

# Comprehensive Plan Town of Scipio, NY

January 2011





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#### ***GIS DATA Disclaimer***

The original sources of each dataset is identified on the maps. Due to the different sources and scales of projection, key features such as roads, parcel boundaries and streams may not overlap accurately when comparing several data layers on the same map. Acreage calculations for various parameters in this report were generated through the use of ArcGIS and are an approximation of the actual size. For more precise measurements, contact the Cayuga County Planning Department.





"When an adventurer carries his gods with him into a remote and savage country, the colony he founds will, from the beginning, have graces, traditions, riches of the mind and spirit. Its history will shine with bright incidents, slight, perhaps, but precious, as in life itself, where great matters are often as worthless as astronomical distances, and the trifles dear as the heart's blood."

-- Willa Cather, from her novel *Shadows On The Rock*, 1931

## INTRODUCTION

The Town of Scpio Comprehensive Plan was initiated, generated, and supported by the Scpio community in a collaborative process intended to guide Town officials and the community in making decisions that affect the future of the Town. The comprehensive plan provides a basis for guiding future growth, development and community preservation. The plan also acts as a historical document that identifies present land use and infrastructure, as well as the physical, cultural, and demographic characteristics of the Town.

In early 2007, the Scpio Town Board in consultation with the Scpio Planning Board agreed to appoint a Comprehensive Planning Committee (CPC) to research and prepare a comprehensive plan. In August of 2007, the Town Planning Board initiated a public request in the Town Newsletter for residents, landowners, business owners, and other concerned citizens to serve on the Comprehensive Planning Committee. The Town board appointed the CPC members and scheduled its initial meeting. In December 2007, the CPC held its first meeting and began to identify the formal process it would follow to develop the plan. The town of Scpio CPC was guided and assisted in the comprehensive planning process by the Central New York Regional Planning Board (CNYRPB), under a grant provided by Congressman James Walsh.

Through in-depth study, analysis, and community participation, the Comprehensive Plan provides a sound basis for guiding future growth, development, and community preservation. Community input from surveys and the Comprehensive Planning Committee played an important role in the development of the Comprehensive Plan by directly informing a series of clearly defined goals and recommended actions for the Town to pursue. Any future land use or zoning regulations must be consistent with the findings and recommendations of the Comprehensive Plan.

Members of the Comprehensive Plan Committee:

Bruce Hatfield, Chair	Randy Lawrence	Dodie Rowlands
Marian Brown	Mark Malys	Mark Vorreuter
Mike Brown	Joe McSweeney	Keith Welch
Phil Buckhout	Gary Mutchler	Patricia White
Robb Jetty	Tom Olenych	

## **Public Participation**

The Comprehensive Planning Committee formulated a survey which was mailed to 732 town residences and property owners and was available for public review at three public locations. The intent of the survey was to seek out opinions on present day Scipio and what the public sees for the Town of Scipio in the future. 168 completed surveys were returned, a 23% response rate. Analysis of the results of the written survey and community inventory formed the basis for this comprehensive plan. All CPC meetings were open to the public.

## **Plan Structure**

The contents of this plan include an Introduction and four chapters. Chapter 1: Goals and Recommendations, lays out the specific goals and recommendations by topic area; Chapter 2: Community Inventory and Analysis, Chapter 3: Regional Influences is intended to give background information on existing conditions in the town and region; and Chapter 4: Issues of Community Concern, is a discussion of issues revealed through the public participation process. Four Appendices in the back of the Plan contain information on Principals of Smart Growth, Conservation Subdivisions, History of Planning and Land Use in the U.S., and the Community Survey.

## **Adopting and Implementing the Comprehensive Plan**

### ***Legislative Authority***

In the State of New York, village and town governments are granted authority to adopt a comprehensive plan pursuant to Village Law §7-722 or Town Law §272-a. The comprehensive plan, a set of policy and analytic documents and maps, strategies and tools for the guidance of community well-being, land use, and development, is also intended to provide the foundation for local zoning laws. Once adopted, all land use policy decisions in the Town must be in accordance with the comprehensive plan. The review of future projects no longer occurs on an independent project-by-project basis, but rather in consideration of the comprehensive plan and the community vision. This Plan provides guidance as to where and how future development should occur in the Town. In addition, all other governmental agencies must consider this plan when directing or funding capital projects that occur within the Town.

### ***Adopting the Comprehensive Plan***

The purpose of adopting a comprehensive plan is the protection of the health, safety, and general welfare of the citizens of the community and their environment. Once adopted, review of future projects occurs in consideration of the community vision and the Comprehensive Plan. In addition, all other governmental agencies must consider this plan when directing or funding capital projects that occur within the Town. Adoption of a comprehensive plan is a discretionary decision and is considered a Type I action pursuant to Article 8 of the Environmental Conservation Law and Title 6 of the New York Code of Rules and Regulations Part 617.4(b)(1). This means that the plan must meet the provisions of the New York State Environmental Quality Review Act (SEQRA) prior to final adoption by Town Board.

In accordance with New York State General Municipal Law 239, the Governing Board must refer the adoption or amendment of the proposed comprehensive plan to the County Planning Board's 239 Land Use Committee for review for potential inter-municipal impacts of the proposed plan. The Governing Board may adopt a Comprehensive Plan (or an amendment to a Comprehensive Plan) by resolution.

### ***Review and Maintenance of the Plan***

Because communities are continually changing and adjusting to new conditions, this comprehensive plan is a work in progress, and can be thought of as a document that provides guiding principles for the future development and growth decisions. This comprehensive plan should be reviewed regularly to ensure its continued relevance with the existing conditions, goals and objectives of the Town of Scipio. Following the adoption of the Plan; every five years, the Town Board should conduct an in-depth review of the plan and make changes as needed. This in-depth review should assess the status of the plan's recommendations and implementation actions such as land use regulation revisions, capital improvement programming, expansion of recreational opportunities, tourism, economic development, and progress on other work identified in the Goals & Recommendations (Chapter 1) of the plan. As policy-making changes and the physical characteristics of the community change, the comprehensive plan should also change. The plan should be a "living document".

### ***Circumstances that may warrant revising the plan include:***

- A finding of significant change within the community or substantial unforeseen circumstances or impacts;
- A finding of significant public benefit associated with the proposed revision or a need to maintain and protect public investments and resources; or
- The need to maintain compliance with new laws, regulations, court actions, or other mandates

### ***Implementing the Scipio Comprehensive Plan***

All of the work that the community has done thus far in preparing the Comprehensive Plan can be lost without a solid framework for implementation based on available funding resources and realistic expectations. Some recommendations in this plan may be implemented over a longer period of time, others will be a concentrated, short-term effort, but all elements of the Plan should be considered in terms of budgets and time frame.

A Comprehensive Plan is a valuable resource a community can use to win significant grant funding from a wide variety of sources. Forming partnerships with various public agencies at the local, county, state and federal levels is advisable as these agencies can often assist communities in their funding and implementation efforts. Special committees may be established by the Town Board to address specific focus areas identified in the Plan. These committees should include members of the community most familiar with the Comprehensive Plan and its guiding principles. Examples of such committees are a Farmland Preservation Committee, An Historic Preservation Committee, or a Energy and Technology Committee.

Community efforts can often be strengthened and community benefits broadened by cooperative planning and promotional strategies among neighboring communities. Through cooperative efforts with other agencies and inter-municipal relationships with neighboring municipalities, planning can have positive impacts on the community, as well as on the region as a whole.

## **History of Planning and Land Use in the U.S.**

Towns across America, as a result of an evolving story of settlement, bare unique physical and cultural characteristics reflected in their villages and along their roadsides. Rural towns like Scipio contribute to, and are affected by regional centers of social, cultural, and economic activity. Rural life offers residents, employees, and visitors a wealth of opportunities and experiences to enjoy every day. Rural character and identity rests upon both tangible and intangible elements such as sights, sounds, scents and experiences that combine to provide the Scipio community with a familiar sense of place, and for many, a profound sense of meaning.

A comprehensive Plan provides a framework within which these unique characteristics and elements of a place can be drawn upon to create or preserve an environment supportive of a community's vision for itself. Through careful analysis, including direct community involvement in the process, rural planning addresses problems and takes advantage of opportunities to create unique, viable and pleasant rural places. This first Comprehensive Plan for the Town of Scipio, strives to do just that for a community already rich in citizen commitment and possibilities.

As European settlers emigrated to the United States they adopted English common law under which land they owned, their "property," meant a place in which they held a bundle of rights including:

- 1) the right to control and use the property;
- 2) the right to benefits from the property;
- 3) the right to transfer or sell the property; and
- 4) the right to exclude others from the property.

However, those rights were not absolute; they were, as they still are, subject to the rights of society often as codified in law. In the early history of the United States, society placed few limitations on the use of land as it seemed an endless resource, especially with a limited population base. From Jefferson's Corps of Discovery to the Homestead Act to massive federal irrigation, road building, and energy producing projects, the challenge was not limiting use of land but rather getting it settled, cultivated, and developed. However, as the population increased and people began to congregate in cities, the need arose for local governmental control to put some limits on the movement of industry and commerce into residential areas and to prevent residents from becoming nuisances to each other. These limitations generally took the form of zoning ordinances regulating incompatible uses, building heights, setbacks, and lot sizes. However, as



the density of populations grew and spread, some began to recognize a need for planning, and noting the changing times, Theodore Roosevelt reminded his constituents in the summer of 1910: “Every man holds his property subject to the general right of the community to regulate its use to whatever degree the public welfare may require it.”

Concern for the public welfare reached a peak in the 1960s and 70s as members of Congress observed that the balance between economic growth and development on the one hand, and protection of natural resources on the other, had tipped too far in the direction of growth and development. Congress moved to expand legal limitations that would address the issue of dwindling natural resources and environmental degradation. As a result, federal laws such as The National Environmental Policy Act, The Wilderness Act, The National Forest Management Act, The Endangered Species Act, etc., were enacted that have had significant impacts on land use. Many states also passed their own laws and adopted policies that complemented the new federal laws.

In New York, the enactment of Article IX of the State Constitution, the Municipal Home Rule Law, the Statute of Local Governments, and the State Environmental Quality Review Act have provided municipalities the power to enact local laws that compliment several of the federal laws mentioned above. The scope of this power and the procedures for implementing it, are set out in the Municipal Home Rule Law, adopted in 1963. Section 10 of the Municipal Home Rule Law contains the constitutional grants of power to local governments and adds thereto the powers to collect local taxes authorized by the Legislature, to provide for the protection and enhancement of the physical and visual environment, the apportionment of local legislative bodies, and assessments for local improvements, as well as the powers granted to local governments in the Statute of Local Governments.

The Municipal Home Rule Law also includes a Bill of Rights for Local Governments and provision for a unique Statute of Local Governments, under which home rule powers may be given to quasi-constitutional protection against change (Section 2(b)(1)). Among the rights and powers enumerated under the Bill of Rights for Local Governments are the right to have a legislative body elected by the people; to adopt local laws; to have local officers elected or appointed by the local residents or officers; the power to agree (as authorized by the Legislature) with the federal government, a State, or other government, to provide cooperative governmental services and facilities. Also included are the power of eminent domain; the power to make a fair return on the value or property used in the operation of certain utility services, and the right to use the profits therefore for refunds or any other lawful purpose; and the power to apportion costs of governmental services of function upon portions of local areas as authorized by the Legislature.

## **Prior Local and Regional Planning Initiatives**

Various community-based planning initiatives have contributed to the development of the Scipio Comprehensive Plan. In 1989, a preliminary twenty page report, considered a draft of the master plan and zoning law to be proposed to the Town Board was developed by the zoning commission of the Town of Scipio. The intention was “to update and analyze the socio-economic and land use data bases for the town so as to establish a basic, comprehensive plan upon which the revised zoning law would be based.” Additional guidelines for future growth and development in the Town of Scipio came from the Zoning Law of the Town of Scipio also adopted in 1989 and amended with Local Laws in 1995. The Zoning Law of the Town of Scipio includes Articles regarding Planned Development Districts, Use Regulations, Special Conditions, Dimensional Requirements, Parking, Signs, and Nonconformities, in addition to general and administrative legislation for the town.

The development of the Owasco Lake Watershed Management Plan, in July of 2001, was a result of the collaboration, co-operation, and work of agency staff, municipal officials, and the public. The plan was produced by the Cayuga County Department of Planning and Development. Owasco Lake is an important resource to the communities within its watershed. Indeed, over 70% of the people residing in Cayuga County use it as a drinking water source. Residents and tourists enjoy recreational opportunities and the scenic views of the lake, while agriculture, fisheries, and wildlife depend on its water. The development of the Owasco Lake Watershed Management Plan was an important community action taken for the protection of the watershed and Owasco Lake water quality. The plan documents on-going lake management efforts, serves as a guide for future development and environmental initiatives in the watershed, and lists sources of revenue to fund projects. The Owasco Lake Watershed Management Plan Steering Committee and the Cayuga County Water Quality Management Agency, with the support of the New York State Department of Environmental Conservation and the Owasco Watershed Lake Association, produced The State of the Owasco Lake Watershed Report which contains information on watershed characteristics, land use, economy, cultural resources, laws, ordinances, regulations, management programs, municipalities, and issues of concern. The report also discusses issues that affect or will affect the future of the lake. The information contained in the report was used in the development of the Owasco Lake Watershed Management Plan. Since watershed management is a dynamic process, the action plan will be evaluated and updated yearly by the Water Quality Management Agency.

In June of 1997, The City of Syracuse contracted with Cornell Cooperative Extension of Onondaga County to provide a lake management plan report for the Environmental Protection Agency for Skaneateles Lake, located in the Oswego River Drainage Basin. Skaneateles Lake, although not geographically connected to the Town of Scipio, is the next Finger Lake to the east of Owasco Lake and shares many physical characteristics and uses as both a regional water supply and recreational water body surrounded by agricultural lands. The Skaneateles Lake Watershed Management Plan was developed to chart the course for future lake management programs and the funding of the federal Clean Lakes Program in the Skaneateles watershed and may provide a good basis for developing Best Management Practices (BMPs) related to the Owasco Lake Watershed and the Town of Scipio. The plan is in no way conclusive, but does provide a number of recommendations for action that may be taken by the diverse municipalities, citizens, non-profit organizations, and government agencies that are charged with managing the resources of Skaneateles Lake and could be a helpful and informative resource for similarly situated municipalities like the Town of Scipio on Owasco Lake that may be facing similar issues.

## Federal and State Planning Initiatives

As a part of the development of this Comprehensive Plan, relevant federal and state planning initiatives were reviewed. The New York State Open Space Conservation Plan (2009) serves as the blueprint for the State's land conservation efforts, which during the past several years have conserved nearly a million acres of land with an investment of more than \$658 million. The Plan is required by law to be revised every three years. The plan references the federal Coastal and Estuarine Land Conservation Program (CELCP) established in 2002 to protect important coastal and estuarine areas that have significant conservation, recreation, ecological, historical, or aesthetic values, or that are threatened by conversion from their natural or recreational state to other uses (Public Law 107-77, Department of Commerce, Justice, and State Appropriations Act of 2002). Priority status is given to lands which can be effectively managed and protected and that have significant ecological value.

Issues in the New York State Open Space Conservation Plan, of particular importance to the Town of Scipio, concern the Finger Lakes shorelines which are considered part of a Major Resource Area. The Plan notes that the shorelines of the Finger Lakes are tied up in private ownership to a degree seldom seen in other states resulting in most citizens having little direct experience of these unique lakes, even though their length provides hundreds of miles of shoreline. Public access for swimming, photography, shoreline fishing, and canoeing is extremely minimal, and natural, forested shoreline is itself a scarce resource having been incrementally lost over time to home site development. Strategies for these unique shorelines mentioned in the Plan include acquisition of additional public access, and consolidation of existing State projects. Specifically, lake shore protection projects are recommended that would establish "a network of strategically spaced open shoreline parcels to support low intensity and passive recreational uses including: kayaking, boating, birdwatching, angling, hunting, and simply seeking solitude by the water" (pg. 106). The Finger Lakes support a large and diverse population of waterfowl and raptors, which in turn generates significant public interest and educational opportunities. Four of the lakes are designated Important Bird Areas by New York Audubon and are a significant wintering area for waterfowl. Forested areas along and above the lakeshores provide habitat for raptors and neo-tropical songbirds.

The State Open Space Conservation Plan suggests that projects to preserve portions of the shoreline of these lakes, including Owasco Lake, for public access or wildlife could utilize acquisitions, easements, or additions to existing public segments. Parties including New York State, local governments, and non-profit organizations should prepare to capitalize on opportunities which will become increasingly critical as shoreline development and prices continue to climb, and while it is not possible to predict future opportunities, potential lakeshore protection projects should be considered wherever possible.

The New York Statewide Comprehensive Recreation Plan (SCORP) is prepared periodically by the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) to provide statewide policy direction and to fulfill the agency's recreation and preservation mandate. The updated SCORP refers to the Finger Lakes including Owasco Lake as a major water recreational resource. The document serves as a status report and for overall guidance in recreation resource preservation, planning, and development through 2014. The document is also used to guide the allocation of state and federal funds for recreation and open space projects as well as for the allocation of municipal and not-for-profit funds to local areas and facilities with the greatest needs.







Old postcard image of Owasco Lake looking north from Ensenor, date unknown.  
(source: <http://freepages.genealogy.rootsweb.ancestry.com/>)

## CHAPTER 1: GOALS AND RECOMMENDATIONS

As a direct result of the public participation process and input from a community survey mailed to 732 Town residences and property owners and made available for public review at three public locations, the following survey summary analysis was made. This analysis resulted in a Community Vision Statement (see page 15) formulated by the Comprehensive Planning Committee and intended to provide guidance in planning and development decisions for the Town of Scipio in the future.

### *What did the community survey data reveal?*

Most of the respondents to the community survey receive their information about Scipio either from the town newsletter or the newspaper, with only about 7% receiving it from the town website. Over 50% of the survey respondents were over the age of 55. Only 4% were under the age of 35, and 40% of the respondents were between the ages of 36 and 55 years. <sup>1</sup> Most survey respondents have lived in Scipio for over twenty years. However, it is notable that over 20% have lived in Scipio less than 10 years. Nearly 40% live on a public road, with only 12% living in the hamlets, and 24% living on farms. 16% of respondents live at Owasco Lake and 10% are part-time residents.

<sup>1</sup> Note: With respondent age weighted heavily to older residents of the community, response percentages in many survey questions may be strongly reflective of this demographic group. Responses to questions such as the importance of local job opportunities, outdoor sports and recreational opportunities, farm and agricultural business opportunities, easy access to urban areas, and modern infrastructure may have been different had the survey been completed by a greater than 4% number of residents under the age of 35.

The most important issues (listed as very important) to most survey respondents were: a clean and healthy environment (91%), a reasonable cost of living (80%), and rural character (72%). In fact over 85% of respondents want Scipio to maintain its rural character.

### ***What defines Scipio as a Place?***

There were many reasons listed by respondents for living in Scipio, but the most common reason chosen (24%) was the rural character of the town. Location, family and environment, were each selected by over 12% of respondents as reasons for living in Scipio. 66% of recipients judged the air quality in Scipio to be good with about half considering affordability to be good. Unfortunately, most respondents (60%) judged the quality of the lake water to be poor. Most respondents (60%) rated the quality of the school district as good, and nearly 70% rated Town Days as good. In fact, not a single respondent thought poorly of Town Days. The biggest concerns of respondents (very concerned) were the quality of the lake water (52%), and the loss of natural areas (45%). Scipio is clearly a beautiful place that respondents want to keep that way with 85 % to over 90% indicating that Scipio should encourage the preservation of scenic views, the protection of natural resources, and remain rural.

### ***What does the community want for the future of the Town?***

It naturally follows; because survey respondents most valued a clean and healthy environment (91%), and want to maintain Scipio's rural character (85%); between 63% and 71% of respondents think Scipio should encourage tax incentives for preserving natural areas, especially those that are undeveloped, and also for open space. Respondents indicated that they want to protect their natural resources with the enhancement of stewardship of watersheds (85%), protect environmental quality through local law (82%), and not allow commercial mining (64%). A significant number of respondents (40%) would like to see improved availability of child care services, more single-family housing (92%), commercial wind turbines (75%), affordable housing (70%), and senior citizen housing (67%). They registered negative opinions on mobile home parks (79%), multi-unit rental houses (56%), and mobile homes on individual lots (52%). Concern for the loss of farmland (71%), loss of open space (76%), big truck traffic (60%), and speeding (69%) was also registered by survey respondents.

Other things survey respondents would like to see the town encourage are a farmers market (65%), a town historical society (61%), hiking and biking paths (57%), a town park (56%), public access to Owasco Lake (54%), and a community center (53%). Positive responses were indicated for restaurant facilities, professional services, cottage/home business, natural gas drilling, light manufacturing, retail business, and cell towers. Respondents would also like to see Scipio undertake an inventory of historic sites (68%), improved communications with other towns (71%), publishing a community events calendar (69%), and placing community events in the local paper (75%).

Survey respondents registered strong positive opinions, between 60% and 84%, on land use regulation. They gave favorable responses to having land use regulation for the upkeep of vacant properties, siting for wind power, upkeep of occupied properties, mobile home placement, adverse environmental impacts, degradation of environmentally sensitive areas, septic inspection requirements, minimum lot sizes, land use that lowers surrounding land values, rental housing inspection requirements, design standards for commercial development, and future subdivision of large parcels. A strong opposition (85%) was registered against heavy manufacturing in the town of Scipio.

Considering that survey respondents so strongly registered their appreciation for farmland, scenic views and open space, and that 31% of farmers taking the survey don't know what they'll do with their farms upon retirement, some important proactive strategies for farmland protection surfaced in the survey results. Between 56% and 67% of respondents think Scipio should give tax incentives for productive land, protect farmland through easements, and limit conversion of farmland to other uses.

From these survey responses, some clear conclusions can be drawn. The community's desire for the future of the Town of Scipio depends on the protection of its resources, both natural and cultural, and on improving land use regulations and town government policies with an eye toward accomplishing specific goals and objectives as identified in the survey. These include land-use regulation for the protection of the environment, and preservation of the rural/agricultural character of the town (scenic views), in addition to renewable energy development (wind turbines), affordable housing, and senior housing. Other conclusions raise questions and will require further investigation. For example; if the town pursues natural gas drilling which 65% of survey respondents indicated should be encouraged, will that result in negative environmental impacts which 82% of respondents wish to protect against? These questions must be thoroughly investigated and carefully considered before the community can make wise decisions for the future health and well-being of the Town and community.

### **Community Vision Statement:**

"The Town of Scipio would like to preserve its rural character, scenic beauty, and cultural and historic assets, and protect its natural and agricultural resources as it continues to accommodate new growth and services that meet the changing needs of the community."

The community survey and the community inventory, and analysis have formed the basis for the following goals and recommendations. These goals and recommendations are referenced in Appendix D – Issues of Community Concern/Community Survey.

The Suitability Analysis Map for tax parcels in the Town of Scipio (page 17) highlights important physical features of lands in the Town including large (100+ acre) parcels, lands with 15 percent or greater slopes, wetlands, floodplain areas, agricultural districts, scenic vistas, and hamlets. The map provides a visual reference to potentially high priority conservation areas or conditions that call for special attention in future planning and development decisions based on the goals and recommendations in the following chapter.

## GOALS AND RECOMMENDATIONS

### Agriculture and Farmland Protection

#### *1. Preserve the rural-agrarian character of the Town*

- a. Facilitate the protection of farmland balanced with managed community growth and preservation of open space through farmland protection and agricultural easements.
- b. Facilitate a collaborative relationship with educational institutions and community-oriented organizations in support of local agriculture and the farming community (ex. Sponsor an annual “Agricultural Day” to educate the general public about the importance of agriculture, local foods, etc.)
- c. Encourage farmland preservation by working in collaboration with related NYS, County and other agencies and programs.

#### *2. Support future viability of local agricultural practices*

- a. Encourage growth in a wide range of local agricultural services and businesses in support of a sustainable local farming community including local processing and local markets.<sup>2</sup>
- b. Continue to support the Right-to-Farm law.
- c. Work with Soil & Water District and Extension personnel on agricultural issues
- d. Encourage the Town to support tax incentives to keep farmland in production.
- e. Evaluate and implement tax abatement programs in agricultural assessments from the State Agricultural Assessment Program coupled with comparable penalties for converting farmland to non-farm use.
- f. Encourage the use of programs such as the Cayuga County Agricultural Environmental Management (AEM) Program for sustainable and best management practices in all agricultural activities in the town

### Land Use, Planning, and Subdivision Regulation Supportive of the Community Vision

#### *3. Protect the existing open space & scenic views of farmland and lakes in the Town of Scipio*

- a. Review and rework existing Town land use regulations to protect the Town’s rural-agrarian and scenic identity while effectively planning for “Smart Growth” (see Appendix A).
- b. Work with local or regional planning agencies to develop effective land use tools such as Overlay Districts, Easements, Purchase of Development Rights (PDR) or Transfer of Development Rights (TDR) programs to protect farmland, open space, scenic views, and historic areas in the town.<sup>3</sup>
- c. Develop a town-wide plan to support low-impact development patterns and land uses that conserve resources, complement the rural character of the residential setting, and encourage farms to remain in farm production, while providing reasonable land area for neighborhoods of single-family dwellings at a medium to low density on a range of lot sizes using conservation-sensitive design (see Appendix B). (The resources, lands and values identified by the community as important to conserve include: rural character, agriculture, highly visible open space lands, scenic views, and wildlife buffer areas).
- d. Use established environmental protection guidelines to regulate and limit building in areas with steep slopes (15% or more) reducing soil erosion, storm water run-off, and sedimentation of water resources.

