

# Village of Fayetteville Comprehensive Plan

Adopted April 10, 2023





# ACKNOWLEDGEMENTS

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# TABLE OF CONTENTS

<b>1</b> INTRODUCTION .....	01	<b>4</b> VISION.....	67
<b>2</b> A BRIEF HISTORY AND REGIONAL CONTEXT .....	09	<b>5</b> GOALS AND STRATEGIES.....	71
<b>3</b> FAYETTEVILLE TODAY.....	17	<b>6</b> FUTURE LAND USE PLAN.....	89
DEMOGRAPHICS.....	21	<b>7</b> IMPLEMENTATION.....	113
LAND USE AND DEVELOPMENT.....	27		
NATURAL AND CULTURAL RESOURCES.....	35		
ECONOMICS.....	43		
HOUSING.....	47		
TRANSPORTATION.....	53		
COMMUNITY RESOURCES.....	61		



# 1 Introduction



Village of  
Fayetteville  
Comprehensive  
Plan

## WHAT IS COMPREHENSIVE PLANNING?

A comprehensive plan is both a statement of a community's goals and a conceptual road map for how to achieve them. A comprehensive plan provides guidance to municipal leaders, government agencies, community organizations, local businesses, and residents, by ensuring the community's needs are met, both now and in the future. Comprehensive Plans are long-term in nature, typically 10 years or more, and focus on drafting land use policy, suggested regulatory measures, and proposed local laws that, over time, will foster the community's future in a manner consistent with residents' preferred vision.

It is important to understand what a comprehensive plan is not. This comprehensive plan is comprehensive in its scope, but not in its detail. This

expresses the village's goals for the future. It is important to use the comprehensive plan as a foundation for determining the best course of action now and in the future.

The Comprehensive Plan should be used to guide the decisions of local boards, officials, and citizens in determining what is built and what land is preserved. Zoning should ultimately be updated to reflect the guidance within a comprehensive plan. New York State law requires that any new land use regulations, amendments, or capital projects be done in accordance with a community's adopted comprehensive plan.

### COMPREHENSIVE PLANNING FRAMEWORK



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## PLAN ORGANIZATION

It was decided at the outset to update the plan into a format that is easy to read and amenable to updates as the need occurs. As such, the 2022 Village of Fayetteville Comprehensive Plan Update (hereafter referred to as “the plan”) consists of seven sections followed by appendices. These sections include:

1. Introduction
2. A Brief History and Regional Context
3. Fayetteville Today
4. The Vision
5. Goals and Strategies
6. Future Land Use Plan
7. Implementation

Appendix A provides the results from the community engagement process.

### THE 2022 UPDATE

The Village of Fayetteville Comprehensive Plan was adopted in 2008 and was updated in 2014 to reflect changes in existing conditions and reexamine the plan’s goals and recommendations due to changes in needs and trends.

The 2008 and 2014 plans have served the community well. These plans have been continually referenced by board members throughout their decision-making processes; the vision statement has guided the village in maintaining its preferred character, and its implementation by board members and staff has remained largely consistent with the prescribed schedule of recommended actions.

The charge of the 2022 Comprehensive Plan update was to maintain this relevance and usefulness, and to help the village prepare for potential changes within the community. A brief summary of changes on the horizon includes the following:

- + Shifting demographics within the village, particularly with regard to age;
- + Increasingly complex development reviews due to the cumulative impact of surrounding land uses on traffic within the village;
- + Growing interest in community mobility including bicycle and pedestrian safety and connectivity;
- + Renewed interest in mixed-use and/or residential development sites along East Genesee Street and Brooklea Drive;

- + Changes to stormwater and wastewater management procedures within the Meadowbrook sewershed; and
- + Community efforts to address climate change, resiliency, and sustainability.

These shifts may have significant practical impacts on village services in the future, therefore a number of new recommendations have been added to reflect municipal actions that may be appropriate in anticipating and reacting to those impacts.

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## COMMUNITY ENGAGEMENT

As part of the planning process, an inclusive public outreach effort was conducted. This was done to solicit feedback from the community regarding needs and opportunities in an effort to build a unified vision for the Village of Fayetteville.

Specifically, the following approaches were initiated during the planning process to ensure the effort was well-informed and addressed community concerns:

- + A Steering Committee was established in October 2021 to expand the perspective of the Planning Board, work with the planning consultants, and to provide feedback on and review draft documents as necessary
- + A community questionnaire was made available to all village residents
- + Two public workshops were conducted to understand concerns and suggestions from residents
- + One public meeting was held to present final recommendations
- + A project web page was established on the village website with an email link for comments, access to the community questionnaire, and draft plan materials

Public outreach and feedback were critical elements of the comprehensive plan update. Throughout the planning process, feedback was solicited from the community to update the vision, goals, strategies, and future land use plan. A summary of community outreach activities follows below.

### STEERING COMMITTEE

An 8-member Steering Committee consisting of village residents, Planning Board and Zoning Board of Appeals representatives, and local officials was established to provide critical insight and feedback on the process, review draft documents, and assist in reaching the greater community. The Steering Committee met monthly throughout the planning process.

### PROJECT WEBSITE

The Village of Fayetteville established a project web page at the beginning of the process to ensure all members of the public had access to a single portal that contained meeting agendas and documents, event information and press releases, news, and other pertinent information. The web page was accessed through the village website at [www.fayettevilleny.gov/CompPlan](http://www.fayettevilleny.gov/CompPlan)

### SOCIAL MEDIA

The Fayetteville Facebook page served as a primary source to share information with the community. Meetings and community

events were highlighted on the site, allowing followers to directly engage with the village on important topics. Social media will continue to serve as a means of communication for project implementation.

### COMMUNITY WORKSHOP #1

Community Workshop #1 was held on February 17, 2022, at the Fayetteville Senior Center. This workshop provided community members with the opportunity to review the existing Comprehensive Plan's vision statement, goals, and strategies, and provide their thoughts, reactions, and ideas on how to refine these items for the future of the Village of Fayetteville. Participants also engaged in a SWOT (strengths, weaknesses, opportunities, and threats) analysis, identifying different components of the village with room for change or growth. A summary of Community Workshop #1 is provided in Appendix A.

### COMMUNITY WORKSHOP #2

Community Workshop #2 was held on June 9, 2022, at the Fayetteville Senior Center. Feedback from the first workshop served as the foundation for the revised vision, goals, and strategies. The second workshop provided an opportunity for participants to review these plan sections, as well as provide critical feedback on future land use and community character. A summary of Community Workshop #2 is provided in Appendix A.



## COMMUNITY SURVEY

A community survey was developed to gauge broad community feedback on topics outlined in the existing comprehensive plan, as well as emerging topics, such as adaptation and local economy. The community survey consisted of 33 questions that targeted the community vision, goals, current events, challenges and opportunities, and demographic information. The survey was distributed via the project website, and hard copies were provided at the Village Hall and Library. The final survey results can be found in Appendix A.

## VILLAGE NEWSLETTER AND FLIERS

The Village of Fayetteville Newsletter was also used to share information with residents regarding the community survey, the project website, and upcoming community workshop dates. The newsletter reaches approximately 1,900 residences in the village. Fliers were also posted around the village advertising the two community workshops.

## PREVIOUS PLANNING EFFORTS

When looking towards the future of the Village of Fayetteville, it is important to also reflect on previously identified opportunities.

## FAYETTEVILLE'S OPPORTUNITIES

In 1909, civic planner Charles Mulford Robinson wrote an evaluation for the village parks commission titled, "Fayetteville's Opportunities." Robinson emphasized the importance of cooperation within the community to maintain and enhance the beautiful features of Fayetteville. One specific opportunity identified by Robinson is as follows: "...I should judge that there was clearly a great opportunity for Manlius and Fayetteville to cooperate in creating, by creek and dyke, a parkway connection that would cost them very little, have remarkable charm, and benefit them greatly."

## MASTER PLANS

The first attempt at a master plan for the village occurred in 1980. This document presented a range of long-term goals; however, the plan lacked a strong implementation component. In January 2000, a Village Master Plan Review Committee conducted a critical review of the 1980 Master Plan. The Master Plan Review Committee found that the 1980 plan was outdated and did not adequately address the current issues related to land use, zoning, traffic, and transportation.

Since the development of the 1980 master plan, the village has engaged in multiple planning efforts including:

## **COMMERCIAL DESIGN GUIDELINES (2006)**

The goal of the Commercial Design Guidelines created in 2006 was to improve the appearance and efficiency of the village's business and industrial districts as well as enhance the character of the village. To achieve this, the following suggestions were developed: encouraging architectural motif in keeping with Fayetteville historic character; establishing landscaping requirements in the business district; mandatory rear yard keeping; eliminate opportunities for vehicles to park on and obstruct use of sidewalks; encourage adaptive reuse of existing buildings; maintain the residential character of properties as a business by retaining the landscaped front lawn with parking behind the building; and encourage exterior lighting that is compatible with the character of the village.

## **COMPREHENSIVE PLAN (2008)**

The 2008 Comprehensive Plan was developed to provide guidance to municipal leaders, government agencies, community organizations, local businesses, and residents based on the insight provided by the Village Master Plan Review Committee and the Commercial Design Guidelines. The Focal Planning Areas targeted in this plan included those that met the following criteria:

- + Are experiencing or are likely to experience significant change, suggesting the need for more specific analysis and strategies to influence the direction of change

*The Memory Garden behind Fayetteville Senior Center*

## SURVEY RESULTS

The survey garnered 114 responses. A summary of the results include:

- + Approximately 67% of the respondents have never read the Village of Fayetteville 2014 Comprehensive Plan
- + Prior to the pandemic, 50.4% of participants commuted to work 5 or more days a week; as of 2022, only 28.3% commute to work 5 or more days a week
- + 33.9% of participants identified themselves as “very likely” or “likely” to work from home in the near future
- + “Additional traffic” and “pedestrian safety” were the most popular concerns
- + 78.1% of participants have not read the Village Reconnaissance Level Historic Resources Survey Report

### Summary of Project Schedule

	Dates
<b>Community Workshop #1</b>	February 17, 2022
<b>Community Survey Distributed</b>	February 2022
<b>Inventory/Analysis Mapping</b>	February 2022 - June 2022
<b>Development of Preliminary Strategies</b>	June 2022
<b>Community Workshop #2</b>	June 9, 2022
<b>Preliminary Draft Plan</b>	Fall 2022
<b>Village Committee Review</b>	November - December 2022
<b>Public Review Draft</b>	February 2023
<b>Comprehensive Plan Committee Public Hearing</b>	February 13, 2023
<b>SEQR Process Initiated</b>	March 13, 2023
<b>SEQR Public Hearing</b>	March 27, 2023
<b>Plan Adoption</b>	April 10, 2023



Community Workshop #2 attendees discuss their thoughts on the Future Land Use Map

- + Have significant planning opportunities or issues that could be positively influenced through targeted actions by the village
- + Are or could be a focus of community activity or identity.

Maximizing public spaces and access along Limestone Creek and other natural features, improving aesthetics within the public realm of the business districts, and promoting higher design standards for new development to ensure compatibility with Fayetteville’s character and architectural heritage characterized the vision for this plan.

**COMPREHENSIVE PLAN UPDATE (2014)**

The 2014 Comprehensive Plan served as an update to the 2008 plan. The purpose of this update was to maintain the 2008 plan’s relevance and practicality due to shifting demographics, complex development reviews, renewed interest in mixed-use and/or residential development sites along East Genesee Street, and changes to stormwater and wastewater management procedures within the Meadowbrook watershed.

**CLIMATE ACTION PLAN (2014)**

The Village of Fayetteville’s Climate Action Plan was developed through the Central New York Regional Planning and Development Board (CNYRPDB) under the auspices of the United

States Environmental Protection Agency’s Climate Showcase Communities Program and the New York State Climate Smart Communities Program in response to climate change. The purpose of this plan is to provide estimates of emission reductions to help guide the decision-making process for public officials, community leaders, and residents regarding worthwhile community actions.

**VILLAGE PARKS MASTER PLAN (2018)**

The Village Parks Master Plan serves as an update to the previous parks master plan, created in 1997. The purpose of this plan is to provide existing park inventories and to define improvements that support a variety of recreation opportunities and activities that utilize the existing amenities offered within the village. Creating non-vehicular connectivity between parks and various parts of the village was highlighted as a key goal.

**RECONNAISSANCE-LEVEL HISTORIC RESOURCES SURVEY (2018)**

The Reconnaissance-level Historic Resources Survey was undertaken to identify cultural resources and then assess the degree of their historic integrity. Fayetteville maintains a sizable historic core of roughly 900 properties which date back to the nineteenth and early twentieth centuries. The narrative component of the survey illuminates the original development of Fayetteville as well as the historical significance of the built environment within the larger context of place.

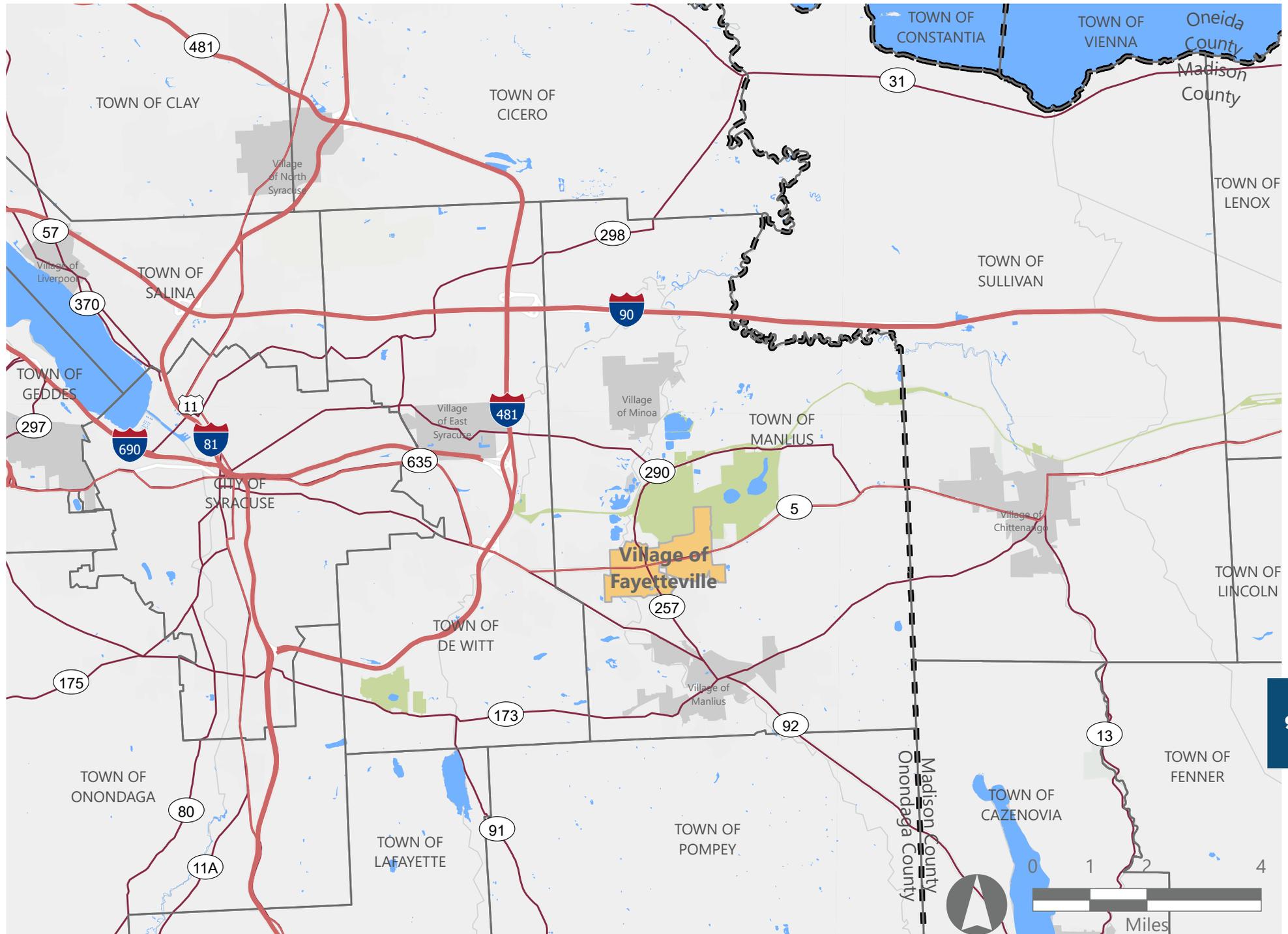
REGIONAL SETTING

Located in Central New York, the Village of Fayetteville is three miles east of the City of Syracuse. The village’s proximity to the city is a highly attractive factor for residents – especially those who work in Syracuse. 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.

Central New York has a diverse economy with strengths in manufacturing, bioprocessing, medical devices, renewable energy, and environmental systems. With its university research institutions, a major medical university, multiple colleges and universities, and a workforce consistently rated among the most highly productive nationally, Central New York is a great place to call home.

The City of Syracuse is the fifth largest city in New York State. Offering both business and cultural advantages of a midsize city, Syracuse is also known for its proximity and accessibility to open space and wilderness. Syracuse has been recognized as the third most secure metropolitan area in the nation, and the seventeenth greenest city in the country.

MAP 1: REGIONAL CONTEXT



Seymour Junction  
ART & ANTIQUES



203





## 2 A Brief History



Village of  
Fayetteville  
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## VILLAGE HISTORY AND DEVELOPMENT

Much of Fayetteville's history is related to its location on major east-west transportation routes including Genesee Street (NYS Route 5 – formally Seneca Road) and the Erie Canal. The existence of water power from Ledyard Canal and Limestone Creek is also of historical significance.

Reminders of a rich history can be seen in the array of architecture in the village. The following is a brief summary of Fayetteville's history and architecture.

### HISTORY

The original stewards of the land were members of the Haudenosaunee Confederacy, or People of the long house. The confederacy was founded by the prophet Aionwatha, also known as Hiawatha, and consists of the Mohawks, Oneidas, Onondagas, Cayugas, and Senecas. The Haudenosaunee Confederacy is often described as the oldest participatory democracy in the world.

In 1792, settlers from overseas cleared the forests, planted in rocky fields and built one-room homes. Fayetteville's Pioneer Burial Ground, also known as Kinne Cemetery, remains on Genesee Street.

The settlement at the crossroads of the road from Manlius Village to Oneida Lake (NYS Route 257) and the North Branch of the Seneca Turnpike (NYS Route 5) took the name Manlius Four Corners. In 1818, the name "Fayetteville" was chosen to honor Marquis de LaFayette, hero of the American Revolution, through the Post Office application process. The name

"Manlius Four Corners" had already fallen out of use and the word "Fayette-Ville" was appearing in documents.

Just underneath 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 the village's commercial center at the Genesee Street bridge over Limestone Creek.

With easy access to cheap and quick transportation, Fayetteville business owners began to develop dependable power for manufacturing. The early shallow millrace along Limestone Creek was supplemented by Bishop's Brook sluice, which drew water from Bishop's Brook east of Fayetteville for early mills.

In 1836, ambitious plans were drawn to take water from Limestone Creek in the Village of Manlius and bring it in a shallow canal through open land to Fayetteville, where it would create a series of man-made waterfalls. Saw and paper mills, furniture factories, and flour and gristmills used this power. The pond in Beard Park was one of several reservoirs. The name given to the canal, Ledyard Canal, honors the

### VILLAGE OF FAYETTEVILLE (CIRCA 1849)

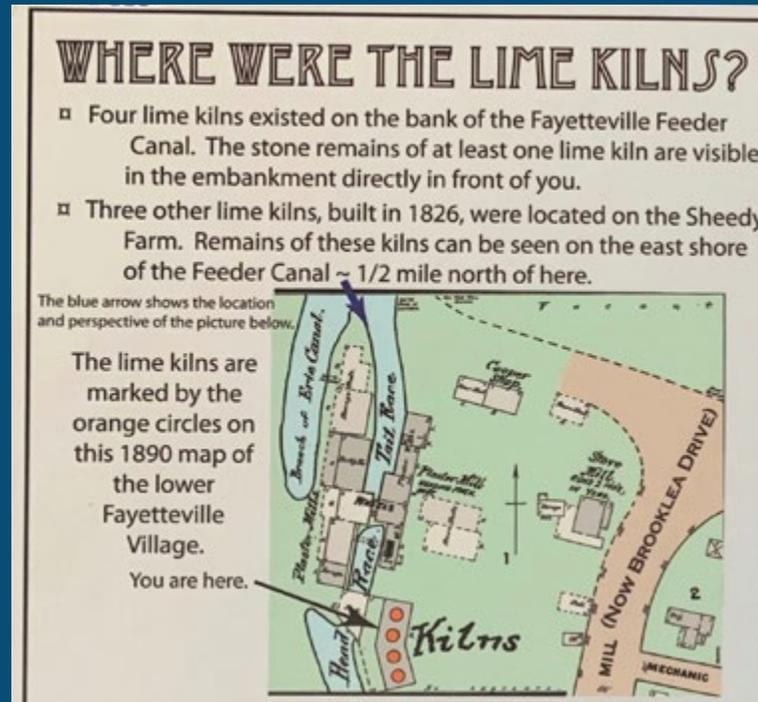


# LIME KILNS & THE ERIE CANAL

According to Concrete International Magazine, “natural cement” was used to construct the first 350 mile section of the Erie Canal in New York. Canvass White was one of the early surveyors/ engineers who realized their knowledge of construction and material was limited in 1817. White and others experimented with natural materials found in the ground near the canal to produce a mortar “cement.” He patented a “water-proof” cement that was used while constructing the Erie Canal (citation).

This “water-proof” cement was born out of trial and error after White studied canal construction in England.

On the right is an info-graphic developed by the Fayetteville Parks Commission in 2018 to showcase the significance of Lime Kilns within Fayetteville’s history.



principal financial investor, Jonathan Ledyard of Cazenovia, and reflects the 1840s term used to distinguish transportation canals from power waterways.

One of the factories that used the Ledyard Canal 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 still using Ledyard Canal water in its papermaking process when it closed in 2002.

