

TOWN OF GEDDES & VILLAGE OF SOLVAY

COMPREHENSIVE PLAN



An Inter-Municipal Comprehensive Plan to Envision an Enhanced Geddes and Solvay Community

Final Plan

June 25, 2019

ACKNOWLEDGEMENTS

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To the fine people who live, work, and visit the Town of Geddes and the Village of Solvay:

Your passion for the community and desire to effect change was heard loud and clear from the very outset, and the Advisory Committee could not be more thankful for your thoughts and suggestions to help make the Comprehensive Plan truly a community-driven Plan.

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INTRODUCTION TO THE COMPREHENSIVE PLAN



OVERVIEW

The 2019 Town of Geddes and Village of Solvay Comprehensive Plan serves as the Community's first Comprehensive Plan. Adoption of comprehensive plans is authorized by NYS Town Law §272-a and Village Law §7-722. Preparation of the Plan is advisable to address key issues facing the Town of Geddes and Village of Solvay today. With development advancing in certain areas of the Town, critical infrastructure projects moving forward in the Village, and recent investments in the New York State Fairgrounds, diverse demands on the Town and Village could arise and the Community must be prepared to proactively plan for such changes. As such, preparation of the community's first Comprehensive Plan was needed to help influence and control development with appropriate contemporary policy recommendations that would act as a guide to future investments.

In early 2017, the Town Board established a Comprehensive Plan Committee (CPC) to guide the Town and Village in addressing the important challenges facing Geddes and Solvay today. Following a kick-off meeting in January 2017, the CPC held monthly working meetings open to the public throughout the planning process, to develop an initial list of goals, objectives, and recommendations.

The CPC utilized New York State's Smart Growth toolbox as a guide for the Plan's draft vision statement, goals, objectives and recommendations. The CPC included representatives of the Village and the Town in an effort to learn ways that the Town and Village could collaborate to achieve joint planning goals, and integrate between the three community nodes – Lakeland, Solvay and Westvale.

The CPC also conducted a series of public information meetings in May and October of 2018, and February 2019 to solicit community input. A full description of community participation in the planning process is described in the following section.

In August 2018, the CPC supplemented feedback and input from the public meetings with an online survey to further explore residents' preferences with respect to the immediate and long-range protection, enhancement, growth and development of the Town and Village – and the responses were strong. This response was a clear example of the heartfelt interest and desire community residents have to take action and enhance quality of life in Geddes and Solvay.

The 2019 Envision Geddes and Solvay Comprehensive Plan brings the vision, goals, objectives, and recommended actions for the Town and Village into concert with how the community has evolved into the 21st century. Background demographics and physical inventories of different aspects of the Community are briefly summarized herein while the body of the Plan focuses on the public planning process and methodology, as well as the Town and Village's vision, goals, objectives, and recommended actions to accomplish them.

PLAN PURPOSE AND INTENT

A COMMUNITY COMMITTED TO PLANNED DEVELOPMENT

The Town of Geddes and Village of Solvay currently do not have adopted comprehensive plans. Without a comprehensive plan and established vision or goals, there is a lack of clarity for proposed development and land use within the Town and Village. There are several key corridors within the Town and Village (State Fair Boulevard, West Genesee Street, and Milton Avenue). Portions of these corridors currently lack consistency in land use and aesthetic conditions. This comprehensive plan will allow for better planning for future uses along these corridors and throughout the Town and Village as a whole, which will reflect the vision and goals of the Town and Village residents.

A CHANGING TOWN AND VILLAGE ENVIRONMENT

The Town of Geddes and Village of Solvay originally thrived with industrial development beginning in the mid-1800s. While industrial facilities remain in both the Town and Village and are important to the local economy, they are no longer the sole driver of Village and Town development. Strong residential communities remain. According to the public survey (Appendix C), about 12% of residents live and work in Geddes or Solvay; the majority of residents work in other municipalities. There is no question that Geddes and Solvay are great places to live. Most residents choose to live in the area because of the strong sense of community, with friendly neighbors and safe and walkable neighborhoods. Geddes and Solvay also have a strong school system and are located conveniently near the City of Syracuse and other neighboring communities. Many people who were born and raised in the area choose to stay for these reasons and more.



There are ample opportunities for the Town and Village to preserve and expand upon the positive characteristics that already exist. The Town is bordered by Onondaga Lake to the north. The restoration of Onondaga Lake continues to stimulate new recreational opportunities and developments around the Lake. Onondaga County recently completed infrastructure and aesthetic improvements along Milton Avenue and Bridge Street in the Village. These

projects drastically changed the visual

consistency along portions of these main corridors, providing an inviting gateway to the community. The Town and Village have a number of redevelopment opportunities, with vacant properties along key corridors as well as brownfield sites left from the area's industrial past (see Figures 24 and 25 for potential redevelopment areas of interest). The NYS Fair is held in the Town of Geddes annually, and there are spinoff development opportunities for State Fair Boulevard that could be taken advantage of. This Plan establishes a consolidated vision for the future for the Town and Village, which is the first step in pursuing improvements to the community.

A NEW INTERMUNICIPAL COMPREHENSIVE PLAN



PLAN PURPOSE

The primary purpose of a comprehensive plan is to define a community's vision for its future. Any development proposal or action, whether private or public, should consider and be consistent with the Town and Village's vision priorities outlined in the Plan. 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 and Village are likely to support and the types of actions that are preferred. Maintaining an updated comprehensive plan is important to ensure that the document accurately reflects current community values and addresses up and coming issues and opportunities.

A comprehensive plan is legally 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." (NYS Town Law, Section 272-a and NYS Village Law, Section 7-722)

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 policies and objectives that reflect those priorities, and provides a set of recommendations and actions to help the Town and Village achieve their goals. While there are recommendations that pertain to land use, zoning, and infrastructure, other policy and programmatic actions and priorities are also articulated.

Keeping a comprehensive plan up to date is important as it directly and 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 & 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 & CAPITAL IMPROVEMENT PLANNING (CIP) – 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.
- CULTURAL & ECONOMIC DEVELOPMENT EFFORTS – An increasing number of municipalities are beginning to undertake more non-traditional efforts to foster community vitality. Examples include the creation of arts and cultural venues and programming as well as economic development initiatives to reduce commercial vacancies. The need and support for such efforts is often determined through the comprehensive planning process and documented in the Plan itself.



BACKGROUND

The Town and Village elected to work together to complete a joint intermunicipal comprehensive plan in order to foster a more integrated Village and Town environment. This comprehensive plan will allow the Village and Town to better prepare and plan for current and future opportunities and challenges that the communities face. The Plan will also allow the Town and Village to remain current with development trends and the needs of the community.

The Town and Village established a Comprehensive Planning Committee to facilitate the planning process. The role of the Steering Committee is to guide and lead the planning process, disseminate relevant information, review documents, educate residents about the project and the process, and assist with community outreach and publicity. To aid in the planning process the Town contracted a team of planning and design consultants.

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 2028. This allows for information obtained in the 2020 Census to be included in the next comprehensive planning effort. However, it is recommended that the Town and Village review the information contained in this document and conduct a formal update periodically in order to ensure that it remains relevant and beneficial to the community.

ACRONYMS USED

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

ACS	American Community Survey
DEC	Department of Environmental Conservation
DOT	Department of Transportation
FEMA	Federal Emergency Management Agency
LEED	Leadership in Energy & Environmental Design
NWI	National Wetlands Inventory
NYSERDA	New York State Research and Development Authority
PIM	Public Information Meeting
TAP	Transportation Alternatives Program
SMTC	Syracuse Metropolitan Transportation Council
OPRHP	Office of Parks, Recreation and Historic Preservation
CDBG	Community Development Block Grants
EFC	Environmental Facilities Corporation
GIGP	Green Innovation Grant Program
FHWA	Federal Highway Administration

COMMUNITY OUTREACH AND PUBLIC INVOLVEMENT

In an effort to ensure that this Plan addressed the values and concerns of the public, opportunities were provided to engage Town and Village residents and stakeholders in the development of the Plan's content. The Steering Committee and consultant team completed the following public input efforts:

- Public Information Meeting (PIM) (#1), May 2018
- Public Information Meeting (#2), October 2018
- Town and Village-wide Online Survey, December 2018
- Draft Plan Public Review Meeting (#3), February 2019
- Public Hearing by the Town Board and Village Board to consider the Comprehensive Plan, May 7, 2019

In each of the Public Meetings, audience members were asked to participate and provide feedback to materials and presentations provided. In addition to these public outreach events, the Steering Committee maintained an online presence for the Plan on the Town and Village websites and a project specific website (screenshot shown below): www.envisiongeddessolvay.org



Planning maps and comment cards were presented during the PIMs to engage the public in what they like about the Town and Village’s existing conditions, and what they would like to see in the future. Public comments received regarding the Plan are provided in Appendix C.

The Steering Committee also issued an online public survey in order to solicit feedback from residents who were unable to attend the PIMs. The link to the survey was posted on the project website, Town and Village websites, and was distributed on the Town’s and Village’s social media pages. Hard copies of the public survey were also available at the Town and Village Hall. The results of the public survey are provided in Appendix C.





COMMUNITY PROFILE

LOCATION

The Town of Geddes and Village of Solvay, located adjacent to the City of Syracuse to the west, are among Onondaga County's first ring suburbs, in the heart of the County. Geddes and Solvay residents enjoy a five to ten minute drive to downtown Syracuse where attractions are plentiful. Interstate 690 borders the Town and Village as well, making access not only to downtown Syracuse but to nearby Towns and Villages an easy endeavor, as well as providing quick and convenient access to the New York State Fairgrounds and the Village of Solvay business district.

Onondaga Lake is the Town's northern border, providing residents and visitors direct access to the County's Loop-the-Lake trail system, the St. Joseph's Health Amphitheater at Lakeview, among many other active and passive recreational and entertainment destinations around the Lake. A community context map and aerial location map are provided in Figures 1 and 2, respectively.

A collection of community maps can be found herein and within Appendix A.

DEMOGRAPHICS AND HOUSING

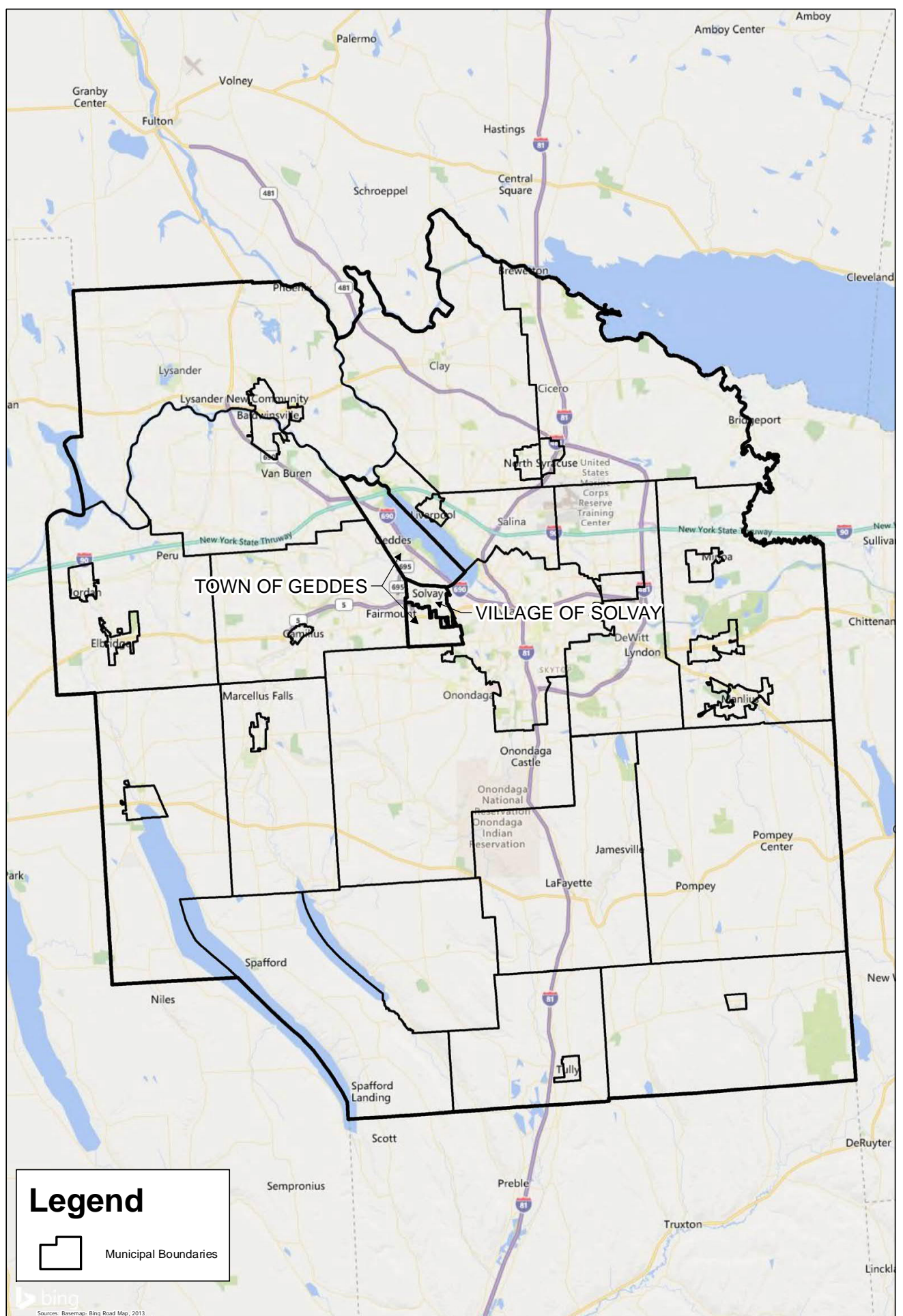
POPULATION

The Town of Geddes and Village of Solvay have both experienced a slight population decline between 2010 and 2016 (approximately 1.4% and 2.0%, respectively). In comparison, the population in Onondaga County has increased by approximately 0.2%. According to the 2010 Census, approximately 20.0% of the Town and 16.7% of the Village are comprised of seniors (residents aged 65 and over) which is higher than Onondaga County (14.0%). Population characteristics are summarized in Table 1.

	Town of Geddes	Village of Solvay	Onondaga County
2010 Census Population	10,534	6,584	467,026
2010 Median Age	44.3	38.6	38.6
2010 Senior Population (%)	20.0%	16.7%	14.0%

LABOR FORCE

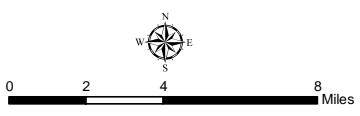
Labor force statistics are summarized in Table 2, below. The top two industries in the Town and Village are consistent with Onondaga County. Median household income (MHI) in the Town (according to the 2016 American Community Survey) was \$55,122, similar to the County MHI (\$55,717). The Village had a lower MHI of \$42,901.



Legend

 Municipal Boundaries

bing
Sources: Basemap: Bing Road Map, 2013





Legend

 Municipal Boundaries

Table 2. Employment by Industry (%) (2016 ACS)

Industry	Town of Geddes	Village of Solvay	Onondaga County
Educational services, and health care and social assistance	29.7	28.4	31
Retail trade	15.7	18.5	11.8
Professional, scientific, and management, and administrative and waste management services	9.2	6.7	9.7
Arts, entertainment, and recreation, and accommodation and food services	7.9	7.3	9.1
Manufacturing	6.9	9	7.6
Finance and insurance, and real estate and rental and leasing	5.5	4.4	6.5
Other services, except public administration	5.2	4.9	4.4
Percent - Wholesale trade	5.1	6.4	3.1
Transportation and warehousing, and utilities	4.7	3.6	4.9
Construction	4.5	5.7	5.2
Public administration	3.6	2.8	3.8
Information	2	2.4	2.3
Agriculture, forestry, fishing and hunting, and mining	0	0	0.6

HOUSING

Housing units in the Town and Village are primarily 1-unit detached residences, which is consistent with housing characteristics throughout Onondaga County. The total number of multi-family housing units is nearly twice as much in the Village (44.7%) compared with the Town (22.7%). Multi-family housing units in the Village are primarily duplexes (18.8%). Housing Characteristics are summarized in Table 3.

Table 3. Housing Characteristics (U.S. Census Bureau, 2016)

Housing Types by Number of Units	Town of Geddes (%)	Village of Solvay (%)	Onondaga County (%)
1, detached	75.3	52.7	62.9
1, attached	1.6	2.1	4.1
2	9.0	18.8	9.1
3 or 4	5.6	12.5	4.9
5 to 9	3.0	6.4	6.2
10 to 19	2.1	4.6	4.4
20 or more	3.0	2.4	7.4
Mobile Home	0.5	0.4	1.0
Total Multi-Family	22.7	44.7	32.0

COMMUNITY FACILITIES

SCHOOLS

Figure 3 shows the boundaries of school districts within the Town and Village. The Lakeland area in Geddes and the Village of Solvay are within the Solvay Union Free School District, which includes Solvay Elementary School, Solvay Middle School, and Solvay High School. The elementary and high schools are within the Village of Solvay, and the middle school is in the Lakeland area of the Town. Bishop Ludden Junior-Senior High School, a private Catholic high school for students from 7th to 12th grade, is also located within the Town of Geddes.

The Westvale area in Geddes is primarily within the Westhill Central School District. The Westhill Central School District includes Walberta Park Primary School, Cherry Road Elementary School, Onondaga Hill Middle School, and Westhill High School. Both Walberta Park Primary School and Cherry Road Elementary School are within the Town of Geddes. The southern and western portions of the Westvale area are within the West Genesee Central School District, which includes Onondaga Road Elementary, West Genesee Middle School, Camillus Middle School, and West Genesee Senior High School. The West Genesee District schools are all located outside of the Town of Geddes.

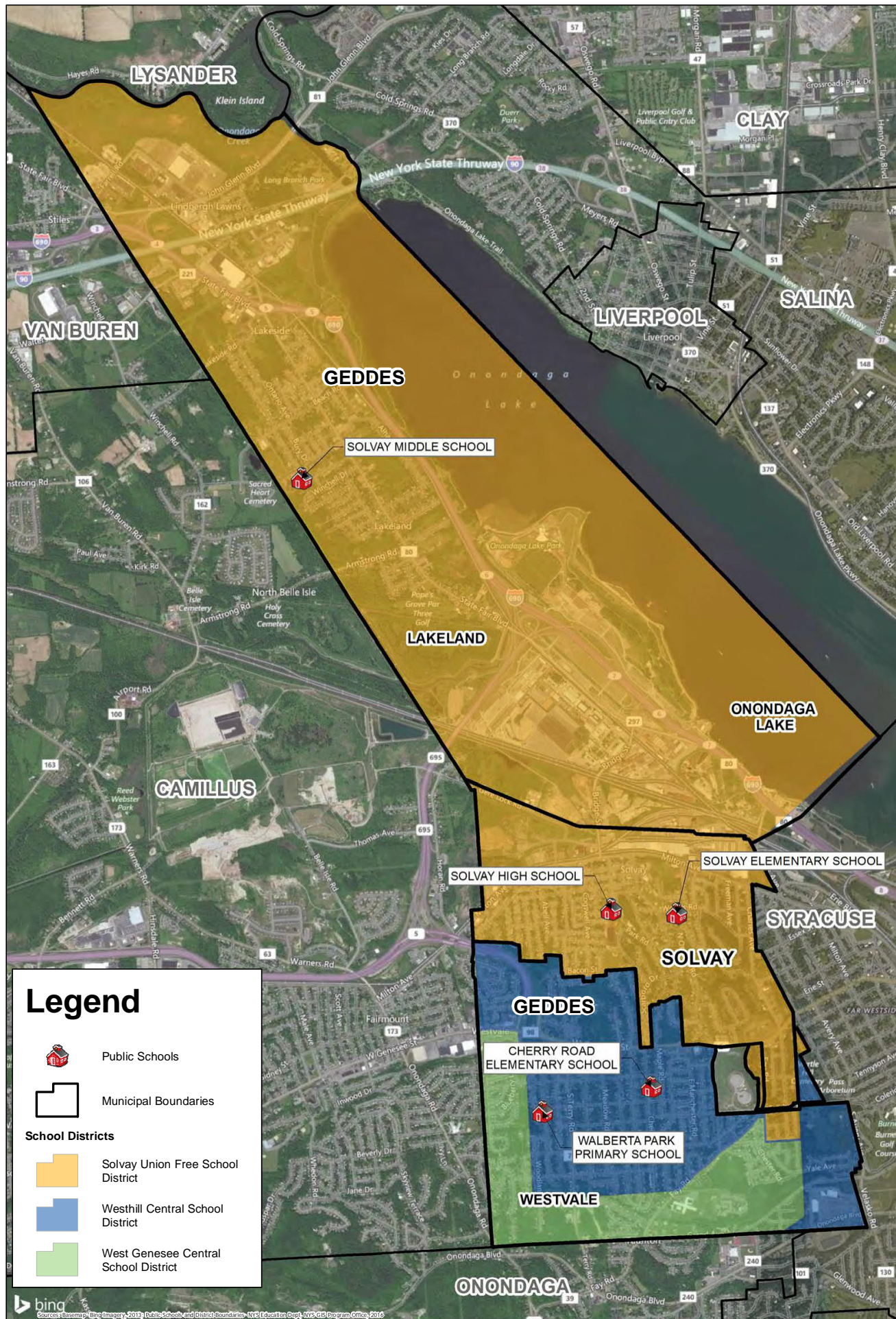
Greatschools (Greatschools.org) is a national nonprofit that rates schools based on test scores, college readiness and unbiased student policies. This type of rating information is displayed prominently on real estate websites, and may impact the real estate choices of young families. Most of these schools have average reputations, although individual schools may be rated higher or lower. The average Greatschools rating for the Solvay School District is a 4 out of 10. Westhill Central School District's average rating is a 6 out of 10, and the West Genesee Central School District's average rating is a 5 out of 10. The rating system classifies schools rated from 1-4 as below average, 5-6 as average, and 7-10 as above average.

LOCAL FACILITIES



The Town of Geddes Police Dept. provides 24-hour services to Geddes residents. The Police Dept. includes a Patrol Division, Investigation Division, and Administrative Services Division. The Lakeside Fire District serves residents throughout the Town. WAVES Ambulance Corporation, which is based in Camillus, NY, provides emergency medical transport for Western Onondaga County, including the Town of Geddes/Village of Solvay. In addition, the Greater Baldwinsville Ambulance Corps (GBAC) provides emergency transport for residents of the Village of Baldwinsville and Towns of Geddes, Lysander, and Van Buren. Rural/Metro Medical Services of CNY serves communities in Onondaga County and other Central NY counties. There are no hospitals or emergency care facilities located within the Town or Village.

The Village of Solvay Police Dept. includes 20 employees: the Police Chief, one Lieutenant, three Sergeants, one Detective, seven full time officers, five part time officers, and two civilian employees. The Solvay Volunteer Fire Dept. serves both Village and Town. The Fire Dept. operates two fire stations year round – Station 1 (located in the industrial area) and Station 2 (located in the Village); and Station 4 is operated 24/7 during the NYS Fair (located at the Fairgrounds).




