



APPENDICES

CITY OF CORTLAND COMPREHENSIVE PLAN RESIDENT SURVEY

475 surveys mailed, 177 returned = 37.3% Response Rate

I. ABOUT YOU

1. Are you a: **75.7%** Homeowner **23.7%** Renter
2. How many people live full time in your household?
36.2% 1 **35%** 2 **11.3%** 3 **14.1%** 4 **2.3%** 5 **0.5%** 6 **0.5%** 7+
3. I am: **37.3%** Male **59.9%** Female
4. What is your age? **4%** 18-25 **12.4%** 26-35 **14.7%** 36-45 **22%** 46-55 **22.6%** 56-64 **23.7%** 65 +
5. Do you have children under age 18 that live with you? **24.3%** Yes **75.1%** No
6. Is anyone else in your household aged 65 or older? **26%** Yes **74%** No
7. How many years have you lived in the City of Cortland?
2.8% Less than 1 year **14.7%** 1-5 years **6.8%** 6-10 years
15.8% 11-20 years **13%** 21-30 years **46.9%** 30+ years
8. Do you use your property for anything other than a residence? **7.3%** Yes **91.5%** No
If yes, what else is your property used as? (Please check all that apply)
15.4% Day Care **53.8%** Home Business **0%** Seasonal Home
0% Commercial **30.8%** Year-Round Rental **0%** College Student Housing
0% Other _____
9. What influenced you to live in Cortland? (Please check all that apply)
49.7% Born or raised in area **29.9%** Job opportunity **29.9%** Close to work
21.5% Small city atmosphere **7.9%** Low crime rate **17.5%** Cost of housing
7.9% Nearness to I-81 **4.5%** Community appearance **8.5%** Quality of schools
1.7% Historic Character **6.8%** Quality of nearby services **11.9%** College
39% Proximity to relatives or friends **5.6%** Other _____
10. What is your employment status? (Please check only ONE box)
66.7% Employed **1.1%** Unemployed **1.7%** Semi-retired **30.5%** Retired
If you are employed, where do you work?
47.5% City of Cortland **14.4%** Cortlandville area **5.9%** Other Cortland County community
8.5% Syracuse area **11%** Ithaca area **4.2%** Binghamton area
6.8% Work from home **9.3%** Other _____
Do you own a business in the City? **6.8%** Yes **67.2%** No **26%** Didn't answer
11. How do you get to work? (Please check all that apply)
0% Public Transportation **2.8%** Ride a bike **7.3%** Walk
59.3% Drive my own car **1.1%** Carpool **3.4%** N/A **2.3%** Other _____

II. COMMUNITY PREFERENCES AND CHARACTER

12. On average, how often do you purchase goods or services (including dining out) within the City of Cortland? *(Please check only ONE box)*

25.4% Daily **13%** Once a week **44.1%** A few times per week **11.3%** A few times per month
0.5% Once a month **4.5%** Less than once a month **0%** Never

13. Where do you do most of your grocery shopping? *(Please check only ONE box)*

49.2% Cortlandville **45.8%** City of Cortland **0%** Ithaca area **1.7%** Syracuse area
0.5% Binghamton area **0%** Other _____

14. Where do you generally shop for other goods and services? *(Please check only ONE box)*

40.7% Cortlandville **23.2%** City of Cortland **13.6%** Ithaca area **15.8%** Syracuse area
1.1% Binghamton area **4.5%** Other _____

15. Where do you go for most of your medical needs? *(Please check only ONE box)*

13% Cortlandville **68.9%** City of Cortland **6.2%** Ithaca area **7.3%** Syracuse area
0% Binghamton area **0%** Other _____

16. Please rate the following about Cortland's existing conditions/services (Please rate between 1-4 in each category: 1 = Poor, 4 = Excellent)

	1 Poor	2 Fair	3 Good	4 Excellent	No Opinion
Small city atmosphere	1.7%	15.8%	57.6%	20.9%	4%
Parks/Recreational Activities	2.8%	15.3%	51.4%	24.3%	6.2%
Residential Neighborhoods	2.8%	30.5%	55.9%	6.2%	4.5%
Cortland Schools	1.7%	13.6%	44.1%	22.6%	18.1%
City Hall / local government	4.5%	19.8%	55.4%	6.2%	14.1%
Housing Conditions	9%	52%	29.4%	1.7%	7.9%
Water and Sewer system and service	1.1%	13.6%	62.7%	16.4%	6.2%
Downtown Character	4.5%	30.5%	46.9%	11.3%	6.8%
Appearance of commercial development	8.5%	35%	38.4%	7.3%	10.7%
Sidewalks	15.8%	40.7%	36.2%	2.8%	4.5%
Fire Department	1.7%	7.3%	45.8%	36.2%	9%
Police Department	3.4%	11.9%	46.3%	32.8%	5.6%
Code Enforcement	14.7%	25.4%	35.6%	6.2%	18.1%
Ambulance Services	1.1%	2.3%	48.6%	26.6%	21.5%
Hospital / medical services	5.6%	23.7%	46.3%	19.2%	5.1%
Public Transportation	6.8%	24.9%	28.8%	5.1%	34.5%
Traffic and Roads	15.8%	45.2%	28.2%	5.1%	5.6%
Pedestrian/bicycle friendliness	15.3%	36.2%	32.8%	5.6%	10.2%
Parking	13%	35%	43.5%	2.8%	5.1%
Road maintenance / snow removal	12.4%	30.5%	46.9%	8.5%	1.7%
Garbage / Recycling service	4%	13.6%	58.8%	16.4%	6.8%
Day Care services	2.3%	7.9%	20.9%	6.8%	62.1%
Youth services	4%	13%	32.8%	9%	41.2%
Senior services	1.7%	8.5%	35%	12.4%	42.4%

17. In your opinion, since you have lived here has the City of Cortland:

- 22.6%** Become a more desirable place to live
- 43.5%** Become a less desirable place to live
- 27.1%** Not changed noticeably as a place to live
- 6.2%** No opinion

Why do you feel this way? _____

18. Which of these factors would likely cause you to leave Cortland? (Please check all that apply)

- | | |
|---|---|
| 17.5% Inadequate housing opportunities | 13.6% Quality of schools |
| 9.6% Area is becoming overdeveloped | 6.2% Inadequate parks/recreation |
| 14.7% Area isn't developed enough | 58.8% Taxes |
| 51.4% Lack of employment | 7.9% Inadequate community services |
| 13% Lack of cultural opportunities | 22% Loss of community character |
| 42.9% Deteriorating properties/streetscape | 18.6% Other _____ |

III. LAND USE MANAGEMENT

19. In your opinion, which of the following issues should be better managed? (Check all that apply)

- | | | |
|------------------------------------|--|------------------------------------|
| 58.2% Property Maintenance | 25.4% Protection of Tioughnioga River | 41.2% Sidewalk maintenance |
| 14.1% Minimum dwelling size | 32.2% Housing densities | 33.3% Park maintenance |
| 17.5% Street trees and lawn | 12.4% Commercial Building design | 40.7% Parking / traffic |
| 22% Bicycle infrastructure | 11.3% Signs | 17.5% Historic Preservation |
| 11.3% Other _____ | | |

20. What housing issues concern you the most in the City? (Check all that apply)

- | | |
|---|--|
| 22% Not enough quality rental housing | 55.9% Property maintenance/housing conditions |
| 13% High purchase prices | 12.4% Inadequate housing for single people |
| 11.9% Insufficient housing for young couples | 14.7% Inadequate senior citizen housing |
| 13% Subsidized housing | 26% Not enough homes in moderate price range |
| 56.5% Property taxes | 4% Housing is fine the way it is |
| 54.8% Conversion of homes to student housing | 6.2% Other _____ |

21. Where should the City concentrate its development / redevelopment efforts? (Check all that apply)

- | | |
|--|---|
| 7.3% Expansion of Historic District | 42.4% Downtown Business Climate |
| 61% Clinton Street Ext. / Riverside Mall area | 16.4% Downtown Residences |
| 43.5% South End | 6.8% Residential neighborhood (specify: _____) |
| 22.6% Homer Avenue / Hospital area | 14.7% Other _____ |

22. What types of development would you encourage in the City? (Please rate between 1 and 4)

1 = Strongly Discourage, 4 = Strongly Encourage

	1 Strongly Discourage	2 Probably Discourage	3 Probably Encourage	4 Strongly Encourage	No Opinion
Large (big box) retail	11.3%	20.3%	30.5%	17.5%	20.3%
Large office business	2.8%	14.7%	39%	15.3%	28.2%
Neighborhood retail and office	1.7%	7.9%	45.8%	23.2%	21.5%
Hotels	5.6%	24.3%	36.2%	7.9%	26%
Small inns / Bed and Breakfasts	2.3%	16.9%	41.2%	15.3%	24.3%
Restaurants	0.5%	9.6%	39.5%	35%	15.3%
Light manufacturing	0.5%	6.8%	35%	41.8%	15.8%
Heavy manufacturing	7.3%	15.8%	28.2%	31.6%	16.9%
Wireless internet infrastructure	0.5%	6.8%	32.2%	31.6%	28.8%
Arts / Theater	0%	4.5%	42.9%	32.2%	20.3%
Single-family residences	0%	2.8%	38.4%	38.4%	20.3%
Apartment complex (4 or more units)	11.9%	31.6%	24.3%	9%	22%
Town Houses / Condos / Cluster homes	11.3%	20.9%	31.6%	14.1%	22%
Empty Nester Housing	0.5%	7.3%	38.4%	16.9%	36.7%
Affordable Housing	1.1%	2.3%	34.5%	44.6%	17.5%
Senior Housing	1.1%	1.1%	42.9%	33.9%	20.9%
Home business	1.7%	6.8%	46.9%	14.7%	28.8%
Large scale student housing	26.6%	29.4%	17.5%	4.5%	21.5%
Medical / Dental Services	1.7%	4%	36.7%	39.5%	17.5%
Other (specify):	0%	0%	0%	1.7%	0%

23. Do you think the City should have better site and building design guidelines for future development?

67.2% Yes 2.3% No 23.2% No Opinion

24. Do you think the City should require new commercial and residential development to incorporate energy conservation measures in future development?

72.9% Yes 5.1% No 11.9% No Opinion

25. Which issues should be given special emphasis during the City's comprehensive planning process? (Check all that apply)

83.6% Employment opportunities	50.8% More City, Town and County shared services
53.1% Parking and traffic circulation	35% Public recreational facilities and trails
39.5% Housing opportunities	35.6% Natural resource and open space protection
54.8% Protection/Conservation of water supply	35.6% Protection of historic buildings and sites
41.8% Zoning or land use management	48.6% Downtown/Main Street development
58.8% Neighborhood preservation	44.1% Improvement of commercial/residential streetscapes

52.5% Energy conservation measures

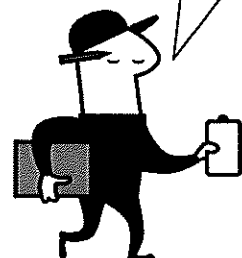
9% Other _____

26. What do you like most about living in Cortland?

27. How would you like the City to look in 20 years?

28. If you could change anything in Cortland, what would it be?

Please return survey by
December 14
OR
Bring them to the
Visioning Meeting on
December 3 or
December 6!



9 Other. What influenced you to live here?

Weather

Spouse's job required us to locate here

Sent here as missionary

Married someone from here

Married Cortland native

Marriage

Husband is from the area

Got married

Company transferred from Binghamton

6 ski areas nearby

14 other. Where do you shop for goods and services?

where there is a department store

online

internet

internet

All of the above

15 Other. Where do you go for most of your medical needs?

Tully

Onondaga County

Dryden

Cortland and Cortlandville and Syracuse

All the above

17. In your opinion, why to you feel Cortland become a more or less desirable place to live?

Weather.

Very vibrant library; Center for the Arts of Homer.

Very few good paying jobs; cost of living high.

Variety of reasons.

Traffic issues; gangs

Town is falling apart; roads need repair; college area a mess; crime; no good jobs.

Too much run down student housing with absentee landlords.

Too many out of town landlords; too many student housing not fit to live in.

Too many on public assistance.

Too many neighborhoods being lost to absentee landlords who do not care about their properties.

The City is starting to look better - it was very run down looking when I moved here in 1992

Taxes too high; gas prices too high.

Taxes are higher and the housing is getting worse

Tax increases, job loss, increase in low income housing, too many properties off the tax roll

Tax increases

Support and help from government officials.

SUNY Cortland expanding; more business

Substandard student housing; substandard low income housing

Some things have gotten worse.

Small town; friendly atmosphere.

Small town atmosphere remains; still need to travel to bigger cities for shopping and recreation.

Small city feel without the crime and violence.

Services have left the city; student housing has encroached on residential areas.

Retired and happy.

Rental housing has gone way down hill

Priorities have become skewed; No longer a polite and compassionate community.

Prefer a more country setting.

Poor employment situation; deterioration of neighborhoods; retail stores not as good as they used to be
increased crime

People and the conditions in which they live are undesirable.

Outside appearance of homes need work.

Not much has changed.

17. In your opinion, why to you feel Cortland become a more or less desirable place to live?

No major changes seen

No major change.

No jobs.

No industry; no jobs; higher taxes.

New stores nearby.

New development

New construction; housing; upgraded services.

Need more businesses

My husband and I are too old to be aware of changes

More traffic; decrease in community atmosphere.

More socio-economic needy people visible on streets

More poor neighborhoods

Many improvements have taken too long to remedy

Many downtown improvements.

Many "eyesores" still exist

Main street improvements; progressive schools.

Low income housing deteriorating; absentee landlords.

Lots of choices in small city atmosphere.

Loss of manufacturing jobs.

Loss of high paying jobs; too many multi-family homes; too much college housing; no industry coming Cortland.

Local government excessive taxing leading to poorer neighborhoods; growth of non-taxed property at absentee landlord income property; loss of middle income.

Lived in Homer all my life.

Limited shopping opportunities; deteriorating neighborhoods

Less businesses; too much welfare; taxes too high.

Lack of new jobs; city unclean.

Lack of job opportunities; conversion of homes to student housing; more noise associated with colleg students.

Lack of employment and high taxes

Lack of code enforcement; residences not maintained.

Just a place to live; nothing spectacular.

Job opportunity.

Job market is not here.

17. In your opinion, why to you feel Cortland become a more or less desirable place to live?

job market and housing deterioration

Job losses & tax increases

Job loss and more welfare

Its a small town and I like it that way.

It's very divided here - two extremes (wealthy and not)

Industry/jobs leave and welfare is here

Increased taxes; no industry.

Increased number of teenagers out at night causing trouble and being loud

Increased number of families dependent on unemployment and welfare.

Increase in crime; rental property geared to students; lack of good paying jobs; erosion of tax base.

Increase in crime rate; influx of welfare and ethnic minority groups

I was not born here, but it is always "home" to me

I miss the convenience of a department store nearby

I know it better

Housing deteriorating; more crime.

Higherr taxes; more crime.

Have only lived her a short time.

Growth of SUNY Cortland; low crime rate

Growth and improvement downtown.

Groton Ave college housing poorly maintained.

Grew up in the area

Friendly people.

Fixing buildings and streets; new businesses.

Fewer Main street businesses; fewer large firms/plants to support the count tax base.

Fewer good paying jobs

Familiar surroundings; family and friends here.

Emphasis not on residents any longer.

Effort to clean up South end.

Drug traaffic.

Downtown revitalization has helped.

Downtown is failing to attract merchants.

17. In your opinion, why to you feel Corltand become a more or less desirable place to live?

Don't get out much.

Diminished quality of life

Deterioration of neighborhoods due to student housing/substandard housing.

Decline in housing; taxes; lack of shopping (department stores)

Crime rate.

Crime increasing; Lack of respect for traffic laws; Too little code enforcement.

Crime and drugs; streets not as safe.

Cost of living is lower; could use more upscale restaurants.

Cost of gas.

Condition of residential housing.

Concerted effort towards manu improvements.

College expansion; manufacturing losses.

City or County can't agree because of too much politics

City is just beginning to show some improvements.

Businesses leave and their are no jobs; no parking; high taxes; no places to shop.

Better knowledge of town; realized its undesirability.

Become more aware of what community services are available.

Area is run down; caters to unemployed or low income people.

Area economy.

Appears that people are moving here from neighboring cities for welfare benefits

Always been good and still is good.

All the improvements made except for Groton Ave. & Tompkins St.

All my children were born here and live nearby

After a period of slow or not growth & stagnation, it's good to see improvements happening in the City

40 Below group; Downtown Partnership

18 Other. Which factors would cause you to leave Cortland?

zoning changes

Work

Welfare cases

Weather (6 months of snow)

weather

Weather

Weather

Too many students

Those in Fire/Police Dept not punished in same way as ordinary citizens.

Snow and ice storms

Retirement housing; graduated care for elderly

Need more decent shopping options; no more dollar stores

Nearness of family

Move closer to family

Loss of tax base

Lack of parking; too many cars; too many students.

Lack of nice bike team

Lack of government consolidation

Lack of business; need to go out of town to get a selection.

job wages below average

job opportunities

It's not a great place to be single

Increase in crime

Inadequate public transportation.

high rental costs

health

growth of lower class

Deterioration of residential neighborhoods

Cortland should improve b/c we're not leaving.

Code enforcement and police department overzealous

Being retired; its home so I'm not leaving

behavior of people on Main Street

At ages 88 and 90 we are not leaving Cortland

19 Other. Which of the following issues should be better managed?

Welfare system

Student housing in R-1 zones

Student housing

Stop lights take too long to change

Snow; sidewalks downtown

Snow removal and salting

Road maintenance

Public transportation

proper curbs along streets

Otter Creek area

Less welfare

Influx of people without employment

Influx of people on public assistance

Flooding from Tioughnioga River

Fire Station/ Police Station

enforce building codes and zoning; better air quality; traffic light synchronization

crows and bird droppings

Consolidation of government services

City/County government

City streets

Aquifer protection

20 Other. What housing issues concern you the most?

Young handicapped allowed in senior building; need more group homes for them

Too old to worry about such things

too much litter

Too many subsidies around

Poor home values

Number of income properties

Negligent landlords; the people they rent to

More quality condos for seniors

Lack of green space at rental properties

Grants to move welfare people out of middle income neighborhoods

Absentee landlords

21 Other. Where should the City concentrate its development/redevelopment efforts?

Working with college for suitable student housing

Too old to worry about such things

Rundown rental properties

Rte 11 all the way to Homer

Route 281 Corridor

Route 281

Resting spots along river; Riverside Mall gives some travelers their only impression of the area

Park along Tioughnioga River

Need to better regulate who occupies newly renovated properties

Need more upscale restaurants and stores

More variety of stores and produce

more manufacturing jobs

More downtown parking and businesses

more clothing stores

Industry

Industrial area developed

get rid of the abandoned gas station at Clinton Ave. & River St.

East end

East end

East and Southeast ends

Consolidation with Cortlandville

Clinton Ave and Pendleton area

Bring in a department store - not a discount or dollar store

Attracting good employers

All gateways into the city

All gateways into the city

25 Other. What issues should be given special emphasis during the planning process?

traffic patterns

Taxes

SUNY relations

repair sidewalks

Rebuild and use kiddie pools in parks

Need larger tax base

More programs for kids & teens

Improvement of infrastructure

improve cooperation between City and college

Historic element of city not a tourist draw

Gas prices

Combine the City of Cortland and Cortlandville

Closer working ties with the College

Clean up college housing

Better planning for social and holiday activities

Accessibility issues

26 What do you like most about living in Cortland?

We like the peace & quiet; friendly & helpful people; fabulous hospital & all the employees & doctors; our neighbors; shopping; delicious drinking water; St. Mary's Church

There is a lot of assistance available to retired and elderly people.

The rural atmosphere.

The residents.

The people in the community.

The people

The environment; calm and quiet.

The "castles"; summers when the students are gone

Smith School; everything is accessible without a car that I need; Cortland Youth Bureau; college activities; downtown restaurants

Small; friendly; everything being close by; good police & fire departments

Small town.