<sup>2</sup> see Agriculture and Farmland Protection Programs: Local Stakeholder Views, A Report to the New York State Advisory Council on Agriculture, New York State Department of Agriculture and Markets November 5, 2003, <http://www.agmkt.state.ny.us/ACARoundTableReport.pdf>

<sup>3</sup> See “Protecting Aesthetic and Scenic Resources” on page 125, Appendix C: Issues of Community Concern



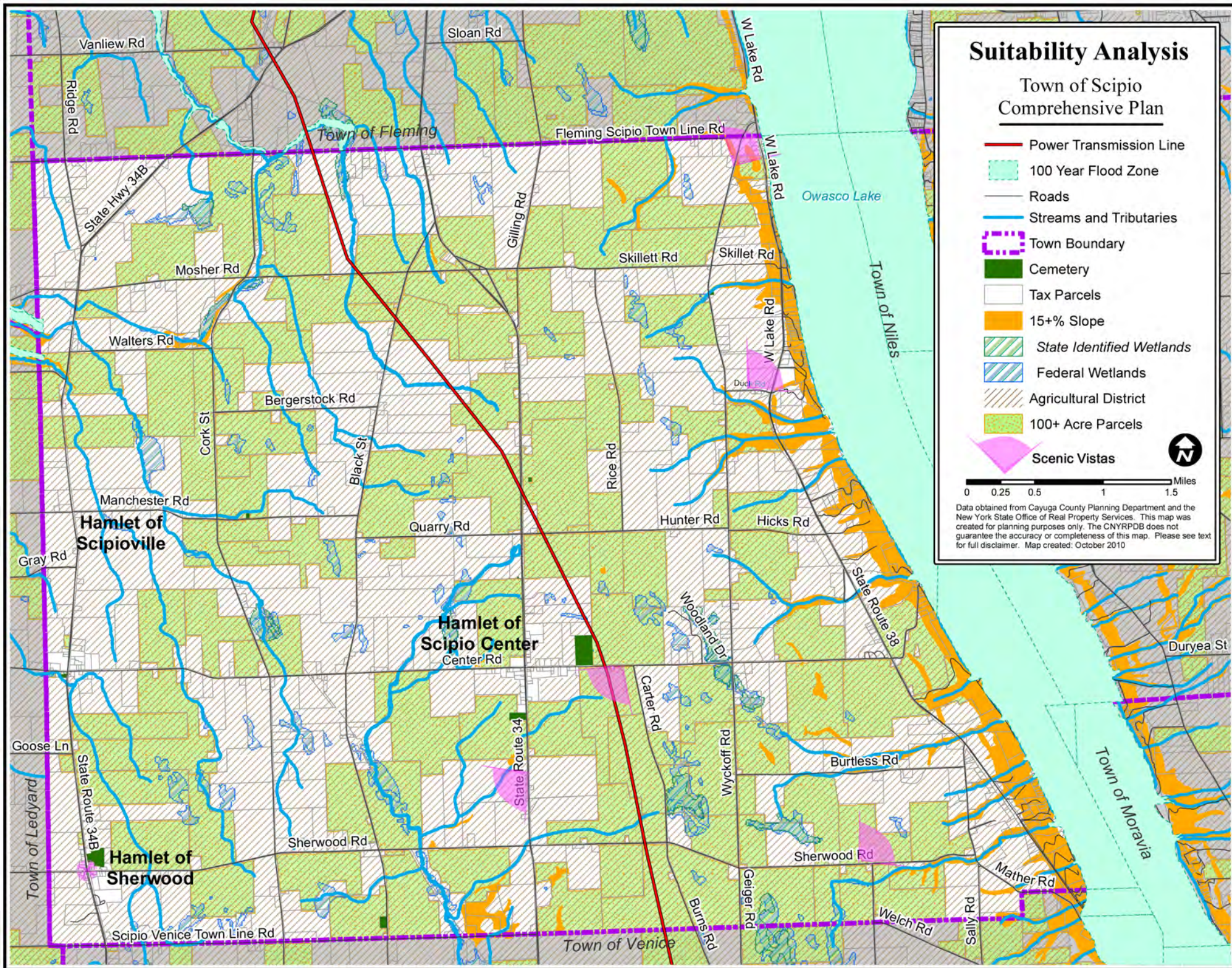
# Suitability Analysis

## Town of Scipio Comprehensive Plan

- Power Transmission Line
- 100 Year Flood Zone
- Roads
- Streams and Tributaries
- Town Boundary
- Cemetery
- Tax Parcels
- 15+% Slope
- State Identified Wetlands
- Federal Wetlands
- Agricultural District
- 100+ Acre Parcels
- Scenic Vistas

0 0.25 0.5 1 1.5 Miles

Data obtained from Cayuga County Planning Department and the New York State Office of Real Property Services. This map was created for planning purposes only. The CNYRPDB does not guarantee the accuracy or completeness of this map. Please see text for full disclaimer. Map created: October 2010







- e. Encourage both compact development and preservation of large and continuous areas of absorbent vegetated open space and the minimal overall land disturbance associated with development by allowing flexibility in site planning.

#### ***4. Protect the natural resources of significance to the Scipio community.***

- a. Maintain and reference (prior to development decisions) a current map of all natural resources including stream corridors, water bodies, undeveloped shoreline, beaches, wetlands, watershed areas, vegetation communities, woodlands, steep slopes, meadows, specimen trees, wildlife habitats, soils, geology, and aquifer contribution areas.
- b. Review and amend existing lakefront local laws to ensure both shoreline and water quality protections through adequate minimum shoreline requirements.<sup>4</sup>
- c. Ensure that site development requirements include standards for Best Management Practices (BMPs) is to minimize soil disturbance, erosion, and stormwater runoff, and ensure that those standards are met particularly in lakefront and streamside areas.<sup>5</sup>
- d. Encourage sustainable land use practices through the implementation of Incentive or Overlay Zoning as in Riparian zone that identify and protect buffers along stream corridors.<sup>6</sup>
- e. Establish local watershed preservation overlay districts to delineate protection of water resources.<sup>7</sup>

#### ***5. Maximize the potential of the town's history and historic resources to become sources of economic and cultural benefit to the community.***

- a. Establish a Local Preservation Commission with the mission of developing an inventory of historic resources in the Town and a Local Preservation District to protect Scipio's historic character
- b. Adopt a Local Preservation Law that encourages preservation projects by providing tax incentives for investments in preservation district properties, while also establishing a review and approval process for exterior renovations of Local Preservation District properties. (Inclusion in a Local Preservation District increases property owners eligibility for state and federal preservation grant funds. Property owners may elect not to be included in the Local Preservation District and be exempted from the Local Preservation Law and potential preservation grant funding.)
- c. Apply to NYS Office of Parks, Recreation and Historic Preservation to become a Certified Local Government (CLG) and then seek designation as a "Preserve America Community" to be eligible for federal preservation grant funding through the "Preserve America Grants Program."

<sup>4</sup> Excessive development of environmentally sensitive lake shore lands can have direct, adverse water quality impacts. Existing local laws do not assure the preservation of water quality or environmental protection of sensitive shoreline areas. Appropriate shoreline minimum requirements would be best determined by an Environmental Carrying Capacity Study, but in general would be set at 70' of shoreline per dwelling unit where water quality and environmental protection are considered important (see *Fair Lake Michigan Environmental Carrying Capacity Study* : <http://www.ftwrc.org/publications/Fairlakeecc.pdf>).

<sup>5</sup> It is a general rule that 1 acre of impervious surface = 1 million gallons of runoff per year. Carried with that runoff are the many chemicals and particulates that accumulate on lawn, driving and parking surfaces from fertilizers, herbicides and gasoline combustion engines. Permeable surfaces such as green roofs, water permeable concrete, and gravel help to minimize runoff and filter out pollutants and reduce their transfer to water bodies.

<sup>6</sup> The composition of Land Cover (i.e. forests v.s. lawn, pavement, or frequent tilling) impacts water quality in very different ways. Ecosystem Services such as filtration and infiltration of stormwater runoff can be cost-effectively implemented by incentivizing the conversion of frequently tilled land or less pervious surfaces such as lawn and traditional paving to no-till land, meadow, garden, shrubland, or forest. Ecosystem services such as this can prevent the need for a costly traditional engineered municipal water treatment system in the future.

<sup>7</sup> Overlay districts are additive restrictions mapped out for specific areas such as limits on excavation of soil within 100 feet of a stream corridor, or limits on fuel stations within an aquifer contribution zone. Overlay districts can be used to protect valuable resources without applying broad zoning restrictions to large areas. Three criteria are important in their creation: 1) the district should have a clearly defined purpose, e.g. to protect groundwater, prevent erosion, or preserve historical character. 2) areas that relate to achieving the purpose of the overlay district must be identified and mapped. 3) specific rules should be developed that apply to the identified district such as development guidelines that require capture and filtering of runoff, architectural design guidelines, etc.

***6. Plan for and seek opportunities to increase the availability of affordable single-family, and senior citizen housing in the Town***

- a. Identify desirable growth areas within or adjacent to existing hamlet areas.
- b. Explore the possibility of rehabilitating vacant or under-used structures to meet housing demands

**Environmental Stewardship and Water Quality Protection**

***7. Support water quality preservation through good stewardship of Owasco Lake and the Owasco and Cayuga Lake watersheds***

- a. Actively seek inter-town cooperation in both watersheds to improve water quality through a unified or coordinated set of zoning and land use regulations for all issues related to water quality and watershed protection.
- b. Support the development of an agricultural watershed protection program such as the Skaneateles Lake Watershed Agricultural Program (SLWAP)
- c. Actively work with the Owasco and Cayuga Lake watershed organizations to preserve and improve the quality of the water in both lakes.
- d. Encourage participation in the Natural Resources Conservation Service (NRCS) Conservation Reserve Program (a program that assists farmers to convert highly erodible crop and pasture land to perennial cover - erosion control buffers)
- e. Work cooperatively with the County Soil and Conservation District to implement improved and protective roadside ditch maintenance practices to lessen or prevent erosion and pollutant runoff
- f. Encourage the development of an Environmental Education Outreach Program for town residents
- g. Protect Owasco and Cayuga Lakes from increased pollution and nutrient run-off both from development and agricultural practices.
- h. Encourage the use of buffer strips around streams and shorelines to reduce or eliminate run-off.
- i. Ensure adherence to current regulations and guidelines for the spreading of manure and tilling of soils.
- j. Encourage Best Management Practices and the minimization of phosphorous and other nutrient loaded fertilizers and products throughout the town.

**Improved Public Utilities and Services**

***8. Improve Communications Infrastructure***

- a. Explore options to expand wireless internet access availability for town-wide service
- b. Explore options to improve/broaden cellular phone service and be pro-active with cell phone companies in locating cell towers.

***9. Explore potential benefits and impacts of renewable energy resource development***

- a. Conduct a critical review of both individual and commercial wind energy, solar energy, bioenergy, and potential associated benefits and impacts on the Town.



### ***10. Maintain or improve the present quality of Town roads and services***

- a. Review road maintenance procedures to ensure continued quality of town roads
- b. Work with other town/government agencies to address the impact of heavy truck traffic on the community
- c. Maintain the Town's current practice of holding 2 clean-up days annually
- d. Continue the town transfer station program and keep the cost to the taxpayers low.
- e. Investigate future options for public water districts

## **Community Development and Historic Preservation**

### ***11. Encourage the improvement or development of additional community recreational facilities***

- a. Explore options for the acquisition of additional town land for the development of community recreational facilities including parks, recreational trails, playing fields, and lake access.
- b. Explore options for improving public waterfront recreation areas including amenities at town-owned Rights-of-way on Owasco Lake (see photo-concept and plan view, pg. 22-23)
- c. Explore the possibility of developing an interconnected system of hiking trails and bike paths with historic and recreational points of interest throughout the town and hamlets.

### ***12. Seek opportunities to increase community participation and civic resources***

- a. Explore the possibility of upgrading and expanding the Town Newsletter.
- b. Encourage the development of a community website
- c. Encourage recruitment of a growing volunteer base for Town organizations

### ***13. Support volunteer recruitment for fire and ambulance services.***

- a. Explore creative ways to provide incentives for community volunteer programs
- b. Support and implement effective incentive programs for fire and emergency volunteers

### ***14. Expand efforts to support the preservation of the historic heritage of the Town.***

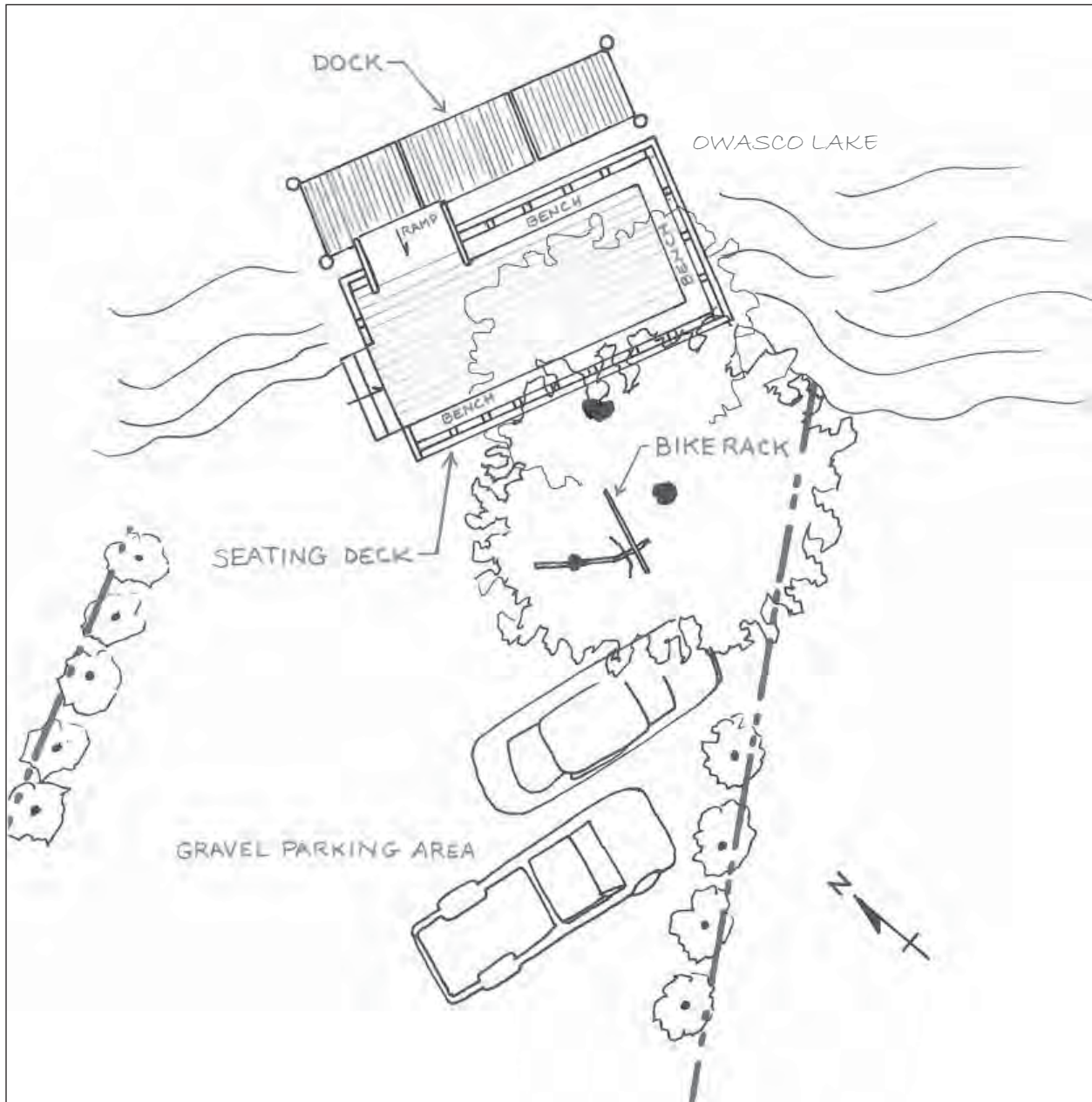
- a. Evaluate the potential for the development of a town history museum in an existing historic structure.
- b. Coordinate promotion of town historic sites with other regional heritage tourism programs through website links, maps and brochures
- c. Explore upcoming grant funding opportunities for preservation planning, capital improvements and interpretation of the Sherwood Equal Rights Historic District through the National Park Service "Network to Freedom" program, the National Women's History Project Act - "Votes for Women Trail", and the "Save America's Treasures" program (see recommendations a, b, and c under Goal 5 as first steps toward this recommendation).



Existing conditions at the Town right-of-way to Owasco Lake at Ensenore Road, May 2009.



Photo-concept showing the Town right-of-way to Owasco Lake at Ensenore Road improved for public recreational use.



Previous page (top) shows existing conditions at the Town-owned right-of-way at the end of Ensenore Road on Owasco Lake. The photo-concept at the bottom of the page illustrates how improvements including a waters edge seating deck and small dock, along with a bicycle rack would provide a comfortable community space for enjoyment of the lake shore.

Above, a plan view illustrates a potential approximate arrangement of the seating deck, dock, bike rack and parking within the right-of-way, as well as edge planting treatment to provide screening from neighboring properties.





Looking east over farmland above Owasco Lake in the Town of Scipio, New York

## CHAPTER 2: COMMUNITY INVENTORY AND ANALYSIS

### Location

The Town of Scipio is located south of the center of Cayuga County in the heart of the Finger Lakes Region of Central New York. The Town is bounded on the north by Fleming, on the south by Venice, and on the west by Springport and Ledyard. The eastern border of the Town of Scipio is formed by Owasco Lake. Cayuga County is comprised of a hilly southern plateau where the Town is located, and a relatively flat central plain region with drumlins in the north. Cayuga means “People of the Great Swamp” in the Iroquoian language of the Cayuga people native to the region. Primarily a rural, agricultural community, Scipio is located to the south of the City of Auburn and is nestled between Owasco Lake to the east and Cayuga Lake to the west, approximately halfway between the southeastern shore of Lake Ontario and the New York/Pennsylvania border. The region features deep north-south valleys bordered by beautiful sloping shorelines occasionally cut by picturesque glens and gorges. (<http://www.nysm.nysed.gov/services/largemarkers/inventoryfour.html>) The gently rolling farmland between the lake shores varies in elevation between about 700 and 1400 feet. In places, the landscape of the Town offers spectacular views of the deep, glacially-formed lakes and surrounding farmland. Owasco Lake, though recently indicating a decline in water quality, offers a prime water supply sources to populations in the region.

The Town of Scipio is within easy commuting distance of several state and private Colleges and Universities including: Cayuga County Community College, Cornell University, Hobart and William Smith Colleges, Ithaca College, Le Moyne College, Onondaga Community College, Rochester Institute of Technology (RIT), SUNY College of Environmental Science & Forestry (ESF), SUNY - Cortland, SUNY Health Science Center, SUNY - Oswego, Syracuse University, Tompkins-Cortland Community College, University of Rochester, and Wells College.

Key	Name	Key	Name	Key	Name
1	BRYANT AND STRATTON BUSINESS INSTITUTE-PENN CAN CAMPUS	13	HOBART AND WILLIAM SMITH COLLEGES	25	STATE UNIVERSITY COLLEGE AT OSWEGO
2	BRYANT AND STRATTON BUSINESS INSTITUTE-SYRACUSE	14	ITHACA COLLEGE	26	STATE UNIVERSITY OF NEW YORK COLLEGE OF AGRICULTURE AND TECHNOLOGY AT MORRISVILLE
3	CAYUGA COUNTY COMMUNITY COLLEGE	15	KEUKA COLLEGE	27	STATE UNIVERSITY OF NEW YORK COLLEGE OF ENVIRONMENTAL SCIENCE AND FORESTRY AT SYRACUSE
4	CAZENOVIA COLLEGE	16	LE MOYNE COLLEGE	28	STATE UNIVERSITY OF NEW YORK HEALTH SCIENCE CENTER AT SYRACUSE
5	CENTRAL CITY BUSINESS INSTITUTE	17	NAZARETH COLLEGE OF ROCHESTER	29	SYRACUSE UNIVERSITY
6	COLGATE UNIVERSITY	18	NEW YORK CHIROPRACTIC COLLEGE	30	SYRACUSE UNIVERSITY, COLLEGE CENTER OF THE FINGER LAKES OF SYRACUSE UNIVERSITY
7	CORNELL UNIVERSITY	19	ONONDAGA COMMUNITY COLLEGE	31	TOMPKINS-CORTLAND COMMUNITY COLLEGE
8	CORNING COMMUNITY COLLEGE	20	ROCHESTER BUSINESS INSTITUTE	32	UTICA SCHOOL OF COMMERCE-CANASTOTA
9	CROUSE HOSPITAL SCHOOL OF NURSING	21	SAINT JOHN FISHER COLLEGE	33	WELLS COLLEGE
10	ELMIRA BUSINESS INSTITUTE	22	SAINT JOSEPH'S HOSPITAL HEALTH CENTER SCHOOL OF NURSING-SYRACUSE		
11	ELMIRA COLLEGE	23	SIMMONS INSTITUTE OF FUNERAL SERVICE, INC.		
12	FINGER LAKES COMMUNITY COLLEGE	24	STATE UNIVERSITY COLLEGE AT CORTLAND		



## Regional Location Colleges & Universities

### Town of Scipio Comprehensive Plan

#### MAP 1

50 Mile Buffer around  
the Town of Scipio

#### Municipal

Town of Scipio

County Boundary

Cayuga County

Urban Areas

#### Natural Features

Water Body

Park or Forest

#### Transportation

Limited Access

Highway

Major Road

0 3.75 7.5 15 22.5 30 Miles



Data obtained from Cayuga County Planning Department and the New York State Education Department. This map was created for planning purposes only. The CNYRPDB does not guarantee the accuracy or completeness of this map. Please see text for full disclaimer. Map created: October 2009





# Regional Context

## Town of Scipio Comprehensive Plan

MAP 2

### Slope

- Low (1% - 3%)
- Low to Moderate (4% - 6%)
- Moderate (7% - 12%)
- Moderate to High (13% - 20%)
- High (21% - 45%)

### Towns

- County

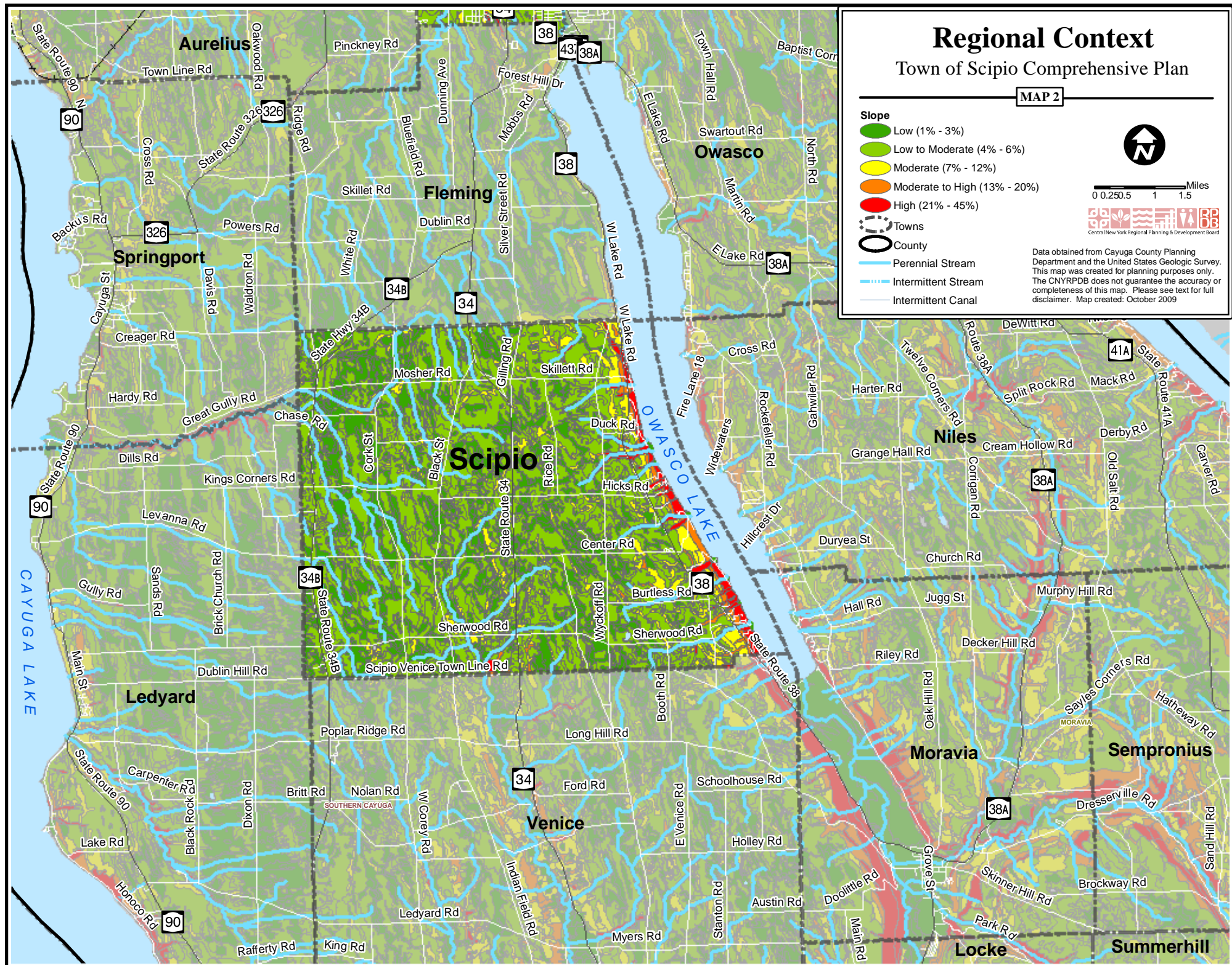
- Perennial Stream
- Intermittent Stream
- Intermittent Canal



0 0.250.5 1 1.5 Miles



Data obtained from Cayuga County Planning Department and the United States Geologic Survey. This map was created for planning purposes only. The CNYRPDB does not guarantee the accuracy or completeness of this map. Please see text for full disclaimer. Map created: October 2009







The quality of life in Scipio is enhanced by the availability of low-cost, and architecturally intact historical housing, good schools, nearby cultural attractions, parks and recreational opportunities, and low crime rates. Outdoor recreation opportunities abound in central Cayuga County with opportunities for hiking, biking, cross-country skiing, snowmobiling, snowshoeing and enjoying the outdoors. In the Town of Scipio, direct access to Owasco Lake offers opportunities for water activities including boating, sailing, canoeing, kayaking, swimming, and sport fishing, although there is little public access available to these resources. (<http://www.cayuganet.org/profile.html#dem>)

## History of the Community

### *Cultural History*

Prior to European colonization, lands in the Finger Lakes Region of Central New York were home to the Haudenosaunee (ho-den-o-shaw-nee) People of the Six Nations of the Iroquois. The Cayugas, one of the six nations, were known as the “People of the Great Swamp.” The Haudenosaunee raised crops and livestock in clearings, wetlands, and forested areas they maintained near regionally nomadic settlements.