In addition, the Solvay Public Library is located at the corner of Woods Road and North Orchard Road in the Village. The library is primarily funded by the Village, as well as the Town of Geddes and is part of the



Legend

-  Public Schools
-  Municipal Boundaries

School Districts

-  Solvay Union Free School District
-  Westhill Central School District
-  West Genesee Central School District

bing
Sources: BaseMap: Bing Imagery © 2013; Public Schools and District Boundaries: NYS Education Dept; NYS GIS Program Office, 2016

Onondaga County Public Library System. The library building is a landmark listed on the National Register of Historic Places. It was constructed in 1905 through grants from Andrew Carnegie and Solvay Process Company. The library stores significant historical archives including those of Solvay Process and Onondaga Lake remediation information. The library underwent a significant renovation and expansion project in 2008 which included \$3 million in upgrades.

LOCAL GOVERNMENT

The Town of Geddes is governed by a seven-member Town Board, including the Town Supervisor and six council members. The Town has a five-member Planning Board and a five-member Zoning Board of Appeals. The Town also has a number of smaller committees in place including the Administrative & Ethics, Public Safety, Zoning/Planning/Codes/Buildings & Code Book, Highway, Recreation/Seniors and Youth, Finance, and Comprehensive Plan Committees.

The Village of Solvay is governed by a seven-member Village Board, including the Mayor and six Trustees. The Village has a five-member Planning/Zoning Board, as well as separate Highway and Electric Departments.

ENVIRONMENT AND NATURAL RESOURCES

ONONDAGA LAKE

The most prominent natural feature of the Town of Geddes is Onondaga Lake. The majority of Onondaga Lake, 2.3 square miles out of 4.1 square miles, is within the Town of Geddes. This puts Geddes at the heart of the 285 square mile Onondaga Lake watershed.

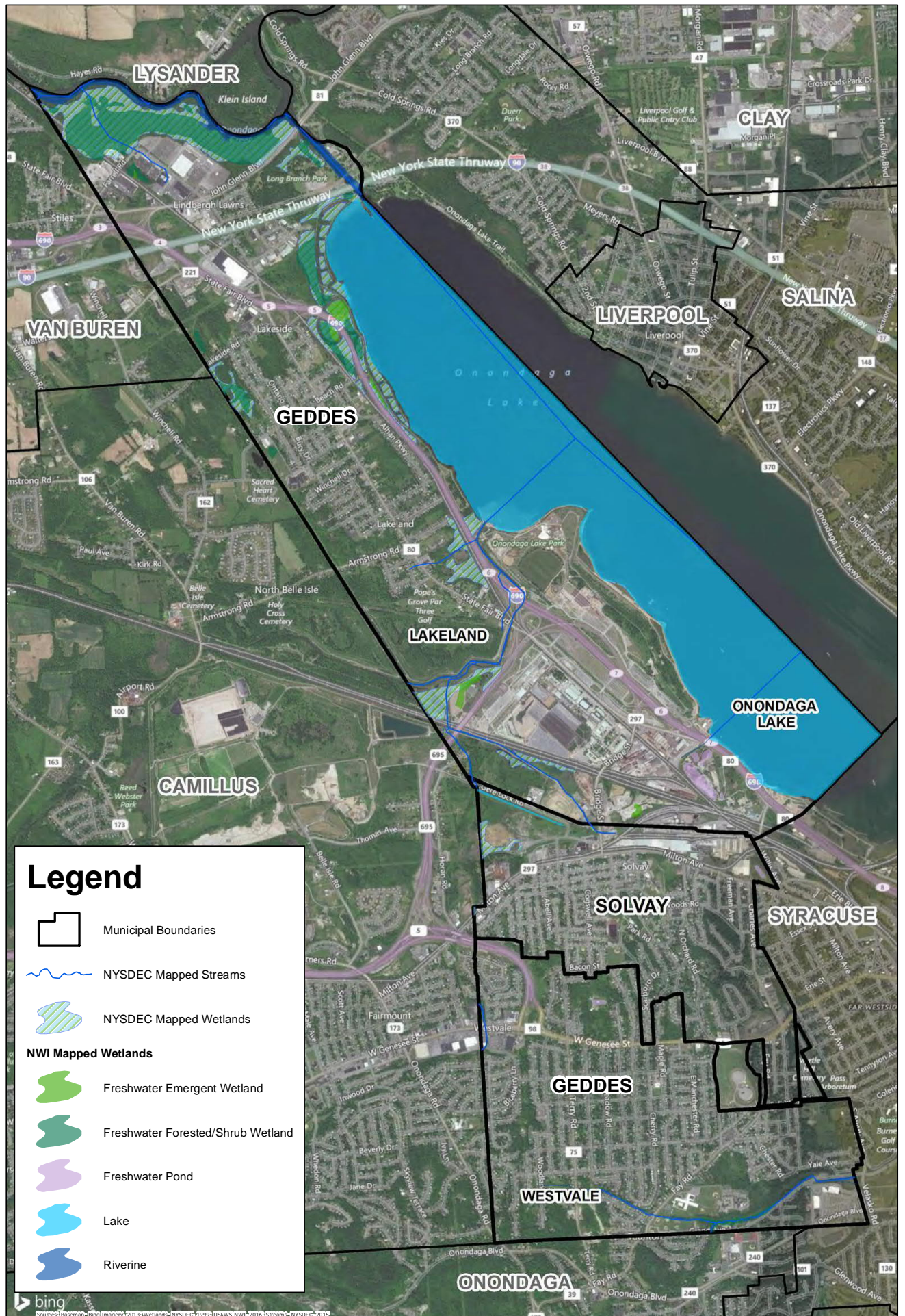
Two of Onondaga Lake's major tributaries, Nine Mile Creek and Harbor Brook, run through the Town of Geddes. Nine Mile Creek contributes approximately 30.8% of the total inflow of Onondaga Lake (USGS, 2008). The Onondaga Lake Outlet flows into the Seneca River, which is the north-most boundary of the Town of Geddes. See Figure 4 for surface water and wetland resources mapped within the Town and Village.



Aerial view of Onondaga Lake. Source: NYSGPO, 2015

Onondaga Lake was once a popular tourist attraction. Industrial development (including Solvay Process/Allied-Signal, and others) and population growth led to significant water quality issues. The Lake eventually became unsafe for swimming and fishing.

A number of pollution control and remediation efforts have been conducted since the 1970s to restore the water quality and ecological functions of Onondaga Lake. According to the NYSDEC, the lake is the



Legend

- Municipal Boundaries
- NYSDEC Mapped Streams
- NYSDEC Mapped Wetlands
- NWI Mapped Wetlands**
 - Freshwater Emergent Wetland
 - Freshwater Forested/Shrub Wetland
 - Freshwater Pond
 - Lake
 - Riverine

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 Sources: Esri, DeLorme, GeoEye, 2012, Wetlands - NYSDEC, 1999, USFWS, NWI, 2010, Streams - NYSDEC, 2010

cleanest it has been in over 100 years as a result of these ongoing pollution control efforts and recent cleanup work. Along with water quality improvements, the biological diversity is steadily increasing. However, Onondaga Lake still has significant issues with industrial pollution, wastewater pollution, and polluted runoff.

SOURCES OF POLLUTION

Because of industrial pollution, Onondaga Lake was added to the Federal Superfund National Priorities List in 1994, and is also part of the State Superfund Program. Nine Mile Creek and Harbor Brook were included in the superfund site designation as well. Since then, the bottom of the lake has been dredged to remove industrial wastes including mercury, ammonia, organic compounds and PCBs. Cleanup projects for surrounding sites and lake tributaries are underway but not yet completed.

In addition to industrial pollution, stormwater runoff and combined sewer overflows contribute to nutrient loading in Onondaga Lake. Combined sewer overflows (CSO) are associated with sewer systems that collect stormwater and sanitary waste in the same collection system, and overflows release untreated sanitary waste into the watershed. According to the NYSDEC, there are multiple stormwater runoff related projects being implemented by Onondaga County that aim to control stormwater runoff and reduce CSOs. Approximately 85% of annual precipitation-related CSO volumes had been addressed as of 2010 (NYSDEC).

Stormwater runoff within the watershed carries pollutants to Onondaga Lake and its tributaries. These pollutants include salt, fertilizers, pesticides, animal waste and trash. The watershed is highly developed, including urban and suburban communities, which contribute to these pollutant levels.

ONONDAGA LAKE RESTORATION

Due to sustained efforts since the 1970s, Onondaga Lake has significantly recovered from its history of industrial pollution. According to the NYSDEC, the water quality of the lake has significantly improved due to decreases in nutrient and sediment loading. In addition, the biodiversity of the lake and surrounding habitats has substantially increased. Between 2000 and 2009, the lake has had a nearly 400% increase in aquatic plant cover, resulting in increased habitat for wildlife. The lake fish population has grown from only 9 to 12 species present in the 1970s to over 56 species present today. In addition, the species diversity of birds has increased, and there are common sightings of bald eagles, osprey, kingfishers, and various waterfowl. Finally, there is more recreational use of the lake in recent years than there was in the past.



Waterfowl utilizing restored habitat.

Source: Onondaga Lake Conservation Corps, 2018

FLOODPLAINS AND WETLANDS

In 1973 the National Disaster Protection Act was enacted to provide insurance protection to property owners in areas prone to flooding. As part of this program, the Federal Emergency Management Agency (FEMA) mapped those areas which are likely to flood during prolonged wet weather periods. Flood Insurance Rate Maps (FIRMs) were issued by FEMA for the area in the 1980s. Each FIRM indicates the locations of Special Flood Hazard Areas (100-year floodplains) and Moderate Flood Hazard Areas (500-year floodplains). FEMA's National Flood Hazard Layer digitized these FIRM maps (updated in 2016), and floodplains for the Town and Village are shown in Figure 5.

The 100-year floodplains mapped by FEMA are primarily located in the Lakeland area, along the shores of Onondaga Lake, Nine Mile Creek, and the Seneca River. These areas are presently managed directly by the state as part of the Onondaga Lake Restoration Program. There are state-protected wetlands located along the lake shore and between Lakeside Road and Beach Road in the Town of Geddes.



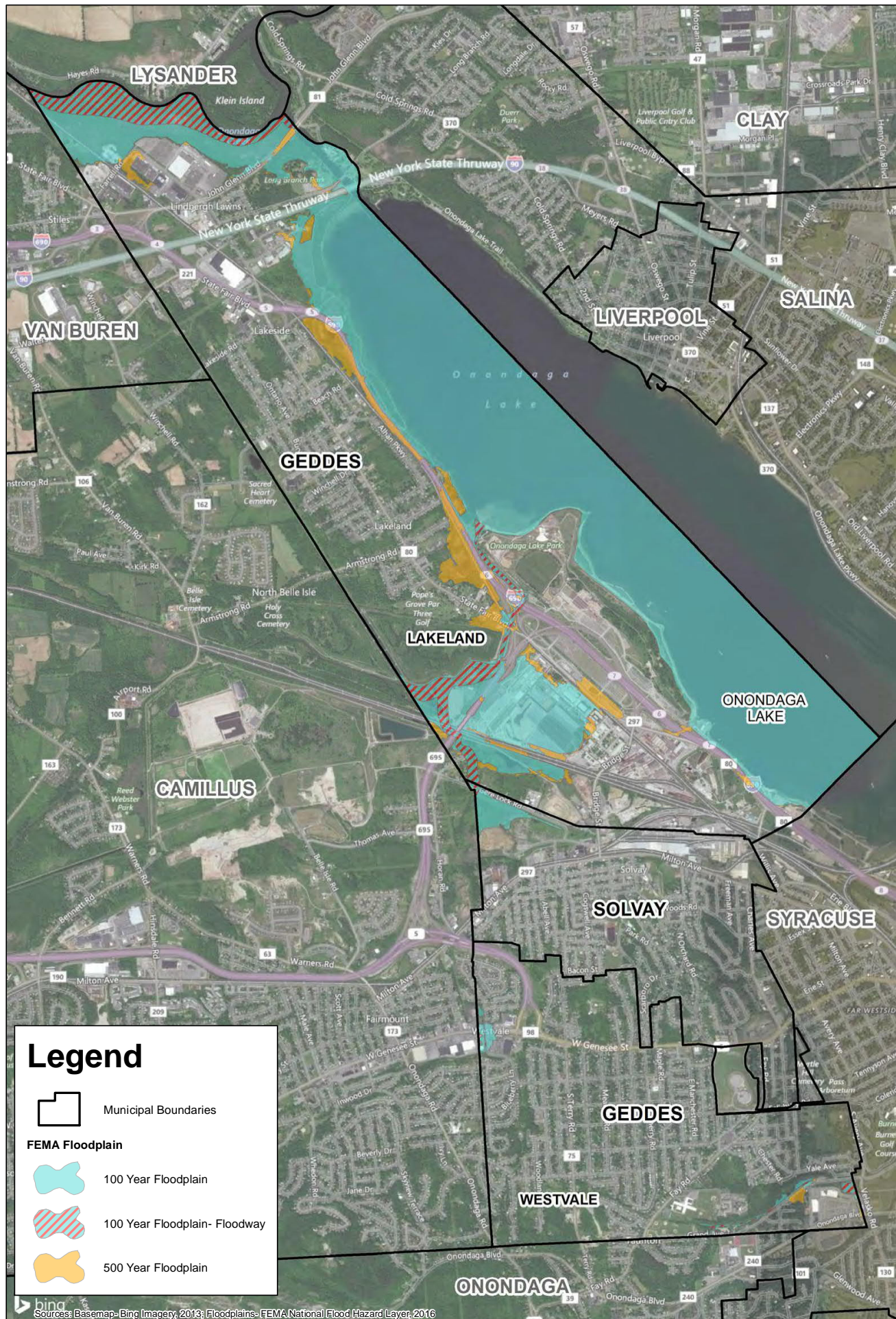
Restored wetlands along the western shore of Onondaga Lake.
Source: Onondaga Lake Conservation Corps, 2016

Also, important to note, there may be locations that could be defined as wetlands pursuant to state regulations, but they are not specifically known to the Town and Village.





SOILS AND TOPOGRAPHY

The native soils in the Town of Geddes and Village of Solvay are primarily moderately well to well drained (Figure 6). Poorly drained soils are generally located in the northern portion of the Village and along the Lakeshore, and within the central portion of the Town near industrial sites and along Gere Lock Road.

There are large areas of urban soils and made land (chemical waste), particularly in the southern half of Lakeland, south of Armstrong Road. Soils in these areas may be variable and unpredictable. It is noted that about 7.5% of the area consists of made land associated with brownfields and industrial areas throughout the Town. Table 4 summarizes the most common soil classifications within the Town of Geddes and Village of Solvay.



Legend

-  Municipal Boundaries
- FEMA Floodplain**
-  100 Year Floodplain
-  100 Year Floodplain- Floodway
-  500 Year Floodplain

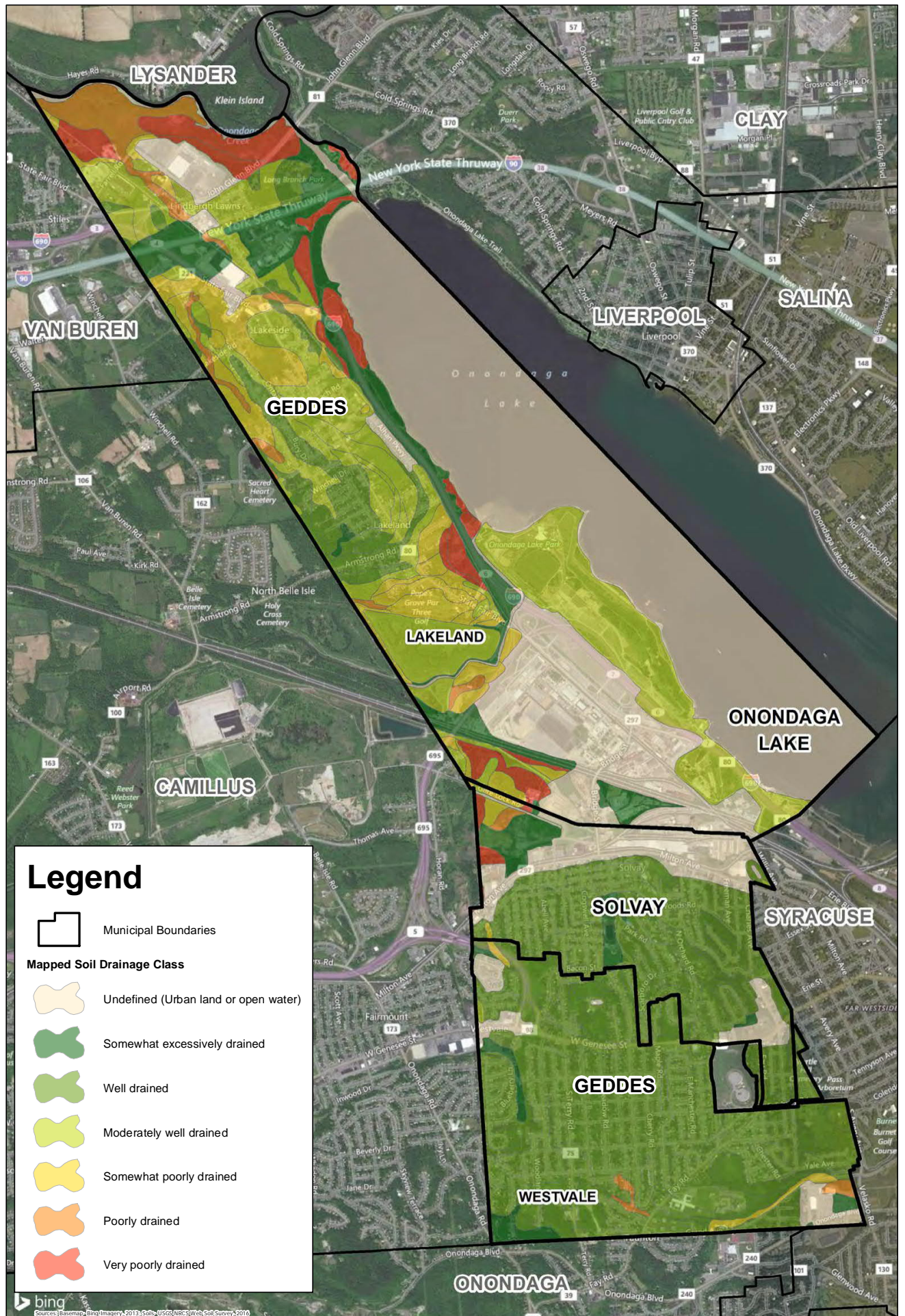
Sources: Basemap- Bing Imagery, 2013; Floodplains- FEMA National Flood Hazard Layer, 2016











1 inch = 2,500 feet

Town of Geddes and Village of Solvay
 FEMA Floodplains
 Onondaga County April 2018 New York

Figure
 5
 Project
 No.
 2042.001



Legend

-  Municipal Boundaries
- Mapped Soil Drainage Class**
-  Undefined (Urban land or open water)
-  Somewhat excessively drained
-  Well drained
-  Moderately well drained
-  Somewhat poorly drained
-  Poorly drained
-  Very poorly drained

bing
Sources: Basecamp, Bing Imagery, 2017; Soils: USGS NRIS Web Soil Survey, 2016



1 inch = 2,500 feet

Table 4. Most Common Mapped Soil Units within the Town and Village

Mapped Soil Unit	Percent of Town
Urban land	13.3
Camillus silt loam, 2-6% slopes	9.4
Made land, chemical waste	7.5
Cut and fill land	6.2
Camillus silt loam, 6-12% slopes	4.7
Collamer silt loam, 2-6% slopes	4.3
Ontario loam, 3-8% slopes	3.4
Ontario gravelly loam, 8-15% slopes	3.2
Niagara silt loam, 0-4% slopes	3.0
Honeoye, Lansing and Ontario Soils, 25-35% slopes	2.3
Open water	21.4

WATER AND SEWER INFRASTRUCTURE

WATER INFRASTRUCTURE

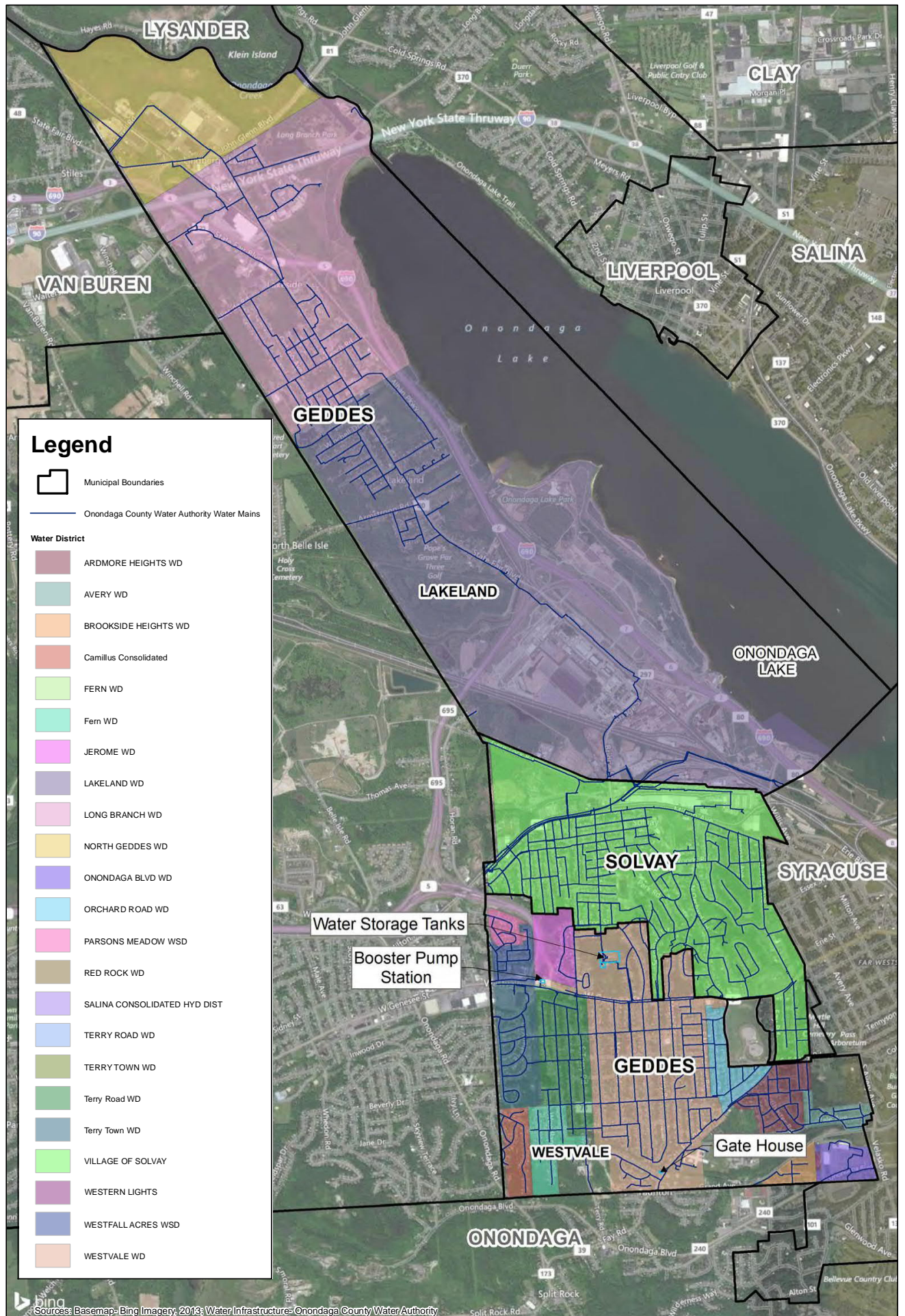
The Town and Village are both served by public water systems. Water district boundaries and water infrastructure are shown on Figure 7. Water is supplied via the Onondaga County Water Authority (OCWA). The sources of water for the Town of Geddes include Otisco Lake, Skaneateles Lake, and Lake Ontario. The Village of Solvay receives water sourced from Otisco Lake.