Small town; low crime; good schools

Small town friendliness; most needs for shopping, medical & recreation are accessible

Small town feel.

Small town feel; downtown.

Small town atmosphere.

Small town atmosphere.

Small town atmosphere.

Small town atmosphere.

Small town atmosphere.

26 What do you like most about living in Cortland?

Small town atmosphere.

Small town atmosphere; safe; close to bigger cities.

Small town atmosphere; proximity to larger cities.

Small town atmosphere; proximity to friends; good childhood memories.

Small town atmosphere; proximity to friends and family.

Small town atmosphere; proximity to friends and families.

Small town atmosphere; proximity to family and friends; excellent school system.

Small town atmosphere; Not a lot of gangs or drive-by shootings.

Small town atmosphere; many cultural opportunities.

Small town atmosphere; low crime rate.

Small town atmosphere; location in center of State.

Small town atmosphere; knowing and being friendly with neighbors.

Small town atmosphere; historic character & architecture; it has a central downtown area

Small town atmosphere; good schools

Small town atmosphere; good people in the community.

Small town atmosphere; close to Syracuse, Binghamton & Ithaca; College adds to the City; easy to get around

Small town atmosphere; city parks.

Small town atmosphere; caring people.

Small town atmosphere; big city accessibility

Small town atmosphere; accessibility to many major retail and entertainment venues

26 What do you like most about living in Cortland?

Small town atmosphere with City services.

Small town atmosphere

Small town atmosphere

Small size; lots of parks and cultural opportunities.

Small community atmosphere

Small city; Low crime rate.

Small city; convenient

Small city climate; availability of essential services.

Small city character; friendly people.

Small city atmosphere.

Small city atmosphere; seasons; proximity of goods and services.

Small city atmosphere; proximity to work and services; beauty of rural setting; proximity to 81 and larger cities.

Small city atmosphere; concerts in the park; my mother enjoys the senior community

Small city atmosphere with less crime than surrounding bigger cities; proximity to lakes and waterways.

Size; proximity to family and friends.

Size and atmosphere.

Short distance from needed resources; close to Interstate 81; close to work.

Schools; friendly people

Safe place to raise a family; small town atmosphere; friendliness of the citizens.

Public transportation.

26 What do you like most about living in Cortland?

Proximity to work.

Proximity to goods and services.

Proximity to goods and services.

Proximity to goods and services.

Proximity to goods and services; proximity to friends and family.

Proximity to goods and services; proximity to family and friends.

Proximity to goods and services; friendly people; most areas are well maintained.

Proximity to family and friends.

Proximity to bigger cities.

Proximity to bigger cities.

Proximity to bigger cities; low violent crime rate; variety of goods and services.

Proximity to bigger cities; friendly area; safe; proximity of goods and services, college provides cultural events; good community events; great for kids.

Proximity to bigger cities; Cortland is a quiet place to raise children; country is nearby.

Preferred Homer.

Places for the low income to shop.

People in the community; quality of the school system; many church options; lots of recreational activities for both the young and old.

People are down to earth; affordable housing; college atmosphere

Peaceful and quiet.

Nothing.

Not too big or too small; could use a book store and more craft stores.

26 What do you like most about living in Cortland?

Nice community; great schooling

Nice city; friendly atmosphere.

Neighbors.

Neighborhood family atmosphere; Pumpkinfest; Water works.

Lower crime rate than larger cities.

Location; size; most City services are good.

Location; proximity to work.

Location; College town; small town; outdoor recreation for all seasons

Location to bigger cities; location to Greek Peak.

Living close to Main street and the restaurants and services that are there.

Less crime than bigger cities.

It's quiet

It WAS a great place to work and raise kids

It is truly a four seasons environment. The City seems to rock between rebirth and demise offering a dare to those who choose to inhabit. Small town charm.

It is quiet and "home" to me

I'm beginning to dislike living in Cortland - too many rules and regulations & way too much government/politics

I was born and raised in Cortland and I feel "comfortable" (most of the time) here.

I used to think that Cortland was a great place to live and now I am changing my mind. Family is keeping me here - blood is thicker than water.

I feel safe in Cortland; it is still a small town

Historic charm.

26 What do you like most about living in Cortland?

Great diversity of consumer products and goods.

Good selection of stores to shop

Good selection of goods and services for its size.

Good place to raise children; beautiful with a lot to offer.

Good place to raise a family; Cortland youth bureau.

Friends and family in area.

Friendly; I can walk to work; most of the services I need are easily accessible; it's affordable to live here

Friendly people

Friendly community.

Fewer traffic concerns; sports facilities.

Feeling safe and comfortable in neighborhood and when walking around the City.

Feel safe walking anywhere in daytime; neighborhood is quiet and peaceful; can leave objects outside and they'll be undisturbed.

Family lives here

Family

Familiarity with surroundings; attractive residential areas in certain parts of city.

Everything is close by, but if we have to leave the Interstate is right here. The scenery is spectacular with the green hills and lakes. The winter is an extra month long, but I love to ski so that makes it go

Easy access to I-81 - can work in Syracuse yet enjoy small town living without having to drive that far to work

Downtown; surrounding countryside.

Different seasons; greenery makes it a beautiful city.

Cost of living; feeling safe.

26 What do you like most about living in Cortland?

Convenient.

Convenient services

Convenience to goods and services; proximity to recreation areas; very good public school system.

Consider it home; many great memories of life in the area.

Community character.

Community and friends; downtown area nice to walk.

Close to my family

Close to I-81; schools and college are right here; friendly people; less burglaries; less drug abuse

Close to family and friends.

Close to employment and family.

Close proximity to medical and shopping services.

City atmosphere in a small town; nearness to large cities; ease of getting to places in all directions (I-81&17)

Centrally located to bigger cities; Proximity to family and friends; proximity to church.

Central New York location; small city atmosphere; the people; the College - interaction with students

Central location to Syracuse, Ithaca & Binghamton; small community

Atmosphere.

Always lived here; proximity to family and friends.

Affordable housing; conveniently located between major cities

Accessibility to stores (within walking distance); easy access to I-81; nice neighborhood

Access to Interstate 81.

27. How would you like the City to look in 20 years?

Well maintained; profitable.

Well kept; appealing; efficient

We need growth. We need job opportunities for people. We need career opportunities, not just retail jobs that pay minimum wage.

Vital downtown shops and stores

Unique; many small businesses; well kept neighborhoods with people from diverse backgrounds.

Unified Cortland and Cortlandville municipality; neighborhoods that had been taken over by student housing repopulated by single family homes.

To stay pretty much the same; maybe some more development on the South End

The way it looked 30-40 years ago.

The houses should be updated. The owners should be taxed more if they don't keep their houses updated.

Student housing developed away from the city; college should provide enough housing.

Stronger downtown commerce; Improved residential areas.

Strong economic structure; well kept and attractive buildings and roads.

Spruced up downtown; two-way main street; clean up run down neighborhoods.

South Main Street needs to be developed; south side of the City needs a bypass road to connect Polkville with Route 13 in South Cortland

Slightly larger.

Similar to Skaneateles; Cazenovia; Cooperstown; Main street keep improving; consolidation of services with county/Cortlandville.

Similar to now; upgraded housing and infrastructure; more thriving economic base.

Same size; cleaner neighborhoods around college; exterminate crows.

Same but cleaner.

Same as it is now

Return to city living and shopping; more people living in city; better paying jobs.

Retain its small town atmosphere; more developed Downtown; Improved residential neighborhoods; Improved working relationship with the College

27. How would you like the City to look in 20 years?

Restoration of the older homes and mansions to reflect the prosperity of former years.

Proud residential neighborhoods; solve problem of student housing; improve zoning to protect neighborhoods; preserve historic district.

Properties cleaned up; more industry; better nursing homes and apartments; better City Hall & Fire Department; better monitoring of people on Medicare

Preserved and not overdeveloped.

Preserved

Not concerned since they won't be alive in 20 years.

No opinion.

No opinion.

No opinion.

No more run down housing; more single family homes.

No more run down houses.

Nicer sidewalks; fix dilapidated houses; more restaurants and building stores.

Nice neighborhoods; Main street developed; restaurants.

Much the same.

Much the same; certain areas improved; maintained historical buildings.

More user friendly.

More upscale housing stock; more cultural activities (theater all year); low crime rate; continued improvement in outdoor recreation activities (Riverwalk); Riverside Plaza developed with department

More trees.

More trees; cleaner; the river trail be built.

More stores open on Main Street.

More single family homes and less student housing; more manufacturing jobs and less government jobs; lower taxes; less litter; better sidewalks.

More shops and businesses to make Cortland a better shopping experience; more emphasis on permanent residents opposed to travelers.

27. How would you like the City to look in 20 years?

More retail stores on Main Street

More retail and commercial development in Noss Park area; Better maintenance of buildings; less non-profits; more growth of SUNY Cortland.

More productive - jobs

More manufacturing; better jobs; less crime.

More manufacturing - bring back our jobs; better health care; less crime; less drug traffic; a more attractive place for business

More jobs.

More job opportunities will help the City to prosper and continue to grow

More infrastructure so young people don't have to leave to find jobs.

More industry with better paying jobs; no drugs; more reliable public transportation.

More industry for employment opportunities.

More growth; more retail clothing shops; better farmer's market.

More flowers & trees along the streets; streets cleaned weekly or monthly

More employment; more recreation possibilities

More employment opportunities.

More employment opportunities; More upscale shopping and housing.

More economically sound; environmentally friendly.

More developed; nice businesses and factories; plant flowers; keep roads and sidewalks decent.

More developed; downtown more beautiful.

More businesses.

More businesses; lower taxes.

Make the city attractive to young professionals by providing more opportunities; maintain small town atmosphere by keeping big box stores in Cortlandville.

Maintain small town feel.

27. How would you like the City to look in 20 years?

Maintain and improve neighborhood appearances.

Low income and welfare people gone; small town family atmosphere

Like it looked twenty years ago; well kept houses; less reliance on public assistance; less bars; more places to shop.

Less traffic especially off of Interstate 81; businesses more spread out to be more accessible.

Less run-down.

Less run down; I think the improvements on S. Main and other areas are fantastic and I hope it continues

Less run down residences.

Less reliance on public assistance; more industry.

Less empty houses and stores.

Keep it clean; fill in pot holes.

Just like it does now.

Improved; Main Street back to two-way traffic

Improve school district without raising taxes.

I would like to see more downtown retail opportunities. I would like Cortland to be a safe, comfortable place for my grandchildren's generation.

I would like to see Cortland grow into a hub for tourists and businesses. I would like to see the City prosper.

I think it's on its way to becoming a good looking city - very big improvements on the South Main Street side of town

I don't really care

Hospital expansion; more homes maintained.

Historically powerful but spiffy.

Historical buildings preserved; inviting neighborhoods

Historic buildings preserved; South end of Main Street cleaned up

Gradual expansion.

27. How would you like the City to look in 20 years?

Good sidewalks and streets; safe neighborhoods; noise pollution from bars and cars regulated; more job opportunities; more housing opportunities; safeguards on water supply and air quality

Get rid of historic aspect.

Get rid of habitual welfare.

Friendly people; enjoyable neighborhoods.

Fewer bars; Less empty buildings; better bus terminal; good location for Motor Vehicle Dept.

Fewer bars and pizza places; a downtown that does not have burned-out, abandoned buildings

Exactly like it did in the early 1980's.

Essentially the same; tidier; more energy efficient.

Downtown more like Homer's; Main Street made of cobblestone; nicer and more affordable neighborhoods.

Corning or Auburn or Ithaca; vibrant downtown with easy access; plenty of cultural opportunities around.

Continued progress; plenty of recreational activities for families

Cleaning up of commercial and residential buildings that have been neglected.

Cleaner.

Cleaner.

Cleaner.

Cleaner; safer.

Cleaner; more upscale; not so depressed economically.

Cleaner; more spruced up; neighborhoods with mixed age groups and income levels.

Cleaner; good mix of jobs for young people; nice neighborhoods; good quality education.

Cleaner; fewer run-down homes; no vacant businesses

Cleaner & better maintained neighborhoods; more street trees & nice streetscapes; more interesting retail shops downtown i.e. clothing store; more business to help local economy; more emphasis on

Clean; well cared for; few abandoned or empty building and homes.

27. How would you like the City to look in 20 years?

Clean; safe; prosperous

Clean; good street surfaces; good overview of Otter Creek and Dry Creek and the drainage basins that feed them.

Clean streets; nice place to raise children.

Clean neighborhoods; far less student housing.

Clean and uncluttered

Clean and modern; more growth.

Clean and maintained housing in all City areas.

City and County to share services.

Boutique-like downtown; historical preservation of commercial and residential properties; tourist center for finger lakes region.

Bigger middle class; nicer neighborhoods

Bigger and better.

Better traffic flow; increased employment opportunities; lower taxes; more shopping options; Riverside mall a showplace for travelers.

Better maintained; more child friendly; landlords forced to maintain properties.

Better looking homes; more jobs; less welfare.

Better affordable housing and more of it; more energy conservation

Beautiful.

All employees of the City should live in the City

Age makes this not a concern.

About the same

A warm and sustaining community.

A place where the college educated could return to and make a career for themselves.

A more inviting Downtown with specific design guidelines; student housing cleaned up

27. How would you like the City to look in 20 years?

A higher end condo and/or apartment complex; preservation of the historic buildings; competitive job opportunities

A busy downtown with few vacancies; clean and attractive neighborhoods

A "Gateway to the Finger Lakes Region"; clean; picturesque; low crime; excellent air and water quality; excellent primary and secondary schools; prosperous with large well paying employers, 20 years newer.

28. If you could change anything in Cortland, what would it be?

Youth have no reason to return to Cortland after going to college; need more industry.

Young people living in senior housing; there should be a separate place for them to live.

Try to limit the student housing that is spreading to family-oriented neighborhoods

Traffic.

To care more about the historic buildings - a lot of the old buildings that I remember growing up are gone (state theater, Cortland Hotel). The tax burden cannot handle anymore tax exempt properties since it is at about 50% at this time. The Fire Department has to be fair to all residents - when I

The repressed living areas

The number of people on public assistance.

The horrible shape of student housing

The employment situation is pretty bad - I would like to see more businesses that brings in higher paying jobs; more neighborhood pride and maintenance with young families purchasing houses in the City; more culture & arts; better retail shopping (especially downtown); fewer bars

The City and Town offices should be consolidated. With the help of DOT, regulate traffic lights better. We should be able to drive the speed limit and get a green light instead of a red light every time. Change the crosswalk lights so they do not stop traffic as soon as a pedestrian pushes the

Taxes.

Taxes going up so much every year.

Taxes - homeowners feel punished rather than rewarded for improvements to their homes and properties

Tax rate and government size lower; re-establishment of family neighborhoods; more recreational opportunities.

Substandard housing; appearance of being a poor city; poverty and poor housing code enforcement.

Substandard and student housing encroachment into residential neighborhoods; stop eroding the tax base by removal of properties by non-profit/government entities; reduce property and school taxes to prevent further exodus of taxpayers from our community.

28. If you could change anything in Cortland, what would it be?

Student housing.

Stop student housing from coming into residential areas; provide decent student housing and punish landlords who do not keep their properties up.

Stop overdevelopment in Cortlandville; consolidation of police, fire, public works & other services; greater concern for our aquifer; better planning and zoning of student housing developments and parking; better code enforcement

South end of the city needs improvement.

Slow or stop the number of people who come to Cortland solely for the public assistance; number of neighborhoods damaged due to absentee landlords; good mix of jobs so that young people will want and be able to stay in area.

Shabby appearance of many properties in town; tax incentives for improving properties.

School taxes to stay in line with people's incomes.

Roadways added outside the city to get from one side to the other quickly; synchronize the traffic lights.

Road maintenance; Community activities.

Riverside mall area.

Rising cost of taxes; having a better job market

Residents negative attitudes toward new businesses.

Rental properties owned and maintained by people who live in city.

Removal of drugs; more job opportunities.

Rebuild park wading pools; encourage dentists to open practices; Make courthouse park bathroom accessible; Plow snow early before people go to work; refurbish buildings already here instead of building new ones.

Punish landlords that don't keep up properties; get rid of crows, lots more jobs; more street maintenance and sidewalk maintenance; get rid of crime and drugs.

28. If you could change anything in Cortland, what would it be?

Property taxes.

Proper drainage on some city streets including Frank, Squires, Delaware, and Taylor Streets - when it rains bad people start getting water in their finished basements; sidewalk and curbing improvements

Poorly maintained student housing; make landlords be responsible for their properties.

Percentage of state/city aid recipients by improving employment opportunities; management of public assistance agencies; stricter guidelines for residential to student housing conversion

People coming into the city to use public assistance; medical services are poor.

Parking downtown.

Old and dilapidated homes need to be torn down

Off campus housing intrusion into residential neighborhoods; repave many streets.

No Super Wal-mart; bring back recycling of old clothes and bedding.

No opinion.

More variety of stores to choose from; better job opportunities to retain the younger population.

More restaurants; more buiding stores; less run down houses.

More restaurants and retailers; Traffic issues regarding the main thoroughfares in town.

More regulation and planning of student housing.

More public transportation.

More places to shop for clothing; more jobs

28. If you could change anything in Cortland, what would it be?

More parks; more shopping centers for clothes making going to Ithaca obsolete.

More opportunities for first time homebuyers.

More manufacturing jobs and less government jobs; lower taxes; encourage on-campus living; repair sidewalks; synchronize traffic lights; make more streets one-way; less pollution.

More jobs that pay a living wage; Cortland and Cortlandville should be merged.

More jobs for middle class or college educated; less overcrowding & unattractive housing; a better crack down on drug trade in the "rough" areas

More industry; more shopping opportunities; expansion of Route 281 & West Rd.; fewer dollar stores

More good paying jobs.

More good paying jobs.

More good paying jobs.

More firemen and policemen held responsible for their actions.

More employment.

More employment opportunities; more recreational options.

More employment opportunities; more adult education opportunities

More downtown businesses; More handicap accessible.

More day-care assistance; crack down on drug dealers; more child friendly opportunities so they can interact in a safe environment; lower taxes.

More available shopping; more condos or townhouses for seniors; Riverside mall area rebuilt for a better first impression of city; park area near river; share services with towns in county.

28. If you could change anything in Cortland, what would it be?

Make the South end a more desirable place to live; more interesting articles in the Cortland Standard.

Make many of the non-taxables be made to pay somehow to ease the burden on homeowners.

Make Main Street two-way.

Make Main Street two-way; parking garage on downtown will make parking safer than backing out into traffic.

Make Cortland less attractive to Welfare with fewer "hand outs"; get rid of the drug dealers; stop the drug traffic that comes in from Syracuse, Ithaca & Binghamton; stop the gangs before they get to deeply routed

Main Street

Lower taxes.

Lower taxes; less government

Lower property taxes.

Low income housing; welfare; unemployment/better jobs.

Like it the way it is.

Level sidewalks throughout the city; less traffic congestion on Rte 281 and Port Watson; more job opportunities to encourage young families to move here.

Less out of town landlords for student housing; make the streets safer; police department to busy with domestic issues to focus on other more important problems; too many bars.

Less crime; no drugs; feel safer walking the streets.

Less bars; fewer neglectful landlords; more retail accommodations within city proper.

Increase the number of police staff; cut the fire department staff and use volunteers

28. If you could change anything in Cortland, what would it be?

Increase job opportunities (manufacturing was always a means for supporting everything from tax base to shopping)

Improve neighborhoods; many areas becoming run down.

Improve housing stock; improve education; higher paying jobs; stop the loss of middle class and young college educated people; annex Cortlandville

Improve entrances to City; control the number of rentals geared to students; improve coordination between city and county.

Impress upon residents that personal appearance does matter; Educate the adult population and provide jobs they can do; create more assistance for programs for adult learners.

I would like to see Main Street changed with more stores and fewer bars. Shopping opportunities need to be improved. Food stores are very expensive compared to other places and gas prices are ridiculous.

