

PART II - APPENDICES

APPENDIX 1 - COMMUNITY OVERVIEW

This section provides an overview of the residents in the Village of Fayetteville. Data were collected from the United States Census Bureau and analyzed in order to identify trends that have occurred within the Village during the past several decades. Where appropriate, trends occurring within the Village have been compared with trends occurring within the Town of Manlius, Onondaga County and New York State (NYS), for the same time periods.

Population

As illustrated in Table 1-1, The Village of Fayetteville experienced a slight decrease in population during the 1990s approximately 1.37% from 4,248 persons in 1990 to 4,190 persons in 2000. Census data indicate 53.3 % are females and 46.7 % males. Updated census data for 2003 indicates a continuing decrease in population with an estimated population of 4,164 people.

Table 1-1: Historic and Projected Population Trends

	Village of Fayetteville		Town of Manlius		Onondaga County		NYS	
Year	#	Growth	#	Growth	#	Growth	#	Growth
1970	4,996	n/a	26,071	n/a	472,835	n/a	18,237,000	n/a
1980	4,709	-5.74%	28,489	9.27%	463,920	-1.89%	17,558,165	-3.72%
1990	4,248	-9.79%	30,656	7.61%	468,973	-1.09%	17,990,455	2.46%
2000	4,190	-1.37%	31,872	3.97%	458,336	-2.27%	18,976,457	5.48%
2006	4,193	0.07%	32,526	2.05%	456,777	-0.34%	19,306,183	1.74%

Source: U.S. Census 1970-2000

The steepest decline in population in the Village over the past three decades occurred between 1980 and 1990. The decrease translated into a loss in population of 461 people. The rate further declined between 1990 and 2000 with a loss of 58 people. The overall trend, although still decreasing in the Village, is slowing and may be leveling off.

Household Composition

Table 1-2 depicts the changing characteristics of households in the Village, while Table 1-3 compares the Village's household composition to the Town of Manlius, Onondaga County, and NYS. Consistent with national trends there was also a decline in overall household and family size.

Table 1-2: Household Composition, Village of Fayetteville, 1990 and 2000

	1990		2000	
	Total	%	Total	%
Total Population				
Total Households	1,772	100%	1,830	100%
Family Households	1,189	67.1%	1,142	62.4%
Married-Couple Family	1,024	57.8%	937	51.2%
With Children < 18 Years	421	23.8%	423	23.1%
Other Family (No Spouse Present)	165	9.3%	146	8.0%
With Children < 18 Years	90	5.1%	100	5.5%
Non-family Households	583	32.9%	688	37.6%
Householder Living Alone	485	27.4%	607	33.2%
Householder Not Living Alone	98	5.5%	81	4.4%
Households With Related Children	511	28.8%	556	30.4%
Households with one or more people 60 years and over.	575	32.4%	612	33.4%
1-person household	205	11.6%	258	14.1%
2-or-more person household:	0	0.0%	354	19.3%
Family households	358	20.2%	343	18.7%
Non-family households	12	0.7%	11	0.6%
Average Household Size	2.40		2.29	
Average Family Size	2.96		2.94	

Source: U.S. Census 1990, 2000

In the Village, total household size declined from 2.40 people in 1990 to 2.29 persons per household in 2000. At the same time the Village experienced only a slight decrease of .02% in family size from 2.96 people to 2.94 people per family. The number of households in the Village increased from 1,772 households in 1990 to 1,830 households in the 2000 general census.

In reviewing Table 1-3, it becomes apparent that several aspects of household composition within the Village, Town, County, and State are similar. First, the Village, Town, County, and NYS are all characterized by household

compositions that can be characterized as traditional. The Village's family households make up 62.4% of the total, similar to 70.8% in the Town, 60.2% in Onondaga County, and 65.7% in NYS. A large portion of the households are also comprised of married couples, with 51.2% in the Village, 60.2% in the Town, 46.9% in the County and 46.6% in NYS. In 2000, the average family size in Village of Fayetteville was relatively high from a national standpoint at almost 3 persons, although this is lower than the Town with 3.04, the County with 3.07, and the State with 3.22.

Age Composition

A basic age analysis of residents in the Village of Fayetteville illustrates a normal distribution of various age groups, except for ages 20 to 29 years old. Age distribution is important because of the overabundance or lack of one age group can affect other aspects of the community's "health" such as demand on schools, labor force, housing, and services. As illustrated in Figure 1-1, the Village of Fayetteville experienced a noticeable loss from

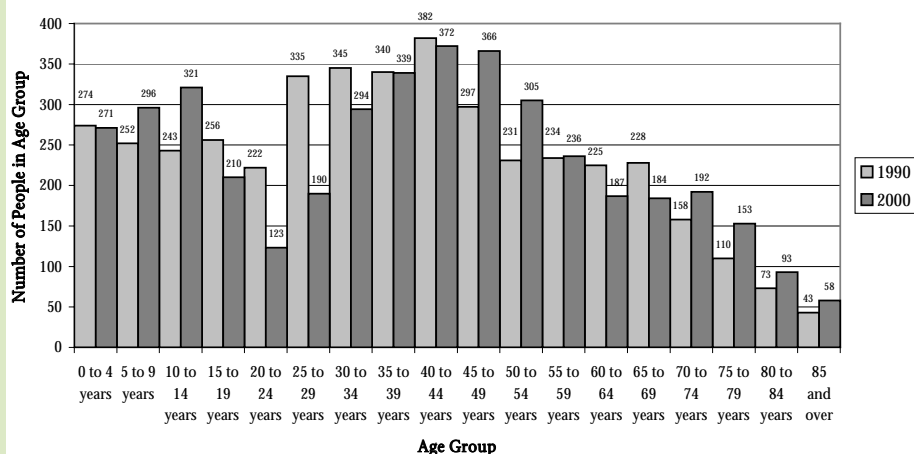
Table 1-3: Household Composition Comparison, 2000

	Village of Fayetteville		Town of Manlius		Onondaga County	NYS
	Total	%	Total	%	%	%
Total Population						
Total Households	1,830	100%	12,533	100%	100%	100%
Family Households	1,142	62.4%	8,884	70.8%	63.7%	65.7%
Married-Couple Family	937	51.2%	7,556	60.2%	46.9%	46.6%
With Children < 18 Years	423	23.1%	3,617	28.8%	22.2%	22.7%
Other Family (No Spouse Present)	146	8.0%	1,328	10.6%	16.7%	19.1%
With Children < 18 Years	100	5.5%	851	6.8%	11.5%	11.8%
Non-family Households	688	37.6%	3,669	29.2%	36.3%	34.3%
Householder Living Alone	607	33.2%	3,179	25.3%	29.4%	28.1%
Householder Not Living Alone	81	4.4%	490	3.9%	7%	6.2%
Households With Related Children	556	30.4%	4,468	35.6%	33.7%	34.5%
Households with one or more people 60 years +	612	33.4%	4,158	33.1%	30.5%	31.9%
1-person household	258	14.1%	1,558	12.4%	12.6%	12.0%
2-or-more person household:	354	19.3%	2,600	20.7%	17.9%	19.9%
Family households	343	18.7%	2,503	19.9%	17.1%	18.9%
Non-family households	11	0.6%	97	0.8%	0.8%	0.9%
Average Household Size	2.29		2.51		2.46	2.61
Average Family Size	2.94		3.04		3.07	3.22

Source: U.S. Census 2000

1990 to 2000 in the number of its younger population that are between 15 to 34 years old. According to the U.S. Census Bureau, the Village has lost 341, about 30%, of its population between 15 and 34 years old. Although there was a decline in the population in the 60 to 69 age range, the population 45 years old or older grew between 1990 and 2000 approximately 11%. The median resident age in Fayetteville is 40.7 years, which is above the state average and above the Central New York average of 36.1 years. Despite a decrease of residents ages 60 to 69, the Village had 175 more individuals that are 45 years old or older in 2000 than it had in 1990. These trends illustrate that the Village is aging demographically, and has a larger number and a greater percentage of middle age to elderly individuals than it did during the previous decade.

Figure 1-1: Population by Age Group, Village of Fayetteville, 1990 and 2000



Source: U.S. Census 1990, 2000

Educational Attainment

National trends have indicated that more and more individuals are attaining higher levels of education, while the number of individuals having a High School education or less has been steadily decreasing. The Village

of Fayetteville residents far exceed the State and National averages in educational attainment.

The Village of Fayetteville exceeds NYS, Onondaga County, and the Town of Manlius with the number of residents possessing a higher level of education. In 2000, 58.7% of residents over the age of 25 had a bachelor's degree or higher, followed by the Town of Manlius with 47.9%, Onondaga County at 28.4%, and NYS at 27.4% (Table 1-4).

During the decade between 1990 and 2000, the Village of Fayetteville experienced an increase in the number of residents who have a Master's, Professional or Doctorate degree as well as an increase in the number of residents that have an Associates degree. However, the Village experienced a decline in all other educational attainment types (Table 1-5).