SANITARY SEWER INFRASTRUCTURE


























The Town and Village are both served by municipal sanitary sewer systems. Sewer infrastructure is shown on Figure 8. Sanitary waste from the portions of the Town north of I-690 beyond the intersection with Van Vleck Road (including Farrell Road, Dwight Park Drive, Manager's Place, Van Vleck Road, Lindberg Lawns tract, and Longbranch Road) is conveyed to the Seneca Knolls Wastewater Treatment Plant. Sanitary waste south of that area is conveyed to the Metropolitan Syracuse Wastewater Treatment Plant in the City of Syracuse for treatment and disposal.

STORMWATER INFRASTRUCTURE

The Village of Solvay and Town of Geddes are both Traditional Syracuse Urban Area Municipal Separate Storm Sewer System (MS4) communities. As MS4 communities, the stormwater systems are permitted under the SPDES General Permit GP-02-02. Under this permit, pollutant loadings, connections, discharges, and other aspects of system management are monitored and regulated by the NYSDEC. In addition, MS4s in the Onondaga Lake watershed are subject to additional phosphorus standards. Stormwater infrastructure is shown in Figure 9.



Legend

-  Municipal Boundaries
-  Onondaga County Water Authority Water Mains
- Water District**
-  ARDMORE HEIGHTS WD
-  AVERY WD
-  BROOKSIDE HEIGHTS WD
-  Camillus Consolidated
-  FERN WD
-  Fern WD
-  JEROME WD
-  LAKELAND WD
-  LONG BRANCH WD
-  NORTH GEDDES WD
-  ONONDAGA BLVD WD
-  ORCHARD ROAD WD
-  PARSONS MEADOW WSD
-  RED ROCK WD
-  SALINA CONSOLIDATED HYD DIST
-  TERRY ROAD WD
-  TERRY TOWN WD
-  Terry Road WD
-  Terry Town WD
-  VILLAGE OF SOLVAY
-  WESTERN LIGHTS
-  WESTFALL ACRES WSD
-  WESTVALE WD

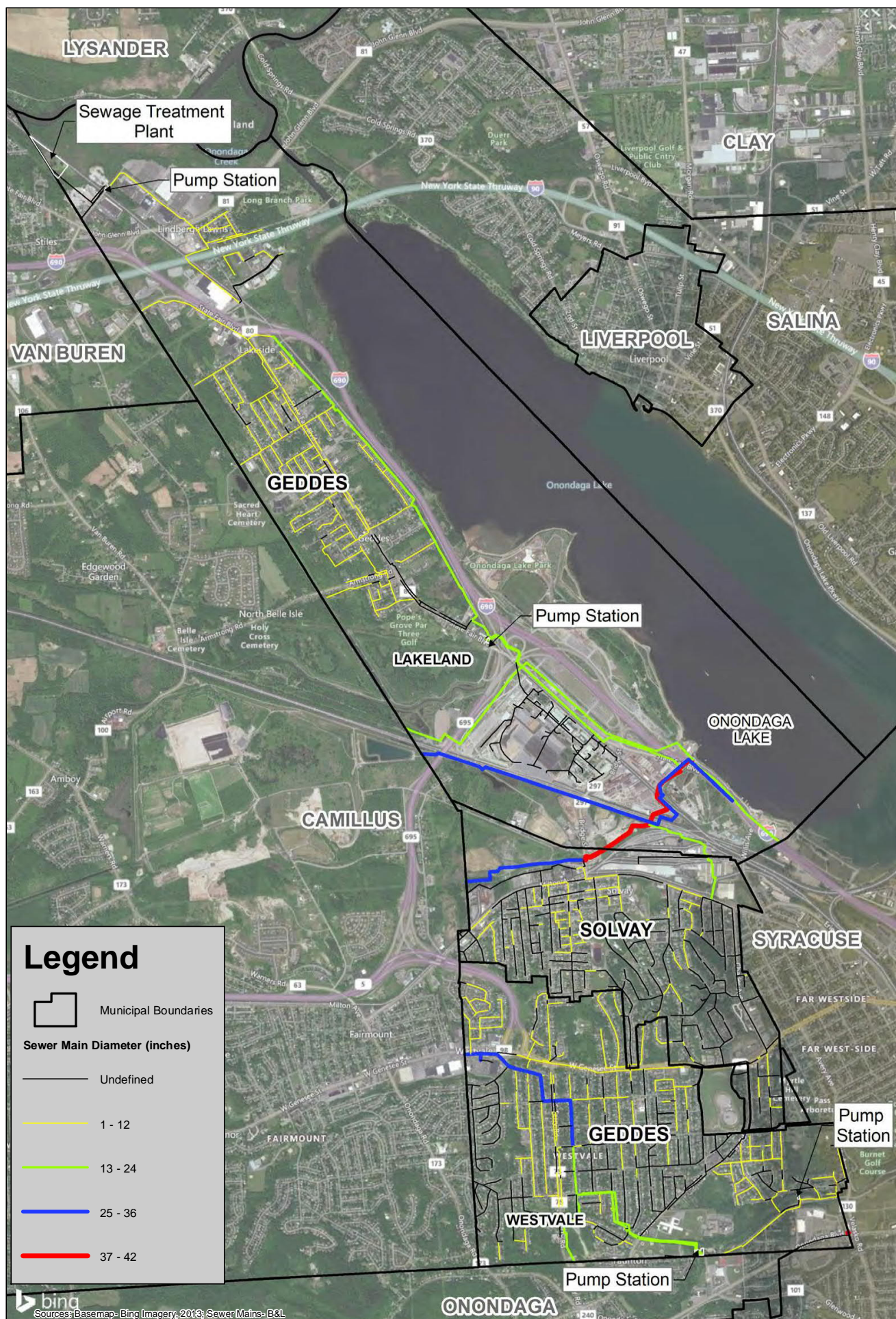
Sources: Basemap- Bing Imagery, 2013; Water Infrastructure- Onondaga County Water Authority









1 inch = 2,500 feet

Town of Geddes and Village of Solvay
 Existing Water Infrastructure
 Onondaga County April 2018 New York

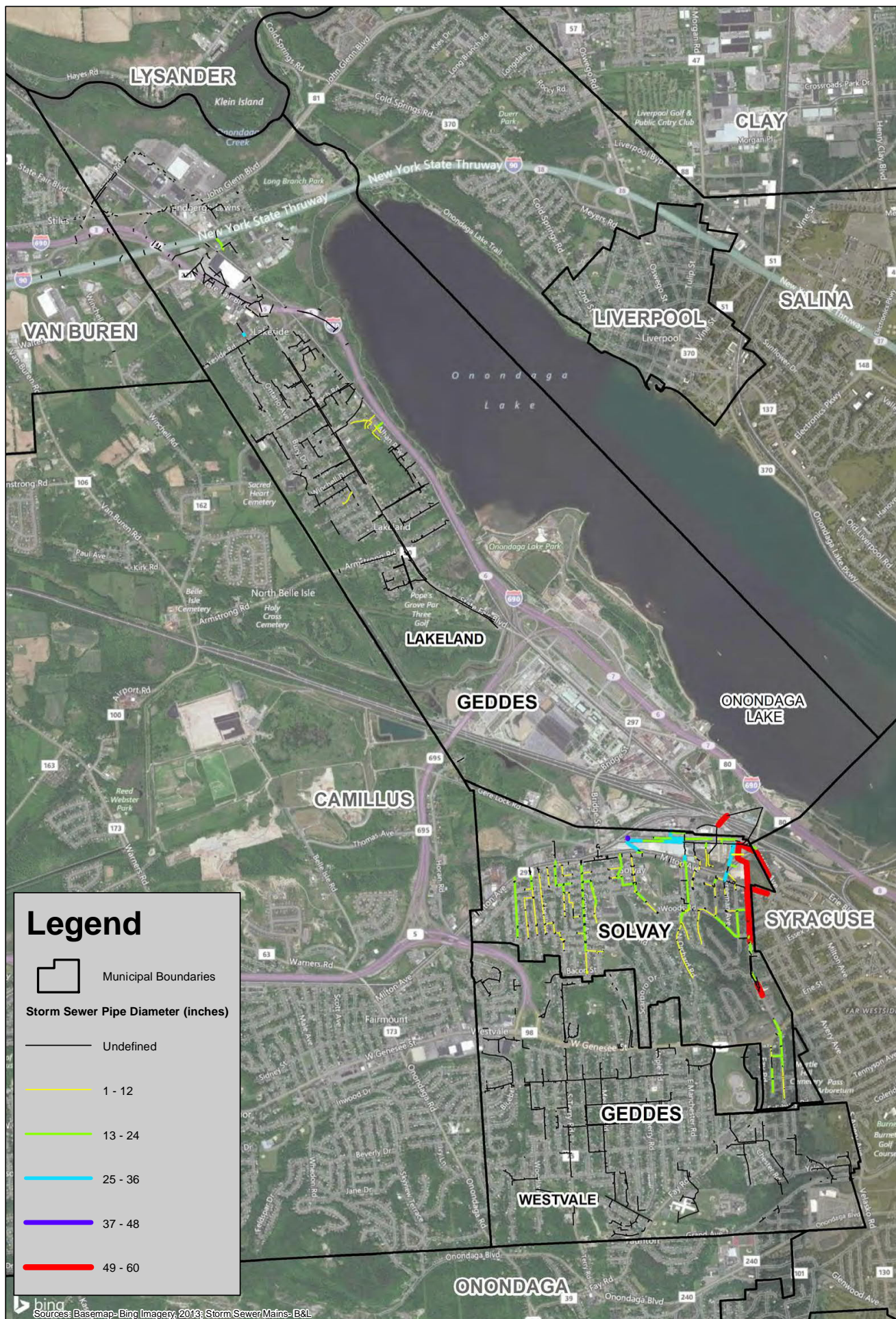
Figure
 7
 Project
 No.
 2042.001










Legend

-  Municipal Boundaries
- Sewer Main Diameter (inches)**
-  Undefined
-  1 - 12
-  13 - 24
-  25 - 36
-  37 - 42

bing
Sources: Basemap - Bing Imagery, 2013; Sewer Mains - B&L



Legend

-  Municipal Boundaries
- Storm Sewer Pipe Diameter (inches)**
-  Undefined
-  1 - 12
-  13 - 24
-  25 - 36
-  37 - 48
-  49 - 60

Sources: Basemap- Bing Imagery, 2013; Storm Sewer Mains- B&L



1 inch = 2,500 feet

MULTI-MODAL TRANSPORTATION INFRASTRUCTURE

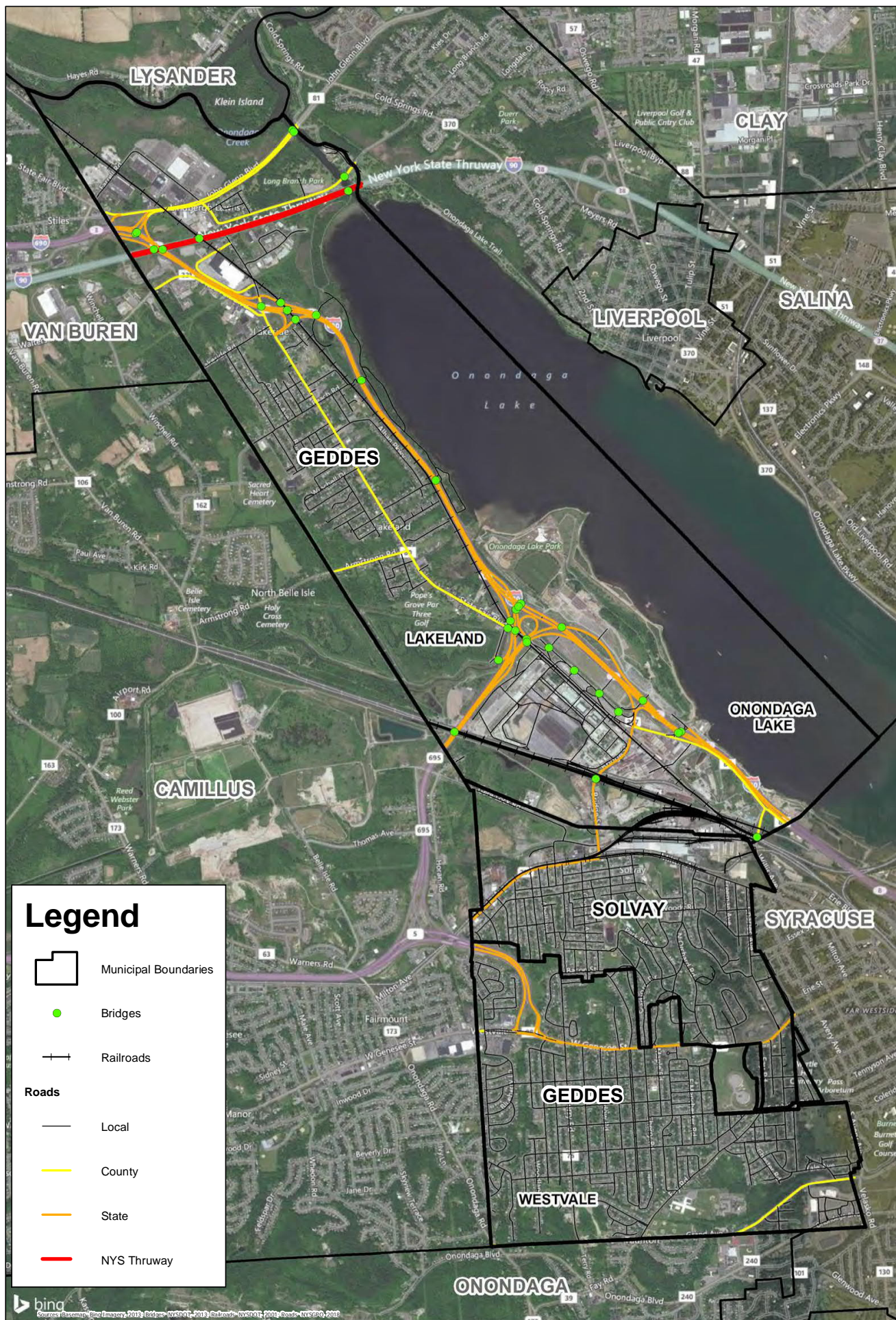
Transportation infrastructure is shown in Figure 10 and public transportation and trails, as well as roadway bicycle ratings, are shown in Figure 11. The NYS Thruway and Interstate 690 traverse the northern and northeastern portions of the Town, respectively. These major transportation routes directly connect the Town with other communities nearby, including the City of Syracuse. State Route 695 runs through the Town and provides access to areas south of the Town from I-690. State Fair Boulevard and West Genesee Street (State Route 5) are the major transportation corridors within the Town. Milton Avenue (State Route 297) is the major roadway within the Village. Bridge Street connects Milton Avenue in the Village to State Fair Boulevard in the Town. West Genesee Street runs along the southern portion of the Village.

The Onondaga Lake West Trail is part of a planned 12 mile Loop the Lake Trail. The Onondaga Lake West Trail starts at the south edge of Onondaga Lake Park and runs north to Long Branch Park. At Long Branch Park the trail connects with the East Lake Trail, which wraps around the east side of the lake, south to the Village of Liverpool. This trail provides a significant recreational resource for the Town of Geddes and Village of Solvay, and will become an increasingly important resource as more portions of the Loop the Lake Trail are implemented.




The Onondaga Lake West trail is currently difficult to access from the Town of Geddes and Village of Solvay. Interstate 690 and the railroad separate the trail from most commercial and residential properties in the Town and Village. The trail can be accessed in four locations from the Town: the New York State Fair Parking Orange Lot, two pedestrian overpasses at Pleasant Beach Road and at Beach Road, and Long Branch Park.

In 2018, key roads in the Town of Geddes were evaluated for bicycle safety and comfort. The Lakeland area received positive ratings. Safety ratings for the evaluated streets within the Town and Village are summarized in Table 5, below.





Street Name	Rating
John Glenn Boulevard	Average
State Fair Boulevard	Good
Beach Road	Good
Pleasant Beach Road	Good
Bridge Street	Good
Willis Avenue	Good
Mathews Avenue	Good
Milton Avenue	Average
Cogswell Avenue	Fair
Bacon Street	Average
Hatherleigh Drive	Good
Copleigh Drive	Good
N Terry Road	Average
West Genesee Street	Poor
S Terry Road	Good
Grove Road / Salisbury Road	Average
Fay Road	Average
Grand Avenue	Good
Onondaga Boulevard	Average



Legend

-  Municipal Boundaries
-  Bridges
-  Railroads

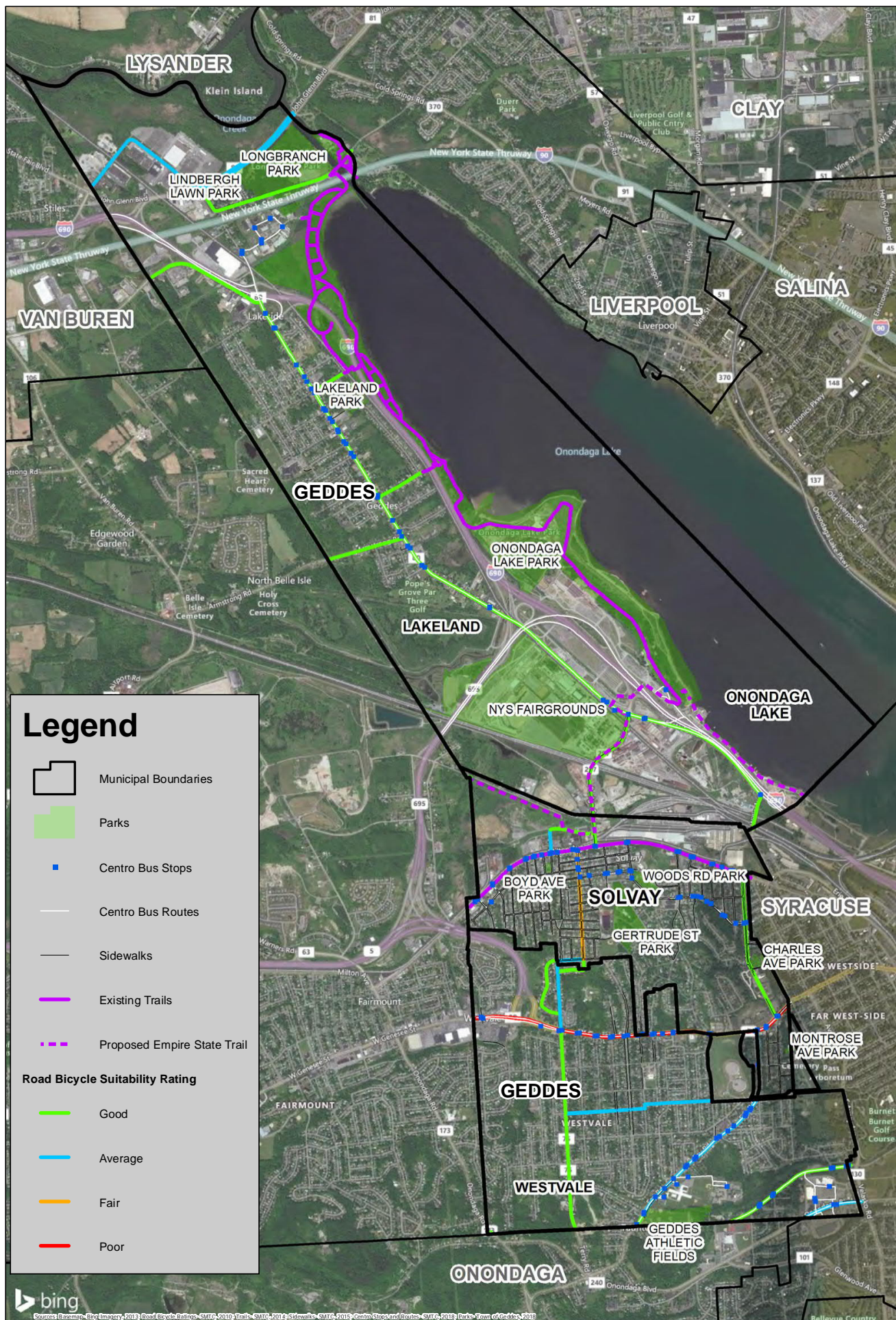
Roads

-  Local
-  County
-  State
-  NYS Thruway

bing
Sources: Basemap, Smallmapery, 2013; Bridges, NYSOGT, 2013; Railroads, NYSOGT, 2001; Roads, NYSOGT, 2018



1 inch = 2,500 feet



Sources: Bingmap, Bing Imagery, 2013; Road Bicycle Ratings - SMTC, 2010; Trails - SMTC, 2014; Sidewalks - SMTC, 2015; Centro Stops and Routes - SMTC, 2011; Parks - Town of Geddes, 2018



1 inch = 2,500 feet

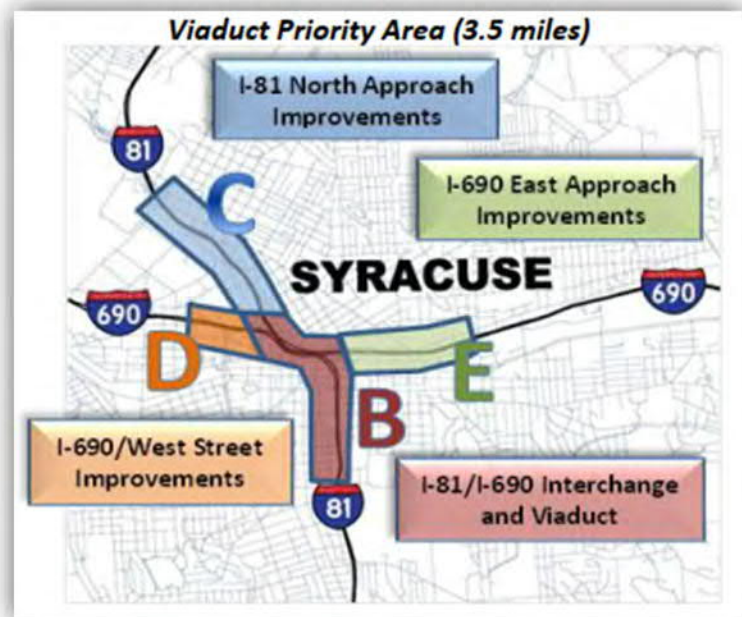
Town of Geddes and Village of Solvay
 Public Transit, Pedestrian,
 and Bicycle Access
 Onondaga County May 2019 New York

Figure
 11
 Project
 No.
 2042.001

I-81 CORRIDOR STUDY

Interstate 81 (I-81) North feeds directly into Interstate 690 (I-690) West, which distributes commuter traffic through the Town of Geddes and Village of Solvay. Numerous portions of I-81 are severely deteriorated due to age and wear, and given the roadway's importance as a transportation corridor in Central New York, the NYSDOT has been studying options to replace the I-81 viaduct through downtown Syracuse, which may have impacts on the adjacent Interstates, including I-690.