The village was incorporated in 1844, following the success of the canals and water power. The prosperity from the quarries, mills, farms, warehouses, boats, and stores led to construction of the Greek Revival homes that still line East Genesee Street. These homes and the Limestone Plaza business district were placed on the National Register of Historic Places in 1982.

Notable Fayetteville residents have included 22nd and 24th President of the United States Grover Cleveland who lived in the village as a

boy from 1841 to 1850, served as Mayor of the City of Buffalo, and Governor of New York; and Matilda Joslyn Gage, (1826-1898) who, along with Elizabeth Cady Stanton and Susan B. Anthony, was a key figure in the women’s suffrage movement as well as a committed abolitionist who opened her home at 210 East Genesee Street (now the Matilda Joslyn Gage Museum) as one of several known stops on the Underground Railroad in the Village. She challenged the laws of her nation, risking arrest and imprisonment by helping freedom takers escape to freedom.

## ARCHITECTURE

The earliest style of architecture present in the village is Federal style (1780-1820). This style is found primarily in some commercial buildings in Limestone Plaza and in a modified residence



*The Historic Wands-House, known today as Bull and Bear Roadhouse (circa 1809)*

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. 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.

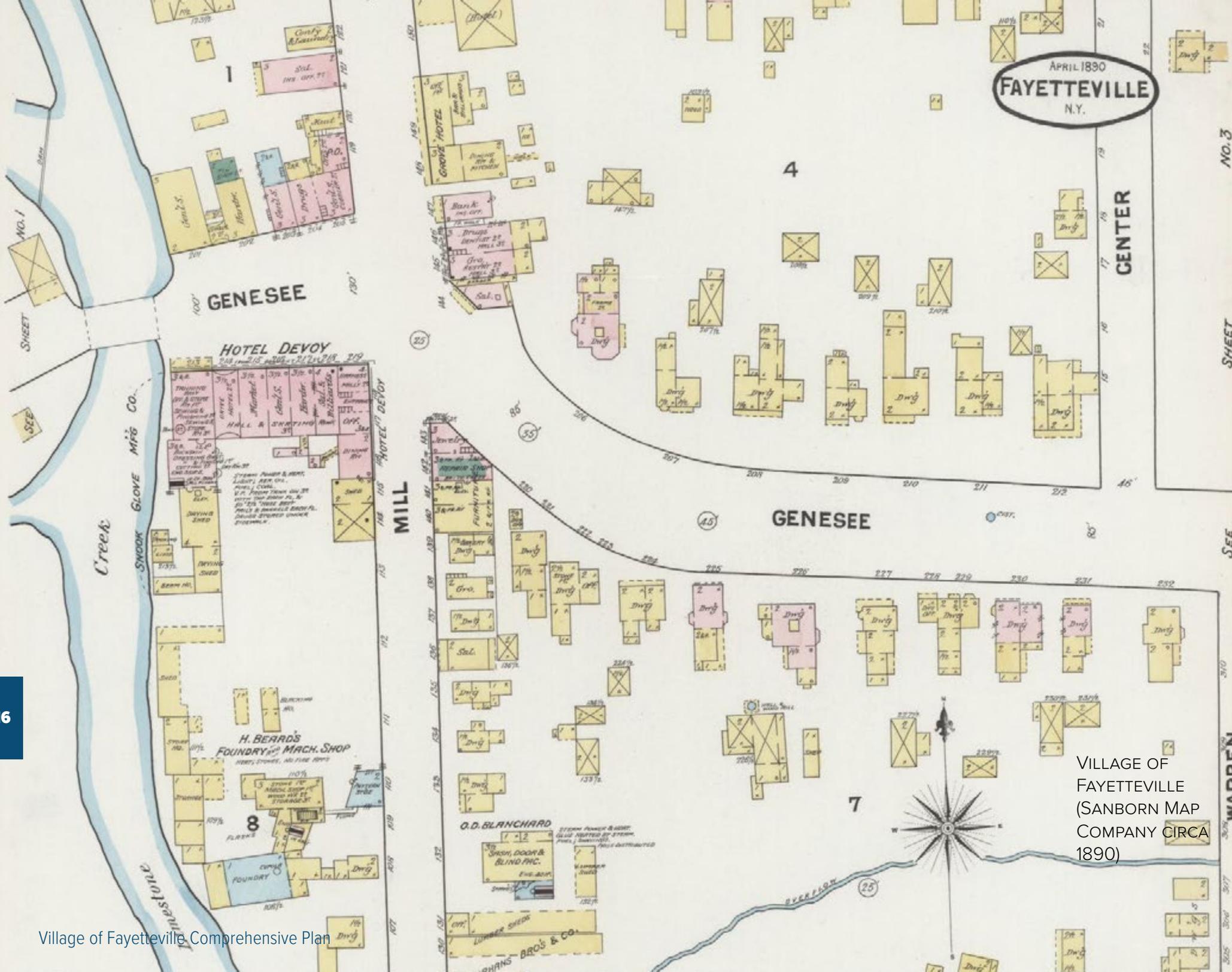
Between 1910 and 1920, a number of Arts and Crafts-style bungalows were built in the village reflecting the prominent role of Central New York in the Arts & Crafts movement. The bungalows are found primarily along Brooklea Drive, but others are scattered throughout the south side of the village.

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. These styles are also prevalent in the Brookside Subdivision.



APRIL 1890  
**FAYETTEVILLE**  
N.Y.



VILLAGE OF  
FAYETTEVILLE  
(SANBORN MAP  
COMPANY CIRCA  
1890)

FIGURE 2.1 FAYETTEVILLE BUSINESS SECTION POSTCARDS



Source: Fayetteville Free Library



Source: New York Heritage Digital Collections

### A VIBRANT DOWNTOWN

The Sanborn Map on page 16 depicts the center of the Village of Fayetteville in 1890. At this time, the bustling downtown village center was located along the intersection of Genesee Street and Mill Street, adjacent to Limestone Creek. The downtown village center was characterized by mixed-use, multi-story buildings, including two hotels. This area attracted residents and visitors alike with its proximity to the Erie Canal and the growing City of Syracuse.

Starting at the intersection of Salt Springs Road and South Manlius Street, an electric trolley ran from Fayetteville to Syracuse. The last run of the trolley from Fayetteville was on October 26, 1931. The trolley tracks can be seen the top postcard photo in Figures 2.1.

The buildings to the right hand side of the lower postcard photo in Figure 2.1 were replaced by the current East Genesee Street Bridge (photo below) in the 1950's, before that time the village was characterized by the sharp curve shown in the lower photograph where the former route of East Genesee Street met Mill Street (see map on page 12).







# 3 Fayetteville Today

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## DEMOGRAPHICS

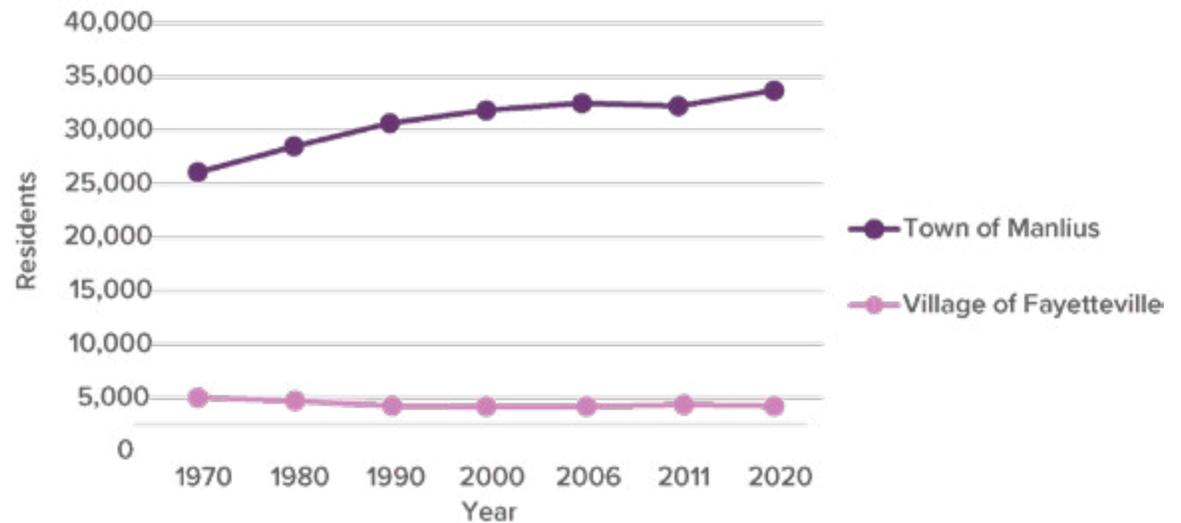
This section provides an overview of the residents in the Village of Fayetteville. Demographic data was collected from the United States Census Bureau (U.S. Census) and was analyzed in order to identify trends that have occurred within the village over the past several decades. Where appropriate, trends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

### POPULATION

As illustrated in Figure 3.1, the Village of Fayetteville has experienced a decrease in population (-2.9%) since 2011. This decrease contrasts with the population increases in the Town of Manlius (4.5%).

The steepest decline in population in the village over the past six decades occurred between 1980 and 1990 (9.8%). The decrease translated into a loss in population of 461 people. The rate further declined between 1990 and 2000 (1.4%) with a loss of 58 people. Although the village has experienced an increase in population since 2000, the population has declined 2.9% in the past decade. The declining population is not in line with trends seen in the surrounding town, county, and state which have experienced growth of 2.5-4.7 percent in the last decade. It is also reflective of the fact that the village is for the most part fully built-out. Any future growth

FIGURE 3.1 HISTORIC AND PROJECTED POPULATION TRENDS



2017 Party in the Plaza

in population could only be achieved through the redevelopment of existing areas within the village.

### HOUSEHOLD COMPOSITION

Table 3.1 illustrates changing household composition for the Village of Fayetteville from 2000 to 2019. The Village of Fayetteville experienced increases in the number of households between 1990 and 2011; since 2011, the village experienced a decline in the number of households of 14.1% (287 households). The Village of Fayetteville has a higher percentage of married couples with children compared with the Town of Manlius and Onondaga County as a whole. The village also has a higher percentage of married-couple households (59%) than the Town of Manlius, Onondaga County, and New York State (52%, 43%, and 43% respectively). The village had the lowest average “Other Family (No Spouse Present)” at 7% as compared to the Town of Manlius (13%), Onondaga County (16%), and New York State (19%). Thirty percent of households in Fayetteville have one or more people over 65 years old which is in line with the comparison municipalities.

TABLE 3.1 HOUSEHOLD COMPOSITION

	2000	2011	2019
Total Households	1,830	2,029	1,742
Family Households	1,142	1,309	1,153
Married-Couple Family	937	1,131	1,026
With Children <18 Years	423	372	474
Other Family (No Spouse Present)	146	178	127
With Children <18 Years	100	96	X
Non-Family Households	688	720	589
Householder Living Alone	607	660	502
Householder Not Living Alone	81	60	87
Households with Related Children	556	468	493
Households with one or more people 60 years and over	612	589	531
1-person household	258	n/a	241
2-or-more person household	354	n/a	17
Family households	343	n/a	273
Non-family households	11	n/a	258
Average Household Size	2.29	2.14	2.35
Average Family Size	2.94	2.70	2.94

Source: U.S. Census 2019 ACS 5 year estimates

## EDUCATIONAL ATTAINMENT

Table 3.2 illustrates educational attainment of persons 25 years and older in the Village of Fayetteville, Town of Manlius, Onondaga County, and New York State. National trends have indicated that an increasing percentage of individuals are attaining higher levels of education, while the number of individuals having a high school degree or less has been steadily decreasing. Village of Fayetteville residents far exceed the State and National averages in educational attainment, as well as exceeding Onondaga County and the Town of Manlius. In 2019, 59.5% of residents over the age of 25 had a bachelor's degree or higher, followed by the Town of Manlius with 53%, Onondaga County with 35.9%, and New York State with 37.8%.

## HOUSEHOLD INCOME

Table 3.3 illustrates household income in the Village of Fayetteville, Town of Manlius, Onondaga County, and New York State in 2019. Village households have significantly higher median and average household and family incomes than households in the comparison municipalities.

## RACE AND ETHNICITY

Table 3.4 illustrates race and ethnicity in the Village of Fayetteville from 2010 to 2020. Although the village's population is predominantly comprised of white individuals (88.4%), the village's population has seen a slight

TABLE 3.2 EDUCATIONAL ATTAINMENT OF PERSONS 25 YEARS AND OLDER COMPARISON

	Village of Fayetteville		Town of Manlius		Onondaga County		NYS	
	Total	%	Total	%	Total	%	Total	%
Bachelor's Degree	902	30.6%	5,855	25.7%	63,135	20.0%	2,898,440	21.2%
Master's/Professional/Doctorate Degree	852	28.9%	6,235	27.3%	50,232	15.9%	2,267,778	16.6%

Source: U.S. Census 2019 ACS 5 Year Estimates

TABLE 3.3 HOUSEHOLD (HH) INCOME

	Village of Fayetteville	Town of Manlius	Onondaga County	NYS
Median HH Income	\$85,410	\$81,222	\$61,359	\$68,486
Average HH Income	\$120,003	\$113,913	\$82,569	\$101,945
Median Family Income	\$110,052	\$105,874	\$81,171	\$84,385
Average Family Income	\$156,914	\$143,598	\$101,327	\$119,540

Source: U.S. Census 2019 ACS 5 Year Estimates

TABLE 3.4 RACE AND ETHNICITY, VILLAGE OF FAYETTEVILLE

	2010		2020	
	Total	%	Total	%
Total Population	4,373	100.0%	4,225	100.0%
White alone	4,041	92.4%	3,733	88.4%
Black or African American alone	55	1.3%	57	1.3%
Hispanic or Latino	91	2.1%	107	2.5%
American Indian and Alaskan Native alone	7	0.2%	11	0.3%
Asian alone	132	3.0%	143	3.4%
Some other Race alone	3	0.0%	9	0.2%
Two or More Races	44	1.0%	165	3.9%

Source: U.S. Census 2010 and 2020

increase in diversity since 2010. All non-white categories experienced slight growth including Black, Hispanic, Asian, Native American, some other race alone, and two or more races. While the data show an increase, those increases are small and within the margin of error for the Census, therefore the changes are not significant.

### DISABILITY

On a national level, roughly 1 in 4 adults lives with a disability (26% of American adults). Though the percentage of disabled individuals in the village (9.9%) is less than the national average, the village has seen a jump in the number of people with a disability since 2012 (76 individuals). Less than one percent (0.8%) of people in the village have a disability, while 4% of people 18-64 years old have a disability, and 5.2% of people with a disability are over 65 years old.

### VETERAN STATUS

The veteran population has decreased by 180 people over the past decade which is a 44.35% decrease. There are now no veterans aged 18-34 recorded as living in the village and the largest decrease in veterans occurred in the 55 to 64 years old age group (a decrease of 86 veterans). While the income of the total population has increased, the veteran median income has experienced a decrease which is likely due to a larger percentage of veterans being of retirement age (71.6%) compared to 2010 (58.1%).

### LANGUAGE

Since 2010, the percentage of people who only speak English has increased slightly (0.2%). There has also been an increase in the number of individuals who speak Spanish or Spanish Creole and Asian and Pacific Island Languages. The population of people who speak a language other than English has decreased.



*Residential neighborhood in the Village of Fayetteville (November, 2021)*





# LAND USE AND DEVELOPMENT

## EXISTING LAND USE

Map 2 illustrates existing 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 parcel data 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.

According to the 2020/2021 Parcel Property data, Fayetteville contains 1,783 tax parcels comprising approximately 939 acres (Table 3.5). These figures are taxable parcels only, and do not include land area covered by roads and surface water systems. Fayetteville is primarily a residential community with 87.4% of parcels classified as residential. There is little industrial development (4.4 acres or 0.5%), which is in line with the character of the historic village. Fayetteville has significant parks/open space (150.2 acres or 16.0%), largely because of the 119-acre undeveloped Green Lakes State Park located in the northeast corner of the village.

The following sections focus on land use and zoning patterns inside the village boundary. It is also important to understand that land use patterns occurring outside the village boundary also impact 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. Specific areas which have had an impact on the village are the Fayetteville Towne Center, located immediately

west of the village, the commercial/business development along Route 5 in the Town of DeWitt, and residential growth occurring east of the village.

### RESIDENTIAL

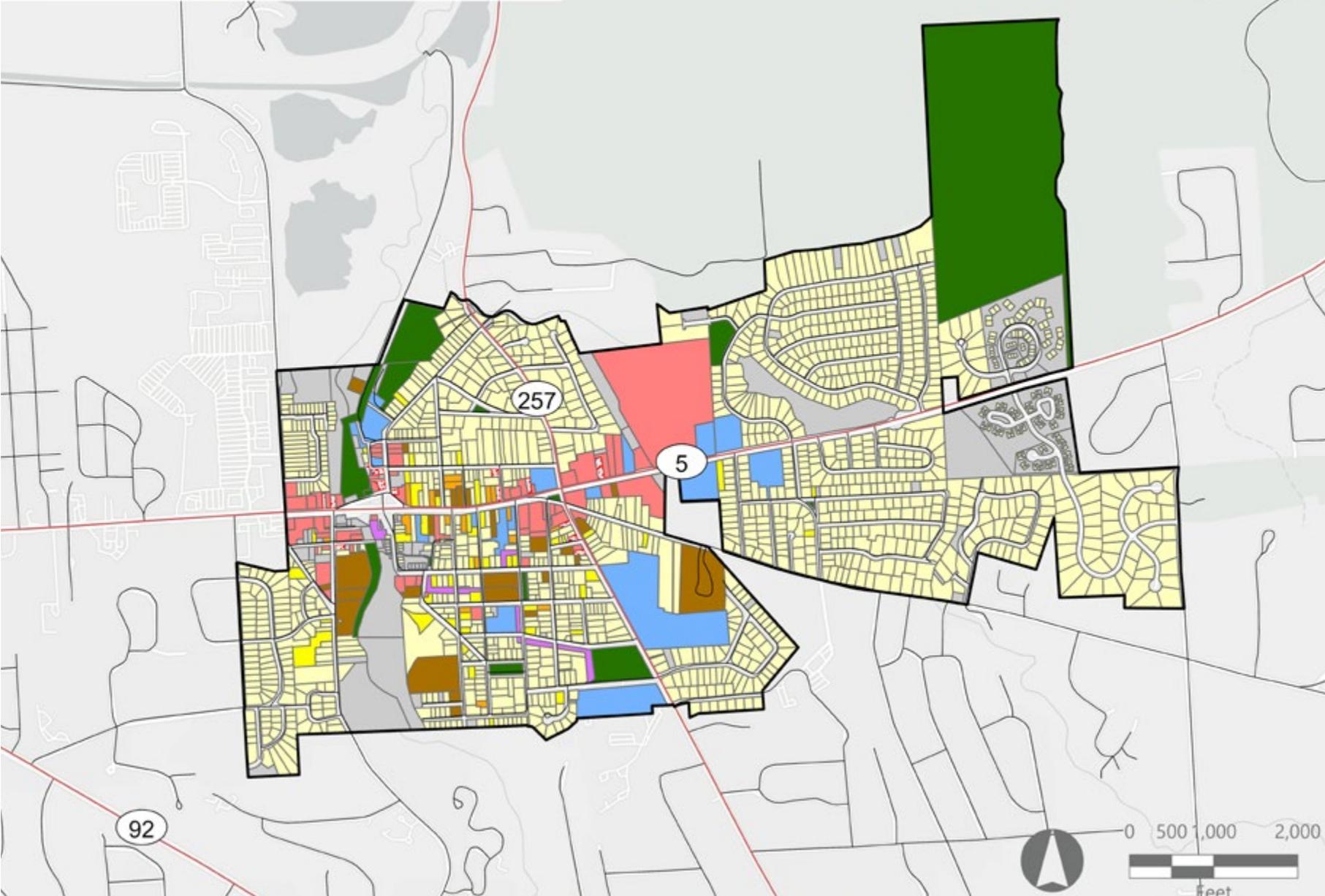
Residential is the most predominant land use within the village. Residential uses include single-family, two-family, three-family, and apartments. Residential areas occur at relatively

TABLE 3.5 EXISTING LAND USE BY PARCEL: VILLAGE OF FAYETTEVILLE

Land Use Category	# of Total Parcels	% of Total Parcels	Acres	% of Total Acres
Single Family Residential	1,470	82.4%	508.83	54.2%
Two Family Residence	45	2.5%	15.04	1.6%
Three Family Residence	17	1.0%	4.6	0.5%
Apartment	26	1.5%	18.91	2.0%
Commercial	63	3.5%	67.89	7.2%
Mixed Use	17	1.0%	3.01	0.3%
Industrial/Utility	9	0.5%	4.39	0.5%
Parks/Open Space	14	0.8%	150.19	16.0%
Public Service	16	0.9%	48.96	5.2%
Vacant	106	5.9%	117.17	12.5%
<b>Total</b>	<b>1,783</b>	<b>100.0%</b>	<b>939.0</b>	<b>100.0%</b>

Source: US Census 2019 ACS 5 Year Estimates.

MAP 2: EXISTING LAND USE



low densities, ranging from 2 to 4 units per acre and consist primarily of single-family detached structures on individual lots.

Residential land use accounts for approximately 547 acres of land or about 58.3% of total existing land use in the village. Of this total, single-family parcels account for 508.8 acres or 54.2% of total land use, two- and three-family uses accounts for 19.6 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 traditional in appearance. Housing styles primarily reflect the village's historical character. Growth has occurred toward the eastern edge of the village along the NYS Route 5 corridor. More recent developments in this area include Signal Hill and Briar Brook which are comprised of condominium style developments.

## **COMMERCIAL**

Commercial uses within the village offer a variety of services and goods. These uses include restaurants and cafes, gift shops, daily services such as barber and beauty services, a senior center, home improvement, banks, and office uses.

Commercial land use accounts for approximately 68 acres (7.2%) of all land use in the village. There are two major business districts in Fayetteville. The Limestone 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 Village Center District extends along Genesee Street from Academy Street east around Veterans Park and then east on Genesee Street to include the Friendly Honda of Fayetteville. 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). Adjacent to the Village Center is the Upper Business District which continues along Genesee Street (NYS Route 5) just past Huntleigh Avenue.

