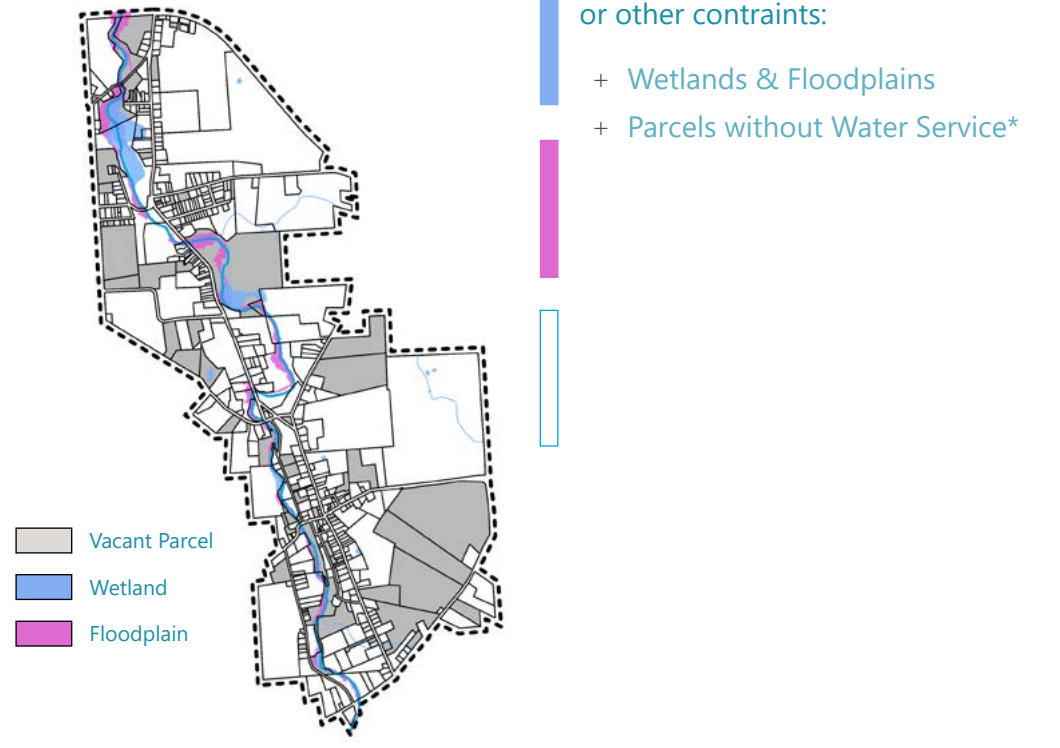
| Step 1



| Step 2

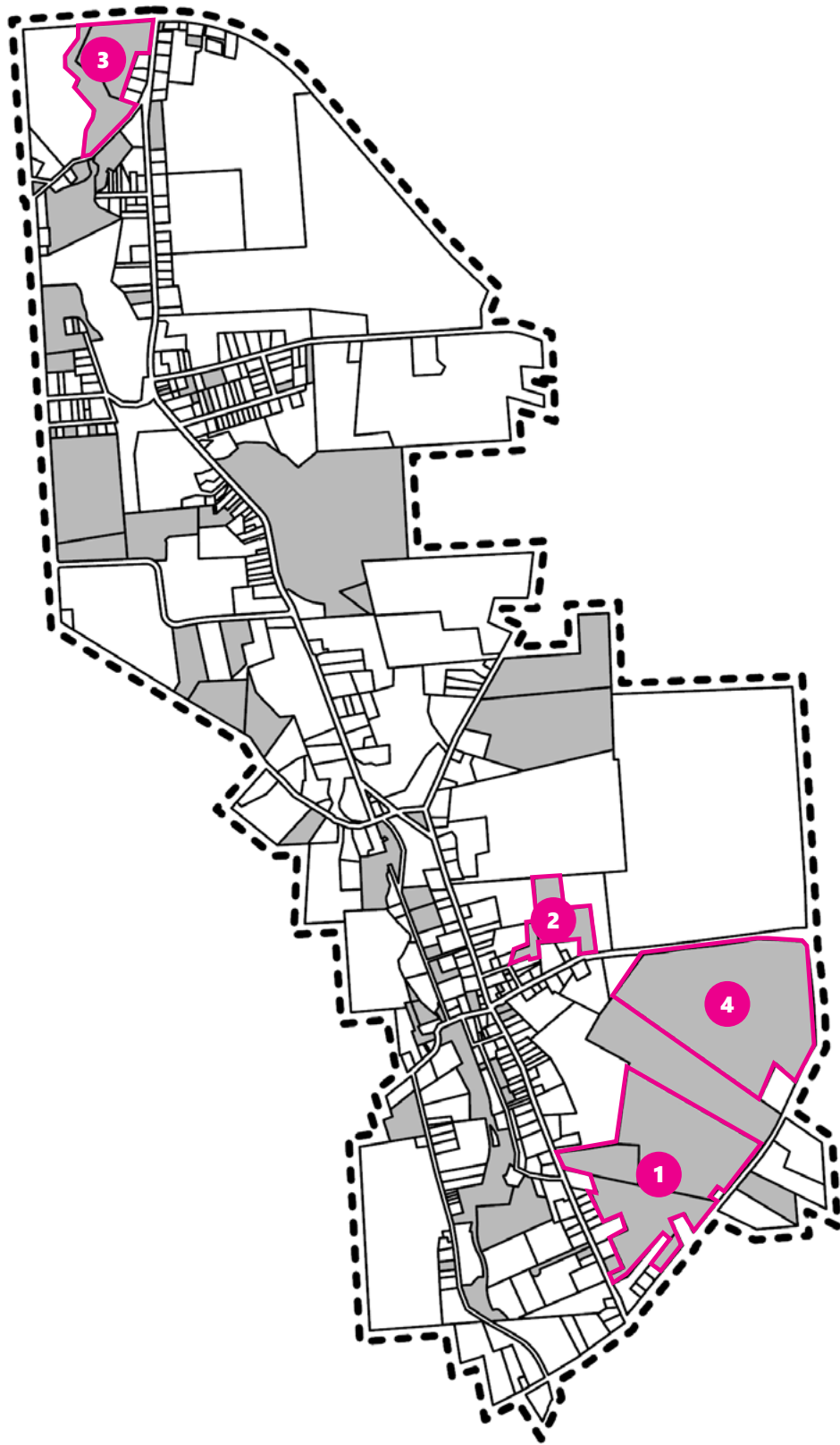


| Step 3

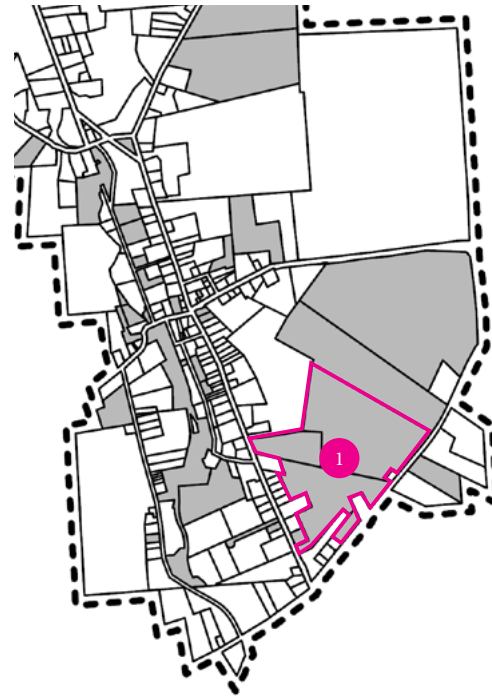