As shown on the figure here, the primary study area focuses on the I-81 and I-690 interchange area in downtown Syracuse. According to the I-81 Corridor Study prepared by the NYSDOT in July 2015, none of the alternatives associated with the future design and construction of I-81 through downtown Syracuse are anticipated to have adverse impacts on the transportation system in the Town of Geddes and Village of Solvay.



CENTRO BUS ROUTES

The Lakeland area in Geddes is served by Centro bus routes along State Fair Boulevard and the Dwight Park industrial area. Centro also offers seasonal bus routes to the Fairgrounds and Lakeview Park within and around Solvay. Centro services the Westvale area as well. Centro routes are also available along Milton Avenue, Woods Road, and portions of Cogswell Avenue and 3rd Street in the Village of Solvay.

PARKS AND RECREATION

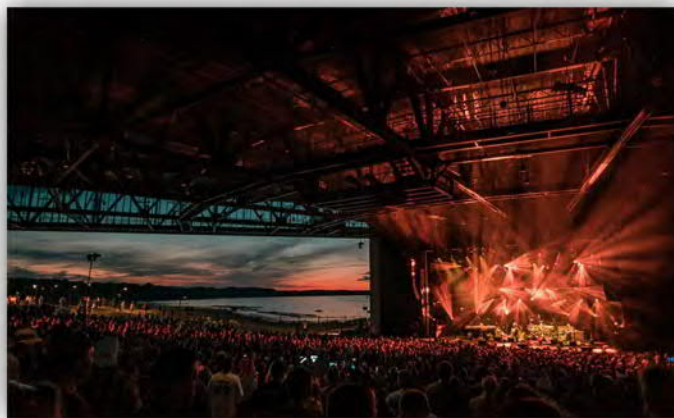
Parks and recreational trails are depicted in Figure 11. Major recreational resources within the Town and Village are described below.

NEW YORK STATE FAIRGROUNDS

The New York State Fairgrounds is located in the Town of Geddes on the southern side of State Fair Boulevard. The annual fair runs for 13 days beginning in late August and ending on Labor Day. In 2018, the fair attracted over 1.2 million visitors. The Fairgrounds is also the location of a number of year-round events, including horse shows, agricultural shows, festivals, fundraisers, and more.



ST. JOSEPH'S HEALTH AMPHITHEATER AT LAKEVIEW



The Amphitheater is an Onondaga County facility. It was constructed in 2015 on the western shore of Onondaga Lake. This facility provides a state-of-the-art outdoor concert venue in the Town of Geddes, and is an extension of the Empire Expo Center (home of the Fairgrounds). The Amphitheater is used for a number of concerts during the summer months.

ONONDAGA LAKE PARK

Onondaga Lake Park is owned and operated by Onondaga County. Facilities include a visitor's center, boat launch and marina, Skate Park, dog park, playground equipment, ball fields, restrooms, pavilions, and a trail system along the lake shore. Long Branch Park, located on the northern side of Onondaga Lake, is part of Onondaga Lake Park.



JOHN CARNO RECREATION CENTER



This facility is the home of the Town of Geddes Parks and Recreation Department, and is used for classes, meetings and recreational activities for Town residents.

LAKELAND PARK

Facilities at this Town park include basketball courts, tennis courts, ball fields, and pavilions with electricity, playground equipment, and restrooms.



GEDDES ATHLETIC FIELDS

The Town Athletic Fields are located in the Westvale neighborhood. Facilities include ball fields, a football field, a soccer field, a pavilion, swings, and bathroom facilities.

LINDBERGH LAWNS PARK

Facilities at this Town park include a small pavilion, restrooms, playground, and half-court basketball.

**BOYD AVENUE PARK**

This is a Village park. Facilities include a basketball court and playground equipment.

CHARLES AVENUE PARK

Facilities at this Village park include a small pavilion, basketball court, and playground equipment.



MONTROSE AVENUE PARK

Facilities at this Village park include a ball field and basketball court.



GERTRUDE STREET PARK

This is a Village facility, which includes the Solvay Pool.



WOODS ROAD PARK

Facilities include tennis courts and ball fields at this Village park.

HISTORIC AND CULTURAL RESOURCES

The Town of Geddes was formed in 1848, and the Village of Solvay was incorporated in 1894. Pre-European settlement, the Onondaga Lake area was occupied by the Onondaga Nation and the Lake is regarded as the origin of the Haudenosaunee (Iroquois Confederacy). The Town and Village are most commonly known today for their historic past and ongoing industrial operations. Agriculture and salt production dominated the area through the mid-1800s. The Erie Canal spurred development in Solvay, as there was canal traffic daily from Syracuse to Solvay, until it closed in the Solvay area in 1924. Allied-Signal, Inc. began soda ash (sodium carbonate) production via the Solvay Process in 1884. The industrial nature of the Town and Village left behind a number of former manufacturing sites that are now considered brownfields which have varying levels of contamination issues, or perceived contamination. Other industrial manufacturing plants that were once in the community, or are still operating within the Town and Village include:

- Iroquois China: 1904-1969
- Pass and Seymour: 1905-1984
- Frazer & Jones: 1907-present
- Church and Dwight: closed in 2001
- Halcomb Steel (Crucible Steel): 1905-present
- Nixon Gear: 1992-present
- WestRock: currently operating
- Berry Plastics: currently operating
- Chemtrade Solutions: currently operating



Left: Aerial

view of Interstate 690 area of Geddes, including the Crucible Steel plant and Onondaga Lake.

Source: Solvay-Geddes Historical Society.

Right: Solvay Process operations, around 1937. Source: Solvay-Geddes Historical Society

In addition, a number of resorts along Onondaga Lake were historically present. The last resort closed in 1954 due to the industrial pollution in the lake.



Postcard image of Pleasant Beach. Source: Solvay-Geddes Historical Society

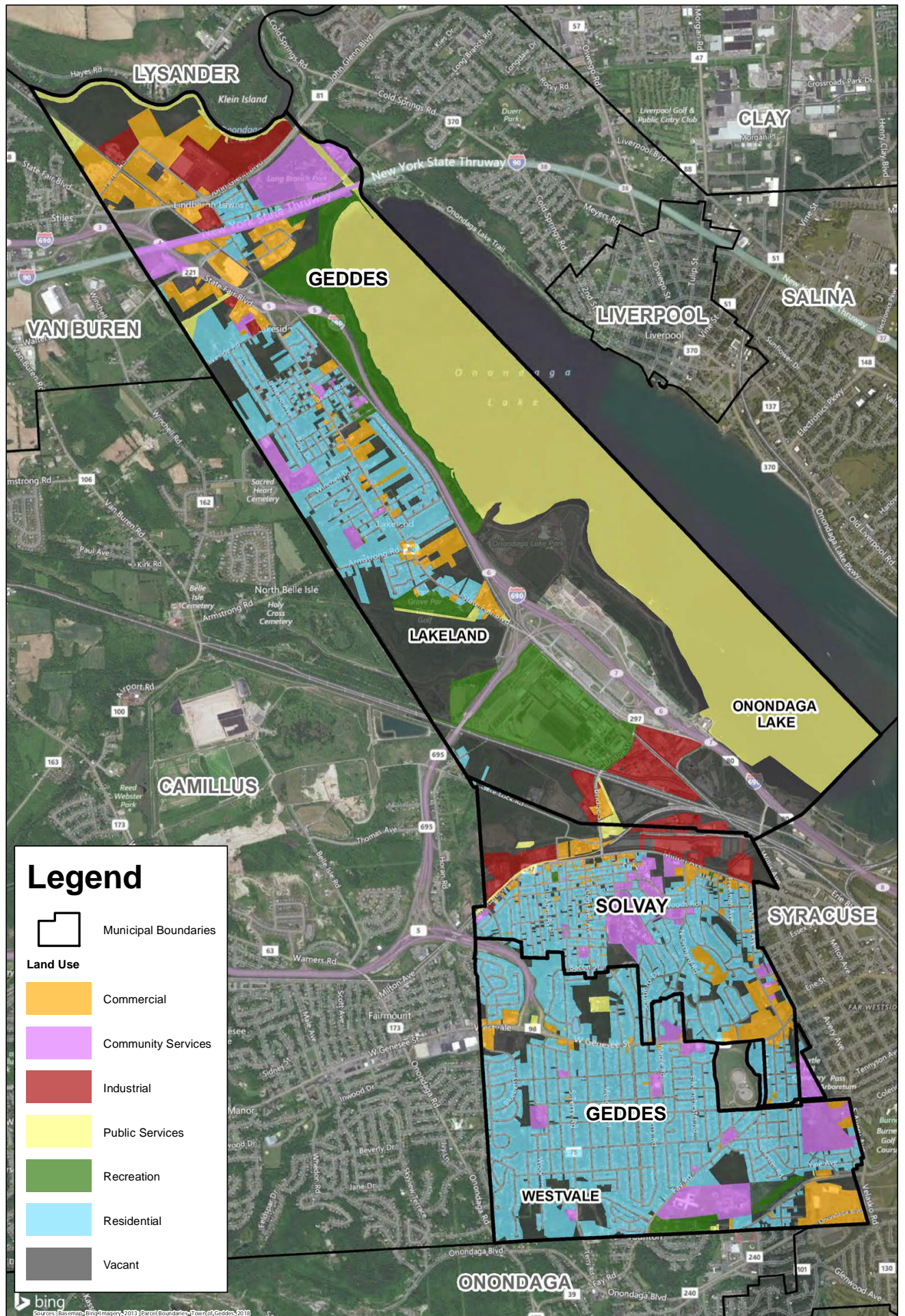
LAND USE AND ZONING

Both the Village and Town have zoning codes in place. The Town's zoning code was last updated in 2017, and the Village's was last updated in 2010. Figure 12 shows current land uses within the Town and Village. The current zoning maps for the Town and Village are provided on Figures 13 and 14, respectively. Land use and zoning patterns are summarized below.









The Lakeland area has commercially-zoned properties along State Fair Boulevard, and industrial areas in northern portion of Town and between the lake and Village boundary. The areas east and west of the State Fair Boulevard corridor are zoned as residential. Long Branch Park (part of Onondaga Lake Park) is currently located in a residential zone.

The Westvale area is primarily residential, with several commercially-zoned properties along Grand Avenue, Onondaga Boulevard, and the western extent of West Genesee Street within the Town. There are commercial properties along West Genesee Street (generally between Terry Road and Parsons Drive) that are zoned as Residential A but have commercial land uses.

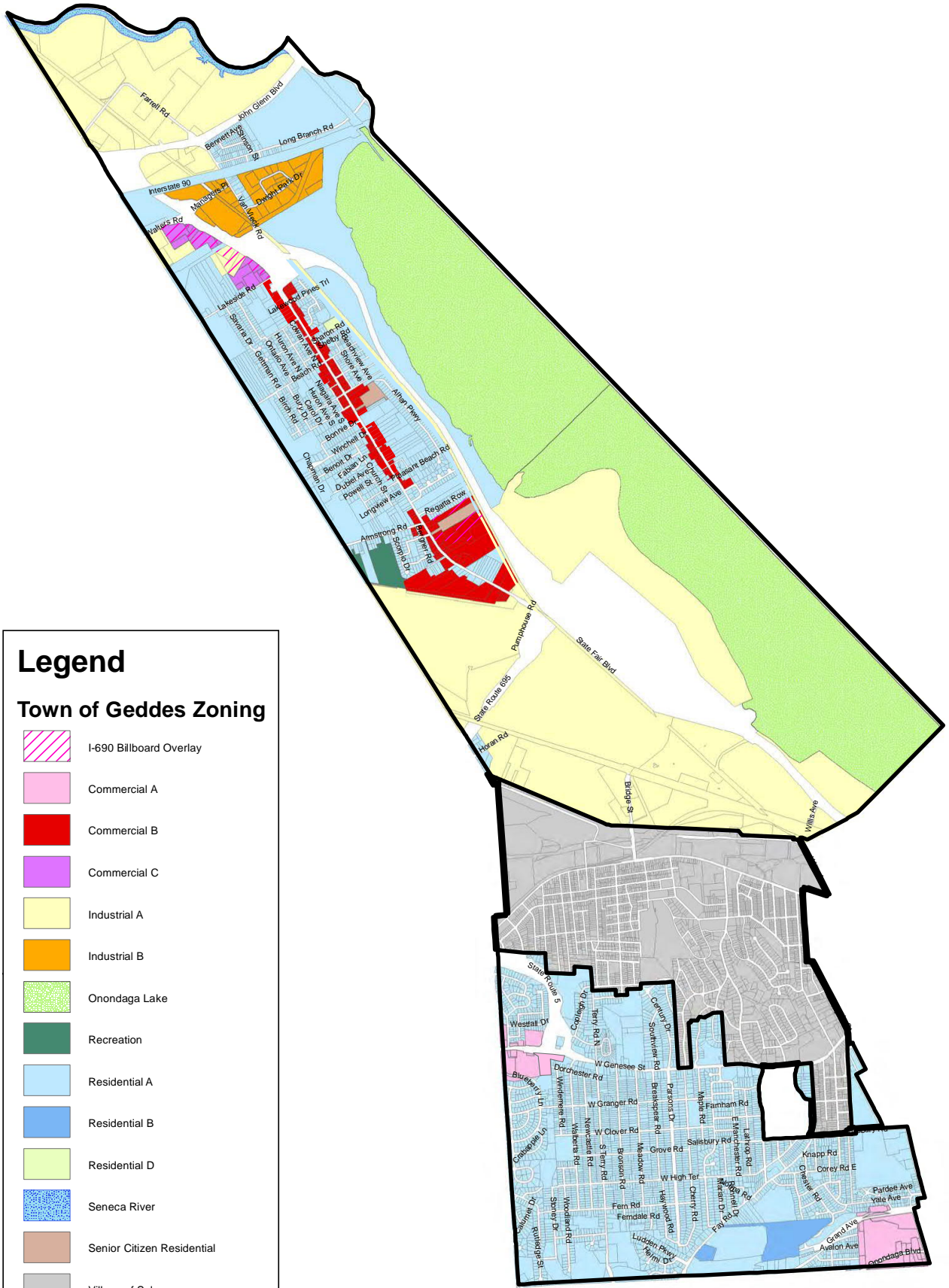
In the Village of Solvay, commercial zones are located along Milton Avenue and Bridge Street, West Genesee Street, and Charles Avenue. The central portion of the Village is primarily residential, and the northern portion is zoned industrial.



Legend

-  Municipal Boundaries
- Land Use**
-  Commercial
-  Community Services
-  Industrial
-  Public Services
-  Recreation
-  Residential
-  Vacant

bing
Sources: Esri/Mapbox, Bing/Mapbox, 2013; Parcel Boundaries: Town of Geddes, 2013



Legend

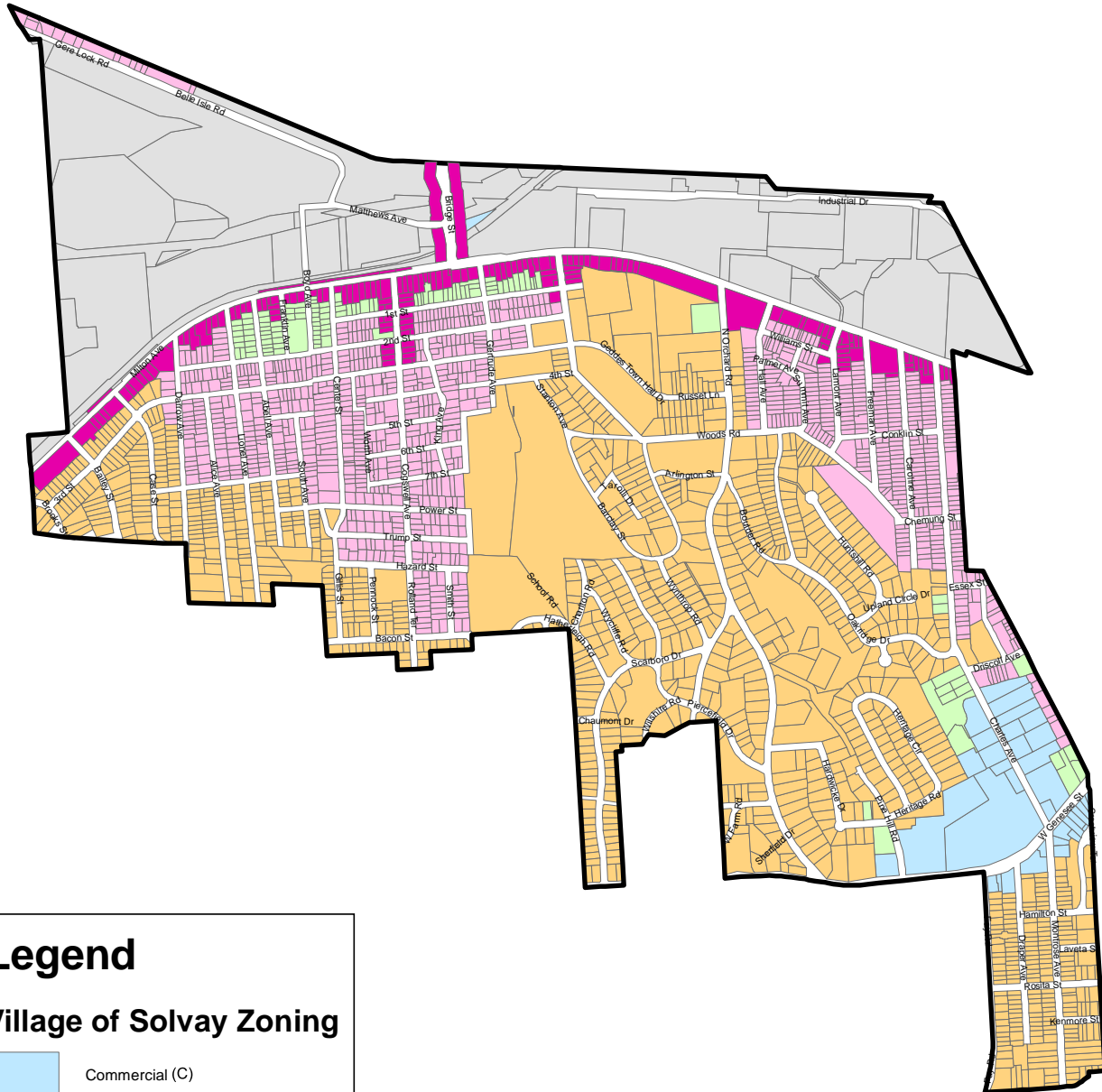
Town of Geddes Zoning

-  I-690 Billboard Overlay
-  Commercial A
-  Commercial B
-  Commercial C
-  Industrial A
-  Industrial B
-  Onondaga Lake
-  Recreation
-  Residential A
-  Residential B
-  Residential D
-  Seneca River
-  Senior Citizen Residential
-  Village of Solvay

Sources: Parcels and Zoning- Town of Geddes, 2017



1 inch = 2,500 feet



Legend

Village of Solvay Zoning

	Commercial (C)
	Industrial (I)
	Milton Ave District (M)
	Residential 1 (R-1)
	Residential 2 (R-2)
	Residential 3 (R-3)

Sources: Parcels- Town of Geddes, 2017; Zoning- Village of Solvay, 2010



1 inch = 1,000 feet

STRENGTHS, WEAKNESSES, OPPORTUNITIES, AND CONSTRAINTS (SWOT) ANALYSIS



The Steering Committee engaged in a SWOT Analysis based on the Community Profile to better organize key findings and trends and to help direct its Vision Statement and Policy Recommendations. The graphic above illustrates the key tenets of the Analysis, as recorded at one of the Plan's monthly Committee meetings.



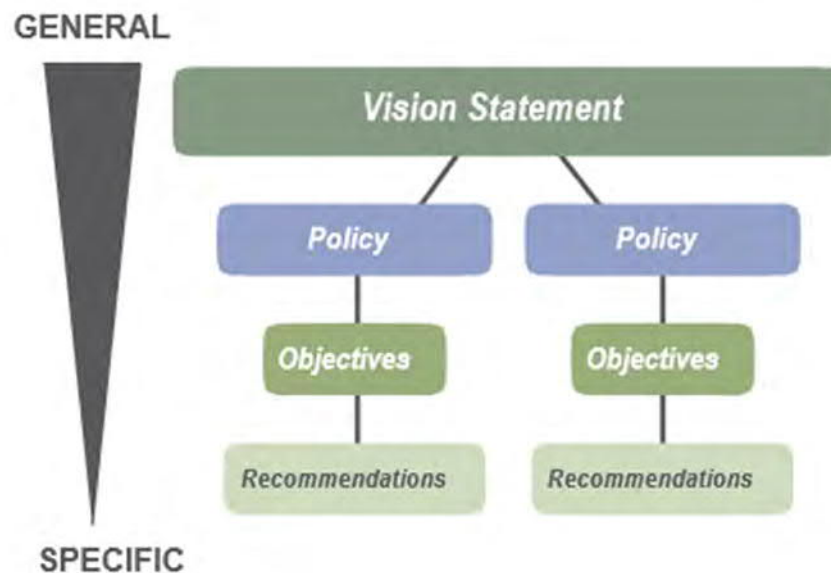
VISION AND POLICY FRAMEWORK

INTRODUCTION

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 Town of Geddes and Village of Solvay Intermunicipal Comprehensive Plan includes a vision, policy statements, objectives, and recommendations. These policy framework elements are summarized below.

Each of these elements shall serve as a guide for future public and private investment in Geddes and Solvay over the next decade. The intent of this section is to ensure that future actions within the Town and Village are made in pursuit of the community's stated vision.

It should be noted that although recommendations will likely be organized by policy area for ease of reference, many will serve to achieve multiple objectives across this planning framework.



VISION

An overarching statement that describes the aspiration of the Town of Geddes and Village of Solvay as a whole. All policies and recommendations in the comprehensive plan are aimed at achieving this end. The vision statement is intended to be a guide for the long-term identity of the Town and Village; therefore, it should not change dramatically over time.

POLICY

Similar to the vision in that it is a general statement of a future condition towards which actions are aimed; however, the scope of a policy is much narrower. It should support the vision by addressing a specific area or issue facing the community. Policies should not dramatically change over time, but be consistent throughout the planning horizon. Ideally, the policies contained in this plan should be useful for the 10-year planning horizon.

OBJECTIVE

A measurable action statement to be accomplished in pursuit of the policy. It refers to some specific aspiration of the Town or Village that is reasonably attainable. Think in terms of action words like, “increase,” “develop,” or “preserve.” It should be noted that Geddes and Solvay may already be undertaking some of the objectives articulated in this plan and wish to ensure that they continue to do so over the next decade. The general lifespan of an objective is 6 to 10 years.

RECOMMENDATION

A specific proposal to do something that relates directly to accomplishing an objective. It can take the form of a plan, project, or program. Recommendations can address both short- and long-term objectives with a lifespan ranging from one to 10 years, depending on the item.

**VISION STATEMENT**

Located just west of the City of Syracuse on the shores of Onondaga Lake, the Town of Geddes and Village of Solvay have long been communities known for their rich history, industrial development, and stable residential neighborhoods. In planning for the future, our commitment to the Geddes and Solvay community will be to actively...

- Build upon our sense of community;
- Preserve and protect our environmental assets;
- Support a vibrant economic climate; and
- Ensure the public health, safety, and welfare for all.