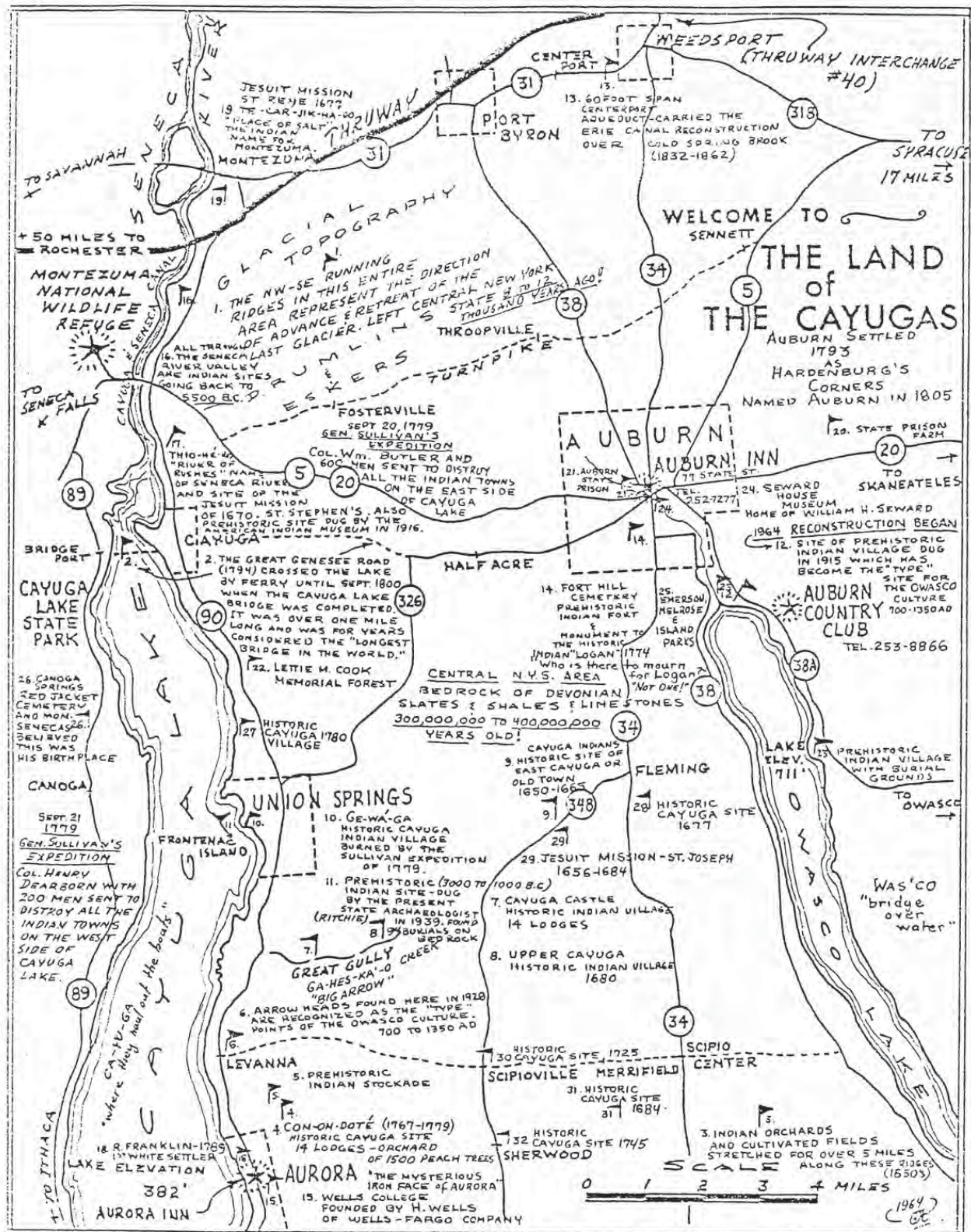
During the Revolutionary War, both New York State and the Continental government offered land as a bounty for enlistment in the military forces. In 1779, George Washington launched an effort to clear the Iroquois people from their ancestral homes across New York State, and that year the Sullivan-Clinton Campaign employed over 5,000 troops, roughly one third of the Revolutionary Army in that effort. By Sullivan’s official report, the 1779 Campaign burned 40 Haudenosaunee towns and their agricultural fields including those of the settlement at Cayuga Castle just to the west of the Town of Scipio.<sup>8</sup>



“Map of the Expedition of the army under General John Sullivan against the Indians of Western New York, in the Seneca and Cayuga lake regions, June 18th to Sept. 15, 1779. Manuscript.” (Source: <http://freepages.genealogy.rootsweb.ancestry.com>)

8 Source: (<http://sullivanclinton.com/texts>)

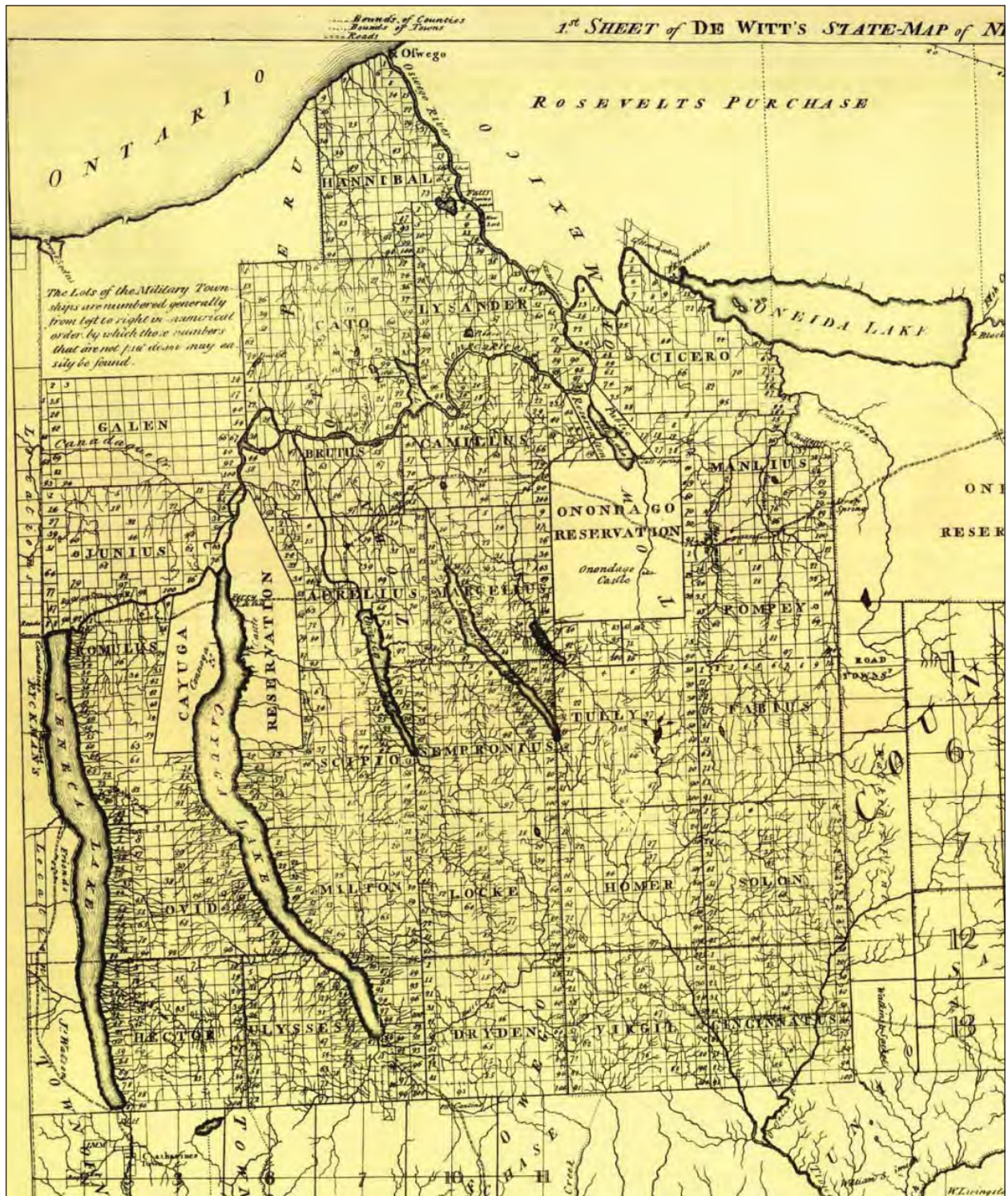




"Land of the Cayugas" map created in 1964 showing locations of some Haudenosaunee villages, sites and orchards in the vicinity of the Town of Scipio prior to the 1779 Sullivan Campaign. (Source: <http://freepages.genealogy.rootsweb.ancestry.com>)



On March 20, 1781, in an attempt to raise two military regiments, New York State passed legislation promising bounties of un-appropriated land equal to five times the grant of the federal government (500 acres) to an enlisting private fulfilling a three year enlistment. By July 1782, an area in central New York known as the Military Tract was set aside for this purpose. The Military Tract, located in the Finger Lakes area,



Map of the Military Tract of Central New York, 1793 (source: <http://www.rootsweb.ancestry.com/~nycayuga/maps/1793/dewitt.jpg>).



contained 28 Townships, including two Native American reservations for the Cayugas and the Onondagas. In both 1795 and 1807, as the new American colonial government continued to pursue a westward push, the State of New York purchased the lands of the region from the Iroquois, although the state land purchases were never ratified by the U.S. Congress.<sup>9</sup> Each of the subsections or Townships within the Military Tract was comprised of 60,000 acres, and the Townships were named for classical heroes as they were surveyed, mapped and numbered 1 through 26. The townships as originally surveyed were too large and geographically challenging to administer and were gradually divided into smaller towns. Maps of the early 1800s indicate a large reservation of land labeled Cayuga Reservation around the north end of Cayuga Lake and located immediately to the west of what would in 1796 become the western border of the Town of Scipio.



Detail of an 1825 map of Scipio and surrounding Towns by Vance showing the extent of the Town of Scipio across Owasco Lake to what is today the Town of Niles. (Source: <http://freepages.genealogy.rootsweb.ancestry.com>)

The Town of Scipio, one of the earliest townships of the Military Tract, was formed March 5th, 1794 and named for a Roman General. It became Township number 12, and originally was contained within what was then Albany County; and included Sempronius (set off in 1799), part of Marcellus, Onondaga County (set

off in 1804), the towns of Ledyard, Venice, and a part of Springport which were set off in 1823.<sup>10</sup> It once extended across Owasco Lake to what is presently the Town of Niles. Today, the eastern border of the Town is formed by the west shore of Owasco Lake.

At the turn of the nineteenth century, Scipio was largely virgin forest. Prior to cleared roadways, there were paths and blazed trails through the forested lands to Aurora at Cayuga Lake. Wildlife was abundant in Scipio forests; indeed the first town meeting, held in 1794, placed a bounty of \$5.00 (raised to \$12.50 in 1796) on every grown wolf taken. In the early years following settlement of the Town, and continuing into the first half of the nineteenth century, the major thoroughfare crossing southern Cayuga County in a north-south direction was along Route 34B, then known as Poplar Ridge Road. Travel east and west between Owasco and Cayuga Lake was by way of Sherwood Road. The Hamlet of Sherwood, settled by Judge Seth Sherwood of Vermont in 1794, developed at the intersection of these two early roads and was home to the first county seat, courts, and jail as early as 1804.<sup>11</sup> The History of Cayuga County 1789 – 1879 by Elliot G. Storke calls attention to the productive soil in the town which inevitably led to the growth of a wealth of farming enterprises in Scipio.

Scipio was the birthplace of portrait artist, Charles Loring Elliott in December of 1812 near Scipio Center. Elliott painted portraits for several years in the western part of New York State and later opened a studio in New York City. He is said to have painted more than 700 portraits of eminent men during the later half of the nineteenth century. Among his subjects were James E. Freeman; Matthew Vassar, in Vassar College; Louis Gaylord Clark; W. W. Coreoran; Fletcher Harper; Fenimore Cooper; Governors Seymour and Hunt, in the New York City Hall; and Erastus Coming, in the New York State Library, Albany. Several of Elliott's works were at the National Academy in 1868, including Don Quixote, Falstaff, Andrew Van Corlear, the Trumpeter, his own portrait, and The Head of Skaneateles Lake, said to be the only landscape that he painted.<sup>12</sup>

James Stuart, a British visitor to America, traveled across New York State by stage in September, 1828, on the well-known Genesee Road. In order to see more of the Finger Lakes Region than was possible on this central route, he took a side tour from Auburn to Ithaca which would have had him travelling through or very near the Town of Scipio. The following passages are from his journal:

*“There is a great deal of ground in the neighbourhood [of Aurora] devoted to orchards, at present in all their glory, loaded with fruit. The coachman drove so near the trees close to the road that we had as many apples as we chose to pull. We dined at a small hotel at Aurora on pork, which, as we have always hitherto found it in this country, was excellent. The hogs are allowed in this country to run out in the forests and orchards, where they subsist in great measure in the autumn on nuts, acorns, and fallen apples, and in some cases on fallen peaches. Before being killed they are put up for a short time on Indian corn. The flesh of the hogs fed in this way is firm and good. Our fellow-passengers consisted of a Pennsylvania farmer; an Ithaca storekeeper; and a female, with her son Ulysses. We passed many good farms, some of them recently brought into cultivation, on which the usual processes of housebuilding, and inclosing by strong wooden rails, were in progress.”*<sup>13</sup>

10 Source: 1789 History of Cayuga County, New York, by Elliot G. Storke, Syracuse, NY, pg.417.

11 Source: Sandie Gilliland, Town of Scipio Historian, 12/07/2008, and 1789 History of Cayuga County, New York, by Elliot G. Storke, Syracuse, NY.

12 Source: Edited Appletons Encyclopedia, Copyright © 2001 VirtualologyTM

13 From Three Years in North America, by James Stuart, (Edinburgh, 1833), Clayton Mau.





Above is a lithograph by J.S. Skinner of the 1850 Agricultural Fair at Auburn, NY showing a variety of livestock, visitors and buildings in an enclosed fairgrounds, looking like an early predecessor of the New York State Fair. (Source: <http://freepages.genealogy.rootsweb.ancestry.com>). (Source: <http://freepages.genealogy.rootsweb.ancestry.com>).

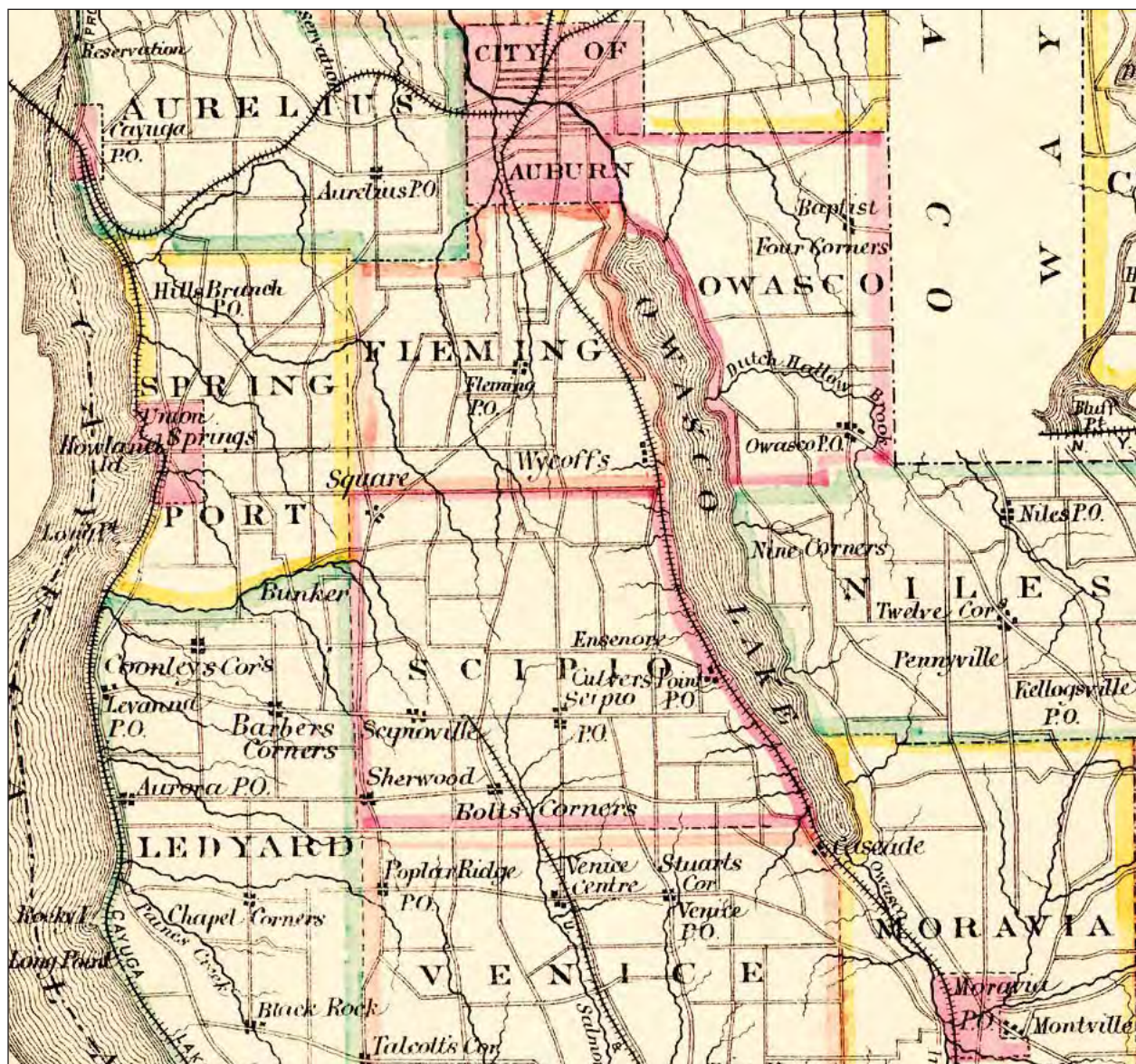
At right a "Comparative View of the Agricultural Condition of the County of Cayuga in 1850 and 1845" (Source: <http://freepages.genealogy.rootsweb.ancestry.com>).

COMPARATIVE VIEW OF THE AGRICULTURE CONDITION of the County of Cayuga in 1850 and 1845.				
	1850	1845	Increase	Decrease
Improved Acres	298 633	295 651	2 982	
Unimproved acres	998 "			
Horses	12 503	13 932		1 429
Cows	18 113	19 715		1 602
Oxen	3 428	2 554		2 208
Other Cattle	19 905			
Sheep	122 446	175 148		52 702
Swine	28 769	43 546		14 777
Wheat Bushels of	468 730	652 896		184 166
Barley "	303 953	143 516	160 437	
Oats "	735 441	652 281	83 160	
Rye "	29 695	44 15	25 280	
Indian Corn	704 954	479 151	225 803	
Peas & Beans "	5691	60278		54 587
Buckwheat "	46 784	74 066		27 282
Potatoes	281 602	536 033		255 241
Hay tons of	72 590			
Butter lbs	1673375	1696764		23 449
Cheese "	217 413	394 001		176 588
Clover seed Bushels	2545			
Other grass seed	1678			
Flax lbs of	10761	139 126		128 365
Flaxseed Bush	1324			
Hops lbs of	1442			
Wool	367085	412 667		45 582
Maple Sugar	109 048			
Molasses Gallon	410			
Beeswax & Honey lbs	34678			
Domestic Fabrics \$	23 117	85 546		62 429
Animals slaughtered	\$350 676			
Population	55 489	49 663	5826	



The New York Oswego & Midland Railroad, or the Short Line, as it was also known, was a rail line that travelled during the late nineteenth century by a more central route north and south through the county just to the east of Bolt's Corners and Scipio Summit or Merrifield in the Town of Scipio on its way between Auburn and Ithaca. The Southern Central Railroad along the western shore of Owasco Lake was in operation until nearly the middle of the twentieth century, and for a time it was possible through many connections to travel by steam train from the Town of Scipio to major metropolitan cities including Syracuse, Chicago, New York, and Boston.

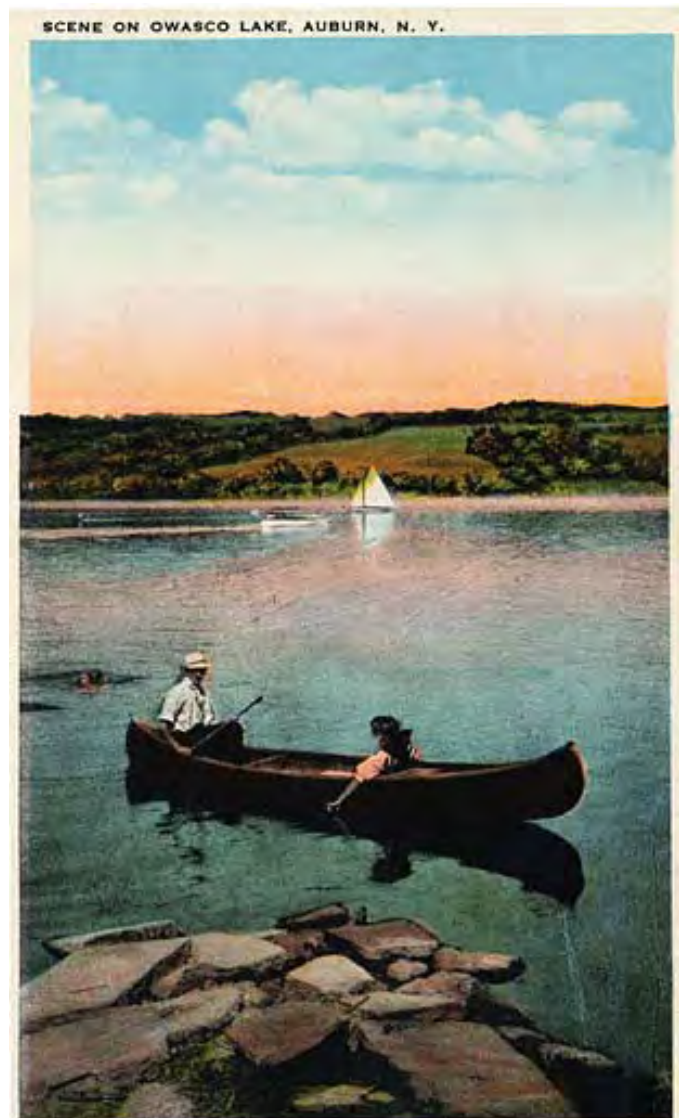
During and following the Civil War years, at around the time of the introduction of the railroads across Cayuga County, Scipio became a center for social reform movements including abolitionism, the underground railroad, education and women's rights.



1879 map showing the Southern Central and New York Oswego & Midland Railroads in the Town of Scipio (Source: <http://freepages.genealogy.rootsweb.ancestry.com>).



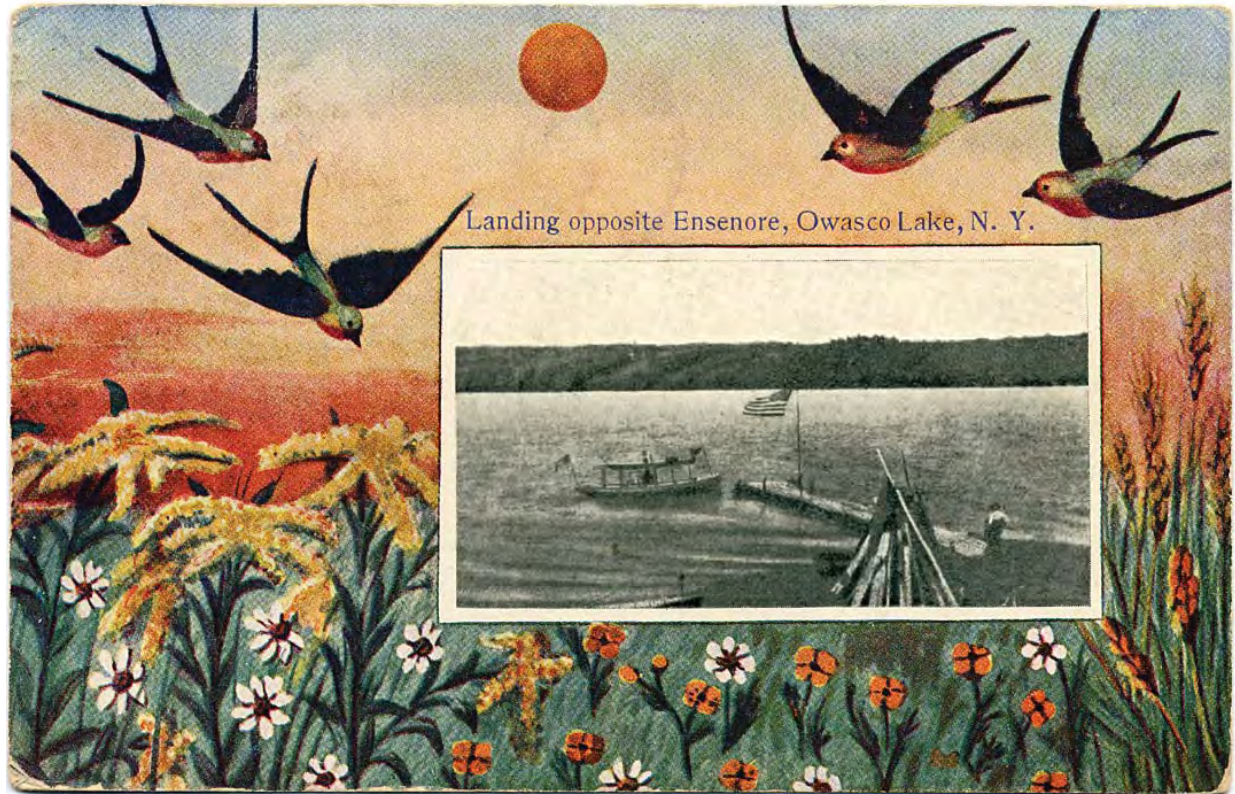
A predominant contingent of the Society of Friends, or Quaker faith, was catalyst to an unusually dedicated and effective community effort toward equal rights reforms in the young nation including equal access to education provided by the community at the Sherwood Select School, which was organized and operated entirely by women until its absorption into the public school system in 1926.<sup>14</sup>



Above left, the Sherwood Select School, c.1904. The building was demolished in 1954. The site is now home to the Emily Howland Elementary School. At right, is a scene showing the boating on Owasco lake, date unknown (Source for both images: <http://freepages.genealogy.rootsweb.ancestry.com>).



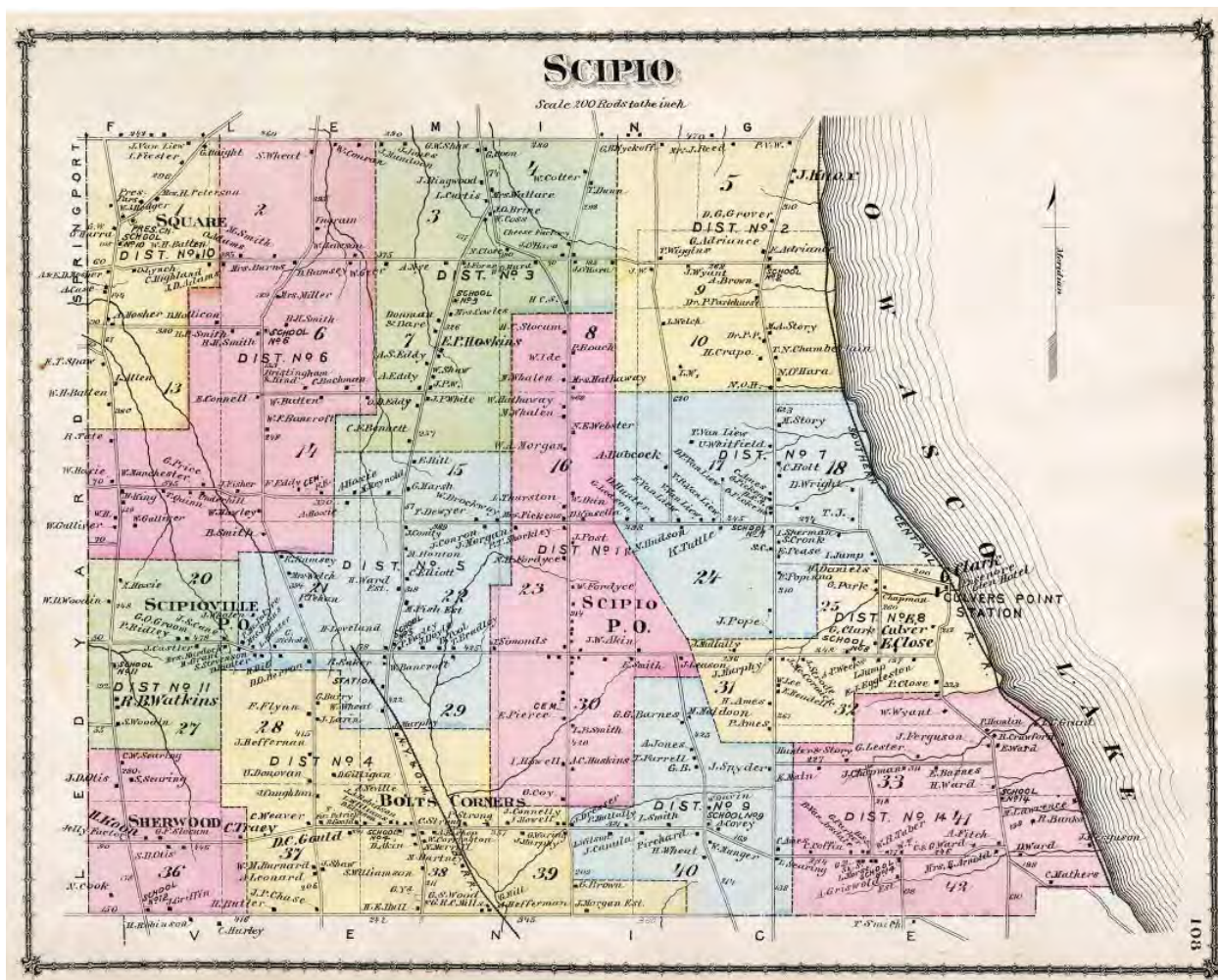
The Southern Central Railroad connected Auburn and Ithaca with local stops at Wyckoff Station just north of the Scipio Town line in Fleming and Culver's Point Station in Scipio. Culver's Point was the location of the Ensenore Glen Hotel where recreational visitors were hosted for the Town's beautiful lake shore for sailing races, swimming, and other popular summer activities. In 1878, a rowing contest was held between Cornell and Harvard University on Owasco Lake.<sup>15</sup>



Top image is a postcard from the Ensenore Glen Hotel, date unknown. Bottom image is of boating on Owaso lake, date unknown (Source for both: <http://freepages.genealogy.rootsweb.ancestry.com>).