| Step 4





| Area 1



Rural Residential Zoning
2 acre residential parcels

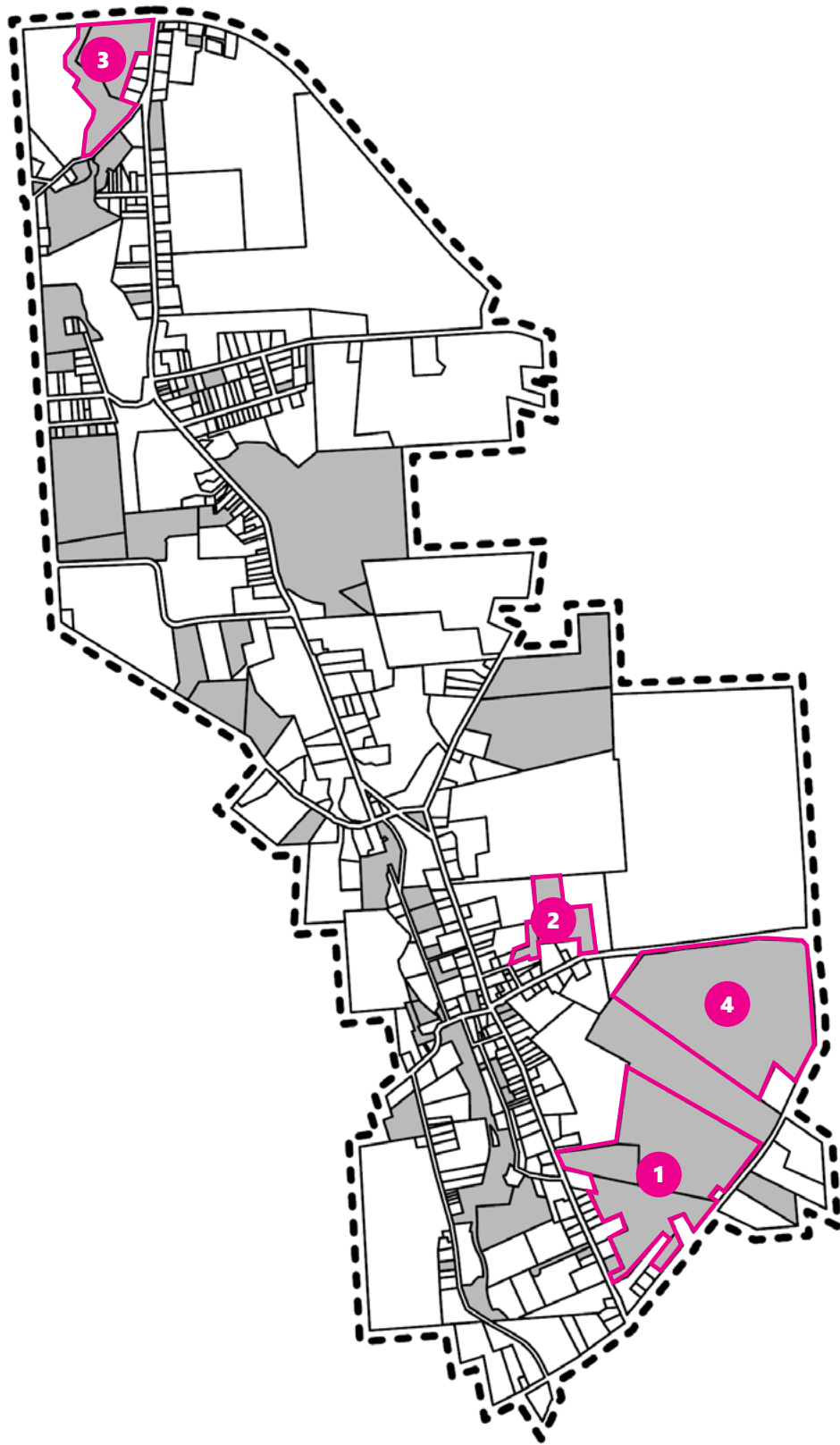


+ 14 parcels