We will strive to achieve this vision by implementing sustainable policies on a community-wide platform through the actions of our local leaders, business partners, and engaged residents. With the pursuit of this combined Town and Village vision, we will also work to provide leadership and actively participate in efforts to improve the overall environmental, economic and social health of the Syracuse Metropolitan Region.

IN 2025, GEDDES AND SOLVAY WILL BE...

"A bustling community with mixed-use corridors."

"More vibrant and more sustainable"

"More walkability for families"

"A place with strong residential neighborhoods that do not conflict with commercial uses"

"A community that can be celebrated as the home of the Great New York State Fair"

"Celebrating our history"

RESPONSES FROM THE COMMUNITY

EXISTING PLANNING TOOLS

There are several previously completed plans and studies that may assist the Town and Village with the implementation of this Plan. These documents include planning efforts commissioned by the Town, as well as regional projects. Provided below is a listing of the specific plans and studies that are referenced as tools in the policy sections.



DOCUMENT	DATE	AGENCY / LOCALITY
Village of Solvay Zoning Codes	Ongoing	Village Planning and Zoning Boards
Town of Geddes Zoning Codes	Ongoing	Town Planning and Zoning Boards
State Fair Boulevard Corridor Study	September 2001	Town of Geddes
Geddes History Notebook	Spring 2018	Comprehensive Plan Committee Member
Brownfield Characterization Report	May 2015	Onondaga County
Bridge Street and Milton Avenue Design Plans	January 2017	Onondaga County
Erie Canalway Trail, Syracuse Connector Route Project	June 2016	Syracuse Metropolitan Transportation Council
Erie Canalway Trail, Syracuse Connector Route Project	June 2013	Syracuse Metropolitan Transportation Council

ENVIRONMENTAL POLICY STATEMENT



Onondaga Lake and other environmental resources within the Town and Village play an important role in the community as ecological, aesthetic, and recreational assets. The continued preservation and enhancement of our wild areas, woodlots, parks, wetlands, and waterways will remain a priority in all development efforts and decision-making. We will work to promote environmental stewardship throughout the community to ensure the quality, availability and efficient use of our natural resources, open space, and parkland for both current and future generations.

Objectives

- A. Preserve, in their natural state, open space areas that have significant ecological value, and sensitive environmental areas, including wetlands, floodplains, watercourses, woodlots, steep slopes, and wildlife habitats.
- B. Support the revitalization of Onondaga Lake as an ecological, recreational, and aesthetic asset.
- C. Promote sustainable development practices that protect sensitive environmental areas, enhance biodiversity, and create or maintain quality open space areas.
- D. Minimize local sources of air, water, soil, light, heat, and noise pollution.
- E. Reduce waste generation and manage recycling, reuse, and composting efforts to minimize environmental impacts.
- F. Make significant reductions in greenhouse gas emissions and increase climate resilience to adapt to unavoidable change.
- G. Promote and support the increased use of renewable energy sources and discourage any increased large scale transport and/or use of fossil fuels.

RECOMMENDATIONS	OBJECTIVE
1. In coordination with NYSEDA, develop a Community Climate Action Plan as required by Climate Smart Communities and incorporate recommendations outlined in this Plan into any subsequent Town and Village improvements, policies, and capital improvement programs.	A, B, C, D, E, F
2. Attempt to preserve and expand the Town and Village's urban tree canopy and diversity of species in accordance with the Tree City USA standards. The first step in accomplishing this would be to prepare a Town/Village Forestry Plan.	A, C, F
3. Reduce the urban heat island effect by preserving trees along residential and commercial streets for shading, and healthy, hydric landscape features in the community. All new site plan applications along State Fair Blvd, West Genesee Street, and Milton Avenue should require the inclusion of trees on site and along the roadway.	B, C, F
4. Continue to preserve trees in reasonable health and condition in new development proposals. When not feasible, the project should include appropriate tree replacement measures.	A, B, C
5. Minimize any adverse effect on the health and longevity of trees in new developments through appropriate design measures and construction practices.	B, C, F
6. Increase non-invasive diverse native plantings, and absorptive ground covers to control flooding and reduce impoundments in floodplain areas, particularly.	A, B, C
7. Reduce public and private reliance on the municipal stormwater system through the use of sustainable methods of retaining/detaining stormwater for natural absorption and water filtration/cleaning. Consider requiring sustainable methods for new development projects.	B, C, F
8. Continue to minimize use of lawn fertilizers, pesticides, and herbicides on Town and Village properties and encourage residents to do the same in addition to clean up of street litter that pollutes streams, water bodies, and aquifers.	A, C, D



The Tree City USA program has been greening up cities and towns across America since 1976. It is a nationwide movement that provides the framework necessary for communities to manage and expand their public trees. Geddes and Solvay could seek to enter into this program and receive funding for tree preservation and expansion.

To qualify, a community must meet standards established by the Arbor Day Foundation and National Association of State Foresters. These standards include:

- 1) Creation of a Tree Board or Department;*
- 2) Adoption of a Tree Care Ordinance;*
- 3) Establishment of a Community Forestry Program with annual budget of at least \$2 per capita; and*
- 4) Passing of Arbor Day Observance or Proclamation.*

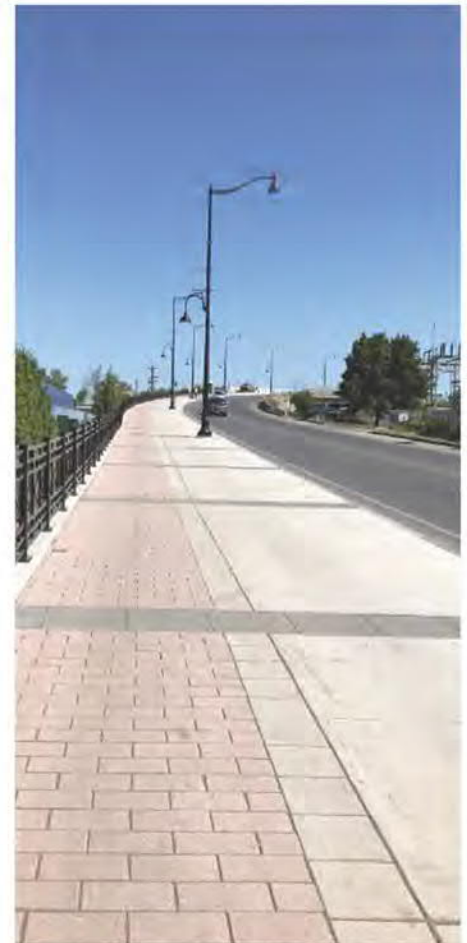


Improving the efficiency of exterior lighting is one of the simplest, yet most effective changes that can be made at the municipal level. The typical warm LED street light uses 50% less energy per lumen than high-pressure sodium lighting, has an average lifespan 10-years longer than conventional lighting, and results in much lower maintenance costs.

Photo: Example of historic street light transferred to LED.

RECOMMENDATIONS (CONTINUED)	OBJECTIVE
9. Promote goals of water quality and climate adaptation through efforts such as coordinated volunteer planting and creation of "rain gardens" in public and private spaces.	A, B, C, F
10. Evaluate existing protection of stream-side buffers and consider additional measures to reduce erosion, siltation, and non-point source pollution along swales and streams.	C, F
11. Disturbance of wetland areas, especially around Onondaga Lake should be avoided if possible and any mitigation should take place in the wetland watershed and within the Town and Village boundaries where feasible. Wetland disturbance and mitigation requirements are regulated by New York State Department of Environmental Conservation and the United States Army Corp of Engineers.	A, B, F
12. Create a watershed assessment mechanism to identify flooding due to increased storm intensity. Refer to the Town and Village's Hazard Mitigation Plan currently being completed.	A, B, F
13. Develop measurable goals for the implementation of environmental objectives such as for the reduction in carbon footprint.	B, C, F
14. Investigate the establishment of a Community Shared Solar (CSS) program whereby participants who invest in solar technology on their roof or property are provided benefits, such as electricity, net metering credits, and return on investments.	E, F
15. Explore feasibility of using renewable sources to power Town and Village buildings and operations including lights, signs, and signals. Support the community's effort to utilize renewable sources to power their homes.	E, F
16. Continue to upgrade heating, ventilation, air conditioning (HVAC) systems, insulation, windows and lighting in Town and Village owned facilities to reduce energy dependency of municipal buildings.	C, E, F

RECOMMENDATIONS (CONTINUED)	OBJECTIVE
<p>17. Upgrade Town and Village street lighting and exterior lighting for public parks and parking areas, including, but not limited to efforts to install auto shut-offs and promote the use of LED fixtures. Coordinate with Solvay Electric and National Grid to support the transition to more energy efficient lighting technologies. Minimize adverse off-site impacts including light trespass, obtrusive light, disability glare, nuisance glare, and light pollution. Curtail light pollution and preserve the nighttime environment.</p>	<p>C, E, F</p>
<p>18. Encourage and facilitate the redevelopment and infill of underutilized commercial, office, and industrial areas as well as the mixing of uses to reduce future vacant properties and protect valuable open space from new development. Focus infill development and redevelopment on lands adjacent to the New York State Fairgrounds.</p>	<p>A, B</p>
<p>19. In areas where new residential development may be feasible, use cluster development where it can minimize impacts to sensitive environmental areas and maximize open space systems.</p>	<p>A, B</p>
<p>20. Prepare a plan to acquire New York State property south of Stoney Drive for park space and passive recreation (See Solvay & Westvale Areas of Interest Map)</p>	<p>C, D</p>
<p>21. Start a dialogue with CSXT Railroad and study feasibility of a new pedestrian railroad crossing at Iona Place to enhance access to the Onondaga Lake trail system. (See Solvay & Westvale Areas of Interest Map)</p>	<p>D</p>
<p>22. Explore establishing a town-wide stormwater management district, to help encourage and pay for maintenance of green infrastructure.</p>	
<p>23. Consider the use of incentive zoning as a means of acquiring open space. Consider adding permitted community amenities to enhance sustainable development practices.</p>	<p>A, B</p>



SENSE OF COMMUNITY POLICY STATEMENT

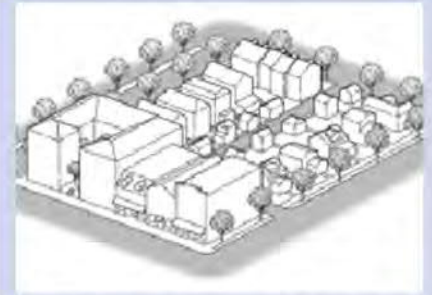


There is a strong sense of community pride within the Town and Village. We are known for our stable neighborhoods, strong school districts, and proximity to economic and recreational opportunities, such as the New York State Fairgrounds and the City of Syracuse. In an effort to preserve and enhance our community pride and identity we will strive to continually provide a supportive and engaging environment that respects our history and accommodates a variety of lifestyles. In addition, we will strive to maintain a shared vision and integrate all areas of the Town and Village.

Objectives

- A. Develop and maintain a common vision for the Lakeland, Solvay, and Westvale neighborhoods to create a shared sense of community.
- B. Continue to foster an atmosphere where diversity is celebrated, and where residents and business owners feel comfortable and motivated to participate in matters that impact their neighborhood and the community at large.
- C. Provide a balance in the type and affordability of housing for Town and Village residents, employing smart-growth principles that strategically encourage density and diversity of housing options in areas with ready access to local goods, services, infrastructure, and public transportation.
- D. Protect our established residential neighborhoods and ensure that new residential developments create neighborhoods with the same high level of quality and integration into the community's assets and existing infrastructure.
- E. Encourage the provision of housing options with increased non-vehicular connectivity and universal design (design for all abilities) to enable senior resident preferences for "aging-in-place."

RECOMMENDATIONS	OBJECTIVE
1. Support and encourage the use of public and private spaces, especially the Fairgrounds, for venues to display arts, cultural exhibits, and areas for the public to gather and interact and celebrate Solvay's unique assets. Build off the New York State Fair to host smaller local events for residents and people passing through Town.	A, B
2. Develop guidelines for local decision-makers in support of affordable multi-generational, mixed-income neighborhoods.	A, C, E
3. Implement form-based building bulk and dimensional regulations controlling the physical attributes of development to ensure that it reflects the desired community character and provides for appropriate public and communal spaces.	B, D
4. Encourage the location of higher density, multi-family, mixed use housing developments within a five minute walking and biking radius of public transportation, and where necessary, require developers of such projects to guarantee ongoing transit access.	C, E
5. Continue to evaluate the impacts of proposed roadway improvements on the existing character of established neighborhoods, particularly where plans may include street widening and/or reconfiguration. This is particularly important for West Genesee Street and State Fair Blvd.	B, D
6. Encourage waterfront development or redevelopment that takes advantage of proximity to the former Erie Canal and Onondaga Lake.	B
7. Review and revise local law as necessary to further protect historic buildings and provide flexibility to permit their rehabilitation or reuse.	B, D
8. Encourage the celebration and further cultivation of Solvay's unique history including achievements by Geddes and Solvay residents, businesses and institutions. This will serve to market the community as an even better place to live and strengthen Solvay's identity within the Greater Syracuse region.	



To ensure future development or redevelopment efforts reflects desired community character and design expectations, the Town and Village should augment or replace its zoning code with a "form based code", or a code that emphasizes design, and less bulk controls.

Form-Based Code

A form-based code is a land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. A form-based code is a regulation, not a mere guideline, adopted into city, town, or county law. A form-based code offers a powerful alternative to conventional zoning regulation.

Source: Formbasedcodes.org



RECOMMENDATIONS (CONTINUED)	OBJECTIVE
9. Ensure that the promotion and preservation of historic properties remains a known priority of the Town and Village. <ul style="list-style-type: none"> • Explore the pros and cons of applying for qualifying neighborhoods to be listed on the State and National Registers of Historic Places. • Provide Support to property owners for the maintenance and rehabilitation of historic properties, both residential and commercial, within the Town and Village. • Continue to identify and protect designated local historic structures and sites. • Consider adopting design guidelines for local historic properties to assist property owners and decision-makers in restoration and rehabilitation efforts. 	B, D, F
10. Draft and adopt nonresidential design guidelines for future development and redevelopment along the West Genesee Street and State Fair Blvd corridors.	B, D, F
11. Town and Village should draft and implement a plan for addressing neglected abandoned properties in a manner that benefits the property owner and the community at large.	B, D
12. Collaborate with Centro, local and regional employers, and developers for any new large scale developments, to provide integrated public transit and pedestrian/bicycle access to encourage and increase walking, biking, and public transit use in lieu of single occupancy vehicle use throughout Geddes.	C
13. Encourage the celebration and further cultivation of Geddes and Solvay's unique history including achievements by current and past residents, businesses and institutions. This will serve to make Geddes an even better place to live and strengthen the community's identity within the Greater Syracuse community.	F

SMART GROWTH PRINCIPLES AND VILLAGE OF SOLVAY IS CENTERED AROUND THE CONCEPT OF "SMART GROWTH," WHICH FOCUSES ON A RANGE OF LAND USE AND CONSERVATION STRATEGIES THAT SUPPORT ECONOMIC INVESTMENT, STRONG COMMUNITIES, AND ENVIRONMENTAL HEALTH. THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (EPA) OFFICE OF SUSTAINABLE COMMUNITIES HAS HELPED TO FORMALIZE THE APPLICATION OF THESE STRATEGIES TO SERVE AS A GUIDE FOR MUNICIPALITIES ACROSS THE COUNTRY. THE FOLLOWING IS A LISTING OF THE 10 PRINCIPLES OF SMART GROWTH IN DEVELOPMENT AS DEFINED BY THE EPA:

1. Mix Land Uses
2. Take Advantage of Compact Building Design
3. Create a Range of Housing Opportunities and Choices
4. Create Walkable Neighborhoods
5. Foster Distinctive, Attractive Communities with a Strong Sense of Place
6. Preserve Open Space, Farmland, Natural Beauty and Critical Environmental Areas
7. Strengthen and Direct Development Towards Existing Communities
8. Provide a Variety of Transportation Choices
9. Make Development Decisions Predictable, Fair and Cost Effective
10. Encourage Community and Stakeholder Collaboration in Development

Many of these principles are reflected in the language of this Plan's policies, objectives, and recommendations.

ECONOMIC VITALITY POLICY STATEMENT

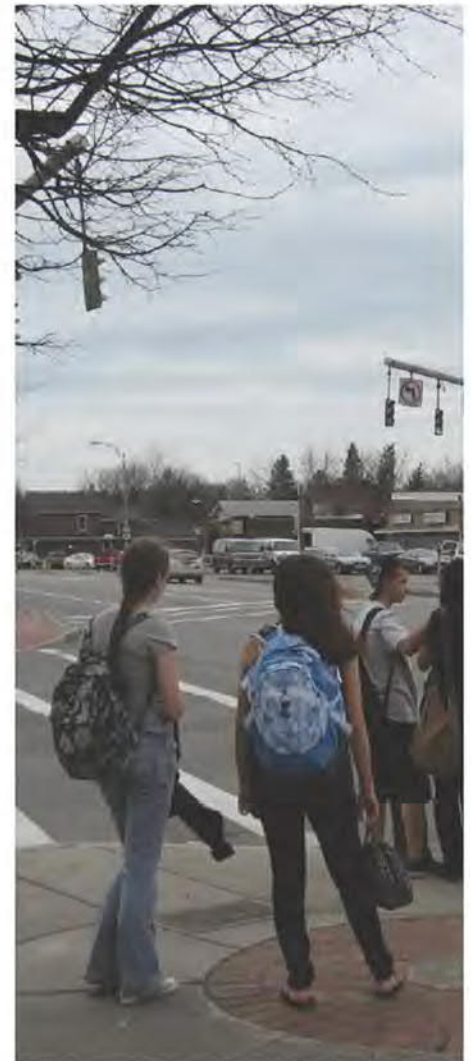


The presence of small businesses and industrial manufacturers help to shape Geddes' and Solvay's local economy. Continued investment in the character and success of our commercial corridors, such as State Fair Boulevard, Milton Avenue, and West Genesee Street, is instrumental to providing our community with long-term economic growth and resiliency. It is important that we foster an economic climate suitable for businesses and industries of all sizes to expand our employment opportunities and tax base in a sustainable manner while providing goods and services that the community needs and desires in an environmentally responsible manner.

Objectives

- A. Attract and promote the sustainable development of quality office, retail, commercial, medical, light industrial, and residential uses in areas with existing critical infrastructure, in an effort to expand the Town and Village's local tax base while providing needed and desired goods and services, and without compromising other community goals..
- B. Foster a mix of residential and commercial investment that promotes the vitality, density, and walkability of local activity centers.
- C. Take advantage of potential spinoff development opportunities near event centers such as the State Fairgrounds and Lakeview Amphitheater.
- D. Improve access to and promote utilization of local parks, open space, and recreational resources within the Town and Village, particularly associated with the Erie Canalway Trail and other public assets.
- E. Provide support for local businesses, entrepreneurs, institutions, and enterprises to attract and retain local talent and increase access to local goods.
- F. Conserve existing open space by promoting redevelopment of vacant, underutilized and obsolete commercial properties to enhance the State Fair Boulevard corridor.

RECOMMENDATIONS	OBJECTIVE
1. Prioritize the development of multi-story, mixed-use projects within available infill sites to conserve remaining open space, utilize existing utility infrastructure, and prevent sprawl. This is particularly important near the Fairgrounds and in the Lakeland area.	B, E
2. Consider promoting our local food systems and sources, such as through a Geddes/Solvay Farmers Market and/or establishment of community gardens.	B, E
3. Review and revise the Town and Village's zoning code to permit higher density multi-story, mixed-use infill development that reflects a traditional "village" atmosphere along primary transportation corridors. Extend this zoning code to other areas of the Town wherever appropriate.	A, B
4. Complete detailed corridor studies and area plans that will result in zoning recommendations, as necessary, for each of the Town and Village's major transportation corridors, including, but not limited to, State Fair Boulevard, Milton Avenue, and West Genesee Street.	A, C
5. Produce a Circulation, Access and Parking (CAP) Study for Milton Avenue and Genesee Street that considers the feasibility of alternative parking mechanisms including, but not limited to, maximum versus minimum allowed parking, on-street parking, and shared parking which considers hours of operation.	A, B, C
6. Advocate for the establishment of a Geddes/Solvay Commerce and other local groups for economic development efforts such as: <ul style="list-style-type: none"> • Promoting buy local campaigns. • Assisting local businesses with relocation or expansion and encouraging them to celebrate the Community's unique identity where appropriate, including Solvay history and/or achievements of Geddes residents. • Attracting and retaining small, community-oriented enterprises within the Town and Village. • Engaging and supporting local merchants' associations. 	A, B, E





RECOMMENDATIONS (CONTINUED)	OBJECTIVE
7. Work with the Solvay landlords and merchants to address commercial property maintenance and vacancy, and recognize those businesses that have engaged in exemplary efforts.	A, E
8. Support the creation of additional merchants' associations in areas of the Town and Village where there is a concentration of commercial activity.	E
9. Improve the development and recreational potential of the Erie Canalway Trail through increased access and connectivity as recommended by the Syracuse Metropolitan Transportation Council, and Gov. Cuomo's Statewide Trail initiatives.	A, D
10. Continue to work with area bicyclists, bicycling organizations, and neighborhood associations to determine most needed linkages from existing neighborhoods to employment and commercial centers. Continue to support the implementation of improvements within the Village of Solvay streetscape projects along Bridge Street and Milton Ave.	C
11. Consider the implementation of urban streetscape retrofit projects in areas where increased pedestrian and bicyclist accommodations are desired to enhance connectivity and place-making.	B, C, D
12. Continue to pursue public funding mechanisms or private incentives for developers to extend streetscape improvements to State Fair Blvd and West Genesee Street in conjunction with future land development proposals in those areas.	A, C
13. Collaborate with the New York State Fair and the County to develop a campaign promoting the Solvay and Geddes area as an economic hub supporting the Fairgrounds.	C, D
14. Pursue additional non-vehicular connectivity opportunities between West Genesee Street, the Erie Canal, the Fairgrounds, public parks, and Solvay business areas, and Onondaga Lake to further strengthen the importance of community cohesion and connectivity.	C, D

RECOMMENDATIONS (CONTINUED)	OBJECTIVE
15. Promote a local advocacy campaign to build upon physical and perceptive connections between the Milton Avenue corridor and the evolving New York State Fairgrounds celebrating Geddes, Solvay and the Greater Syracuse-based economy whose businesses celebrate the region's unique identity.	A, C, D
16. Facilitate additional communication and collaboration between local merchants, property owners, institutions, and major employers to address barriers to achieving the objectives of this Plan.	A, B, C, D, E
17. Enhance partnerships with local education institutions and medical centers and solicit information regarding community needs and overcoming barriers to attract and retain professionals.	A, E
18. Encourage the establishment and maintenance of electric vehicle charging stations throughout the Town and Village in order to support local residents and visitors in their efforts to reduce their carbon footprint in Geddes and Solvay.	A
19. Promote future development that will preserve heritage and historical value of the canal while enhancing its long term financial sustainability.	A, B, C, D



PUBLIC HEALTH AND SAFETY POLICY STATEMENT



By supporting the physical, intellectual, and emotional health of Geddes and Solvay residents and their environment, our collective quality of life is enhanced. Our residents' physical health and safety is dependent upon the efficient provision of public services and utilities, as well as the implementation of an effective multi-modal transportation network, while our intellectual and emotional well-being is fostered by our local schools, library, parks, religious institutions, and various service organizations.