15 Source: Cornell Crew Supplement, September 1892, Volume XIII No.2, Ithaca NY





1875 map of the Town of Scipio (Source: <http://freepages.genealogy.rootsweb.ancestry.com>).

## Hamlets and Historic Settlements

As the Scipio population grew to 2,702 in 1829, so too did the need for local products and services. Community settlements and commercial centers of activity developed at Scipio Center, Scipioville, Sherwood, and Bolt's Corners. Smaller settlements developed at Waring's Corners, Merrifield (also known as Scipio Summit), and Wood's Mill which was located on Scipio-Venice Town Line Road between Route 34 and Black Street.

### *Scipio Center*



Looking north west at the intersection of Route 34 and Center Road in the Hamlet of Scipio Center.

Scipio Center is situated on State Route 34 at the intersection of Center Road. According to Elliot Storke, Dr. Ezra Strong started the first store in this location in 1808 which later became a mercantile business and continuing in existence until sometime after 1875. Other businesses once in operation at Scipio Center included a cider-mill, two wagon shops, two blacksmith shops, and a hotel. Today, the hamlet of Scipio Center consists of a cluster of several residences, Scipio Community Church, River of Life Church (former St. Patrick Catholic Church), a Post Office, Masonic Lodge, a hair salon, an auto refinishing shop, a tavern, and a monument company.

There are several nineteenth and early twentieth century buildings still standing in the hamlet. Some are in very good physical condition, and some, although their historic character remains intact, are in dire need of repairs and restoration. Scipio Center, characterized by a mix of stately historic homes, barns, and small twentieth century buildings and surrounded by open farm fields, is the most geographically extensive hamlet in the Town of Scipio. It is the only hamlet in the Town with two churches and contiguous development extending approximately 1000 feet in four directions from it's center. State Route 34, a busy connector road between Auburn and Ithaca, runs north and south through the hamlet. Center Road runs east and west through the Hamlet connecting State Route 38 above the shores of Owasco Lake with State Route 34B and the Hamlet of Scipioville and Levanna to the west.





The southwest corner of State Route 34 and Center Road in the Hamlet of Scipio Center.



Two buildings at the southeast corner of State Route 34 and Center Road in the Hamlet of Scipio Center.



Looking north along State Route 34 at the southern edge of the Hamlet of Scipio Center.

### **Scipioville**

Scipioville (below) is in the western part of the township, at the intersection of State Rt. 34B and Center and Levanna Road. The community was first settled by Henry Watkins in 1790-91, and was called Watkin's Corners. Later it became known as Fitch's Corners, Mechanicsburg, and finally Scipioville in 1836 with the establishment of the first post office. A leather currier and tannery was started in Scipioville in 1797. In 1806, Paine Fitch built a tavern, and there were two general stores, one on the southwest corner and one on the northeast corner. A distillery, tin shop, creamery, fertilizer storage, meat shop, buggy shop, and a grist, saw and planing mill were also located there. Webster's hotel was located on the southeast corner of Scipioville, and a building to the east of the hotel once served as a community dance hall.



Aerial image of the Hamlet of Scipioville (Source: [www.bing.com/maps](http://www.bing.com/maps)).

Today, Scipioville consists of a small cluster of residences mainly to the east of Route 34B including Scipioville Presbyterian Church (moved in 1961 from east of the four corners on Center Road to a new location on Route 34B within the hamlet). Farm buildings, surrounding farm fields, hedgerows, and a scattering of small wood lots and ponds also characterize the hamlet.





Looking southwest in the Hamlet of Scpioville, May 2010.



Scpioville Presbyterian Church was moved in 1961 from east of the four corners on Center Road to this location on Route 34B in the Hamlet of Scpioville.



### ***Sherwood***

The Hamlet of Sherwood, settled by Judge Seth Sherwood from Vermont in 1794-1795, is located to the south of Scipioville at the intersection of State Rt. 34B and Sherwood Road. A short time prior to the hamlet's settlement by Judge Sherwood, a family named White settled in the area, clearing about four acres of land about a half mile southeast of the corners.



Aerial image of the Hamlet of Sherwood (Source: [www.bing.com/maps](http://www.bing.com/maps)).

In 1796, Judge Sherwood built the first hotel on land just to the north on the northeast corner (the site of the present antique store, historically called The Block). A later owner, Henry Fisher built a harness shop in back of the hotel. For a brief time, in 1804 -1805, the Hamlet of Sherwood served as the County seat. In 1808, Joseph Barnes and Melvin Brown opened a store on the southeast corner dealing in potash. The upper floors of this building housed a shoe and boot store. Slocum Howland later used the barn to the east of this building to assemble the cast iron plows invented by Jethro Wood. During the eighteenth and early nineteenth centuries, Sherwood was a lively community and a center for abolitionism, equal rights, and the Underground Railroad movements with Quaker settlers actively assisting freedom seekers.



Looking east at Cleavland's Antiques and the Howland Stone Store Museum at the center of the Hamlet of Sherwood, May 2010.

Today, the historic Hamlet features a mix of small and grand, deteriorated and restored, historic residential and commercial buildings. The Hamlet features many mature trees, old farm buildings and is surrounded by open farm fields. An early racially integrated cemetery, a reminder of the settlement's important historic role in the abolitionist movement, is located in Sherwood.

Although the Hamlet has been dubbed the “Sherwood Equal Rights Historic District” by the State of New York for its rich history of social activism, and has been listed on the National Register of Historic Places, Sherwood today struggles to maintain many of its aging and largely neglected historic structures. Some of the historically important buildings that remain in the hamlet are literally crumbling from years of neglected maintenance, or abandonment added to the effects of age and weather. Others remain in poor to fair condition and await much needed investments of labor and money. Still, the compact rural Hamlet remains a striking reminder and record in both physical form and documented history, of the community's, the State's, and the Nation's early settlement, development, and participation in key historical movements.

### ***Bolt's Corners***

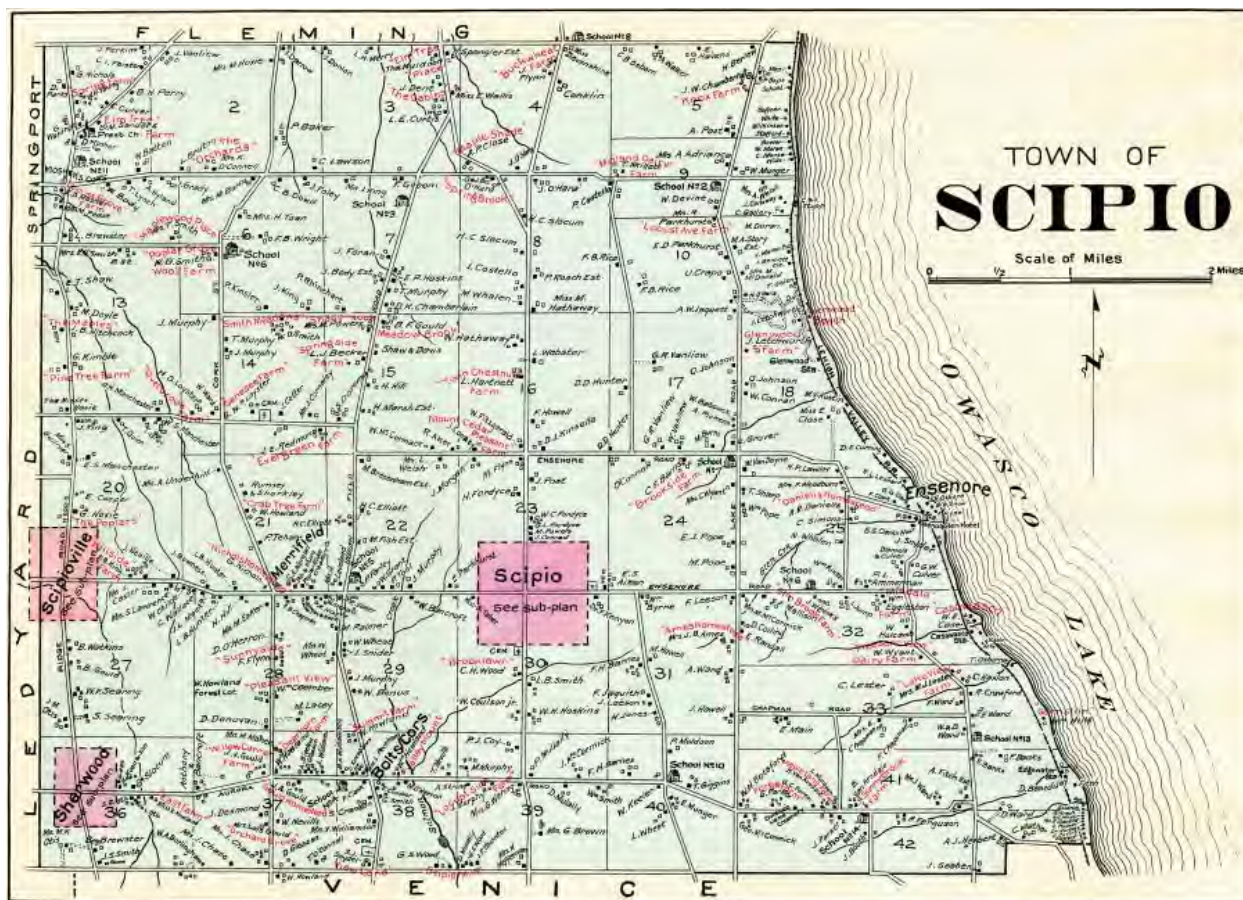
The intersection of Sherwood Road, Black Street and Indian Field Road is the site of one of the earliest settlements in the Town of Scipio, Bolt's Corners. Its first settlers, Elisha Durkee and Gilbert Tracy arrived in 1788, each clearing some land and building log cabins there. James Wilcox acquired land and built a hotel in 1789, and in the nineteenth century, Bolt's Corners was an active community center. As the settlement grew, businesses at Bolt's Corners included an ashery, saw mill, grist mill, and brickyard. A significant building constructed at Bolt's Corners, a church built in 1821, had a steeple over 100 feet high, and in 1828 the congregation had a membership of over 300 people. A short line, the New York & Oswego Midland Railroad “Milk Train” passed through Scipio just east of Bolt's Corners during the late nineteenth century contributing to the hamlet's status as a commercial center where the local community came to purchase every day supplies. In the late nineteenth century, Bolt's Corners was the prime social and business center in the area, outside of the settlement of Aurora to the west on the shore of Cayuga Lake.



Looking west at Valley Mound Farm on the northeast corner of Bolt's Corners in the Town of Scipio, May 2010.



Today, Bolt's Corners is a rural four corners featuring a cluster of agricultural buildings and facilities on both the southwest and northeast corners. Open land and vast expanses of farm fields surround the crossroads, and the trace of the former New York & Oswego Midland Railroad remains alongside Salmon Creek to the east of the crossroads. One old homestead remains on the northwest corner of the former hamlet.



1904 map of the Town of Scipio showing the location of "Merrifield" between Scipio Center and Scipioville (Source: <http://freepages.genealogy.rootsweb.ancestry.com>).

### Waring's Corners

The intersection of Sherwood Road and State Route 34 is known as Waring's Corners. The southwest corner, now marked with a State Historic Marker, was once the site of Waring Place, a tavern built in 1806 and later used as both a Masonic Lodge and school house. Meetings of the Scipio Morning Star Lodge 169 F. & A.M. were held at Waring Place from 1811 to 1814, and again from 1822 to 1842. The intersection, today, features a farmstead on the northeast corner and a residence on the southwest corner. A small tributary to Salmon Creek cuts diagonally through the area just to the north of the crossroads which are surrounded by vast and open cultivated fields. Scattered hedgerows remain between some of the open fields and some mixed vegetation exists along parts of the stream corridor.





### ***Scipio Summit (Merrifield)***

Scipio Summit, or Merrifield as it is also known, is located just south of the intersection of Center Road and Black Street. It was the designated location about equally distant from settlements at Scipio Center, Scipioville, and Sherwood. 1872, Charles Morgan started a business in this location which included the sale of lumber, and grain. Mr. Morgan was also the agent for the railroad and the telegraph company. Of the two stores once located in Merrifield, one was in the basement of a residence, and the other at the railroad station. A post-office was established in Merrifield in 1876. Scipio Summit, or Merrifield, served as the northern terminus of the Utica, Ithaca and Elmira Railroad between 1873 and 1876. The line was extended from Merrifield to Auburn in 1889 as the Ithaca, Auburn & Western Line, but was abandoned in just three years later in 1891.

Today, the quiet, rural-agrarian settlement of Scipio Summit seems more aptly-named Merrifield. With just a few residences, barns and farm fields, and the railroad long gone, the scenic location is more of a sleepy wayside than a centrally-designated place in the Town.



## Historic and Cultural Resources



*The “scenically unique” rural-agrarian landscape of the Finger lakes Region. This view is looking northeast across a farm field from Ensenore Road in the Town of Scipio, 2007.*

### ***The Rural-Agrarian Landscape***

As described by O. D. Von Engeln in his 1988 book *The Finger Lakes Region, Its Origin and Environment*, the Town of Scipio is located in a region that is “scenically unique.” Von Engeln’s description of the geographical environment of the Finger Lakes Region with “its general expression wide farm acres and level upland pastures [amid] long, narrow, roughly parallel lakes...with high, almost cliff-steep shores.[and] narrow, deep gorges” is an accurate description of the landscape surrounding the Town of Scipio. Located roughly halfway between NYS Designated Scenic Routes 20 and 90 to the north and south respectively, Scipio is at the heart of the picturesque region of the eastern Finger Lakes.

NYS Routes 38, 34, and 34B originate in the City of Auburn and cross the Town of Scipio to the south continuing on to Ithaca and Dryden in Tompkins County. There are scenic vistas of farmland gently sloping toward Owasco Lake along Route 38 in the Town of Scipio. Route 34 bisects the Town between the Hamlet of Fleming just north of Scipio and heading south to the Hamlet of Venice. Route 34B is a scenic two lane rural-agrarian road featuring picturesque farm fields with historic barns and buildings along its course.



Several roads in the Town of Scipio feature scenic views of historic buildings and vast acres of farmland, some of them are spectacular from the heights above the lakes to the east and west. Some of the most impressive publicly accessible views in the Town are the eastward view from the heights of Sherwood Road of farmland sloping to Owasco Lake, and the southwestward view over Scipio farmland from Center Road and State Route 34 near the Hamlet of Scipio Center. The historic Hamlet of Sherwood with it's compact cluster of diverse nineteenth century homesteads and commercial buildings surrounded by farm fields on State Route 34B is an architecturally unique surviving example of traditional American rural hamlet form (see Map 3). There are beautiful northeastern views of Owasco Lake from Duck Road and Wyckoff Road in the northern section of the Town.

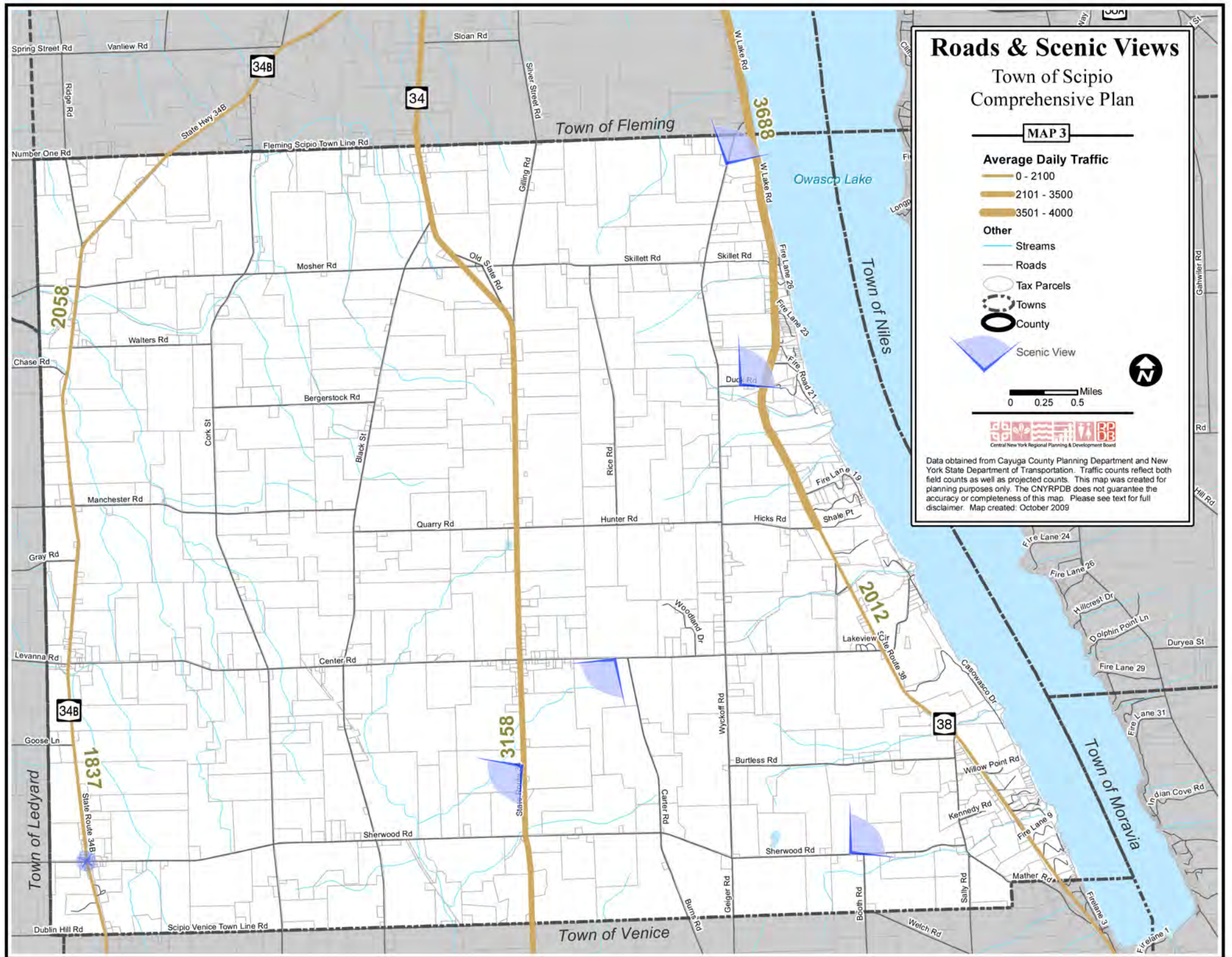


View from Duck Road in the northern part of the Town of Scipio, 2007.



Farmland along Sherwood Road looking east toward the slope above Owasco Lake, 2010.









### *Sherwood Equal Rights Historic District*

There are many historic resources in the Town of Scipio, although the most significant collection of these is the Sherwood Equal Rights Historic District, located in the Hamlet of Sherwood at the crossroads of Route 34B and Sherwood Road. The Sherwood Equal Rights Historic District is a historically and architecturally significant collection of more than two dozen remarkably intact buildings and sites that is believed to be one of the very few concentrations of buildings and landscapes that so vividly tells the story of many important nineteenth century social movements.

Sherwood, like many surrounding early rural centers of population, commerce and worship, was settled in the late eighteenth century and developed under the strong influence of its many citizens who were members of the Society of Friends, or the Quaker faith. The character of the Hamlet of Sherwood, with its many historic homes, commercial block building, carriage houses and early cemetery has remained largely intact over the course of the last century. Although the bustling activity that once characterized the Hamlet has long been diminished, much of the spatial form and arrangement of structures in this historically significant early American settlement remain unchanged.

In March of 2006, ten properties in the Hamlet of Sherwood and two additional nearby properties, received the Seven to Save Designation by the Preservation League of New York State, and on February 29th of 2008, the Sherwood Equal Rights Historic District in the Hamlet of Sherwood was listed on the National Register of Historic Places. The Sherwood Equal Rights Historic District consists of 29 properties in the historic core of the hamlet, and encompasses nearly the entire Hamlet of Sherwood. The National Register listed historic district is noted for its high degree of historic integrity. Most of the homes are one-to-two story buildings of heavy-timber construction built between the 1820s and 1910, and most are vernacular interpretations of prevailing modes of their respective periods including Federal, Greek Revival, Gothic, Italianate, and Stick Style as well as eclectic blends of Victorian era styles.

The Sherwood Equal Rights Historic District is recognized for its association with numerous social reform movements. Issues related to abolitionism, the Underground Railroad, women's rights, and education are all represented within the district. Sherwood Cemetery, also located in the district, is a historic landscape, early racially integrated cemetery laid out in 1838 on land donated by Samuel Phelps. The district is believed to be one of the very few concentrations of buildings in the United States that so vividly tells the story of so many important nineteenth century social reform movements that shaped the character of New York State, and central New York in particular.

“Named after Seth Sherwood (1768-1820), the hamlet of Sherwood, New York, was settled in 1794 at the southeast corner of the 1795 Cayuga Indian Reservation. Several of the properties within the district were at one time owned by freed slaves; others by prominent abolitionists and women's rights advocates who sprang from the Society of Friends or Quaker faith. Of the 29 properties in the Sherwood Equal Rights Historic district, at least 10 are associated with African Americans and five more are related to known European American abolitionists and supporters of the Underground Railroad. Unlike people in many communities, however, Sherwood citizens retained their commitment to equal rights reform after the Civil War. About 67 percent of the town citizens were active Quakers. The Quaker philosophy undoubtedly helped shape the unique progressive outlook for Sherwood. Many Quakers settled in the Finger Lakes region of New

York State during the late 18th century. Quaker faith holds that all men and women are equal in the sight of God. Practicing their faith led these Quakers to question the inequalities of their era. Before the Civil War, North Street Meeting of Friends (Orthodox) was the source of much of the reform energy in central Cayuga County. On January 20, 1835, Quakers from North Street Meeting signed the first antislavery petition sent to Congress from Cayuga County. The Sherwood area community took an active part in the Underground Railroad. Some fugitives from slavery went to Canada while others stayed in the area surrounding the Hamlet of Sherwood.

Nationally-known reformers who came to Sherwood included:

- Susan B. Anthony (world famous woman suffragist)
- Mary and Emily Edmondson (who had escaped from slavery)
- Joseph John Gurney (English Quaker reformer)
- Slocum Howland, a leader in the American Anti-Slavery Society and a member of the Underground Railroad Network
- Harriet K. Hunt (early woman doctor)
- Abby Kelley (lecturer for the American Anti-Slavery Society)
- Rev. Anna Howard Shaw
- Sojourner Truth (born in slavery, who became a major abolitionist and woman's rights lecturer)
- Harriet Tubman, an escaped slave who won world renown for her work aiding other escaped slaves to the Northern States
- Booker T. Washington



This image (date unknown) looking east on Sherwood Road, shows the character of the old carriage roads lined with mature trees and sidewalks (Source: <http://freepages.genealogy.rootsweb.ancestry.com>).



Like several buildings and at least one landscape in the Town of Scipio, the Slocum and Hannah Howland House is listed on the National Register of Historic Places for its association with events that have made a significant contribution to broad patterns of history, for its association with the lives of persons significant in our past, and for its distinctive physical characteristics. The Slocum and Hannah Howland House is described in the National Register listing as “the center of the most significant Underground Railroad network in Cayuga County outside of Auburn.” The building, built c.1819, still stands near the center of the Hamlet of Sherwood, although it is in dire need of repairs and restoration.



The Slocum and Hannah Howland House on the north side of Sherwood Road just west of the Hamlet center, was built c.1830, May 2010.

Emily Howland, daughter of Slocum and Hannah Howland was born in Sherwood and worked tirelessly throughout her life for abolitionism, equal education, and women’s rights. Edward Pierce had Indian, European and African ancestry and built the Pierce-Holley House. Later, Thomas and James Hart came as freedom seekers from Maryland and settled in the area, with James living in Sherwood. In 1843, Herman and Hannah Phillips and their four children arrived as freedom seekers from Maryland. They settled in Sherwood and purchased a house in 1856. Philip and Mary Gaskin, also Freedom Seekers, lived nearby. The John and Genette Baker family, born in New York State, perhaps originally in slavery, lived in Sherwood from an early date. African American students boarded with the Howland family while they attended school. Both Harriet Tubman and Sojourner Truth stayed with the Howland family in the 1870s.



The women's rights movement was also strong in Sherwood. Four local institutions reflected women's rights ideals: the Women's Christian Temperance Union; the Sherwood Political Equality Club, the Sherwood Ramabai Circle, devoted to the Pandita Ramabai Mukti [Liberation] School for young women in Pune, India; and the Sherwood Select School, which, until its absorption into the public school system in 1926, was organized and operated entirely by women. The Sherwood Equal Rights Association, organized in 1891, was an extremely active and lasting women's suffrage group. At least three Sherwood citizens supported schools for freed people in the South during reconstruction, Slocum Howland with financial contributions and Emily Howland and Anna Searing as teachers."



The Emily Howland House just south of the center of the Hamlet of Sherwood on Route 34B, July 2010.

The building still standing on the southwest corner of the hamlet cross-roads (at right) was built c.1811 and once contained a store and the Sherwood Post Office. The building was abandoned in the 1970s and although it has suffered some deterioration, a large amount of original fabric still survives.





The Sherwood House on the northwest corner of the Hamlet crossroads was built in 1814 as a stagecoach inn and tavern. The Inn was remodelled and expanded in the 1880s at which time the Annex was built immediately to the north. A previous building had been on that same site and was used as a store and print shop but did not survive. In 1924, Isabel Howland converted the Sherwood House Inn to a hospital, and at that time the Annex was connected to the Sherwood House on the corner.



The Sherwood House, c.1814 (left) and Annex, c.1880 (right) on the northwest corner of the Hamlet of Sherwood (top photo date unknown) (Source: <http://freepages.genealogy.rootsweb.ancestry.com>). (Bottom photo) The old Inn and Annex today, May 2010.



The Howland Cobblestone Store, on the northeast corner, was built in 1837 by Slocum Howland and used as the commercial center of his large trading network. Today, the building is a museum with one of the nations premier collections of women suffrage posters and memorabilia. It is listed on the National Register, the National Park Service's Underground Railroad Network to Freedom, New York's Underground Railroad, and Heritage New York's Women's Trail. The William Howland Commercial Block was built in 1881-1883 and has been in continual use as a commercial center since its opening in 1883. Today the building houses an antique shop.



The William Howland Commercial Block building (left) today houses Cleaveland's Antique Store, and (right) the Howland Stone Store Museum in the Hamlet of Sherwood, May 2010.

The Mastin House, c.1832 is a vernacular Federal era dwelling and another contributing building in the Historic District facing Route 34B from the west. The Job and Deborah Otis House is located on Sherwood Road just east of the Hamlet of Sherwood and was built in 1815. The Otis House is listed individually on the national Register of Historic Places. A large cobblestone house, c1840 is at the center of the Hamlet of Merrifield or Scipio Summit at the intersection of Black and Center Roads.

Sherwood Cemetery (opposite) is a contributing site to the Sherwood Equal Rights Historic District. Located at the northern end of the historic district, the one acre community cemetery is the burial ground of many of Sherwood's most important settlers and citizens including Seth Sherwood. Established in 1838, it is one of the earliest racially integrated cemeteries in the country, with graves of war veterans and African-Americans who escaped slavery in 1843 and settled in Sherwood.



There are several cemeteries in the Town of Scipio including Babcock, Birch, Cornwell, Freeman or Devine, Eddy, Fordyce, Manchester, Scipio Center, Sherwood, Snyder, and St. Bernard's Cemetery. Town of Scipio Historian, Sandie Gilliland, has found in her research that the small Cornwell Cemetery, near the intersection of Quarry Road and Route 34 is the burial place of several Revolutionary War veterans.



The Mastin House (left) on Route 34B, and the Job and Deborah Otis House (right) on Sherwood Road in the Hamlet of Sherwood, May 2010.



Sherwood Cemetery, on Route 34B in the Hamlet of Sherwood, May 2010.