A variety of business uses, including home occupations, are also located in residential structures along Genesee Street between the Limestone and Upper Business Districts, the Village Center, 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**

Though the village is mostly built-out, it does contain a number of vacant parcels; most of these parcels are affected by environmental constraints including floodplains, regulated wetlands, and steep slopes. Vacant land consists of land without any structure and/or

other improvements. Approximately 12.5% (117.2 acres) of total land use in the village is identified as vacant. There are also instances of Planned Residential Developments (PRDs). 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 concentration located along Bishop Brook and Limestone Creek and on the northwestern boundary of the village. Additionally, vacant land is present in the eastern portion of the village where PRDs have been built north and south of East Genesee Street. In general, vacant and underutilized properties are not a major problem or concern within the village, although many of the remaining vacant parcels are an important component of the village's open space system.

Potential use of much of the vacant acreage in Fayetteville is restricted by the existence of flood hazard zones, regulated wetlands, and steep slopes. Vacant land which falls within the floodplain overlay on both sides of Limestone Creek includes approximately 17 parcels (3.68 acres). 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 underutilized parcels in Limestone Plaza: one parcel in between Decker's Wine & Spirits and Skaneateles Jewelry, and a parcel between Kyoko's Japanese and the Encore Thrift Shop 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 could be part of a 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 12.4 acre vacant parcel is located north of East Genesee Street on the east side of the village between Cashin Drive and Brookside Lane. This parcel is wooded and is bisected by Bishop Brook, which is in a narrow flood hazard zone. This area is located within a larger potential greenway corridor, as illustrated in the Future Land Use Map (see section 6). The Village of Fayetteville purchased this parcel of land in

2020 and there is an opportunity for this area to become an element of the village's passive recreation corridor.

Parcels where active uses only form part of the total acreage 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. In 2019, the implementation of a Hannaford supermarket was proposed after the village rejected a proposal for 200 apartments and retail space at 547 East Genesee Street. The property is in need of environmental remediation due to contamination caused by Accurate Die Casting.

This parcel abuts a 2.1-acre vacant, landlocked parcel and a 4.71-acre landlocked parcel (located behind the Circle K gas station).

There are some vacant parcels within the Town of Manlius adjacent to the village. A parcel that falls into this category, but includes partial active use is the Tracy Lumber property located adjacent to the Honda dealership and across the street from 547 East Genesee Street. This property is adjacent to an important gateway to the village so the future use of the land is important to consider; it has also been considered for village annexation. Future plans for this parcel should integrate with village land use patterns.

## RECREATION & OPEN SPACE

The village has numerous recreational and open space resources within its borders as well as adjacent areas. Major parks include Canal Landing Park, Golden Park, Duguid Park, Gramlich Bird Preserve, Huntington Beard Memorial Park, and Washington Park. These public green spaces add 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 park access at the northeast corner of the Brookside neighborhood.

## 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 0.5% of all land use within the village.

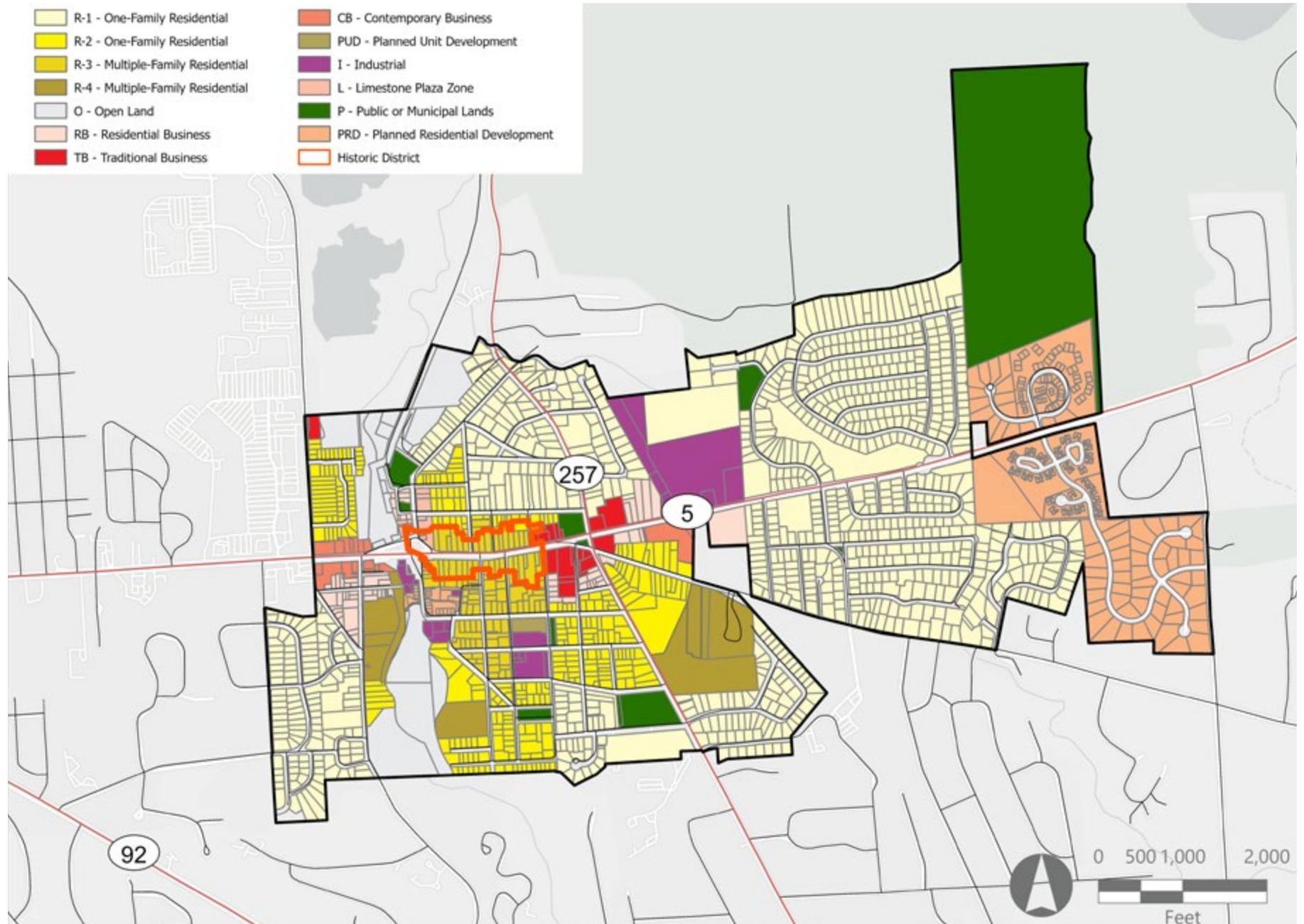
## EXISTING ZONING

The Village of Fayetteville regulates its land use through an existing zoning ordinance and zoning map. Components of the zoning ordinance include zoning and overlay districts, site plan review, subdivision provisions, business district guidelines, off-street parking regulation, and a sign ordinance. The predominant zoning classification in the village is residential. 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 detailed zoning information, refer to the village code, Chapter 187: Zoning.



*Fayetteville Senior Center*

### MAP 3: EXISTING ZONING







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## NATURAL RESOURCES

### NATURAL RESOURCES

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#### GEOLOGY

The bedrock within the village is composed primarily of sedimentary rock of the Ordovician Age. During this age, the village was covered several times by continental glaciers during the Wisconsin Glaciation approximately 10,000 years ago. The ground rock, called glacial till, from 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 the 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 of 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.

Although Fayetteville is a mature built-out community, soils information is relevant and useful for future planning purposes including new development, redevelopment, and 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.

#### 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 steepest change in local topography occurs in the northeast corner of the village, in Green Lakes State Park and west of the park along the northern village border.

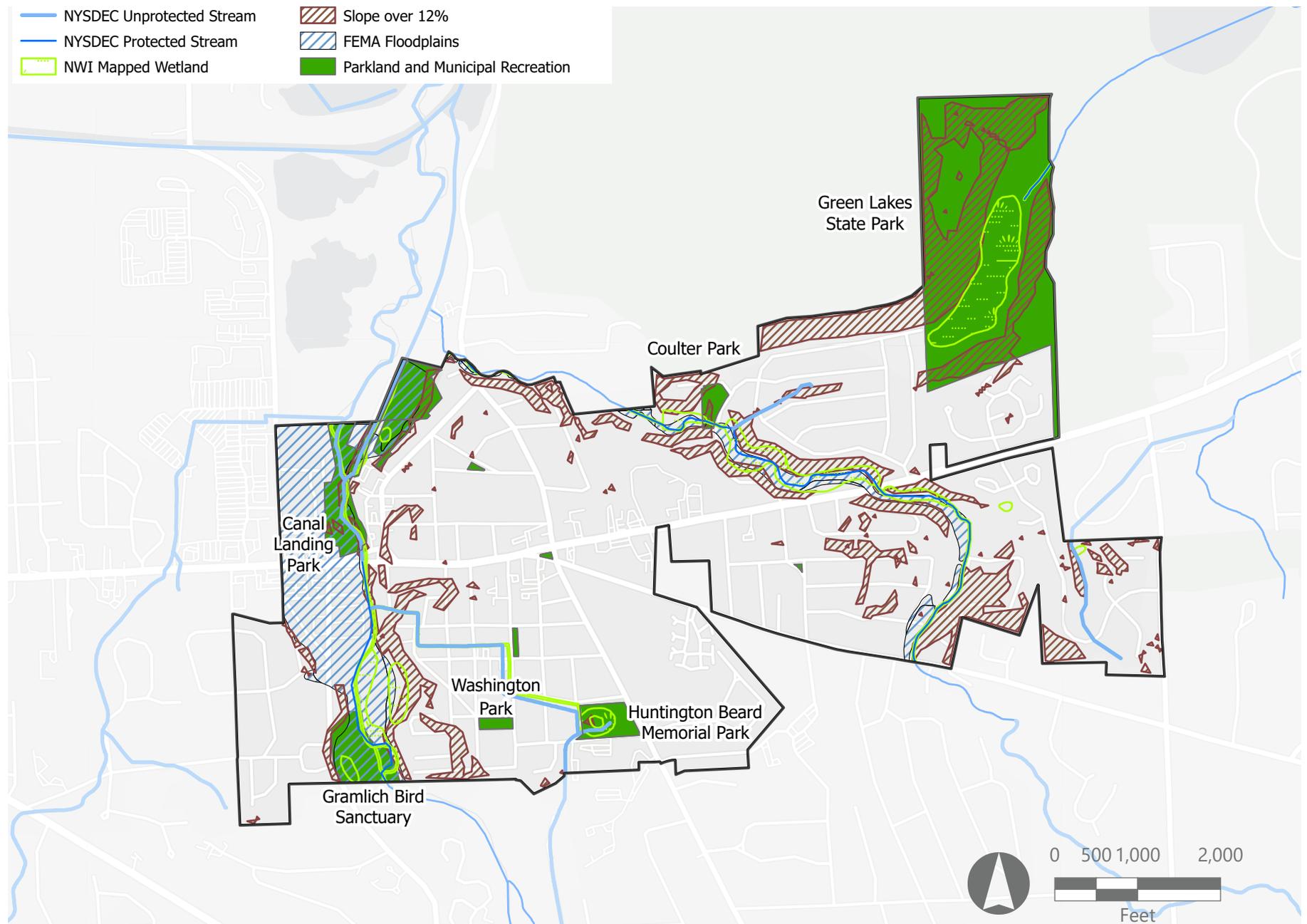
The village is set in the physiographic area known as the Eastern Ontario Hills, which is part of the larger Erie-Ontario Lowland region. This area includes an area of low hills composed of glacial drift. The topography of the village is relatively flat with a range of mostly 2% to 5%

slopes. Steeper slopes (8 to 20%) exist along sections of the Limestone Creek Corridor, Bishop Brook, and in the northeast corner of the village. The high point of the study area exists on the east side of the village and the elevation drops approximately 230 feet as one moves west toward Lake Ontario. See Map 4 for the location of slopes in the village greater than 12%.

#### SURFACE WATER RESOURCES

Portions of three NYSDEC 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 waterbody and is not protected by the State. Bishop Brook Creek is a 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. Additionally, an unnamed stream is present in the northeast corner of the village and flows from a wetland area to the National Natural Landmark, Round Lake, which is located outside of the village border within Green Lakes

# MAP 4: ENVIRONMENTAL CONSIDERATIONS



State Park. The unnamed stream is classified as AA, indicating the stream is appropriate to be used as a potable water supply.

### **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 42 inches and annual average snowfall is 105 inches.

### **LIMESTONE CREEK AND OTHER SURFACE WATERS**

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 Brook Creek, which flows south to north through the eastern half of the village. Another secondary surface water is Pools Brook, flowing west to east, which arises in springs in Fayetteville's Briar Brook subdivision. This subdivision includes approximately 14 acres of the Pools Brook watershed.

### **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 temporarily holding the water. They can also be habitats for various types of wildlife. There are two 100-year floodplains within the village as defined by the Federal Emergency

Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). A widespread floodplain follows the entire path of Limestone Creek from the southern border to the northern border of 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 Creek. See Map 4 for the location of the floodplains within the village.

### **WETLANDS**

State regulated wetlands are present in the southwestern portion of the village along Limestone Creek and in the northeastern portion of the village within Green Lakes State Park (Map 4).

## COMMUNITY CONCERNS

### **Emerald Ash Borer**

The village's tree resources (both public and private) continue to be impacted due to the spread of the Emerald Ash Borer. This invasive beetle has been threatening forestry resources across the northeastern United States. The damage to ash trees throughout the village has been widespread, and the challenge to village officials and the Department of Public Works will be to manage the infestation in a manner that mitigates further infestation to the greatest extent possible.

### **Deer and Tick Population**

Over the past 20 years, an overabundant white-tailed deer population has negatively impacted the village and its residents. Prompted by increased reports of Lyme disease from village residents and their pets, negative impacts to natural plant communities, frequent deer-vehicle collisions, and additional property damage, the village established a Deer Management Plan in 2016 to aid in the reduction of ticks.

### **Spotted Lanternfly**

Native to China and Southeastern Asia, the Spotted Lanternfly was first discovered in Pennsylvania in 2014 and has since been found in several states including New York. According to NYS Integrated Pest Management and Cornell Cooperative Extension, the greatest agricultural concern regarding this insect falls on grapes, hops, apples, blueberries, and stone fruits; presence of the spotted lanternfly has caused crop loss, exporting issues, and increased management costs. The spotted lanternfly was found in the Central New York region in August 2022.



*Intersection of NYS Route 5 and NYS Route 257 (November 2021).*

# 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. As shown in Table 3.6 there is one national register property and one historic district consisting of 44 properties located in the Village of Fayetteville. There is also one locally designated Historic Property. These resources are under the jurisdiction of the Historic Preservation Commission.

Other notable historic resources in Fayetteville include:

- + Fayetteville architecture and notable architects (i.e., Ward Wellington Ward and Charles Umbrecht)
- + Historic Cemeteries
- + Notable residents and their houses (i.e., Grover Cleveland, Matilda Gage, and Leopold Stickley)
- + Participation in historical movements and events (i.e., the Women’s Rights Movement, the Civil War, the Arts and Crafts Movement)
- + Industries (i.e., limestone and Stickley furniture)

- + Industrial remains (i.e., the Ledyard Canal and Bishop Brook sluice, the limekiln on the east side of the Limestone Feeder Canal, the pedestrian bridge at the junction of the Limestone Feeder Canal and the Old Erie Canal, the aqueduct to the change bridge, and the Fayetteville Free Library, which is the former Stickley factory)

## ARCHAEOLOGICAL RESOURCES

A small portion of the southwest corner of the village is overlaid by a 0.5 mile archaeologically sensitive area buffer. The archaeological area that the buffer surrounds is located outside of the village boundary. The part of the village that is overlapped by the buffer includes Valerie Drive, Valerie Circle, and parts of Audubon Road and Highbridge Street.

TABLE 3.6 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; also 108 and 109 (The Grover Cleveland House Academy Street)	29-Jul-82
2	90 NR02130	Snell, Levi, House	416 Brooklea Drive	20-Aug-87

Source: National Register of Historic Places accessed November 2021



From top right going clockwise: Kyoko Japanese Restaurant; Stickley Furniture Museum; Matilda Jocelyn Gage House.





## ECONOMICS

### RESIDENT EMPLOYMENT AND OCCUPATION

Figure 3.2 illustrates the employment available to residents in the Village of Fayetteville as compared to work available in Onondaga County (Figure 3.3). The village's top three employment sectors are Education/Health/Social Services at 60% of jobs (1,338 jobs), Arts/ Entertainment/ Recreation/ Accom. and Food Svc. at 9% (196 jobs), and Public Administration at 8% (173 jobs). Similar to the Village of Fayetteville, Onondaga County shares Education/Health/Social Services as the top sector for employment.

The village's top three employment sectors are Education/Health/Social Services at 38% of jobs (840 jobs), Professional/ Scientific/ Management/ Admin/ Waste mgmt. at 12% (262 jobs), and Real Estate and Rental and Leasing at 10% (218 jobs).

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. Approximately 56% of the village's employe residents held management or professional positions, the percentage of positions in this industry has seen little change since 2011 (54%). Positions in the sales, office, and administrative support represent approximately 18% of the labor force, which has seen a decrease since 2011 (29%). The third type are occupations within the service industry at approximately 14%, a slight increase from 2011 (10%).

FIGURE 3.2 OCCUPATIONS IN FAYETTEVILLE

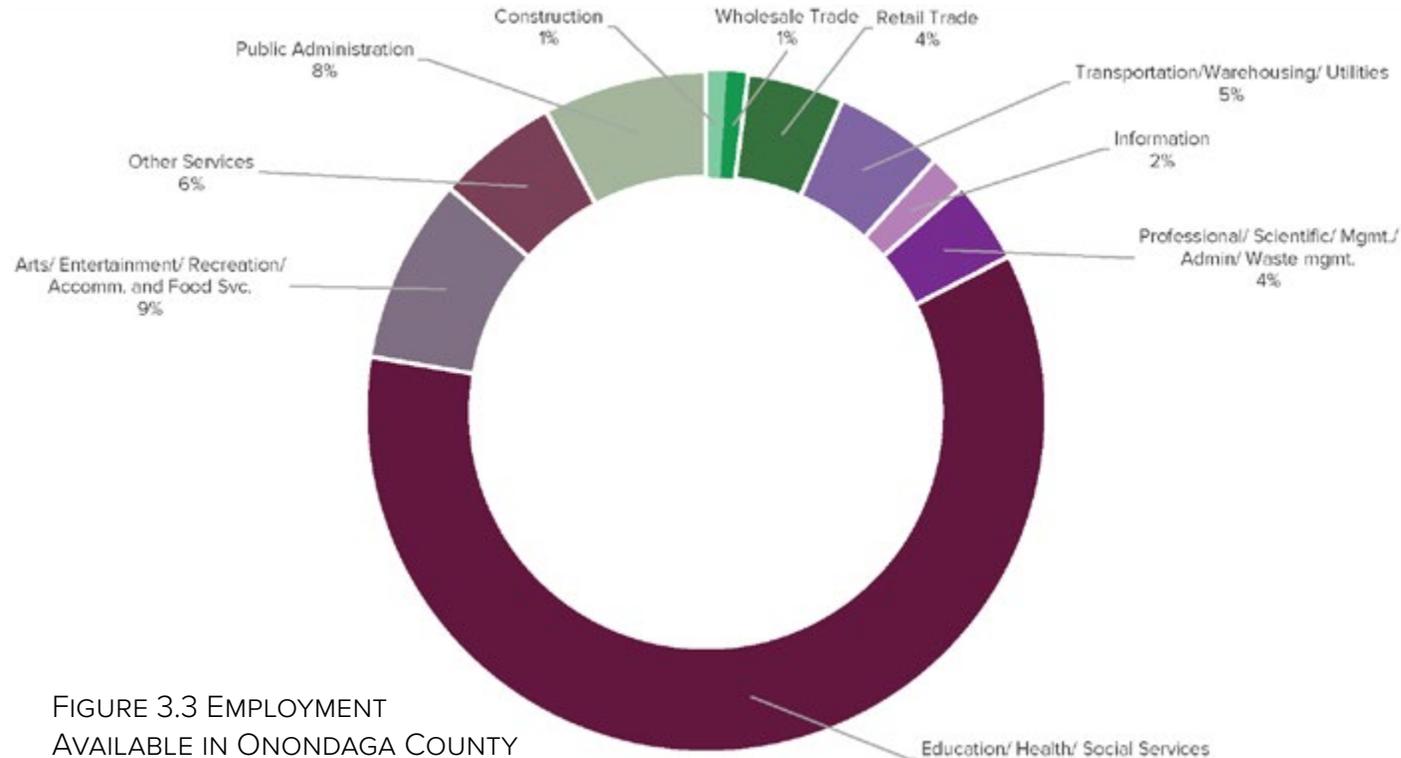
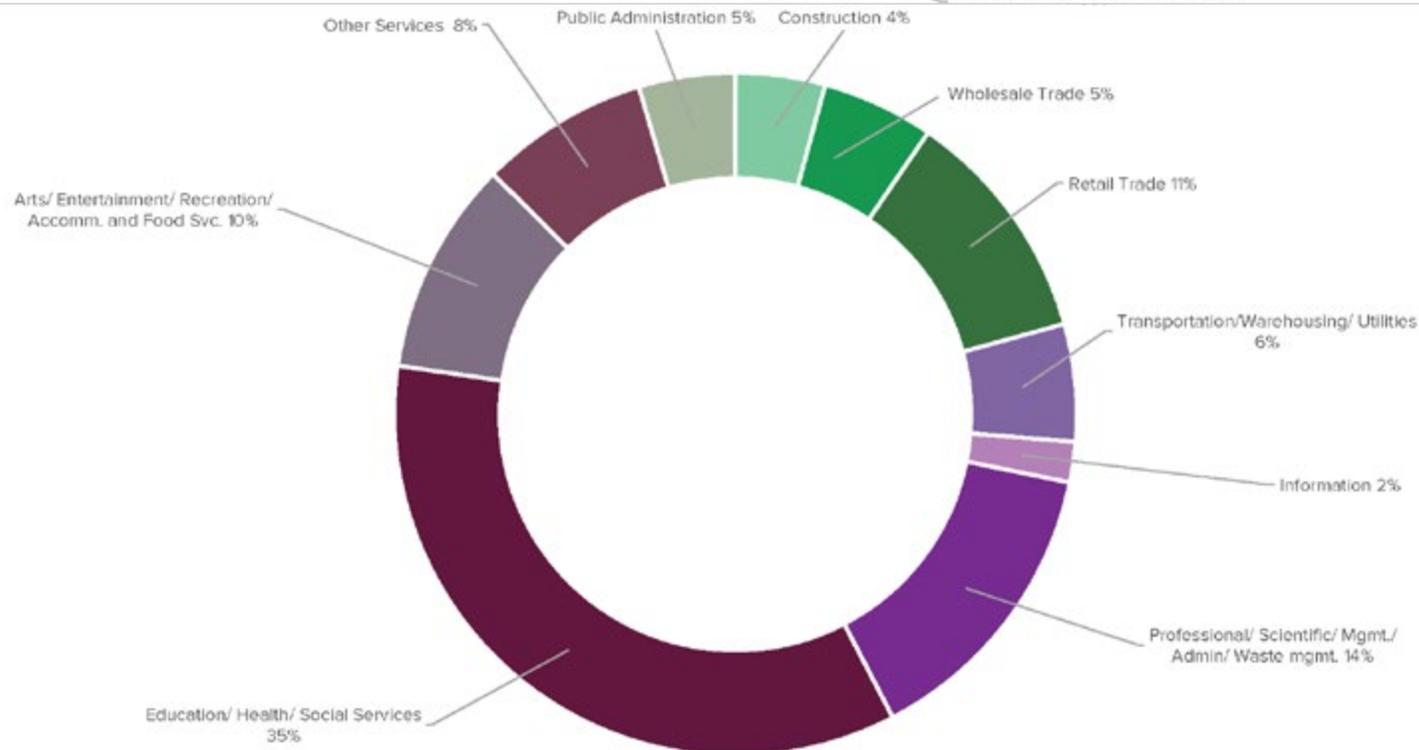


FIGURE 3.3 EMPLOYMENT AVAILABLE IN ONONDAGA COUNTY



In 2019, the unemployment percentage was 4% for the Village of Fayetteville while the town and county were at only 2% unemployed.