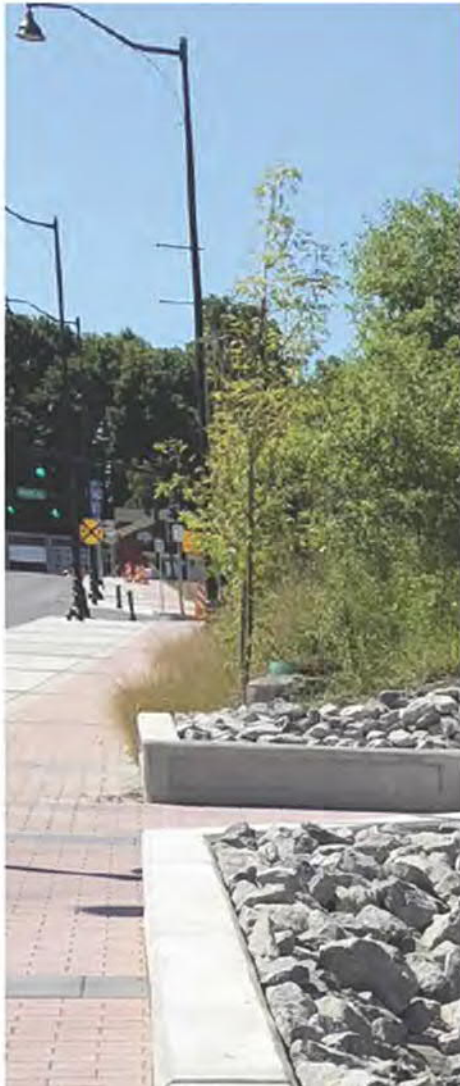
As our Town and Village continue to grow and change with future development and investment, we will commit to evaluating the health, safety, and well-being of our residents to ensure the community services available are adequate to meet the demands of current and future populations in a fiscally responsible manner.

Objectives

- A. Continue to provide a high standard of service, including utilities, to Town and Village property owners and residents while managing service costs to control tax impacts.
- B. Provide for the active and passive recreational needs of current and future town residents.
- C. Provide safe pedestrian and bicycle linkages among parks, recreation areas, and neighborhoods and between neighborhoods and commercial areas, and take additional steps to encourage their use.
- D. Enhance the level of safety, comfort and effectiveness of transportation routes with respect to non-motorists as infrastructure improvement opportunities arise.
- E. Facilitate and encourage the use of a sustainable, multi-modal transportation network, including roads, sidewalks, bike lanes, trails, public transit, and Town waterways to serve the needs of existing and projected development within the Town and Village, and to ensure direct linkages with neighboring municipalities and other areas of the county.
- F. Continue to fund professional public safety agencies.

RECOMMENDATIONS	OBJECTIVE
1. Draft and adopt a comprehensive Town of Geddes Parks and Open Space Master Plan, including the Village of Solvay.	B, C, F
2. Maximize utilization of existing parks by increasing non-vehicle connectivity through appropriate facilities, public education, and ensuring both passive (e.g. natural areas) and active (e.g. hiking and biking trails) recreation needs are met.	B, C, E, F
3. Ensure that acquisition and development of open space areas consider the fiscal implications of such actions.	A
4. Consider using incentive zoning to gain additional public open space when the project: <ul style="list-style-type: none"> • Is consistent with the goals of this Comprehensive Plan; • Mitigates negative impacts on adjacent neighborhoods; and • Addresses a specific need or demand for passive or active open space, whether located on the project site or elsewhere in the Town. 	A, B, F
5. Continue to ensure that the benefits to the community are properly weighed against the burdens to the community with the application of incentive zoning practices to new development.	A
6. Adopt a Complete Streets Guide to build off the recently completed upgrades to Milton Avenue and Bridge Street to ensure continuity with neighboring municipalities.	C, D, E, F
7. Incorporate Complete Street elements and provisions where appropriate for all modes of transportation, including bikes, pedestrians, and public transportation when roadway maintenance or re-striping plans are made. Include amenities for transit users, such as shelters, lighting, signage, etc. Particularly along West Genesee Street and State Fair Boulevard.	C, E, F
8. Allocate space on our street network to create inviting spaces for bicyclists and pedestrians within the right of way.	C, E, F





RECOMMENDATIONS (CONTINUED)	OBJECTIVE
9. Work with the NYSDOT to implement a "road diet," as outlined by the Syracuse Metropolitan Transportation Council, along West Genesee Street and State Fair Boulevard for improved bicycle and pedestrian facilities. Educate and incentivize local merchants, property owners, institutions, and major employers to address barriers to achieving objectives of this Plan.	C, E, F
10. Develop the Empire Trail, or reclaimed Honeywell Properties where possible connecting the Lakeland and Solvay areas with Onondaga Lake and the City of Syracuse.	B, C, E, F
11. Develop an Asset Management Plan that insures the proper maintenance and replacement of existing infrastructure assets.	A
12. Evaluate the existing storm sewer infrastructure and identify existing deficiencies and improvements needed to reduce risks of failure and increase Town's ability to respond to future needs.	A, C, E
13. Continue to monitor the inflow and infiltration of stormwater and groundwater into the sanitary sewer collection system and make improvements to reduce the incursion of water into the system. Evaluate the capacity of the sanitary system and verify its ability to service existing and future development where available acreage exists in Lakeland and near the Fairgrounds.	B, C, E, F
14. Ensure sufficient water service capacity for fire service throughout Geddes and Solvay.	A
15. Ensure funding of professional public safety services is a priority of the Town and Village.	F



LAND USE RECOMMENDATIONS

INTRODUCTION

WHY IS THIS SUMMARY IMPORTANT?

The organization of land uses in a municipality defines the way its residents perceive their community, experience their environment, and interact with each other. Land use and transportation patterns establish a sense of place and contribute to the overall character of a community.

For example, cities are comprised of dense blocks with a wide variety of uses in close proximity to each other. This development pattern typically serves to foster a high degree of social interaction and vitality in a compact, pedestrian-friendly environment. By comparison, land uses in rural and suburban towns are more widespread and fewer in number. The lower density development pattern found in towns typically results in a greater reliance on the automobile and more limited interaction among residents.

WHAT IS THE PURPOSE?

The purpose of a future land use (FLU) summary and map is to equip the Village and Town with a land based decision-making tool that will better inform public and private investments over the next decade. The FLU summary focuses on key land use character areas within a community, identifying future design and development goals for such areas and regulatory recommendations to help achieve those goals.

This land use component for the Comprehensive Plan builds upon the policy framework's objectives and recommendations and focuses on three strategic transportation corridors and other target areas of the community where development or redevelopment activity is likely to happen in the future. These focus areas identified as:

1. State Fair Boulevard (Town of Geddes)
2. Milton Avenue (Village of Solvay)
3. West Genesee Street/New York State Route 5/20 (Town of Geddes/Village of Solvay)
4. Target sites within the Village and the Town.

Some of the target sites encompass activity centers within the Town where market-driven redevelopment could occur on smaller existing development sites that, given their proximity to other adjacent small sites and accessibility and visibility from key transportation corridors, could be assembled into larger redevelopment lots. However, other target sites include large open space parcels that have been the target of future development for years. The land use plans for these focus areas, in concert with the policy framework's objectives and recommendations, is intended to guide decisions on land use and development proposals that may be presented to the Town and/or Village in the future.

PROPOSED LAND USE CLASSIFICATIONS

In order to illustrate proposed land use for the main transportation corridors and target sites in the Town of Geddes and Village of Solvay, it is necessary to first generally define the proposed land use classifications.

➤ LOW DENSITY RESIDENTIAL

Areas intended for primarily single-family housing that may include provisions for open space or cluster development. Home businesses, community organizations, and some other types of non-residential uses may be allowed if they meet specific standards.

➤ MEDIUM / HIGH DENSITY RESIDENTIAL

Areas intended to create the opportunity for neighborhoods that offer a variety of lot sizes, housing, and ownership options. Medium to high-density residential areas should include a variety of unit types designed to incorporate features from both single-family and multi-family developments, support cost-effective housing, facilitate infill development, encourage use of transit services, and promote the efficient use of urban services and infrastructure. Home businesses, community organizations, religious institutions, and some other types of non-residential uses may be allowed if they meet specific standards.

➤ NEIGHBORHOOD COMMERCIAL / MIXED USE

Areas intended to provide small-scale convenience retail/commercial developments offering incidental retail and service needs for the surrounding residential neighborhoods. Uses serving a larger area may be appropriate if they also serve the residents of the immediate area and are compatible with scale and character of the neighborhood.

These land uses are the smallest and least intensive of the Town or Village's commercial areas. Land uses also would include concentrated mixed-use residential and commercial redevelopment designed to urban rather than suburban development standards that support transit-oriented development and active transportation. Use allowances promote commercial and retail development opportunities for residents to shop locally. Uses and standards allow complementary, high-density residential development, and discourage garden-style, multi-family development.

➤ GENERAL COMMERCIAL

Areas intended to evolve from "strip commercial" linear districts to business areas characterized by enhanced site planning and pedestrian orientation, incorporating efficient parking lot design, coordinated access management, amenities and boulevard treatment with greater densities. These commercial areas provide for a wide variety of retail sales, services, and other commercial activities along high-volume traffic corridors. Residential uses may be integrated into these areas through mixed-use buildings.

➤ PARK

Areas designated as Town, Village, county or state parks, owned and operated by a government entity. This classification shall also include lands that are considered for conservation easements or environmental sensitive areas.

➤ RESEARCH AND DEVELOPMENT (R&D)

Areas for business, industry and offices, which could include research, design, and development laboratories, consisting of a high level of design quality, extensive amenities, open spaces and environmental protection. These areas may create high-prestige environments for uses engaged in research and development in a setting with extensive amenities and the infrastructure necessary to conduct business without creating adverse impacts to adjacent uses. Development in these areas should strengthen the Town and Village's tax base without causing major increases in demand for governmental services. It should be noted that R&D type uses can be incorporated into the Town's existing Industrial-A zoning district should the Town decide to amend its zoning law and map in the future.

➤ INDUSTRIAL

Areas where large scale industrial operations exist and that typically include building footprints in excess of 30,000 square feet and need on-site loading facilities. All operations are conducted within an enclosed area, with the exception of outdoor storage of vehicles, scrap yards, and other materials as necessary.

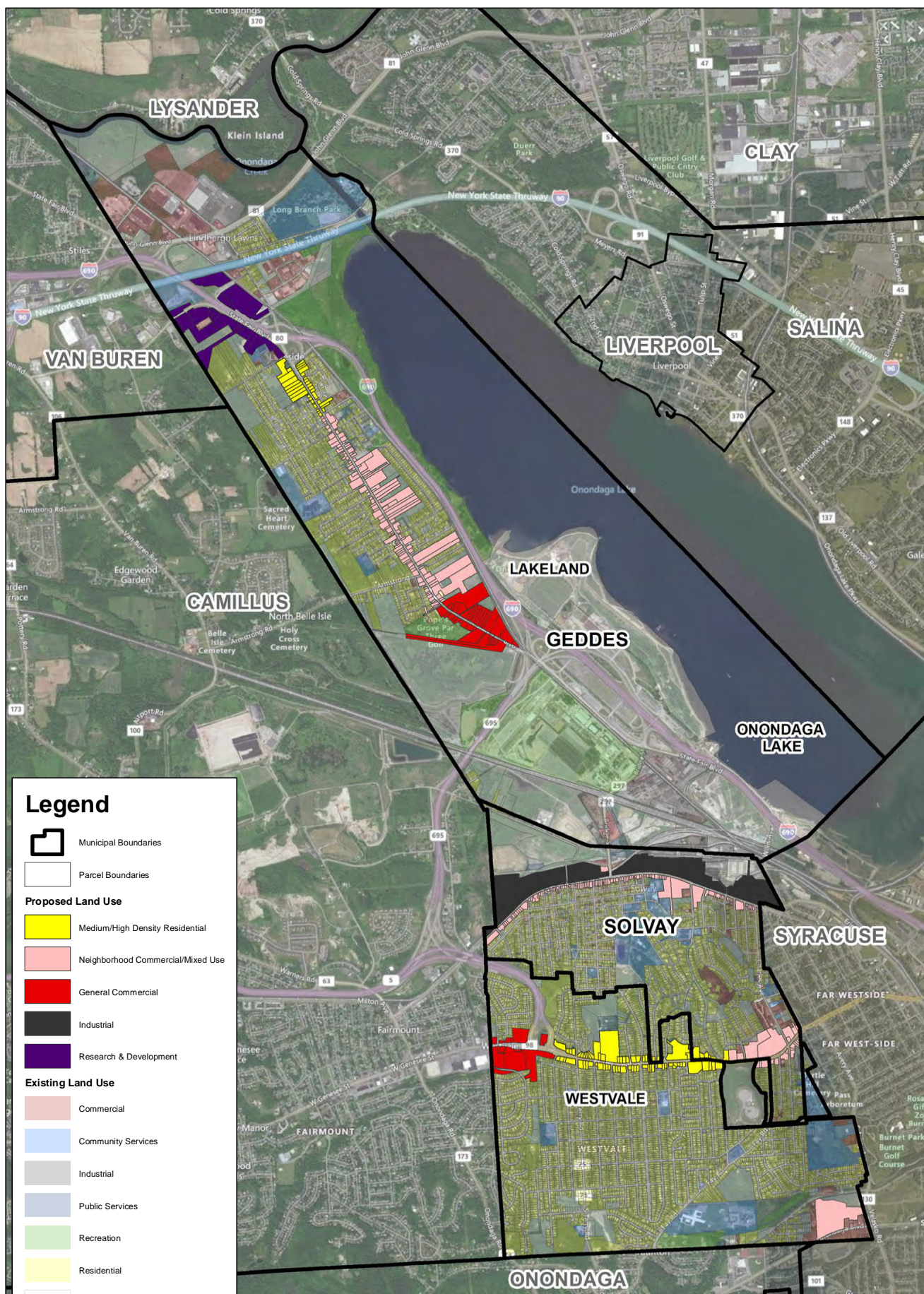
WHY DO WE NEED A LAND USE MAP?

The map on the following page (Figure 15) is a visual representation of the future land use (FLU) summary for the Town of Geddes and Village of Solvay. The elements depicted on the map are intended to convey a generalized vision of the community's development framework for the next decade.

Unlike a zoning map, the FLU map is not intended to represent clear regulatory boundaries. The exact size of each area may change as new information arises over time. However, the application of the map should still remain consistent with the overall intent of this Plan.

Notes:

- The FLU summary and map do not negate any development limitations due to environmental constraints such as wetlands, steep slopes, or floodplains.
- Although the FLU map boundaries are focused on the signature transportation corridors in the Town and Village, it is recommended that mapped zoning districts take into account not only the roadways but also the adjacent development areas that may not front on the corridors.

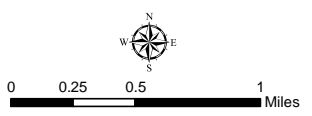


Legend

- Municipal Boundaries
- Parcel Boundaries
- Proposed Land Use**
- Medium/High Density Residential
- Neighborhood Commercial/Mixed Use
- General Commercial
- Industrial
- Research & Development
- Existing Land Use**
- Commercial
- Community Services
- Industrial
- Public Services
- Recreation
- Residential
- Vacant

Note: Existing land uses are shown in a transparent layer in order to visualize how the proposed land uses fit in with existing conditions. Proposed land use recommendations were restricted to properties fronting State Fair Blvd., Milton Ave., West Genesee St., and the Western Lights Plaza on Onondaga Blvd.

bing
Sources: BaseMap: Bing Imagery, 2012; Parcel Data: Town of Geddes, 2018



Town of Geddes and Village of Solvay
 Land Use Recommendations
 Overview
 Onondaga County May 2019 New York

Figure
 15
 Project
 No.
 2042.001

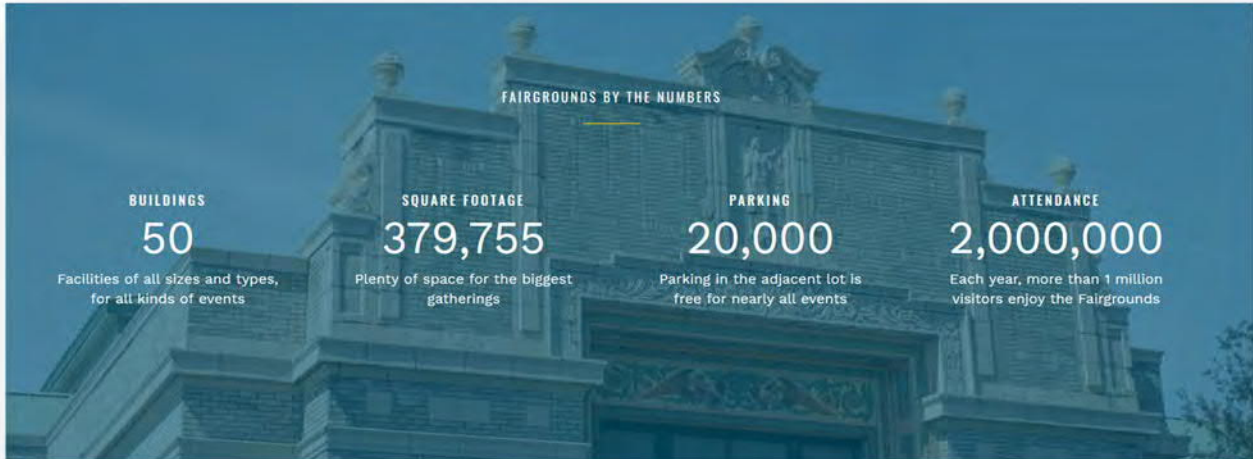
INCENTIVE ZONING AS A PLANNING TOOL

Generally speaking, incentive zoning is a provision of a municipal zoning ordinance that allows developers relief from a requirement of the municipality's development regulations (an "incentive") in return for providing some amenity that assists the municipality to implement specific policies in the Comprehensive Plan as supplemented by local laws and ordinances.

Incentive zoning is permitted under the provisions of Section 261-b of the Town Law and Section 7-703 of the Village Law of the State of New York. However, neither the Village nor the Town exercises the use of Incentive Zoning by law. Incentive zoning could play an important role in the future planning of potential development sites in Geddes and Solvay. Upon receiving an application for development, the Town or Village can utilize incentive zoning where appropriate to work with the applicant and reach a favorable development proposal. In practice the applicant identifies incentives, such as increased density, reduced setback, or change of use. The Town or Village and the applicant negotiate community amenities to mitigate those impacts.

Geddes is an educated, well-developed, diverse community. Unlike many communities throughout the State, Geddes and Solvay have the ability to plan future development in the few undeveloped areas in a well-balanced sustainable fashion without the urgent economic pressures to develop older downtown or surrounding decaying residential areas to generate needed tax revenues. Geddes and Solvay have limited development sites available to them for physical growth and, as such, they must determine what their development and lifestyle priorities should be as they seek to define the highest and best uses for its dwindling land resources. The community is fortunate in that it has the luxury of planning in a proactive, rather than reactive, fashion. The Town's usage of incentive zoning could allow it to control development due to high demand and negotiate for better outcomes because of the strong market. Moving into the future, Geddes and Solvay are ideally positioned to leverage their marketplace potential in a manner that ensures that future developments reflect its vision for a sustainable and economically stable community.

NEW YORK STATE FAIRGROUNDS AS AN ECONOMIC ENGINE



In 2016, New York State Governor Andrew Cuomo unveiled a plan to make the New York State Fairgrounds one of the premier locations in the United States for year-round attractions and events. Seeing the Fairgrounds as an underutilized asset for many years, the State invested \$50M for improvements within the Fairgrounds, demolishing the old grandstand, updating infrastructure, adding landscaping and other aesthetic improvements, and rebuilding the grand main entrance to the fairgrounds.

Building off the momentum generated by the first few concert seasons at the St. Joseph's Health Amphitheater at Lakeview, the State's goal is to use new projects like the Amphitheater to help leverage the Fairgrounds as a year-round "premier convention exhibition site". In 2018 the State finished construction of the new Empire Exposition Center, a 136,000 square foot building with 110,000 square feet of clear-span space is the largest expo facility north of New York City between Boston and Cleveland. With the now open Expo Center, the Fairgrounds held its first Winter Fair, in February of 2019. These types of activities, when combined with the seasonal events at the Amphitheater, and the over 1 million people who visit the New York State Fair each year, creates a year-round destination right in the heart of Geddes.



STATE FAIR BOULEVARD “NORTH”

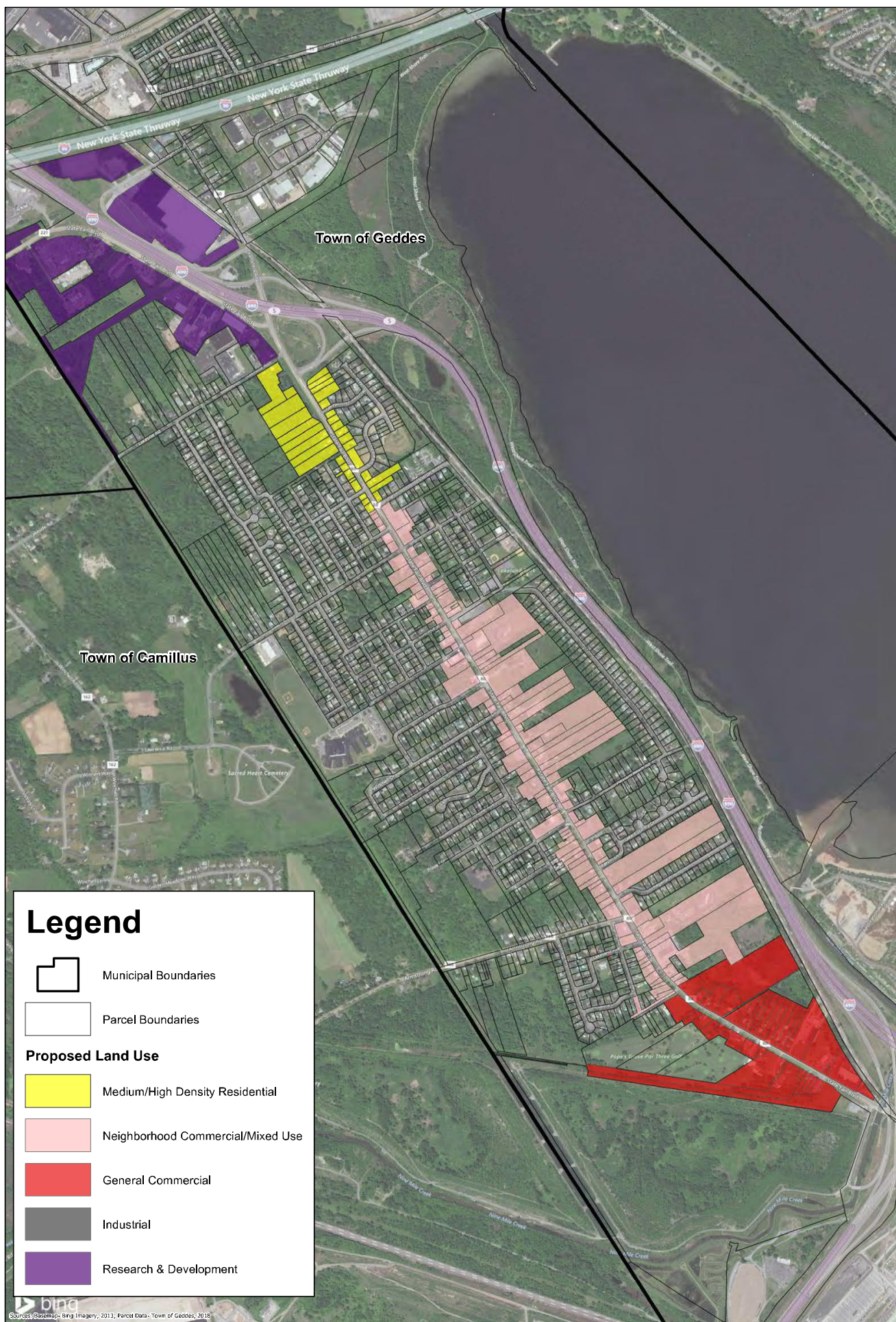
Intent: Strengthen the neighborhood commercial opportunities along the corridor while protecting the integrity and value of surrounding residential areas. Increase pedestrian and bicycle connectivity between mixed use areas, recreational sites, and nearby natural areas.