Scipio Rural Cemetery (left), established in 1861 on State Route 34 in the Hamlet of Scipio Center. (At right) One of several old rural cemeteries in the Town of Scipio. Historical records indicate that Revolutionary War soldiers were buried in some of these cemeteries.



(Left) River of Life Church on Center Road at the east edge of the Hamlet of Scipio Center. (Right) Old schoolhouse at the corner of Wyckoff and Skillet Roads.



(Left) An old Italianate style farmhouse On Center Road at the east edge of the Hamlet of Scipio Center. (Right) A large brick manor house on Wyckoff Road in the southeast section of the Town where large old maple trees still line the street in small areas.



CEMETERY LOCATIONS IN THE TOWN OF SClPIO, NY

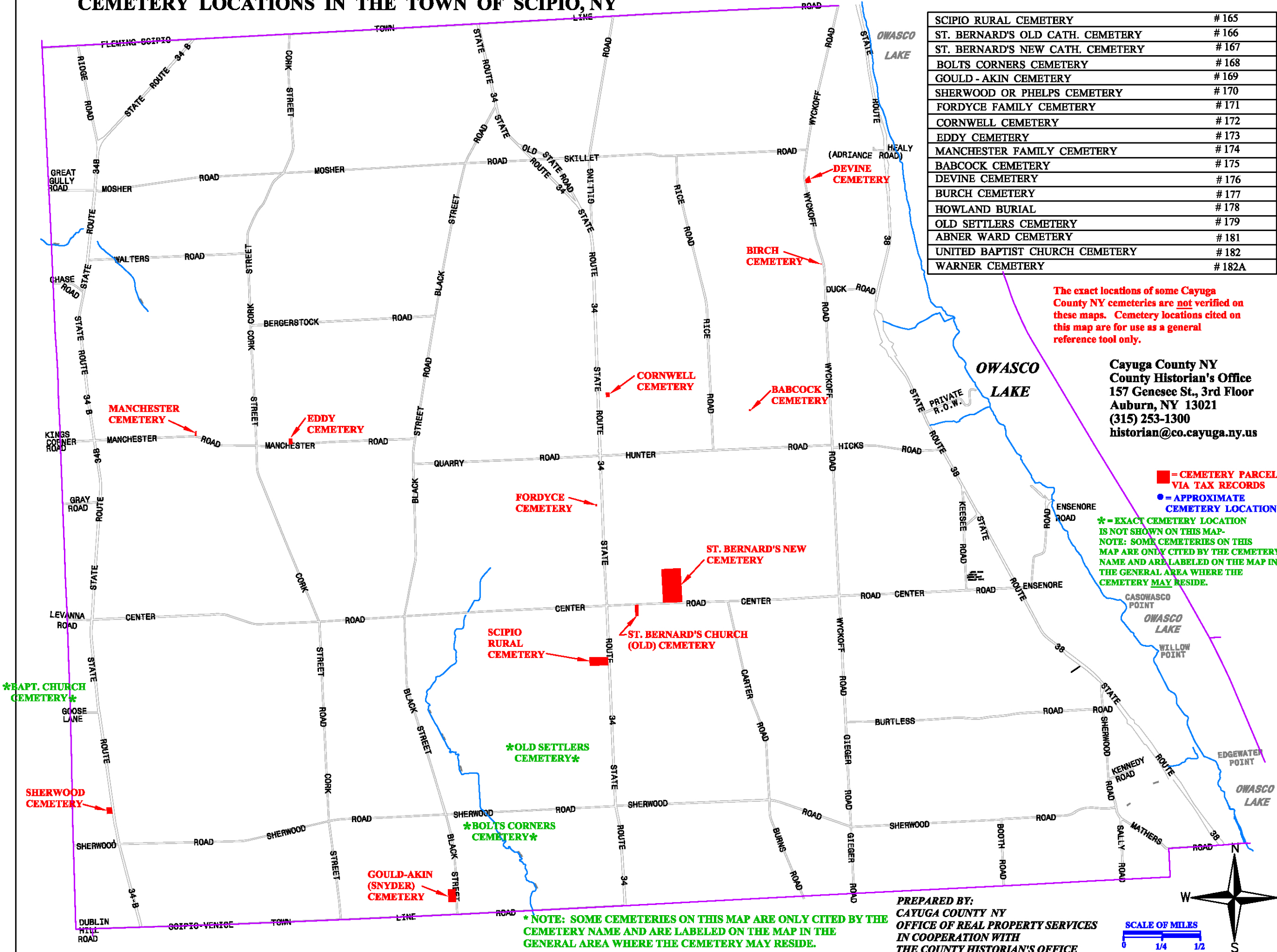
ScIPiO RuRAL CEMEtERY	# 165
St. BERNARD'S Old CATH. CEMEtERY	# 166
St. BERNARD'S New CATH. CEMEtERY	# 167
BOLtS CORNERS CEMEtERY	# 168
GOULd - AKIN CEMEtERY	# 169
SHERWOOD OR PHELPS CEMEtERY	# 170
FORDYCE FAmILY CEMEtERY	# 171
CORNWELL CEMEtERY	# 172
EDDY CEMEtERY	# 173
MANCHESTER FAmILY CEMEtERY	# 174
BABCOCK CEMEtERY	# 175
DEVINE CEMEtERY	# 176
BURCH CEMEtERY	# 177
HOWLAND BURIAL	# 178
Old SETTLERS CEMEtERY	# 179
ABNER WARD CEMEtERY	# 181
UNITED BAPTIST CHURCH CEMEtERY	# 182
WARNER CEMEtERY	# 182A

The exact locations of some Cayuga County NY cemeteries are **not** verified on these maps. Cemetery locations cited on this map are for use as a general reference tool only.

Cayuga County NY  
County Historian's Office  
157 Genesee St., 3rd Floor  
Auburn, NY 13021  
(315) 253-1300  
historian@co.cayuga.ny.us

■ = CEMETERY PARCEL VIA TAX RECORDS  
● = APPROXIMATE CEMETERY LOCATION

\* = EXACT CEMETERY LOCATION IS NOT SHOWN ON THIS MAP-  
NOTE: SOME CEMETERIES ON THIS MAP ARE ONLY CITED BY THE CEMETERY NAME AND ARE LABELED ON THE MAP IN THE GENERAL AREA WHERE THE CEMETERY MAY RESIDE.



\* NOTE: SOME CEMETERIES ON THIS MAP ARE ONLY CITED BY THE CEMETERY NAME AND ARE LABELED ON THE MAP IN THE GENERAL AREA WHERE THE CEMETERY MAY RESIDE.

PREPARED BY:  
CAYUGA COUNTY NY  
OFFICE OF REAL PROPERTY SERVICES  
IN COOPERATION WITH  
THE COUNTY HISTORIAN'S OFFICE

SCALE OF MILES  
0 1/4 1/2





There are several historic buildings remaining in the hamlets and along the rural roadways of the Town of Scipio. In 1925 a Sears Pineola Kit Home was built at 4367 State Route 34B near Ridge Road in Scipio. Sears kit homes, advertised in the Sears Catalog as affordable pre-cut home building materials package kits available for delivery to a site, could then be assembled by the purchaser. The 1918 Pineola model, at \$489.00 and 340 square feet of living space, did not feature a bathroom. An outhouse was recommended.

A small schoolhouse building that appears on maps as early as 1875 remains at the intersection of Wyckoff and Skillet Roads, although it may have been moved from its precise original location. Many Scipio manor houses and churches, in a variety of architectural styles dating from the nineteenth through early twentieth century remain little changed. These beautiful surviving rural buildings and landscapes, should be mapped, documented and researched for their potential historic significance. Detailed descriptions of several properties that have already been listed on the National Register within the Sherwood Equal Rights Historic District including the Slocum and Hannah Howland House and the Howland Cobblestone Store in the Hamlet, as well as individually listed National Register properties are included in Appendix E.



The three historic buildings above are located in the Hamlet of Scipio Center. At left is Scipio Community Church.



A historic home on State Route 34 in Scipio, "A Touch of Country" is currently a bed and breakfast and country store.



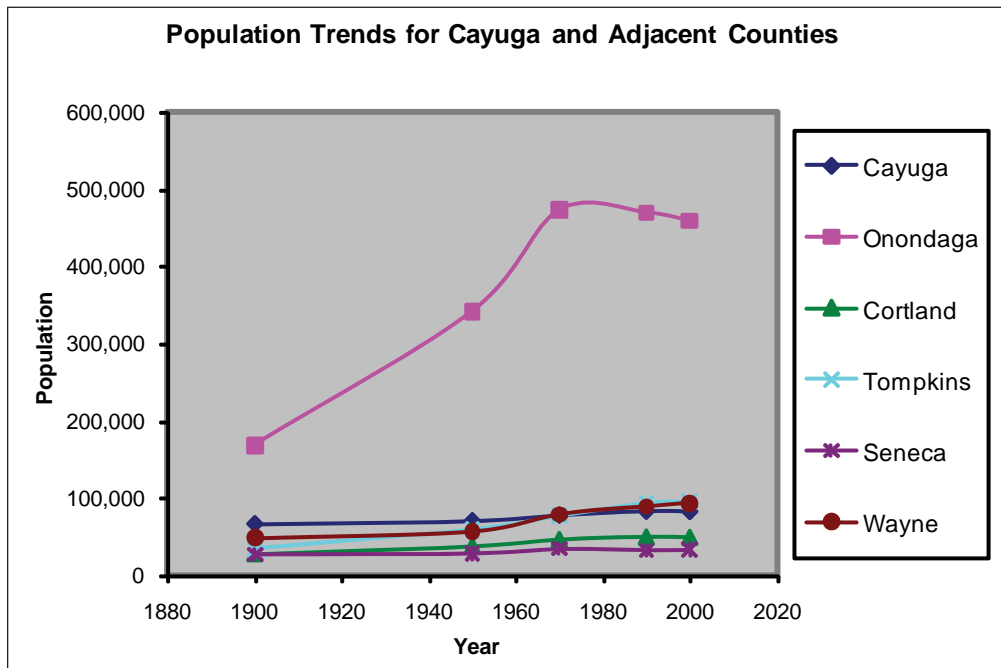
The cobblestone house at the corner of Black and Center roads in the Hamlet of Merrifield, May 2010.



## Demographic Profile

### Population

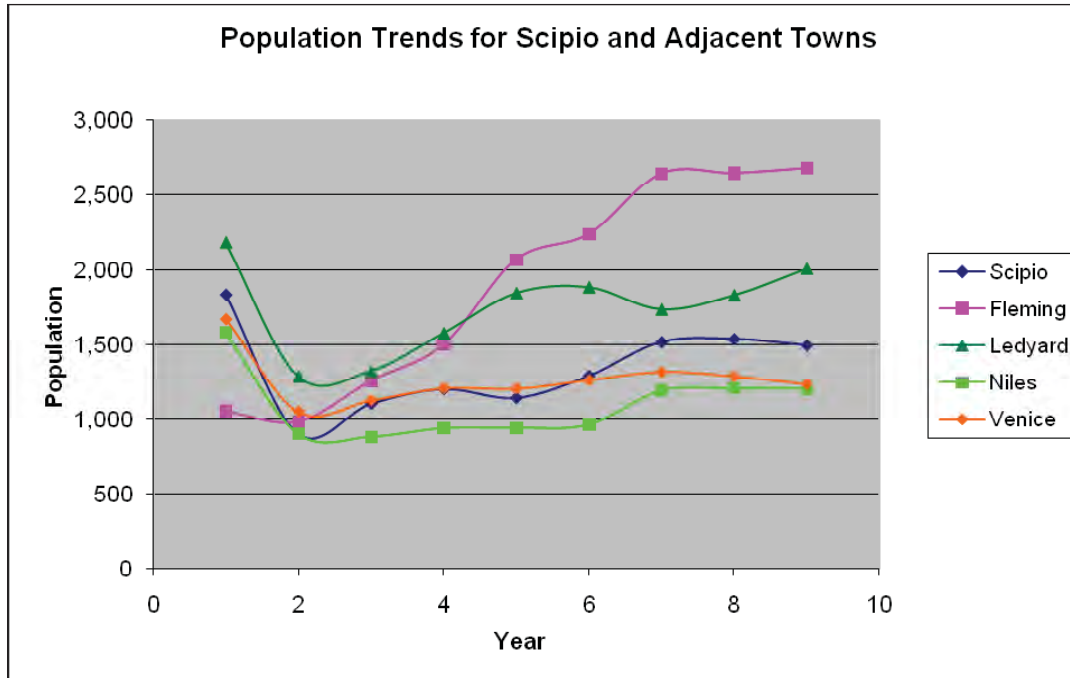
Cayuga County's total population for 2000 was 81,963. The largest proportion of this population resides within the center of the County and includes the City of Auburn with a population of 28,574, surrounded by the five towns of Sennett, Throop, Owasco, Fleming and Aurelius. Other than the City of Auburn, there are twenty-three incorporated towns in Cayuga County ranging in population from Brutus with 4,777 residents in 2000 to Sempronius with 893 residents.



Source: U.S. Census Bureau, 2000 Census.

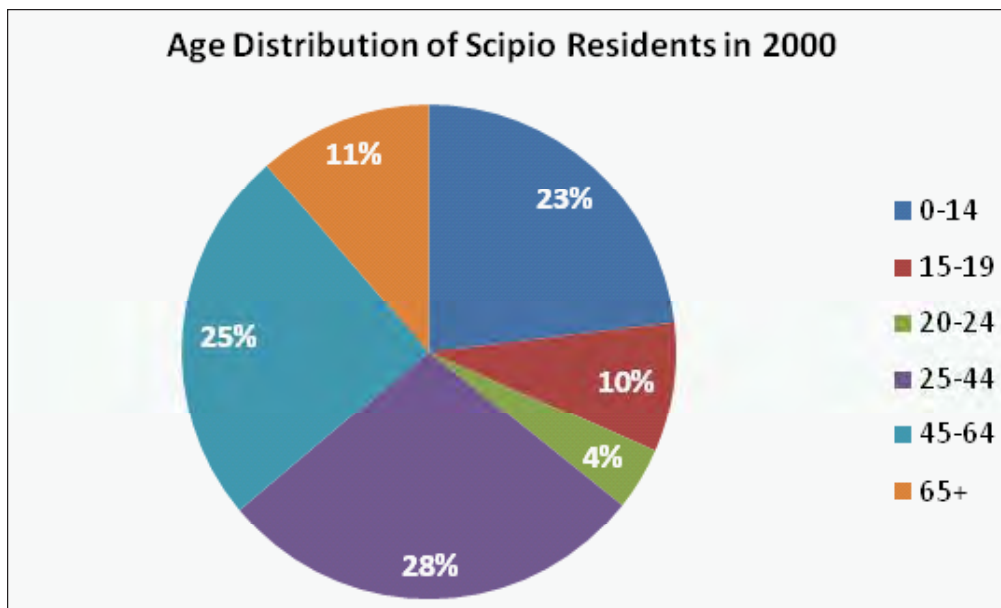
The total number of households in the County is approximately 30,558, with approximately 11,411 of those in Auburn. Although the County offers a diversity of housing choices, the majority of homes were built before 1939 and the County is well known for its wealth of 19th century architecture.

The population of the Town of Scipio was 2,702 in 1829, only 317 fewer than the population of Auburn which was 3,019 that same year. By 1900, Scipio's population was 1,836, and it reached a low of 903 residents in 1930, less than 30% of what it had been a century earlier. Between 1930 and 2000, the population of Scipio grew steadily, but dropped slightly after 2000 to reach 1,496 in 2008. A similar trend can be seen in adjacent towns in Cayuga County with the exception of Fleming and Ledyard which have both experienced modest growth in population since 2000.



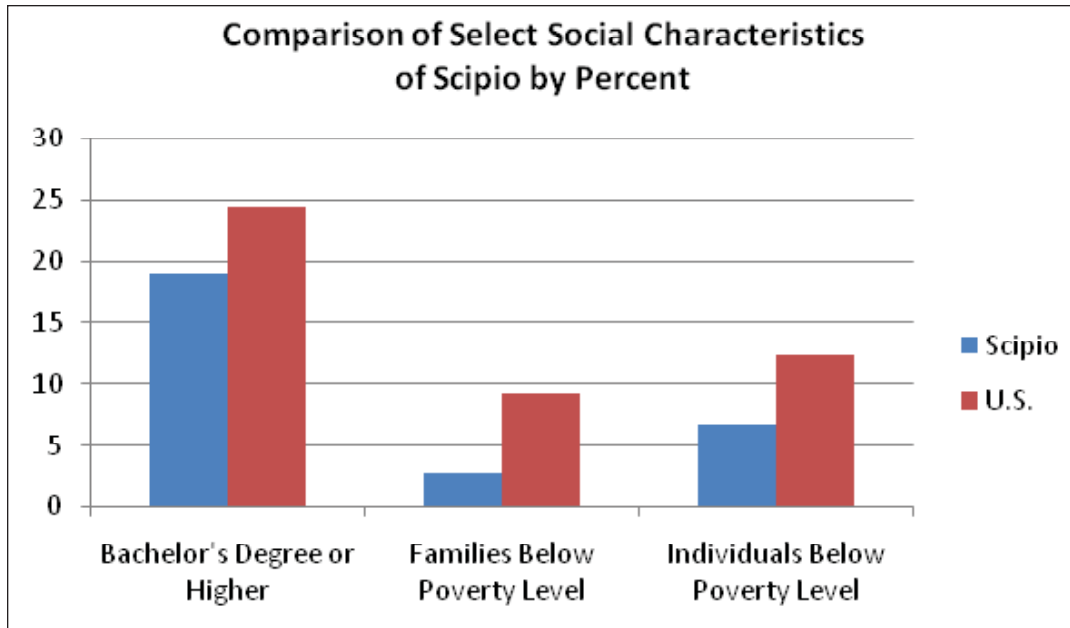
Source: U.S. Census Bureau, 2000 Census.

In 2000, 46% of Scipio residents were 45 years of age or older, and 37% were under 24 years old.



Source: U.S. Census Bureau, 2000 Census.

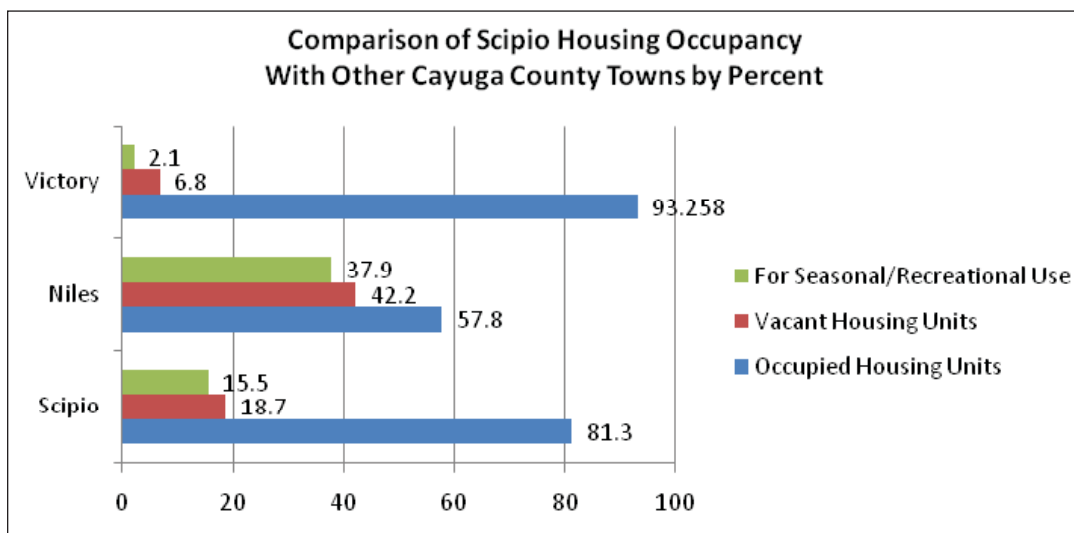




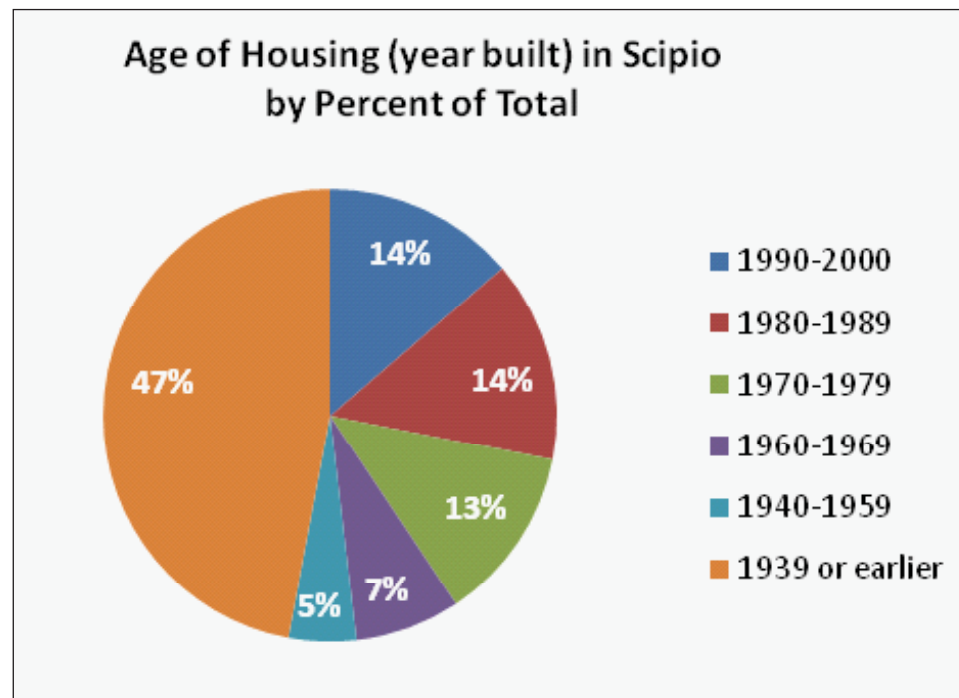
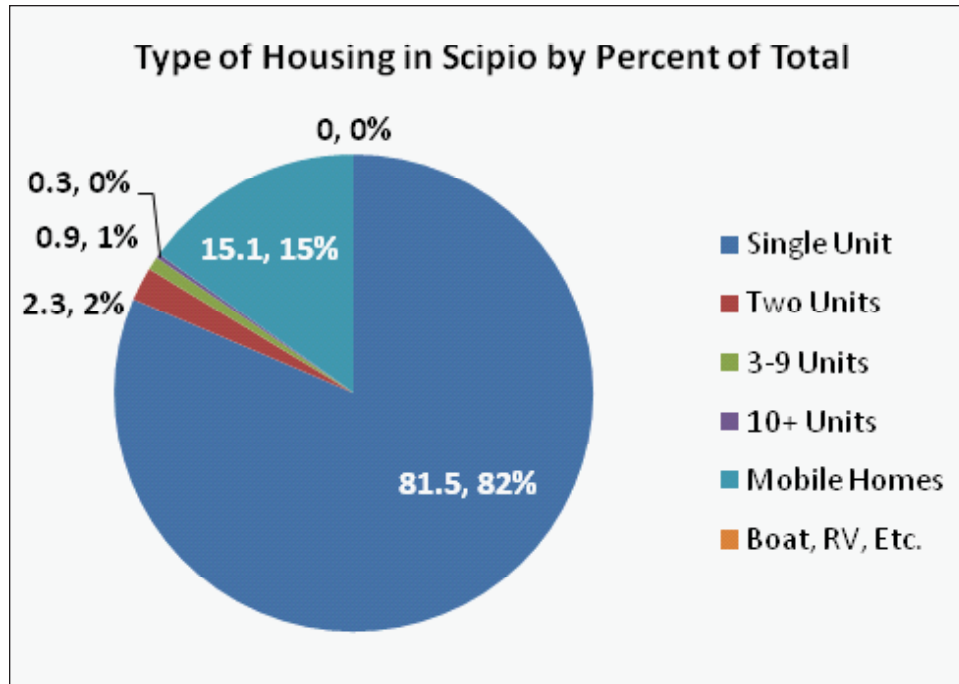
Source: U.S. Census Bureau, 2000 Census.

### ***Housing***

In the Town of Scipio, the U.S. Census Bureau reported that there were 702 total housing units in 2000 up from 631 total units in 1990. Owner occupied housing represented 69% of that total in 2000. Ten residences, or 1.4% of total housing units were reportedly vacant in 2000. The median cost of housing in Scipio in 2000 was \$83,000 up from \$59,200 in 1990. Median gross monthly rent in the Town was \$544 in 2000, up from \$275 in 1990.



Source: U.S. Census Bureau, 2000 Census.

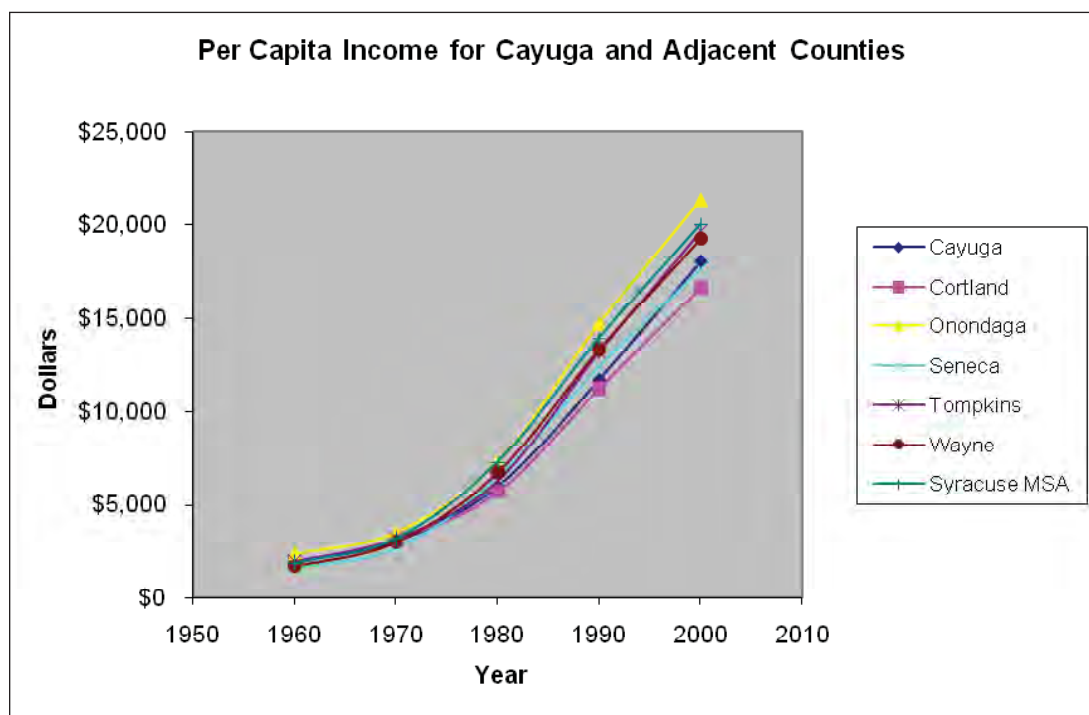


Source: U.S. Census Bureau, 2000 Census.