Table 1-4: Educational Attainment of Persons 25 and Older Comparison, 2000

Type	Village of Fayetteville		Town of Manlius	Onondaga County	NYS
	Total	%	%	%	%
Total Persons 25 & Older	2989	100%	100%	100%	100%
Less Than 9th Grade	18	0.6%	1.6%	3.8%	8.0%
9th-12th Grade, No Diploma	103	3.4%	4.6%	10.5%	12.9%
High School Graduate	445	14.9%	21.0%	29.1%	27.8%
Some College, No Degree	488	16.3%	15.7%	18.0%	16.8%
Associate Degree	269	9.0%	9.4%	10.1%	7.2%
Bachelor's Degree	796	29.6%	25.8%	16.5%	15.6%
Master's/Professional/Doctorate Degree	870	29.1%	22.1%	11.9%	11.8%

Source: U.S. Census 2000

Table 1-5 Educational Attainment of Persons 25 and Older, Village of Fayetteville, 1990 and 2000

Type	1990		2000	
	Total	%	Total	%
Total Persons 25 & Older	3041	100%	2989	100%
Less Than 9th Grade	25	0.8%	18	0.6%
9th-12th Grade, No Diploma	144	4.7%	103	3.4%
High School Graduate	499	16.4%	445	14.9%
Some College, No Degree	565	18.6%	488	16.3%
Associate Degree	233	7.7%	269	9.0%
Bachelor's Degree	1052	34.6%	796	29.6%
Master's/Professional/Doctorate Degree	523	17.2%	870	29.1%

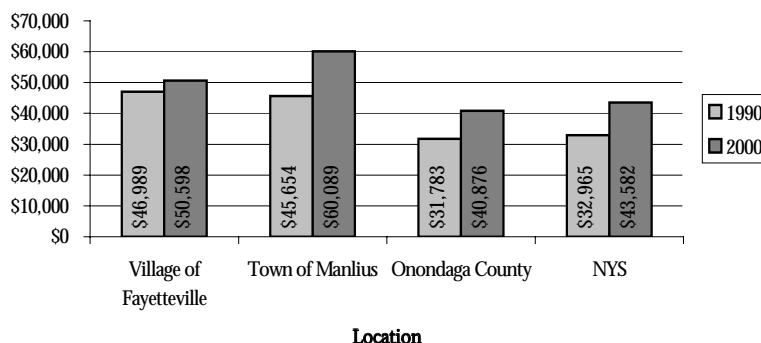
Source: U.S. Census 1990, 2000

Resident Income

Table 1-6 shows a breakdown of household income in the Village of Fayetteville as compared to the Town of Manlius, Onondaga County, and NYS. Village households earn more, on average, than both Onondaga County households and NYS households. More than 50% of the Village's

households earn \$50,000 or more (950 households, or 50.6%) as compared to 58.9% for the Town of Manlius, 44.8% for Onondaga County, and 44.3% for the State. The Village's 2000 median household income of \$50,598 is a 7.7% increase from the 1990 Census. The Town of Fayetteville, Onondaga County, and NYS increased their median household income between 1990 and 2000, 32%, 29%, and 32% respectively (Figure 1-2).

Figure 1-2: Median Household Income, 1990 and 2000



Source: U.S. Census 2000

Regional Setting

The Village of Fayetteville is located within the Town of Manlius, Onondaga County, in the heart of Central New York. Fayetteville is approximately 6 miles east of Downtown Syracuse. Other Onondaga County municipalities in proximity to the Village include the Town of DeWitt to the west, the Village of East Syracuse to the northwest, the Village of Minoa to the north, and the Village of Manlius to the southeast. The Village of Chittenango in Madison County is located approximately seven miles to the east. Today, Fayetteville is primarily a commuter community set in the midst of suburban development surrounding the City of Syracuse. It retains some of its early identity exhibited in many of its buildings, homes and historic sites and has a reputation as a desirable suburban community.

From a comprehensive planning perspective, the relationship between Fayetteville and Chittenango area is of particular concern because of the expanding development growth east of the Village. Coordinated land use and transportation planning is important for East Genesee Street (Route 5) because of its east to west route to the City of Syracuse.

According to Syracuse–Onondaga Planning Agency’s Onondaga County Trends 2007: Urban Development in Onondaga County 1960 – 2000 report, Onondaga County is primarily an urban county, with rural populations located in all of the towns, except the Town of Salina. The County’s population rate has remained fairly stable to slightly decreasing since the 1970’s due to three factors: 1) County birth rates are declining; 2) death rates are stable; and 3) more people are moving out of Onondaga County than moving in. As the baby boomers age, the senior population will increase throughout the United States, and the senior population in Onondaga County will be aging in place and will not be migrating in from other areas.

In Onondaga County, the percentage of family households and married-couple families with children increases as one travels towards the suburbs and rural areas and away from the City of Syracuse. Both the County housing unit and population density increased greatly in the 1950’s and 1960’s. Housing unit density has continued to increase Countywide and in all of the Towns, but has decreased in the City of Syracuse since the 1970’s. The population density began to decrease as the population stabilized in the 1970’s. Throughout the County Towns have seen population increases and decreases. In 2000, 87 percent of the Onondaga County population resides in an urbanized area.

Table 1-6: Household Income, 2000

	Village of Fayetteville		Town of Manlius	Onondaga County	NYS
Household (HH) Income	Total	%	%	%	%
HH Income Base	1,878	100%	100%	100%	100%
Less than \$15,000	155	8.3%	7.0%	17.3%	17.9%
\$15,000 - \$24,999	245	13.0%	10.8%	13.5%	11.7%
\$25,000 - \$34,999	242	12.9%	9.4%	12.2%	11.4%
\$35,000 - \$49,999	286	15.2%	14.0%	16.2%	14.8%
\$50,000 - \$74,999	373	19.9%	21.7%	19.4%	18.4%
\$75,000 - \$99,999	193	10.3%	13.0%	10.3%	10.6%
\$100,000 - \$149,999	293	15.6%	13.7%	7.5%	9.1%
\$150,000 - \$199,999	45	2.4%	5.7%	1.9%	2.9%
\$200,000 +	46	2.4%	4.8%	1.7%	3.3%
Median HH Income	\$50,598		\$60,118	\$40,876	\$43,582
Average HH Income	\$66,850		\$80,021	\$53,180	\$61,856
Median Family Income	\$66,201		\$70,655	\$51,866	\$51,783
Average Family Income	\$80,380		\$92,641	\$63,552	\$70,490

Source: U.S. Census 2000

APPENDIX 2 - LAND USE AND DEVELOPMENT

Village History and Development

Much of Fayetteville's history is related to its location on major east-west transportation routes – the eastern branch of Genesee Street (NYS Route 5 -formally Seneca Road) and the Erie Canal – and the existence of waterpower from Ledyard Dyke and Limestone Creek. Reminders of a rich history can be seen in the array of architecture in the Village. Below is a brief summary of Fayetteville's history and architecture.

History

The first settlers in 1792 cleared the forests, planted in rocky fields and built one-room homes. Of the necessities of pioneer life – a school and burying ground – only Fayetteville's Pioneer Burial Ground remains on Genesee Street near Manlius Street.

The settlement at the crossroads of the road from Manlius Village to Oneida Lake (Rout 257) and the North Branch of the Seneca Turnpike (Route 5) took the name Manlius Four Corners. This name was changed in 1818 when Fayetteville to honor Marquis de LaFayette, hero of the American Revolution.

Just underneath the rich farming soil was another source of prosperity – Onondaga limestone. When construction of the Erie Canal began in 1817, this limestone was used for aqueducts, culverts, and bridge abutments. When completed in 1825, the 360-mile waterway linked the Hudson River to Lake Erie and opened a statewide market for products for local farmers and industries.

A short mile-long feeder canal allowed boats to leave the main route and be towed to where the village's commercial center developed at the Genesee Street Bridge over Limestone Creek.

With easy access to cheap and quick transportation, Fayetteville businessmen turned their attention to developing dependable power for manufacturing. The early shallow millrace along Limestone Creek was supplemented by the Bishop's Brook sluice, which drew water from the stream east of Fayetteville to provide power to early mills.

In 1836, ambitious plans were drawn to take water from Limestone Creek in the Village of Manlius, bring it in a shallow canal through the open land to Fayetteville where it would create a series of man-made waterfalls. Saw and paper mills, furniture factories, flour and gristmills used this power. The pond in Beard Park was one of several reservoirs. The name given to the canal, Ledyard Dyke, honors the principal financial investor, Jonathan Ledyard of Cazenovia, and reflects the 1840s term used for power waterways to distinguish them from transportation canals.

One of the factories that used the Ledyard Dyke eventually became the Stickley Furniture Company. Other long-standing industries along the dike were Precision Castings and the Beard/McIntyre Paper Company. The paper mill was using Ledyard Dyke water in its papermaking process when it closed in 2002.

Riding the crest of success that canals and waterpower brought to local industry and trade the village was incorporated in 1844. The prosperity from the quarries, mills, farms, warehouses, boats and stores led to the building of many of the Greek Revival homes that still line the East Genesee Street. These homes and Limestone Plaza's business blocks were placed on the National Register of Historic Places in 1982.

Architecture

The earliest style of architecture present in the Village is the Federal style (1780-1820). This style is found primarily in some commercial buildings in Limestone Plaza and in a modified residence within the Historic District. Masonry construction, stepped gables, doorways with semi-elliptical fan lights and stone lintels, characterize the style.

The style most prevalent in the Village is Greek Revival (1830's-1850's). Examples range from simple worker's housing found extensively throughout the south side of the Village to the temple-form houses in the Historic District, complete with Doric columns, corner pilasters, wide friezes, and triangular pediments with low pitched roofs.

The advent of the 1850's saw the introduction of the Italianate Style with low roofs, broad overhanging eaves and elaborate eave brackets, friezes, corner pilasters, and cored shiplap siding. Good examples of this style appear within the Historic District and on Clinton Street.

The ornate Victorian style known as Queen Anne (1880-1890's) is evident in some large houses in the Historic District. The house on the southwest corner of Clinton and Walnut Streets outside the Historic District is an excellent example with the characteristic corner turret.

Between 1910 and 1920, a number of Arts and Crafts-style bungalows were built in the Village reflecting the prominent role of Central New York in the Arts & Crafts movement. The bungalows are found primarily along Brooklea Drive, but others are scattered throughout the south side of the Village.

The Colonial Revival style popular in the 1920's and 1930's is evident throughout the Village. The Redfield Tract, Collin Avenue, and Salt Springs road have numerous examples of this particular style. The Fayetteville Municipal Building, even with its subsequent additions, remains an excellent non-residential example of this style.

The International and Modern styles (1930's-1970s) are not very evident in the Village. The Manlius Town Hall could be classified as an example of this period. Fayetteville-Manlius Road has a unique display of houses of this period and style, but most of these lie beyond the Village borders.