I think the College adds to the City, but I would like to see fewer bars downtown and fewer houses taken over for student housing. Money should be used for pest control (skunks, woodchucks, crows, etc.)

Housing and employment.

Houses are too close together; more shopping choices; lower taxes.

Hours of operation for most businesses should be later.

Homer Ave to town of Homer; fix upstairs of downtown buildings for business use; lower taxes.

Have more restaurants and places to hold events such as retirement parties & weddings; I dislike the entrance signs that say "Welcome Home" - it's a very narrow-minded sign because it is not universally welcoming since Cortland is not "home" to visitors; I wish there was a decent place to

Have Cortland State give more back to community; college should allow only seniors to have vehicles; combine City of Cortland with Cortlandville; less long term welfare benefits; grant money given to other areas of Cortland besides Main street.

Have a shopping mall with a couple of good department stores like the other cities have; build a mobile home park for seniors like they have in Florida

Groton Avenue's appearance needs updating; better policing to keep neighborhoods up.

Get rid of the blue bags for garbage; better parking in downtown area; force homeowners to maintain a standard of maintenance to the outside of their properties i.e. lawncare, free of garbage and old cars

28. If you could change anything in Cortland, what would it be?

Get rid of the bars and student party/drinking hotspots.

Get rid of drugs and related crime; stricter enforcement of code violaters; no enlargement of student enrollment; more downtown apartments.

Get people off welfare and working; landlords to maintain properties; better road maintenance; tougher on crime; more reliable public transportation.

Free beer for everyone over 65.

Fix run down houses or build new ones on same site; bring back 2-way Main street.

Fewer people on public assistance; nicer neighborhoods.

Enforcement of decible levels on traffic; control of crime and vandalism.

Employment opportunites.

Elect a new mayor that would not take and raise his salary!

Do not allow apartment houses on cul-de-sacs; improved road conditions; better traffic patterns; more parking Downtown

Develop a micro and macro economic plan that will drive economic growth; consolidate governement - merge City and Cortlandville; establish term limits on all elected officials

Decent sidewalks; handicapped accessible.

Day care center for people who work evening and night shifts; day care willing to accept drop-ins.

County and the Hospital stop removing tax base from the City.

Conversion of homes to student housing.

Consolidation of government services; eliminate Cortlandville.

28. If you could change anything in Cortland, what would it be?

Clean up South Ave.

Clean up downtown.

Clean up city housing and properties; penalize landlords who neglect properties; hold tenants accountable for their negative behavior.

Check out websites like www.smartgrowth.org for proven planning and development ideas, and then work from there. Some suggestions would be: Attract well paying and stable employers by offering tax incentives backed by performance bonds. Develop Riverside Mall with office space, green

Change Main Street back to two-way traffic; develop healthy activities within our parks; traffic patterns

Change Main street back to two way traffic.

Business development should be limited in residential areas

Bring in some quality stores i.e. men's clothing store; fewer drug stores

Bring in larger companies to provide better jobs in the area

Bike trails; indoor/outdoor gun range

Better understanding between college students, landlords and the city regarding maintenance of properties; consolidate student housing to a specific area.

Better traffic patterns; better infrastructure

Better shopping; clean up neighborhoods; no more homes converted to student housing.

Better school system with better test scores

Better property maintenance; more condos or small apartments similar to "The Park" or the apartments on Kennedy Parkway

Better planning for student housing.

28. If you could change anything in Cortland, what would it be?

Better maintained sidewalks especially in the winter.

Better government.

Better environment for children to grow up in; people more respectful of each other.

Better code enforcement; have industry that provides jobs for residents.

Better code enforcement; combining City of Cortland and Cortlandville; new laws that would force landlords to improve their properties.

Attract businesses here that would support the community with jobs.

Atmosphere; Main street two-way.

Appearance of homes and businesses on major roadways, especially around I-81

All college students should live on campus or move the College away from the Downtown area



City of Cortland Visioning For the Comprehensive Plan

The general public was invited to a series of three visioning meetings for the City's comprehensive planning process. These meetings were held in late November and early December 2007. The process was designed to create a shared image of what the community wants about twenty years into the future. The remaining planning process will help plan how to achieve the vision.

The following pages illustrate the existing community characteristics, categorized into positive and negative areas. Participants voted on what characteristics were most important to them. Desired features of Cortland's future are then listed, and will be used to generate a vision statement.

City of Cortland Comprehensive Plan Visioning Meeting November 28, 2007

** The numbers beside each attribute or characteristic indicate the number of votes each characteristic received. Therefore, the characteristic with the most votes was found to be the most important.

VISIONING:

Positive Attributes:

1. Location – proximity to State parks, Ithaca, Syracuse beautiful area (12)
2. Natural environment, rural setting, hills, valleys, nice area of the State (8)
3. Responsive City services – Police/Fire, lighting and snowplowing (7)
4. Neighborhoods (7)
5. School system and its positive rating (6)
6. Architecturally beautiful homes and buildings (6)
7. Community Development – Thoma Development, senior housing (5)
8. Hospital, its location, services including weekend care (4)
9. Locally owned newspaper (4)
10. Plentiful water and good quality water (4)
11. Conservative attitude on part of residents (4)
12. College activities (cultural and sports) (3)
13. Special public interest groups – CAPE, SPCA, CNY SNAP (3)
14. Community cooperation among agencies (3)
15. Walkable community (2)
16. Not for profits – YWCA, YMCA, churches (2)
17. Smaller community colleges (2)
18. Low crime (2)
19. Quality of life (2)
20. Senior Citizen Housing, its location; subsidized housing and Friendship House(1)
21. Railroad (1)
22. Sports center (1)
23. Clean environment, good air quality (1)
24. Parks, youth programs and recreational/outdoor activities (1)
25. Tioughnioga River, proposed riverwalk, canoe opportunities (1)
26. Community activities – East End, Pumpkinfest, Wine/Art Festival (1)
27. Volunteer groups - RSVP
28. Community access channel
29. Restaurants
30. Interstate 81
31. Trees in City
32. Climate
33. Historic district and potential to expand historic district
34. Beauty of holiday season
35. Well-occupied downtown
36. Affordable bus service

Negative Attributes:

1. Eroding tax base / lack of adequate tax base (13)
2. Inadequate / inconsistent enforcement of codes (12)
3. Deteriorating housing stock (9)
4. Entrapment of welfare population, lack of case-management for life skills (8)
5. Public apathy toward public issues (7)
6. Lack of employment opportunities for young people (7)
7. Low paying jobs, lack of living wage (6)
8. Lack of cooperation among agencies and surrounding communities (6)
9. Opportunity for poor kids to participate (6)
10. High taxes (6)
11. Lack of affordable housing (4)
12. Quality and control of rental property (4)
13. Crimes (2)
14. Lack of space for city facilities (2)
15. Flooding, Lack of stormwater management plan, Otter Creek (2)
16. Poor student performance / drop-out rate (2)
17. Need city grant writer (1)
18. Community does not welcome diversity (1)
19. Poor gateway entrances to Cortland (1)
20. Heavy traffic (truck traffic) in City (1)
21. Lack of inter-urban transportation system to support environmental protection (1)
22. Loss of single-family homes (1)
23. Some water/air pollution (1)
24. Lack of support staff for city services
25. Lack of respect for citizen complaints and public committees
26. Lack of good promotion of city
27. Need to expand bus service
28. Water / flood control
29. Protection measures for water supply and quality
30. Lack of quality low-income housing
31. Tax-free institutions do not pay for services
32. Protection of taxable property
33. Weather – harsh winters
34. One-way Main Street
35. Exit 11 gateway, vacant gas station
36. Inadequate public transportation
37. Lack of consideration for zoning regulations
38. Lack of compliance with emission control (bus, trucks, trains)
39. Lack of high-tech industry
40. No dog park
41. Some poor roads
42. Noisy tenants, students, rowdy population
43. Bars, and drunk students
44. Interstate 81 bringing crime, drugs, gangs

Desired Characteristics:

1. Retain historic buildings
2. Great schools
3. Riverwalk and bike routes / trails
4. Plentiful parking downtown
5. Student housing parking
6. Walking trail at the waterworks with nature signs
7. More downtown store variety
8. Active citizen participation
9. Good jobs and livable wages
10. Low number of bars / pubs
11. College students avoiding alcohol and drugs by participating in other activities
12. More college participation in the community
13. Alternative and affordable utilities such as solar power
14. Advance technologies to utilize utilities such as methane from sewage
15. Flexible business hours for public services
16. Open, cooperative and responsive government
17. Low taxes
18. Collect on loss of revenue from tax exempt entities – stormwater utility fee, sprinkler utility fee PILOT
19. Consolidation and shared services between municipalities, sharing facilities
20. Modern fire station and jail
21. Utilize university services, more Town gown relationships
22. Adherence to the comprehensive plan
23. Better management of rental properties in R-1 and R-2 zoning districts
24. Expand historic district
25. Maintained aesthetic appearance with trees and smooth sidewalks
26. Bike path, pedestrian paths, good sidewalks, parks
27. Welcoming, attractive entrances to the City
28. More uses for parks – families – not just playground and sports fields
29. Clean, healthy place to live and drink water
30. "Green" city – utilizing alternative energy
31. Preventative measure for crime
32. Community involvement
33. A greater use of public transportation - bus, trolley, train
34. City-wide Wi-Fi
35. Variety of friendly retail opportunities
36. Appreciation and welcoming of diversity
37. Variety of businesses at Riverside Plaza
38. Civic pride
39. Maintain cultural activities
40. Enable seniors to remain in their own homes
41. More owner-occupied residences and affordable housing
42. Senior townhouse complex
43. Well-kept housing and neighborhoods
44. Create a bridge to self-sufficiency, break the cycle of systemic poverty
45. Avoid being a magnet for out-of-county welfare cases
46. Strong interest for education, reduce high school drop-outs

City of Cortland Comprehensive Plan Visioning Meeting December 6, 2007

** The numbers beside each attribute or characteristic indicate the number of votes each characteristic received. Therefore, the characteristic with the most votes was found to be the most important.

VISIONING:

Positive Attributes:

1. Great central location – (15)
2. Small town atmosphere (13)
3. Water (11)
4. Historical architecture (8)
5. University presence – SUNY Cortland, TC3, Ithaca College, Cornell, Syracuse (8)
6. Education and school system, arts, music, technology programs (6)
7. Affordable homes, real estate (6)
8. Natural beauty with four seasons (5)
9. Public parks – quality and quantity (4)
10. Low crime (4)
11. Youth activities and programs (4)
12. Public library (4)
13. Riverwalk potential (4)
14. Arts and culture (3)
15. Generosity of businesses (3)
16. Community involvement (3)
17. Good senior citizen services (3)
18. Outdoor recreation (all seasons) (2)
19. Non-profit services (1)
20. Family-businesses (local ownership) (1)
21. Medical facilities – convenience of hospital (1)
22. Downtown activities – music in the parks, festivals, parades, farmers market (1)
23. Churches / faith institutions (1)
24. Locally owned newspaper (1)
25. Local farmers (1)
26. City and county services (1)
27. Low teen pregnancy rates (1)
28. Friendliness
29. Collaboration of services / sharing
30. Cortland Downtown Partnership
31. Centralized government services
32. Nearby airport

Negative Attributes:

1. Tax-exempt property, ongoing loss of taxable property, high taxes (17)
2. Insufficient code enforcement, need for updated codes (14)
3. Lack of control of Department of Social Services (9)
4. Duplication of services and lack of sharing between agencies and government (8)
5. Lack of employment opportunities (7)
6. Gas prices due to sole supplier (6)
7. Decline in housing conditions (6)
8. Loss of industry (5)
9. Riverside plaza condition (4)
10. Government employees who are not residents (4)
11. Loss of homes for parking (4)
12. Lack of shopping opportunities (4)
13. Community pride (4)
14. Rundown, vacant housing (3)
15. Landlords (3)
16. Homeownership rates (3)
17. Population loss (2)
18. High dropout rate (2)
19. Traffic flow in city (Riverside, 281, Clinton, Pomeroy) (2)
20. High rate of public health service abuse (2)
21. Sidewalk conditions (2)
22. Lack of historic preservation (2)
23. Senior housing, low-income, and assisted living (2)
24. Coordination of intermunicipal planning efforts (2)
25. Implementation of comprehensive plan (2)
26. Lack of mass transit (1)
27. Drug usage (1)
28. Downtown vacancies on upper floors (1)
29. Lack of market-rate rental development (1)
30. Poor condition of roads (1)
31. Crows (1)
32. Environmental protection efforts and practices (1)
33. Flooding (1)
34. Lack of parenting skills
35. No dog park
36. Poor community gateway – entrances to Cortland
37. Insufficient child care services and high costs
38. Lack of cultural diversity

Desired Characteristics:

1. Walkable community, well marked and functional crosswalks
2. Bike lanes, bike paths
3. Parking garage for downtown and for hospital
4. Growth of tax base
5. Better public transportation
6. Annexation and consolidation of governments/services
7. Appropriate housing, and housing choices
8. More historic preservation
9. Strong downtown
10. Occupied commercial and residential properties
11. Consistent code enforcement
12. 2-way Main Street
13. Reduce duplication of public services
14. Less welfare
15. Higher socio-economic status
16. Modern fire/police facilities
17. "Green" city – utilize alternative energy
18. Tax incentives for beautification and maintenance
19. Utilize revenue tools such as a PILOT
20. Maintain low crime rate
21. Responsible landlords
22. Public art
23. Enhancement of historic district
24. More diversity
25. Active youth involvement
26. More quality greenspace and parks
27. Enhanced downtown nighttime activities
28. Less strict parking rules on Main Street
29. Seasonal odd/even parking in city

City of Cortland Comprehensive Plan Visioning Meeting December 11, 2007

** The numbers beside each attribute or characteristic indicate the number of votes each characteristic received. Therefore, the characteristic with the most votes was found to be the most important.

VISIONING:

Positive Attributes:

1. SUNY Cortland, cooperation – (15)
2. Good place to raise a family (13)
3. Historic landmarks, history, emerging museums (10)
4. Local healthcare, hospital (9)
5. Historic downtown (8)
6. Parks (7)
7. Natural beauty, rural setting (7)
8. Good water (6)
9. Good schools, neighborhood elementary schools (6)
10. Friendly people (4)
11. Four seasons, climate (4)
12. Large recreation facilities for young and active people (3)
13. Location, easy access to larger cities (3)
14. Size of Cortland, it permits accessibility to government, services, businesses (3)
15. Walkable community (3)
16. Local Office for the Aging (2)
17. Low crime rate (2)
18. Locally owned businesses (2)
19. Job opportunities (2)
20. Strong faith community (1)
21. YMCA, YWCA (1)
22. Affordable community (1)
23. Local newspaper (1)
24. Many good restaurants (1)
25. Good local government and cooperative environment
26. Neighborhood cohesion
27. Airport
28. Diverse population
29. Enhanced city entrances (new bank and drug store on Port Watson St.)
30. Physical capacity for business growth
31. Personal pride in property

Negative Attributes:

1. Declining tax base / high rate of tax exempt properties (15)
2. Inappropriate zoning designations and zoning enforcement (12)
3. Flooding (11)
4. Insufficient housing choices for various incomes and age groups (11)
5. Decline in housing stock (9)
6. Student behavior negatively affecting quality of neighborhood environment (8)
7. Conversion of single-family owner-occupied homes to multi-unit rentals (6)
8. Dependency on Department of Social Services (6)
9. Absentee Landlords (5)
10. Loss of manufacturing base to provide employment and income (4)
11. Crow population (4)
12. Empty Main Street storefronts and upper floors (4)
13. School dropout rate affects and reflects local economic and social trends (3)
14. Growing drug problem (3)
15. Abandoned properties (3)
16. Lack of parking (2)
17. Lack of inter-governmental cooperation (2)
18. Neighborhood noise (1)
19. Litter (1)
20. Landlocked city limits growth potential (1)
21. Lack of family market-rate rentals (1)
22. City's financial woes (1)
23. Stagnant population
24. Lack of bike trails
25. Turning into a place that isn't desirable to raise a family
26. Can't walk to meet food and clothing needs
27. No regional transportation
28. Some city gateways/approaches are declining

Desired Characteristics:

1. Nice residential neighborhoods
2. Thriving downtown
3. Improved gateways
4. Maintain quality educational facilities
5. Wider tax base
6. Bright shiny city
7. Safe
8. More shopping
9. More job and skills training
10. Expansion of historic district
11. Return to 1960's and 70's physical environment
12. Family-oriented neighborhoods with neighborhood activities
13. Build on museum presence
14. Locally-owned businesses
15. Preserve and enhance green space and public places
16. Vibrant business community
17. Downtown events
18. Preserve water quality
19. No flooding
20. Improved public transportation
21. Downtown nightlife for all ages
22. Occupied upper floors in downtown
23. Community beautification efforts
24. Increased usage of community parks
25. Cooperation among shareholders in city
26. Maintain Wickwire pool

CITY OF CORTLAND COMPREHENSIVE PLAN STUDENT SURVEY

This survey is about student satisfaction with the City of Cortland. It is completely anonymous, voluntary, and is being conducted on behalf of Thoma Development Consultants of Cortland, NY. The City is undertaking a comprehensive planning process to form a blueprint for future development and decision-making. Change in Cortland is inevitable, but we have an opportunity to guide what change will happen and how it will happen. This survey is important so the "powers that be" get an understanding of how the college population interacts with the community, and what college-aged people value, desire, and connect with in a community. The City of Cortland needs to listen to you folks, and create a better community so that Cortland is a desirable place to live, work, and play 20 years down the road. THANK YOU for your participation!

Urban Sociology students surveyed students at random.

1. Do you live on-campus or off-campus?

54.1% On-campus **45.9%** Off-campus

2. What best describes your student status?

5.4% Freshman **29.2%** Sophomore **18.9%** Junior **43.2%** Senior **1.4%** Graduate Student

3. I am: **40.5%** Male **58.1%** Female

4. While in Cortland, Do you have a car?

70.3% Yes **29.2%** No

5. Do you have a job (in the Cortland area) while you attend school?

48.6% Yes **51.4%** No

If yes, then where, and how many hours do you work? _____

6. What was your reason for choosing SUNY Cortland? (Please check all that apply)

40.5% Location **56.8%** Program/Major **24.3%** Financial **25.7%** School Reputation **13.5%** Other

7. How satisfied are you with the quality of your off-campus housing?

17.6% Very Satisfied **31.1%** Somewhat Satisfied **5.4%** Somewhat Dissatisfied
1.4% Very Dissatisfied **4.1%** No Opinion **39.2%** Not Applicable / I live on-campus

8. How often do you use off-campus community services?

20.3% None **27%** 1x a week **12.2%** 2x a week **17.6%** 3x a week **23%** 4 or more x a week

9. What types of local services do you use?

45.9% Entertainment **86.5%** Restaurants **60.8%** Bars/Taverns **60.8%** Shopping **37.8%** Post Office
6.8% Other (please specify) _____

10. What area of Cortland do you frequent the most? (Please check all that apply)

74.3% Route 13 (Wal-Mart/K-Mart) 37.8% Groton Ave Plaza (Tops/Staples) 62.2% Downtown
13.5% Riverside (Exit 11/Wendy's area) 8.1% South End (Stone Lounge Area) 0% Other

11. How satisfied are you with the retail stores in downtown Cortland?

4.1% Very Satisfied 36.5% Somewhat Satisfied 33.8% Somewhat Dissatisfied
12.2% Very Dissatisfied 13.5% No Opinion

12. What types of retail stores would you like to see in the City of Cortland?

13. Where do you do a majority of your shopping?

31.1% Cortland 24.3% Ithaca 48.6% Syracuse 8.1% Other _____

14. After graduation, would you consider living in or around Cortland if there was a job opportunity in the area?

10.8% Yes
66.2% No
23% Maybe

Why or why not? _____

15. How likely are you to stay in Cortland after graduation? (Please check all that apply)

1.4% Very likely to stay 10.8% I might stay, depends on if I can find a job
21.6% I will probably leave 66.2% I'm outta here!