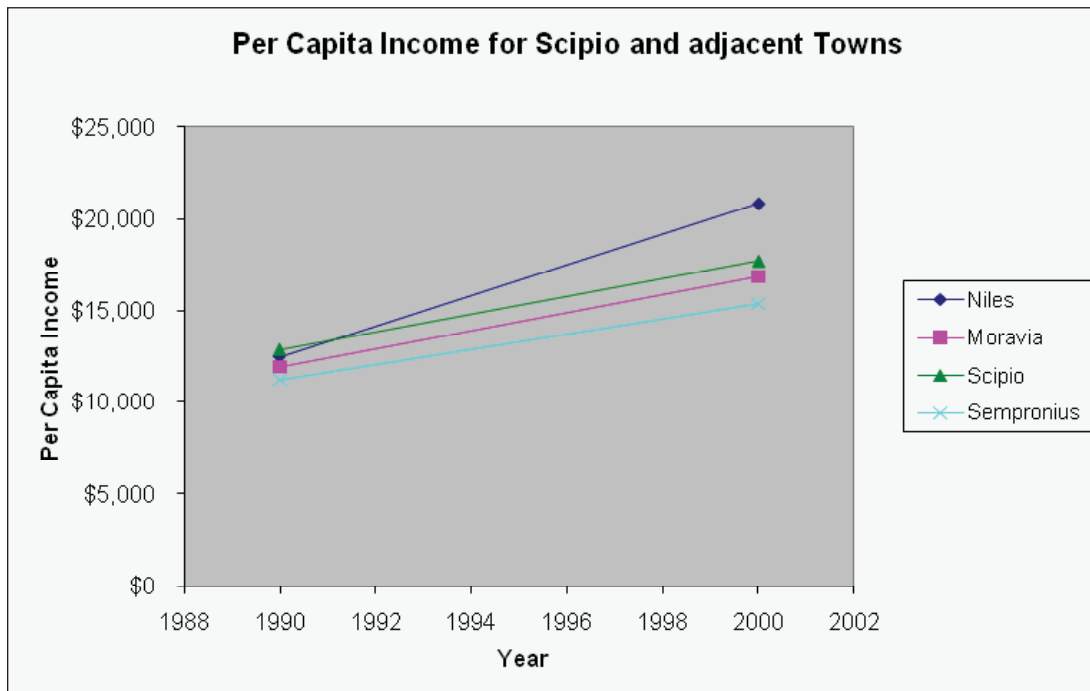
### ***Business/Economic Base***

Situated in central New York State between Syracuse and Rochester, Cayuga County's principal source of employment is manufacturing, with most of the industry located in or near the City of Auburn. Manufactured products in Cayuga County include electrical and electronic components, fiber optics, diesel engines, auto parts, glass bottles, plastic products, and high quality steel and machined products. Agriculture is also vital to the central New York economy, with Cayuga County producing some of New the State's finest live-stock, dairy products and cash crops. Cayuga County is the State's number one corn producing county and ranks fourth in New York for milk production. Agriculture generates \$125.4 million in annual income for the County. The products of agriculture in Cayuga County are led by milk and other dairy products from cows at 62%, followed by grain crops (12%), cattle and calves 8%, vegetables and fruit (6%), and nursery, greenhouse and sod (4%). Per capita income for Cayuga County in 2000 was \$18,003, up from \$11,671 in 1990.



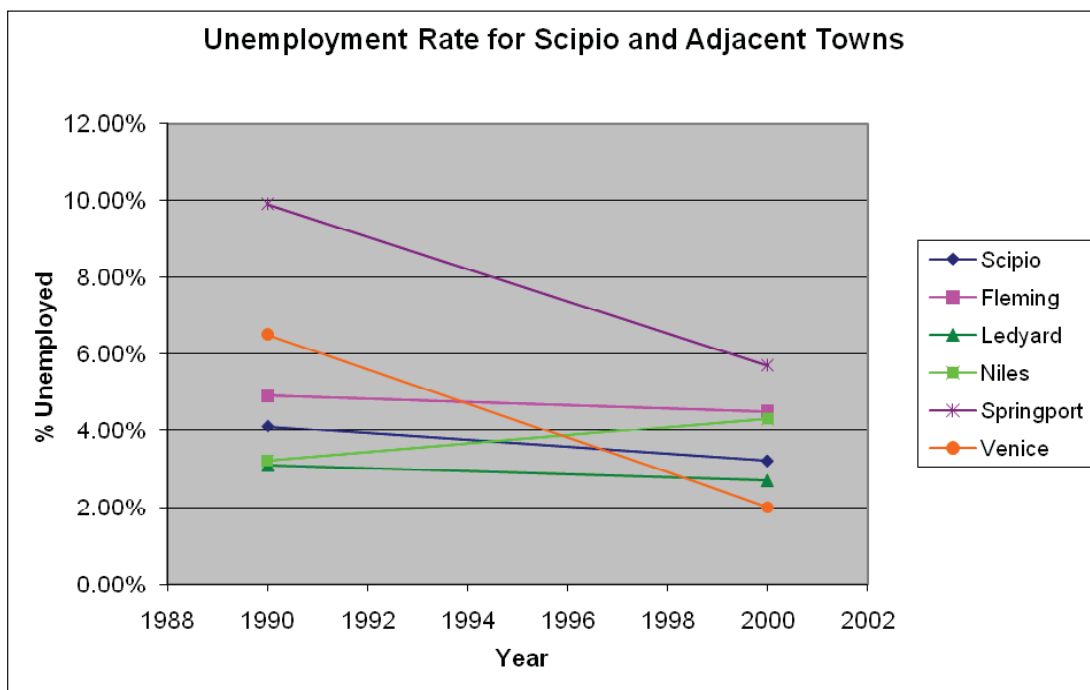
Source: U.S. Census Bureau, 2000 Census.

Scipio resident occupations were reported in the 2000 census as largely management, professional, and related occupations (31%), followed by sales and office (19%), service (19%), production, transportation and material moving (16%), and construction, extraction and maintenance occupations (8%). In the Town of Scipio, with its highly productive soils and abundant water resources, the business of agriculture has remained strong in recent years. In addition to the Southern Cayuga School District, which employs many Scipio residents, local employers include large local dairy farm operations in the Town.



Source: U.S. Census Bureau, 2000 Census.

Although the 2010 census may show a rise in unemployment rates, unemployment in the Town of Scipio had remained low in 2000, dropping to 3.2% from 4.1% in 1990. Median family income for Scipio residents was reported at \$50,395 in 2000, up from \$31,970 in 1990.



Source: U.S. Census Bureau, 2000 Census.





In addition to the many agricultural operations in the Town of Scipio, there are a number of small businesses serving local markets, and a few that supply regional products and services. Local products include farm-grown produce, crafted stone monuments and wooden sheds. There are contracting, excavating, beauty and auto detailing services. Visitors to the Town can enjoy a stay at a bed and breakfast or attend a function at Casowasco Conference Center on the shores of Owasco Lake.

Some of the businesses currently operating in Scipio include:

Allen Farms	Dugan Farms	Sherwood Infirmary Antiques
Angeline Elevator	Empire Fence	St. John Monuments
Auker Produce Stand	Enterprise Farms	Sunset Exteriors
Carol's Beauty Shop	Green Hill Farms	Touch of Country B&B
Casowasco Conference Center	Guerette Lumber	Valley Mound Farms
Cleaveland's Antique Store	Janssen Excavating	Van Nest Taxidermy
Club 34	Juhl Contracting	Winning Finishes
Custom Controls	Quality Sheds	Woodlandview Farm
Dalton's Dippity Doo	Scipio Springs Dairy	
Detail Auto	Scipioville Garage	



## Municipal Infrastructure and Services

The Town of Scipio has two voting districts. Scipio Town government consists of an elected Town Supervisor, Town Clerk/Registrar, and Highway Superintendant serving two year terms, and an elected Town Board with five members (including the Town Supervisor) serving terms of four years. The Town Board appoints the Planning Board, Code Enforcement Officer, and Zoning Board of Appeals. The Town also holds positions for a Town Justice, Tax Assessor, Town Historian, and Animal Control Officer. The Town of Scipio currently has no municipal water or sewer facilities. All developed properties have private well water and waste water disposal (septic) systems. The Town Highway Department provides plowing and paving of Town roads. The Town conducts two annual clean up days.



Utility services include NYSEG, AT&T, and Verizon. On September 8, 2008 a volunteer committee of town residents along with the town supervisor began working to bring a broader range of high-speed internet options, including broadband, to the Town of Scipio. The group is exploring a variety of options for the town, taking into consideration the availability, cost, and reliability of several technologies and exploring possible sources of grant funding to support the development of necessary infrastructure. A survey was developed to help assess the town's needs and desires concerning high speed internet and to address both individual and business needs.

Communications tower at Wyckoff and Geiger Rd. owned by GRI Telecom.



Scipio's Volunteer Fire Company on Route 34 is part of a fire district that includes two fire houses in the Town of Venice; one on Long Hill Road, and one on Poplar Ridge Road. Under this arrangement the Town of Scipio covers approximately 56% of the cost of fire protection for the District. Southern Cayuga Instant Aid, Incorporated provides ambulance service from their location at 2530 State Route 34B Poplar Ridge.

The Southern Cayuga Central School District serves the Town of Scipio in public education and includes Southern Cayuga High School, Southern Cayuga Middle School in the Town of Venice, and Emily Howland Elementary School (pre-K through 4th grade) on State Route 34B in Scipio. Peachtown Elementary School is a private school, grades K-8, located on the Wells College campus in Aurora. There are two Mennonite Schools in the area. One is located on Route 34 in Fleming, just south of the hamlet. The other is in Scipio at Center Rd. between Carter Road and Wyckoff. The Finger Lakes Mennonite School on Center Road was built in 2003 and currently has approximately 16 students and 3 teachers. Membership in the Mennonite church is not required to send children to the school, but tuition is required.

Hazard Library located at 2487 Route 34B in Poplar Ridge, and Aurora Free Library in Aurora serve the Scipio community. The Hazard Library Association received its Charter from the Regents of the University of the State of New York on June 26, 1895, and the Association is the direct descendant of the Reading Room established by William R. Hazard in 1874. Mr. Hazard donated his personal library of some 700 volumes as well as property, 16 by 20 rods, with a brick building and a hotel. The building was doubled in size in 1913 and today is shared with the Poplar Ridge Post Office. A Masonic Lodge is located on Route 34 in Scipio Center. Churches include the Finger Lakes Mennonite Church, River of Life Church, Scipio Baptist Church, Scipio Community Church, and Scipioville Presbyterian Church.



UNION SPRINGS

AUBURN

# School Districts

## Town of Scipio Comprehensive Plan

MAP 4

- School District**
- AUBURN
  - MORAVIA
  - SKANEATELES
  - SOUTHERN CAYUGA
  - UNION SPRINGS

- Other**
- Streams
  - Roads
  - Tax Parcels
  - Town of Scipio
  - Towns
  - County

0 0.25 0.5 1 Miles



Data obtained from Cayuga County Planning Department and New York State Department of Education. This map was created for planning purposes only. The CNYRPDB does not guarantee the accuracy or completeness of this map. Please see text for full disclaimer. Map created: October 2009

Town of Fleming

Town of Niles

Owasco Lake

SOUTHERN CAYUGA

Town of Moravia

Town of Venice

Town of Ledyard

348

34

38

348

Spring Street Rd Vanliew Rd

Sloan Rd

Silver Street Rd

W Lake Rd

Fleming Scipio Town Line Rd

Gilling Rd

Skillet Rd

Skillet Rd

Fire Lane 1

Great Gully Rd

Mosher Rd

Old State Rd

Walters Rd

Chase Rd

Bergerstock Rd

Cork St

Black St

Rice Rd

Duck Rd

Fire Road 21

Fire Lane 19

Hicks Rd

Shale Pl

State Route 38

Manchester Rd

Quarry Rd

Hunter Rd

Woodland Dr

Levanna Rd

Center Rd

State Route 34

Wyckoff Rd

Burtless Rd

Casowasco Dr

Willow Point Rd

Kennedy Rd

Mather Rd

Welch Rd

Booth Rd

Geiger Rd

Burns Rd

Sherwood Rd

Sherwood Rd

Center Rd

Scipio Venice Town Line Rd

Dublin Hill Rd

Guthrie Rd

Rd

Hill Rd

Duryea St

Indian Cove Rd

Fire Lane 31

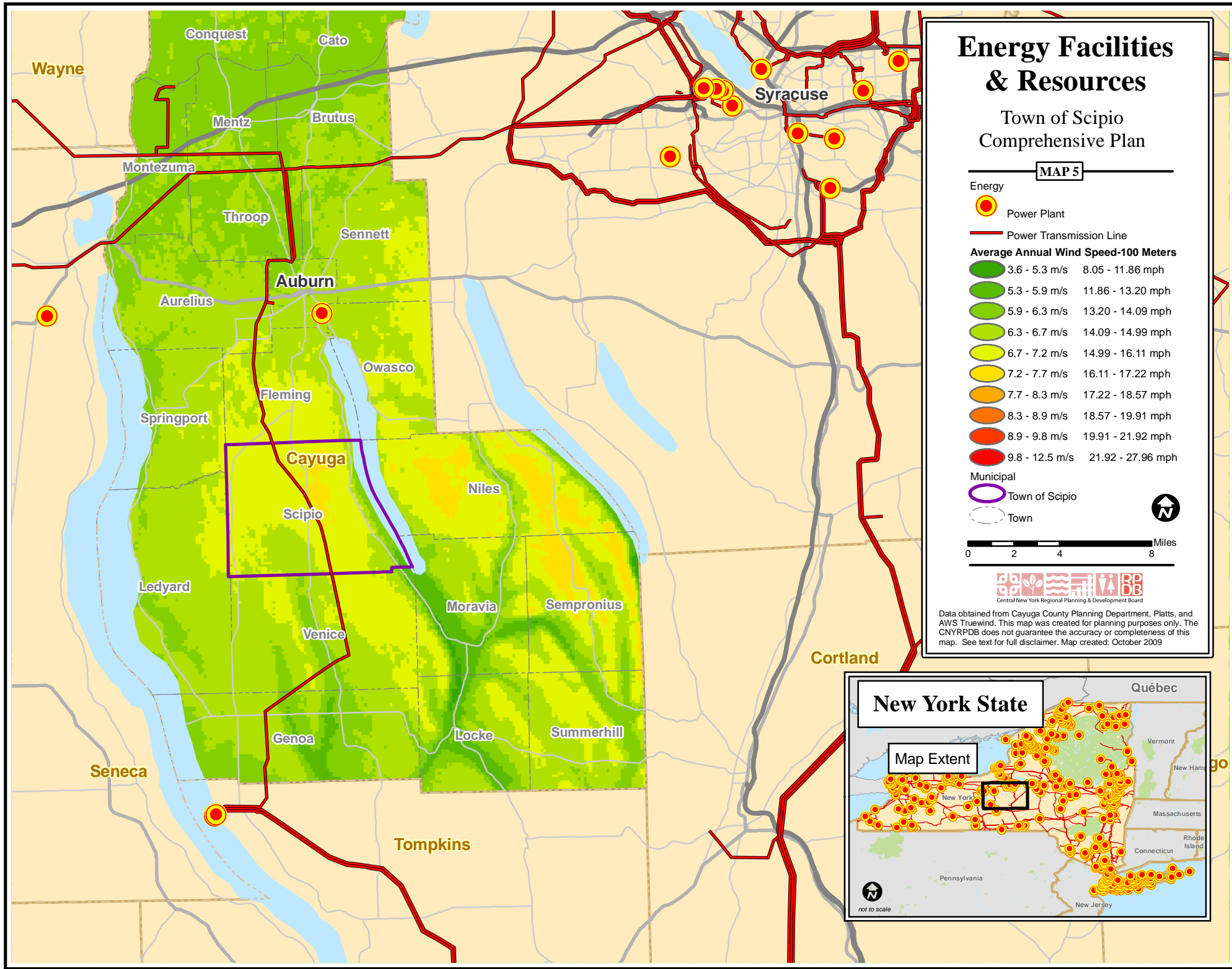
Fire Lane 29

Hillcrest Dr

Dolphin Point Ln











## Land Use and Zoning

Zoning in the Town of Scipio currently consists of one zone applicable to the entire town: Agricultural/Residential (AR) with Floating Planned Development Districts allowable as Commercial Planned Development (CPD), Industrial Planned Development (IPD), or Residential Planned Development (RPD). Scipio currently has no Subdivision Regulations or Site Plan Review process. There are two commercially zoned parcels (Jay Horst/Custom Controls at 2804 Skillet Rd. and Guerrette Lumber at 3077 Center Rd.). Future land use policy in the Town should seek to address issues of community concern (see pages 123 and 124 of Appendix C). Specific land use goals and recommendations can be found on page 16 and 17 of Chapter 1.<sup>16</sup>



## Natural Resources and Environment

The natural setting of the Town of Scipio, on an elevated plateau above Owasco Lake, features vast areas of open agricultural fields and rich soils through which small streams course on their way to outlets on Caugy and Owasco Lakes. Due to its location amid the eastern Finger Lakes, the Town of Scipio has a somewhat extended growing season even though it receives heavy amounts of snow in winter that are typical of Central New York State. The unusual topography of this region results in a great diversity of landscapes and ecological types within relatively small geographical areas like the Town of Scipio. A windy ridge extends into the Town from the south accompanied by open agricultural fields and expansive views. There are also significant areas of hardwood swamp, occasional out-croppings of limestone, wooded ravines with rocky waterfalls, and a mix of rocky and sandy shoreline along Owasco Lake.

<sup>16</sup> For more detailed information on Land Use Law in New York State, see Pace University Law School's *What is Land Use Law, A Beginner's Guide* on-line at [http://web.pace.edu/page.cfm?doc\\_id=32327](http://web.pace.edu/page.cfm?doc_id=32327)

The Town of Scipio features large, open areas of nearly flat land on a broad, gently sloping plateau between Owasco and Cayuga Lakes. A gentle change in elevation of approximately 400 feet occurs over the breadth of the Town from an elevation of approximately 1300 feet in the southeastern portion to an elevation of about 900 feet in the northwest. Over all the Town slopes gently to the west from an elevation of 710 feet at Owasco Lake to Cayuga Lake at an elevation of 381 feet. Areas of steep slopes exist along the eastern border of the Town along the west shore of Owasco Lake. Along this eastern edge of the Town, the elevation drops abruptly at about a 15% slope to the elevation of Owasco Lake. A series of seven or more ravines and deep gullies in the shale rocks, some forming beautiful cascades, have been cut by small streams that traverse five miles of sloping lands draining the highlands above the lake.

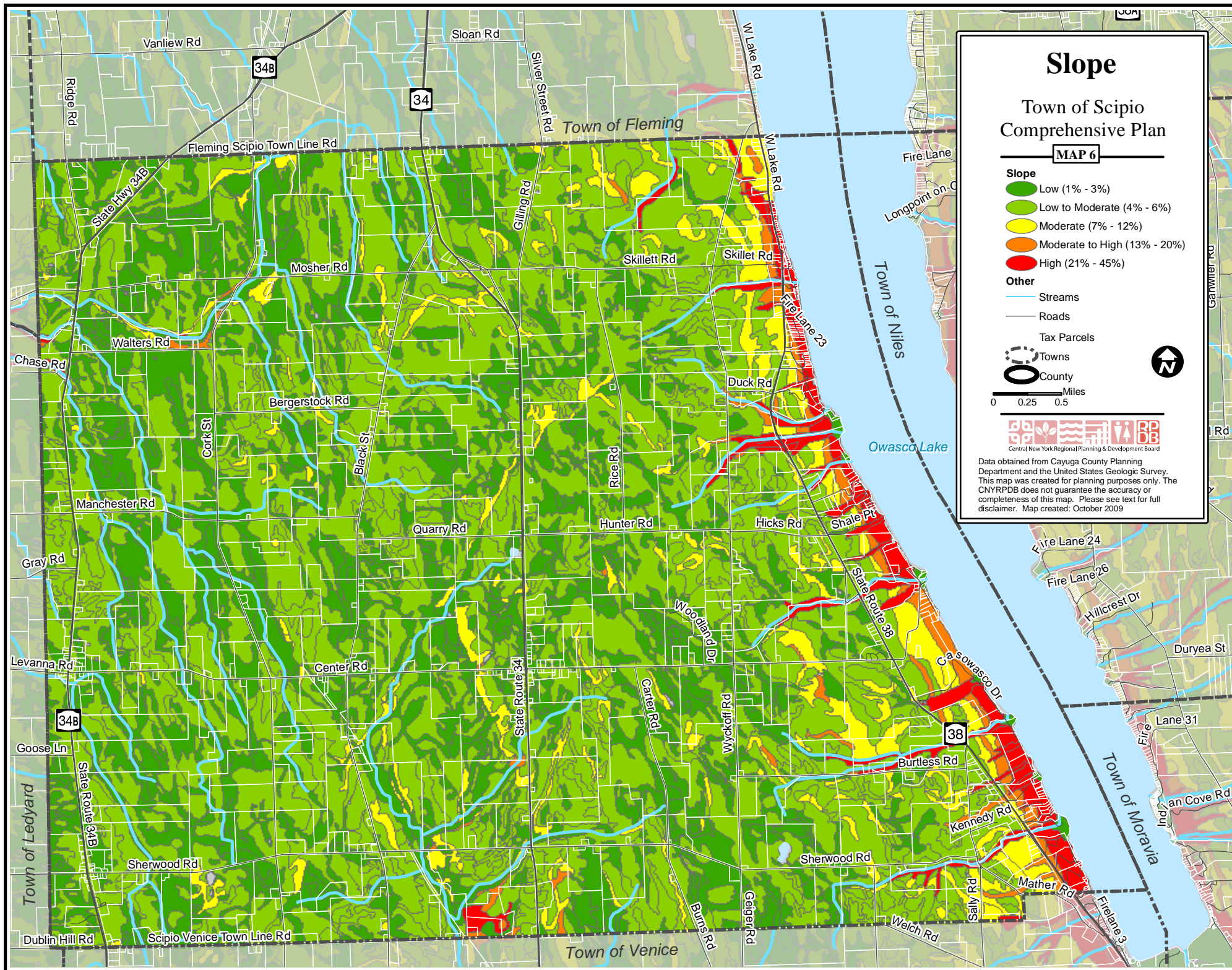
Forests and vegetation on the steep slopes above Owasco Lake serve as important buffers by filtering out and minimizing sediment and nutrient runoff into the lake. The quality of stormwater run-off from the many creeks and streams in the Owasco Lake Watershed is also key to maintaining the existing quality of the lake water which serves as a public water supply. Roadway pollutants and nutrient and chemical run-off from agricultural practices in combination with unchecked erosion, poorly planned land clearing, insufficient vegetated buffers (like mown lawn), have the potential to severely impact the quality of the resource. There are currently no special requirements in the Town for the preservation of these important vegetated buffer lands adjacent to the Towns streams and along the lake shore.<sup>17</sup>

<sup>17</sup> Source: Audubon Society, <http://iba.audubon.org/iba/viewSiteProfile.do?siteId=2807&navSite=state>, and Skaneateles Highlands Conservation Planning and Stakeholder Survey Project, Finger Lakes Land Trust and CNY Regional Planning and Development Board, 2009.



Wooded and vegetated slopes above Owasco Lake, critical in protecting the quality of this important public drinking water supply. This photo was taken near Duck Road in the Town of Scipio, photo courtesy of Bill Hecht.





# Slope

## Town of Scipio Comprehensive Plan

MAP 6

- Slope**
- Low (1% - 3%)
  - Low to Moderate (4% - 6%)
  - Moderate (7% - 12%)
  - Moderate to High (13% - 20%)
  - High (21% - 45%)

**Other**

- Streams
- Roads
- Tax Parcels



0 0.25 0.5  
Miles



Data obtained from Cayuga County Planning Department and the United States Geologic Survey. This map was created for planning purposes only. The CNYRPDB does not guarantee the accuracy or completeness of this map. Please see text for full disclaimer. Map created: October 2009





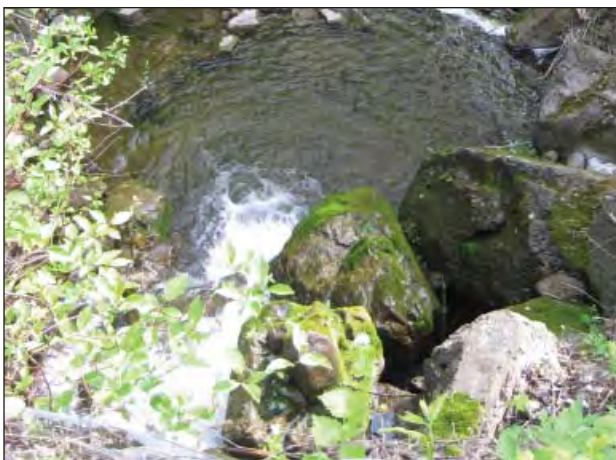
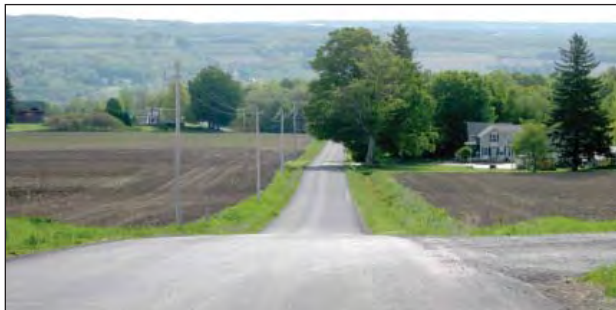
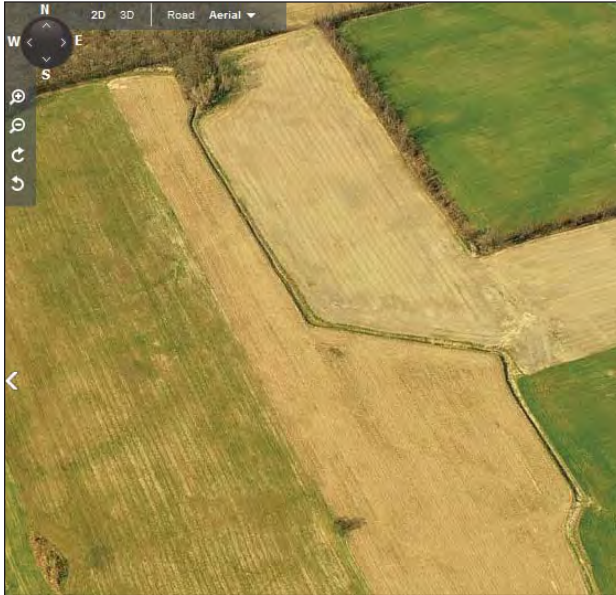


Although the Town of Scipio has very few ponds like this large one just off of Sherwood Road, it has over twenty federally and state recognized wetlands. Many of the Town's wetlands are wooded and are perched in the agricultural plateau land which is also laced with small tributary streams to Salmon Creek and Great Gully Creek, both of which feed Cayuga Lake to the west.