Existing Land Use Pattern

Map 2 illustrates existing generalized land uses within the Village of Fayetteville. This figure was created using Geographic Information System (GIS) parcel-based Real Property Assessment data. Each individual land parcel was assigned a land use category based upon the New York State Real Property Type Classification Codes. Accuracy and completeness of this information is not guaranteed, as the information is only updated on an annual basis. The land use categories used for this study were formed to help interpret the general land use patterns in Fayetteville.

Table 2-1 identifies the number of parcels and amount and percentage of acreage of each land use category. According to the 2006 Parcel Property data, Fayetteville contains 1,767 tax parcels comprising approximately 1,100 acres. These figures are taxable parcels only, and do not include land area covered by roads and surface water systems. There is little industrial development (37.9 acres or 3.5%) in the Village. Finally, Fayetteville has a significant amount of land in public and semi-public use (138.4 acres or 12.6%), largely because of the 119-acre undeveloped state-owned land located in the northeast corner of the village.

While the following discussion focuses on land use and zoning patterns inside the Village's political boundaries, land use patterns occurring in the



Table 2-1: Existing Land Use Summary

Village of Fayetteville				
Land Use Category	# of Total Parcels	% of Total Parcels	Acres	% of Total Acres
Single-Family Residential	1477	83.8%	536.5	57.8%
Multi-Family Residential	73	4.1%	20.5	2.2%
Vacant Land	73	4.1%	73.5	7.9%
Commercial/ Office	99	5.6%	50.7	5.5%
Commercial Service/ Inst.	10	0.56%	22.2	2.4%
Cultural and Recreational	2	0.11%	4.3	0.5%
Cemetery	3	0.17%	24.5	2.6%
Industrial	5	0.28%	37.9	4.1%
Utility	8	0.45%	6.3	0.7%
Public Park – State-Owned	1	0.05%	119.6	12.9%
Public Park – Village-Owned	8	0.45%	18.8	2.0%
Misc. Open Space	4	0.23%	13.0	1.4%
Totals	1763	100.0%	927.8	100.0%

Source: Onondaga County and OCWA tax parcel information, 2006

Table 2-2: Parcel Acreage Distribution

Village of Fayetteville				
	<10 acres	10-50 acres	50-100 acres	>100 acres
# of Parcels	1760 parcels	6 parcels	0 parcels	1 parcel

Source: Onondaga County and OCWA tax parcel information, 2006

areas surrounding Fayetteville affect the Village. Generally, Fayetteville's relationship with the City of Syracuse and the Town of Manlius has long influenced the growth of the Village and the Village's relationship to the regional transportation network. Examples of specific land uses that influence the Village are the Towne Center, located immediately west of the Village, the commercial/business development along Route 5 in the Town of DeWitt, and the residential growth occurring east of the Village.

Residential

Residential uses are the most predominant land uses within the Village as would be expected for

a mature community. Residential uses include one-family dwellings and multiple family housing. Apartments, as multiple dwelling units in excess of three families, are considered a commercial type of land use and are identified as such on the existing land use maps. Residential land use is generally at low densities, ranging from 2 to 4 units per acre and consisting primarily of single-family detached structures on individual lots.

Excluding apartments, residential land use accounts for approximately 557 acres of land or about 60.0% of total existing land use in the Village. Of this total, one-family dwellings account for 536.5 acres or slightly more than 57.8% of total land use and two/three family housing accounts for 20.5 acres or just over 2% of all land use in the Village.

The residential neighborhoods of the Village are one of the community's greatest assets. The neighborhoods are safe, clean, and walkable. Many of the streets and sidewalks are well maintained, tree-lined and very traditional in appearance. Housing styles also reflect this traditional village character. Map 6 identifies the residential neighborhoods existing in the Village. The most significant change in the last decade to the neighborhoods was the development of the Briar Brook subdivision on the eastern edge of the Village.

Commercial

Commercial uses in the business districts offer a variety of services and goods. These uses include restaurants and cafes, gift shops, daily services such as barber and beauty services, banks and office uses.

Commercial land use accounts for approximately 4.5% of all land use in the Village that translates into approximately 50 acres. There are two major business districts in Fayetteville. The lower business district extends along Genesee Street from the western Village line east to Limestone Plaza and then north on Brooklea Drive to Mechanic Street. Thompson Street, which is one block south of and parallel to Genesee Street, is part of this commercial node and incorporates a number of businesses in converted residential structures. The upper business district extends along Genesee Street from Academy Street east around Veterans Park and then east on Genesee Street for another quarter of a mile. Many of the retail businesses in these two areas cater to village residents, but a significant number of uses are located to take advantage of through traffic volumes on Genesee Street (NYS Route 5).

A number of commercial uses, including apartments and home occupations, are also located in residential structures along Genesee Street between the upper and lower business districts and in other neighborhoods. Ongoing pressure to convert residential structures to commercial uses or to add residential units to existing residences can be anticipated, in part because of high traffic volumes.

Vacant and Undeveloped Land

The Village of Fayetteville is a mostly built-out community, but it does contain a number of vacant parcels; some are small and affected by flood zones or regulated wetlands while other parcels have sufficient acreage and advantageous locations to suggest probable future development. Approximately 7.9% or 73.5 acres of total land use in the Village is identified as vacant. This category of land use does not account for parcels that may be underutilized or not fully developed and may not account for some parcels of land that have recently become abandoned or otherwise vacant and on the market.

Vacant parcels are scattered throughout the community with the greatest amount located on the western boundary along Bishop Brook and Limestone Creek and on the northwestern boundary of the Village. In general, vacant and underutilized properties are not a major problem or concern within the Village.

Potential use of much of the vacant acreage in Fayetteville is restricted by the existence of flood hazard zones and regulated wetlands. The land on both sides of Limestone Creek (approximately 45 acres in 10 parcel) is in the designated flood hazard zone. Gramlich Bird Sanctuary and adjacent vacant land also contain regulated wetlands. Zoned as open space, the most likely potential use is for passive recreation and flood control. The few parcels that are privately owned have limited development potential, if any, due to the flood hazard zone and steep terrain. The Village owns a 7.6-acre vacant, overgrown parcel on the northern end of Fietta Park. The parcel is in the flood hazard zone but is not part of a regulated wetland. This site has potential as a future recreational area.



There are two underused parcels in Limestone Plaza: one parcel behind Fortinos Florist, and a parcel between the Fabric Barn and the Stork Club which is used in part for parking and as a private drive (the Pratts Lane roadway extension). These areas are both zoned for commercial use and could be more intensely developed. Provision of formal parking lots to serve the existing and potential retail uses should be part of any development plan for these parcels.

Along the northern Village boundary adjacent to Burdick Street is a vacant overgrown parcel of 5.58 acres; commercial uses close to this parcel and the availability of adjacent parcels in the Town of Manlius indicate the need for an integrated development plan in this area. The Kennedy and Warner Streets residential neighborhood will be affected by increased development, and plans for appropriate buffers or for the ultimate transition of use should be considered.

A vacant parcel of 12.4 acres is located along Genesee Street on the east side of Fayetteville between Cashin Drive and the Brookside development. This parcel is currently overgrown and is bisected by Bishop Brook, which is in a narrow flood hazard zone. However, because of the amount of acreage, its location and potentially buildable terrain, the Village should consider what possible alternatives would be acceptable.

Parcels with active uses only on part of their significant acreages represent another category of vacant land. For example, the O'Brien & Gere parcel (the former Accurate Die Casting, Inc. industrial plant) is situated on a 30.5-acre parcel and currently uses approximately one half of the parcel. This parcel abuts a 2.1-acre vacant, landlocked parcel and 4.71 acre landlocked parcel (located behind the Nice & Easy gas station). Other partially vacant parcels are mainly one and two acre residential lots, lawns, or sites for accessory structures. In some cases, residential use is confined to only a portion of a large parcel while the remaining lot area is left vacant and/or overgrown.

There are some vacant parcels within the Town of Manlius and adjacent to the Village. A parcel that falls into this category, but includes partial active use is the Tracy Lumber property located at the east end of the Village. This property is adjacent to an important gateway to the Village so the future use of the land is a concern to the Village. Future plans for this parcel should integrate with the Village land use patterns.

Recreation & Open Space

The Village has numerous recreational and open space resources within its borders. Major parks include Golden Park, Duguid Park, Gramlich Bird Preserve, Huntington Beard Memorial Park, and Washington Park. These public green spaces add significantly to the character of the Village by balancing developed urban areas with open space. Although no formal entrance to Green Lakes State Park is located in the Village there is access to the parkland at the northeast corner of the Brookside neighborhood.

Open space and park acreage account for approximately 162 acres within the Village. This is approximately 17.5 % of all land use in the Village.

Community Services

Community services include such institutional uses as libraries, churches, schools, government buildings, emergency services and cemeteries. These service uses are scattered throughout the community including many residential neighborhoods. There is a concentration of community services in the upper business district area of the Village on East Genesee Street.

Industrial

Fayetteville has limited industrial uses within its borders. In total, industrial uses account for only approximately 4% of all land use within the Village. The most significant industrial property (approximately 32 acres) is located at the land formally owned by Accurate Die and currently referenced to as the O'Brien & Gere property.

Existing Zoning

The Village of Fayetteville regulates its land use through an existing zoning ordinance and zoning map. Components of the zoning ordinance include site plan review, subdivision provisions, commercial district guidelines,

and a sign ordinance. Land in the Village of Fayetteville is separated into 12 base zoning districts. Two overlay districts are found in the Village: Historic Preservation, and Floodplain. Map 3 illustrates the location of the zoning districts within the Village. For reference purposes, Table 2-3 lists the zoning districts and overlay districts along with the land coverage. For more existing zoning information see Chapter 187: Zoning in the Code of the Village of Fayetteville, New York. The zoning located adjacent to the Village in the Town of Manlius was not investigated for this study.