single-family residential

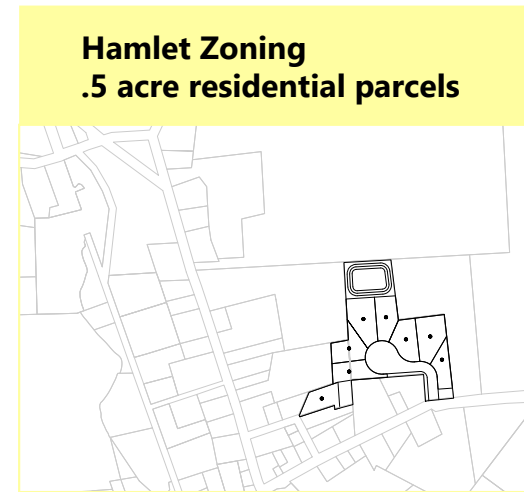
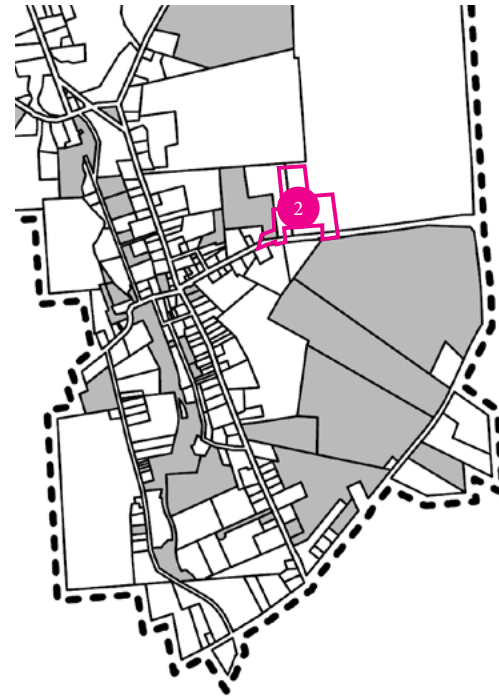
Hamlet Zoning
.5 acre residential parcels