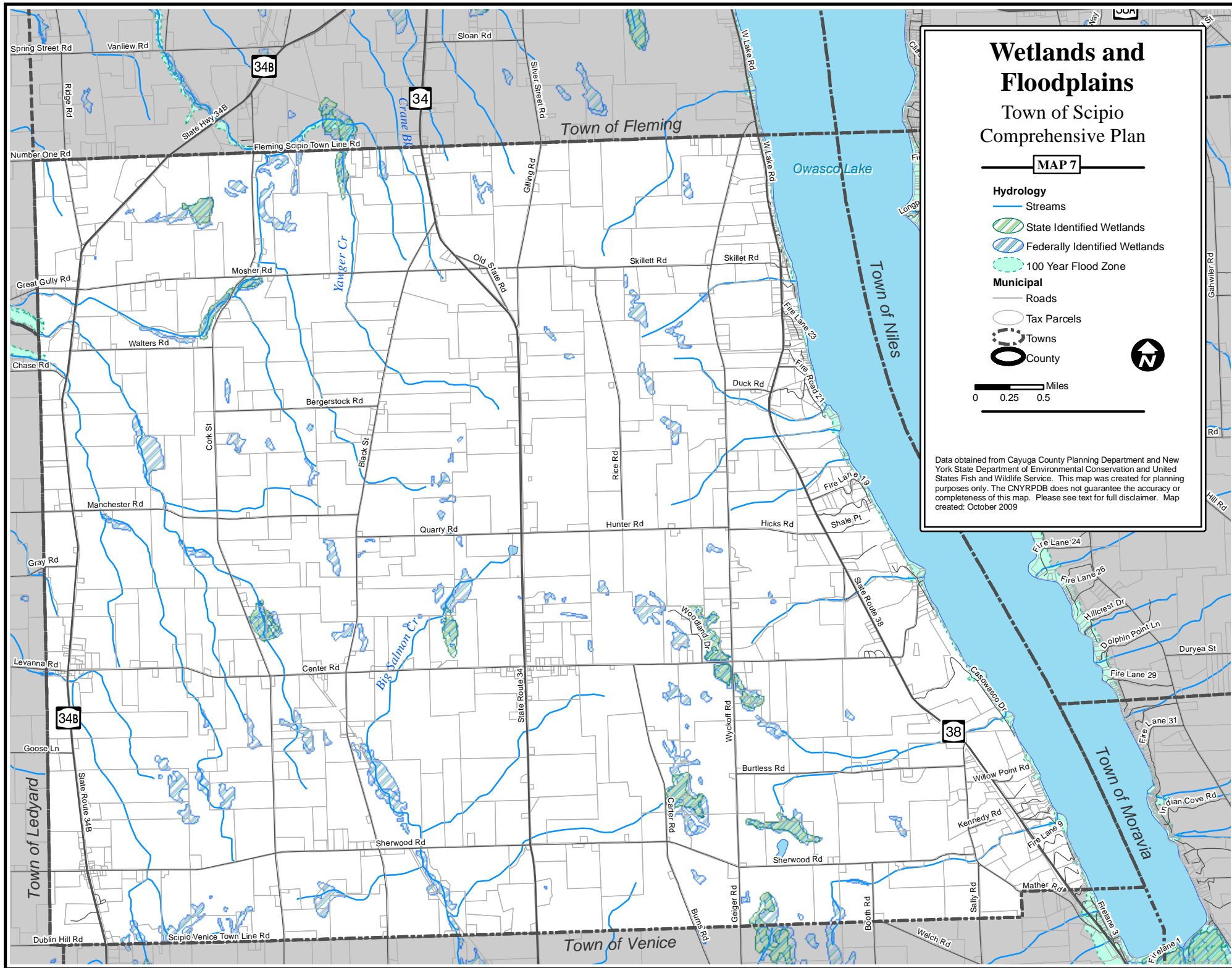




Many of these tributary drainages have been channelized and directed through vast stretches of farm fields. Along the rim of the plateau near the Town's eastern edge, five miles of steeply sloping land drains the Scipio highlands by way of several streams and rivulets that feed Owasco Lake. Historically, these streams furnished numerous mill sites along their courses, though many tend to be inconsistent and subject to the influence of droughts. The gentle over-all slope of the plateau to the west carries most of the runoff in the Town of Scipio to Cayuga Lake. In this way, water and accompanying pollutants and sediments travel from the roadways and agricultural lands to two of the Finger Lakes.











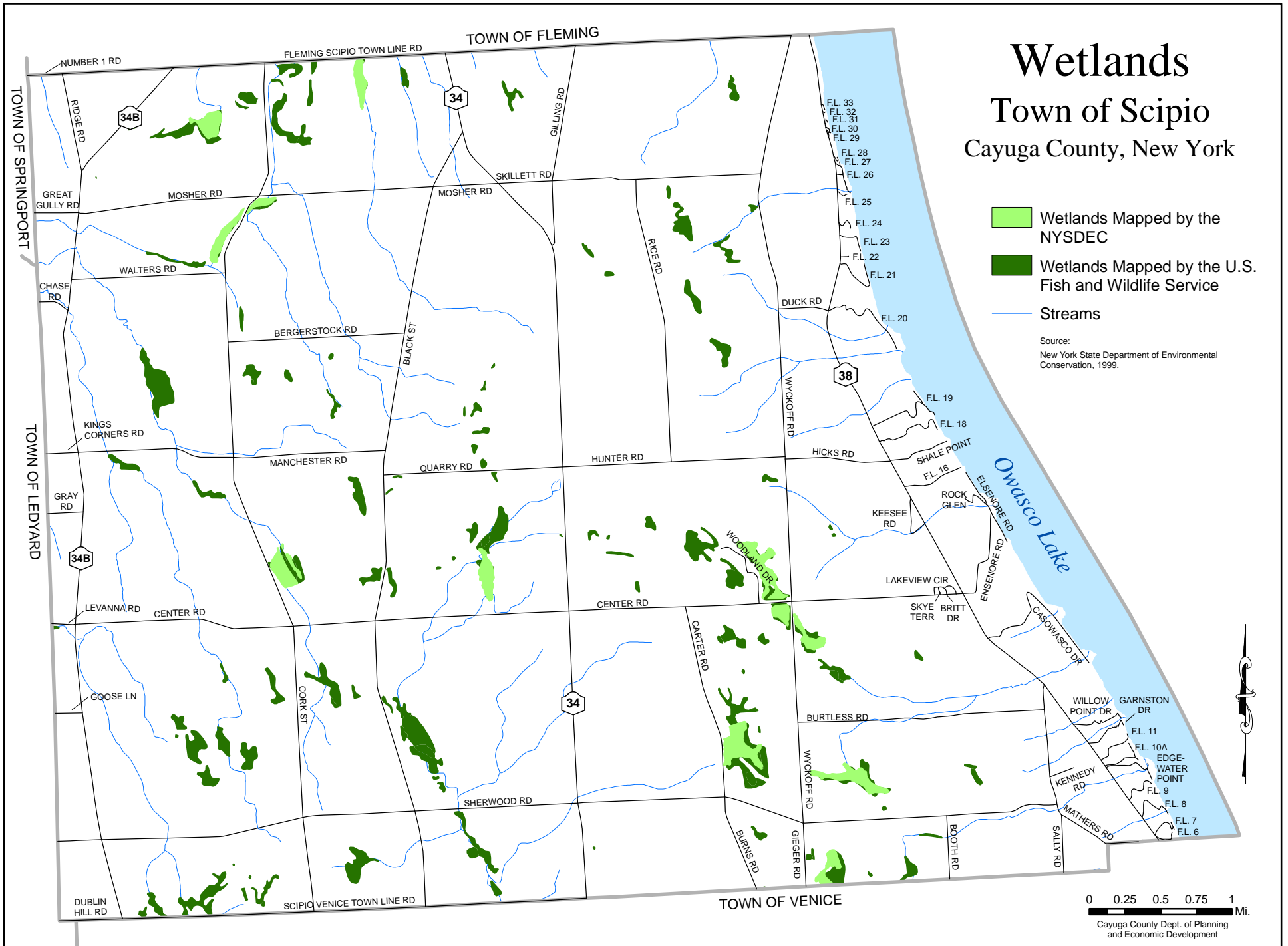
# Wetlands

## Town of Scipio

### Cayuga County, New York

- Wetlands Mapped by the NYSDEC
- Wetlands Mapped by the U.S. Fish and Wildlife Service
- Streams

Source:  
New York State Department of Environmental  
Conservation, 1999.



## *Owasco Lake*



View southeast of the Town of Scipio along the western shore of Owasco Lake, photo courtesy of Bill Hecht.

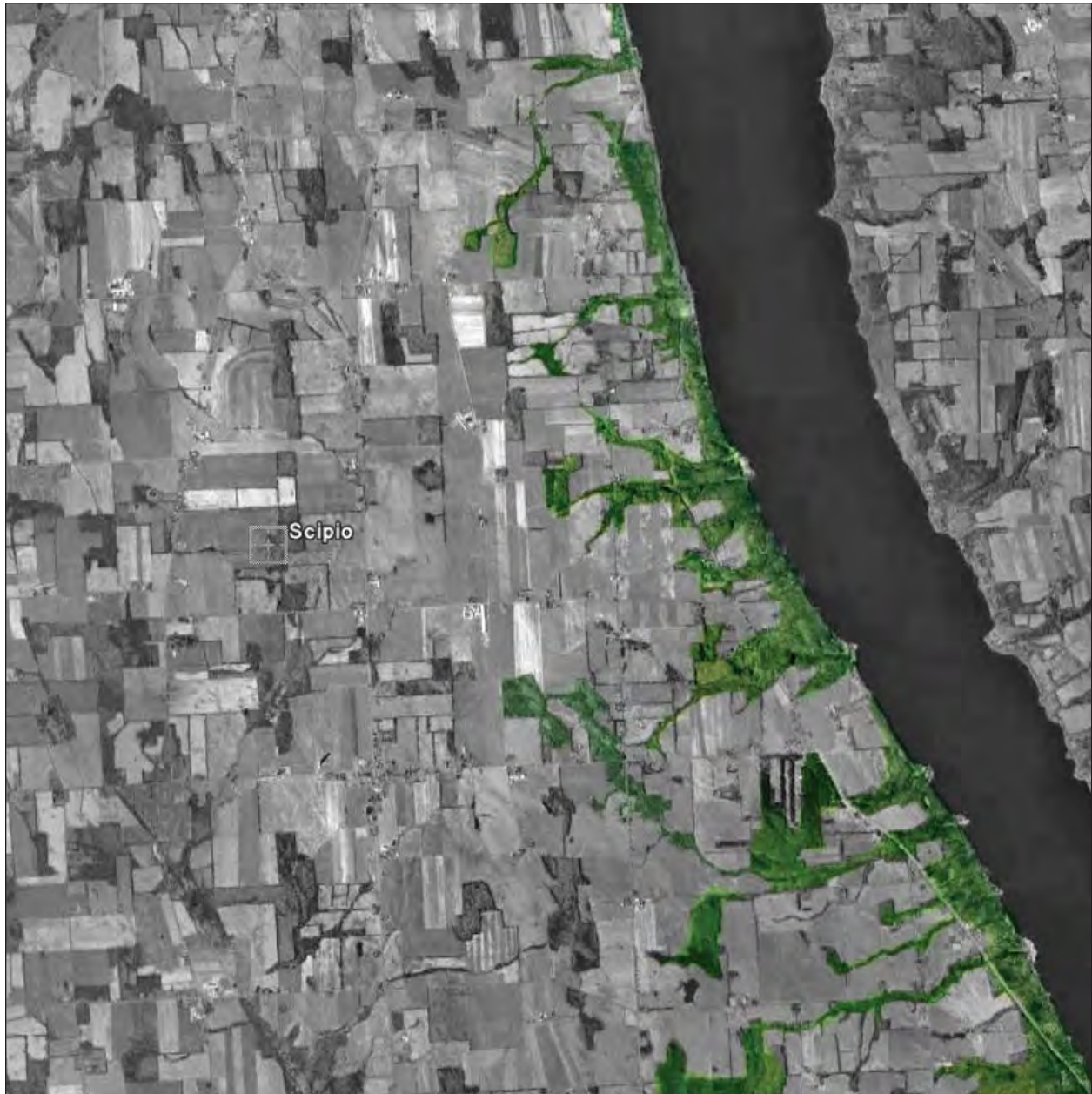
Carved into the Appalachian Plateau in Central New York State by Pleistocene glaciers, Owasco Lake has a surface area of 10.4 square miles, maximum depth of 177 feet and a watershed area of approximately 205 square miles. In the book *Slim Fingers Beacon* (1945), Archibald Merrill described Owasco Lake as a “sapphire gem of purest ray serene seemingly born to shimmer unseen, away from casual tourist gaze.” Around its rugged head stretches the farm countryside where a President of the United States, Millard Fillmore, was born, where an Oil King, John D. Rockefeller, lived as a boy, and a New York State Governor, Enus T. Throop, was given birth.” Although Owasco Lake is one of the smallest Finger Lakes, its watershed ranks third of all the Finger Lakes and is comprised of all or portions of fourteen Towns including nearly half of the Town of Scipio.

Owasco Lake, a valuable natural resource for centuries, today serves as a drinking water supply to an estimated 58,000 users (some 70% of Cayuga County residents)<sup>18</sup> and is considered to be an exceptional fishery with a variety of species prized for recreational fishing including yellow perch, smallmouth bass, northern pike, lake trout, brown trout, and landlocked salmon. However, the declining water quality of Owasco Lake in recent years has been of great concern of many residents in surrounding communities. Several studies have lead to a better understanding of issues contributing the decline, as well as the implementation of measures such as water quality monitoring, and watershed inspection in an effort to prevent downward water quality trends. In the summer of 2010, a toxic blue-green algae was discovered in the lake waters. In addition, some shoreline areas were reportedly unusable due to a thick sludge and algae growth. These conditions can be caused by excess nutrients such as phosphorus and nitrogen in storm water runoff from residential development (chemically-treated lawns), and from aquaculture or agricultural runoff that finds its way into the lake over time.

<sup>18</sup> Source: *State of Owasco Lake Watershed*, published by the Cayuga County Soil and Water Conservation District, James Hotaling, Executive Director. Principal Author: Michele Wunderlich, Cayuga County Department of Planning and Development, July 2001



Scipio is largely an agricultural community with much land cover in highly absorptive, vegetated crops for much of the year, with some small areas remaining in woodland. A growing real estate market demand for lake front land, will inevitably result in residential development, and with it, the conversion of large areas of sloping lands above the lake to mown lawn, asphalt drives and roadways that will collectively, and dramatically increase pollution and sedimentation of the lake. Land use changes, especially the continued loss of forest and shrubland cover on the slopes above the lake in watershed municipalities will result in decreasing



USGS Satellite image highlighted to show some of the forested slopes within the Owasco Watershed in the Town of Scipio that are so important to preserving water quality in Owasco Lake (Source: <http://www.bing.com/maps/>).



Looking east over Scipio farmland toward Owasco Lake and the Town of Niles on the far side.



percentages of stormwater infiltration to soils and increased run-off to tributaries that feed Owasco Lake, thus negatively impacting water quality in future years. Retaining the remaining wooded areas around the lake and along stream corridors, encouraging rain gardens, meadows and green roofs, and reducing nonpermeable areas by minimizing road and driveway widths will contribute to higher water quality.

### ***Agricultural Lands***

Known for its excellent agricultural soils, farming has historically been, and continues to be a key component of the Scipio's character and economy. Cayuga County and the Town of Scipio have a long history of agricultural production. According to the Cayuga County census of 1829, the Town of Scipio was home to 9,671 sheep in pasture, nearly three times as many as the 3,258 cattle in the Town at that time. Cotton and linen manufacturing was greater in the Town of Scipio in 1829 than in any other town in Cayuga County. During the mid-twentieth century, agriculture in Scipio also included a much larger percentage of cash crop production that supplied local home and industrial markets. Because of its high quality soils, the Town of Scipio continues to attract agricultural businesses. Mennonite families with a strong tradition in farming, began settling in the Town of Scipio late in the 1990s. This trend has increased across Cayuga County in recent years as farmers of retirement age sell their land.

Approximately 16,604 acres or about 77% of the acreage in the Town is classified as agricultural land use. Scipio's highly productive sandy and gravelly loam soils intermixed with clay are underlaid with limestone and shale. Vast tracts of productive land and open space characterize the Town and are interspersed with a scattering of small wood lots, and remnants of hedgerows left from the days of smaller and greater numbers of farms. Sparsely populated rural residential clusters, and occasional views of Owasco and Cayuga Lakes seem accessories to a predominately agricultural landscape throughout the Town. Only small patches, mainly in the easternmost part of the Town are not cultivated, remaining wooded with steep drainage gullies leading to the lake (see satellite image on page 85). In addition to supporting a wealth of agricultural products to local and national markets, the many fields cleared for farming in Scipio afford spectacular views of the surrounding countryside for which the Finger Lakes Region is famous.



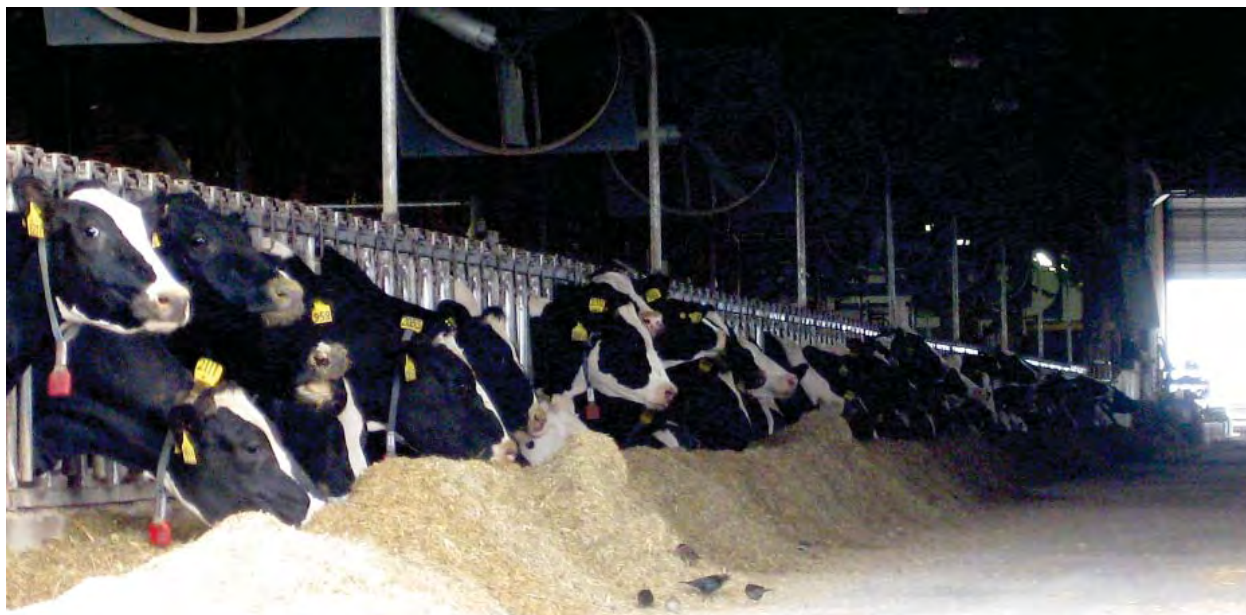
A small farm on Wyckoff Road near Owasco Lake in the northern part of Scipio.



One of the largest dairy operations, Scipio Springs Dairy, located on Mosher Road in the northwest part of the Town.

In recent decades, global economies of scale have led to the consolidation of many smaller farms into much larger operations. In the Town of Scipio as elsewhere in Cayuga County, dairy farming operations have grown in scale and local crop production percentages have favored feed crops for dairy cows. Changes in agricultural practice are evident in the Scipio landscape as the many hedgerows that once defined smaller agricultural parcels throughout the Town have been supplanted by expansive agricultural operations.

Technological changes in agricultural practice in recent decades have included biological engineering, chemical inputs, and considerable advances in farm machinery including greatly increased scale. Since 1993 the use of bovine somatotropin (BST) a synthetic hormone that may increase milk production has been common in dairy production; and in 1996, Genetically Modified Organisms (GMOs) were introduced across the U.S. in agricultural production of corn, soybeans, cotton, and milk. These trends underscore the







dilemma farmers face over production and pricing requirements that are increasingly challenging to meet, even as there has been concern over the potential long-term effects of genetic modification of crops, and chemical additives and hormones in food supplies. With increasing demand from consumers for hormone and chemical-free products, organic farming has been on the rise across New York State in recent years.

Concerns have been raised in the community about the associated impacts of large-scale farming equipment on town roads as well as the impacts of manure spreading and the associated nutrient-rich runoff to Owasco and Cayuga Lakes. In 2008, the Cayuga County Soil and Water Conservation District launched an Agricultural Environmental Management (AEM) program to assist county farmers in improving their



environmental stewardship as well as their economic viability. The vision of the AEM program is to have a strong, progressive and sustainable farming sector in Cayuga County through a voluntary method of assessment, planning, implementation and education addressing natural resource concerns related to agriculture. Environmental Best Management Practices (BMPs) in farm management that strive to protect Scipio's natural resources and are used faithfully can assure that farming is good land stewardship practice.

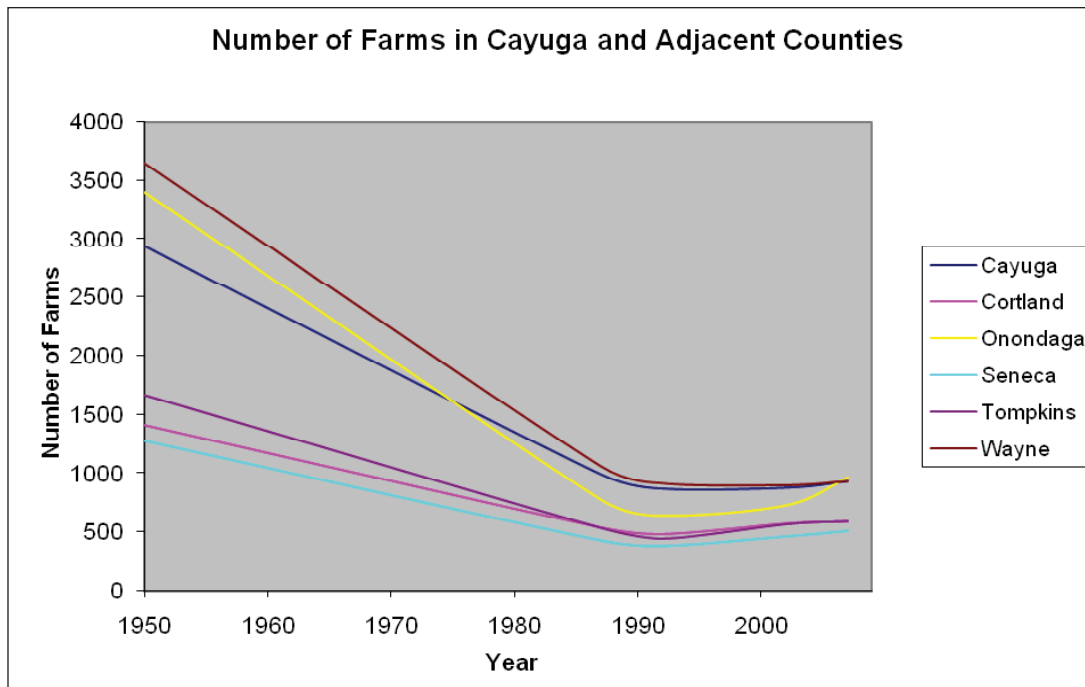


Looking northeast over the breathtakingly beautiful farmland along Sherwood Road in the Town of Scipio, May 2010.

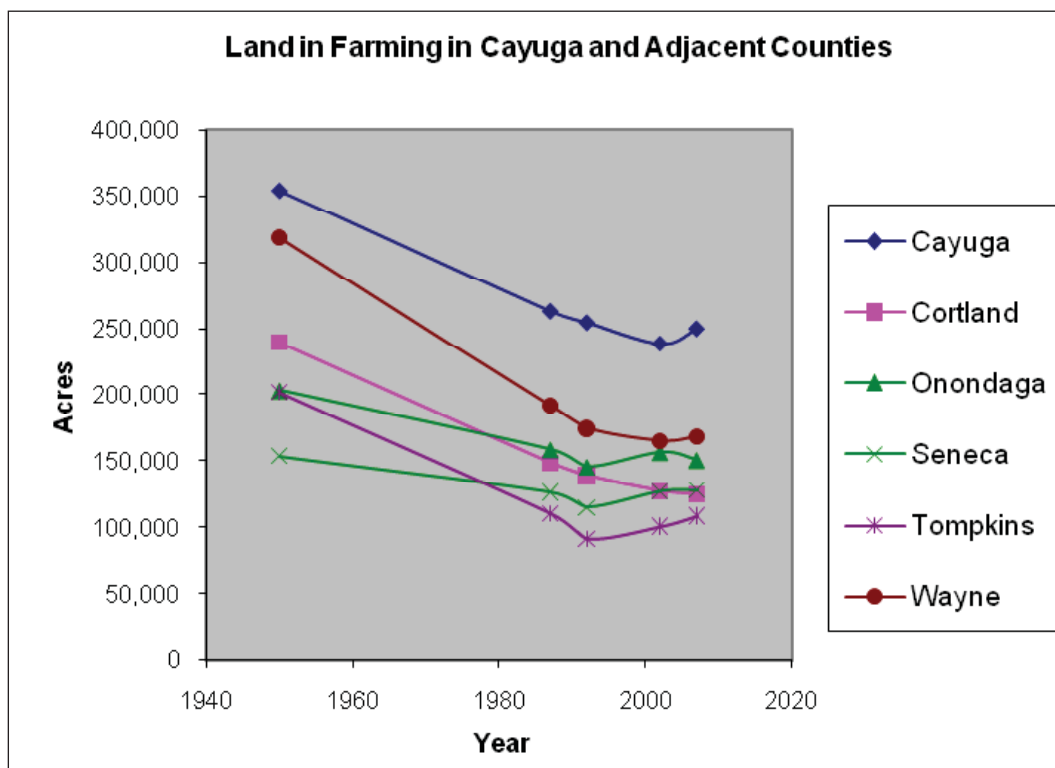
High quality agricultural soils continue to be an important natural resource in the Town of Scipio. Diverse and sustainable practices in farming open land contribute to high aesthetic values associated with scenic farmland views from surrounding lands, and in addition provide an important source of food and forage for migrating birds and pollinator species. The working farms that continue the practice of agriculture in Scipio today continue to give the community its much valued rural-agrarian character.

A windshield survey of Scipio farms in 2008 identified twenty one livestock operations in the Town. Today, actively farmed lands in the Town of Scipio cover much of the gentler terrain of the plateau that slopes to Cayuga and Owasco Lakes. There are 24 farms currently operating in the Town producing cash crops, dairy, veal and beef. Eight of these farms are considered large farms with over 200 head of cattle. Three of the 24 farms produce cash crops only, and two large farms produce both cash crops and dairy. The size of agricultural parcels ranges widely with some farms as small as 50 acres and others as large as 400 acres. It is estimated that more than half of the cropland in the Town of Scipio is used to support the 7,000 plus dairy cows presently in the Town. There are four farms in the Town that each support 900 to 1100 head of dairy cows, and over 2,000 head reside within the Owasco Lake watershed in the Town of Scipio.





Source: U.S. Census Bureau, 2000 Census.



Source: U.S. Census Bureau, 2000 Census.

In Cayuga County, as evidenced by U.S. Census data, the number of farms has dropped dramatically in recent decades, down from over 70%, from 2,934 farms in 1950 to 873 farms in 1992. However, the number of farms in Cayuga County has grown about 7% since 1992 to a reported 936 farms in the 2007 agricultural census. Land in farming in Cayuga County, as in other central New York counties, has also trended downward steadily and significantly (33%) between 1950 and 2000 according to the U.S. Census.

The entire Town of Scipio is located within Cayuga County Agricultural District 3. The purpose of agricultural districting is to encourage the continued use of farmland for agricultural production. Based on a combination of landowner incentives and protections, districting is designed to forestall the conversion of farmland to non-agricultural uses. Included in the benefits to farmers are preferential real property tax treatment (agricultural assessment and special benefit assessment), and protections against overly restrictive local laws, government funded acquisition or construction projects, and private nuisance suits involving agricultural practices. The Agricultural Districts Law protects farmers against local laws which unreasonably restrict farm operations located within an agricultural district, and was established to protect and promote a farmer's opportunity to operate a successful business.