### COMMUTER PATTERNS

According to the 2019 American Community Survey (ACS), approximately 85% of Village of Fayetteville residents drive alone to work. This percentage is similar to the Town of Manlius (84%), slightly higher than Onondaga County (79%), and significantly higher than New York State (53%). The 2019 ACS indicates the mean travel time to work for commuters is 20.5 minutes. The mean commute time for residents in the Village of Fayetteville is in line with the commute time for residents in the Town of Manlius and Onondaga County, but lower than the mean for New York State.

### LOCAL BUSINESS AND EMPLOYMENT

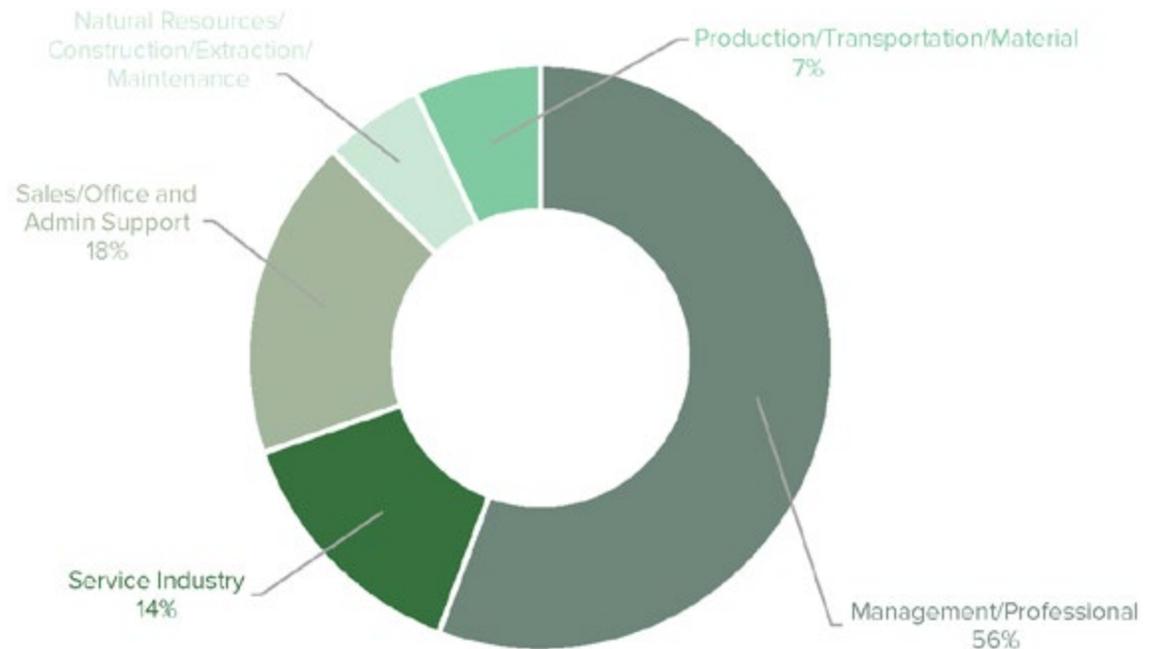
Village businesses represent a wide cross section of professional services, small size retail establishments, restaurants and small eateries, commercial specialties, and personal services. The village contains six churches representing several denominations and local institutional uses including the Manlius Town Hall, the Fayetteville Fire Department, Fayetteville Free Library and U.S. Post Offices.

TABLE 3.7 MEANS OF TRANSPORTATION TO WORK

Means of Transportation to Work	Village of Fayetteville		Onondaga County	
	Total	%	Total	%
Drove Alone-Car, Truck, or Van	1,818	84.6%	175,912	79.0%
Carpooled-Car, Truck, or Van	162	7.5%	17,521	7.9%
Public Transportation	0	0.0%	6,731	3.0%
Walked	32	1.5%	6,943	3.1%
Other Means	15	0.7%	4,881	2.2%
Worked at Home	123	5.7%	10,728	4.8%
Total	2,150	100.0%	222,716	100.0%

Source: US Census 2019 ACS 5 Year Estimates.

FIGURE 3.4 OCCUPATION FOR RESIDENTS OF FAYETTEVILLE 16 & OLDER







## 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 1844 housing units in 2019, which represents a decrease of 106 units from the previous decade. As illustrated in Table 3.8, according to the 2019 ACS, most of the housing in the Village of Fayetteville, Onondaga County, and NYS was developed before 1970 (73% for the village, 61% for the county, and 67% for NYS). Nearly a fifth of the Town of Manlius’s housing stock is from the 1970s (18%) resulting in a relatively

newer housing stock when compared to the surrounding areas. The median year of structures built within the village is 1955, as compared to 1961 for the County, and 1957 for NYS. The median year built in the Town of Manlius is 1971.

The village’s housing inventory is mostly comprised of single-family detached units (69% in 2019), followed by single-family attached units (11% in 2019) as shown in Table 3.9. The village housing stock is also comprised of multi-family units with 3 or 4 family units making up the largest percentage (9% of all housing units) of multi-family units.

The village is in line with the state for percentage of single family detached units (69.1% village, 69.5% state) but has a significantly smaller percentage than the town (88%) or county (91.0). Fayetteville has a significantly larger percentage of 3-4 family units (4.9%) compared to the town (0.7%), county (0.5%), and state (2.2%).

### OCCUPANCY

Table 3.10 provides an overview of resident occupancy in the village in 2000, 2010, and 2019. Approximately 94%, or 1,742 of the existing units identified in 2019 were occupied with and 102 units (6%) were identified as vacant. This percentage of occupied units reflects the long-term stability of the residential neighborhoods within the village.

TABLE 3.8 HOUSING UNITS BY YEAR STRUCTURE BUILT

Year	Village of Fayetteville		Town of Manlius		Onondaga County		New York State	
		%		%		%		%
Built 2014 or later	0.8%		1.2%		1.9%		2.2%	
2010 to 2013	0.5%		1.7%		1.6%		1.5%	
2000 to 2009	3.2%		6.4%		6.4%		6.0%	
1990 to 1999	6.5%		8.8%		6.7%		6.2%	
1980 to 1989	5.0%		14.7%		9.6%		7.4%	
1970 to 1979	10.5%		18.2%		12.6%		10.0%	
1960 to 1969	16.1%		14.7%		12.4%		12.7%	
1950 to 1959	15.7%		14.8%		16.9%		14.9%	
1940 to 1949	11.8%		5.2%		7.9%		7.9%	
Built 1939 or earlier	29.9%		14.2%		23.9%		31.1%	
Median Year Structure Built	1955		1971		1961		1957	

Source: U.S. Census 2019 ACS 5 Year Estimates

TABLE 3.9 VILLAGE OF FAYETTEVILLE HOUSING UNIT TYPE

Type of Unit	2019	
	#	%
1 Family, Detached	1,204	69.1%
1 Family, Attached	198	11.4%
2 Family	75	4.3%
3 or 4 Family	163	9.4%
5 to 9 Family	16	0.9%
10 or more	86	4.9%
Mobile Home or Other	0	0.0%
Total	1,742	100.0%

Source: U.S. Census 2019 ACS 5 Year Estimates

TABLE 3.10 HOUSING INVENTORY, 2000-2019

	2000		2010		2019	
	#	%	#	%	#	%
Total housing units	1,901	100.0%	2,034	100.0%	1,844	100.0%
Occupied housing units	1,830	96.3%	1,912	94.0%	1,742	94.5%
Owner-occupied housing units	1,359	71.5%	1,445	71.0%	1,362	73.9%
Renter-occupied housing units	471	24.8%	467	23.0%	380	20.6%
Vacant housing units	71	3.7%	122	6.0%	102	5.5%
For rent	20	1.1%	28	1.4%	52	51.0%
Rented or sold, not occupied	6	0.3%	7	0.3%	0	0.0%
For sale only	12	0.6%	31	1.5%	0	0.0%
For seasonal, recreational, or occasional use	22	1.2%	27	1.3%	8	7.8%
All other vacants	11	0.6%	29	1.4%	42	41.2%

Source: U.S. Census 2019 ACS 5 Year Estimates; Note: \* Not tracked for the 2008 plan

TENURE

In the Village of Fayetteville, 10.7% of individuals under an age of 35 years are homeowners as compared to 7.0% in 2016, according to the 2020 U.S. Census ACS 5-year estimates. There has also been an increase in the percentage of homeowners between ages 55 and 64, from 21.1% in 2016 to 29.9% in 2020. Thirty-five percent of homeowners in the village are over the age of 65. Over the last 5 years, older individuals have decided to stay in the area within their homes for greater periods of time; meanwhile, younger individuals are deciding to become homeowners. If this trend continues it will impact future land use, housing, business, and community services in the village.

TABLE 3.11 COMPARISON OF VALUE OF OWNER-OCCUPIED UNITS

	Village of Fayetteville	Town of Manlius	Onondaga County	New York State
Median House Value- 2000	\$107,100	\$111,551	\$85,437	\$148,740
Median House Value- 2011	\$166,500	\$172,800	\$128,600	\$301,000
Median House Value- 2019	\$181,000	\$196,800	\$151,100	\$338,700

Source: U.S. Census 2019 ACS 5 Year Estimates.

The table also indicates the number and percentage of owner-occupied units as compared to renter-occupied units. In 2019, the village’s housing inventory consisted primarily of owner-occupied housing units (1,362), or 74%, as opposed to rental units (380) or 21%.

Table 3.11 indicates that median house value for the village has substantially increased over the past two decades from \$107,100 in 2000 to

\$181,000 in 2019. The increase in median house value follows the trend of increasing median house value seen in the town, county, and state. Between 2016 and 2020, the sale prices of single-family homes in Onondaga County rose by 16%. This increase in housing sale prices has not been met with increased homebuilding; it is becoming more challenging for potential homebuyers to buy a new home in the county.

**TODAY'S SHIFTING DEMOGRAPHICS ARE CHANGING HOUSING NEEDS.**

Households in the U.S. have undergone dramatic change over the past 50 years. Household arrangements for people between the age of 23-38 are an important driver for trends in housing needs as they are typical first-time homebuyers. In 1968, these households were driven by decisions related to raising a family. Figure 3.6 demonstrates that in 1968,

nearly 70% of American households ages 23 to 38 consisted of parents with children. By 2019 less than 30% of these households were parents with children (Brookings 2020).

This change in households, from parents with children, to younger adults living with parents, other family members, or roommates is resulting in very different housing needs and preferences today.

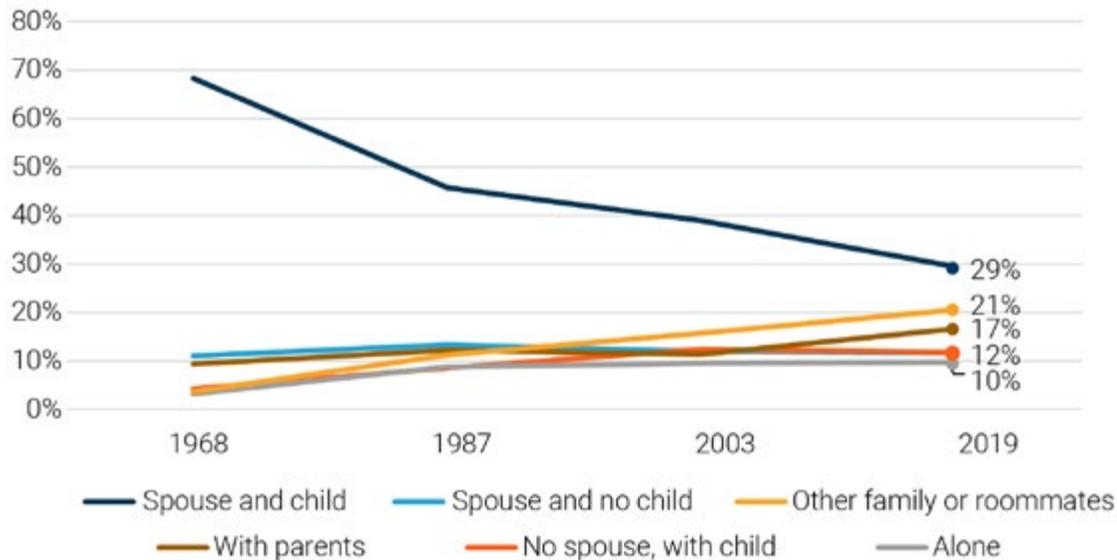
Other factors driving housing need are divorce, remarriage, more single-person households, and housing affordability. In the U.S., average household size has decreased by 25% since 1960, changing from an average of 3.38 to 2.59 persons per household.

Post World War II, demand for large neighborhoods of detached homes was driven by family formation and the resulting population boom (baby boomers). Today's shifting demographics are changing housing needs. These shifts are evident in decreasing demands for owner-occupied detached houses which are anticipated to continue to decline through 2030.

Today's housing needs are increasingly attached units on smaller-lots in more walkable neighborhoods. Nationally these shifts are causing developers to change focus and build more small-lot or attached units. In order to meet the needs of seniors, specific housing and support services are being incorporated into housing developments to meet their needs.

Across the U.S. the re-purposing of larger detached homes into apartments, care homes, mixed-use buildings, offices, and other uses are becoming increasingly more common.

FIGURE 3.6 CHANGING HOUSEHOLD CONFIGURATIONS IN THE U.S.



Source: Brookings analysis of ACS and Census data via IPUMS USA, University of Minnesota, [www.ipums.org](http://www.ipums.org).



# LAND-USE TOOLS FOR HOUSING AFFORDABILITY

There are a variety of land-use tools available for the village to address affordability concerns. Communities across the United States have begun to update their local land-use regulations to address affordability through the establishment of minimum percentage requirements for affordable units in new construction, shrinking minimum lot-size and minimum building-sizes, increasing minimum densities, and streamlining the development review process to reduce the up-front costs associated with development approvals for projects that meet established standards for affordability.

## ACCESSORY DWELLING UNITS (ADU)

Local communities (and some states) have updated their codes to allow for accessory dwelling units (ADUs) on property that had traditionally been zoned as single-family (see image to the right). In other instances communities have incorporated density bonuses into their zoning, where developers are allowed to build more units in exchange for incorporating an established percentage of affordable units.

## BENEFITS OF ADU'S

Accessory dwelling units are able to house people of all ages. As an individual's housing needs change over time, an ADU's use can be adapted for different household types, income levels, employment situations, and stages of life. ADUs offer young people entry-level housing choices, enable families to expand beyond their primary home, and provide empty nesters and others with the option of moving into a smaller space while renting out their larger house or letting an adult child and their family reside in it.

Many ADUs are age-friendly and can be created with "universal design" features, such as a zero-step entrance and doorways, hallways and bathrooms that are accessible for people with differences in mobility.

FIGURE 3.5 ACCESSORY DWELLING UNITS



Source: [www.roseman.law](http://www.roseman.law)





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## TRANSPORTATION

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, mixed use, 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 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, although there are alternative routes (i.e. NYS Route 290).

During the public planning process, commuter through-traffic was seen as a significant negative impact on Fayetteville's community character and quality of life. Residents repeatedly indicated a desire to re-prioritize the roadway network to favor pedestrian and bicycle safety and connectivity to support the sustainability of the business areas within the village.

In terms of non-motorized transportation modes, the implementation of devices, designs, and strategies compatible with the Complete Streets resolution will not only help the village to maintain its character and promote multimodal transit, but also to accommodate an aging population (see Appendix 1). As evidenced by the streetscape improvements included within the Limestone Plaza Save the Rain project, the capital improvements involved with Complete Streets implementation are likely to be constructed in tandem with other concurrent infrastructural investments.

Continued progress toward the further facilitation of a pedestrian-friendly environment within the village will also require more than just specific transportation infrastructure initiatives. It will also require a coordinated effort involving municipal land use policies, such that land uses, building forms and placement, lot sizes and other regulated characteristics of the built environment all contribute to the walkable character of the village.

## LEVEL OF SERVICE CLASSIFICATIONS

Post World War II, transportation planners in the U.S. began utilizing "level of service" (LOS) to determine how well a roadway functioned. LOS assesses the relationship between traffic speed, volume, and density; placing a priority on how well vehicles flow through a space. In LOS, roadways are provided a letter grade (A through F) based on their performance. Grades relate to how "easy" the commute through that space would feel for a driver. Unfortunately, LOS grading places the movement of vehicles above other community development factors such as pedestrian, bicycle, and transit mobility. In addition, morning and evening peak use determine LOS which means that roadways designed to accommodate these conditions are underutilized for the remainder of the day.

NYS Route 5 through the center of Fayetteville has been designed utilizing LOS as a guide to facilitate the movement of commuter traffic through the village. The downside of this is that while peak commuter through-traffic may be accommodated, it is extremely challenging for pedestrians and bicyclists to navigate safely through the center of the village; especially crossing NYS Route 5 north-south.

## ROAD MAINTENANCE

The Public Works Department maintains and repairs all of the village streets. There are 26 center lane miles of village streets.

## 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. A large public parking lot is located in the rear of Village Hall and is frequently full during business hours. On-street public parking opportunities in the village are limited, but could be expanded along NYS Route 5.

## BICYCLE AND PEDESTRIAN FACILITIES

Sidewalks are found primarily in the oldest sections of Fayetteville. There are roughly 17 miles of sidewalk in the village. 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. Since 2014, the village has constructed additional sidewalks to connect some newly developed areas to the rest of the village. These areas include NYS Route 5 from Southfield Street to Briar Brook Subdivision, Brooklea Drive at Center Street to NYS Route 257 North,

Sheffield Lane, Salt Springs Street from the Orchard condominium development to Redfield Avenue, and Penwood Lane to Barker Avenue.

## **REGIONAL BICYCLE AND PEDESTRIAN FACILITY PLANNING**

In 2005, the SMTC completed a comprehensive Bicycle and Pedestrian Plan. The Bicycle and Pedestrian Plan was 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 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

In 2013, the SMTC completed a Bicycle Commuter Corridor Study. This study aimed to capture the demographic group of “experienced-confident riders”; experienced-confident riders are defined by the American Association of State Highway and Transportation Officials (AASHTO) as cyclists who are comfortable riding with vehicles on streets, may ride at speeds up to 25 mph on level grades and up to 45 mph on steep descents, and may cycle distances of 5 miles or longer.

The purpose of this study was to develop a seamless, multi-jurisdictional bike corridor network that links residential areas with employment centers through a cooperative and coordinated effort among multiple road owners. In selecting corridors, the following criteria were established:

- + Prioritize corridors based on safety (i.e., fewer accidents, less traffic, lower speeds, etc.)

- + Adding 10 minutes to a commute was considered reasonable if the detour is a more comfortable riding alternative
- + Use Shared-Use Paths whenever possible to reduce conflict points, maintain high average cycling speeds, and encourage ridership
- + Prioritize corridors that connect to existing trails and schools
- + Prioritize flat corridors
- + Prioritize corridors that are easily maintained so that they are free from debris and snow.

The study identified several corridors within the village including along NYS Route 257, where a shared lane would connect the villages of Fayetteville, Manlius, and Minoa.

As illustrated on page 100, starting where NYS Route 257 meets Elm Street, a bike boulevard was suggested, extending west along Elm Street until reaching Mill Street. At the intersection of Mill Street and Elm Street, a shared lane would extend south along Mill Street until reaching the intersection with Clinton Street. Then, another bike boulevard would extend east along Clinton Street until reaching the intersection of Clinton Street and NYS Route 257. At this intersection, a suggested bike lane would extend south along NYS Route 257 through the remainder of the Village of Fayetteville boundary. At the eastern edge of the Village of Fayetteville boundary, a suggested bike lane would extend south along

Burdick Street until reaching the intersection with NYS Route 5. This intersection was also identified as a “challenging intersection”.