+ 48 parcels
single-family residential



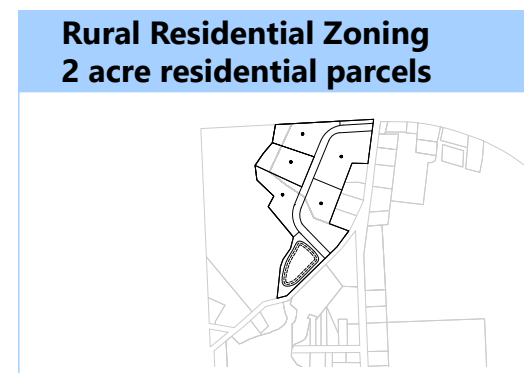
| Area 2



Hamlet Zoning
.5 acre residential parcels

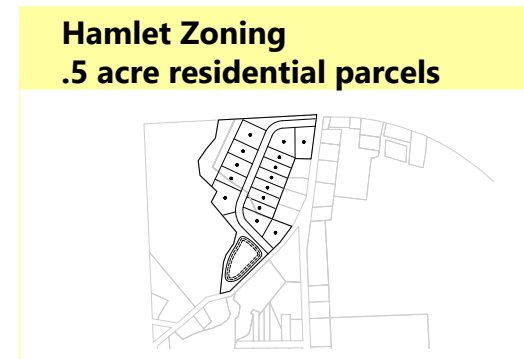
+ 8 parcels
single family residential

| Area 3



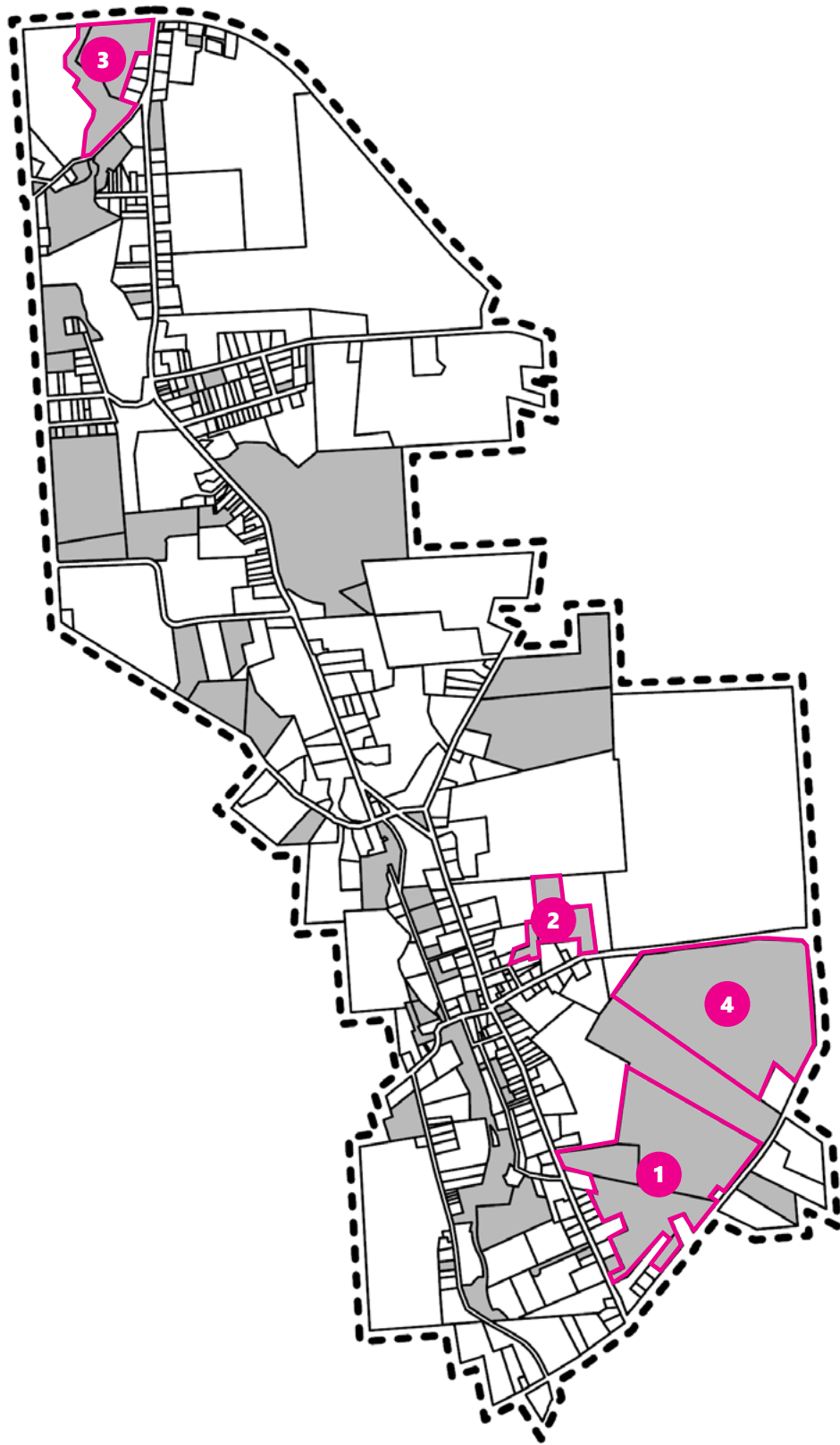
Rural Residential Zoning
2 acre residential parcels