This area is largely characterized by its mix of uses including single family residential, small retail and neighborhood commercial properties, and its proximity and accessibility to Interstates 690 and 695.








RECOMMENDATIONS

The following recommendations are based on the existing conditions, Policy Framework, and the values and priorities identified by the public and Comprehensive Plan Steering Committee. See Figure 16 for geographic references.

1. Predominant land uses should continue to reflect the mixture of residential and small neighborhood commercial character of the corridor. Given its proximity to I-690 and the New York State Fairgrounds, the Town should consider State Fair Boulevard as a target area for future neighborhood commercial businesses along the road frontage, while protecting the residential properties around it.
2. All future development proposals must take into account traffic impacts on existing infrastructure and nearby non-commercial areas.
3. Incorporate a vegetative buffer on the rear yards of any new commercial developments along the road frontage to protect adjacent residential properties.
4. Prepare a sidewalk feasibility study to determine the needs and cost to build sidewalks linking State Fair Boulevard to the New York State Fairgrounds.
5. Prepare a Consolidated Funding Application (CFA) to obtain funds to study, design and construct a new formal trail crossing over the CSX tracks at the end of Beach Road in Lakeland (See Figures 24 and 25 Target Sites Maps)
6. Amend the Town’s zoning code to redefine the intent, permitted uses, lot coverages and design intent via instituting a form-based code that better reflects the Neighborhood Commercial Land Use Classification.
7. All future development or redevelopment should incorporate design provisions for the street edge including signage, landscape buffers, sidewalks, and lighting.
8. As redevelopment on existing sites occurs over time, consider best practices for access management by consolidating parking areas and driveways where practicable.




Legend

-  Municipal Boundaries
-  Parcel Boundaries
- Proposed Land Use**
-  Medium/High Density Residential
-  Neighborhood Commercial/Mixed Use
-  General Commercial
-  Industrial
-  Research & Development

bing
Sources: BaseMaps - Bing Imagery, 2013; Parcel Data - Town of Geddes, 2018




 1 inch = 1,000 feet

Town of Geddes and Village of Solway
Land Use Recommendations
State Fair Blvd "North"
 Onondaga County January 2019 New York

Figure
 16
 Project
 No.
 2042.001

MILTON AVENUE

INTENT: Milton Avenue is a key commercial and mixed use corridor with Bridge Street at its center. The corridor is characterized by mixed use, village scale design, and pedestrian and bicycle connectivity. Together, these attributes create the potential for Milton Avenue to be a bustling community center. Any developments within this area should reinforce this identity.



The Milton Avenue corridor has been the subject of several studies over the last decade in the Village of Solway – mostly in the way the roadway could be retrofitted to better accommodate bicyclists and pedestrians. In 2008 the Milton Avenue Design Study, prepared by a Masters student in Landscape Architecture at SUNY ESF, developed some concepts for streetscape design elements and connectivity to businesses, parking areas, and open spaces along the corridor with recommended strategies to maintain the commercial success of the avenue and protect adjacent residential neighborhoods.

In 2018, construction for the first phase of “complete street” improvements was completed on Milton Avenue in the vicinity of Bridge Street. New curbing, sidewalks, bike lanes, lighting, signage and landscaping became part of the fabric of the corridor, giving it a stronger sense of place. Construction completion is slated for 2019 along the eastern segment of Milton Avenue.

RECOMMENDATIONS

The following recommendations for the Milton Avenue corridor draw from the existing conditions analysis, Policy Framework in Chapter 3, and the identified values and priorities of the public and the Comprehensive Plan Steering Committee. See Figures 17 and 18 for geographic references.

1. As the Town and Village's core commercial and mixed use area, Milton Avenue should invoke a "village-like" atmosphere where pedestrians are encouraged to safely walk from one destination to another. Providing physical improvements such as sidewalks and green spaces within parking areas that connect one parcel or one building to the next will greatly enhance the visitor experience and provide a sense of safety and security.
2. Consider creating a "Milton Avenue Zoning Committee" to evaluate and define specific recommendations related to future zoning amendments along the corridor. However, it is recommended any future zoning amendments consider a form-based philosophy of design, form and function, rather than separation of uses.
3. Increase safety for all modes of transportation through high visibility crosswalks, additional wayfinding signage and pedestrian countdown signals.
4. Emphasize maximum building heights of two to three-stories along Milton Avenue specifically between Boyd Avenue and Freeman Avenue.
5. All future development or redevelopment should incorporate design provisions for the street edge including signage, landscape buffers, sidewalks, lighting, and buildings fronting the street.
6. Diverse types of mixed-use development should continue to be encouraged along all segments of Milton Avenue, with proper buffers and screening between commercial or mixed uses and adjacent residential neighborhoods.
7. As redevelopment on existing sites occurs over time, consider best practices for access management by consolidating parking areas and driveways where practicable, via the use of on-street parking, municipal parking lots, or even underground parking given the appropriate redevelopment proposal.
8. The feasibility of shared parking should be considered. Replace large expanses of asphalt along the road frontage with green space and amenities.
9. Consider the addition of small scale, well designed, and strategically located public parking areas along Milton Avenue, if determined parking is ever in short supply.
10. Pursuant to key recommendations from the Syracuse Metropolitan Transportation Council, enhance bicycle linkages from existing neighborhoods to employment and commercial areas along Milton Avenue by including more bike lanes, and identify easements, utility corridors, or other means to extend the local bike/pedestrian network to Onondaga Lake Loop the Lake Trail system.
11. Establish a dialogue with existing business and property owners along Milton Avenue to discuss how parking and accessibility can be improved to foster and encourage business retention and growth. Simple enhancements which consider how a business addresses the street edge and pedestrian environment can have positive impacts to a business's bottom line.
12. Consider applying for Milton Avenue Green Innovation Grant Program (GIGP) projects and seek funding for future phases to better handle, filter and distribute stormwater along the corridor.

Legend

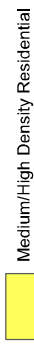


Municipal Boundaries

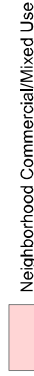


Parcel Boundaries

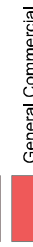
Proposed Land Use



Medium/High Density Residential



Neighborhood Commercial/Mixed Use



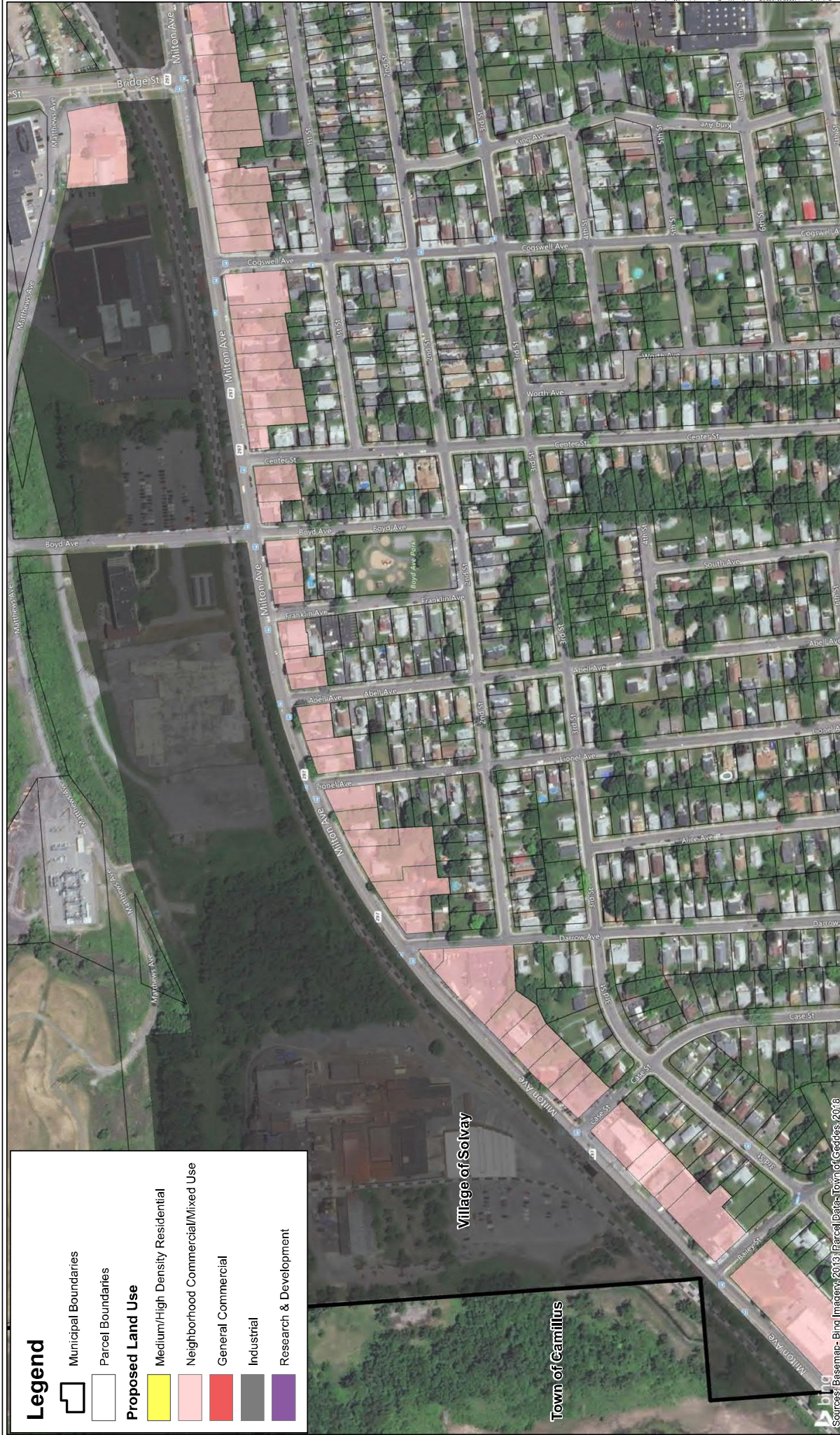
General Commercial



Industrial



Research & Development



1 inch = 250 feet

Figure 17
 Project No. 204-2001
 Town of Geddes and Village of Solway
Land Use Recommendations
Milton Ave "West"
 Onondaga County January 2019 New York



Source: Basemap - Bing Imagery, 2013; Parcel Data - Town of Geddes, 2018

Legend

Municipal Boundaries

Parcel Boundaries

Proposed Land Use

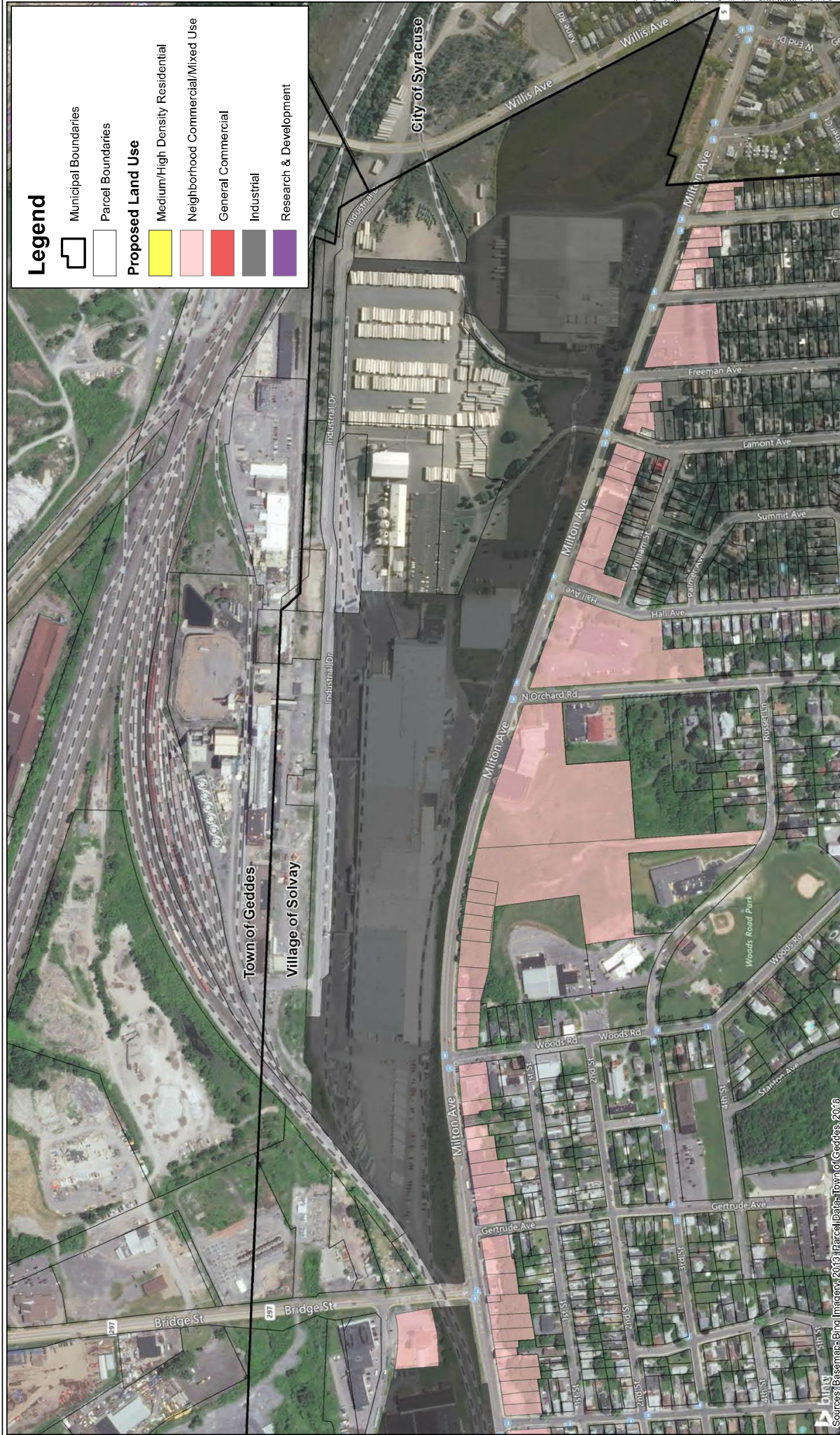
Medium/High Density Residential

Neighborhood Commercial/Mixed Use

General Commercial

Industrial

Research & Development



1 inch = 350 feet

Figure 18
Project No. 204-2001
Town of Geddes and Village of Solvay
Land Use Recommendations
Milton Ave "East"
January 2019
Onondaga County New York



Source: Basemap: Bing Imagery, 2013; Parcel Data: Town of Geddes, 2018

WEST GENESEE STREET (NYS ROUTE 5)

Intent: Strengthen the neighborhood commercial opportunities along the corridor, and the commercial anchor at Westvale Plaza while protecting the integrity and value of surrounding residential areas. Increase pedestrian and bicycle connectivity between mixed use areas, recreational sites, and nearby natural areas.

This area is comprised of residential, commercial, retail, restaurant, and office uses between I-695 and the Geddes Town Line. Bordered on the west by single family residential, apartments, and heavy commercial uses, the West Genesee Street corridor is largely built out and caters heavily to the automobile, while surrounded by long-standing residential neighborhoods.

This focus area provides opportunities for commercial and mixed use redevelopment, while maintaining the integrity of the existing residential areas surrounding it. West Genesee Street feeds directly into the City of Syracuse, so traffic from the City contributes to the volumes along the corridor, like enroute to the large commercial corridor in Fairmount adjacent to the western end of the West Genesee Street focus area.

Development in Fairmount over the last decade has increased through-traffic and threatened the continued vibrancy and logic of having single family residential units lining both sides of the roadway. Traffic levels have reached the point where detached housing on West Genesee Street may not continue to be viable.

RECOMMENDATIONS

The following recommendations for the West Genesee Street corridor draw from the existing conditions analysis, Policy Framework in Chapter 3, and the identified values and priorities of the public and the Comprehensive Plan Steering Committee. See Figures 19 and 20.

1. Work with SMTC to prepare a transportation study for West Genesee Street to understand traffic volumes and level of service, crash data, and pedestrian and vehicular signal infrastructure to determine areas of necessary upgrades.
2. Based on the results of the transportation study proposed above, consider a Transportation Alternatives Program (TAP) grant for the West Genesee Street corridor to design and implement necessary upgrades to the street system. It is strongly encouraged a “complete street” design be considered as part of future roadway upgrades.
3. Predominant land uses should continue to reflect medium/high residential, neighborhood mixed use, and general commercial development.
4. All future development proposals must take into account traffic impacts on existing infrastructure and nearby non-commercial areas.
5. Incorporate a vegetative buffer on redevelopment sites that back up to existing adjacent residential areas.
6. Incorporate sidewalk extensions to Westvale Plaza to provide improved multi-modal connectivity between the various current and future developments along the corridor.
7. Amend the Town and Village’s zoning code to include a form-based code that directs the form, function and pattern of future redevelopment of all uses, especially Westvale Plaza (located in Village of Solvay). See Figures 21 and 22 for conceptual ideas related to potential phasing of redevelopment and new outparcel development at Westvale Plaza. Figure 23 illustrates an initial

beautification phase focused on the public right of way, with consolidation of driveways and enhanced intersections where primary ingress and egress would be. Additionally, street trees, separated sidewalks, vegetative buffers, and other landscape amenities would be prevalent along the corridor.

A second phase would focus on private investment for outparcel development.




A final phase would focus on private development investment within the plaza itself. Also shown is the potential for existing single family units on the south side of the corridor, to be redeveloped to continue the neighborhood mixed-use commercial design up to the reservoir. Paramount to any redevelopment of existing residential units to future commercial uses would be the protection of the integrity, safety, and conformity of adjacent residential properties. Any site plan applications must demonstrably prove best practices are being deployed to protect the residences to the south along Fay Road and Robertson Terrace.

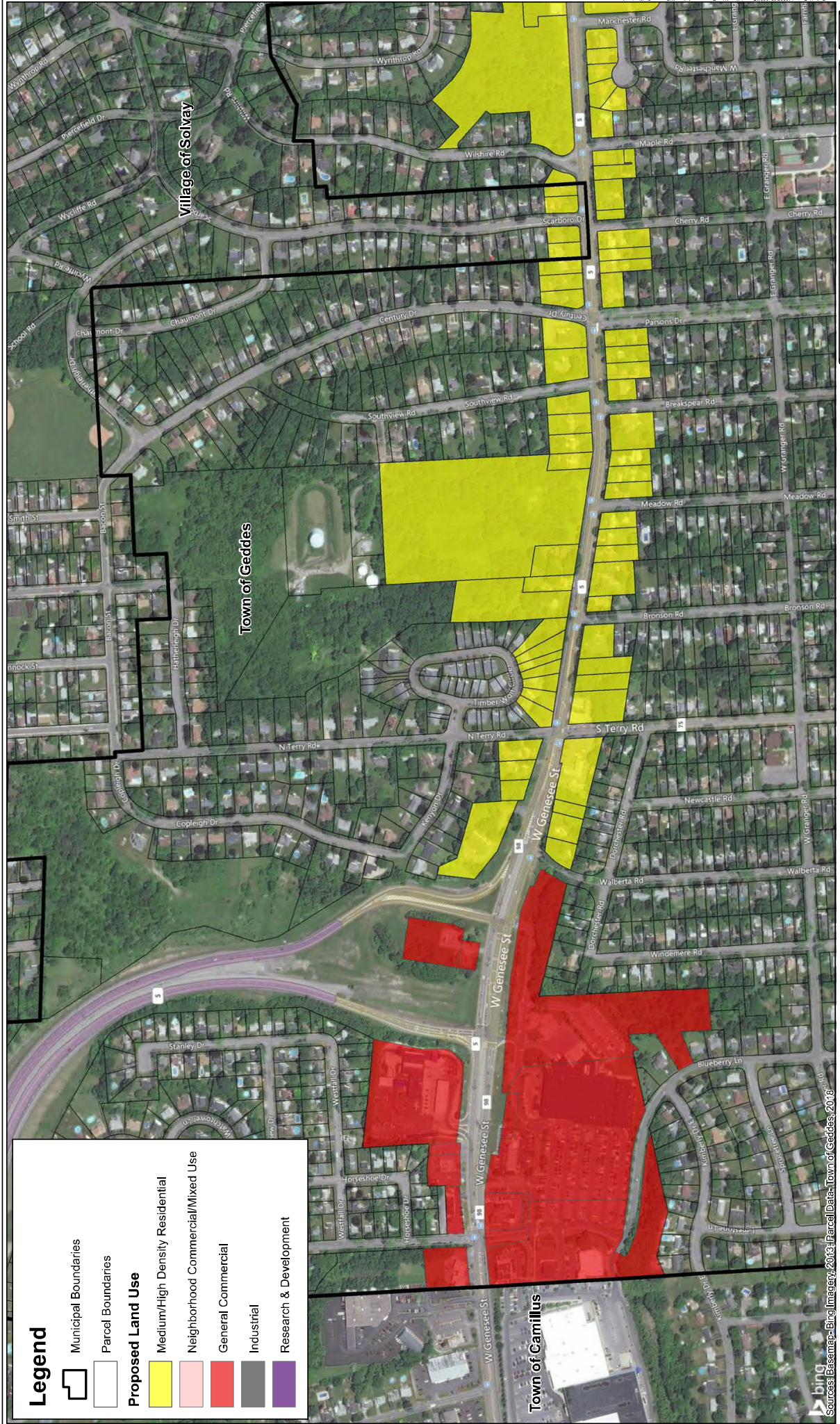
8. All future development or redevelopment should incorporate design provisions for the street edge including signage, landscape buffers, sidewalks, and lighting.
9. As redevelopment on existing sites occurs over time, consider best practices for access management by consolidating parking areas and driveways where practicable, via the use of municipal parking lots, or underground parking. The feasibility of shared parking should be considered.
10. Minimize new driveways by required use of shared driveways and parking facilities of any new non-residential developments along West Genesee Street. Future residential development in the interior of the focus area should be accessed from side streets, using those collector or local streets to limit the number of access points along the State highway.
11. Provide provisions for a contiguous system of sidewalks or side paths that would allow for biking and walking from nearby residential areas to commercial, retail or restaurant destinations.
12. As redevelopment on existing sites occurs, replace large expanses of asphalt along the road frontage with green space and amenities.