Why? _____

16. In your opinion, what should the City do to improve your quality of life while you attend SUNY Cortland?

17. Where should the City concentrate its development/redevelopment efforts? (Check all that apply)

52.7% Downtown Business Climate
37.8% Clinton Street Ext. / Riverside Mall area 32.4% Downtown Residences
37.8% South End (Stone Lounge area) 36.5% Residential neighborhoods
23% Homer Avenue / Hospital area 8.1% Other _____

18. What types of development would you encourage in the City?

1 = Strongly Discourage, 4 = Strongly Encourage

	1 Strongly Discourage	2 Probably Discourage	3 Probably Encourage	4 Strongly Encourage	No Opinion
Large (big box) retail	9.5%	2.7%	39.2%	36.5%	8.1%
Large office businesses	6.8%	9.5%	47.3%	13.5%	17.6%
Neighborhood retail and office	1.4%	6.8%	50%	27%	10.8%
Hotels	4.1%	25.7%	41.9%	10.8%	13.5%
Small inns / Bed and Breakfasts	2.7%	18.9%	52.7%	16.2%	6.8%
Restaurants	0%	4.1%	29.2%	58.1%	4.1%
Light manufacturing	8.1%	13.5%	41.9%	10.8%	23%
Heavy manufacturing	20.3%	24.3%	20.3%	12.2%	20.3%
Wireless internet infrastructure	0%	6.8%	32.4%	55.4%	2.7%
Arts / Theater	0%	13.5%	29.2%	43.2%	10.8%
Apartment complexes (4 or more units)	4.1%	8.1%	48.6%	25.7%	10.8%
Affordable Housing	0%	4.1%	32.4%	58.1%	2.7%
Home businesses	0%	13.5%	40.5%	20.3%	23%
Large scale student housing	9.5%	13.5%	28.4%	35.1%	10.8%
Medical / Dental Services	0%	4.1%	51.4%	27%	14.9%
Other (specify):	0%	0%	0%	0%	0%

19. Which issues should be given special emphasis during the City's comprehensive planning process? (Check all that apply)

64.9% Employment opportunities **67.6%** Parking and traffic circulation
41.9% Public recreational facilities and trails **47.3%** Quality of Student Housing
32.4% Protection/Conservation of water supply **52.7%** Downtown/Main Street development
37.8% Improvement of commercial and residential streetscapes
36.5% Energy conservation measures **5.4%** Other _____

20. Rate your satisfaction with the quality of sidewalks in Cortland.

35.1% Poor **39.2%** Fair **18.9%** Good **1.4%** Excellent **2.7%** No Opinion

21. Rate your satisfaction with the quality of the roads in Cortland.

40.5% Poor **43.2%** Fair **13.5%** Good **0%** Excellent **0%** No Opinion

22. In your opinion, rate the ease of navigation throughout the city of Cortland.

10.8% Poor 35.1% Fair 40.5% Good 9.5% Excellent 2.7% No Opinion

23. Where would you want the SUNY Cortland buses to take you off-campus?

24. If the roads were more “bike accessible,” would you be interested in a community bike system?

44.6% Yes 28.4% No 24.3% No Opinion

25. If you would change anything in Cortland, what would it be?

Other comments:

12 What types of retail stores would you like to see in the City of Cortland?

wegmans; cleaner pet stores; pet smart

Target! more chain stores, a mall, better theater

Target!

Target, women's clothing, Borders, Starbucks

Target, wegmans, old navy

Target, Wegmans and a mall

Target, Wegmans

Target, Wal-mart super center

Target, Khol's, Best Buy

Target, DSW (Shoe Stores)

Target

Target

Target

Target

Target

target

Target

Target

Target

Target

Target

target

superstore walmart

Super Wal Mart and Target

12 What types of retail stores would you like to see in the City of Cortland?

Starbucks

Spencer's

Something Fun!

something fun

small mall maybe

No Opinion

No Answer

No answer

No answer

nicer clothing stores or department stores

na

na

More mainstream retail that can relate to college students

more department stores, Target, pet stores

Marshall's, Rue 21, a mall, shoe department

Mall

mall

mall

Macys

Macys

I'd just like to see a mall so we don't have to drive to Ithaca or Syracuse

I would like more with shops

Electronics

dont care

12 What types of retail stores would you like to see in the City of Cortland?

clothing, target

clothing stores

Clothes

Besy Buy, Dicks

Best Buy, Target, Circuit City

best buy, panera bread

Best Buy, Home Depot, another Gamespot, etc, big chains

Anything more

Anything but Wal-mart-Get Target

American Eagle, H&M

all

Abercrombie, Hollister

a bigger mall like area with clothing stores

16 What should the City do to improve your quality of life?

work on the town's appearance!

Water quality, Go Green!

Try to create more events geared towards the likes of college students

Try and get more businesses to come

Things to do

there is a serious litter problem

the roads are full of holes!

stop hating on students

Salt the sidewalks and fix parking.

Repar roads, better parking, more attractions downtown

Remove the "Townies"

Provide more things to do

Pot holes! Fill them.

plow the roads

parking spots!!

16 What should the City do to improve your quality of life?

Parking should be allowed on the streets and stores and stuff should stay open later.

na

more upscale establishments

more things to do besides go to a bar. possibly clubs where you don't have to be 21 to enter and more restaurants besides applebees.

more things to do

more things for entertainment, and plow more in the winter

more shopping areas

More shopping and entertainment

more parking

More off campus entertainment for those under 21 (most students). That way not as many students will feel pressure to drink which will lead to less judicial run-ins.

more entertainment, need more traffic lights at some intersections

More entertainment such as an indoor paintball facility

more commercial restaurants to eat at and parking

more businesses work to get the homeless off the streets, give less parking tickets

more business geared toward the college students

16 What should the City do to improve your quality of life?

Make things closer together, all the businesses and stuff are too far apart

Make there more things to do to keep students busy

Make it cleaner, also make the sidewalks better.

make it cleaner and not as shitty

Make is more desireable; better looking, cleaner

Improve the off-campus housing, do not let them be run by same land lords

Improve road and sidewalk conditions; Bring in a new movie theatre; Attract more popular businesses and retail stores.

have more entertainment like bigger movie theaters, etc. and clean up the city

Give student discounts at the restaurants and stores downtown.

Get rid of wal-mart!!!!

Get a mall

focus on the night life at cortland. like night clubs or hangout places like lounges.

fix the roads and sidewalks, maybe open up a place to go besides bars, bowling and movies

fix the potholes!

fix the potholes!

16 What should the City do to improve your quality of life?

Fix potholes, more buses

fill in the empty store fronts downtown

Expand and Grow.

Create a more active and fun lifestyle for members of the community, especially children.

cleaner

Clean up trash everywhere

Clean up the city
Better student housing

Clean it up a bit, make more presentable

Clean

Change their parking policy, people should be able to park overnight. They should also increase employment opportunities in the area.

Build a community recreation center that includes indoor tennis courts, and improve road conditions drastically.

Build a community recreation center and improve road and sidewalk conditions

bring some retail stores into the area and improve the appearance of the city

Better stores, easier transportation to the downtown area

better roads, more things to do

16 What should the City do to improve your quality of life?

better roads

Better public transportation, taxis, drunk buses

5b If yes, where do you work? 5c How many hours do you work?

The Court

10+

Taco Bell

25 hours / week

SUNY Cortland Foreign Lang Department

SUNY Cortland

usually 8

Rite Aide Pharmacy Technician

30-35 hours/week

Recreational Sports on campus

11 per week

Pontillos

20 hours

Pontillos

30-40 hours

On campus tutoring, tutor supervising, online tutoring, night clerking

10 hrs/week

On Campus

5 hours/week

Neubig

20 hours/week

na

Library On Campus

15- 20 hours / week

Library

8 hours

KMart and Greek Peak

20 hours, 15 hours

5b If yes, where do you work? 5c How many hours do you work?

Kinney Drugs

20 hours

Kinney Drugs

30 hours

Kinney Drugs

30 hours

Kinney Drugs

15-20 hours / week

Kinney Drugs

8 hours / week

Ithaca

5 hours

Info desk @ corey union

10 hrs/wk

I'm an R.A.

Hilltop Cafe

12 hours/week

Graph-Tex

10 hours

Dunkin on campus

4-6 hours

Cortland Migrant Educational Office

9-12 hours / week

Communications Studies Office

7 hours

college library

13 hours/ week

Big Lots

21 hours / week

5b If yes, where do you work? 5c How many hours do you work?

Best Buy (Carousel)

20 hours/week

Babysitting

20+ hours/week

ASC human resources

2.5 a day

4-5 hrs/wk

5b If yes, where do you work? 5c How many hours do you work?

12 a week

6b Other

sports

sports

sports

Soccer

Liked the campus

I didn't know what I wanted to do and Cortland has 62 majors

friend was coming

family (many graduated here)

club lacrosse

14b Why or why not?

Too small, no real jobs

too small

too rural, not a great area for the line of work I want to pursue

too poor/dirty of an area to ever live/raise a family!

too poor

To make money

there isn't much around the town except basic stores and bars

there isn't enough of a range of retail

the people are strange

small town

Poverty stricken area with low quality of living, and few big retail chains.

possibly a need for a warmer climate

nothing to do here, but at the same time its close to home

Nothing here for my major

near family

na

na

N/A

moving south most likely

moving out of state

14b Why or why not?

location

like being by the ocean

Job Opportunity-can't pass it up

it would depend strongly on if there was a job opportunity and if the opportunity was better here

it is shitty here

It got more rural

It depends how good the job is.

If there was a better opportunity I'd take it

I'm a Long Islander till death.

I would like to be closer to my family

I want to work in a big city

i live in binghamton

I like the school but not the area

I like the area.

I have no desire to remain in a place that is below 32 degrees F for half of the year

I go where the job goes

Gross area

Good location, but dreary city

far away from home

family business back home

14b Why or why not?

Don't like Cortland

Dislike the area

Depressing Area

depends on if I know anyone else here

Because there is more opportunity in Syracuse

Bad weather and too rural

Affordable living expenses/middle of nowhere

15b Why?

weather, and once again lack of activity

Wanna live somewhere else

too small and boring

Too boring, A lot of poverty

see above answer

see above

NYC

not for me

not enough

No job opportunities/don't like it

na

na

N?A

more jobs in other areas

looking for something new and exciting!

Long Island is better

Live in no. (Syracuse)

job opportunities

job

job

15b Why?

it is shitty here

I'm from Long Island and that is pretty far from Cortland

I would like to see more of the world

I would like to be closer to home

I want to move someplace out of New York State

I want to be closer to my family

I want a job near my family

I probably will not find a job

I prefer warm weather

I need a change

I live in binghamton

I like the city life

I like the big city life better, too rural

I like the area.

I hate Cortland

I do not like the town of Cortland

Going back home

Depressing city

Depressing Area

depends if i can find a job and near family

15b Why?

better opportunities elsewhere

Bad weather and too rural

23 Where would you want the SUNY busses to take you off-campus?

Downtown, Tops area, Bowling

movie theater. bowling alley

walmart more often maybe

Grocery stores, restaurants, recreation centers (if any)

downtown or where ever a large group needs

Movies, Restaurants

Walmart, Main Street

movies, grocery store

The Plaza and Walmart during the week (not just the weekend)

movies; walmart; ithaca mall

along to, pkins street or groton ave

Streets where there is off campus housing

Bars, Grocery stores

N/A

all around cortland for off campus job opp.

main st. , Tops

Tops plaza

23 Where would you want the SUNY busses to take you off-campus?

na

to walmart, price chopper, tops everyday

main street, bowling alleys, and lime hollow

movies, syracuse or ithaca mall, restaurants

the opposite end of 281, not where walmart is

I have a car

Mall

I'm happy with the route.

Downtown

Wegman's

Downtown

Downtown, movie theatre

Downtown (during the week)

I don't know

malls

a mall

malls, restaurants, and ski-resorts

no where

23 Where would you want the SUNY busses to take you off-campus?

tops plaza, possibly riverside mall area (wendy's)

Tops, Main street, Syracuse Carousel Mall

Stores, bars

Movies

Main Street, Wal-mart, Riverside

I think its fine the way it is

walmart, bars

The Plaza, Tops, and Key Bank

downtown, groton area

walmart (which they do)

they are fine

malls

Ithaca, Syracuse

Downtown

Malls

25 If you would change anything in Cortland, what would it be?

Weather, more development downtown

Wal-mart!! Hate it, more local business, development of Main Street, clean up off campus neighborhoods

The weather.

the weather and parking

the weather

The streets and roads.

The sidewalks and roads need repaving. There should be bus stops for students off campus.

the roads!

the roads that need to be fixed

the roads are awful

The parking on campus is terrible
Judicial system has flaws
More entertainment

The lack of things to do

25 If you would change anything in Cortland, what would it be?

The hospital

the homeless

The connection between the college and town

snow removal, fun activities (concerts), parades

Salt the sidewalks and fix parking.

Road conditions, intersections; Make downtown and Main St. area a more exciting, attractive area for shopping, business, etc.

Places to eat
Shopping

Parking laws, employment opportunities

parking and quality of student housing (large and small scale)

overall needs "spoofing" up looks sad and dirty in many places

Not sure

no opinions - I commute here

25 If you would change anything in Cortland, what would it be?

No Answer

na

More things to do besides go to bars, bowling or movies

More stores and things to do

more shopping

More retail stores, and restaurants

More restaurants and more college student oriented places to go

More attractions in the main part of town

More attractions

Make streets and sidewalks better

Make more things to do like shops, restaurants, and entertainment places

Make Main Street 2 ways

25 If you would change anything in Cortland, what would it be?

make main street 2 ways

make it nicer

make it looks cleaner and nicer looking!

make it hip and cool

litering

Keep the drunks off the streets

It's scummy appearance

If I had the authority, I would, bit by bit, deconstruct the entire town and completely remodel it using more durable materials which will save money in the long run

I'd clean up the city, The atmosphere is dreary and the houses are in rough shape as are the roads, sidewalks and plazas

I would like to see more carnivals

I would get rid of all the hills

Housing!

25 If you would change anything in Cortland, what would it be?

fix the potholes!

fill in the empty stores downtown, makes it more presentable

Don't know

definitely improving road/sidewalk conditions because its dangerous in the winter and many students have fallen/gotten into accidents on their way to/from school

cleaner environment, more community events

clean up parking lots and streets. navigation can be difficult. hate the light by Tops across from blockbuster

bring in some more retail stores, fix up the buildings, more parking!

Better roads, more commercialism.

A lot of the buildings on Rt. 13 are not nice.(Movie Theatre, Bowling Alley area) If it were fixed up perhaps people would be more inclined to go.

A better bus system that could transport students from campus to the Main Street/Downtown area more easily



CITY OF CORTLAND
SOUTH END NEIGHBORHOOD
STRATEGIC PLAN

Adopted:
June 19, 2007

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VISION STATEMENT

2006

The South End of Cortland will be a neighborhood where attractive residences and vibrant businesses co-exist. Its historic atmosphere will be preserved, while providing residents with well managed parks and green spaces, as well as a place for residents to gather for community events. The South End will welcome a diversity of people to a walkable community that meets its residents' needs by maintaining a small town atmosphere.

ACTION PLAN MATRIX

Project	Implementation Measure	Project Leader / Potential Partners	Time Frame	Possible Funding Source	Plan Reference
Adopt South End Neighborhood Strategic Plan	<ul style="list-style-type: none"> Formally adopt Plan according to local policy to support and enable implementation 	City Common Council	Immediate	N/A	N/A
Form Neighborhood Association or 5 th Ward Task Force	<ul style="list-style-type: none"> Form group which includes owner-occupants, income and business property owners, business owners, City government representatives to enable and support implementation projects Use media outlets to announce project milestones 	<ul style="list-style-type: none"> 5th Ward Alderman Neighborhood Representative Local media outlets 	Immediate	N/A	N/A
HOUSING					
Develop housing programs that are affordable	<ul style="list-style-type: none"> Renovate and/or repair deteriorated owner-occupied and income property housing in the South End. Develop new housing units for all income, age, and disability segments of the population. Develop housing programs that provide amenities for all persons to fully inhabit and enjoy housing units. Mobilize students/volunteers to maintain homes 	<ul style="list-style-type: none"> Private Property Owners Housing Developers City Common Council Cortland Co. BDC Not-for-profit housing agencies Special interest housing groups Cortland School District SUNY Cortland Cortland Downtown Partnership 	Ongoing	<ul style="list-style-type: none"> GOSC CDBG NYS DHCR NYS Affordable Housing Corporation RESTORE Program Weatherization Program 	Page: 22, 45

Develop affordable homeownership programs	<ul style="list-style-type: none"> • Construct new housing units in the South End • Provide funds to purchase and renovate existing housing available in the South End • Develop programs which provide homeownership opportunities whereby income property is converted to owner occupied • Limit the conversion of owner occupied housing to multi-family income property through zoning 	<ul style="list-style-type: none"> • City Common Council • City Planning Board • Private Property Owners • Housing Developers • Local lending entities • Cortland Co. BDC • Not-for-profit housing agencies • Special interest housing groups • Board of Realtors 	Ongoing	<ul style="list-style-type: none"> • GOSC CDBG • NYS DHCR • NYS Affordable Housing Corporation • Low Income Housing Tax Credits 	Page: 48
Demolish residential properties not fit for habitation and encourage demolition where it will serve to reduce undesirable housing densities	<ul style="list-style-type: none"> • City Code Enforcement Office to identify properties that cannot be rehabilitated for reasonable cost • City to seek/provide incentives for demolition • Demolish second structures on properties with high densities, especially those properties that result in more on site parking 	<ul style="list-style-type: none"> • City Common Council • City Code Office • Property owners • City Fire Department 		<ul style="list-style-type: none"> • City Community Development funds • GOSC CDBG • Restore NY • City Fire Dept. Training funds 	Page: 49
Create green energy homes and incorporate other home safety features	<ul style="list-style-type: none"> • Incorporate energy saving features in new or rehabilitated homes such as Energy Star or Leadership in Energy & Environmental Design (LEED) • Address lead based paint, asbestos, radon, mold, and other housing health issues • Install safety devices such as smoke and CO2 detectors 	<ul style="list-style-type: none"> • City • CAPCO • CHAC • Not-for-profit Housing Agencies • Local Contractors • Housing Developers • County Health Dept. • City Fire Dept. 	Ongoing	<ul style="list-style-type: none"> • NYS GOSC • NYS DHCR • Weatherization Program • RESTORE Program 	Page: 49
Develop more market rate housing in the South End	<ul style="list-style-type: none"> • Develop more market rate housing to increase economic diversity 	<ul style="list-style-type: none"> • City • Private developers 	Ongoing	<ul style="list-style-type: none"> • Restore NY Program • City Miscellaneous Revenues 	Page: 51

Goal	Implementation Measure	Stakeholders	Time Frame	Possible Funding Source	Plan Reference
BUILDING CODE ENFORCEMENT					
Increase the financial resources for code enforcement work	<ul style="list-style-type: none"> • Assign Code Enforcement Officer(s) specifically to the South End • Enforce Building Maintenance Code • Enforce Building Code related to tenants' responsibilities • Create/sponsor programs on how to be a better tenant • Establish City Housing Court • Periodically revise fee schedules for code violations, attorneys' fees, engineering reports, etc. 	<ul style="list-style-type: none"> • City • Code Enforcement Office • City Planning Board • City Corporation Counsel • Property Owners • Tenants • City Court System 	Ongoing	<ul style="list-style-type: none"> • GOSC CDBG • Municipal Budget 	Page: 55
LAND USE AND ZONING					
Amend the zoning districts in the South End Neighborhood	<ul style="list-style-type: none"> • Support the update of the City's Comprehensive Plan • Update zoning districts in South End • Prohibit use and other variances that are detrimental to the character of the neighborhood • Enforce required number of parking spaces • Enforce number of unrelated persons living in dwelling unit 	<ul style="list-style-type: none"> • City • City Code Office • City Planning Board • City Zoning Board of Appeals 	Ongoing	<ul style="list-style-type: none"> • NYS Dept. of State • Municipal budget 	Page: 55
Remove billboard in railroad right-of-way	Work with owner and IDA regarding removal of billboard; if negotiation is unsuccessful, investigate legality of zoning enforcement to remove sign	<ul style="list-style-type: none"> • City Code Office • Cortland Co. IDA • Park Outdoor • City Corporation Counsel 	Short Term	<ul style="list-style-type: none"> • Park Outdoor • Cortland Co. IDA 	Page: 52