+ 5 parcels
single family residential



Hamlet Zoning
.5 acre residential parcels

+ 15 parcels
single family residential



IRO Zoning
2 acre residential parcels



+17 single-family residential

Hamlet Zoning
.5 acre residential parcels



+52 single-family residential

Mixed-use conservation subdivision



+44 lots mixed use & single-family



Sampling of the historical character of the hamlets

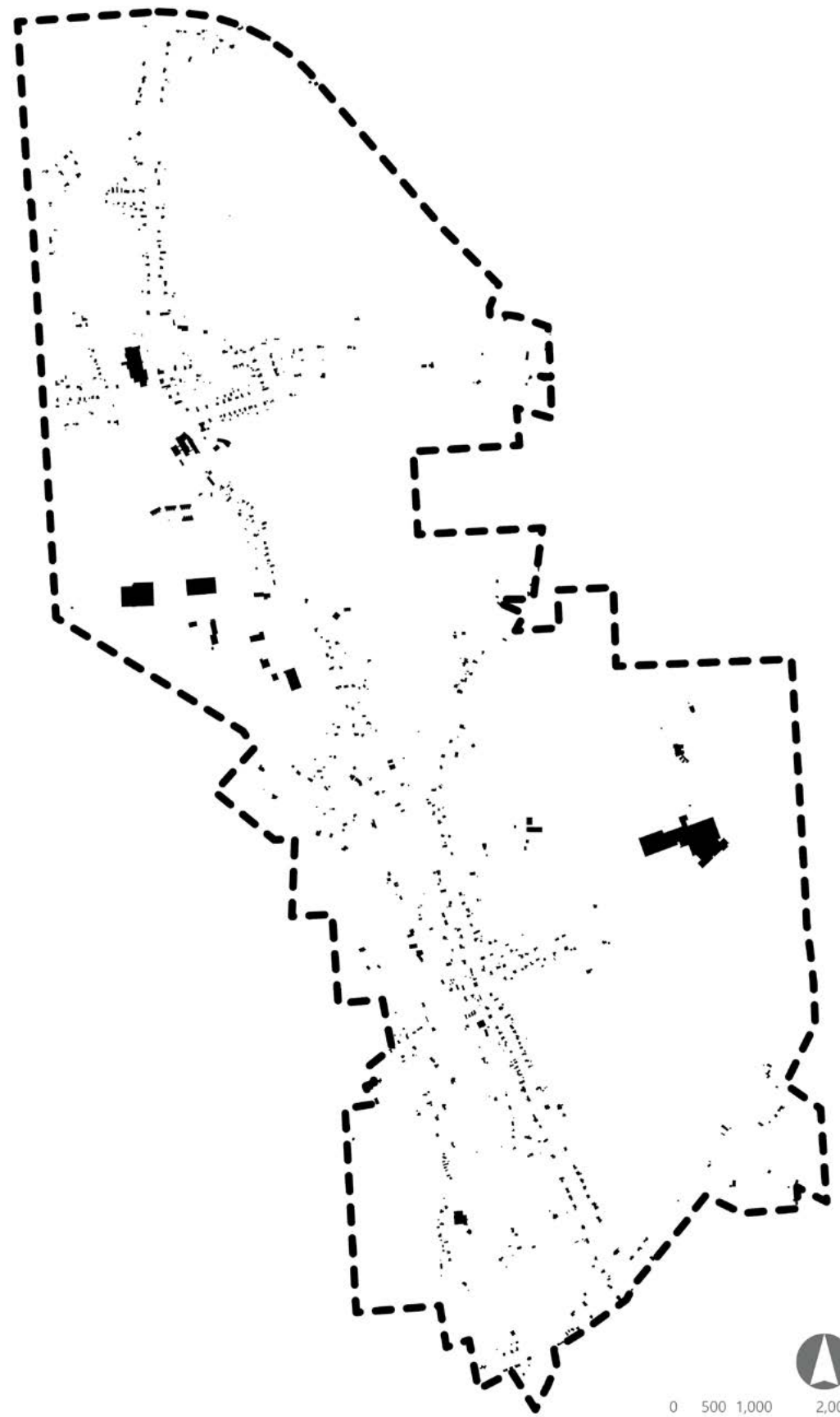
RESIDENTS VALUE THE HISTORICAL CHARACTER, SCALE, AND AFFORDABILITY OF THE NORTHERN HAMLETS