### COMPLETE STREETS

In November 2012, the village adopted a Complete Streets resolution to help guide all future transportation-related decisions. The resolution clearly defines its Complete Streets policy as a decision-making framework aimed at implementing “streets that are designed to be safe, convenient, and comfortable for all users, including pedestrians, bicyclists, motor vehicle drivers, public transportation riders and drivers, and people of all ages and abilities, including children, youth, families, older adults, and individuals with disabilities.” The Complete Streets resolution sets forth a framework for the design and construction of high-quality transportation amenities within the village, and aligns village policy with the New York State Highway Law 331, which requires recipients of federal and state funding to consider access and mobility issues relative to all facility users of all ages.

In support of its vision statement and goals identified in the 2008 Comprehensive Plan, and with the assistance of funding through the Safe Routes to School program, the village has seen new sidewalks installed throughout the entire municipality. The coordinated efforts of the local Department of Public Works, and the Onondaga County and New York State Departments of Transportation, have made such changes possible, and are a testament to the village’s commitment to maintaining its

character as a walkable area for residents of all ages. In addition to these sidewalks, the DPW has installed a number of countdown timers, improved crosswalks, and traffic calming measures at a number of locations. While these projects have made some improvements, it is still difficult to cross NYS Route 5 through the center of the village.

The village has explored opportunities to continue pedestrian connections into the Town of Manlius including along Salt Springs Road and Fayetteville-Manlius Road (NYS Route 257), and will continue to identify and explore alternatives for developing these connections in the future.

### 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; paratransit services; Onondaga Senior Call-A-Ride Program; Centro Parking; ITC, Inc.; and COORTRANS.

### **REGIONAL TRANSPORTATION CENTER**

The regional transportation center is called William F. Walsh Regional Transportation Center and located at 1 Walsh Circle in the City of Syracuse. The tenants in the regional transportation center are Amtrak, Centro, MegaBus, Greyhound, and Trailways. In Fayetteville, Birnie Bus Company provides service to and from the east and Utica. The

## WHAT ARE COMPLETE STREETS?

According to Smart Growth America, Complete Streets is an approach to planning, designing and building streets that enables safe access for all users, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities. This approach also emphasizes the needs of those who have experienced systemic underinvestment, or those whose needs have not been met through a traditional transportation approach, such as older adults, people living with disabilities, people who don't have access to vehicles, and Black, Native, and Hispanic or Latino/a/x communities.

Incomplete streets are the result of a process that fails to consider the needs of all people and outdated measures of what makes a street successful. The end product is a street that spans a spectrum from uncomfortable to downright deadly for those not using a car.

While Complete Streets are a process and approach to street design, there is no singular design prescription for Complete Streets. Each one is unique and responds to its community context. A complete street may include: sidewalks, bike lanes (or wide paved shoulders), special bus lanes, comfortable and accessible public transportation stops, frequent and safe crosswalks, median islands, accessible pedestrian signals, curb extensions, narrower travel lanes, roundabouts, and more.

The context and needs of users are different in rural, suburban, and urban communities, and streets will look different as a result, even when using a Complete Streets approach.



transportation center serves approximately 153,000 people annually and is open 24 hours a day, 7 days a week.

### **REGIONAL BUS SERVICE**

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.

### **RAIL SERVICE**

Rail Service in the Fayetteville area is available at the William F. Walsh Regional Transportation Center through Amtrak.

### **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.

### **UNIFIED PLANNING WORK PROGRAM**

The Unified Planning Work Program (UPWP), documents transportation plans and reflects the 2050 Long-Range Transportation Plan (LRTP)

# SYRACUSE METROPOLITAN TRANSPORTATION COUNCIL



The Syracuse Metropolitan Transportation Council (SMTC) is the state-designated Metropolitan Planning Organization (MPO) for the Syracuse Metropolitan Planning Area (MPA). An MPO is required

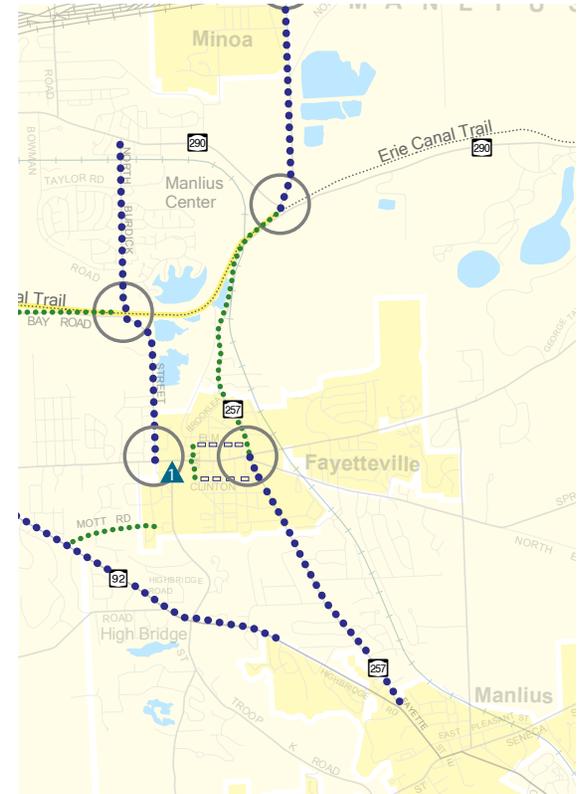
by the Federal Highway Administration and is responsible for transportation planning and programming. The MPO is responsible for the Unified Planning Work Program (UPWP), the Long-Range Transportation Plan (LRTP), and the Transportation Improvement Program (TIP) for its designated metropolitan planning 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 and public participation is encouraged.

Source: CityHealth.org

MAP 6: BICYCLE COMMUTER CORRIDORS IN FAYETTEVILLE



- Suggested Bike Lane Accompanied by "Bike Lane" Signs
- Shared Lane Markings (Sharrows) Accompanied by "Share the Road" Signs
- Bike Boulevard
- — — — — Cycle Track
- — — — — Existing Trails, Shared-Use Paths, Bike Lanes/Sharrows, and NYSDOT Bike routes 5 & 11
- — — — — Bike Corridor to be Constructed/Currently Under Construction 2013
- — — — — Use Existing Trails/Bikeway
- — — — — ECT Route\*
- — — — — ECT Route, Option A\*
- — — — — ECT Route, Option B\*
- — — — — Railroad
- Challenging Intersection/Bridge (over- or underpass)/Railroad Track Crossing\*\*
- City of Syracuse
- Town
- Village
- Water Features
- ▲ Cyclists should dismount and walk their bikes along sidewalk following Limestone Plaza and Genesee Street

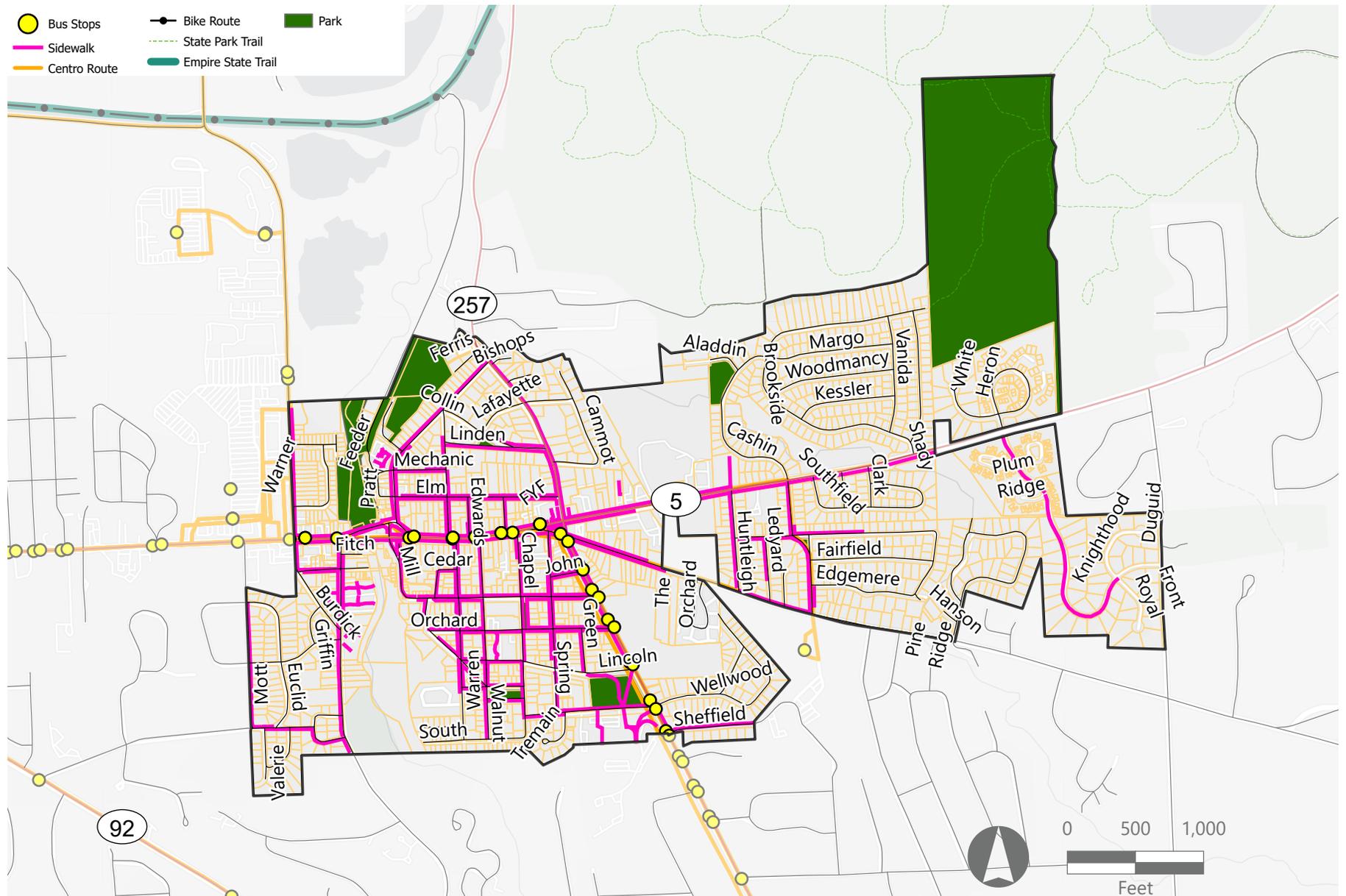
Source: Syracuse Metropolitan Transportation Council (Bicycle Commuter Corridor Study).

updated in 2020 and amended in 2022. Several studies have been completed through the UPWP focusing on the village including NYS Route 257 Pedestrian Accommodation Feasibility Study. The purpose of this feasibility study 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.

The Fayetteville Route 5 Transportation and Land Use Analysis Assistance examined various concepts for the buildout of NYS Route 5 within

the village. The task sought to find a solution to mitigate morning and evening rush hour traffic while maintaining the historical character of the village. The analysis presented in the study indicates that NYS Route 5 serves many purposes, as a commuter route, commercial corridor, and "main street". Traffic volumes were indicated as likely to remain relatively high because of the many destinations along NYS Route 5.

MAP 5: BIKE/PEDESTRIAN/PUBLIC TRANSPORTATION







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## COMMUNITY RESOURCES

This section includes an overview of the village’s municipal services and infrastructure. The term “Community Resources” also pertains to quality of life for residents. This includes aspects such as public libraries, schools, and parks among others.

### INFRASTRUCTURE AND UTILITIES

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 within the Village of Fayetteville. OCWA provides drinking water to 340,000 residents in five counties: Onondaga, Oswego, Madison, Oneida, and Cayuga.

In 2018, OCWA supplied roughly 37.59 million gallons per day to its residential and commercial customers. In 2021, OCWA had significantly higher customer accounts per employee, lower debt per customer, and lower monthly water charges as a percent of median household income.

### SEWER, WASTEWATER, STORMWATER

The village is responsible for the maintenance and repair of its sanitary sewer system. 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 of Fayetteville is a member of the CNY Stormwater Coalition and is designated as an MS4 community. The Municipal Separate Storm Sewer System (MS4) General Permit requires regulated municipal MS4s (those with a minimum population density of 1000 people per square mile and are located in urban areas as defined by the U.S. Census Bureau) to develop and fully implement a stormwater management program.

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.

Since the adoption of the 2008 Comprehensive Plan, several important changes have taken place with regard to the regulation of stormwater and wastewater management. These changes have occurred, and continue to occur, at multiple levels of government, from federal down to local. The cumulative impact of multiple changes to

this regulatory context will shape development opportunities within the village for many years to come.

The primary changes in the regulation of stormwater management stem from the Amended Consent Judgment (ACJ) reached between Onondaga County, New York State, and the Atlantic States Legal Foundation. In 2008, County Executive Joanne Mahoney ordered a review of scheduled stormwater infrastructure projects within the county for the purpose of examining the potential for “green” infrastructure to improve local water quality, particularly that of Onondaga Lake (where the county’s treated effluent is disposed). In 2009, a subsequent revision to the ACJ allowed Onondaga County to develop and implement more sustainable strategies focused on distributed, on-site stormwater capture, and infiltration. This revision led directly to the creation of the Onondaga County “Save the Rain” program, which combined traditional stormwater management practices (e.g., sewer separation, storage facilities) with green infrastructure (e.g., rain gardens, permeable pavement, green roofs) to reduce the amount of stormwater treated by the Metropolitan Syracuse Wastewater Treatment Plant (Metro). In particular, these new strategies were aimed at reducing the number of combined sewer overflows (CSOs) that occur within the county, as these events are a primary contributor to pollution in Onondaga Lake.



In the years since 2009, the Save the Rain program has led to the design and installation of many innovative and cost-effective solutions for stormwater management. Most of the effort since the program's inception has been aimed at projects within the City of Syracuse; however, in 2012 Onondaga County launched the Suburban Green Infrastructure Program (SGIP), which directed Save the Rain funding resources out into surrounding communities. Two projects within the Village of Fayetteville received funding through this initiative, most notably the Lower Village Streetscape project in Limestone Plaza. This project included several green infrastructural elements, such as permeable pavement, rain gardens, tree plantings, and rain barrels. In total \$360,000 in SGIP funding was designed to capture 2,788,200 gallons of stormwater per year.

In addition to regulatory and funding updates relative to the ACJ, the county also faces new restrictions regarding the operation of their Meadowbrook treatment plant. In 2010, the New York State Department of Environmental Conservation required Onondaga County to implement flow limits within the Meadowbrook service area, which includes all of the Village of Fayetteville. These restrictions require any new development with sanitary sewer connections to offset 100% of their flow contributions into the plant. These offsets can be achieved by a number of means, but primarily through repairs to sewer infrastructure to reduce the amount of groundwater that infiltrates existing sanitary sewer lines.

### **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.

### **SOLID WASTE**

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

### **COMMUNICATION SYSTEMS**

The village has telephone, cellular and cable communication services through a variety of service providers located in the Central New York region. In 2020, the Verizon network activated 5G service in some parts of the City of Syracuse, making it the first city in upstate New York with ultra-fast wireless speed. The top four wireless broadband providers in Fayetteville are Spectrum, Verizon, HughesNet, and Viasat.

### **FIRE PROTECTION, EMS**

The Fayetteville Fire Department provides fire protection services to the village from a single station located at 425 East Genesee Street. The Department consists of a staff of 18 full-time employees and part-time employees and over 100 volunteer members. It 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 within the Village of Fayetteville, the department assists neighboring fire departments with personnel and equipment when requested.

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

Under a Joint Municipal Agreement formed between the Village of Manlius, Village of Fayetteville, 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 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.



2017 Party in the Plaza

## QUALITY OF LIFE

### PARKS AND RECREATION

The Village of Fayetteville has many recreational resources within its boundaries. The Recreation Department is located in 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 Canal Landing, Fietta, and Duguid Parks. The Village also has numerous smaller open space areas scattered throughout its residential neighborhoods. These small open spaces include some unique triangular areas where local streets converge. Although private, the Fayetteville Cemetery provides village residents with approximately 20 acres of green open space; and visitors use the cemetery as a park daily. These park-like settings provide a character to these residential neighborhoods that is unique to Fayetteville.

In 2018, a Parks Master Plan Update was created to continue to maintain and enhance Fayetteville's recreational amenities. In response to a strong public desire for additional park land, recreational facilities, and open space, the village identified the need to create greater non-vehicular connectivity between existing parks and various parts of the village. This goal continues with this comprehensive plan update. Map 7 shows the existing parks in and surrounding the village from the master plan.

### 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, provision of 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.

### SCHOOLS

The Fayetteville-Manlius (FM) Central School District (CSD) was established in 1951 when several small school districts united with the villages of Manlius and Fayetteville elementary grade and high schools. The district serves over 4,200 students enrolled in three elementary schools, two middle schools, and one high school and is nationally recognized in academics, athletics, and the arts. FM High School is located at 8201 East Seneca Turnpike in the Town of Manlius. Wellwood Middle School is located at 700 South Manlius Street in the village. The Wellwood Middle School shares its campus with Fayetteville Elementary School located at 704 South Manlius Street. Approximately 671 students are enrolled at Wellwood Middle School. Approximately 492

students are enrolled at Fayetteville Elementary School. FM Central School District enrollment has decreased over the last 15-20 years.

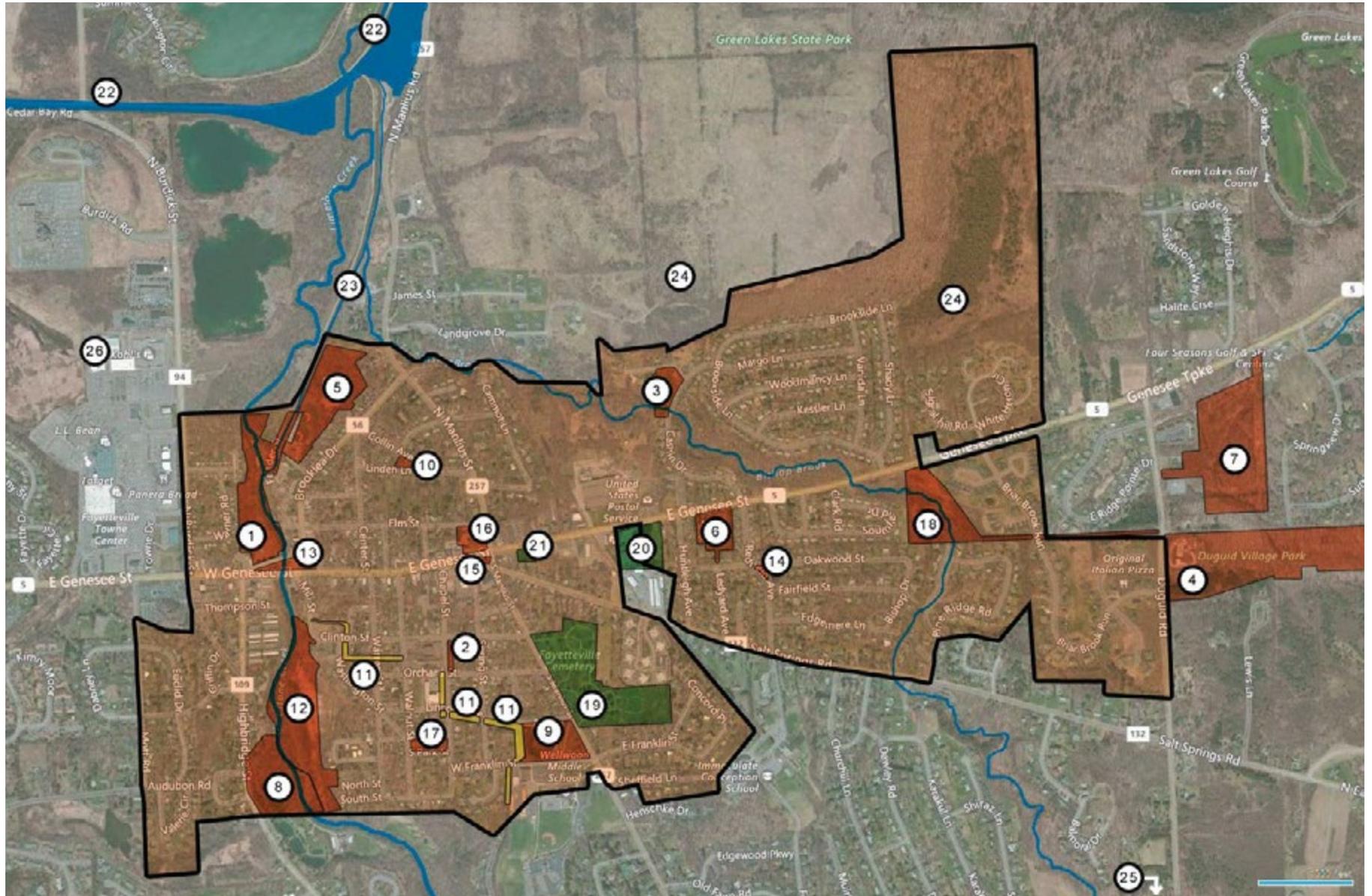
The FM CSD 2020-2021 comprehensive report card shows that there were 341 students in the twelfth grade. Of those 341 students, 96% graduated and 95% of the graduates received a Regents diploma.

TABLE 3.12 12TH GRADE GRADUATES FROM 2019-2020

Graduate Status	Fayetteville-Manlius	
	Number	%
Total K-12 Enrollment	4203	--
12th Grade Students	363	--
Number of Graduates	349	96.0%
Graduates with Advanced Regents	272	78.0%
Graduates With Regents	60	17.0%

Source: U.S. Census 2019 ACS 5 Year Estimates

# MAP 7: LOCATIONS OF EXISTING PARKS



**LEGEND**

- Village of Fayetteville Boundary
- Village of Fayetteville Parks
- Village of Fayetteville Cemeterie
- River, Creek, Brook, Canal

- |                                |                                  |                             |                                   |                           |
|--------------------------------|----------------------------------|-----------------------------|-----------------------------------|---------------------------|
| 1 Canal Landing Park           | 5 Fayetteville Senior Center     | 11 Ledyard Canal Greenway   | 19 Village Hall & Cleveland Park  | 21 Pioneer Cemetery       |
| 2 Grover Cleveland Honors Park | 6 Golden Park                    | 12 Limestone Creek Greenway | 17 Washington Park                | 22 Erie Canal State Park  |
| 3 Coulter Park                 | 7 Gramlich Bird Preserve         | 13 Limestone Plaza          | 18 Briar Brook Park               | 23 Feeder Canal Trail     |
| 4 Duguid Park                  | 8 Huntington Beard Memorial Park | 14 Redfield Avenue Triangle | 19 Fayetteville Cemetery          | 24 Green Lakes State Park |
| 5 Fietta Park/Baseball Field   | 9 LaFayette Park                 | 15 Veterans Park            | 20 Immaculate Conception Cemetery | 25 Manlius Springs        |
|                                |                                  |                             |                                   | 26 YMCA                   |

Source: Village of Fayetteville Parks Master Plan Update (2018).