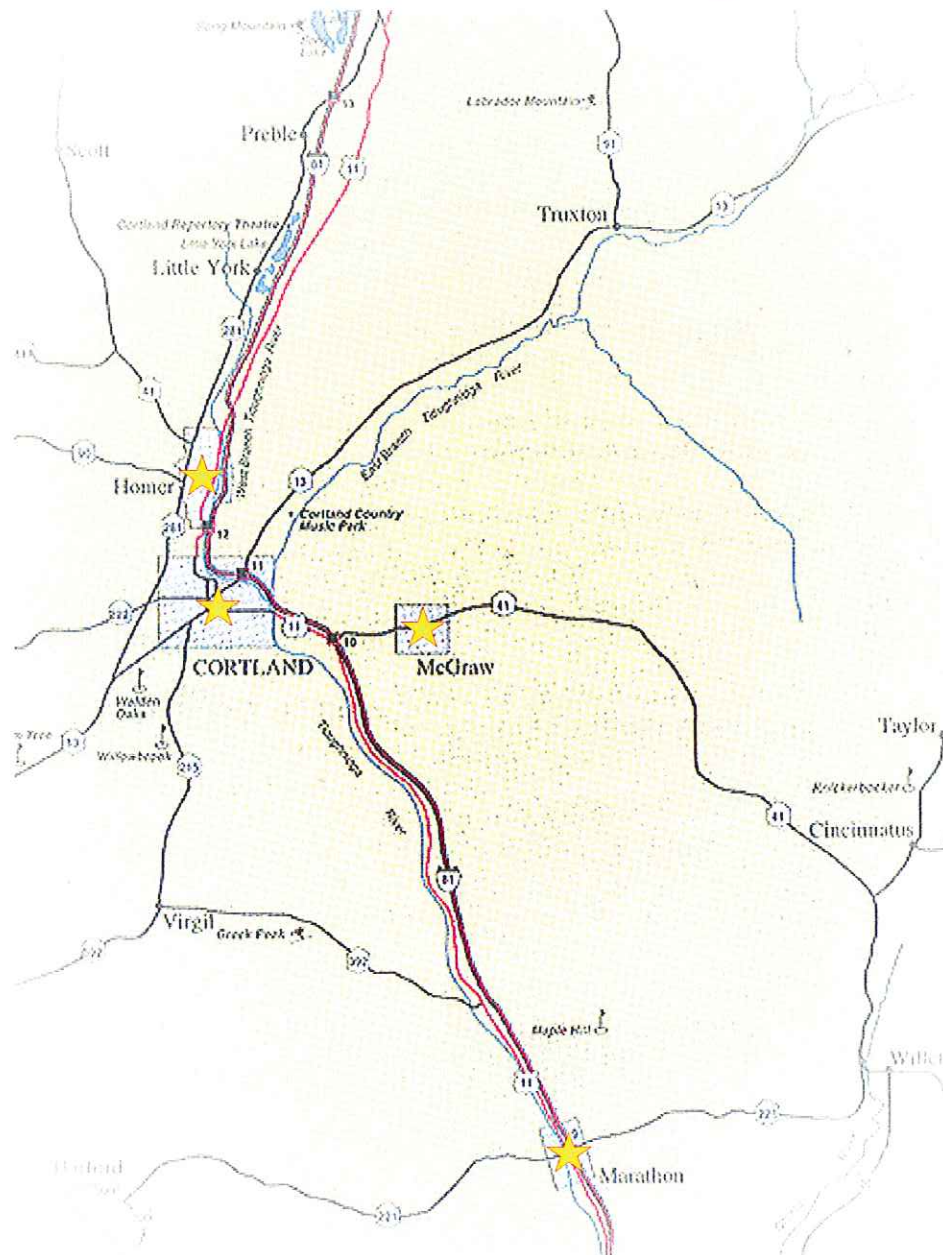
Goal	Implementation Measure	Stakeholders	Time Frame	Possible Funding Source	Plan Reference
INFRASTRUCTURE and UTILITIES					
Maintain/upgrade water and sewer system in South End	<ul style="list-style-type: none"> • Maintain existing water and sewer infrastructure as the need arises • Extend water and sewer to needed areas in Noss Park to facilitate new business • Assist lower income homeowners with funds for water/sewer laterals • Extend water and sewer to unserved areas in Noss Park 	<ul style="list-style-type: none"> • City • City DPW • City Water Dept. • Qualified engineering firm 	Long Term	<ul style="list-style-type: none"> • GOSC CDBG • USDA Rural Development • Appalachian Regional Commission • NYS Revolving Fund/EFC • Bonding 	Page: 31, 57
Maintain and expand the transportation network including vehicular, bicycle, and pedestrian elements	<ul style="list-style-type: none"> • Plant appropriately selected street trees • Replace/install sidewalks and curbs • Provide adequate lighting on all South End streets • Provide other street amenities such as trash receptacles, bike racks, benches, etc, where appropriate • Extend historic streetlights from RR tracks to City line on South Main Street • Install handicapped curb cuts on all street corners • Provide crosswalk/cross signal on South Main Street • Provide areas for safe bicycling such as Noss Park Drive, rail trail, etc. • Upgrade South Main/William Street parking lot 	<ul style="list-style-type: none"> • City • City Community Development Office • Property owners • City DPW • National Grid 	Short Term	<ul style="list-style-type: none"> • Municipal Budget • NYS Multimodal • Member Item • GOSC CDBG • Urban Forestry Program • National Grid 	Page: 30, 57
Maintain and provide other necessary infrastructure	<ul style="list-style-type: none"> • Provide adequate storm water drainage to prevent erosion and damage to other infrastructure • Clean up the RR right-of-way 	<ul style="list-style-type: none"> • City • City DPW • County Soil and Water • County Highway • Cortland Co. IDA • Neighborhood 	Ongoing	<ul style="list-style-type: none"> • Clean Water State Revolving Fund • GOSC CDBG 	Page: 31, 57

HISTORIC AND CULTURAL RESOURCES					
Identify historic structures in the South End Neighborhood	<ul style="list-style-type: none"> • Conduct Cultural Resource Survey • Sponsor and support grant applications for cultural and historic preservation purposes • Develop the arts in the South End such as a place for art exhibitions 	<ul style="list-style-type: none"> • City Historic Commission • City Historian • County Historical Society • County Historian • Property owners 	Short Term	<ul style="list-style-type: none"> • Rural NY • NYS Council for the Arts • Local universities 	Page: 33
SOUTH END BUSINESS COMMUNITY					
Retain/expand business opportunities in the South End	<ul style="list-style-type: none"> • Maintain/expand commercial space in the South End. • Expand business sector which provides neighborhood goods and services • Promote industrial expansion in Noss Park • Provide technical, start up capital, training funds, equipment, working capital to new/expanding businesses • Identify vacant land/space suitable for business expansion 	<ul style="list-style-type: none"> • City • Building owners in South End • Business owners • Entrepreneurs • Cortland Co. BDC • Cortland Co. Chamber of Commerce • City Community Development Office • Cortland Downtown Partnership • Board of Realtors • Private developers 	Ongoing	<ul style="list-style-type: none"> • Local businesses • City • City Office of Community Development • NYS DOT • GOSC CDBG • Empire State Development Corp. • Appalachian Regional Commission • Restore NY Program 	Page: 25
Integrate the South End businesses into the Downtown business community	<ul style="list-style-type: none"> • Work with the Cortland Downtown Partnership to include South End businesses in its business strategy • Hold a yearly community event in the South End 	<ul style="list-style-type: none"> • City • Business Owners • Cortland Downtown Partnership • Cortland Co. BDC 	Ongoing	<ul style="list-style-type: none"> • City Community Development Funds • Legislative member item 	Page: 27

DEVELOPMENT OPPORTUNITIES					
Identify properties that are suitable for development that is in keeping with the vision for the South End Neighborhood	<ul style="list-style-type: none"> • Assist industrial/light manufacturing businesses in locating in Noss Park • Encourage owner of former Wickwire site to develop site for commercial and/or residential use • Encourage owner of Third Rail site to develop as commercial use such as a small business • Encourage former Potter Paint site owner to develop residential units • Continue efforts to redevelop the Clocktower site for mixed residential/commercial use; support redevelopment of clock tower 	<ul style="list-style-type: none"> • City • Building owners in South End • Business owners • Entrepreneurs • Cortland Co. BDC • Cortland Co. Chamber of Commerce • City Community Development Office • Cortland Downtown Partnership • Board of Realtors • Private developers 	Ongoing	<ul style="list-style-type: none"> • Local businesses • City • City Office of Community Development • NYS DOT • GOSC CDBG • Empire State Development Corp. • Appalachian Regional Commission Restore NY Program 	Page: 63
NEIGHBORHOOD POLICING					
Ensure the public safety of residents and businesses within the South End Neighborhood	<ul style="list-style-type: none"> • Provide a police detail specifically for the South End • Continue a police presence in Beaudry Park • Place a permanent high visibility speed monitor on South Main Street within sight of the high school entrance • Place a school crossing guard on South Main Street 	<ul style="list-style-type: none"> • City Police Department • Cortland Youth Bureau • Neighborhood Watch Group 	Ongoing	<ul style="list-style-type: none"> • NYS DCJS • GOSC CDBG • US DCJS • GOSC CDBG 	Page: 36, 61

COMMUNITY SERVICES					
Establish community center in the South End	<ul style="list-style-type: none"> Determine uses for the center such as a satellite police office, day care center, cyber café, educational purposes, community information site 	<ul style="list-style-type: none"> City Cortland City Youth Bureau Cortland Police Dept. 	Ongoing	<ul style="list-style-type: none"> GOSC CDBG USDA Community Facilities Program NYS JAG Program 	Page: 61
PARKS, RECREATION AND OPEN SPACE					
<p>Preserve/expand active and passive recreation activities for all age groups</p> <p>Maintain facilities and equipment</p>	<ul style="list-style-type: none"> Expand existing recreational offerings as time and space allow Construct new recreation building Replace aged equipment and other facilities that have met their useful life Create a dog park 	<ul style="list-style-type: none"> City Cortland City Youth Bureau Neighborhood Association Engineering firm Qualified contractor 	Ongoing	<ul style="list-style-type: none"> NYS Environmental Protection Fund Land and Water Conservation Fund Local civic groups Local businesses 	Page: 34

Downtown Strategic Plans for Cortland County



Cortland County Planning Department
Thoma Development Consultants

February 2002



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ACTION AGENDA

The following benchmarked projects are designed as a first step in addressing previously identified issues. They should be used as a guide in revitalizing the downtown area. Each benchmark details a problem or opportunity and provides one or more projects to address the problem. Identified project leaders are the organization that should assume primary responsibility for implementing a particular project with the assistance of any or all of the potential partners. Identified resources include potential funding or technical assistance resources that may be used in the implementation of a project. These resources are provided as a guide and do not necessarily guarantee that funding or assistance from any resource will be forthcoming. In certain cases, competitive funding applications may be required. In addition, the identified resources do not necessarily include all of the resources that may be available to a particular project.

The benchmarked projects are not presented in priority order since it is important to deal with a number of issues in a downtown rather than focus on a single problem. No single initiative or project will stimulate revitalization, but a steady stream of smaller efforts over time will result in marked improvements to the downtown.

The benchmarked activities for the City of Cortland are as follows:

BENCHMARK #1

PROBLEM/OPPORTUNITY

Through a building owner's survey and discussion of two specific issues, Upper Floor redevelopment and SUNY Sports Complex, it is clear that parking in the downtown area is not adequate for current and more importantly future needs. To fully benefit from the economic impact of Sports Complex and the potential for upper floor redevelopment parking must be available and created.

PROJECT

Creation of additional parking spaces in the downtown area – The City of Cortland needs to determine the number of new spaces needed, the location of the new spaces and the timeframe the spaces are needed. Due to the lack of vacant land in the downtown area the new spaces will likely be provided in parking structure(s). Previous studies have been completed that undertaken much of the groundwork for this project.

INDICATOR

Increased parking opportunities for downtown workers, shoppers and residents

TASKS

- Form committee/retain consultant to determine extent of parking needs
- Investigate potential funding/management options
- Determine type and number of parkers to be served
- Retain engineer/design consultant to design a structure that is appropriate for an historic district
- Determine location of a structure and current cost estimates for construction

- Determine most beneficial financing mechanism, management option and other activities necessary to enhance use of parking structure
- Construct parking structure

PROJECT LEADER

City of Cortland

POTENTIAL PARTNERS

Business Improvement District, if formed
Downtown Business Association
City of Cortland Improvement Corporation
Cortland County Chamber of Commerce
Cortland County Business Development Corporation
Cortland County Industrial Development Agency
Downtown employers/building owners

RESOURCES

City of Cortland
Downtown Property Owners
NYS Empire State Development
NYS Governor's Office of Small Cities
US Department of Housing and Urban Development
Federal/State Officials
SUNY Cortland

BENCHMARK #2

PROBLEM/OPPORTUNITY

The downtown has many issues that face all stakeholders who, when compared to the remainder of the City, are unique. City government has few resources to focus specifically on downtown. A Business Improvement District (BID) will allow stakeholders to determine what is needed and collectively fund enhancements whether they be physical improvement or higher levels of service(s). A BID is a method used to finance improvements in designated districts in order to promote business activity.

PROJECT

Create a single downtown organization in the form of a BID – In partnership with downtown property owners, the City of Cortland Common Council should establish a BID in downtown Cortland. New York State General Municipal Law Article 13-A establishes a process for BID formation in New York State. Prior to beginning the legislative process a significant education campaign must be undertaken. Only educated property owners will see the benefit of BID formation.

INDICATOR

Formation of a BID in downtown Cortland

TASKS

- Begin Education Campaign through workshops, media, mailings and individual discussions
- Determine key stakeholders and how a BID will benefit them
- Establish boundaries of the proposed BID
- Establish first year BID activities, budget and assessment formula

- Begin Legislative Process with City of Cortland Common Council
- Establish BID and development management agreement

PROJECT LEADER

City of Cortland Improvement Corporation

POTENTIAL PARTNERS

Cortland County Chamber
Downtown Property Owners
Downtown Business Owners
City of Cortland
Cortland Business Network
Downtown Business Association
Grow Cortland Committee

RESOURCES

NYS Urban Council
New York State Conference of Mayors
Other similar BIDs
City of Cortland
Thoma Development Consultants

BENCHMARK #3

PROBLEM/OPPORTUNITY

The SUNY Sports Complex will open in 2002. The estimated financial impact is \$8-10 million annually. The downtown sells services and products needed by the users and spectators of the complex. An opportunity exists to capture large share of that new spending in the downtown and fully benefit from the economic impact of the Sports Complex.

PROJECT

Develop an advertising campaign to promote of downtown Cortland services and products to Sports Complex users - Downtown businesses in conjunction with all downtown organization(s) must be place advertising, plan promotions and events, and determine methods and routes to move people from the SUNY Sports Complex to the downtown area.

INDICATOR

Increased economic activity on days when the Sports Complex is in use.

TASKS

- Establish a lead organization
- Plan access methods/routes
- Develop advertising related to Sports Complex uses
- Plan events to be scheduled in conjunction with Sports Complex events
- Increase goods or services directed to or serving Sports Complex users

PROJECT LEADER

To be determined

POTENTIAL PARTNERS

SUNY Cortland
City of Cortland
Cortland County
Cortland County Conventions and Visitors Bureau
Cortland County Planning Department
Cortland Transit

RESOURCES

City of Cortland
Business Development Corporation
Cortland County
SUNY Cortland
NYS DOT
NYS Empire Development
NYS Governor's Office of Small Cities

BENCHMARK #4

PROBLEM/OPPORTUNITY

The County-wide effort to create recreational and economic activities along the Tioughnioga River is underway. The renewed interest in developing the Tioughnioga and the River Trail close to the Central Business District provides significant opportunities for the downtown. The City must be proactive in working with the Tioughnioga River Waterfront Development Commission and the Cortland County BDC to assure that the downtowns priorities are addressed. The City must also work to connect the downtown to the waterfront and improve the areas between Main Street and the River.

PROJECT

Develop an advertising campaign to promote downtown Cortland services and products to Trail users - Downtown businesses in conjunction with all downtown organization(s) must be place advertising, plan promotions and events, and determine methods and routes to move people from the Trail area to the downtown area.

INDICATOR

Increased economic activity from River users

TASKS

- Establish lead organizations
- Plan access routes and parking locations for vehicles and bicycles
- Develop advertising at access points
- Plan events of interest to trail users and/or in conjunction with other trail events
- Increase goods or services directed to or serving trail users

PROJECT LEADER

To be determined

POTENTIAL PARTNERS

Tioughnioga River Trail Commission
City of Cortland
Cortland County Chamber of Commerce
Cortland County Conventions and Visitors Bureau
Cortland County Arts Council
Cortland County Planning Department

RESOURCES

City of Cortland
Cortland County
Cortland County Business Development Corporation
NYS Department of Transportation
NYS Department Environmental Conservation

BENCHMARK #5

PROBLEM/OPPORTUNITY

Downtown Cortland has many multi-storied buildings with little or no use above the ground floor. The creation of new residential or commercial units in those spaces will have a positive impact on the individual property owner as well as the downtown economy and quality of life. Building owners have identified issues that make upper floor development difficult. The primary issues are lack of parking, code compliance and financing. Parking is addressed in Benchmark #1 and the other issues are addressed below.

PROJECT 5.1

Develop an educational program to inform building owners on new code regulations - In 2002 New York State will adopt the new International Building Code that will make it significantly easier to rehabilitate and reuse older, historic buildings. The City should work with other County municipalities to sponsor informational workshops on the impact of these new codes, particularly in relation to multi-storied buildings.

INDICATOR

Number of workshops held/number of attendees

TASKS

- Contact the New York State Department of State Codes Division, Educational Services Unit (www.dos.state.ny.us; 518-474-4073) to organize/schedule workshop
- Market the program to downtown building owners through direct contact and publicly advertising through press releases, etc.
- Schedule the workshop at a place and time convenient to downtown building owners

PROJECT LEADER

City of Cortland

POTENTIAL PARTNERS

Cortland County
Downtown Organizations
County Municipalities
Building Owners
SUNY Cortland
Code Enforcement Officers

RESOURCES

New York State Department of State

PROJECT 5.2

Develop an financing program for building owners committed to develop upper floors – The city of Cortland in conjunction with private and other public lenders should develop a financing program that encourages the reuse of upper floors. The use of publicly controlled financing will allow some control over proposed development. Downtown Cortland inclusion in the Empire Zone provides further incentives for development projects.

INDICATOR

Number of vacant or underutilized spaces redeveloped

TASKS

- Convene a meeting(s) of lenders and building owners
- Develop a program/process that meets the needs of building owners

- Market the program to downtown building owners through direct contact and publicly advertising through press releases, etc.