Strategy: Protect Neighborhood Character and the Affordability of Housing

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



Contrasting character of development on Lauder Lane

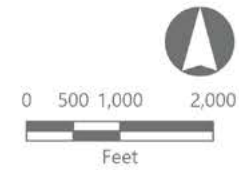
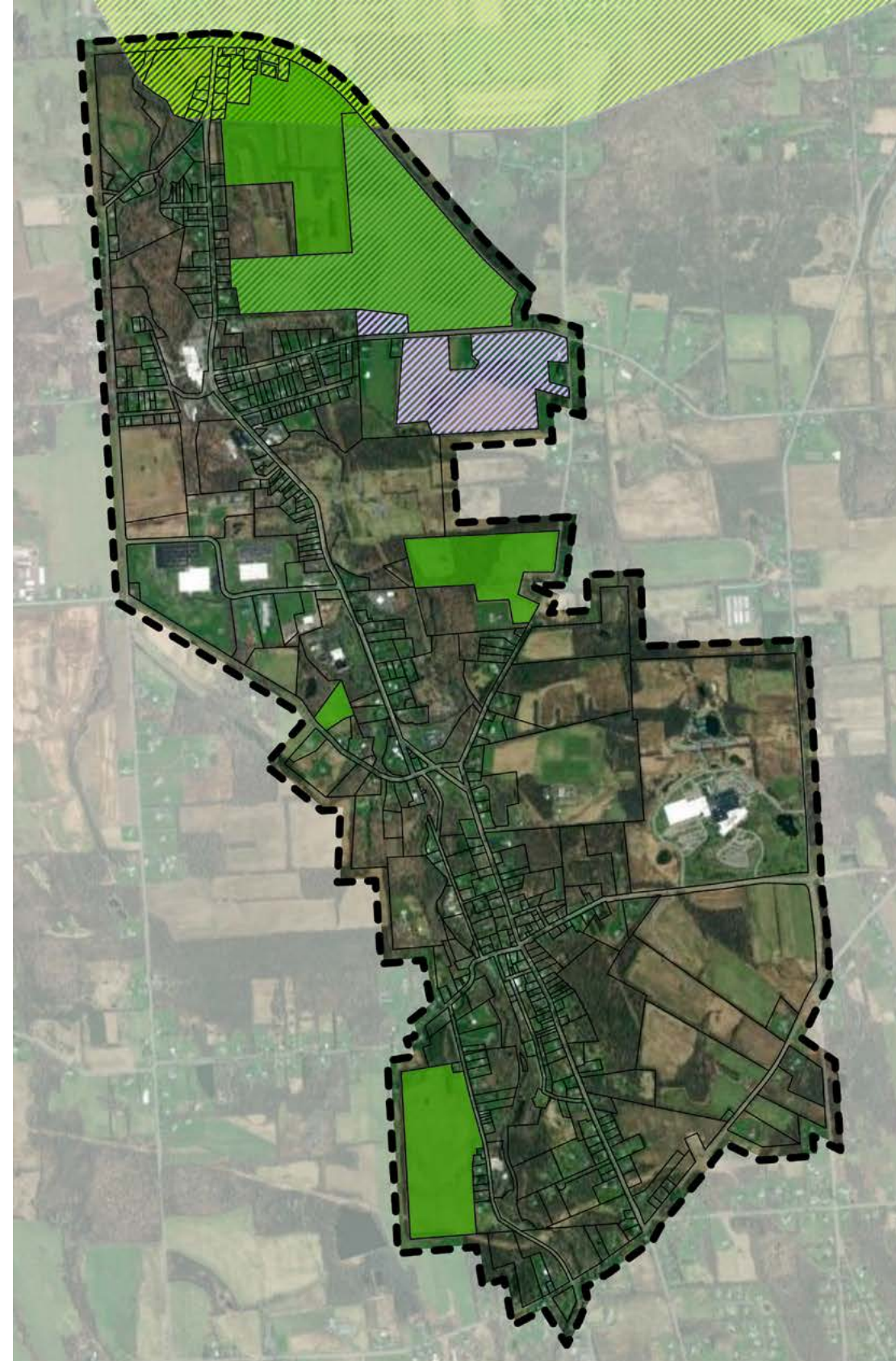




THE RURAL SETTING IS IMPORTANT TO THE NORTHERN HAMLETS.

Strategy: Protect Agricultural Land

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





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



Existing



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

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, clothing, arts) around identified nodes.
- + Encourage the adaptive reuse of historical and underutilized buildings.





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

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

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 Mottvilland Skaneateles Falls.