Table 2-3: Existing Base Zoning Districts and Land Coverage				
Village of Fayetteville				
Zoning District	# of Total Parcels	% of Total Parcels	Acres	% of Total Acres
R-1: One-Family Residential	950	52.9%	391.7	40.1%
R-2: One-Family Residential	325	18.1%	117.6	12.1%
R-3 Multiple-Family Residential	115	6.4%	31.3	3.2%
R-4 Multiple-Family Residential	10	0.56%	36.2	3.7%
R-B: Residential-Business	86	4.8%	24.1	2.5%
L: Limestone Plaza Zone	16	0.9%	3.2	0.3%
TB: Traditional Business	19	1.1%	10.1	1.0%
CB: Contemporary Business	20	1.1%	10.3	1.1%
I: Industrial	24	1.4%	52.9	5.4%
O: Open Land Districts	18	1.0%	58.9	6.0%
P: Public or Municipal Lands	10	0.56%	134.4	13.8%
PRD: Planned Residential Dev.	202	11.3%	105.5	10.8%
Totals	1795	100.0%	976.2	100.0%

Source: Onondaga County and OCWA tax parcel information, 2006

APPENDIX 3 - NATURAL AND CULTURAL RESOURCES

Natural Resources

Geology

The bedrock within the study area is composed primarily of sedimentary rock of the Ordovician Age. The study area was covered several times by continental glaciers during the Wisconsin Glaciation approximately 10,000 years ago. The ground rock, called glacier till, from the glaciers is one of the parent materials of many present-day soils. Depth to bedrock varies.

Groundwater

According to the Groundwater Atlas of the U.S. (USGS) and NYSDOH, there are no designated aquifers located within the Town of Manlius or Village of Fayetteville. The Village is north of an area mapped as a New York and New England carbonate-rock aquifer.

Soils

The Soil Survey of Onondaga County, New York (1977) describes the soils found across the County and utilizes soil associations to give general descriptions of soil depth, slope and drainage. Constraints to development are also provided in the Soil Survey. A soil association is a landscape that has a distinctive proportional pattern of soils, generally consisting on one or more major soils and at least one minor soil. The associations can be

helpful in attaining a general idea of soil quality and use suitability. Table 3-1 summarizes the soil associations found in the Village of Fayetteville. Map 4 identifies the soil locations in the village.

Although Fayetteville today is a mature built-out community, soils information is still useful for future planning purposes including new development and redevelopment projects as well as upgrades to local infrastructure. Moreover, it is recommended that Village representatives refer to the Soil Survey to determine if a proposed project is compatible with soil(s) present at a proposed development site.

Table 3-1: Soil Associations

Village of Fayetteville				
Association	Description	Topographic location	Bedrock Material	Development Limitations
Benson	Shallow, somewhat excessively drained or excessively drained, medium-textured soils.	Uplands on bedrock controlled landforms.	Limestone and shale.	Hard bedrock.
Camillus	Moderately deep, well-drained, medium-textured soils that are 20 to 40 inches deep over soft-gray silty shale bedrock.	Uplands on bedrock controlled landforms.	Shale.	Slope and erosion.
Carlisle	Deep, very poorly drained, muck soils that formed in woody organic deposits.	Bogs	N/A	Wetness and poor Stability.
Cazenovia	Deep, well-drained and moderately well drained, medium-textured soils that have moderately fine textured subsoil.	Uplands	Shale, limestone and some clay.	Slope, hazard of erosion, and slight seasonal wetness.
Collamer	Deep, well and moderately well-drained, medium and high-lime soils, Medium Textured Subsoils.	Uplands or island like areas of lake plains.	Limestone and shale.	Slow to very slow permeable till substratum.
Honeyoye	Deep, well-drained, medium-textured soils.	Till plains of the lower uplands at elevations of 700 to 1,400 feet.	Limestone and shale.	Slope erosion and slow permeability of the substratum.
Howard	Deep, well-drained and somewhat excessively drained, medium-textured and moderately coarse textured soils.	Alluvial fans in larger valleys.	Sandstone, shale and limestone.	Rapid runoff.
Ontario	Deep, well-drained, medium-textured soils.	Upland till plains and drumlins.	Sandstone and shale.	Hazard of erosion.
Palms	Well-decomposed muck underlain by loamy mineral matter.	Boggy depressions on the lake plains and till plains.	N/A	Wetness and poor stability.
Palmyra	Deep, well-drained to excessively drained, medium-textured soils with high gravel content.	Glacial outwash terraces and kames along larger valleys at elevations w 1,500 feet.	Limestone, sandstone and shale.	N/A
Teel	Deep, moderately well-drained, medium-textured and high-lime soils.	Flood plains along larger streams.	N/A.	N/A.
Wassaic	Moderately deep, well-drained and moderately well-drained, medium-textured soils.	Uplands where underlying bedrock affects the relief.	Sandstone, shale and limestone.	Depth to bedrock and slope in places.
Wayland	Deep, poorly drained and very poorly drained, medium-textured and high-lime soils.	Lower areas of flood plains along small and large streams.	N/A.	N/A.

Source: Soil Survey of Onondaga County, 1977

Topography

U.S. Geological Service topographic information indicates a 340 foot change in elevation across much of the Village. Elevations range from approximately 430 to 770 feet above sea level. The most readily apparent change in local topography occurs within Green Lakes State Park and west of the park.

The study area is set in the physiographic area known as the Eastern Ontario Hills, which is part of the larger Erie-Ontario Lowland region. This area includes an area of low hills composed of glacier drift. According to U.S. Geological Service topographic information. The topography of the study area is relatively flat with a range of mostly 2% to 5% slopes. Steeper slopes (8 to 20%) exist along sections of the Mill Creek Corridor and in the northern sections of the study area. The high point of the study area exists on the east side of the study area and the elevation drops approximately 230 feet as one moves west toward Lake Ontario. Elevations in the study area range from approximately 510 feet above mean sea level (amsl) on the east side of the study area to 280 feet amsl in the west. In the village, the elevation varies but generally increases from 246 feet (amsl) at the lake shoreline to approximately 300 feet (amsl) at the inland boundaries. See Map 5 for the location of slopes in the village greater than 12%.

Surface Water Resources

Portions of two NYSCED protected streams lie within the Village of Fayetteville. Limestone Creek south of Genesee Street is classified as a C(T) stream, indicating that its existing or expected best usage is for support of fisheries and other non-contact activities and that it may support a trout population. Limestone Creek north of Genesee Street is a Class C water and is not protected by the state. Bishop Brook is the other protected stream with a classification of C(TS), indicating that its existing or expected best usage is for support of fisheries and other non-contact activities and that it may support trout spawning.

Watersheds and Waterways

The Village of Fayetteville is located within the Oneida Lake watershed, which drains to the Oswego River Basin and onto southeastern Lake Ontario, part of the Great Lakes Region. The average annual precipitation is 40.13 inches and annual average snowfall is 119.9 inches.

Limestone Creek

The most significant surface water feature within the Village is Limestone Creek, which flows south to north through the western half of the Village. This stream has been channelized in several locations for flood control reasons. A secondary surface water feature within the Village is Bishop Creek, which flows south to north through the eastern half of the Village.

Floodplains

Floodplains are areas of land adjacent to rivers and streams that have or are expected to flood. Floodplains protect other areas from flooding by absorbing or holding the water. They can also be habitats for varied types of



wildlife. There are two 100-year floodplains within the study area as defined by Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). The total land coverage of floodplains in the village is ____ acres. A major floodplain follows the entire path of Limestone Creek as it flows through the village. Limestone Creek has a relatively broad AE Zone 100-year floodplain, with some areas along the fringe mapped as 500-year floodplains. This has historically been a flood prone area within the Village. The second floodplain exists along Bishop Brook. See Map 5 for the location of the floodplains in and around the village.

Table 3-2: State-Regulated Wetlands

Village of Fayetteville			
Wetland	Class ¹	Total Size (Acres)	Approximate Size Within Village (Acres)
MAN-9	II	25.3	25.3
SYE-26	I	57.7	39.4

¹NYS classification system, which established four separate classes that rank wetlands according to their ability to provide functions and values (Class I having the highest rank, descending through Class IV).

Wetlands

State regulated wetlands are located in the southwestern portion of the Village along Limestone Creek and in the northwestern portion of the Village (Map 5). Table 3-2 provides a summary of these state-regulated wetlands.

Significant Vegetation and Habitat

See Cornell Tree Inventory

Cultural Resources

Historic Properties

The National Register of Historic Places is the official list of properties significant in the history, architecture, and archeology of the nation. Table

Table 3-3: National Register Properties

Village of Fayetteville				
Map Key #	National Register #	Property	Address	Listing Date
1	90 NR02129	Genesee Street- Hill- Limestone Plaza Historic District	Both Sides of Genesee Street from Chapel Street to Limestone Plaza	07/29/1982
2	90 NR02130	Snell, Levi, House	416 Brooklea Dr.	08/20/1987

Source: National Register of Historic Places

3-3 lists the one national register property and one historic district located in the Village.

Archeological Resources

A small portion of the southwest corner of the Village is included as an archeological sensitive area.

APPENDIX 4 - ECONOMIC OVERVIEW

Resident Employment and Occupation

Resident Employment and Occupation

Table 4-1 illustrates the employment of residents in the Village of Fayetteville as compared to the Town of Manlius and Onondaga County residents. The Village's top three employment sectors are Education/Health/Social Services at 34.3% of jobs (741 jobs), Professional at 12.4% (268 jobs), and Retail Trade at 8.9% (193 jobs). Similar to the Village of Fayetteville, the Town of Manlius and Onondaga County share the same top three sectors for employment.

The Village of Fayetteville's employment represents approximately 1.0% of Onondaga County's employment and approximately 14% of total employment in the Town of Manlius.