PROJECT LEADER

City of Cortland

POTENTIAL PARTNERS

Cortland County
Downtown Organizations
Building Owners
SUNY Cortland
Cortland County Business Development Corporation

RESOURCES

City of Cortland
Empire Zone
NYS Empire Development
NYS Governor's Office of Small Cities
Private Lenders
Cortland County Business Development Corporation
Cortland County Industrial Development Agency

Design Guidelines

Downtown Business District - Hancock, New York



Design Guidelines

Downtown Business District - Hancock, New York

Acknowledgments

Village Board

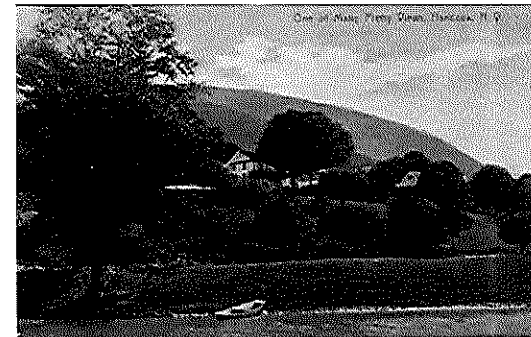
Sandra C. Karcher, Mayor
A. Yvonne Dolph – Trustee
Alice Hartz – Trustee
Karol Mech – Trustee
Shaun M. Shannon – Trustee

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Downtown Design Guidelines: Introduction

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The Village of Hancock's Central Business District (CBD) encompasses several blocks along West Main Street and East Front Street. The business area has seen many changes over the years, but has retained much of its historic character. Over the years, however, some façade renovations have compromised the architectural integrity of buildings thus weakening the visual integrity of the CBD. In other cases, infill development that is excessively dissimilar to surrounding properties in building placement or materials, scale and/or signage has weakened the fabric that ties together the historic core of Downtown. The purpose of these Design Guidelines is to provide a framework in which to guide the reuse of existing buildings, new infill development, and public investments in a manner that protects historic resources and strengthens the fabric of the Central Business District.

These guidelines shall apply to all building owners who wish to participate in the Hancock Main Street grant program.



Overview

Site Design

Mass & Scale

Form & Roofline

Building
Entrances

Architectural
Features

Materials &
Colors

Signs & Lighting

Outdoor Spaces

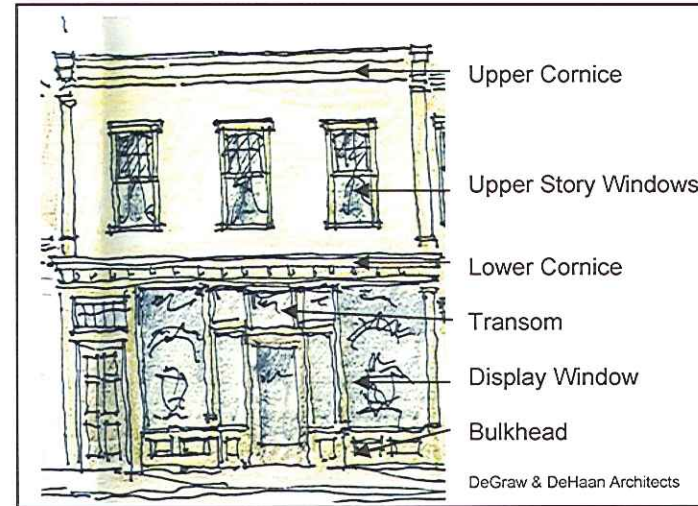
Downtown Design Guidelines: Overview

Buildings within the *Downtown Business Design District* shall incorporate the basic features of a pedestrian-oriented mixed use CBD. Retail store fronts shall be provided on the first floor of two or three-story buildings. Storefronts shall be oriented to the Street. The following basic architectural features should be incorporated into all storefronts within the DB – Downtown Business District:

- Recessed entry for storefront
- Bulkhead
- Display window
- Transom [where original to architecture]
- Cornice
- Upper-story windows in proportion with building and in scale with traditional patterns found in the historic CBD of the Village.
- Quality construction and materials

Façade renovations of existing buildings should preserve as much of the original building fabric as possible. For example, original windows, doors, cornices and building materials should be retained. The use of vinyl or aluminum siding that masks the architectural features of a building shall be prohibited in the Central Business District.

Buildings shall generally align to the edge of the sidewalk in order to maintain a building line along streets within the CBD. Where there is room to provide off-street parking, it should be provided to the rear of buildings. Rear storefront entrances are encouraged. Additional criteria for the placement of buildings are provided under Site Design.



DaBrescia Building: This multi-story commercial building is located on East Front Street in Downtown Hancock. The renovation of this building façade preserved the original building materials. The canvass awning complements this brick building. The owner has maintained the recessed entry, bulkhead, and display windows. This is an excellent example of the quality construction and materials that should be incorporated in the Central Business District.

Overview

Site Design

Mass & Scale

Form & Roofline

Building
Entrances

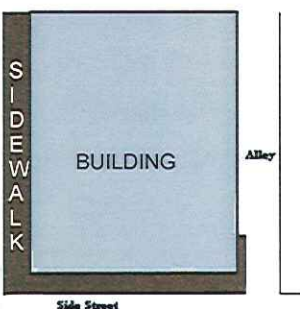
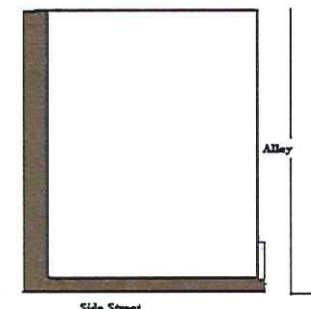
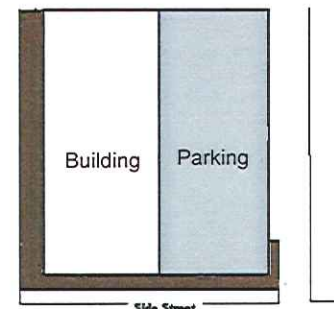
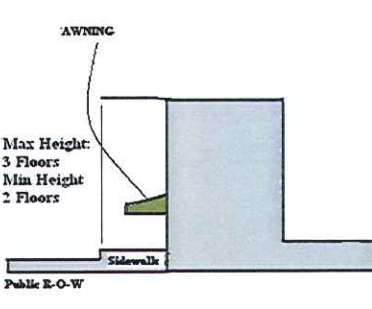
Architectural
Features

Materials &
Colors

Signs & Lighting

Outdoor Spaces

Downtown Design Guidelines: Site Design

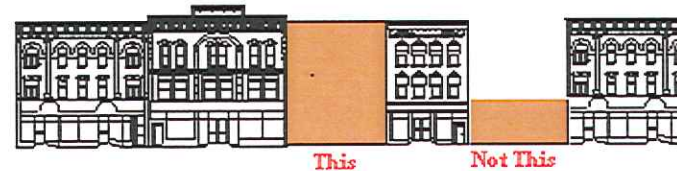
Building Placement	Building Frontage	Parking Placement	Building Height and Profile	Overview
				Site Design
<p><u>Setbacks:</u></p> <p>Buildings shall be located within the grey shaded area as shown in the above diagram. The building footprint shall be built to the sidewalk line when facing a public street in the CBD.</p> <p>Within the DB-Downtown Business District, a building can have a zero setback on the front, side and rear yards. A setback to provide sufficient sight distance on corner lots is required pursuant to Section 115-20 of the Village of Hancock Zoning Code.</p> <p>Front Setback: 0' Min. Side Yard: 0' Min. Corner Side: 0' Rear Setback: 0' Min.</p>	<p><u>Encroachments Allowed:</u></p> <p>Pursuant to Section 115-36 of the Village Code, perpendicular signs may encroach over the public sidewalk, but not over the public street right-of-way.</p> <p>There are a number of existing perpendicular signs Downtown and such signs are encouraged since they make it easier for pedestrians to navigate Downtown. Perpendicular signs should be well-maintained and care should be taken to ensure that an 8 foot high clear walkway is maintained in all instances and public access along sidewalks is unobstructed.</p>	<p><u>Parking Requirements:</u></p> <p>Within the DB Downtown Business District, off-street parking shall only be permitted in the rear yard.</p> <p>Within the DB-Downtown Business District, applicants are required to provide off-street parking in accordance with Section 115-34 of the Village Code.</p> <p><u>Alleys:</u> Where feasible, access to off-street loading should be provided from designated alleys that are at least 15 feet in width. This is a recommended standard but not required under the Village Code.</p>	<p><u>Maximum Height & Profile:</u></p> <p>Within the DB-Downtown Business District, the maximum building height is 35 feet. The following are recommended guidelines for new infill buildings.</p> <p>Minimum Height: 2 stories Maximum Height: 3 stories</p> <p><u>Rooflines:</u> Horizontal or gable rooflines should be incorporated into new buildings. The use of a parapet to rise above the roofline and an upper cornice should be provided. Infill buildings should respect adjacent buildings with as to height, materials, and building placement.</p>	Mass & Scale
				Form & Roofline
				Building Entrances
				Architectural Features
				Materials & Colors
				Signs & Lighting
				Outdoor Spaces

Downtown Design Guidelines: Building Mass & Scale

New buildings should respect the mass & scale of the traditional building stock in the Downtown Business Design District. The vertical and horizontal delineation of new structures should match that of traditional structures so that they fit within the context of the existing building stock. In this respect, the mass & scale of new buildings is as important to fitting in as is the placement of new buildings on a site.

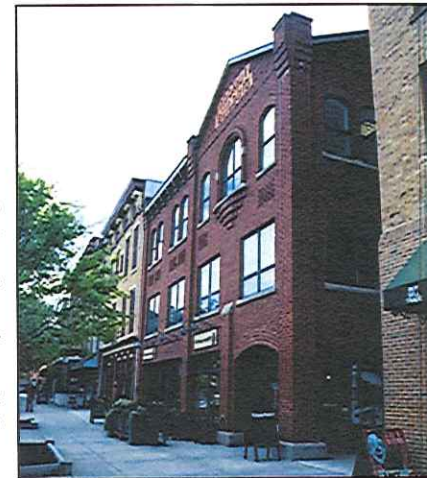
The following design principles should be followed when designing new infill buildings:

1. **Building height:** The height of new buildings should not appear excessively higher or lower than surrounding properties [see illustration upper right corner of page].
2. **Floor-to-floor heights:** It is critical that the floor heights of new infill buildings are in keeping with the floor heights of adjacent structures. Furthermore, upper floor windows must be divided into individual window units that are similar in scale to adjacent structures.
3. **Break up the mass of the building elevation:** For large infill buildings, the façade shall be divided into modules to give the appearance of several buildings. This is needed to maintain the traditional building pattern of Downtown Hancock. This can be achieved through the use of colors and change in materials to provide a clear distinction between the modules. Recesses may also be used. Building facades should also provide a clear distinction between the first floor and the upper floors of the structure through the use of awnings, a lower cornice and change in materials.



New infill buildings shall be designed in a manner that ensures that they are compatible in scale to the existing building stock within the Downtown Business Design District. Such buildings shall also provide for a visual transition from commercial buildings and nearby single-family homes when abutting surrounding residential districts.

Infill building: The infill building in the center of the photo above complements the mass and scale of surrounding buildings. This example is from the City of Saratoga, New York. Note how the new building incorporates similar building materials, decorative brick patterns, is built to the sidewalk, etc.



As new buildings are proposed in the Downtown Business District of the Village of Hancock, it is important that the building placement, materials, scale and height complement surrounding buildings. Doing so will strengthen the fabric of the Downtown Business District.

Overview

Site Design

Mass & Scale

Form & Roofline

Building
Entrances

Architectural
Features

Materials &
Colors

Signs & Lighting

Outdoor Spaces

Downtown Design Guidelines:

Form & Roofline

Main Street and East Front Street

The predominant building stock within the Downtown Business Design District consists of structures with horizontal roofs and/or pitched roofs concealed from the street view behind a parapet wall. There are also several historic structures with gable or hip rooflines. To maintain the unique character and cohesiveness of the Downtown District horizontal roofs for new structures and additions are encouraged. Where pitched roofs are used, a parapet wall with an upper decorative cornice can be used to conceal the roofline [see example below]. Where the rooflines remains visible from the street, an upper decorative cornice should be used [photo lower right]. The following additional standards shall apply:

- Roof mounted mechanicals shall be concealed with parapet walls that incorporate a cornice, and
- Cornices shall be required on new buildings.



Above: Notice the pitched or sloped rooflines in each of these buildings which are concealed behind a parapet wall that also incorporates a decorative upper cornice.



Above: Business core of Downtown Hancock showing predominant building heights, setbacks, and rooflines. There are a variety of rooflines within the Downtown District including gable, hip, sloping and flat roofs. New buildings should not be excessively dissimilar to adjacent structures.



Above: The First National Bank of Hancock building has a hip roof but also incorporates a decorative upper cornice that complements adjacent buildings.

Overview
Site Design
Mass & Scale
Form & Roofline
Building Entrances
Architectural Features
Materials & Colors
Signs & Lighting
Outdoor Spaces

Downtown Design Guidelines: Form & Roofline

West Main Street, West Front Street & East Main Street

The edge of the Downtown Business Design District includes buildings with varying roof lines and larger setbacks. These buildings vary in mass & scale and there are a number of vacant lots and new infill buildings that break up the cohesiveness of these streets. The architectural features of the historic buildings on these streets help to distinguish them from the CDB and provide a transition to surrounding residential neighborhoods. This distinction should be encouraged and new infill structures in these areas should respect the form & rooflines of surrounding structures.

The following additional standards shall apply:

- Renovation of structures in these areas shall retain the integrity of the architecture, setbacks and scale of existing structures.



Above: The traditional development pattern on West Front Street includes gable roof lines and a small front porch. These elements should be encouraged along this street.



Above: View looking toward East Main Street from the corner of Wheeler and West Main Street. From this corner moving east there is a well-defined transition from commercial, institutional, to residential properties. Building size, setbacks, and rooflines help to define this transition.



Above: As one moves west on West Main Street leaving the Downtown the streetscape becomes residential in nature with larger setbacks and front lawns.

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Downtown Design Guidelines: Building Entrances

The primary entrance to buildings must be clearly defined and oriented toward the street. For mixed use buildings, separate entrances must be provided for retail/commercial and residential uses. All entrances, however, shall be oriented toward the street and be well defined. The following general standards shall apply:

- Primary entrances shall be accentuated using architectural features such as:
 - Recessed entries,
 - Display windows and signage, or
 - Awnings and lighting.
- Rear building entrances for retail is encouraged in the Downtown Business Design District.



Above: Eckerd's Drugstore on Market Street in Corning, New York. The entrance to the storefront is well-defined and the owners have used awnings to help accent the entrances. At night, the entrances are well lit.



Above: The Glass Menagerie in Corning, NY incorporates the classic elements of a traditional storefront on Main Street. Note the well-defined bulkhead, display window and transom as well as the recessed entry.



Above: Market Street – Corning, New York. Primary entrance is oriented to the street. The entrance to second floor is located in front center of building façade.

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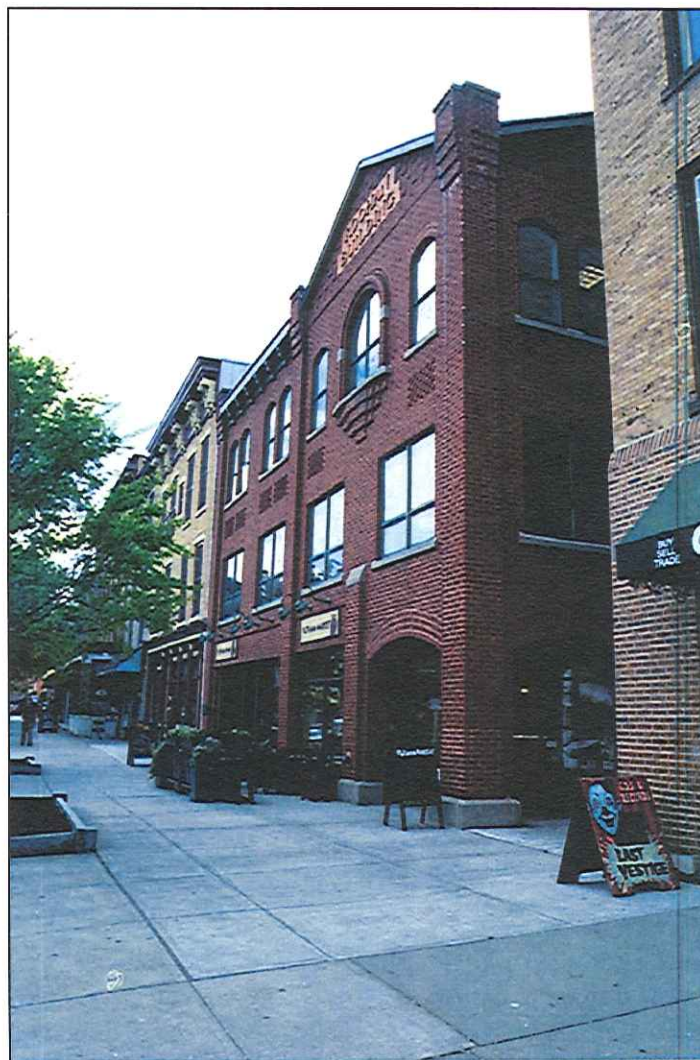
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Downtown Design Guidelines: Architectural Features

Architectural features of buildings make the streetscape more interesting and visually appealing. Existing buildings within the Downtown Business Design District incorporate such features. As infill buildings are developed within the DB-Downtown Business District attention must be paid to architectural details in order to conserve the integrity and cohesiveness of the historic district. The following are encouraged:

- Design storefronts to incorporate canvass awnings,
- Use brick patterns to provide visual interest, and
- Use a lower cornice to distinguish the first floor from the upper floors of the building.
- Infill buildings: Look to shapes, patterns and scale within the existing building stock and incorporate them into building new infill building design.



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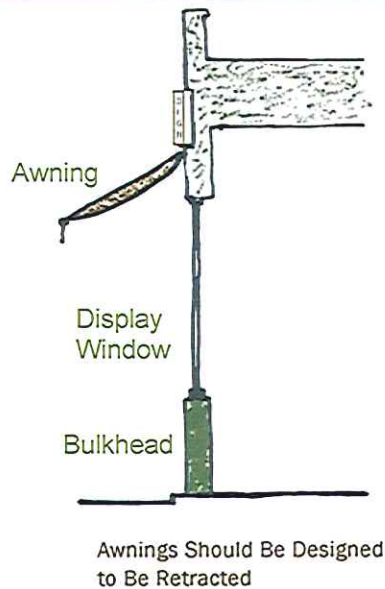
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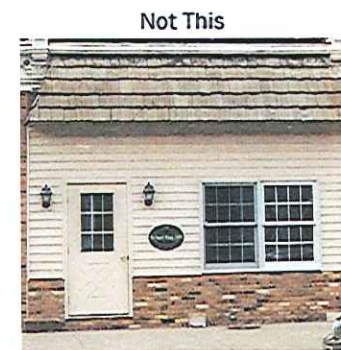
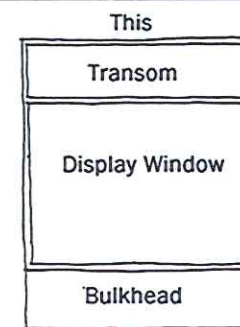
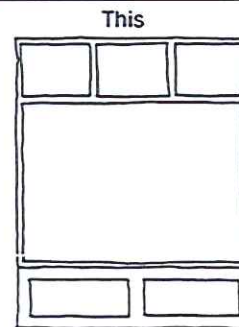
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Downtown Design Guidelines: Architectural Features



The graphic illustrations included here are provided to give a visual interpretation of some of the concepts that are described in the preceding sections. The illustrations provided on this page demonstrate the appropriate and inappropriate means of designing a storefront in the Downtown Business Design District.



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Downtown Design Guidelines: Architectural Features



Cornices are common in the Downtown Business Design District and should be preserved on all existing buildings. New infill buildings shall incorporate a parapet wall or decorative cornice. The photos provided on this page include several examples of decorative cornices that can be found within the Downtown Business Design District.



