

Conceptual Land Use Map

- Identifies Areas Where Change Could or Should Occur
- Enables Community to be Prepared for When Change Comes
- Not Parcel Specific – Indicated Generalized Areas
- Large Areas of the Village Are Not Anticipated to Change Greatly, Such as Single Family Neighborhoods
- Land Use Classifications for Areas Where Change is Anticipated and/or Where a Stronger Vision is Required to Guide Decision Making:

- Village Core-Civic Area (VC-CA)

Character: Equal importance between public/municipal uses and private uses. Pedestrian, village scaled context of the core area. Focus on the mill. Residential, commercial and public park uses combine to create a cohesive, walkable village feel.

Uses: Mix of retail, office, and service uses, residential. Ground floor retail on Main and in mill area. Galleries, boutiques, restaurants, etc. Key public uses include municipal offices, libraries, post offices, etc.

○ *Village Mixed-Use (VM)*

Character: Contains some of the village's most charming, intact stretches of Main Street. Key characteristics of this area include multi-story buildings, a consistent building edge, inviting ground floor facades, and a mix of uses and architectural styles handed down to the village through history.

Opportunity to strengthen portions of Main Street where village character has given way to parking lots and strip development.

Uses: Mix of retail, office, and service uses. Residential on upper stories.

○ *Village Gateway (VG)*

Character: Wide mix of uses and scales, from low intensity land uses, such as car sales and service, to some of the tallest buildings in the village. Increasing design standards in these areas will make them

attractive gateways to the village, Along Main Street larger setback areas should be taken advantage of to provide larger sidewalks. Future uses of the Village Glen property should be sensitive to neighboring residential areas and take advantage of park proximity.

Uses: Mix of retail, office, residential and service uses. On Main Street, VG areas allow wider range of uses than what is appropriate for the more historic core areas (VM and VC-CA).

○ *High-Density Residential and Open Space, Park (HD-OSP)*

Character: Equal importance of residential and parkland, with both uses well integrated with one another. Village scale development pattern sensitively blended with existing residential neighborhoods. Development should occur along streets that are well integrated with the existing village – no “pod” style developments.

Uses: Mix of residential types, including townhouses and appropriately scaled multifamily. Well designed, functional and publicly accessible open space that complements housing.

○ *Special Character Areas*

Areas that have been identified for their unique or special attributes and their contribution to the village's overall character and quality of life.

South Cayuga Road

- Corridor contains many fine examples of early domestic architecture in the village.
- Cayuga Road Schoolhouse, 1840, locally designated landmark.
- Historic and aesthetic corridor gateway to the village core -- greatly contributes to the village's character.
- *1997 Reconnaissance Level Survey of Historic Resources* recognized the distinct character of this area.

Oakgrove Drive Neighborhood

- Many fine examples of late 19th and early 20th century domestic architecture.
- Consistent setbacks, tree-lined streets.

- *1997 Reconnaissance Level Survey of Historic Resources* recognized the distinct character of this area.

Swan Place, Eagle Street and Orchard Street

- Notable concentration village's oldest home
- "Organic" development pattern with varied and typically smaller setbacks
- Mixture of housing styles and sizes.

Main Street Residential Structures

- Roughly between Mill and Evans
- Well maintained historic residential structures adapted to commercial uses
- Residential scale and historic value contributes significantly to character of village and Main Street.

- **Question: Other areas of the village where land use change may or should happen?**
 - Beechwood Blocher Adult Care Facility and the St. Francis Skilled Nursing and Sub-acute Rehabilitation facility, given current culture shift toward de-institutionalization of elders...
 - Mill Street, between Main and Glen...
 - Village Glen Property...
 - Commercial Areas on South Union and South Long, south of Long Street Park...