# 4 Vision



Village of  
Fayetteville  
—●—  
Comprehensive  
Plan

## OUR VISION:

**The Village of Fayetteville is committed to fostering community relationships, embracing a diverse and multi-generational society, protecting our natural resources, enhancing mobility and connectivity, and celebrating our local and regional heritage. We support growth and economic development that aligns with the historic character of the village, enhances sustainability and resiliency, and promotes a strong sense of place for all who live, work, and recreate here.**

The community vision that guides the Village of Fayetteville Comprehensive Plan was developed by reflecting on the vision statement that was presented in the 2008 Comprehensive Plan. Through the community-wide survey and public workshops, participants were asked to review aspects of the 2008 vision statement and supporting planning goals to determine if they were applicable to the current community outlook. The results indicated that the 2008 vision statement needed to be updated to adequately represent residents' vision for the future. The vision statement to the left is the result of this process.

Achieving this vision requires the development of overall planning goals and strategies that in turn can be transformed into tangible tasks to be undertaken by our public officials and by the community at large. Achieving the vision will require partnerships between the public and private sector and between the village, the state, county, and other local levels of government. Moving from a general vision statement to increasingly detailed goals, strategies, and actions is a traditional community planning approach. Therefore, it is important to keep the vision statement in mind as the starting point from which following chapters of this plan are based.

## PLANNING GOALS

**Preserve and enhance the Village of Fayetteville's existing small village character while maintaining a mix of recreational, residential, cultural, and business uses.**

**Preserve, protect, enhance, and celebrate the natural and cultural resources that contribute to the village's unique character and perform important environmental functions for the community.**

**Protect and enhance the small village character of Fayetteville by maintaining and enhancing safety, efficiency, and amenities for pedestrian, bicycle, and vehicular mobility.**

**Preserve and enhance the village's existing residential neighborhoods and provide a variety of quality housing opportunities.**

**Maintain and enhance community facilities and services to meet the needs of current and future residents.**

**Build stronger, more resilient village infrastructure that incorporates sustainable design practices and reduces the impacts of climate change.**

**Promote economic and business development that is compatible with the character of the village.**



FRED AST  
HARDWARE STORE

NO PARKING  
EXCEPT FOR  
EMERGENCY  
VEHICLES



# 5 Goals & Strategies



Village of  
Fayetteville

Comprehensive  
Plan

A circular logo with a dark blue background and a white border. The text "Village of Fayetteville" is at the top, "Comprehensive Plan" is at the bottom, and a decorative graphic is in the center.

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## OVERVIEW

To fulfill the community's vision, it is important to articulate specific goals and strategies that will guide future decision-making by the village and its citizens. The goals provide a general statement of intent of community values and desires. The strategies specify in general terms the ways by which the goals can be achieved. These strategies, many of which reflect suggestions made by residents and other stakeholders during the planning process, provide guidance for the recommendations outlined in the Future Land Use Plan and Implementation plan.



*Community Workshop #1*



# Land Use and Development

## Goal:

PRESERVE AND ENHANCE THE VILLAGE OF FAYETTEVILLE'S EXISTING SMALL VILLAGE CHARACTER WHILE MAINTAINING A MIX OF RECREATIONAL, RESIDENTIAL, CULTURAL, AND BUSINESS USES.

## STRATEGIES:

---

- + Encourage compact building forms that are designed to reflect the scale and historic character of the village, infill redevelopment of vacant and underutilized properties, adaptive re-use of existing buildings, and preservation of historically significant buildings.
- + Update and strengthen the village's development regulations, Commercial Design Guidelines (2006), and development review process to be consistent with the goals and strategies outlined in the Comprehensive Plan. Consider incorporating Design Standards into the Fayetteville Zoning Code.
- + Ensure that future redevelopment is compatible with the form, size, and scale of the traditional village character to minimize impacts on neighborhoods, streetscapes, and quality of life.
- + Encourage vibrant mixed-use development in appropriate areas as identified in the Future Land Use Map.
- + Incorporate design guidelines that encourage pedestrian and bicyclist friendly design into commercial developments.
- + Revise the Village Zoning Code to reflect new and emerging uses, such as co-working space, live/work, short-term rentals, and accessory dwelling units.
- + Encourage property owners to maintain and improve their building facades, signage, and landscaping.
- + Seek grant funds and develop public-private partnerships to support the health of existing commercial and residential neighborhoods.
- + Promote enforcement of and compliance with building codes in the village.
- + Invest in aesthetic improvements to public spaces to improve neighborhood character, enhance property values, and encourage private investment.
- + Inform all potential developers and business owners that the Village Commercial Design Guidelines will be used as a tool to guide the design of new construction and alterations of existing buildings.
- + Maintain an identifiable and unique branding that embraces the village's culture, character, and history, and enhances community identity.
- + Use the Future Land Use Map (FLUM) outlined in Part VI of this plan to guide the general location of residential, commercial, mixed-use, and public amenities within the Village of Fayetteville over the next 10-15 years.



Memory Garden

# Natural and Cultural Resources

## Goal:

PRESERVE, PROTECT, ENHANCE, AND CELEBRATE THE NATURAL AND CULTURAL RESOURCES THAT CONTRIBUTE TO THE VILLAGE'S UNIQUE CHARACTER AND PERFORM IMPORTANT ENVIRONMENTAL FUNCTIONS FOR THE COMMUNITY.

### STRATEGIES:

---

- + Maintain, enhance, preserve, and manage the village's natural resources including trees, parks, and waterways.
- + Continue to inform residents and visitors of the village's history and culture through various communication channels (i.e., interpretative signage, social media, celebrations and festivals, village newsletter, etc.)
- + Support collaborative working relationships between the Historic Preservation Commission, the village, and other organizations who are active in preserving the village's historic resources.
- + Support opportunities to enhance the interpretation of Fayetteville's history, including the Erie Canal.
- + Recognize and honor Haudenosaunee history in public spaces throughout the village.
- + Improve public access to and wayfinding for Limestone Creek, connecting waterways, and other open space resources for activities such as fishing, canoeing, kayaking, and hiking along the Creek's edge.
- + Work with the community, and adjacent municipalities, to identify opportunities for improving trail circulation, to connect to existing, and/or develop new recreational trails.
- + Work with local outdoor hiking, cycling, and nature organizations to improve village parks and trails as well as host recreational activities and events.
- + Identify opportunities for improving access to parkland through the purchase of vacant land and/or establishing access easements to improve connectivity with residential neighborhoods (e.g. Old Powder Mill Road to access Briar Brook Park, Aladdin Drive to access Green Lakes, Connection between Duguid and Golden Park).
- + In partnership with the Village Tree Commission, identify funding opportunities to develop a Tree Inventory and Management Plan to determine the type and health of public street and park trees.
- + Expand and explore a variety of recreation events and programs to offer residents.
- + Research and keep current on funding opportunities for park improvement and maintenance efforts.
- + Regularly reevaluate and update the Village Park Master Plan (uses, assessments, needs) and coordinate with future Comprehensive Plan updates.



*Enjoying Limestone Creek*

# Transportation

## Goal:

PROTECT AND ENHANCE THE SMALL VILLAGE CHARACTER OF FAYETTEVILLE BY MAINTAINING AND ENHANCING SAFETY, EFFICIENCY, AND AMENITIES FOR PEDESTRIAN, BICYCLE, AND VEHICULAR MOBILITY.

### STRATEGIES:

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- + Coordinate local transportation improvements with state and regional transportation agencies including the New York State Department of Transportation (NYSDOT), and Syracuse Metropolitan Transportation Council (SMTC) to support multi-modal connectivity, provide for pedestrian and bicycle safety, and improve transit facilities within the village.
- + Provide options for taking left-turns from NYS Route 5 that do not interfere with traffic.
- + Prioritize pedestrian circulation over vehicular circulation within the village core to improve pedestrian safety, reduce vehicular speeds, and improve pedestrian the safety of pedestrian crossings, and strengthen connection to village business districts.
- + Implement the village Complete Streets policy to encourage improvements (e.g., traffic calming, bike lands, bump-outs, etc.) that support multi-modal mobility (e.g., bicycles, pedestrians, transit), improve safety for all users, and strengthen connectivity between destinations.
- + Implement traffic calming techniques on neighborhood streets to slow vehicular traffic and discourage through traffic.
- + Work with local property owners, businesses, and the NYSDOT to coordinate access management efforts, consolidate driveways, remove unnecessary curb cuts, and establish additional on-street parking areas along East Genesee Street in the village.
- + Support bicycling initiatives by providing safe options for bicyclists of all levels and incorporating bicycle infrastructure (e.g., bike lanes, bicycle parking near local businesses) to improve bicycle connectivity between village neighborhoods and local businesses, cater to bicycle tourism, and promote the use of bicycle transportation.
- + Ensure that internal circulation, including parking, pedestrian-vehicular intersections, and drive-through access prioritizes pedestrian safety, character, and conformance with the existing village character.
- + Provide shared areas for community parking to support local business districts while respecting community character and accounting for pedestrian needs.
- + Ensure all sidewalks and street crossings are accessible to all ages and abilities, and in compliance with the American Disability Act (ADA).
- + Improve village pedestrian facilities and linkages by coordinating with town officials to provide pedestrian connections between the town and village.
- + Support strict enforcement of vehicular speed limits.



*Route 5 overpass on the west side of the village*

# Housing and Neighborhoods

## Goal:

PRESERVE AND ENHANCE THE VILLAGE'S EXISTING RESIDENTIAL NEIGHBORHOODS AND PROVIDE A VARIETY OF QUALITY HOUSING OPPORTUNITIES.

## STRATEGIES:

---

- + Review the village zoning code to identify barriers to and develop recommendations for diversifying housing types for different age groups, household sizes, and income levels.
- + Develop partnerships, programs, and incentives that provide opportunities for affordable homeownership for low- and moderate-income households.
- + Encourage development of accessible and conveniently located affordable housing in proximity to daily services, institutional uses (library, banks, grocery), public transit, and neighborhoods.
- + Work with the Town of Manlius to ensure that future development adjacent to the village boundary is compatible with village land use and serves the needs and desires of village residents.
- + Review, and update as necessary, village laws regarding home based businesses in response to changing technologies and business practices related to signage, parking, and other user-related details that impact neighborhood and community character.
- + Prepare a housing pattern-book to support the development of housing styles that are compatible with the historic character of the village and that are visually distinct from typical suburban models (i.e., garage dominated facades, multiple peaked roofs, etc.).
- + Encourage the use of high-quality materials, energy-efficiency, renewable technologies, and native landscapes in the design and construction of new and existing neighborhoods to enhance desirability.
- + Promote effective enforcement of village codes to maintain well-kept residential neighborhoods.
- + Improve and maintain village infrastructure.
- + Establish regulations for short term rentals that support neighborhood health.
- + Re-evaluate the limits of the Genesee Street-Hill-Limestone Plaza Historic District in the context of the recommendations outlined in the Reconnaissance level Historic Resources Survey to determine opportunities for district expansion, and the creation of additional historic districts or building designations.



*Residential neighborhood in the village*

# Community Resources

## Goal:

MAINTAIN AND ENHANCE COMMUNITY FACILITIES AND SERVICES TO MEET THE NEEDS OF CURRENT AND FUTURE RESIDENTS.

### STRATEGIES:

---

- + Provide and support quality police, fire protection, emergency services, and the Department of Public Works.
- + Support the Tree Commission and Parks Commission in their efforts to enhance greenspace and beautify the village.
- + Maintain effective communication between village government and residents/business owners through a variety of communication channels including the village website and social media (i.e., newsletters, podcasts, newspaper, community meetings).
- + Strengthen the community's calendar of events.
- + Encourage and support recreational and community programs for all age groups through the Fayetteville Free Library, Fayetteville Senior Center, community parks, and local organizations.
- + Encourage civic engagement and participation in municipal boards, committees, and subcommittees to promote diverse and varied views by embracing volunteers in order to build stronger community relationships while providing essential services to the village.
- + Enhance the appearance, functionality, and safety of village-owned recreational properties.
- + Establish an ongoing system to identify and prioritize infrastructure and service needs.
- + Advocate for continued private investment in competitive telecommunications infrastructure to benefit all village businesses and residents.
- + Incorporate a high level of architectural and site design into public facilities such as village buildings and parks because they are important to civic life and to the visual identity of the community.
- + Maximize use of Federal and State programs and grants to supplement funding from local sources for recreational, cultural, and educational facilities and activities.
- + Continue to coordinate service delivery with neighboring and overlapping jurisdictions, while retaining or introducing services under local control.
- + Promote an open and transparent planning process that encourages all members of the community to participate including residents, neighborhood groups and organizations, professional associations, businesses, and property owners. Notify residents and organizations that may be affected by local decision-making in a timely manner so that they may have an opportunity to participate in the process.



*A holiday gathering at the fire station*

# Climate Change, Adaptation, and Sustainability

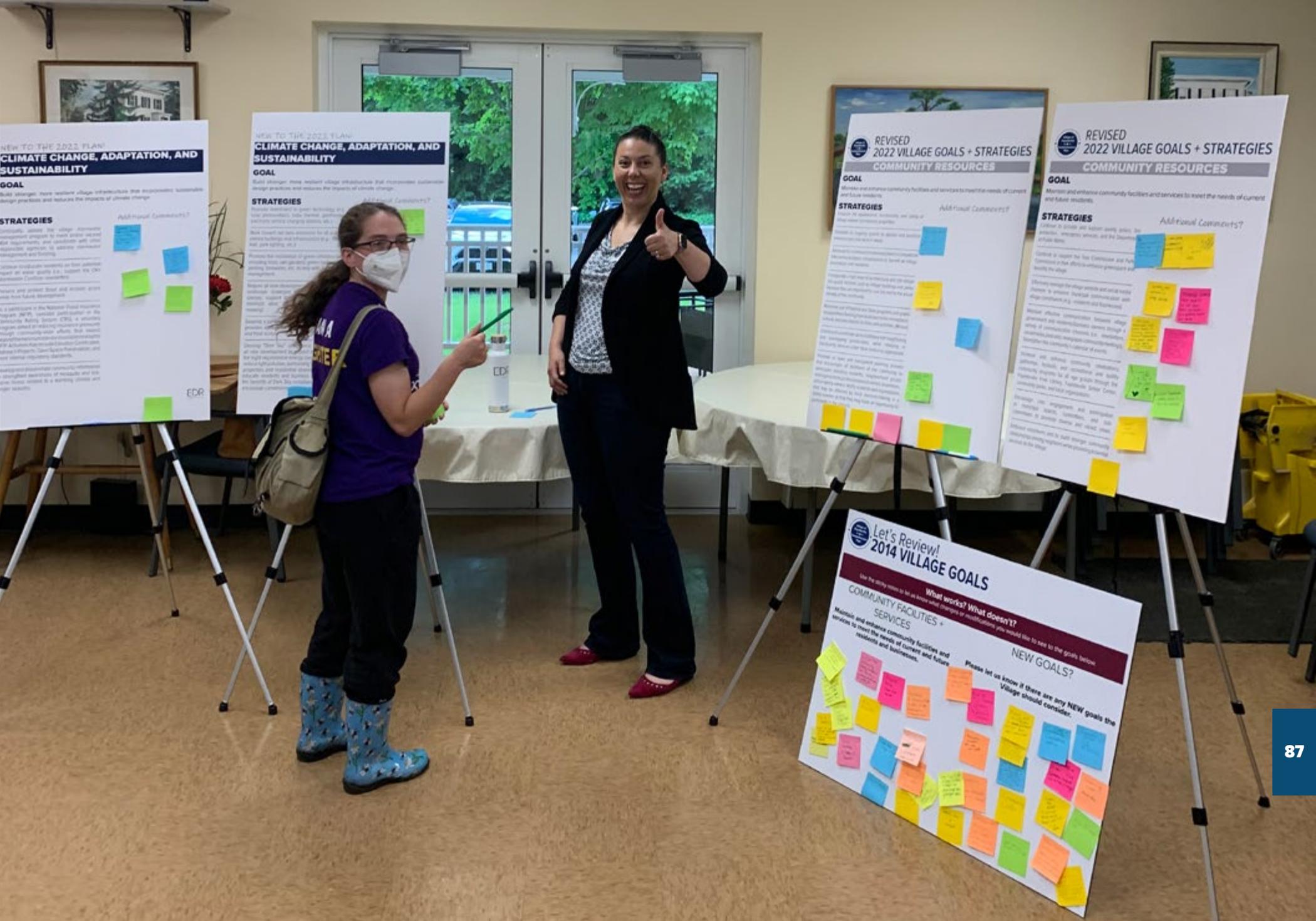
## Goal:

BUILD STRONGER, MORE RESILIENT VILLAGE INFRASTRUCTURE THAT INCORPORATES SUSTAINABLE DESIGN PRACTICES AND REDUCES THE IMPACTS OF CLIMATE CHANGE.

### STRATEGIES:

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- + As a Climate Smart Community, continually update the Village of Fayetteville Climate Action Plan to promote current and future climate mitigation and adaptation strategies.
- + Continually update the village stormwater management program to meet and/or exceed Municipal Separate Storm Sewer System (MS4) requirements, and coordinate with other responsible agencies to address stormwater flooding.
- + Provide ongoing education for residents on their potential impact on water quality (i.e., support the CNY Stormwater Coalition newsletter).
- + Protect flood and erosion prone areas from future development.
- + As a participant in the National Flood Insurance Program (NFIP), consider participation in the Community Rating System (CRS), a voluntary program aimed at reducing insurance premiums through community-wide efforts that extend beyond the minimum standards established by the NFIP. Activities may include Elevation Certificates, Outreach Projects, Open Space Preservation, and more intense regulatory standards.
- + Promote investment in green technology (e.g., solar photovoltaics, solar thermal, geothermal, electronic vehicle charging stations, etc.)
- + Work toward net zero emissions for all publicly owned buildings and infrastructure (e.g., Village Hall, park lighting, etc.)
- + Promote the installation of green infrastructure, including rain gardens, green roofs, green parking, bioswales, etc. to help with stormwater management.
- + Review and amend the village code as needed to require existing and new developments to include landscape strategies that emphasize biodiversity, support the local ecology, and that minimize labor intensive maintenance (i.e., mowing).
- + Develop a community composting program that provides options for composting of yard waste and food scraps.
- + Develop and disseminate community information to strengthen awareness of mosquito and tick-borne illness related to a warming climate and longer seasons.
- + Develop “Dark Sky” compliance standards for all new development to protect the integrity of the night sky, minimize energy consumption, and reduce light pollution, particularly for commercial properties and residential streets. Provide education for residents and business owners about the benefits of Dark Sky compliant lighting and encourage conversations to support this effort.



Community Workshop #2 providing feedback

# Local Economy

## Goal:

PROMOTE ECONOMIC AND BUSINESS DEVELOPMENT THAT IS COMPATIBLE WITH THE CHARACTER OF THE VILLAGE.

### STRATEGIES:

---

- + Facilitate and support the success of local businesses.
- + Support village appropriate business uses to ensure a stable tax base and provide quality employment opportunities for residents.
- + Periodically review and update the Commercial Design Guidelines to enhance the aesthetic appeal of village businesses including screening, planting, lighting, paving, and architectural design.
- + Identify opportunities to increase access to childcare in and/or near the village.
- + Encourage small businesses that aide in enhancing the community character of the village (e.g., ice cream shop, diner, etc.)
- + Support the establishment of a co-working space within the village.



*Limestone Plaza*





# 6 Future Land Use Plan



Village of  
Fayetteville  
— ● —  
Comprehensive  
Plan

# WHAT A FUTURE LAND USE PLAN IS....

- + A graphic illustration intended to further Fayetteville's vision and goals
- + Generalized expectations for what types of land uses are appropriate throughout the village
- + A guide for development or redevelopment locations for residential, civic, commercial, open space, and other uses
- + A decision-making tool

# ... AND WHAT IT IS NOT

- + A regulatory document
- + A parcel-by-parcel analysis of land uses
- + A set of rules or provisions the community must follow

---

## INTRODUCTION

A Future Land Use Plan serves as the fundamental building block for a community. It is an illustration of the village's collective vision reflective of the diverse and complex needs of its residents. Fayetteville's appeal is in its historic character, diverse residential and commercial districts, and access to natural areas such as Limestone Creek, Bishop Brook, Ledyard Canal, the historic Erie Canal, and Green Lake State Park. These areas offer residents and visitors the opportunity to directly interact with their surroundings whether it be through walking, biking, or hiking through public parks, trails, and pathways. Part of the village's charm is its pedestrian scale that harkens back to the 1800's when the Erie Canal was in full swing, while being just minutes from the urban center of Syracuse. The combination of history and natural beauty is what Fayetteville residents have come to value. The continued preservation of the village's historical assets as well as the conservation of its natural areas will be critical in balancing future growth and development with maintenance of the village's character and charm.

At the western edge of the village, the Limestone Business District primarily contains vehicular oriented uses and does not cater well to pedestrians. The village seeks to encourage the transformation of this area. As the village is mostly built-out, the areas with potential for redevelopment are in the existing commercial districts. These areas traditionally experienced mixed-use development patterns and the village seeks to reinforce and support its historic mixed-use areas.

Achieving this vision, to an extent, is dependent upon the regulatory framework for how land is used and developed in the village. The Future Land Use Plan provides the foundation for determining the types of uses and locations necessary to shape the desired land use pattern that will result in meaningful spaces. The Future Land Use Plan is not a regulatory document; rather, it translates the policies outlined in Sections 1-5 of this plan into an illustrative vision intended to guide future decision-making, particularly capital improvements and maintenance planning, infrastructure planning, and Zoning and Subdivision Ordinance updates which provide the regulatory mechanism for plan implementation.