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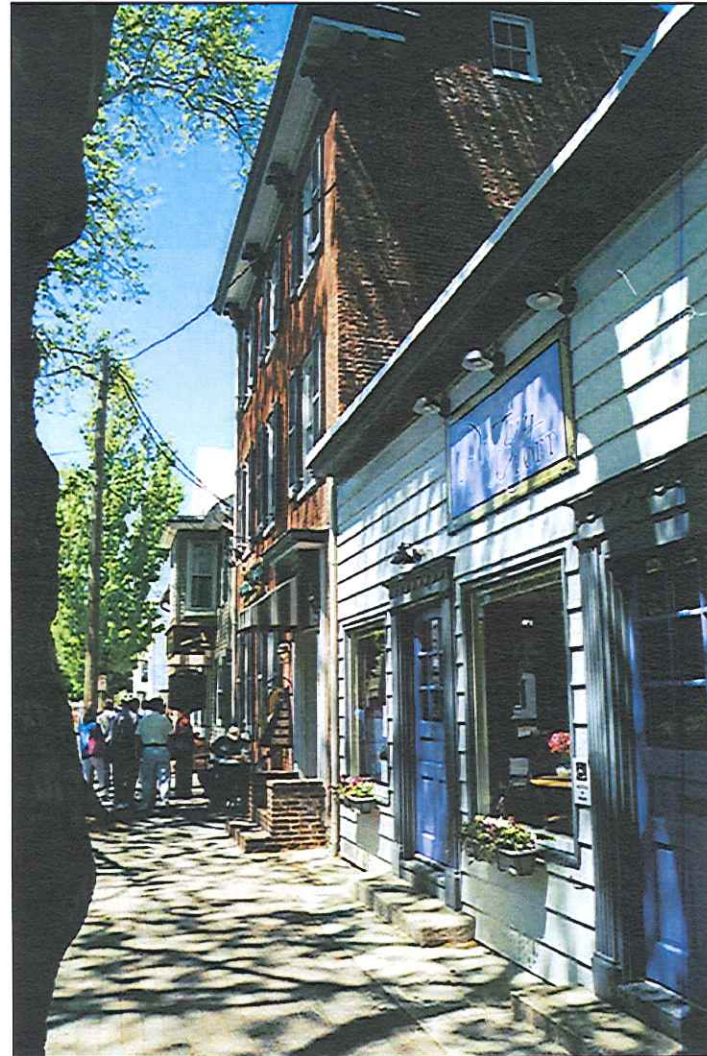
Building materials and colors are part of the design vocabulary that defines the character of a district. An underlying design theme for Downtown Hancock must be “Quality”....quality design, quality materials, and quality finishes. Within the Downtown Business Design District traditional and appropriate exterior finishes include:

- Common red brick siding.
- Wood lap siding or brick.
- Wood frame windows/doors [also see page 13].

The following exterior finishes are prohibited:

- Vinyl siding or aluminum siding.
- Polished stone, ceramic tile, or mirrored glass.

Building colors should complement the overall character of the Downtown Business Design District.



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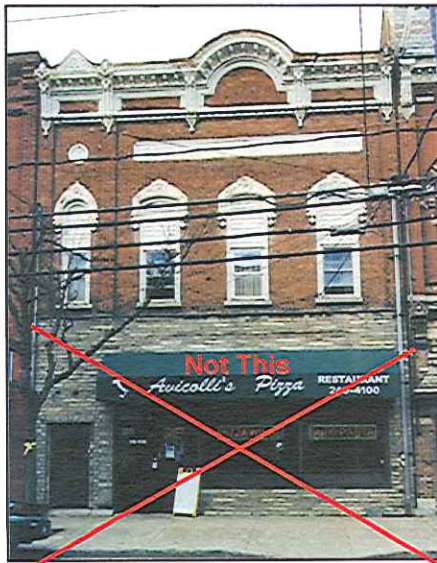
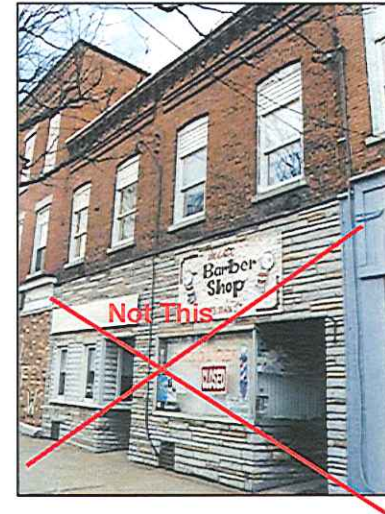
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Downtown Design Guidelines: Materials & Colors

Inappropriate building materials and colors can have an adverse impact on the integrity of a Central Business District. The examples provided on this page illustrate inappropriate design. Proposed renovations to storefronts of existing building facades that incorporate any of the design elements shown on this page shall be prohibited in the Downtown Business Design District. The following exterior finishes are prohibited:

- Mansard-like projections (see bottom right photo – store bottom center),
- Faux stone,
- Vinyl or aluminum siding and/or vinyl awnings,
- Signage that masks architectural elements of a building, or
- Polished stone, ceramic tile, or mirrored glass.

Building colors and materials should complement the overall character of the Downtown Business Design District.



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Downtown Design Guidelines: Materials & Colors

Building Materials:

Building Element:

Recommended:

Not Recommended:

Façade:

Common red brick
Wood clapboard
- **Benjamin Moore historic color pallet**

Texture 111
Vinyl or Aluminum
Imitation brick siding
Faux stone
Block or plain masonry units
Faux log cabin siding

Trim: Wood

Wood

- Finished grade
- Painted or stained

Rough cut or unfinished

- Faux log cabin
- Plywood

Windows:

Wood frame
- Painted
- Stained
Lintels & Sills
- Brick or stone
Glass
- Clear glass for display windows
Transom
- Clear, etched, frosted, or stained glass
Upper Floors
- Clear glass

Aluminum frame
Vinyl casement

Mirrored or tinted glass

Roof:

Asphalt shingles
- Black single tone
Parapet caps
- Tin, brick or stone

Tin or colored aluminum

Awnings:

Canvas retractable
- 3-color maximum

Vinyl or Plastic fixed

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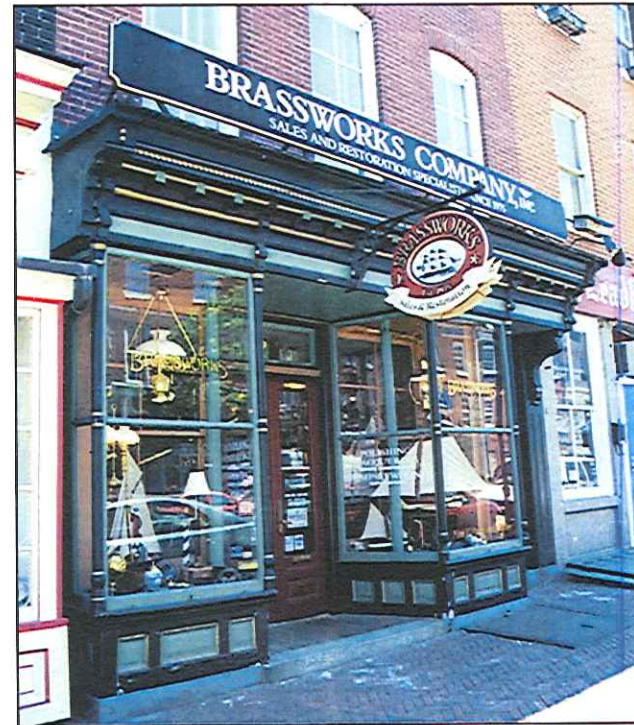
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Downtown Design Guidelines: Lighting, Signs & Awnings

Signage within the DB-Downtown Business District shall comply with Section 115-36 of the Village of Hancock Zoning Code. It is also important that signage respect the architecture of the building and not mask architectural features such as the lower cornice of second story windows. It is important that new infill buildings be designed in a manner that anticipates the incorporation of signage and lighting consistent with Section 115-36.

- New infill buildings should be designed to incorporate signage into the building facade,
- Down-lit gooseneck lamps are recommended to illuminate signage [see page 15], and
- Projecting signs are encouraged in the Downtown Business District since they make it easier for pedestrians to find stores (see photos below).



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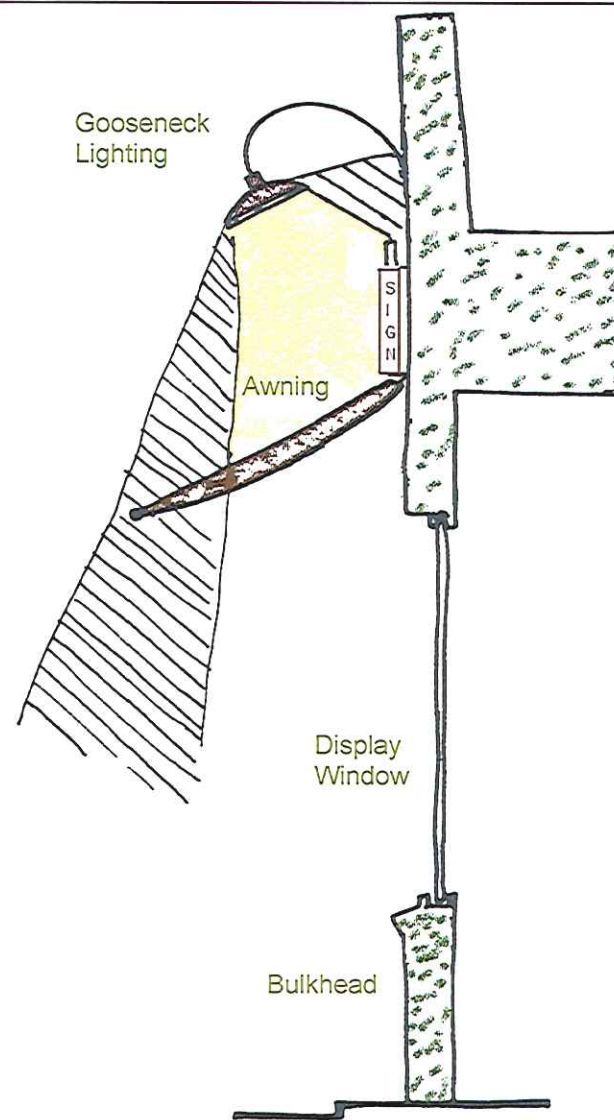
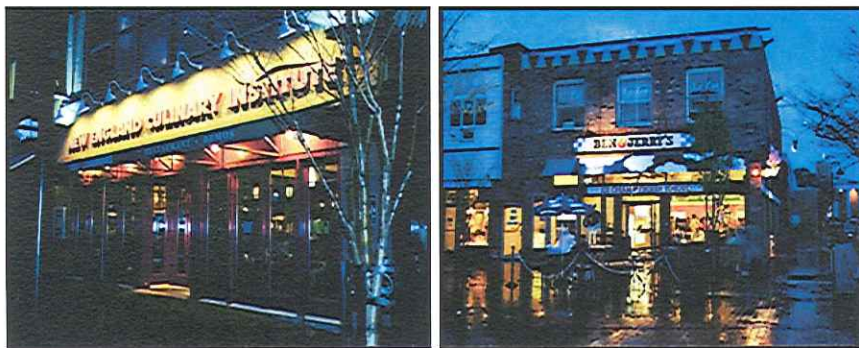
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Downtown Design Guidelines: Lighting, Signs & Awnings

Lighting of the building façade is important for two reasons: 1) It is necessary to advertise the business after daylight hours and 2) lighting both during and after business hours is a deterrent to crime. Lighting can also be used to illuminate attractive architectural features of the storefront as well as the signage. Interior lighting of the window display is necessary to highlight items for sale and the Village encourages window displays to be lit after business hours. Appropriately designed exterior lighting not only accentuates building design, but it also enhances the ambiance of the Downtown shopping and dining area.

The illustration to the right shows the appropriate placement of exterior lighting. The following standards also apply:

- Infill building design must incorporate the appropriate placement of lighting on the building,
- Down lit gooseneck lamps are recommended to illuminate signage, and
- Lighting should not provide for excessive light or glare –energy conservation is encouraged.



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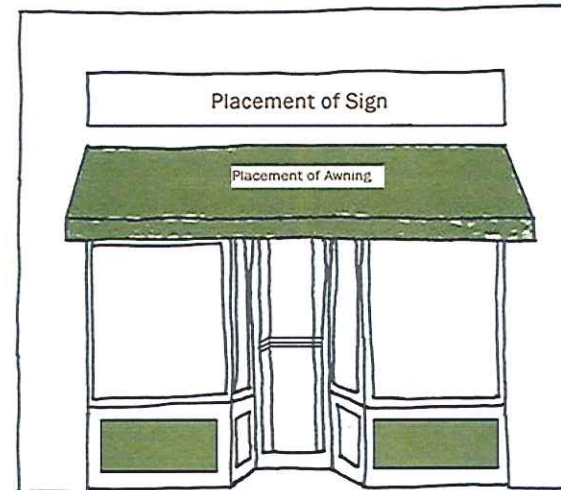
Downtown Design Guidelines: Lighting, Signs & Awnings

Signage is an important part of every Downtown Business. When placed to fit within architectural design of the building façade, signage can add to the visual interest of the building façade while letting customers know the nature and location of the business. However, when signage is not properly placed on the building, or is excessively large, it results in unsightly visual clutter.

In the illustration to the right, the large bulky sign above the cornice conceals part of the second floor window and masks part of the cornice. Such signage shall not be permitted in the Downtown Business Design District. The proper placement of the signage within the sign panel above the display window is shown in the lower half of the illustration.

Awnings and canopies have been a part of the streetscape in Downtown Hancock for over 100 years. Awnings serve a useful purpose in that they provide protection from inclement weather. Awnings and canopies in the Downtown Business Design District should be made of heavy canvas and must be maintained in good repair. Aluminum, plastic, or vinyl canopies shall not be used within the Downtown Business Design District.

Awnings should be made to be retractable and installed in a manner that does not hide or mask the traditional architectural elements of the building façade. The illustration to the right shows the proper placement of a retractable awning.



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Downtown Design Guidelines: Outdoor Spaces

Outdoor spaces are places where the public can gather for events, to have dinner, meet friends, and relax. Such spaces add to a community's quality of life and are an integral part of any vibrant central business district. There are a number of vacant sites within the Downtown Business Design District. As the Village plans for future improvements, consideration should be given to creating a Village Square to provide a place for public events or farmers markets Downtown.

Events help to bring people downtown and the existence of public gathering spaces is a valuable asset for the community. As the Village of Hancock implements its sidewalk improvement grants, there may an opportunity to identify potential sites for a public square Downtown. *It will be important that private sector building improvements complement these public investments.*



Photos: Above: Corning Square, Corning, New York
Left: Farmer's Market in the Village of Walden, NY.

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Secretary of the U.S. Department of the Interior **Standards for Rehabilitation**

Initially developed by the Secretary of the Interior to determine the appropriateness of proposed project work on registered properties within the Historic Preservation Fund grant-in-aid program (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives program), the **Standards for Rehabilitation** have been widely used over the years – particularly to determine if a rehabilitation qualifies as a Certified Rehabilitation for Federal tax purposes. “Rehabilitation” is defined as “the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.” In addition, the Standards have guided Federal agencies in carrying out their historic preservation responsibilities for properties in Federal ownership or control; and State and local officials in reviewing both Federal and nonfederal rehabilitation proposals. They have also been adopted by the historic district and planning commissions across the country.

The intent of the Standards is to assist the long-term preservation of a property’s significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. They also encompass related landscape features and the building’s site and environment, as well as attached, adjacent, or related new construction. To be certified for Federal tax purposes, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s), and where applicable, the district in which it is located.

As stated in the definition, the treatment “rehabilitation” assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building’s historic character. For example, certain treatments – if improperly applied – may cause or accelerate physical deterioration of the historic building. This can include using improper repointing or exterior masonry cleaning techniques, or introducing insulation that damages historic fabric. In almost all of these situations, use of these materials and treatments will result in a project that does not meet the Standards. Similarly, exterior additions that duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure will fail to meet the Standards.

STANDARDS FOR REHABILITATION

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy, and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be place in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



Region 2 Water

You are here: [EPA Home](#) » [Region 2 Water](#) » [Aquifers](#) » Cortland Homer Preble Aquifer System

<http://www.epa.gov/Region2/water/aquifer/cortland/cortland.htm>
Last updated on Monday, August 24th, 2009

Cortland Homer Preble Aquifer System

Support Document

Cortland and Onondaga Counties New York

June 1988

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I. Introduction

A. Statement of Section 1424 (e)

The Safe Drinking Water Act (SDWA), Public Law 93-523, of December 16, 1974 contains a provision in Section 1424(e), which states that:

If the Administrator determines, on his own initiative or upon petition, that an area has an aquifer which is the sole or principal drinking water source for the area and which, if contaminated, would create significant hazard to public health, he shall publish notice of that determination in the Federal Register. After the publication of any such notice, no commitment for Federal financial assistance (through a grant, contract, loan guarantee, or otherwise) may be entered into for any project which the Administrator determines may contaminate such aquifer through a recharge zone so as to create a significant hazard to public health, but a commitment for Federal financial assistance may, if authorized under another provision of law, be entered into to plan or design the project to assure that it will not so contaminate the aquifer.

This section allows for the specific designation of areas which are dependent upon ground water supplies. Following designation, the review process will ensure that federal agencies will not commit funds toward projects which may contaminate these ground water supplies.

B. Receipt of Petition

On September 15, 1987 the Cortland County Legislature petitioned the U.S. Environmental Protection Agency (EPA) Administrator to declare the Cortland-Homer-Preble Aquifer System, as defined in the petition (Appendix A), a sole source aquifer (SSA) under the provisions of the SDWA.

C. Area of Consideration

The boundary of the area specified in the petition submitted by the Cortland County Legislature was defined as portions of five valleys that meet in the vicinity of the City of Cortland. The entire petitioned area is within Cortland County, New York. However, based on EPA's review of the hydrogeologic information, the final SSA designation area has been extended into Onondaga County. The Agency has amended the area for designation because the aquifer extends into Onondaga County. It has been Agency policy to designate sole source aquifers based on hydrogeologic criteria rather than political boundaries whenever possible, because contamination of a portion of the aquifer can affect the down gradient portion of the aquifer.

D. Topography

The Cortland-Homer-Preble area is located within the Allegheny Plateaus Province of central New York State (Miller, 1982). Altitudes range from approximately 1,100 to 2,000 feet above sea level.

The entire area was affected by the Wisconsin Stage glaciation (Buller et.al., 1978), ending approximately ten-thousand years (10,000 yrs.) ago (Muller, 1965). The glaciers altered the existing topography and surface water drainage patterns. The resulting terrain consists of relatively flat, sediment-filled valleys bounded by tillmantled bedrock hills that rise up to nine-hundred (900) feet above the valley floors (Buller et.al., 1978; Miller, 1982).

E. Climate

Precipitation in the Cortland-Homer-Preble area averages approximately forty inches (40") per year (Buller et.al., 1978), evenly distributed throughout the year (McFarlandJohnson Engineers, Inc., 1982). Winters are harsh, with an average temperature of approximately twenty-four degrees Fahrenheit (McFarlandJohnson Engineers, Inc., 1982) and average snowfall of sixty inches (60") (Buller et.al., 1978). Temperatures in summer average approximately sixty-six degrees Fahrenheit (McFarland Johnson Engineers, Inc., 1982).

II. Hydrogeology

A. Geologic Framework

The bedrock of the Cortland-Homer-Preble area is predominantly shale, with minor siltstone and fine grained sandstone (Corner and Harsh, 1978; Miller, 1982). These rocks are part of the Genesee Group (Reynolds, 1985) and are Upper Devonian in age (Buller et.al., 1978). The beds are nearly flatlying, with a less than one degree to the southsouthwest (Buller et.al., 1978).

Depth to bedrock ranges from zero to five-hundred feet (0-500') below the land surface (Corner and Harsh, 1978; Miller, 1982). The bedrock is nearest the surface in the hills and deepest in the valleys. When exposed at the surface, the shale is weathered and jointed (Corner and Harsh, 1978). Joints and bedding planes provide the only storage areas for significant amounts of water in the bedrock. Because the size and number of joints decrease with depth (Corner and Harsh, 1978) and are open to depths less than one-hundred feet (100') below land surface (McFarlandJohnson Engineers, Inc., 1982), wells drilled into the bedrock are lowyielding (generally ten to fifty gallons per minute (Buller, 1978; McFarlandJohnson Engineers, Inc., 1985)).