Table 4-1: Employment by Industry, 2000						
	Village Of Fayetteville		Town Of Manlius		Onondaga County	
Classification	#	%	#	%	#	%
Agri/Forestry/Fishing/Hunting/Mining	24	1.1%	60	0.4%	1,224	0.6%
Construction	106	4.9%	739	4.7%	9,337	4.3%
Manufacturing	165	7.6%	2,072	13.3%	27,793	12.9%
Wholesale Trade	66	3.1%	733	4.7%	9,005	4.2%
Retail Trade	193	8.9%	1,726	11.1%	25,631	11.9%
Transportation/Warehousing/ Utilities	66	3.1%	544	3.5%	11,407	5.3%
Information	56	2.6%	473	3.0%	7,104	3.3%
FIRE, rental and leasing	204	9.4%	1,206	7.7%	15,314	7.1%
Professional/Scient/Mgmt/Admin/Waste	268	12.4%	1,601	10.3%	17,654	8.2%
Education/Health/Social Services	741	34.3%	4,429	28.4%	56,571	26.2%
Arts/Entertainment/Recreation/Accomm.	72	3.3%	795	5.1%	15,524	7.2%
Other Services	104	4.8%	688	4.4%	10,936	5.1%
Public Administration	94	4.4%	515	3.3%	8,214	3.8%
Total	2,159	100%	15,581	100%	215,714	100%

Source: U.S. Census 2000

Table 4-2: Occupation for Residents 16 & Older, 2000

Occupation Type	Village of Fayetteville		Town of Manlius	Onondaga County
	Total	%	%	%
Management/Professional	1,193	55.3%	49.2%	37.5%
Service Industry	193	8.9%	9.6%	14.6%
Sales/Office and Admin Support	515	23.9%	28.0%	28.5%
Farming/Fishing/Forestry	16	0.7%	0.2%	0.3%
Construction/Extraction/Maintenance	97	4.5%	4.9%	6.4%
Production/Transportation/Material	145	6.7%	8.1%	12.6%
Total Residents 16 & Older	2,159	100%	100%	100%

Source: U.S. Census 2000

Table 4-3: Employment Status of Population 16 & Older, 2000

Status	Village of Fayetteville		Town of Manlius	Onondaga County
	Total	%	%	%
In Labor Force	2,262	68.9%	66.4%	64.7%
Civilian Employed	2,159	65.8%	63.4%	61.1%
Civilian Unemployed	90	2.7%	2.9%	3.5%
In Armed Forces	13	0.4%	0.1%	0.1%
Not In Labor Force	1,019	31.1%	33.6%	35.3%
Total Population 16 & Older	3,281	100%	100%	100%

Source: U.S. Census 2000

Table 4-2 indicates resident occupation from the 2000 Census for the Village of Fayetteville. Approximately 55% of the Village's employed residents held management or professional positions. Positions in the sales, office, and administrative support represented approximately 24% of the labor force, followed by occupations within the service industry at approximately 9%. The Town of Manlius and Onondaga County shared the same top three professions. Table 4-3 reviews the employment status of residents 16 and older compared to the Town of Manlius and Onondaga County residents 16 and older.

Commuter Patterns

According to the 2000 Census, approximately 87% of Village of Fayetteville residents drive alone to work. This percentage is similar to Onondaga County and New York State.

Table 4-4: Means of Transportation to Work Comparison, 2000

Means of Transportation to Work	Village of Fayetteville		Town of Manlius		Onondaga County		New York State
	Total	%	Total	%	Total	%	%
Drove Alone-Car, Truck, or Van	1,888	87.3%	13,888	87.0%	169,433	80.1%	81.8%
Carpooled-Car, Truck, or Van	120	5.5%	993	6.5%	20,873	9.9%	9.3%
Public Transportation	8	0.4%	124	0.8%	5,560	2.6%	0.8%
Walked	38	1.8%	230	1.5%	8,262	3.9%	4.0%
Other Means	0	0.0%	76	0.5%	1,541	0.7%	0.5%
Worked at Home	109	5.0%	584	3.8%	5,977	2.8%	3.6%
Total	2,163	100%	15,395	100%	211,646	100%	100%

Source: U.S. Census 2000

The 2000 Census indicates approximately 51% of the commuters in the Village of Fayetteville took less than 20 minutes to get to work. The mean commute time for residents in the Village of Fayetteville was slightly higher than the Town of Manlius and Onondaga County, but lower than the mean for New York State and the 45 minute threshold for the majority of commuters in the U.S.

According to the U.S. Census, the percentage of Fayetteville residents working inside Onondaga County decreased from 93.6% in 1990 to 87.7% in 2000. The residents who work outside of the County tend to work in NYS instead of working out of NYS (Table 4-6).

Local Business and Employment

The Village businesses represent a wide cross section of professional services, small size retail establishments, restaurants and small eateries, commercial specialties and personal services. In addition, there are six churches representing several denominations and local institutional uses; including the Manlius Town Hall, the Fayetteville Fire Department, Fayetteville Free Library and U.S. Post Offices. The percentage of unemployed in the Village in 2000 was 2.7% compared to 4.1% for the Syracuse Metropolitan Statistical Area and 3.5% for Onondaga County during this same period.

Labor Force

According to the 2000 Census, approximately 85% of the Village population 25 years and over has some higher education beyond the high school level (including equivalency). Of those individuals who have gone beyond high school, approximately 30% have a Bachelor's degree and approximately 29% attained a Graduate level or Professional degree.

Metropolitan Area Overview

Fayetteville is part of the Central New York Region comprised of Onondaga, Oswego, Cayuga, Madison, and Cortland counties. The Metropolitan Development Association of Syracuse and Central New York describes this 3,500 square mile region as larger than the state of Rhode Island and Delaware combined. This area serves as a major transportation center within two trucking days or one-hour flight from 62% of all manufacturing sales in the U.S. and Canada, and 52% of all businesses in the U.S.

Table 4-5: Travel Time to Work Comparison, 2000

	Village of Fayetteville		Town of Manlius	Onondaga County	NYS*
Travel Time	Total	%	%	%	%
<10 Minutes	257	12.5%	13.0%	15.8%	17.4%
10-19 Minutes	797	38.8%	37.4%	41.9%	33.3%
20-24 Minutes	510	24.8%	25.0%	19.7%	15.1%
25-34 Minutes	321	15.6%	17.8%	14.4%	16.5%
35-44 Minutes	47	2.3%	2.5%	2.6%	5.1%
45-59 Minutes	67	3.3%	2.1%	2.5%	5.4%
>60 Minutes	55	2.7%	2.3%	3.1%	7.2%
Total	2,054	100%	100%	100%	100%
Mean Travel Time	20.7		20	19.3	23.7

Source: U.S. Census 2000; Notes: *Includes upstate New York only

Table 4-6: Workers Place of Work

	1990		2000	
Work Location	#	%	#	%
Worked in State of Residence	2,339	99.7%	2,150	99.4%
Worked in County of Residence	2,196	93.6%	1,898	87.7%
Worked Outside of County of Residence	143	6.1%	252	11.7%
Worked Outside of State of Residence	7	0.3%	13	0.6%
Total	2,346	100%	2,163	100%

Source: U.S. Census 1990, 2000

APPENDIX 5 - HOUSING

This section includes an overview on the Village of Fayetteville's housing inventory, including a discussion on the age, value, and occupancy of the housing units.

Housing Inventory

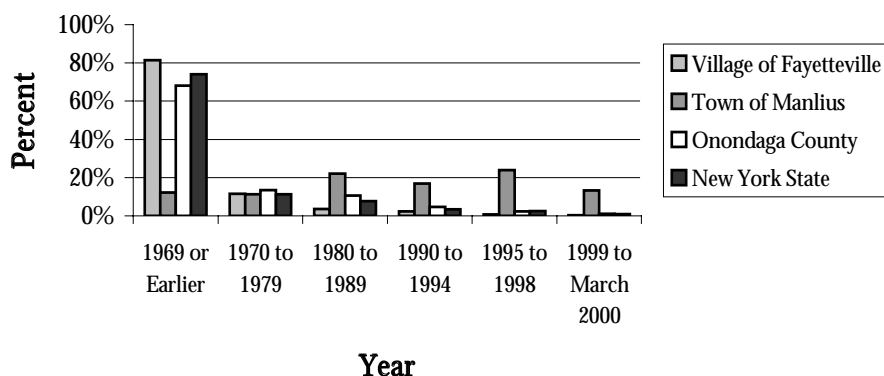
The Village of Fayetteville had 1,946 housing units in 2000, which represents an increase of 106 units from the previous decade. According to the 2000 Census, most of the housing in the Village of Fayetteville, Onondaga County, and NYS was developed before 1970 (81.4% for the Village, 68.1% for the County, and 74.1% for NYS). The Town of Manlius witnessed its housing development boom during the 1990s. The median year structure built in the Village is 1955, as compared to 1958 for the County and 1954 for NYS, whereas the Town of Manlius's median year structure built is 1991. Table 5-1 and Figure 5-1 compare the age of the Village's housing stock to the housing of the Town of Manlius, Onondaga County, and NYS.

Table 5-1: Housing Units by Year Structure Built

	Village of Fayetteville		Town of Manlius	Onondaga County	NYS
Year	Total	%	%	%	%
1969 or Earlier	1,584	81.4%	12.3%	68.1%	74.1%
1970 to 1979	225	11.6%	11.4%	13.4%	11.3%
1980 to 1989	70	3.6%	22.1%	10.6%	7.7%
1990 to 1994	44	2.3%	16.9%	4.6%	3.4%
1995 to 1998	15	0.8%	23.9%	2.3%	2.6%
1999 to March 2000	8	0.4%	13.3%	1.0%	0.9%
Total	1,946	100%	100%	100%	100%
Median Year Structure Built	1955		1991	1958	1954

Source: U.S. Census 2000

Figure 5-1: Comparison Of Housing Inventory, 2000



Source: U.S. Census 2000

Table 5-2: Housing Unit Type, Village of Fayetteville, 1990 and 2000

Type of Unit	1990		2000		1990-2000
	#	%	#	%	% Change
1 Family, Detached	1,303	70.8%	1,293	66.4%	-0.8%
1 Family, Attached	89	4.8%	152	7.8%	70.8%
2 Family	107	5.8%	118	6.1%	10.3%
3 or 4 Family	141	7.7%	196	10.1%	39.0%
5 to 9 Family	66	3.6%	47	2.4%	-28.8%
10 to 19 Family	49	2.7%	33	1.7%	-32.7%
20 + Family	62	3.4%	107	5.5%	72.6%
Mobile Home or Other	23	1.3%	0	0.0%	-100.0%
Total	1,840	100.0%	1,946	100.0%	-

Source: U.S. Census 1990, 2000

Table 5-2 compares the types of housing units in the Village of Fayetteville in 1990 and 2000. While the Village's housing inventory is mostly comprised of single-family detached units (66.4% in 2000), recent construction trends have included the development of a variety of housing types. The number of buildings having 3 or 4 units increased by 55 units during the 1990s, and the number of single-family attached dwellings increased by 63 units and the number of 20 plus units increased by 45 units. In comparison, the number of mobile homes and other housing units decreased by 100% and 10 to 19 family homes dropped by 32.7%.