The Future Land Use Plan was prepared based on input from the community as well as analysis of existing infrastructure and other community data. It further depicts what Fayetteville envisions as the best opportunities to guide long-term land use decisions, understanding that it may take beyond the life of this plan for conditions as represented on the future land use map to occur. The Fayetteville community will need to continually reevaluate the Future Land Use Plan to ensure the vision established herein accurately reflects current conditions.

# Future Land Use

## Goal:

MAINTAIN THE CHARACTER OF THE VILLAGE'S HISTORIC DISTRICT AND RESIDENTIAL NEIGHBORHOODS WHILE ACCOMMODATING MIXED-USE DEVELOPMENT AND REGIONAL SERVICES IN THE VILLAGE'S COMMERCIAL AREAS.

## STRATEGIES:

---

- + Review and revise the Zoning and Subdivision Ordinance, Zoning Map, and general regulations to ensure they are consistent and in support of the Future Land Use Plan and Comprehensive Plan (i.e., see actions outlined in Section 5 that relate to review of existing regulations).
- + Update and revise the Future Land Use Map, as needed, to ensure development is consistent with the community vision and allows for a balanced mix of Place Types that address current and future needs of the village.
- + Refer to the Future Land Use Plan and Map to guide the development review process.
- + Amend the Comprehensive Plan to provide additional site or parcel-based recommendations, as appropriate.
- + Develop small area plans, as needed, to guide future site-specific designs.

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## FUTURE LAND USE MAP

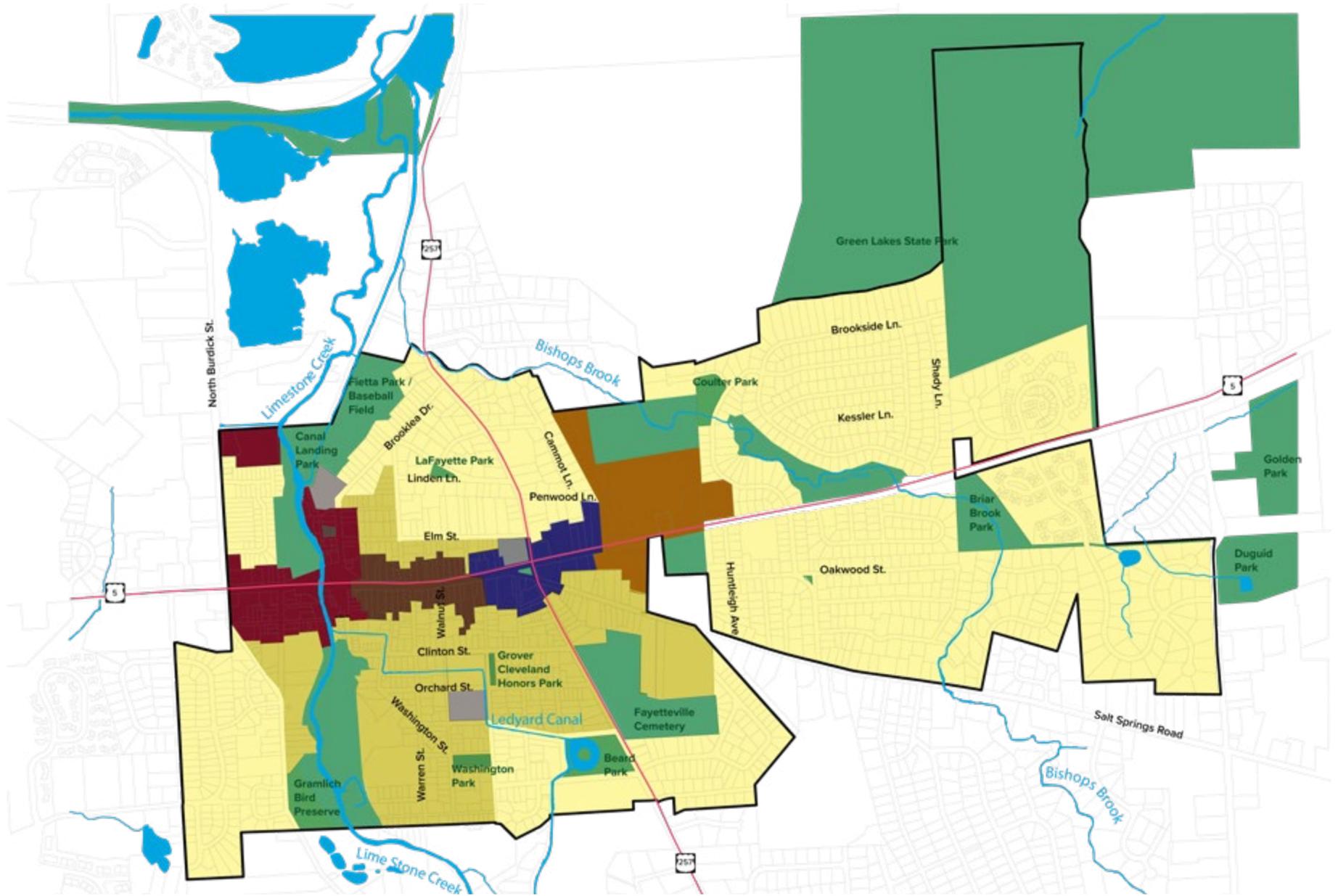
The Future Land Use Map (FLUM) is an essential piece of the Future Land Use Plan. The FLUM focuses on how the Comprehensive Plan envisions development over the next 10-20 years, as opposed to conditions as they exist today. Unlike a Zoning Map which designates zoning districts for every parcel within the village's jurisdiction, the FLUM illustrates a variety of land uses organized by **Place Type** (i.e., category) - locations within the village that are intended to share similar physical characteristics and communicate the type of development envisioned to complement and support each other.

The FLUM utilizes eight **Place Types** that reflect the uses that are desired:

-  Limestone Business District
-  Residential Neighborhood
-  Village Residential
-  Village Center
-  Upper Business District
-  Historic District
-  Municipal Services
-  Parkland and Open Space

Each **Place Type** is outlined on the following pages along with a description of the intent, types of uses, appropriate density, and characteristics of future development. A series of supporting photographs and/or diagrams further illustrate typical patterns for each Place Type.

FUTURE LAND USE MAP





## LIMESTONE BUSINESS DISTRICT

### INTENT

The Limestone Business District Place Type, identified as maroon on the FLUM, applies to locations within the western half of the village, primarily along NYS Route 5 and Brooklea Drive where new, mixed-use development is strongly encouraged. A complementary mix of commercial and residential uses should be encouraged that reflects the scale and architectural character of the Limestone Plaza Historic District.

### CHARACTERISTICS

The Limestone Business District Place Type is intended to accommodate a range of uses and building types based on permitted uses and desired design characteristics. The design characteristics reflect pedestrian use over vehicular use. The general guidance provided in the Comprehensive Plan is the foundation for design recommendations in the Limestone Business District Place Type areas.

In general, the Limestone Business District areas are considered activity centers that should retain strong ties to the existing street network, including NYS Route 5 and Brooklea Drive. A successful district will support multimodal transportation through a safe and well-developed sidewalk and pedestrian network, bicycle infrastructure, and public transportation opportunities inclusive of complete streetscapes. New uses should be integrated as either vertical mixed use (uses in the same building) or horizontal (single-use buildings connected) and utilize minimal or zero-lot line setbacks following the precedent of the Limestone Plaza Historic District. Building height and placement should be carefully considered, with an emphasis on designing towards the street, parking at the rear of the building, and building heights of four stories or less.

### USES

- + Neighborhood Commercial / Retail
- + Multi-story Mixed-Use (i.e., residential and commercial)
- + Office / Co-working Space
- + Makerspace
- + Public / Civic Uses
- + Hotel





# RESIDENTIAL NEIGHBORHOOD

## INTENT

The Residential Neighborhood Place Type, identified as butter yellow on the FLUM, are areas of single-family attached and detached residential dwellings.

## CHARACTERISTICS

The Residential Neighborhood Place Type promotes a mix of predominantly residential uses reflective of changing demographics, affordability, proximity to services and village centers, and the digital economy. In addition to supporting traditional single-family attached and detached dwellings, these areas can include new forms of housing, such as patio homes (one-floor living), shared living (small, individual units with shared common spaces), Accessory Dwelling Units (ADUs), and townhouses. A mix of housing types will help to meet the changing needs across the Fayetteville community.

Residential uses should reflect the surrounding scenic and open space resources that Fayetteville residents strongly value. Any new housing developments should be required to “cluster” parcels on smaller lots to reduce the visual, environmental, and infrastructure costs for the community. Large, stand-alone, non-residential uses are discouraged in Residential Neighborhood areas.

## USES

- + Single-Family Detached and Attached Dwellings
- + Townhouses
- + Patio homes
- + Accessory Dwelling Units (as a secondary use)
- + Home occupations





## VILLAGE RESIDENTIAL

### INTENT

The Village Residential Place Type, identified as mustard yellow on the FLUM, are areas of single-family attached and detached residential dwellings, two-family dwellings, and multi-family dwellings.

### CHARACTERISTICS

The Village Residential Place Type promotes a mix of predominantly residential uses reflective of changing demographics, affordability, proximity to services and village centers, and the digital economy. In addition to supporting traditional single-family attached and detached dwellings, two-family dwellings, and multi-family dwellings, these areas can include new forms of housing, such as patio homes (one-floor living), shared living (small, individual units with shared common spaces), ADUs, and townhouses. A mix of housing types will help to meet the changing needs across the Fayetteville community. Multi-family dwellings should reflect traditional village character with parking areas located to the rear.

Residential uses should reflect the surrounding scenic and open space resources that Fayetteville residents strongly value. Any new housing developments should be required to “cluster” parcels on smaller lots to reduce the visual, environmental, and infrastructure costs for the community. Large, stand-alone, non-residential uses are discouraged in Village Residential areas. These areas will have building heights of three stories or less.

### USES

- + Single-Family Detached and Attached Dwellings
- + Two-Family Dwellings
- + Multi-Family Dwellings
- + Townhouses
- + Patio homes
- + Accessory Dwelling Units (as a secondary use)
- + Home occupations
- + Bed and Breakfast



ACCESSORY DWELLING UNIT



PATIO HOMES



SINGLE-FAMILY DETACHED



MULTI-FAMILY



TWO-FAMILY DWELLING



TOWNHOUSES



## VILLAGE CENTER

### INTENT

The Village Center Place Type, identified as navy on the FLUM, applies to locations along NYS Route 5, surrounding the intersection with NYS Route 257, where new, mixed-use development is strongly encouraged. A complementary mix of commercial and residential uses should be encouraged in this area to strengthen the existing character, walkability, and vibrancy of the Village Center.

### CHARACTERISTICS

The Village Center Place Type is designed to accommodate a range of uses and building types based on permitted uses and desired design characteristics. The design characteristics reflect pedestrian use over vehicular use. The general guidance provided in the Comprehensive Plan is the foundation for design recommendations in the Village Center Place Type areas.

In general, the Village Center areas are considered activity centers that should retain strong ties to the existing street network, including NYS Routes 5 and 257, and Salt Springs Road. A successful district will support multimodal transportation through a safe and well-developed sidewalk and pedestrian network, bicycle infrastructure, and public transportation opportunities inclusive of complete streetscapes. New uses should be integrated as either vertical mixed use (uses in the same building) or horizontal (single-use buildings connected). Building height and placement should be carefully considered, with an emphasis on designing towards the street, parking at the rear of the building, and building heights three stories or less, and designs should be compatible in scale with the adjacent Historic District.

### USES

- + Neighborhood Commercial / Retail
- + Multi-story Mixed-Use (i.e., residential and commercial)
- + Office / Co-working Space
- + Makerspace
- + Hotel





## UPPER BUSINESS DISTRICT

### INTENT

The Upper Business District Place Type, identified as light brown on the FLUM, is focused along NYS Route 5. Uses in this Place Type include a mix of commercial, civic, and public. A segment of Bishop Brook is also included in this district. Residential uses are not recommended in the Upper Business District area to allow for flexibility in uses that may not be complimentary to residential.

### CHARACTERISTICS

The Upper Business District Place Type can accommodate a variety of building sizes and footprints from small commercial retail establishments to multi-story public/civic, office/co-working, and/or makerspace buildings. Developments within this Place Type should have building footprints of 20,000 sq. ft or less; however, the variability of uses may call for larger or smaller parcels. These uses are intended to service the overall community and are readily accessible to adjacent communities such as Manlius and Chittenango, although they are generally separated from established neighborhoods and residential areas. For sites located within this Place Type, buildings should be oriented towards NYS Route 5 with parking to the side or in the rear of the building. As spacing permits, shared parking is encouraged to reduce impervious surface.

### USES

- + Neighborhood Commercial / Retail
- + Office / Co-working Space
- + Makerspace
- + Public / Civic Uses





## HISTORIC DISTRICT

### INTENT

The Historic District Place Type, identified as dark brown on the FLUM, is focused along NYS Route 5 and consists of locally significant residences, built primarily in the mid-1800s. This Place Type intends to protect the historic character of the Village Historic District while allowing for a mix of uses that complement and uphold that character.

### CHARACTERISTICS

The Historic District Place Type is designed to preserve and enhance the historic character of the village while also allowing for aligned residential and commercial uses. The surrounding area is predominantly residential. Important natural resources such as Limestone Creek and Ledyard Canal are also adjacent to the Historic District and play an important role in the historic character of Fayetteville.

### USES

- + Single-Family Detached and Attached Dwellings
- + Townhouses
- + Multi-Family Dwellings up to three units
- + Public / Civic Uses
- + Accessory Dwelling Units (as a secondary use)
- + Bed and Breakfast





## MUNICIPAL SERVICES

### INTENT

The Municipal Services Place Type, identified as gray on the FLUM, include lands owned by a public entity. Municipal service land uses include Manlius Town Hall, Fayetteville Free Library, and the Stickley Museum. Collectively, these land uses are centers of employment and provide important services and quality of life to all members of the community.

### CHARACTERISTICS

This Place Type includes varying types of municipal uses and facilities associated with those uses. It is not anticipated that the areas identified on the FLUM will change ownership over the life of this plan. New development or the expansion or modifications to existing uses should complement surrounding neighborhoods and properties in both scale and architectural design. In residential areas, screening, landscaping, and appropriate lighting should be considered to minimize the impact on neighboring properties.







## PARKLAND AND OPEN SPACE

### INTENT

The Parkland and Open Space Place Type, identified as green on the FLUM, represents parks, the Gramlich Bird Sanctuary, and open space. As shown in Map 4: Environmental Considerations, there are existing FEMA floodplains within this Place Type. The Parkland and Open Space Place Type is intended to protect the existing natural resources within open space areas in the village while also maintaining the valued park system.

### CHARACTERISTICS

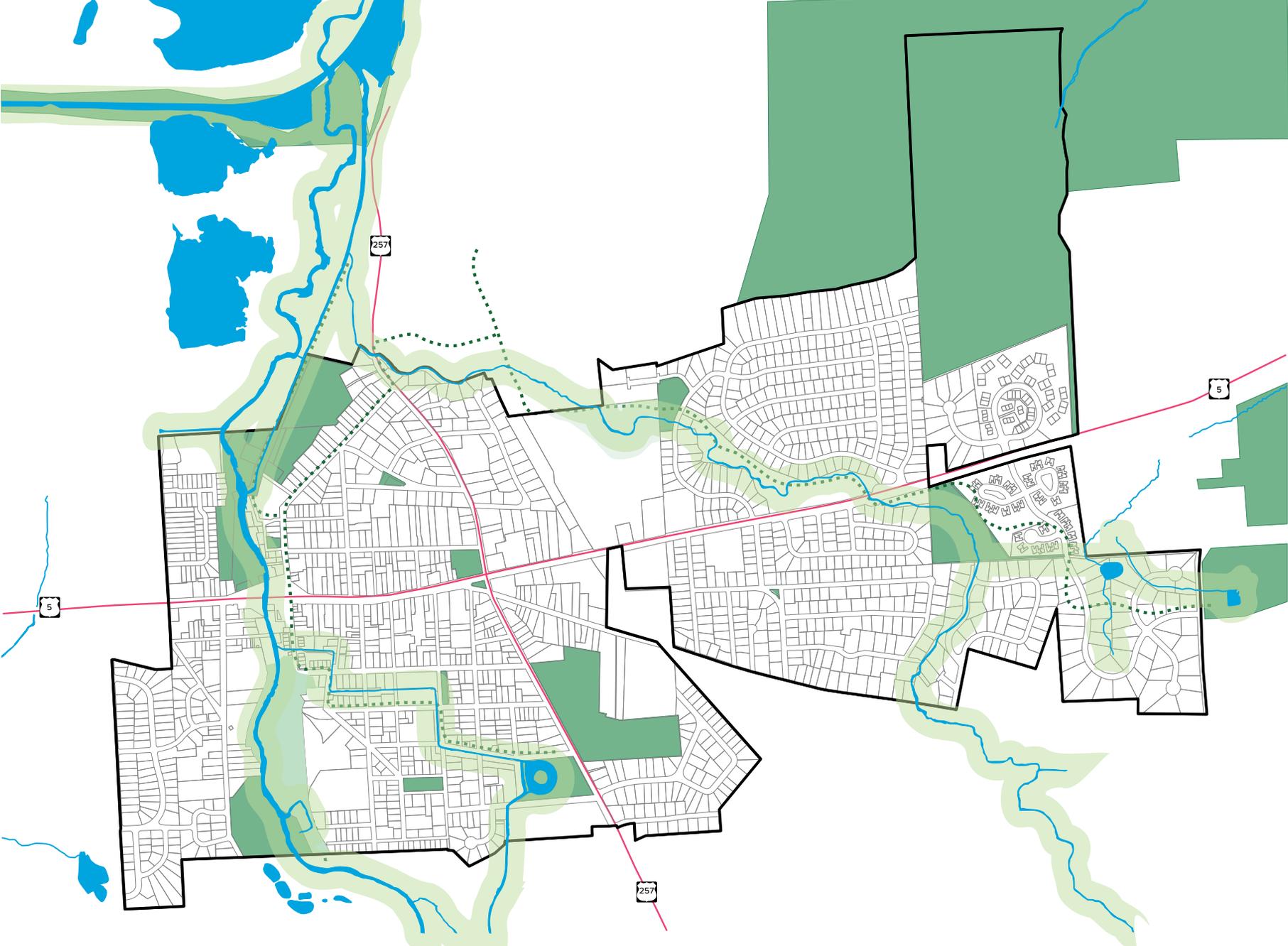
The area's steep topography, wooded vegetation, and unique scenic qualities will require thoughtful design and preservation to protect the natural characteristics of Fayetteville.

The map to the right illustrates potential greenway corridors within, and adjacent to the village. A greenway can be a linear open space along a stream valley or ridgeline, a trail corridor like the Erie Canalway Trail, a uniquely forested area or rock escarpment like Green Lakes State Park, or a combination of natural and cultural features that are connected to each other. There is potential to establish a greenway system that will enable Fayetteville to protect and enhance the existing natural resources that give the village its character.