Existing

Jordan Road looking North toward intersection with Mottville Road



Proposed

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



Existing

Jordan Road looking South toward intersection with Stump Road



Proposed

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





Route of the Skaneateles and Jordan Railroad

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



THERE IS OPPORTUNITY AND DESIRE TO DEVELOP ADDITIONAL RECREATIONAL AMENITIES

Strategy: Invest in Trails

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

FUTURE LAND USE PLAN

PLACE TYPES

Hamlet Center Node

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

Rural Agriculture

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

Hamlet Residential

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

Hamlet Commercial

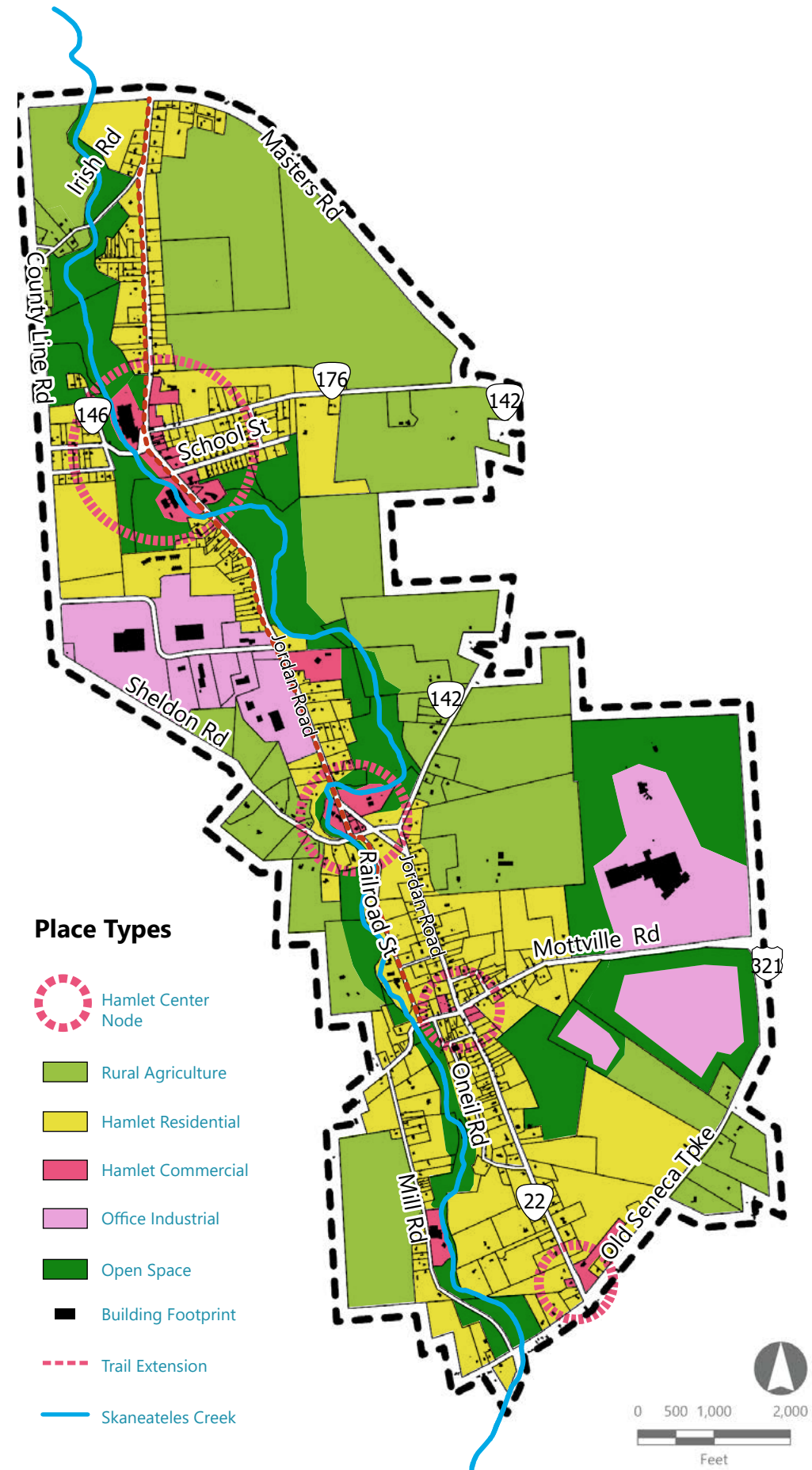
The Hamlet Commercial Place Type is intended to foster commercial uses that are compatible with the Hamlet setting. These may be mixed-use buildings or properties that contain smaller scale retail or service establishments in combination with residential multi-family residences. Hamlet commercial may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