Table 5-3 compares the types of housing units in the Village of Fayetteville, Town of Manlius, Onondaga County, and NYS in 2000. In comparison with the Town and County, the Village has the middle percentage of single-family, detached housing units at 66.4%, whereas the

Town has the largest percentage of single-family detached housing units at 72.1%.

Housing Occupancy

Table 5-4 provides an overview of resident occupancy in the Village in 1990 and 2000. Approximately 97%, or 1,830 of the existing units identified in 2000 were occupied with only 71 units identified as vacant. This percentage

of occupied units reflects the long-term stability of the residential neighborhoods within the Village.

The table also indicates the number and percentage of owner-occupied units as compared to renter-occupied units. In 2000, the Village's housing inventory consisted primarily of owner-occupied housing units (1,359), or 71.5%, as opposed to rental units (471) or 24.8%.

Table 5-3: Type of Specified Owner-Occupied Units, 2000

Type of Unit	Village of Fayetteville		Town of Manlius	Onondaga County	NYS
	Total	%	%	%	%
1 Family, Detached	1,293	66.4%	72.1%	61.4%	41.7%
1 Family, Attached	152	7.8%	8.9%	3.5%	4.9%
2 Family	118	6.1%	3.2%	9.5%	10.9%
3 or 4 Family	196	10.1%	3.5%	5.4%	7.3%
5 to 9 Family	47	2.4%	5.8%	6.5%	5.3%
10 to 19 Family	33	1.7%	1.2%	4.8%	4.3%
20 + Family	107	5.5%	4.6%	7.6%	22.9%
Mobile Home or Other	0	0.0%	0.7%	1.4%	2.8%
Total	1,946	100.0%	100%	100%	100%

Source: U.S. Census 2000

Housing Values

Table 5-5 provides an overview of home values in the Village, the Town, the County, and NYS. In 2000, it was estimated that 41.3% of the Village's housing stock was valued at less than \$100,000. This compares to 42.8% of the housing in the Town of Manlius, 66.9% of the housing in Onondaga County, and 32.2% in NYS. The Village's inventory of housing was valued between \$100,000 and \$149,999 or 45.2%, as compared to 29.4% for the Town, 21.3% for the County, and 17.4% for NYS. Homes in Fayetteville valued at \$200,000 or more were estimated at 4.5% in 2000 (this percentage was calculated before the Briarbrook subdivision development), while it was 12.5% for the Town, 4.8% in Onondaga County, and 32.1% in NYS. These numbers are pre-Briarbrook.

Table 5-4: Housing Inventory, Village of Fayetteville, 1990 and 2000

	1990		2000		1990-2000
Characteristics	#	%	#	%	% Change
Total Housing Units	1,840	100%	1,901	100%	3.3%
Occupied Housing Units	1,772	96.3%	1,830	96.3%	3.3%
Vacant Housing Units	68	3.7%	71	3.7%	4.4%
Occupied Housing Units	1,772	96.3%	1,830	96.3%	3.3%
Owner-occupied Housing Units	1,305	70.9%	1,359	71.5%	4.1%
Renter-occupied Housing Units	467	25.4%	471	24.8%	0.9%
Vacant Housing Units	68	3.7%	71	3.7%	4.4%
For Rent	23	1.3%	20	1.1%	-13.0%
For Sale Only	16	0.9%	12	0.6%	-25.0%
Rented Or Sold, Not Occupied	16	0.9%	6	0.3%	-62.5%
Seasonal, Recreation, Occasion	4	0.2%	22	1.2%	450.0%
Other Vacant & Migrant Workers	9	0.5%	11	0.6%	22.2%

Source: U.S. Census 2000

Table 5-5: Comparison of Value of Specified Owner-Occupied Units, 2000

	Village of Fayetteville		Town of Manlius		Onondaga County		NYS	
Value	#	%	#	%	#	%	#	%
Less than \$50,000	34	2.5%	208	2.2%	6,654	6.4%	151,310	5.6%
\$50,000 - \$99,999	521	38.8%	3,810	40.6%	62,952	60.5%	714,774	26.8%
\$100,000 - \$149,999	606	45.2%	2,754	29.4%	22,217	21.3%	491,060	18.3%
\$150,000 - \$199,999	121	9.0%	1,432	15.3%	7,319	7.0%	468,384	17.4%
\$200,000 - \$299,999	51	3.8%	828	8.8%	3,515	3.4%	501,839	18.7%
\$300,000 or more	9	0.7%	343	3.7%	1,431	1.4%	362,361	13.5%
Total	1,342	100%	9,375	100%	104,088	100%	2,689,728	100%
Median House Value-1990	\$107,400		\$104,845		\$80,696		\$131,595	
Median House Value- 2000	\$107,100		\$111,551		\$85,437		\$148,740	

Source: U.S. Census 1990, 2000

With 84% of the property values within the Village valued between \$50,000 and \$150,000 (as reported by the 2000 US Census), the turnover of these properties may provide opportunities for younger individuals or current renters to become homeowners within the Village. Median house value for the year 2000 was \$107,100.

Housing Tenure

As illustrated in Figure 5-2, there has been a 24.8 percent decrease in homeownership by individuals between 25 and 34 years old, and a 10.8 percent decrease in home ownership by individuals between 55 and 64

years old. Conversely, the Village experienced a 23.7 percent increase in homeowners that are between 45 and 54 years old as well as a 53.4 percent increase in homeowners that are older than 75 years old.

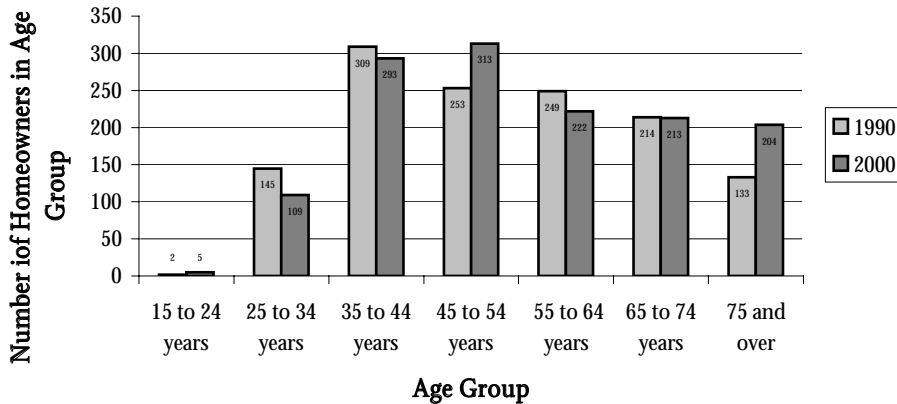
In general, the trend is that people are living longer and older individuals are choosing to stay in the area within their homes for greater periods of time. If this trend continues it will impact future land use, housing, business and community services in the Village. It should be noted that it has been difficult for young individuals and current renters to

purchase properties within the Village as current homeowners remain for extended periods of time. In 2000, the US Census data indicated that individuals that are 45 years old and older own about 70% of the owner-occupied homes. In addition, the 2000 US Census data also indicated that there has been a 14.8% increase in renters between the age of 35 and 54, but

there has been a decrease of 16.3% of renters that are 34 years old and younger (Figure 5-3).

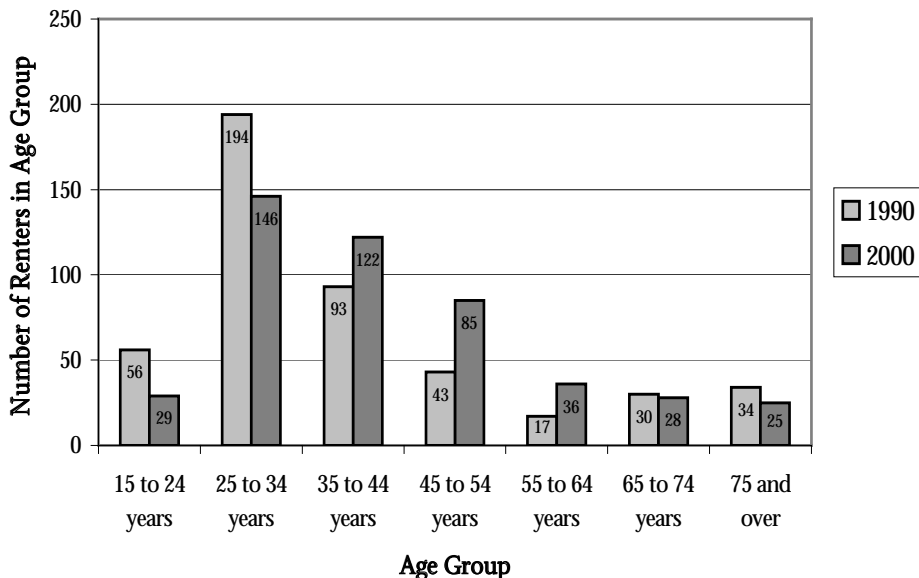
Therefore, while data indicate that the Village does not appear to attract and maintain renters younger than 35 years old, it does appear to attract and retain a greater percentage of renters that are between 35 and 54 years old, age brackets that are traditionally associated with more stable households.