### USES

- + Public Uses (i.e., recreation)

POTENTIAL GREENWAY CORRIDORS







# 7 Implementation



Goals and Strategies	Timeframe	Lead Organization
<b>LAND USE AND DEVELOPMENT</b>		
<b>GOAL - Preserve and enhance the Village of Fayetteville’s existing small village character while maintaining a mix of recreational, residential, cultural, and business uses.</b>		
<i>Encourage compact building forms that are designed to reflect the scale and historic character of the village, infill redevelopment of vacant and underutilized properties, adaptive re-use of existing buildings, and preservation of historically significant buildings.</i>	ongoing	Planning Board
<i>Update and strengthen the village’s development regulations, Commercial Design Guidelines (2006) , and development review process to be consistent with the goals and strategies outlined in the Comprehensive Plan. Consider incorporating Design Standards into the Fayetteville Zoning Code.</i>	short-term	Planning Board
<i>Ensure future redevelopment of existing sites is compatible with the form, size, and scale of the traditional village character to minimize impacts on neighborhoods, streetscapes, and quality of life.</i>	ongoing	Planning Board
<i>Encourage vibrant mixed-use development in appropriate areas as identified in the Future Land Use Map.</i>	ongoing	Planning Board
<i>Incorporate design guidelines that encourage pedestrian and bicyclist friendly design into commercial developments.</i>	ongoing	Planning Board
<i>Revise the Village Zoning Code to reflect new and emerging uses, such as co-working space, live/work, short-term rentals, and accessory dwelling units.</i>	short-term	Planning Board
<i>Encourage property owners to maintain and improve their building facades, signage, and landscaping.</i>	ongoing	Village Board
<i>Seek grant funds and develop public-private partnerships to support the health of existing commercial and residential neighborhoods.</i>	medium-term	Village Board

	Internal Partners	External Partners	Potential Funding Sources	Implementation Status
	Village Board; Building and Codes Department; Zoning Board; Historic Preservation Commission	SOCPA	General Fund	
	Village Board; Building and Codes Department; Zoning Board; Historic Preservation Commission	SOCPA	General Fund	
	Village Board; Building and Codes Department; Zoning Board; Historic Preservation Commission	SOCPA	General Fund	
	Village Board; Building and Codes Department; Zoning Board; Historic Preservation Commission	SOCPA	General Fund	
	Village Board; Building and Codes Departments; Zoning Board; Historic Preservation Commission	SOCPA	General Fund	
	Village Board; Building and Codes Department; Zoning Board; Historic Preservation Commission	SOCPA	General Fund	
	Building and Codes Department; Planning Board; Historic Preservation Commission	Onondaga County Economic Development	NYSHCR; Main Streets	
	Village Clerk; Building and Codes Enforcement; Historic Preservation Commission	Greater Manlius Chamber of Commerce	New York Forward	

Goals and Strategies	Timeframe	Lead Organization
<b>LAND USE AND DEVELOPMENT</b>		
<b>GOAL - Preserve and enhance the Village of Fayetteville’s existing small village character while maintaining a mix of recreational, residential, cultural, and business uses.</b>		
<i>Promote enforcement of and compliance with building codes in the village.</i>	ongoing	Building and Codes Enforcement
<i>Invest in aesthetic improvements to public spaces to improve neighborhood character, enhance property values, and encourage private investment.</i>	long-term	Village Board
<i>Inform all potential developers and business owners that the Village Commercial Design Guidelines will be used as a tool to guide the design of new construction and alterations of existing buildings.</i>	ongoing	DPW
<i>Maintain an identifiable and unique branding that embraces the village’s culture, character, and history, and enhances community identity.</i>	ongoing	Village Board
<i>Use the Future Land Use Map (FLUM) outlined in Part VI of this plan to guide the general location of residential, commercial, mixed-use, and public amenities within the Village of Fayetteville over the next 10-15 years.</i>	long-term	Planning Board

	Internal Partners	External Partners	Potential Funding Sources	Implementation Status
	Village Board; Historic Preservation Commission	N/A	General Fund	
	Planning Board; Parks Commission; DPW; Historic Preservation Commission	N/A	General Fund; New York Forward; NYS Parks	
	Building and Codes Department; Historic Preservation Commission	Greater Manlius Chamber of Commerce	General Fund	
	Planning Board; Historic Preservation Commission	Greater Manlius Chamber of Commerce	General Fund	
	Village Board; Zoning Board; Historic Preservation Commission	N/A	General Fund	

Goals and Strategies	Timeframe	Lead Organization
<b>NATURAL AND CULTURAL RESOURCES</b>		
<b>GOAL - Preserve, protect, enhance, and celebrate the natural and cultural resources that contribute to the village's unique character and perform important environmental functions for the community.</b>		
<i>Maintain, enhance, preserve, and manage the village's natural resources including trees, parks, and waterways.</i>	ongoing	DPW, Parks Commission
<i>Continue to inform residents and visitors of the village's history and culture through various communication channels (i.e., interpretative signage, social media, celebrations and festivals, village newsletter, etc.).</i>	ongoing	Historic Preservation Commission, Village Board
<i>Support collaborative working relationships between the Historic Preservation Commission, the village, and other organizations who are active in preserving the village's historic resources.</i>	ongoing	Historic Preservation Commission, Village Board
<i>Support programs, special events, and activities that promote the village's historic and natural resources.</i>	ongoing	Historic Preservation Commission, Parks Commission, Village Board,
<i>Support opportunities to enhance the interpretation of Fayetteville's history, including the Erie Canal.</i>	ongoing	Historic Preservation Commission, Parks Commission, Village Board
<i>Recognize and honor Haudenosaunee history in public spaces throughout the village.</i>	ongoing	Parks Commission, Village Board

	Internal Partners	External Partners	Potential Funding Sources	Implementation Status
	Village Board; Tree Commission; Historic Preservation Commission	OCSWCD; NYS DEC; NYS Parks; CCE	NYS DEC; NYS Parks; General Fund	
	Parks Commission; Building and Codes Department	SHPO	SHPO; General Fund	
	Parks Commission	SHPO; Manlius Historic Society; Matilda Joslyn Gage Foundation	SHPO; General Fund	
	Building and Codes Department	SHPO; Manlius Historic Society; Matilda Joslyn Gage Foundation; NYS Parks	SHPO; General Fund	
	Building and Codes Department	SHPO; NYS Parks	SHPO, NYS Parks, General Fund	
	DPW; Historic Preservation Commission	Haudenosaunee Nation	General Fund	

Goals and Strategies	Timeframe	Lead Organization
<b>NATURAL AND CULTURAL RESOURCES</b>		
<b>GOAL - Preserve, protect, enhance, and celebrate the natural and cultural resources that contribute to the village's unique character and perform important environmental functions for the community.</b>		
<i>Improve public access to and wayfinding for Limestone Creek, connecting waterways, and other open space resources for activities such as fishing, canoeing, kayaking, and hiking along the Creek's edge.</i>	long-term	Parks Commission, DPW
<i>Work with the community, and adjacent municipalities, to identify opportunities for internal trail circulation to connect to existing, and/or develop new recreational trails.</i>	long-term	Parks Commission
<i>Work with local outdoor hiking, cycling, and nature organizations to improve village parks and trails as well as host recreational activities and events.</i>	ongoing	Parks Commission
<i>Identify opportunities for improving access to parkland through the purchase of vacant land and/or establishing access easements to improve connectivity with residential neighborhoods (e.g. Old Powder Mill Road to access Briar Brook Park, Aladdin Drive to access Green Lakes, Connection between Duguid and Golden Park).</i>	ongoing	Parks Commission
<i>In partnership with the Village Tree Commission, identify funding opportunities to develop a Tree Inventory and Management Plan to determine the type and health of public street and park trees.</i>	medium-term	Village Board
<i>Expand and explore a variety of recreation events and programs to offer residents.</i>	ongoing	Parks Commission
<i>Research and keep current on funding opportunities for park improvement and maintenance efforts.</i>	ongoing	Village Board
<i>Regularly reevaluate and update the Village Park Master Plan (uses, assessments, needs) and coordinate with future Comprehensive Plan updates.</i>	ongoing	Planning Board, Parks Commission

	Internal Partners	External Partners	Potential Funding Sources	Implementation Status
	Village Board	Soil and Water Conservation Committee; NYS DEC	NYS Parks; NYS DEC; General Fund	
	Village Board	Town of Manlius; Village of Manlius; Village of Minoa; NYS Parks	General Fund; NYS Parks	
	Village Board	NYS Parks	General Fund; NYS Parks	
	Village Board	NYS Parks	General Fund; NYS Parks; NYS DEC	
	Village Tree Commission; Parks Commission	NYS Parks; CCE	General Fund; NYS Parks; NYS DEC	
	Village Board	Town of Manlius	General Fund; NYS Parks	
	Parks Commission	NYS Parks	General Fund; NYS Parks	
	Village Board; Village Tree Commission	N/A	General Fund	

Goals and Strategies	Timeframe	Lead Organization
<b>TRANSPORTATION AND MOBILITY</b>		
<b>GOAL - Protect and enhance the small village character of Fayetteville by maintaining and enhancing safety, efficiency, and amenities for pedestrian, bicycle, transit, and vehicular mobility.</b>		
<i>Coordinate local transportation improvements with state and regional transportation agencies including the New York State Department of Transportation (NYSDOT) and Syracuse Metropolitan Transportation Council (SMTCC) to support multi-modal connectivity, provide for pedestrian and bicycle safety, and improve transit facilities within the village.</i>	ongoing	Village Board
<i>Provide options for taking left-turns from NYS Route 5 that do not interfere with traffic.</i>	medium-term	Village Board
<i>Prioritize pedestrian circulation over vehicular circulation within the village core to improve pedestrian safety, reduce vehicular speeds, and improve pedestrian the safety of pedestrian crossings, and strengthen connection to to village business districts.</i>	ongoing	Village Board
<i>Prioritize pedestrian circulation over vehicular circulation within the village core to improve pedestrian safety and reduce vehicular speeds.</i>	ongoing	Village Board
<i>Continue to implement the village Complete Streets policy to encourage improvements (e.g., traffic calming, bike lanes, bump-outs, etc.) that support multi-modal mobility (e.g., bicycles, pedestrians, transit), improve safety for all users, and strengthen connectivity between destinations.</i>	medium-term	Village Board
<i>Work with local property owners, businesses, and the NYSDOT to coordinate access management efforts, consolidate driveways, remove unnecessary curb cuts, and establish additional on-street parking areas along East Genesee Street in the village.</i>	ongoing	Village Board
<i>Support bicycling initiatives by providing safe options for bicyclists of all levels and incorporating bicycle infrastructure (e.g., bike lanes, bicycle parking near local businesses) to improve bicycle connectivity between village neighborhoods and local businesses, cater to bicycle tourism, and promote the use of bicycle transportation.</i>	ongoing	Village Board
<i>Ensure that internal circulation, including parking, pedestrian-vehicular intersections, and drive-thru access prioritizes pedestrian safety, character, and conformance with the existing village character.</i>	ongoing	Planning Board
<i>Provide shared areas for community parking to support local business districts while respecting community character and accounting for pedestrian needs.</i>	ongoing	Village Board

	Internal Partners	External Partners	Potential Funding Sources	Implementation Status
	DPW	SMTC; NYSDOT	NYSDOT; TIP; TAP; General Fund	
	DPW	SMTC; NYSDOT	General Fund; TIP	
	DPW	SMTC; NYSDOT	General Fund; TIP	
	DPW	SMTC; NYSDOT	General Fund;TIP; TAP	
	DPW; Planning Board	SMTC; NYSDOT	General Fund; TIP; TAP	
	DPW	SMTC; NYSDOT	General Fund; TIP, TAP	
	DPW; Planning Board	SMTC; NYSDOT	General Fund; TIP; TAP	
	DPW	SMTC; NYSDOT	General Fund	
	DPW	SMTC; NYSDOT	General Fund	

Goals and Strategies	Timeframe	Lead Organization
<b>TRANSPORTATION AND MOBILITY</b>		
<b>GOAL - Protect and enhance the small village character of Fayetteville by maintaining and enhancing safety, efficiency, and amenities for pedestrian, bicycle, transit, and vehicular mobility.</b>		
<i>Improve village pedestrian facilities and linkages by coordinating with town officials to provide pedestrian connections between the town and village.</i>	ongoing	Village Board
<i>Support strict enforcement of vehicular speed limits.</i>	ongoing	Village Board
<i>Support bicycling initiatives by providing safe options for bicyclists of all levels and incorporating bicycle infrastructure (e.g., bike lanes, bicycle parking near local businesses to cater to bicycle tourism and promote the use of bicycle transportation.</i>	ongoing	Village Board
<i>Ensure all sidewalks and street crossings are accessible to all ages and abilities, and in compliance with the American Disability Act (ADA).</i>	ongoing	DPW

	Internal Partners	External Partners	Potential Funding Sources	Implementation Status
	DPW; Parks Commission	SMTC; NYSDOT; Town of Manlius	General Fund; TIP; TAP	
	Town of Manlius Police	SMTC; NYSDOT	General Fund	
	DPW; Planning Board; Parks Commission	SMTC; NYSDOT	General Fund; TIP; TAP	
	Village Board; Planning Board	SMTC; NYSDOT	General Fund; TIP; PSAP	

Goals and Strategies	Timeframe	Lead Organization
<b>HOUSING AND NEIGHBORHOODS</b>		
<b>GOAL - Preserve and enhance the village’s existing residential neighborhoods and provide a variety of quality housing opportunities.</b>		
<i>Review the village zoning code to identify barriers to and develop recommendations for diversifying housing types for different age groups, household sizes, and income levels.</i>	short-term	Planning Board
<i>Develop partnerships, programs, and incentives that provide opportunities for affordable homeownership for low- and moderate-income households.</i>	long-term	Village Board
<i>Encourage development of accessible and conveniently located affordable housing in proximity to daily services, institutional uses (library, banks, grocery), public transit, and neighborhoods.</i>	ongoing	Village Board
<i>Work with the Town of Manlius to ensure that future development adjacent to the village boundary is compatible with village land use and serves the needs and desires of village residents.</i>	ongoing	Village Board
<i>Review, and update as necessary, village laws regarding home based businesses in response to changing technologies and business practices related to signage, parking, and other user-related details that impact neighborhood and community character.</i>	short-term	Village Board
<i>Prepare a housing pattern-book to support the development of housing styles that are compatible with the historic character of the village and that are visually distinct from typical suburban models (e.g., garage dominated facades, multiple peaked roofs, etc.).</i>	medium-term	Village Board
<i>Encourage the use of high-quality materials, energy-efficiency, renewable technologies, and native landscapes in the design and construction of new and existing neighborhoods to enhance desirability.</i>	ongoing	Planning Board
<i>Promote effective enforcement of village codes to maintain well-kept residential neighborhoods.</i>	ongoing	Building and Codes Enforcement
<i>Improve and maintain village infrastructure.</i>	ongoing	Village Board
<i>Establish regulations for short term rentals that support neighborhood health.</i>	short-term	Village Board
<i>Re-evaluate the limits of the Genesee Street-Hill-Limestone Plaza Historic District in the context of the recommendations outlined in the Reconnaissance level Historic Resources Survey to determine opportunities for district expansion, and the creation of additional historic districts or building designations.</i>	medium-term	Zoning Board

	Internal Partners	External Partners	Potential Funding Sources	Implementation Status
	Village Board; Zoning Board	SOCPA	General Fund	
	Planning Board	CNY Fair Housing; Home Headquarters	General Fund; HCR	
	Planning Board	CNY Fair Housing; SOCPA	General Fund; HCR	
	Planning Board	Town of Manlius	General Fund	
	Planning Board; Zoning Board	SOCPA	General Fund	
	Planning Board	SOCPA	General Fund	
	Village Board; Building and Codes Department	N/A	General Fund	
	Village Board	N/A	General Fund	
	Building and Codes Enforcement; DPW	CNY Stormwater Coalition	General Fund	
	Planning Board; Zoning Board	SOCPA	General Fund	
	Village Board; Planning Board; Historic Preservation Commission	N/A	General Fund	

Goals and Strategies	Timeframe	Lead Organization
<b>COMMUNITY RESOURCES</b>		
<b>GOAL - Maintain and enhance community facilities and services to meet the needs of current and future residents.</b>		
<i>Continue to provide and support quality police, fire protection, emergency services, and the Department of Public Works.</i>	ongoing	Village Board
<i>Continue to support the Tree Commission and Parks Commission in their efforts to enhance greenspace and beautify the village.</i>	ongoing	Village Board
<i>Maintain effective communication between village government and residents/business owners through a variety of communication channels including the village website and social media (i.e., newsletters, podcasts, newspaper, community meetings).</i>	ongoing	Village Clerk
<i>Strengthen the community's calendar of events.</i>	ongoing	Village Board
<i>Encourage and support recreational and community programs for all age groups through the Fayetteville Free Library, Fayetteville Senior Center, community parks, and local organizations.</i>	ongoing	Village Board
<i>Enhance the appearance, functionality, and safety of Village-owned recreational properties.</i>	ongoing	Parks Commission
<i>Establish an ongoing system to identify and prioritize infrastructure and service needs.</i>	ongoing	DPW
<i>Advocate for continued private investment in competitive telecommunications infrastructure to benefit all Village businesses and residents.</i>	ongoing	Village Board
<i>Incorporate a high level of architectural and site design into public facilities such as village buildings and parks because they are important to civic life and to the visual identity of the community.</i>	medium-term	Village Board
<i>Maximize use of Federal and State programs and grants to supplement funding from local sources for recreational, cultural, and educational facilities and activities.</i>	medium-term	Village Board
<i>Continue to coordinate service delivery with neighboring and overlapping jurisdictions, while retaining or introducing services under local control as appropriate.</i>	ongoing	Village Board

	Internal Partners	External Partners	Potential Funding Sources	Implementation Status
	DPW	N/A	General Fund	
	Tree Commission; Parks Commission	N/A	General Fund; NYS Parks; NYS DEC	
	Village Board	Greater Manlius Chamber of Commerce	General Fund	
	Parks Commission	Greater Manlius Chamber of Commerce	General Fund; private foundations; local businesses	
	Parks Commission	Greater Manlius Chamber of Commerce	General Fund	
	Village Board	N/A	General Fund; NYS Parks	
	Village Board	N/A	General Fund	
	DPW	N/A	General Fund	
	DPW; Parks Commission	N/A	General Fund	
	Planning Board; Village Clerk; Parks Commission	NYS Parks; SOCPA	General Fund; NYS Parks; SOCPA	
	DPW	Town of Manlius; Village of Manlius; Village of Minoa	General Fund	

Goals and Strategies	Timeframe	Lead Organization
<b>COMMUNITY RESOURCES</b>		
<b>GOAL - Maintain and enhance community facilities and services to meet the needs of current and future residents.</b>		
<i>Promote an open and transparent planning process that encourages all members of the community to participate including residents, neighborhood groups and organizations, professional associations, businesses, and property owners. Notify residents and organizations that may be affected by local decision-making in a timely manner so that they may have an opportunity to participate in the process.</i>	ongoing	Village Board
<i>Encourage civic engagement and participation in municipal boards, committees, and subcommittees to promote diverse and varied views by embracing volunteers in order to build stronger community relationships while providing essential services to the village.</i>	ongoing	Village Board

	Internal Partners	External Partners	Potential Funding Sources	Implementation Status
	Planning Board; Zoning Board; Village Clerk	N/A	General Fund	
	N/A	N/A	General Fund	

Goals and Strategies	Timeframe	Lead Organization
<b>CLIMATE CHANGE, ADAPTATION, AND SUSTAINABILITY</b>		
<b>GOAL - Build stronger, more resilient village infrastructure that incorporates sustainable design practices and reduces the impacts of climate change.</b>		
<i>As a Climate Smart Community, continually update the Village of Fayetteville Climate Action Plan to promote current and future climate change mitigation and adaptation.</i>	ongoing	Climate Smart Communities Task Force
<i>Continually update the village stormwater management program to meet and/or exceed Municipal Separate Storm Sewer System (MS4) requirements, and coordinate with other responsible agencies to address stormwater management and flooding.</i>	ongoing	Village Board, Planning Board
<i>Provide ongoing education for residents on their potential impact on water quality (i.e., support the CNY Stormwater Coalition newsletter).</i>	ongoing	Village Board
<i>Protect flood and erosion prone areas from future development.</i>	ongoing	Village Board
<i>As a participant in the National Flood Insurance Program (NFIP), consider participation in the Community Rating System (CRS), a voluntary program aimed at reducing insurance premiums through community-wide efforts that extend beyond the minimum standards established by the NFIP. Activities may include Elevation Certificates, Outreach Projects, Open Space Preservation, and more intense regulatory standards.</i>	short-term	Village Board
<i>Promote investment in green technology (e.g., solar photovoltaics, solar thermal, geothermal, electronic vehicle charging stations, etc.)</i>	ongoing	Village Board
<i>Work toward net zero emissions for all publicly owned buildings and infrastructure (e.g., Village Hall, park lighting, etc.)</i>	ongoing	Village Board
<i>Promote the installation of green infrastructure, including trees, rain gardens, green roofs, green parking, bioswales, etc. to help with stormwater management.</i>	ongoing	Village Board

	Internal Partners	External Partners	Potential Funding Sources	Implementation Status
	Village Board; Planning Board	CCE; NYSERDA	NYSERDA; CCE	
	Climate Smart Communities Task Force	CCE; NYSERDA; CNY Stormwater Coalition	NYSERDA; CCE	
	Climate Smart Communities Task Force; Planning Board	CNY Stormwater Coalition	General Fund	
	Climate Smart Communities Task Force; Planning Board	CCE; NYSERDA	General Fund	
	Climate Smart Communities Task Force; Planning Board	N/A	General Fund	
	Planning Board; Climate Smart Communities Task Force	NYSERDA; NYS DEC	General Fund; NYSERDA	
	Climate Smart Communities Task Force	NYSERDA	General Fund; NYSERDA, NYS DEC; NYPA	
	DPW; Building and Codes Enforcement; Climate Smart Communities Task Force	CNY Stormwater Coalition; Onondaga County	General Fund	

Goals and Strategies	Timeframe	Lead Organization
<b>CLIMATE CHANGE, ADAPTATION, AND SUSTAINABILITY</b>		
<b>GOAL - Build stronger, more resilient village infrastructure that incorporates sustainable design practices and reduces the impacts of climate change.</b>		
<i>Review and amend the village code as needed to require all existing and new developments to include landscape strategies that emphasize biodiversity, support the local ecology, and that minimize labor intensive maintenance (i.e., mowing).</i>	short-term	Planning Board
<i>Develop a community composting program that provides options for composting of yard waste and food scraps.</i>	short-term	Village Board
<i>Develop and disseminate community information to strengthen awareness of mosquito and tick-borne illness related to a warming climate and longer seasons.</i>	short-term	Village Board
<i>Develop “Dark Sky” compliance standards for all new development to protect the integrity of the night sky, minimize energy consumption, and reduce light pollution, particularly for commercial properties and residential streets. Provide education for residents and business owners about the benefits of Dark Sky compliant lighting and encourage conversations to support this effort.</i>	medium-term	Planning Board, Building and Codes Enforcement

	Internal Partners	External Partners	Potential Funding Sources	Implementation Status
	Climate Smart Communities Task Force; Village Board	NYSERDA	General Fund	
	DPW	N/A	General Fund	
	Climate Smart Communities Task Force; Village Clerk	CDC	General Fund	
	Village Board; DPW; Climate Smart Communities Task Force	NYSERDA	NYSERDA	

Goals and Strategies	Timeframe	Lead Organization
<b>LOCAL ECONOMY</b>		
<b>GOAL - Promote economic and business development that is compatible with the character of the village.</b>		
<i>Facilitate and support the success of local businesses.</i>	ongoing	Village Board
<i>Support village appropriate business uses to ensure a stable tax base and provide quality employment opportunities for residents.</i>	ongoing	Village Board
<i>Periodically review and update the Commercial Design Guidelines to enhance the aesthetic appeal of village businesses including screening, planting, lighting, paving, historic character, and architectural design.</i>	ongoing	Planning Board
<i>Identify opportunities to increase access to childcare in and/or near the village.</i>	medium-term	Village Board
<i>Encourage small businesses that aide in enhancing the community character of the village (e.g., ice cream shop, diner, etc.)</i>	ongoing	Village Board
<i>Support the establishment of a co-working space in the village.</i>	ongoing	Village Board

	Internal Partners	External Partners	Potential Funding Sources	Implementation Status
	Planning Board	Greater Manlius Chamber of Commerce	General Fund	
	Planning Board; Zoning Board	Greater Manlius Chamber of Commerce	General Fund	
	Village Board; Zoning Board	Greater Manlius Chamber of Commerce	General Fund	
	N/A	Greater Manlius Chamber of Commerce	General Fund	
	Planning Board	Greater Manlius Chamber of Commerce	General Fund	
	Zoning Board; Planning Board	Greater Manlius Chamber of Commerce	General Fund	