Office Industrial

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

Open Space

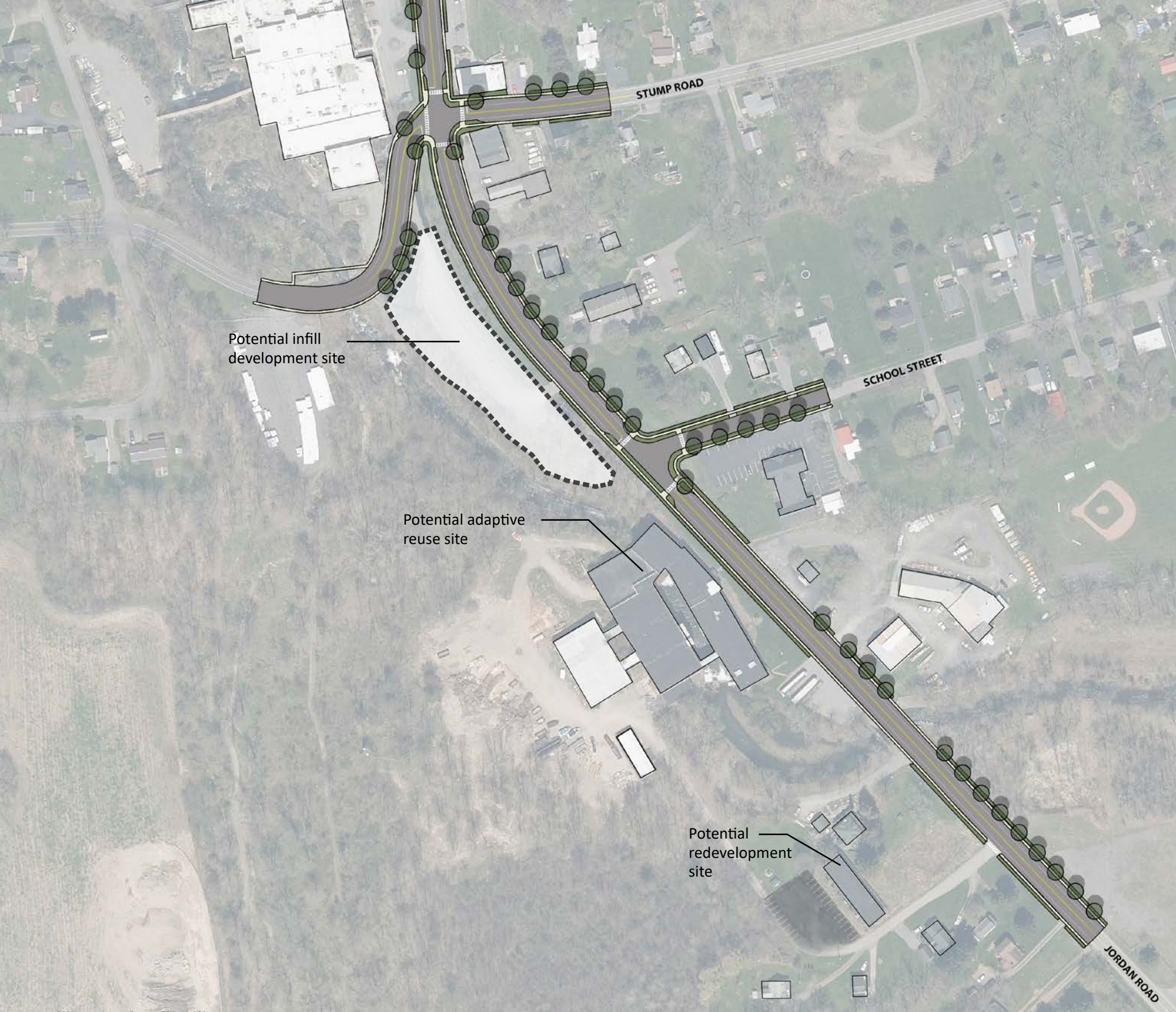
The Open Space Place Type is typical of the Skaneateles Creek corridor through the Northern Hamlets. These areas consist of woodlands, wetland areas, and have high ecological and aesthetic value. They may contain active and passive recreation uses such as parks, playgrounds, and trails.



Mottville Hamlet Center Node



Skaneateles Falls Hamlet Center Node



IMPLEMENTATION PLAN

STRATEGY	RESPONSIBILITY	TIMEFRAME	POTENTIAL FUNDING	STRATEGY	RESPONSIBILITY	TIMEFRAME	POTENTIAL FUNDING
<p>Strategy 1</p> <p>Protect Neighborhood Character and the Affordability of Housing</p> <p>Action 1.1: Expand the areas that are zoned as hamlet to allow for smaller homes on smaller lot sizes adjacent to and in keeping with the character of the existing hamlet areas. Alternatively review the density bonus structure within the Conservation Subdivision ordinance to allow for additional density within areas of existing water service that are adjacent to existing developed areas within the Northern Hamlets.</p> <p>Action 1.2: Develop Residential Design Guidelines for new construction.</p>	<p>Town Planning Board, Town Board</p> <p>Town Planning Board, Town Board</p>	<p>1-3 Years</p> <p>1-3 Years</p>	<p>NYS Smart Growth Planning Grant, Onondaga County Department of Planning</p> <p>NYS Smart Growth Planning Grant, Onondaga County Department of Planning</p>	<p>Strategy 2</p> <p>Protect Agricultural Land</p> <p>Action 2.1: Work with Onondaga County to identify and place additional properties in an agriculture district</p> <p>Action 2.2: Explore the potential for agricultural protection through conservation easements.</p> <p>Action 2.3: Specify farm-based businesses and agritourism as allowed uses within the Northern Hamlets rural areas.</p>	<p>Town Board, Onondaga County Department of Planning</p> <p>Town Board, CNY Land Trust, Onondaga County Department of Planning</p> <p>Town Planning Board, Town Board</p>	<p>1-3 Years</p> <p>1-3 Years</p> <p>1-3 Years</p>	<p>N/A</p> <p>Farmland Protection Implementation Grant Program</p> <p>NYS Smart Growth Planning Grant, Onondaga County Department of Planning</p>