Figure 5-5: Homeownership by Age Group, 1990 & 2000



Source: U.S. Census 1990, 2000

Figure 5-3: Renters by Age Group, Village of Fayetteville, 1990 & 2000



Source: U.S. Census 1990, 2000

APPENDIX 6 - TRANSPORTATION

Roadways

The evolution of the transportation system, within a village and throughout a region, has a reciprocal impact upon the prevailing patterns of land development and the spatial layout of a village. Vehicular traffic is one of the most visible impacts of land development and economic activity. Traffic due to all types of land use and development (residential, commercial, industrial) and the economic activities that go along with different types of land uses, not only affects a village's local road network, but also impacts the highway system and regional travel.

In the Village of Fayetteville, much of what has to do with traffic and transportation issues through the Village is a result of what is happening outside Village boundaries, primarily in suburban communities to the east, including the Town of Manlius and the Village of Chittenango in the Town of Sullivan. The most convenient travel route between areas east of Fayetteville and the City of Syracuse is through the Village of Fayetteville. Fortunately, unlike other communities in the County, an effort to accommodate the demands of commuter traffic in the heart of the Village has not resulted in widened and modified roadways. The following discussion provides information to assist the Village in the assessment of the transportation system and its ability to meet the needs of the local community.

Functional Classifications

Roadways function to provide “mobility” (the ability to move from one location to another) and “access” (the ability to get to or from a specific parcel of land). To a certain extent, these functional objectives compete

against each other. In general, the greater the amount of access provided along a roadway, the less mobility that roadway will provide. Some roads are designed to emphasize mobility over access and some are designed to emphasize access over mobility. Functional classification is a means of defining the relative amount of mobility versus access a specific roadway is intended to provide. Roadways are divided into functional classifications according to the purpose they serve. The Village of Fayetteville’s roadway system includes principal arterials, minor arterials, and local streets. There are no collector roads in the Village. Map 7 shows the functional classification of existing roadways in the area. Functional classifications also reflect expected traffic capacity, speeds and design characteristics as shown in Table 6-1.

Principal Arterials

NY Route 5 is the principal arterial in the Village and it is intended to provide the highest degree of

mobility with no direct access to property. The classification of Route 5 within the Village as principal arterial is inconsistent. The roadway provides mobility, however, it also provides access to property at a number of locations. This conflict between the users of these roadways may lead to frustration, as neither of their needs is likely to be fully met. The commuter trying to move quickly through the area to get to his/her destination outside the Village is inconvenienced by the vehicles slowing to access local establishments, while the high volume and speed of traffic and lack of opportunity to re-enter the roadway from a local property may intimidate the local user.

Minor Arterials

NYS Route 257, also referred to as Fayetteville-Manlius Road, bisects the center of the Village in a north/south alignment. NYS Route 257 runs in front of the Wellwood Middle School and Fayetteville Elementary School properties.

Table 6-1: Roadway Functional Classification Characteristics

Criteria	Principal Arterial	Minor Arterial	Collector	Local Street
Spacing	Developed areas: 2-3 miles	Developed areas: ½-1 mile	Developed areas: ¼-3/4 mile	As needed to access land uses
Roadway Connections	To interstates, principal arterials and selected minor arterials and collectors	To interstates, principal arterials, other minor arterials, collectors and some local streets	To minor arterials, other collectors and local streets	To collectors, other local streets and a few minor arterials
Mobility	Highest	High	Moderate	Low
Access	No direct property access	Limited access to property	Access to properties is common	Unrestricted property access
Percent of Mileage	5-10%	15-25%	5-10%	65-80%
Percent of Vehicle Miles Traveled	40-65%	15-40%	5-10%	10-30%
Intersections	Grade separated or high capacity intersection controls	Traffic signals and cross street stops	All-way stops and some traffic signals	As required for safe operation
Parking	None	Restricted as necessary	Restricted as necessary	Usually unrestricted
Large Trucks	No restrictions	No restrictions	Restricted as necessary	Permitted as necessary
Typical Average Daily Traffic	15,000-200,000	5,000-30,000	1,000-15,000	Less than 1,000
Posted Speed Limits	45-65 mph	35-45 mph	30-40 mph	Maximum 30 mph

Collectors

There are no roads classified as collectors within the Village of Fayetteville.

Local Streets

These streets provide access to adjacent properties and neighborhoods. To be effective, local streets should be low speed, aesthetically pleasing, and designed to discourage through traffic.

Traffic Volumes and Speeds

The highest traffic volumes are found on New York State Highway 5 between Highbridge Road and Salt Springs Road within Fayetteville. Table 6-2 lists and Map 7 shows the most recent traffic volumes (in vehicles per day) for major roadways in Fayetteville. The figures in the table and map are based on short-term counts that were adjusted to account for vehicle mix (i.e., cars, trucks, buses, etc.) day of the week, and seasonality to produce estimated daily averages.

Table 6-2: Traffic Volume Counts				
Village of Fayetteville				
Route	Start Location	End Location	AADT*	Year
NY 5	Highbridge Rd	Salt Springs Rd	22,610	2006
NY 5	Salt Springs Rd	NY 257	16,773	2006
NY 5	RT 257	Duguid Rd	11,910	2005
CR 1090	Village Line S	NY 5	6,774	2005
NY 257	RT 92 (in Manlius)	NY 5	7,166	2006
NY 257	NY 5	NY 290 (in Manlius)	4,419	2005

Source: New York State Department of Transportation Traffic Data Viewer

* Annual Average Daily Traffic (count includes both directions)

Metropolitan Planning Organization

The Syracuse Metropolitan Transportation Council (SMTC) is the state-designated Metropolitan Planning Organization (MPO) for the Syracuse region. An MPO is required from the federal transportation planning body and is responsible for transportation planning and programming. The MPO is responsible for the Unified Planning Work Program (UPWP), the Long Range Transportation Plan (LRTP), and the Transportation Improvement Program (TIP) for its designated metropolitan planning area. Federal transit and federal highway funding requires the adoption of plans and documents in order to receive funding. The SMTC accomplishes its obligations by creating and updating the LRTP on a regular basis and annually creating a priority list of projects. This annual priority is called UPWP. The UPWP identifies the transportation activities, undertaken by the SMTC, through established goals and recommendations from the 2020 Long Range Transportation Plan.

The SMTC study area covers Onondaga County, and small portions of Madison and Oswego Counties. The SMTC provides forums for the development and decision making of transportation plans, programs, and recommendations. Elected officials, stakeholders, and appointed officials from national, state, and local government organizations make up the SMTC committees. Public participation is encouraged in specific transportation issues.

Road Maintenance

Public Works Department

The Public Works Department maintains and repairs all of the Village streets. There are __ miles of Village streets.

Bicycle and Pedestrian Facilities

Sidewalks presently exist along approximately __% of the village streets and are found primarily in the oldest sections of Fayetteville. The newer residential areas throughout the Village lack sidewalks; however, pedestrian/vehicular conflict generally does not occur since these streets are configured to exclude all but local traffic. Most of the sidewalks in Fayetteville are made of concrete, although asphalt is frequently found where asphalt driveways cover the sidewalk. The Village is proposing to construct additional sidewalks to connect some of the newly developed areas to the rest of the village. Five areas designated for new sidewalks include: Route 5 from Southfield Street to Briar Brook subdivision; Brooklea Drive at Center Street to Route 257 North; Sheffield Lane; Salt Springs Street from the Orchard condominium development to Redfield Avenue; and Penwood Lane to Barker Lane.

Regional Bicycle and Pedestrian Facility Planning

In 2005, the SMTC completed a comprehensive Bicycle and Pedestrian Plan. The Bicycle and Pedestrian Plan is designed as a policy level plan to preserve and enhance the area's bicycling and pedestrian network as legitimate transportation alternatives.

As a policy plan, the document sets forth policies and guidelines for future bicycle and pedestrian facilities and amenities in the area. The plan allows each municipality to determine if and what they want to implement, the final recommendations are not mandated. The following are the goals established by the 2005 Bicycle and Pedestrian Plan:

- Encourage the use of bicycling and walking as legitimate modes of transportation
- Improve the safety of bicycles and pedestrians
- Educate bicyclists, pedestrians, motorists, law enforcement officers and others regarding traffic laws and safety measures
- Promote the improvement of travel and tourist and business opportunities along bicycle and pedestrian infrastructure
- Encourage planners and municipalities to develop bicycle and pedestrian resources
- Develop a methodology for tracking bicycle and pedestrian improvements

United Planning Work Program

The United Planning Work Program (UPWP), documents transportation

plans and reflects the 2020 Long-Range Transportation Plan adopted in 1995. Included in the UPWP 2006-2008 Plan was the Route 257 Pedestrian Accommodation Feasibility Study. The purpose of this feasibility was to determine how to accommodate the pedestrians that use NYS Route 257. Many residents in the Town of Manlius, Village of Manlius, and Village of Fayetteville use the shoulder to walk, run, and ride bikes on NYS Route 257. The study was completed in 2007. The final report identifies various locations for a pedestrian path along NYS Route 257.

Parking

Surface parking lots are scattered throughout the business areas of the Village. Most businesses have some off-street parking adjacent to their establishments. Most surface lots in the Village are privately owned parcels. One of the largest parking lots is located in the rear of the Village Hall. On-street public parking opportunities in the Village are limited.

Public Transit

The Central New York Regional Transit Authority (CNYRTA) provides public transit in Fayetteville. CNYRTA transportation district includes Onondaga, Oneida, Cayuga, and Oswego Counties. The services include CNY Centro, Inc. a bus and train system; Call-A-Bus Paratransit Services; Centro Parking; ITC, Inc.; and COORTRANS.

Regional Transportation Center

The regional transportation center is called William F. Walsh Regional Transportation Center and located at 131 Alliance Bank Parkway in the City of Syracuse. The tenants in the regional transportation center are Amtrak, Centro, and Trailways.