B. Geologic Setting

The area was subjected to glaciation during the Wisconsin Stage Pleistocene Epoch. Much of the bedrock is concealed under the glacial deposits. These deposits are thickest in the valleys.

Several types of deposits were left by the glaciers. Each is described below (descriptions from McFarlandJohnson Engineers, Inc., 1982):

Stratified Drift: The aquifers that can support public water supply wells are composed of stratified drift and outwash deposits. Stratified drift is the fairly well-sorted sand and gravel found along the valley walls. It was deposited by streams flowing between the glacier and the bedrock hills.

Outwash Deposits: Outwash is sand and gravel deposited by streams flowing from the face of the melting glacier. It is extensive in the Cortland-Homer-Preble area, filling the valleys with continuous deposits up to two-hundred feet (240') thick. Outwash deposits comprise the most productive aquifers in the area.

Till: The most widespread glacial deposit is till, an unsorted mixture of silt, clay, sand, gravel, and rock fragments. In Cortland County, the till is mainly silt and clay, and has low permeability. The till therefore enhances runoff from the upland areas and limits recharge to the bedrock. Till is exposed in the uplands portion of the area.

Moraine: Material pushed in front, or to the side of the advancing glacier forms a moraine. Moraines generally represent the furthest advance of a glacier. In the Cortland-Homer-Preble area, moraines are found at valley heads. They are comprised of the redeposited material left by previous glacial activity, and consist of stratified sand and gravel interbedded with poorly sorted silt and clay. Because of low permeability, the moraines act as ground water divides.

Glacial Lake: Glacial lakes were formed in the valleys as the glacier retreated, because the existing drainage outlet had become closed by moraine deposition. Lake sediments, consisting of fine-grained sand, silt and clay were deposited. These sediments, which range from ten to three-hundred feet (10-300') thick, have low permeability and act as a confining unit between aquifers.

C. Ground Water Hydrology

Ground water moves through inter-granular openings in the unconsolidated deposits and through cleavage planes, joints and fractures in the consolidated rocks of the area. As stated above, the yield from bedrock wells in the Cortland-Homer-Preble area is low. However, the yield is sufficient for domestic supplies and upland wells are completed into bedrock (Buller, 1978).

The most productive aquifers in the area are the outwash sands and gravels found in the major stream valleys. In the Homer-Preble valley, it is the surficial outwash aquifer that provides the majority of drinking water. Its saturated thickness averages fifty-five feet (55') (Buller et.al., 1978) and yields may exceed one-thousand gallons per minute (1,000 gpm) (Miller, 1982). The base of the aquifer is defined by a lacustrine clay layer at a depth of approximately sixty feet (60') below the land surface (Buller, 1978). There is a thin layer of sand between the clay and bedrock; its potential as a source of water is unknown (Miller, 1982).

In the southern portion of the area, there is a confined outwash aquifer as well as a surficial outwash aquifer. Both are present within the City of Cortland and the valleys of the East and Main Branches of the Tloughnloga River (Reynolds, 1987). Current well yields are as high as four-hundred gallons per minute (400 gpm) (McFarland-Johnson Engineers, Inc., 1985).

Southwest of the City of Cortland, the sands and gravel of the aquifer have been interpreted to represent kame terraces and ice-disintegration deposits (Miller, 1982).

The water table in the Cortland-Homer-Preble area generally occurs at depths less than twenty-five feet (25') below the land surface in the major stream valleys (Buller, 1978; Buller et.al., 1978; Miller, 1982; McFarland-Johnson Engineers, Inc., 1985). In the upland areas, the water table may be as deep as one-hundred feet (100') below the land surface (McFarland-Johnson Engineers, Inc., 1985), although this is still well above the valley floors.

Although the relatively impermeable till limits infiltration, recharge to the upland ground water system is derived from precipitation (McFarland-Johnson Engineers, Inc., 1985). In the valleys, the surficial aquifer is recharged by infiltration of precipitation, infiltration from losing streams, and upland sources (Buller et.al., 1978), such as runoff and streams from the hills (McFarland-Johnson Engineers, Inc., 1985; Reynolds, 1987) and very minor recharge from the bedrock (Buller et.al., 1978; Miller, 1982). According to Reynolds (1987), the confined aquifer (where present) is recharged by the surficial aquifer wherever they are in hydraulic contact. This occurs through the stratified drift deposits along the valley walls, which connect the two aquifers, and wherever the confining lacustrine unit is absent.

In the upland areas, the ground water flow is toward and into the streams (Buller et.al., 1978; McFarland-Johnson Engineers, Inc., 1985). Upland streams are gaining (i.e., they act as ground water sinks) (McFarland-Johnson Engineers, Inc., 1985). Once they reach the valley floors, however, some of the water recharges the aquifer (Buller et.al., 1978).

In the major valleys, ground water flows toward the center from the valley walls (Buller et.al., 1978). There is also flow in the river's downstream direction (Buller et.al., 1978; Reynolds, 1987). After the valleys meet near the City of Cortland, flow is southeast, following the Tloughnloga River valley out of the area (Buller et.al., 1978).

1. Recharge

The recharge area is delineated by the designated valleys and the upland area which drain into them. All precipitation within these boundaries has the possibility of recharging the aquifer system.

2. Discharge

Discharge from the aquifer system is by seepage into gaining reaches of streams, evapotranspiration, flow to pumping the area wells and flow out of the area (Buller et.al., 1978; McFarland-Johnson Engineers, Inc., 1985; Reynolds, 1987).

3. Streamflow Source Zone

The streamflow source zone is the upstream area of losing streams which flow into the recharge area. For the Cortland-Homer-Preble Aquifer System, this area is defined as the portion of the Tloughnloga River basin upstream of the southeastern end of the designated area (near Blodgett Mills), as shown on Figure 1. The project review area is coincident with the designated aquifer area, its recharge area, and streamflow source zone.

D. Ground Water Quality

Data provided by the Cortland County Health Department (CCDH) in the petition indicate that all of the ground water in the area contains less than three-hundred milligrams per liter (300 mg/l) total dissolved solids and ranges in temperature from three to nine degrees Centigrade. The pH ranges from slightly acidic to slightly alkaline water varies from moderately to very hard (6.5 to 8.0). The water varies from moderately to very hard (85 to 250 mg/l).

The overall quality of the ground water is good, although there has been contamination of several private wells in the southwestern portion of the area by organic solvents (up to (200 parts per billion)). All public water supply wells meet or exceed the appropriate State and Federal drinking water standards.

E. Designated Areas

The area that has been designated as the Sole Source Aquifer is defined as the stratified drift and glacial outwash within the valleys. This area is coincident with that identified as a Primary Water Supply Aquifer by New York State Department of Health (1981) and New York State Department of Environmental Conservation (1987). The aquifer service area is the same as the aquifer area. Figure 1 shows the location and boundaries of the designated area.

F. Ground Water Use

Table 1 shows the population served and the amount of water withdrawn by public water suppliers within the Aquifer Service Area (ASA). Table 2 shows the estimated population within the ASA relying on private wells. Water use for the population using private wells is estimated based on one hundred gallons per day per person. All information was provided by the Cortland County Health Department.

Table 3 highlights the dependence of the SSA on the petitioned aquifer system. As shown, the area obtains 100% of its drinking water (5,599,813 gallons per day) from the Cortland-Homer-Preble Aquifer System.

III. Susceptibility to Contamination

The Cortland-Homer-Preble Aquifer System is highly vulnerable to contamination, due to highly soil permeability and shallow depth to ground water. The following is a discussion of potential sources of contamination, many of which may receive Federal financial assistance through agencies such as the Federal Highway Administration and the Department of Housing and Urban Development.

Transportation Routes and Facilities

A major interstate highway runs through the proposed designation area. The potential exists for accidental spills on the land overlying the aquifer which could result in serious contamination of the water supply.

On-site Septic Disposal

There are many areas that depend upon on-site septic-systems for waste disposal. These systems, depending on design and soil conditions, may lead to the contamination of the ground water.

Storm Water Runoff

Rain and snowmelt runoff can carry potential contaminants as it enters the aquifer. These include deicing salts, animal excrement, pesticides, fertilizers, petroleum products, bacteria and particulates from air pollutants.

Commercial and Industrial Facilities

There are various commercial and industrial facilities located within the aquifer system borders. Several of these facilities make, use or store chemicals and substances that could be hazardous if allowed to enter the ground water system. A common example is the storage of heating oil and gasoline, often in underground tanks. Leakage and/or accidental spills from tanks is not uncommon. Dense commercial, industrial, or residential development may also present a potential source of contamination to the aquifer.

Agricultural Practices

Much of the land in the designated area is used for agricultural purposes. Agricultural practices, such as chemical fertilizer application, pesticide and herbicide use, and disposal of animal wastes, can contribute to ground water contamination. This can occur through direct recharge or surface runoff.

Future Development

Future commercial, industrial, and residential development is also a potential source of contamination to the aquifer. The Cortland-Homer-Preble area is under intensive development pressure. It is unlikely to ease in the future. Therefore, projects should be designed to avoid significant increases in contaminant loading to the aquifer system.

IV. Alternative Sources of Drinking Water

There are no alternate sources that can provide the same quantity of drinking water as the Cortland-Homer-Preble Aquifer System at a reasonable cost. Nearby surface water sources are the Tloughnoga River System (including several lakes north of the Town of Preble) and Skaneateles Lake. The Tloughnoga River System is hydraulically connected to Cortland-Homer-Preble Aquifer System, and therefore is not a potential alternate source.

According to a letter received from the City Engineer of Syracuse, the City of Syracuse has the legal authority to use Skaneateles Lake as a water supply. During critical dry periods the lake is not able to meet the needs of Syracuse. Due to these institutional and capacity restrictions, Skaneateles Lake cannot be considered an alternate source of drinking water to the petitioned aquifer system.

There are four community water supply systems within Cortland County that are outside the petitioned area. Each uses ground water. Capacity (McFarland-Johnson Engineers, Inc., 1982) and current use information were used to determine the quantity of water potentially available from each. This is shown in Table 4. As seen, the total excess capacity of these systems (622,700 gpd) is inadequate to replace the water supplied by the petitioned aquifer (approximately 5.6 Mgalpd).

In addition, there are two public water suppliers west of the petitioned area in Tompkins County that can be considered potential alternate sources. The Village of Dryden obtains drinking water from ground water and the Village of Groton utilizes both ground water and surface water. Data supplied by John Anderson of the Tompkins County Department of Health (shown in Table 5) indicate that the excess capacity of these systems (330,000 gpd) is also inadequate to replace the water from the petitioned aquifer system.

To summarize, the total excess capacity of nearby public water supply systems is approximately 950,000 gpd. This volume is

Insufficient to supply drinking water for the ASA should the Cortland-Homer-Preble Aquifer System become contaminated.

V. Summary

Based upon the information presented, the Cortland-Homer-Preble Aquifer System meets the technical requirements for SSA designation. More than fifty percent (50%) of the drinking water for the aquifer service area is supplied by the Cortland-Homer-Preble Aquifer System. In addition, there are no economically feasible alternative drinking water sources which could replace the Cortland-Homer-Preble Aquifer System. It is therefore recommended that the Cortland-Homer-Preble Aquifer System be designated a SSA. Designation will provide an additional review of those projects for which Federal financial assistance is requested, and will ensure ground water protection measures, incorporating state and local measures whenever possible, are built into the projects.

VI. Selected References

1. Buller, W. (1978). Hydrologic Appraisal of the Water Resources of the Homer-Preble Valley, New York. U.S. Geological Survey Water Resource Investigation Open-File Report 7894. 31 pp.
2. Buller, W., W.J. Nichols and J.F. Harsh (1978). Quality and Movement of Ground Water in Otter Creek-Dry Creek Basin, Cortland County, New York. U.S. Geological Survey Water Investigation Open-File Report 78-3. 63pp.
3. Corner, Oliver J. and J.F. Harsh (1978). Digital-model Simulation of the Glacial Outwash Basin, Cortland County, New York. U.S. Geological Survey Water Resource Investigation Open-File Report 78-71. 34 pp.
4. McFarlandJohnson Engineers, Inc. (1982). Central New York Ground Water Management Program for Cortland County - Task I Report on Ground Water Resources. 99 pp.
5. Miller, Todd S. (1982). Cortland-Homer-Preble Area, in Atlas of Eleven Selected Aquifers in New York State (R. Waller and A. Finch, compilers). U.S. Geological Survey Water Resource Investigation Open-File Report 82553. pp. 149-172.
6. Miller, Ernest (1965). Quaternary Geology of New York, in Quaternary Geology of the United States (H.E. Wright and E.G. Frey, eds.). Princeton University Press, Princeton, New Jersey. 922 pp.
7. New York State Department of Environmental Conservation (1987). Upstate Ground Water Management Program. 232 pp.
8. New York State Department of Health (1981). Report of Ground Water Dependence in New York State. 49 pp.
9. Reynolds, Richard J. (1987). Hydrogeology of the Surficial Outwash Aquifer at Cortland, Cortland County, New York. U.S. Geological Survey Water Resource Investigation Report 85-4090. 43 pp.

VII. Tables

Table 1. Community Water Suppliers Within Cortland-Homer-Preble Aquifer System

Supply	Population Served	Water Usage (gallons per day)
City of Cortland	20,100	3,792,000
Cortlandville	2,700	413,600
Homer	4,250	717,800
McGraw	1,300	87,900
Scott	154	9,341
Preble	51	3,200
Green Acres MHP	32	2,000
McBride MHP	54	3,400
Mountainview MHP	86	5,400
Parker Manor MHP	64	4,000
Pine Hill MHP	253	16,000
Ripley Hill MHP	64	4,000
Tully MHP	333	13,672
TOTAL	29,441	5,072,313

MPH = Mobil Home Park

Source: Cortland County Health Department.

Table 2. Private Well Information within Cortland-Homer-Preble Aquifer System

Town	Estimated Population	Estimated Water Usage (gal/day)
Cortlandville	2,700	270,000

Homer	1,575	157,500
Preble	860	86,000
Scott	140	14,000
TOTAL	5,275	527,500

Estimate of water usage based on 100 gallons per day per person.
Source: Cortland County Health Department.

Table 3. Current Drinking Water Sources for the Cortland-Homer-Preble Aquifer System Service Area and Percentage of Water Obtained from Each Source

Source \ Use	Public Water Supply	Private and Other	Total
Petitioned Aquifer System	90.4	9.6	100%
Other Aquifers	----	----	----
Surface Water	--	----	----
Transported from the Outside	----	----	----
Total	90.4	9.6	100%

Table 4. Alternate Water Sources within Cortland County
(All volumes are gallons per day)

Supplier	Capacity *	Current Usage #	Excess Capacity
Cincinnatus	270,000	189,500	80,500
Harford	100,000	4,000	96,000
Marathon	490,000	203,800	286,200
Greek Peak	170,000	10,000	160,000
TOTAL	1,030,000	407,300	622,700

* McFarland-Johnson Engineers, Inc., 1982, Table 6-6.
Source: Cortland County Health Department.

Table 5. Alternate Water Sources within Tompkins County
(All volumes are gallons per day)

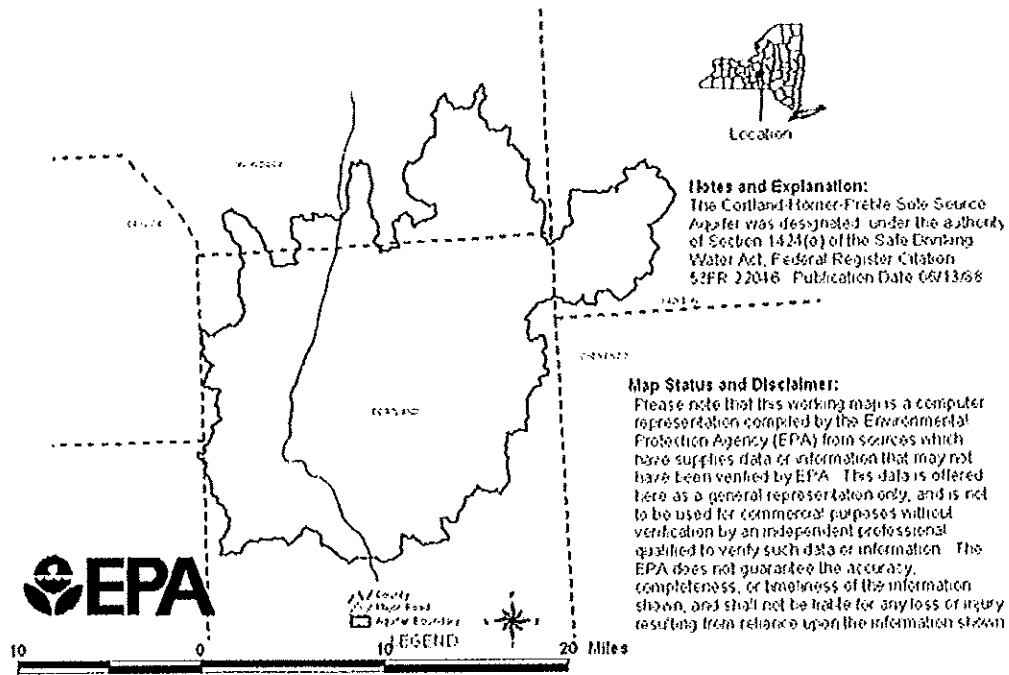
Supplier	Capacity	Current Usage	Excess Capacity
Dryden	300,000	200,000	100,000
Groton	610,000	380,000	230,000
TOTAL	910,000	580,000	330,000

Source: John Andersson, Tompkins County Department of Health.

VIII. Figure

Figure 1. Cortland-Homer-Preble Aquifer System Designated Area
(Displayed USGS 7.5 Minute Quadrangle Sheets)

Cortland - Homer - Preble Sole Source Aquifer



NYS Office of Community Renewal's Definition of Substandard

Structural Components - Upon structure inspection various components should be categorized as primary, mechanical or secondary as follows:

Primary Components – Foundation, exterior wall structures, roof structures, floor structures, columns, joists, and partitions.

Mechanical Components – Windows and doors, plumbing, heating, electrical, wells and septic systems.

Secondary Components – Siding material, roofing material, porches and exterior stairs and railings, chimneys, flooring material, ceilings, lighting, ventilation, interior stairs and railings.

Degree of Deficiency – After deficient structural components are classified as primary, mechanical or secondary, they shall be assessed for the degree of deficiency as follows:

Critical – Component is badly deteriorated, sinking, leaning, non-operative or non-functional, out of plumb, or unsafe to an extent requiring complete replacement. For example, (1) a complete electrical rewiring, (2) a complete new roof, (3) a plumbing system which requires extensive repair or none exists, (4) major repair of exterior structural elements (e.g. walls, sills, floor joists, rafters, porches, etc.), (5) major repair of unstable or deteriorated foundation walls, or (6) a non-existent or dysfunctional septic system, a spring-fed well with water of poor quality or quantity.

Major – Component is badly deteriorated and in need of major repair or replacement.

Minor – Component is worn, loose, or cracked and in need of repair.

Sound – Component needs no more than normal maintenance.

Structural Conditions – After determining the degree of deficiency, the structural condition must be determined.

Standard – Housing or rental units that are in standard condition, have no major structural defects, have adequate plumbing facilities, and their appearance does not create a blighting influence. This condition requires no more than observable, normal maintenance; dwelling units which have no deficiencies, or only slight observable deficiencies.

Substandard – Housing or rental units that have one or more major structural defects, but can still be repaired for a reasonable amount. The degree of substandard is either moderate or severe according to the number of major defects.

- Moderately Substandard – Housing or rental units that have less than three major defects and can be restored to a standard condition for a reasonable cost.
- Severely Substandard – Housing or rental units that have three or more major defects or at least one critical defect and can be restored to a standard condition for a reasonable cost.
- Dilapidated – Units that are determined to be severely substandard to a degree requiring clearance or buildings which have three or more critical deficiencies that cannot be repaired to a standard condition for a reasonable amount. In these instances a local determination must be made concerning the economic feasibility and the public benefit of such projects.