Legend

-  Municipal Boundaries
-  Parcel Boundaries

Proposed Land Use

-  Medium/High Density Residential
-  Neighborhood Commercial/Mixed Use
-  General Commercial
-  Industrial
-  Research & Development



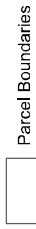
1 inch = 400 feet

Figure 19
 Project No. 204-2001
 Town of Geddes and Village of Solway
Land Use Recommendations
West Genesee St "West"
 Onondaga County January 2019 New York

Legend

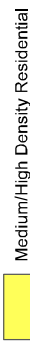


Municipal Boundaries

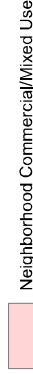


Parcel Boundaries

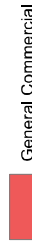
Proposed Land Use



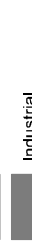
Medium/High Density Residential



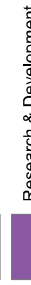
Neighborhood Commercial/Mixed Use



General Commercial



Industrial



Research & Development

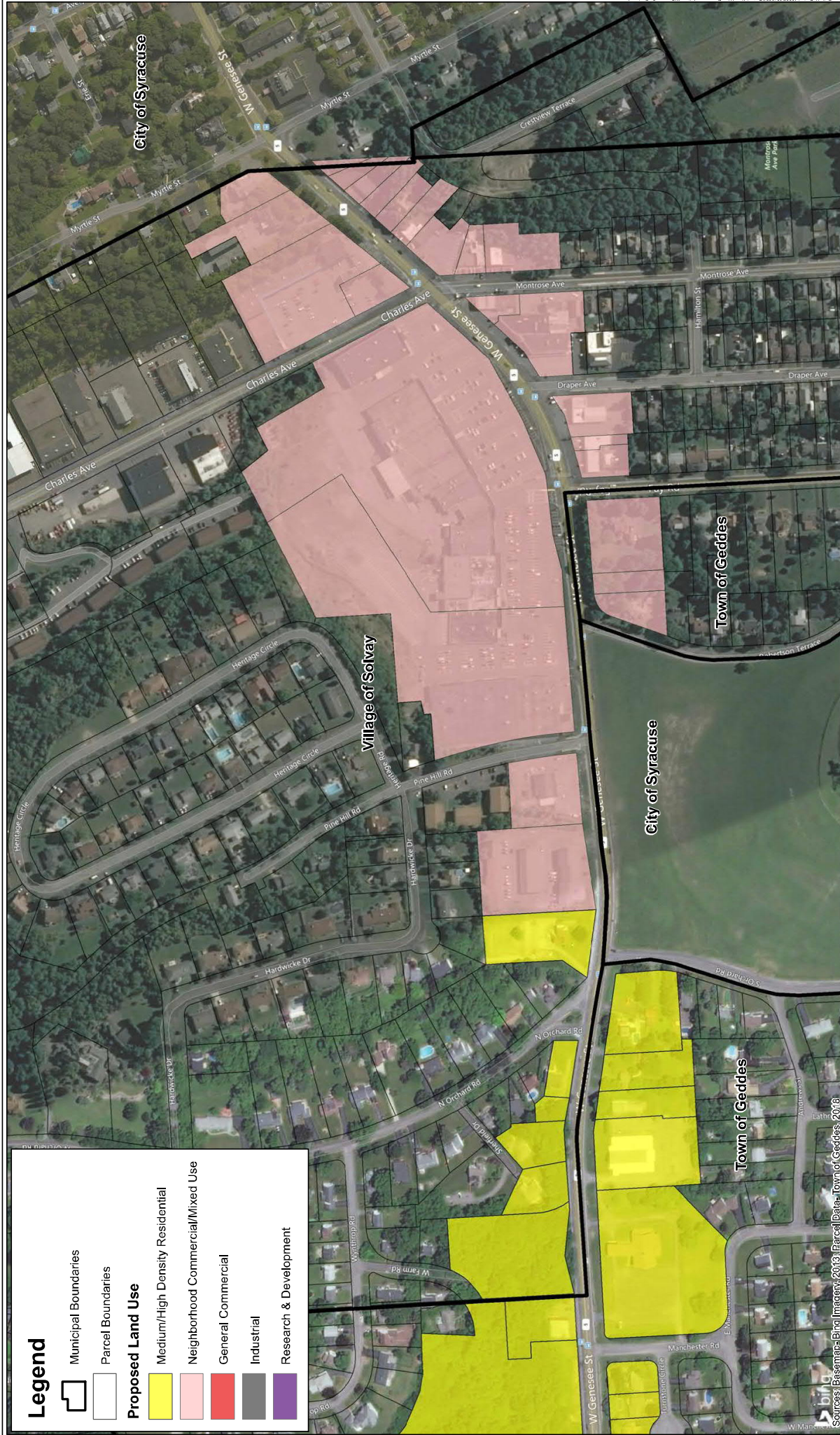


Figure 20
 Project No. 204-2001
 Town of Geddes and Village of Solvay
**Land Use Recommendations
 West Genesee St "East"**
 Onondaga County January 2019 New York



1 inch = 250 feet



Source: Basemap: Bing Imagery, 2013; Parcel Data: Town of Geddes, 2018



FIGURE 21
 Streetscape Improvements &
 Plaza Redevelopment
PHASE 1

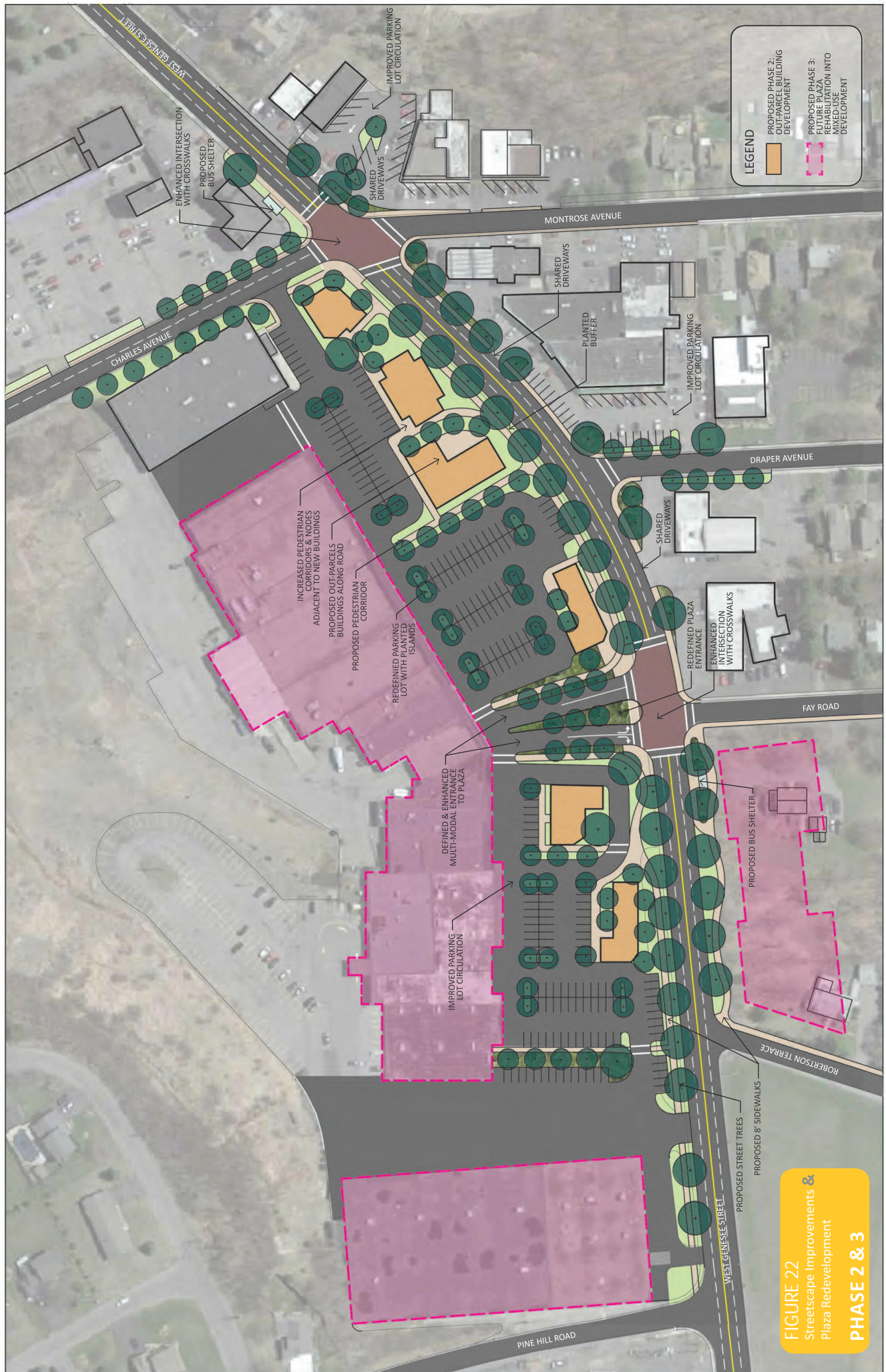


FIGURE 22
 Streetscape Improvements &
 Plaza Redevelopment
PHASE 2 & 3



Proposed Conditions

- Proposed Features**
- 1 Stamped brick pavement for visual distinction.
 - 2 Bio-retention areas for stormwater infiltration.
 - 3 Street trees for shade, traffic calming, and stormwater infiltration.
 - 4 Sidewalks and curbing for pedestrian access, walkability, and continuity.
 - 5 Bus shelters for weather protection and visual distinction.

Existing Conditions

Map Sources: Google StreetView

Town of Geddes & Village of Solway Comprehensive Plan
Streetscape Improvements & Plaza Redevelopment

IMPLEMENTATION

As the Town and Village seek to become more prosperous over the next decade, this Comprehensive Plan will serve to articulate our community's overall vision and objectives, while ensuring that future decisions are consistent with those outlined in this Plan.

The intent is not to foreclose future decision-making, but rather provide our elected officials and community leaders with a well-considered foundation to guide Smart Growth in the Geddes community. The Plan does not prescribe change for change's sake, but rather provides policy and program recommendations that build on our assets and enrich our quality of life.

Because of the future-oriented nature of this Plan, it should be viewed as a "living document" that requires continual updates to ensure that it addresses the changing environment of Geddes and Solvay. As markets vary and continue to develop, this Plan should be revisited and revised to reflect the ever-evolving opinions, desires, and needs of our community.

While the Town and Village will endeavor to undertake some of the action items as part of its governmental practice, the implementation of this Comprehensive Plan was designed to occur at many levels.

In order for the Plan to be successful, we must have the cooperation of the private sector, community groups, school districts, and neighboring communities to achieve our goals.

Though all of the objectives contained within this Plan are considered important to the community, they cannot be accomplished simultaneously. Rather, the implementation of these objectives and action items will be staged over a period of years, dependent upon their respective time and monetary requirements.

The Implementation Matrix on the following page begins to prioritize some of the core recommendations of this Plan such that Town and Village officials can use it as a reference guide when deciding which actions to take and when.



To aid in the implementation of this Plan, the Comprehensive Plan Committee should meet periodically as needed to review the tenets of the Plan against the community's changing environs.

Such a review and report should be timed so as to provide the Boards with an update prior to their taking action on the budget for that respective year.

Town of Geddes and Village of Solvay Inter-Municipal Comprehensive Plan

Implementation Matrix

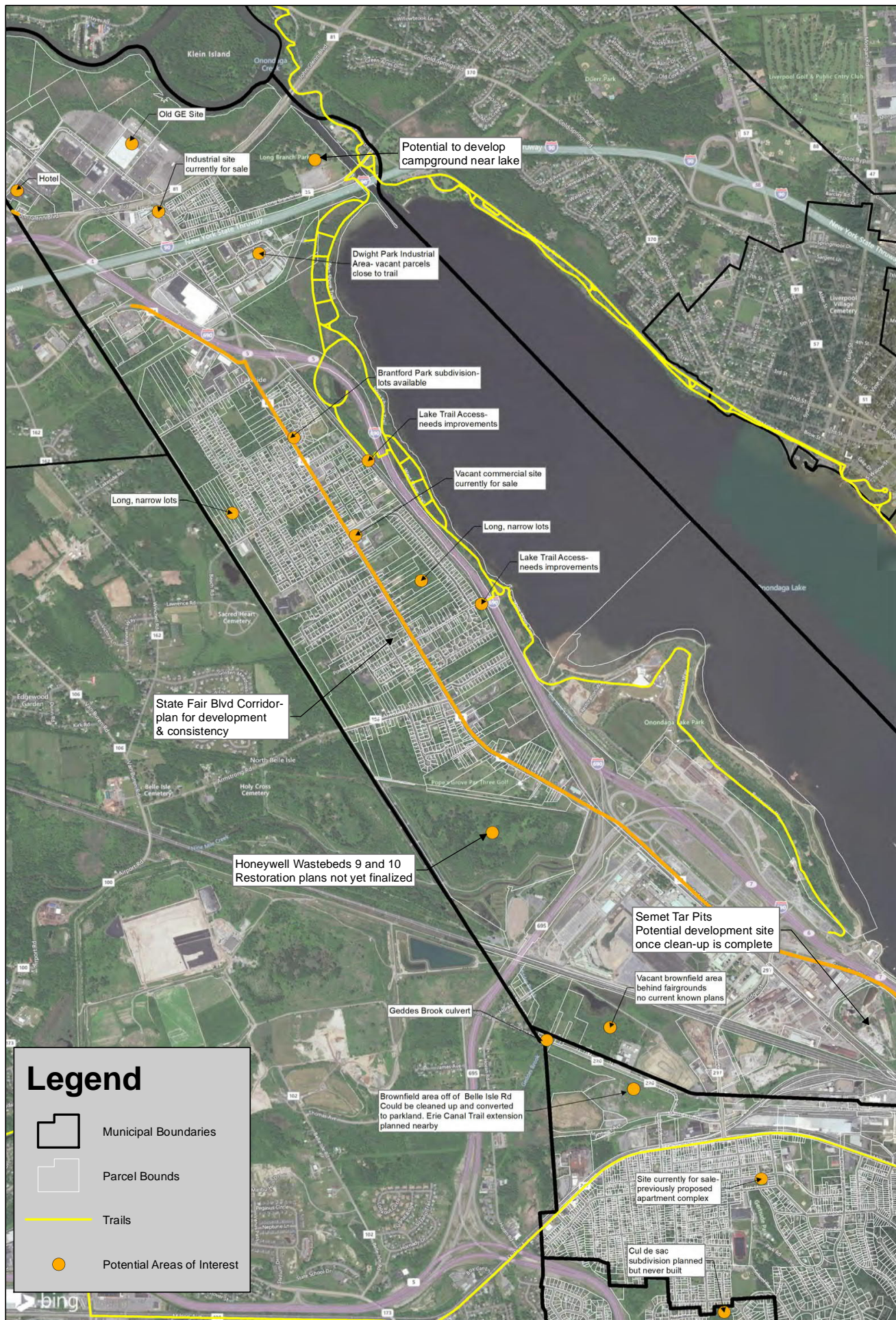
Projects outlined herein are organized according to level of priority. Cost estimates used are a preliminary range based on past practice and outline potential funding sources to help the Town and Village to offset costs.

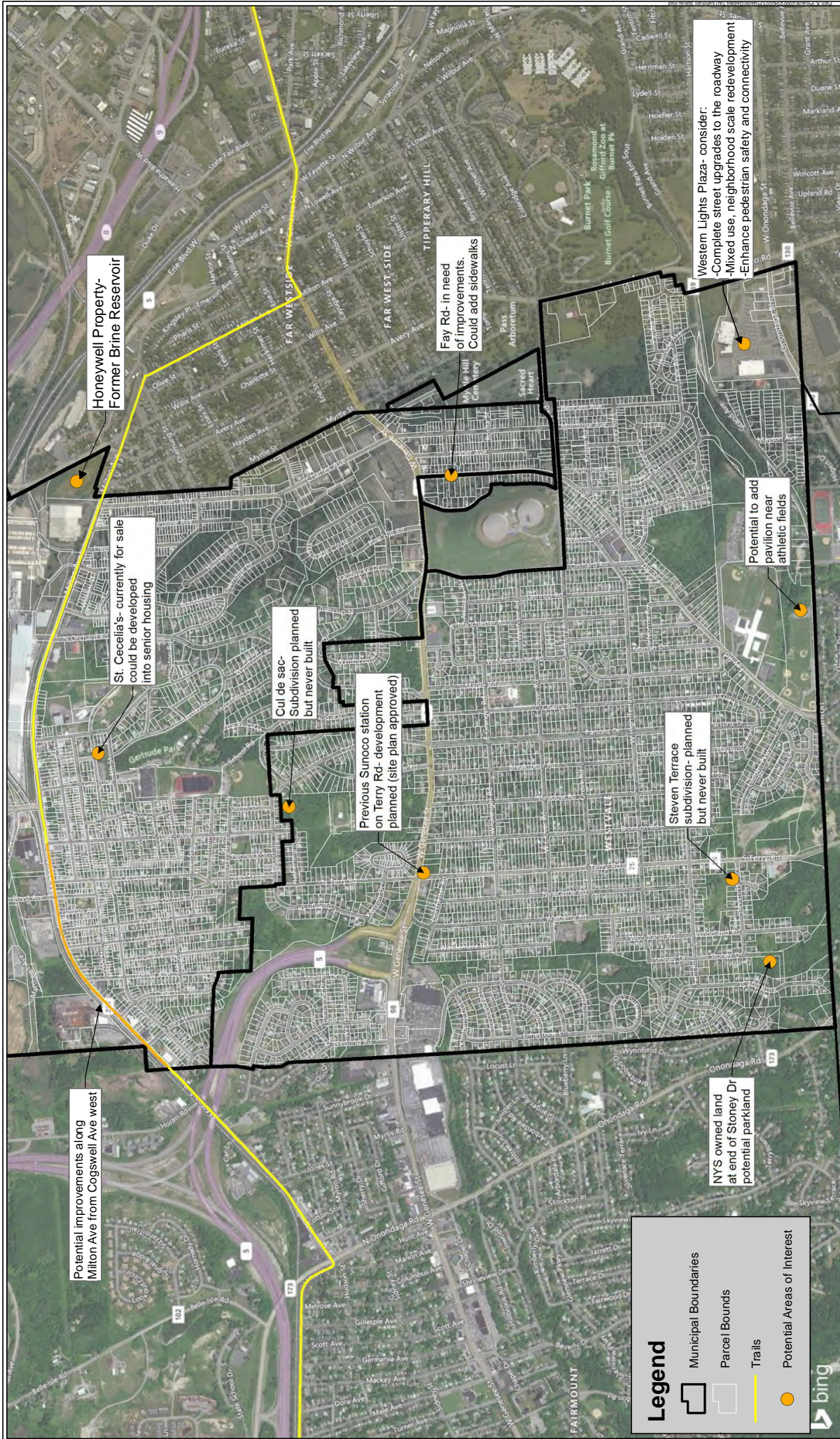
Short-term: 1-3 years

Medium-term: 3-5 years

Long-term: 5-7 years

Project Number	Category	Title	Priority	Cost Range	Funding Source
1	Planning	Design Guidelines (Site and Architectural)	Short-term	\$20,000 - \$30,000	NYS Main Street - Technical Assistance
2	Planning	Zoning Code Update	Short-term	\$50,000 - \$75,000	NYSERDA Cleaner Greener Communities
3	Planning	Establish a Geddes/Solvay Chamber of Commerce	Short-term	\$10,000 - \$20,000	TBD
4	Civic Infrastructure	Erie Canalway Trail Linkage Plan	Short-term	\$25,000-\$50,000	SMTC TAP, NYS OPRHP, Onondaga County, Statewide Recreational Trails Program
5	Private Building Stock Improvement	Facade Improvement Assistance Program	Short-term	\$200,000 - \$250,000	NYS Main Street, CDBG Housing Program
6	Civic Infrastructure	Apply For Funds to Treat Stormwater Through "Green" Methods in Areas of Persistent Stormwater Issues	Short-term	\$100,000 - \$500,000	CDBG Public Infrastructure, NYS EFC GIGP
7	Civic Infrastructure	Annual Roadway Maintenance Program	Short-term	\$100,000 - \$150,000	CHIPS
8	Civic Infrastructure	West Genesee Street Complete Street Retrofit Study	Medium-term	\$50,000 - \$75,000	SMTC Linkage, Tiger Grant, NYS/FHWA TAP
9	Civic Infrastructure	Beach Road Trailhead, Parking Area and CSX At-grade crossing	Medium-term	\$100,000-\$120,000	TAP, NYS OPRHP, Onondaga County, Recreational Trails Program
10	Economic Development	Small Business Grants and Loans	Medium-term	\$50,000 - \$200,000	CDBG Microenterprise
11	Civic Infrastructure	State Fair Boulevard Corridor Study	Medium-term	\$50,000 - \$75,000	CDBG Public Infrastructure, NYS EFC GIGP
12	Planning	Develop Expression Of Interest to Developers for Former Brine Reservoir Site	Medium-term	\$0	
13	Planning	Develop Public/Private Partnership to Prepare Marketing Brochure for Westvale Plaza Vision and Redevelopment	Medium-term	\$5,000 - \$10,000	NYSERDA Cleaner Greener Communities, DEC Water Quality Improvement
14	Civic Infrastructure	Work with State to develop a Streetscape and Sidewalk Plan for State Fair Boulevard as a Gateway to the Town from the West - Link State Fair Boulevard Residential Areas with Fairgrounds	Medium-term	\$500,000 - \$1,000,000	SMTC Linkage, Tiger Grant, NYS/FHWA TAP
15	Civic Infrastructure	Develop an Asset Management Plan to Ensure Proper Maintenance and Replacement of Existing Infrastructure	Medium-term	\$50,000 - \$75,000	CDBG Public Infrastructure
16	Civic Infrastructure	Acquisition of NYS Property south of Stoney Drive for Park Space and Passive Recreation	Long-term	\$1 - \$25,000	NY Main Street, NYS/FHWA TAP, NYS DEC Urban Forestry
17	Private Building Stock Improvement	Housing Improvement Assistance Program	Long-term	\$400,000 (Village-wide)	NYS Main Street, CDBG Housing
18	Private Building Stock Improvement	Historic District Designation	Long-term	\$40,000 - \$60,000	NYS OPRHP





Honeywell Property-
Former Brine Reservoir

St. Cecelia's - currently for sale
could be developed
into senior housing

Cui de sac-
Subdivision planned
but never built

Previous Sunoco station
on Terry Rd- development
planned (site plan approved)

Steven Terrace
subdivision- planned
but never built

Potential to add
pavilion near
athletic fields

Western Lights Plaza- consider:
-Complete street upgrades to the roadway
-Mixed use, neighborhood scale redevelopment
-Enhance pedestrian safety and connectivity

Fay Rd- in need
of improvements.
Could add sidewalks

Potential improvements along
Milton Ave from Cogswell Ave west

NYS owned land
at end of Stoney Dr
potential parkland

Legend

- Municipal Boundaries
- Parcel Bounds
- Trails
- Potential Areas of Interest



Figure 25
Project No. 2022.001
Town of Geddes and Village of Solway
Solway & Westvale Areas of Interest
Onondaga County New York
May 2019