Local Bus Services

CNY Centro bus routes include Genesee Street in the Village between Burdick Street to the west and N. Manlius Street to the east. Other routes in the Village include S. Manlius Street and service to Redfield Village. Centro also serves the Town of Manlius, which includes a stop at the Towne Center. Next to the Village Hall and the Towne Center is a Park-n-Ride lot for passengers traveling to downtown Syracuse.

The CNYRTA also operates a Call-a-Bus service to meet the special needs of senior citizens and disabled persons. Call-A-Bus rides are available to eligible customers during the same hours and on the same days that the CNY Centro buses are in operation. The minimum travel length is .075 of a mile.

The community also provides a Friends in Service Here (FISH) program for Fayetteville and Manlius senior residents who need transportation to doctor's appointments. The program consists of volunteer drivers and the transportation is free.

Local Rail Service

No rail service exists within the Village of Fayetteville.

Air Service

Air transportation in the Fayetteville area is available at the Syracuse Hancock International Airport located approximately 17 miles northwest of the Village near Mattydale. The airport is served by seven major carriers and six air cargo companies. Departures and arrivals at the Syracuse Hancock International Airport exceed 225 flights daily.

APPENDIX 7 - COMMUNITY FACILITIES AND SERVICES

This section includes an overview of the Village's municipal services and infrastructure.

Village Hall

The Village Hall is the location of the Village government offices and the Village Fire Department.

Infrastructure Maintenance

The Fayetteville Department of Public Works (DPW) is responsible for maintaining and repairing much of the infrastructure within the Village. Major responsibilities include maintaining the roads, sidewalks, streetlights, street trees, parks, several buildings, and miles of sewers. When necessary, the Village DPW will coordinate efforts with State and County agencies to repair infrastructure that services the Village businesses and its residents.

Water

The Onondaga County Water Authority (OCWA) provides water service to the Village of Fayetteville. OCWA provides drinking water to 25 towns and 15 villages in four counties: Onondaga, Oswego, Madison, and Oneida.



In 2005, the OCWA served a population of approximately 340,000. As of January 2005, the average costs for residential and commercial consumers was \$2.31 per 1,000 gallons. OCWA manages 36 storage facilities, 29 pumping facilities, and 1,660 miles of watermarks.

Sewage, Wastewater and Stormwater

The Village is responsible for the maintenance and repair of the sewer system within the Village. However, due to the complexity of servicing major repairs, the Village has to contract out to either Onondaga County or to a private party to properly service the system. The trunk sewers that connect the Village's sewer network to the County's network are County-owned, and thus, are serviced by Onondaga County.

The Village stormwater drainage system is completely separated from the sanitary sewer system and connects with the County trunk mains. Currently, the Village does not have any major capital improvement projects scheduled for the sewer or stormwater system.

Private Utilities

National Grid provides electric and natural gas service in the Village. There are no major electrical generation or electric and natural gas distribution facilities within Village boundaries.

Communication Systems

The Village is provided with telephone, cellular and cable communication services provided by a variety of service providers located in the Central New York region.

Municipal Solid Waste

The Department of Public Works provides refuse collection services within the Village. Solid waste is transported to Onondaga County's solid waste incinerator located in Jamesville NY. The Village also participates in the County's mandatory recycling program.

Fire Protection and Ambulance Services and Facilities

The Fayetteville Fire Department provides fire protection services to the Village. The Fayetteville Fire Department has one operating station located at 425 East Genesee Street. The Department consists of a staff of 11 full-time employees, 6 part-time employees and 48 volunteer professionals. The Department serves approximately 10,000 residents in the Fire District, which consists of the village and a part of the Town of Manlius. The fire district encompasses areas such as: Towne Center at Fayetteville, Northeast Medical Center, three senior residential centers, four elementary and middle schools and several daycares.

The Department provides fire protection (structural and wild land), rescue (auto extrication/ technical), and Advanced Life Support (ALS) ambulance service with two Class 1 engines, one Aerial Ladder, one Squad, one Brush Truck, three ambulances and a Medic Car. In addition, the Fire Department administers fire prevention and CPR trainings to community groups and fire and life safety inspections on all commercial and multi-residential properties in the Village. In 2004, the Fire Department began a Public Access Defibrillation program for village owned buildings. In 2005, the Fire Department started a child safety seat inspection program through the National Highway Transportation Safety Administration. In addition to providing fire and medical services to the Village of Fayetteville, the department assists neighboring fire departments with personnel and equipment when requested.

In 2007, the fire department responded in average per month, to 234 calls, consisting of 56 fire related emergencies. As with many volunteer fire departments, the Fayetteville Fire Department is in need of additional volunteers and must maintain safe and reliable equipment and training programs.

Residents are served by Fayetteville Fire Department's ambulance service. The ambulance service is available for the Village of Fayetteville and the Town of Manlius. Nearest hospitals that serve the area include St. Joseph's Hospital Health Center, Crouse Hospital, University Hospital and Community General Hospital.

Police Services and Facilities

Under a Joint Municipal Agreement formed between the Village of Manlius, Village of Fayetteville, and the Village of Minoa, and the Town of Manlius, the four municipalities have shared their police department since 1985. The Agreement resulted in one Town agency comprised of all the personnel from the village agencies, fully funded by the Town. A Police Committee comprised of representatives from each village and the Town guides policy matters for the new department. The Manlius police department consists of one chief; two Captains, approximately 40 officers and additional civilian support.

The Manlius police department is nationally accredited by the Commission on Accreditation for Law Enforcement Agencies (CALEA). Their services include bike and cruiser patrol, Emergency Services Team, a special investigation team, communication relations such as DARE, family services, and forensics.

Library

The Fayetteville Free Library is located at 300 Orchard Street and is an associated member of the Onondaga County Public Library system. A variety of services are provided by the library such as lending materials, youth and adult programming, providing electronic resources, computer



instruction, a computer lab, local history collection and meeting rooms for public use. The library is open seven days per week for an average of 346 days annually. Staff includes professional librarians, library assistants, clerks, volunteers, and students.

Local School District

The establishment of Fayetteville-Manlius (FM) Central School District (CSD) occurred in 1951 when several small school districts united with the Villages of Manlius and Fayetteville elementary grade and high schools. The district serves over 4,700 students enrolled in three elementary schools, two middle schools, and one high school and is nationally recognized in academics, athletics, and the arts. The Fayetteville-Manlius High School is located at 8201 East Seneca Turnpike in the Town of Manlius. The Wellwood Middle School is located at 700 South Manlius Street in the village. The Wellwood Middle School shares its campus with the Fayetteville Elementary School located at 704 South Manlius Street. Approximately 780

students are enrolled at the Wellwood Middle School. Approximately 485 students are enrolled at the Fayetteville Elementary School. The FM Central School District enrollment has remained constant for the past several years and there appear to be no additional trends within the school district.

The FM CSD 2004-2005 comprehensive report card shows that there were 385 students in the twelfth grade. Of those 385 students, 356 students or 93% graduated and 332 or 93% of the graduates with a Regents diploma. Of the High School graduates, 96% plan to attend a 4-year or 2-year college (Table 7-1).

Table 7-1: 12 th Grade Graduates from 2004-05		
Fayetteville-Manlius		
Graduate Status	Number	%
Total K-12 Enrollment	4,728	--
12 th Grade Students	385	--
Number of Graduates	356	93% of 12 th Grade Students
Graduates With Regents	332	93% of Graduates
Enrolled in 4-yr College	302	85% of Graduates
Enrolled in 2-yr Program	39	11% of Graduates
Military	3	1% of Graduates
Employment Or Other	12	3% of Graduates

Source: NYS District Report Card, Comprehensive Report Card, 2004-2005.

*High School Graduates include the required regents according to NYS regulations.

Parks and Recreation Resources

The Village of Fayetteville has many recreational resources within its boundaries (Table 7-2). The Recreation Department is located in the Village Hall. The Village of Fayetteville maintains one of the most extensive park systems for a community of its size within New York State. Major Village-owned parks over 20 acres include Fietta Park and Duguid Park. The Village also has numerous smaller open space areas scattered throughout its residential neighborhoods. These small open spaces include some very unique triangular areas where local streets converge. These park-like settings provide a character to these residential neighborhoods that is quite unique to Fayetteville in comparison to other communities in the area. In 1997, the Fayetteville Village Board's Parks Committee with landscape architect David Tessier produced a Parks Master Plan.

Table 7-2: Parks, Open Space & Cemeteries

Village of Fayetteville		
Type	Name	Acreage
Medians and Triangles	Village Hall and Cleveland Park	1.70
	Grover Cleveland Honors Park	0.40
	West Elm Street Parking Lot	0.39
	Lafayette Park	0.20
	Triangle Park	0.13
	Redfield Avenue Triangle	0.11
	Pratts Lane Extension	0.04
Neighborhood Parks	Coulter Park	3.00
	Washington Park	1.30
	George Wortley Senior Citizens Campus*	3.83
Community Parks	Fietta Park***	11.40
	Huntington Beard Memorial Park	5.80
Open Space	Duguid Park	29.93
	Golden Park	24.43
	Manlius Springs	12.55
	Gramlich Bird Preserve**	10.20
	Fietta Land 3**	8.83
	Fietta Land 2**	7.83
	Fietta Land 1**	2.00
	North Street Connector**	0.45
	Shady Lane Connector	0.01
Linear Park	Ledyard Canal	6.71
Cemeteries (private)	Fayetteville Cemetery Association	19.42
	Immaculate Conception Cemetery	4.70
	Fayetteville Pioneer Burial Ground	0.55
Total		155.91

Source: Village of Fayetteville Parks Master Plan, 1997

*Includes the Fayetteville Senior Center

** Limestone Creek Recreational Corridor properties

***Fietta Park includes the Little League ball fields and the recreation building.

APPENDIX 8 - INVENTORY MAPPING

APPENDIX 9 - COMMUNITY QUESTIONNAIRE RESULTS