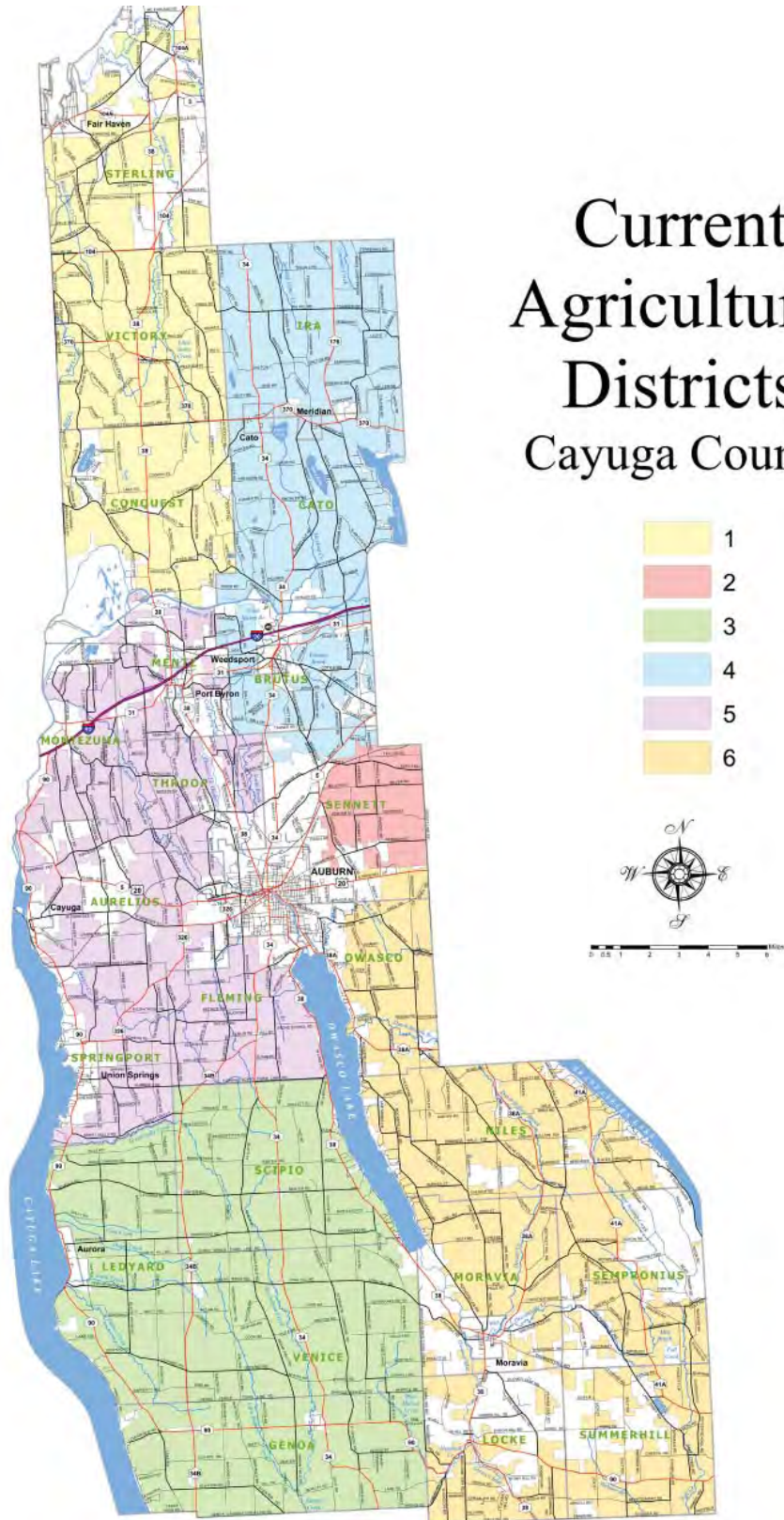


Under the Agricultural Districts Law farmers are provided:

- “ Limitations on eminent domain, other public projects, or private citizen construction projects
- “ Protection from unreasonably restrictive “anti-farming” local laws
- “ Right to Farm Law protection from nuisance lawsuits
- “ Exemption of the land's non-agricultural value from local real property taxes through an agricultural assessment.

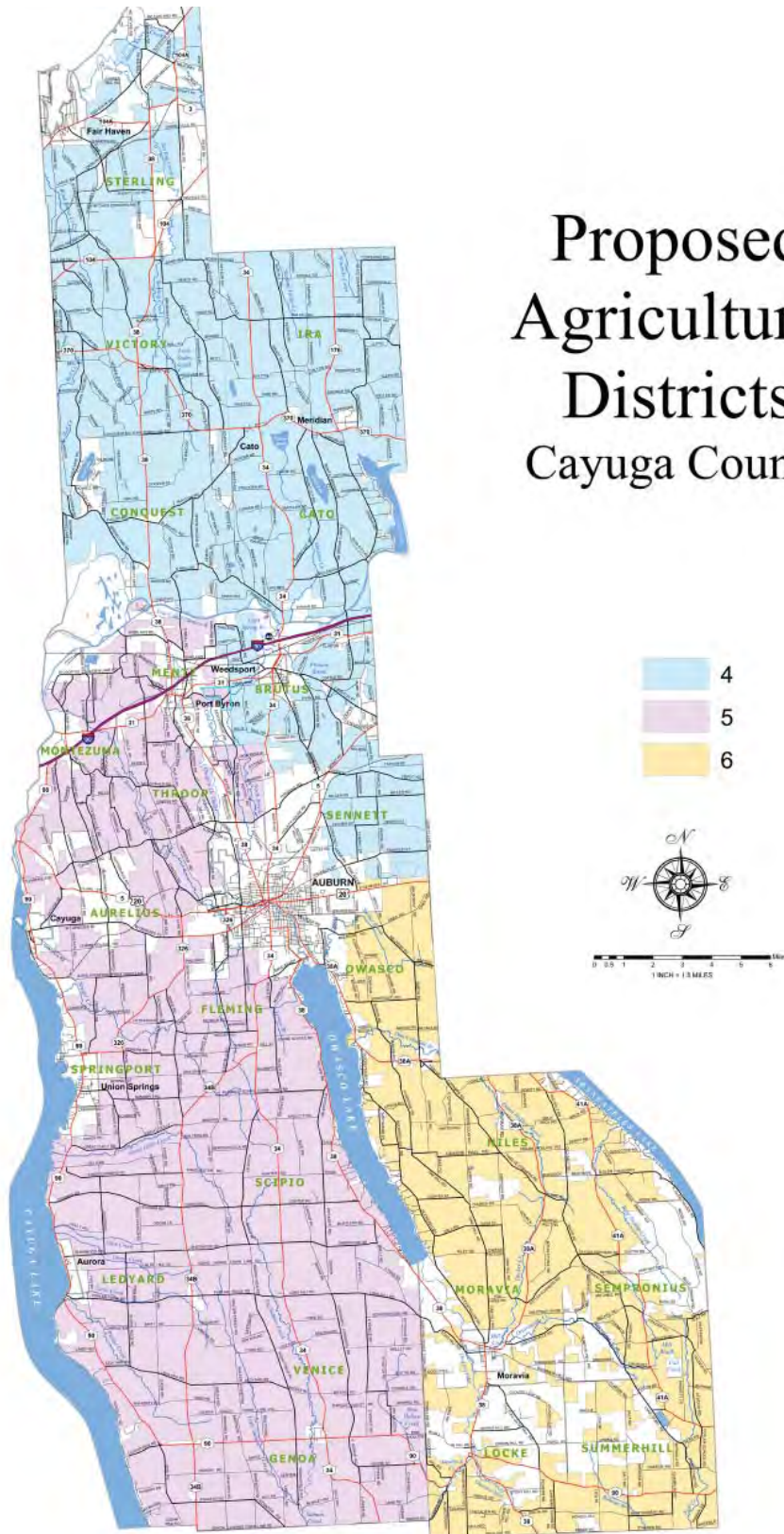


# Current Agricultural Districts Cayuga County



Map showing the location of six current agricultural districts in Cayuga County (Source: Cayuga County Planning, 2009).

# Proposed Agricultural Districts Cayuga County




Map showing the proposed consolidation of the six existing agricultural districts in Cayuga County into three agricultural districts (Source: Cayuga County Planning, 2009).



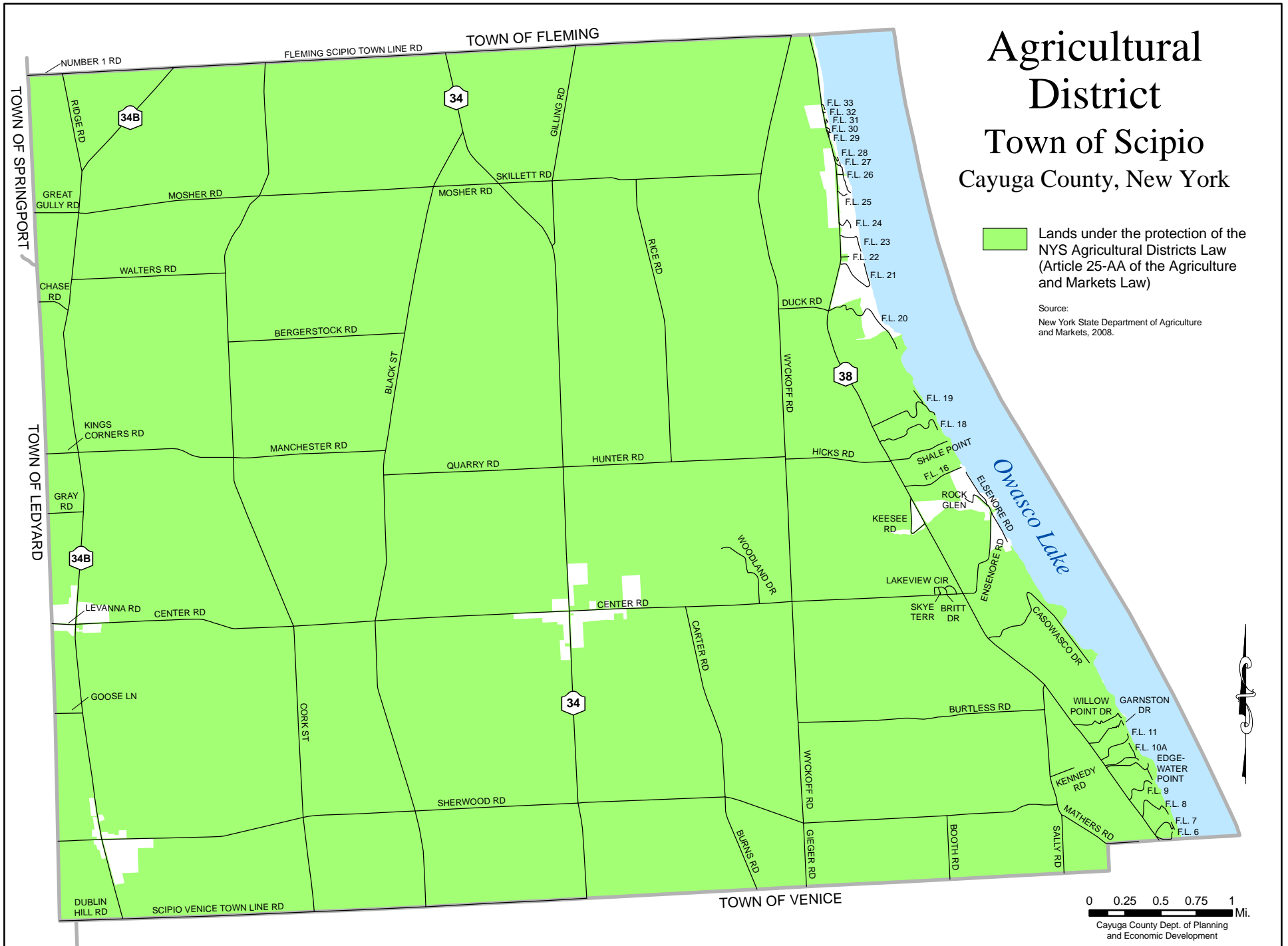
# Agricultural District

## Town of Scipio

### Cayuga County, New York

 Lands under the protection of the NYS Agricultural Districts Law (Article 25-AA of the Agriculture and Markets Law)

Source:  
New York State Department of Agriculture and Markets, 2008.



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Cayuga County Dept. of Planning and Economic Development





# Farmland Classification of Soils

## Town of Scipio

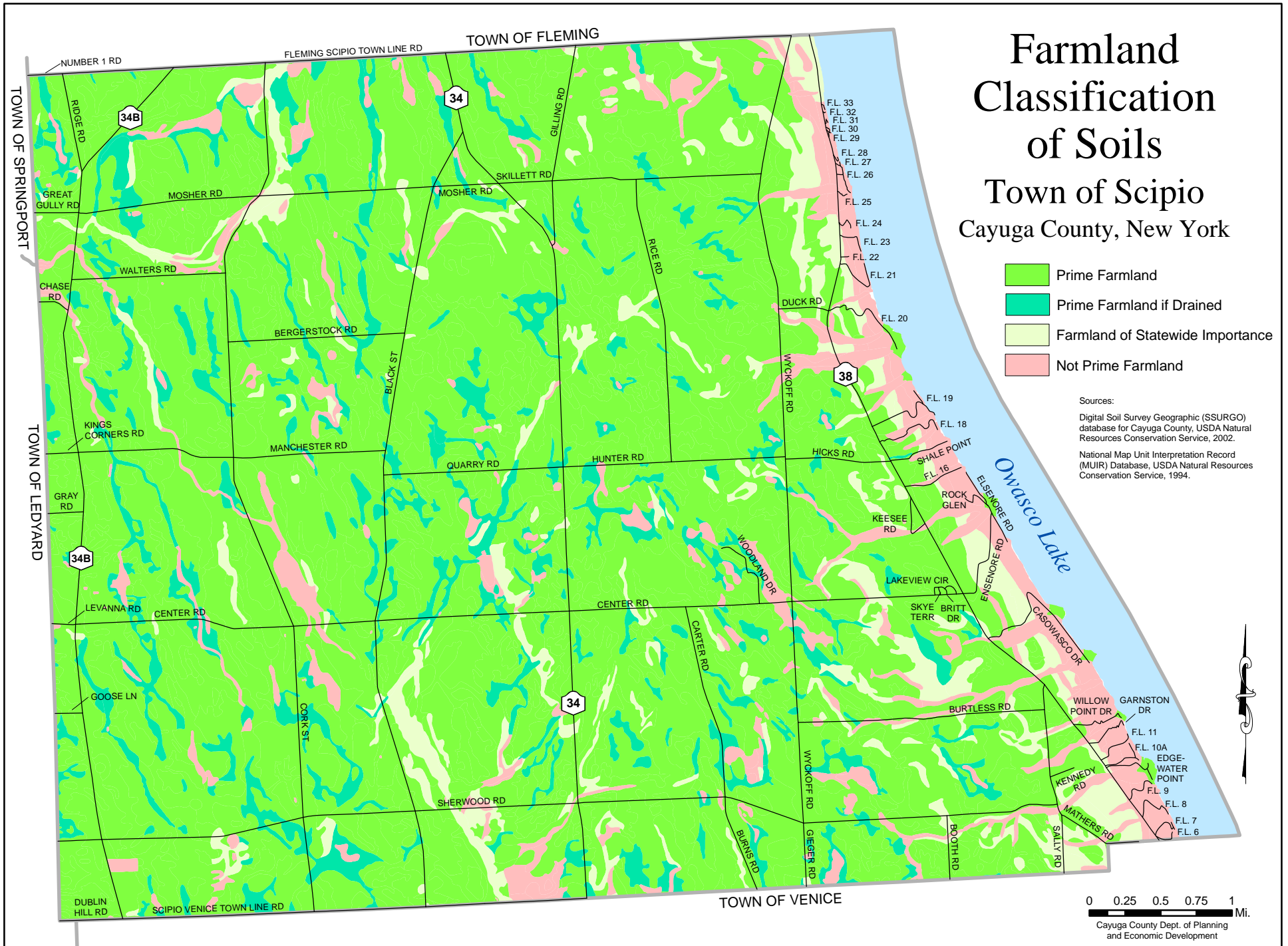
### Cayuga County, New York

- Prime Farmland
- Prime Farmland if Drained
- Farmland of Statewide Importance
- Not Prime Farmland

**Sources:**

Digital Soil Survey Geographic (SSURGO) database for Cayuga County, USDA Natural Resources Conservation Service, 2002.

National Map Unit Interpretation Record (MUIR) Database, USDA Natural Resources Conservation Service, 1994.



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Mi.  
Cayuga County Dept. of Planning  
and Economic Development





### ***BioEnergy***

Sustainable agricultural practice such as biomass production offers potential for economic growth in agriculture in Scipio as well as for environmental benefits provided by this kind of land cover including water quality protection and habitat support. Emerging technologies in the use of biomass as a feedstock for biofuels, bioproducts, and bioenergy will likely lead to economic advantages in the development of biomass resources over many other agricultural products. Because bio-energy and bio-products from biomass offer higher net energy ratios in the generation of end products, a growing market for their use is opening up. Biomass, although not currently a significant component of Scipio land cover, can be produced and harvested on a sustainable basis as short-rotation woody crops (SRWC) such as shrub willow or as switchgrass. Biomass crops can easily be grown in ways that reduce total carbon in the atmosphere by capturing the carbon in the soil, and they can be raised in areas of lower quality soils or areas that would otherwise require drainage. Untilled soil, with perennial grasses, woody crops, or no-till annual crops, not only captures carbon from the atmosphere that is held in the roots, leaves and stalks left on the soil; it also prevents soil erosion and minimizes storm water runoff and sedimentation of water resources, an especially important environmental benefit for agriculture in the Finger Lakes Region. Another benefit, with the growing economic viability of biomass production, is the preservation of Scipio's beautiful rural-agrarian landscapes.



### ***Solar Energy***

While Central New York may not have the abundant solar resources of Southern California or the southwestern states, it is important to recognize that Photo Voltaic (PV) systems can perform well in relatively cloudy and cold climates. In fact, cold temperatures and snow cover can actually increase the electrical output of PV modules. While cloudy regions will require larger, more expensive solar arrays than sunny regions, the size and cost of other components such as inverters will stay the same. Because a system's PV panels represent only about 30 percent of a system's total installed costs, a system installed in an area with one-half the sunlight of another area does not cost twice as much. Even in Syracuse, which averages only about 3.65 kWh per square meter per day of solar radiation capacity for the year, PV systems can be cost-effective under certain conditions.

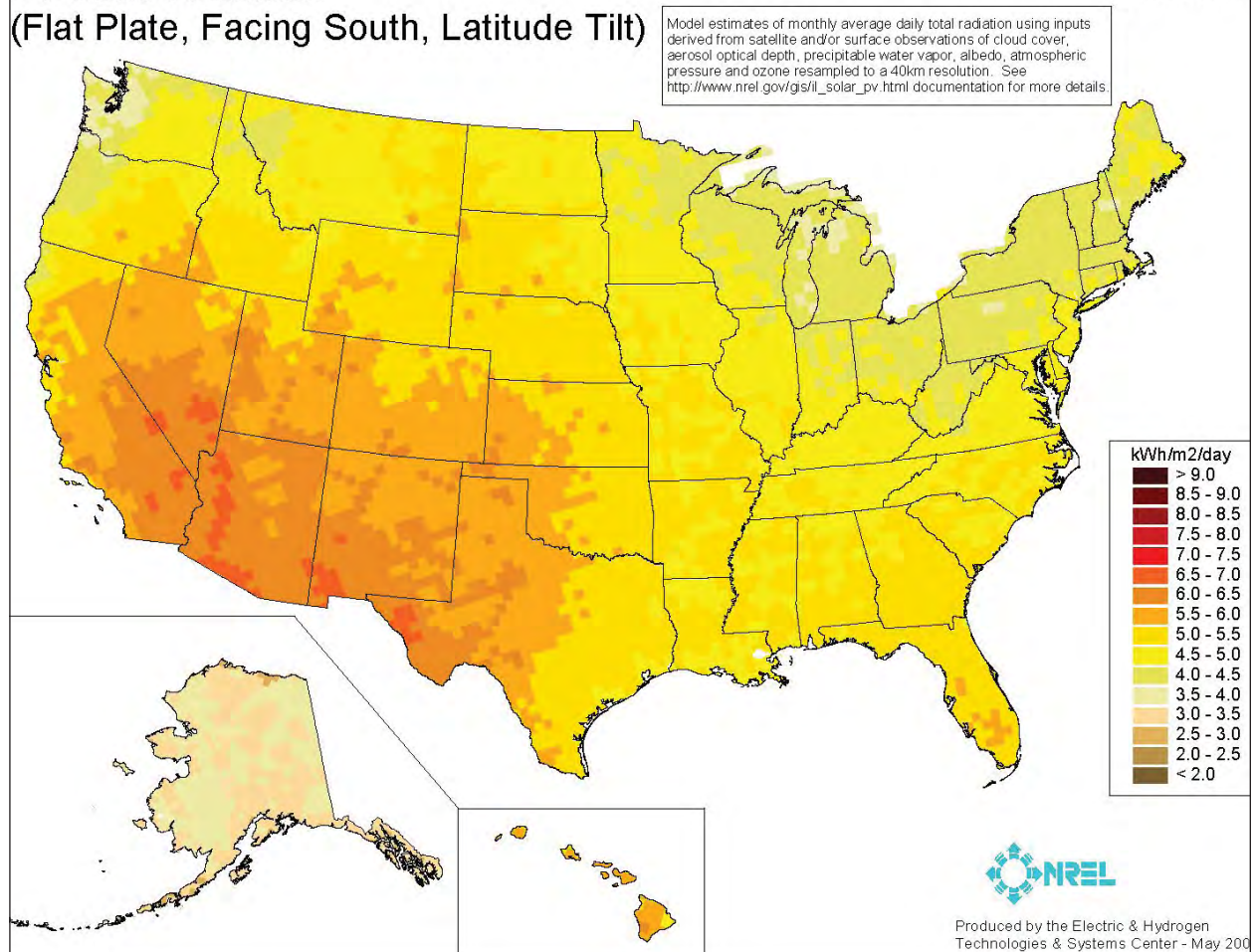


**Roof-mounted and ground-mounted solar electric array (Source: National Renewable Energy Lab [NREL])**

## PV Solar Radiation

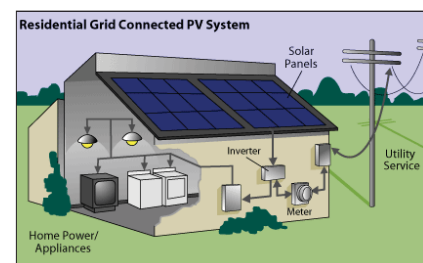
(Flat Plate, Facing South, Latitude Tilt)

Annual



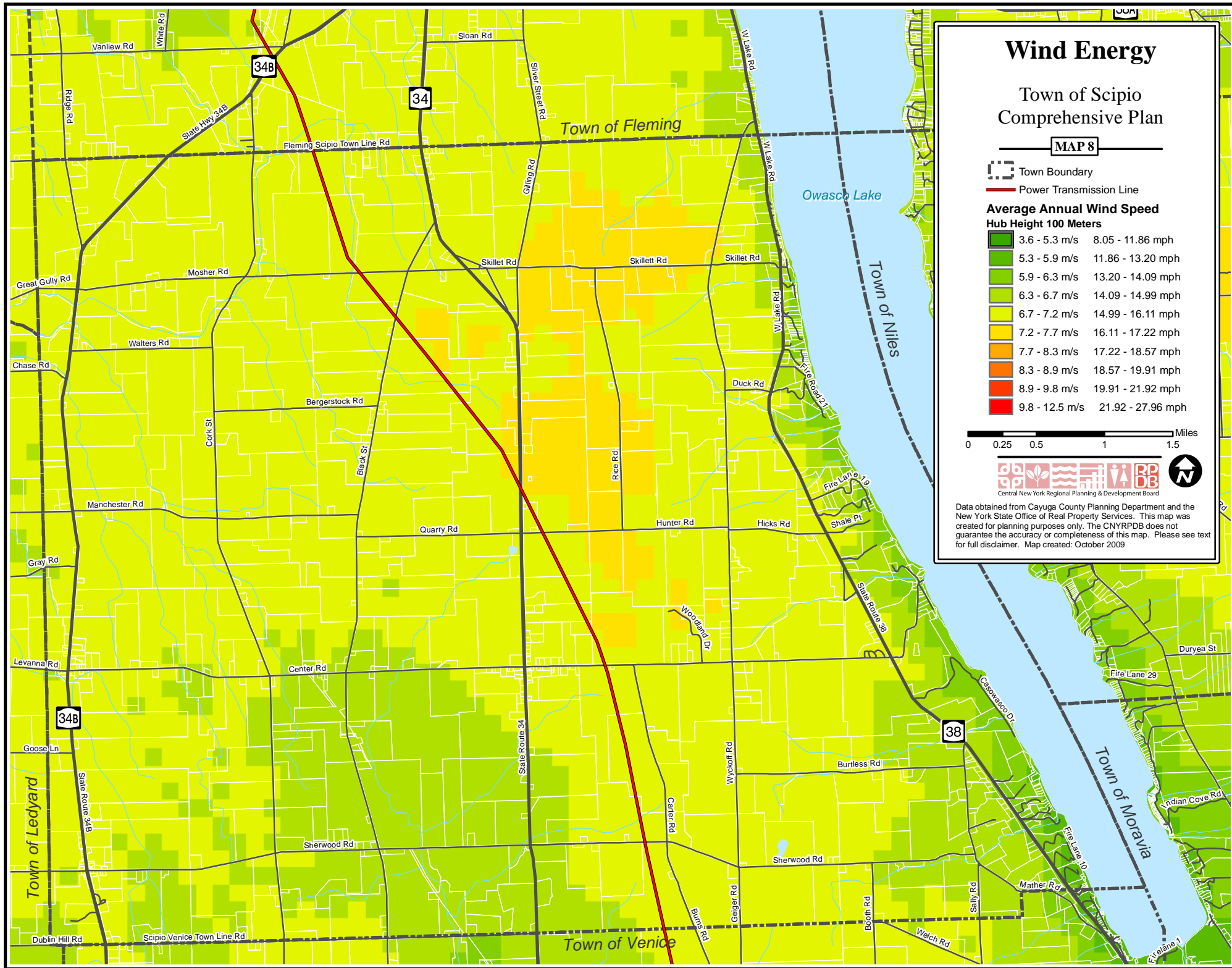
National Solar Radiation Map (Source: National Renewable Energy Lab [NREL])

There are both state (NYSERDA) and federal incentive programs in place currently to encourage both municipal and private solar energy investment. An emerging tool that municipalities can use to help spur investment in residential PV systems is the property tax assessment model, pioneered by the Berkeley FIRST (Financing Initiative for Renewable and Solar Technology) program. The Berkeley FIRST program allows property owners to borrow money from the city's Sustainable Energy Financing District to install solar photovoltaic electric systems and allow the cost to be repaid over 20 years through an annual special tax on their property tax bill. The primary innovation of this program is that, since both the solar system and the tax obligation remain with the house, if the property is transferred or sold, the new owners will pay the remaining tax obligation. Since there is little or no up-front cost for the homeowner, it eliminates the primary risk that has discouraged investment in residential PV systems, i.e., that the homeowner may move before they recoup their investment in reduced energy costs.



Residential Solar Electric Installation with Net Metering Program (Source: US Department of Energy)









## ***Wind & Wind Energy***

Wind energy is a renewable resource that is abundant in Scipio. Due to the geography of the Town of Scipio, located on a north-south ridge between two Finger Lakes with an existing power transmission line running through it, the Town is well situated to take advantage of this resource (Map 5).

Community-based wind energy projects are typically developed by local farmers, ranchers, and investors, or local governments or educational institutions, rather than national or local professional developers and have historically been smaller in size than corporate-owned projects. Publicly-owned community-based projects have often been used to provide “on-site” or “behind-the-meter” lower-cost energy for local governments or community institutions. Unlike community-based wind energy projects, which typically use megawatt-scale turbines to produce electricity for export to the grid, on-site generation typically uses smaller turbines to power a facility directly, offsetting the need to purchase more expensive retail electricity.

In 2007, Scipio entertained a proposal from Shell Energy to site turbines in the township, but property owners did not approve the proposal for commercial wind, and the project was not implemented. Town zoning was amended in 2006 to allow residential wind towers up to 120 feet tall without the need for a variance. With significant areas of good power density class ratings (available wind energy), and the cost of non-renewable energy resources subject to unpredictable market swings, renewable resources such as wind may help to boost local economic growth while contributing to resource conservation and the mitigation of global warming. Currently the Town of Scipio has two residential wind turbines in operation east of Wyckoff Road.

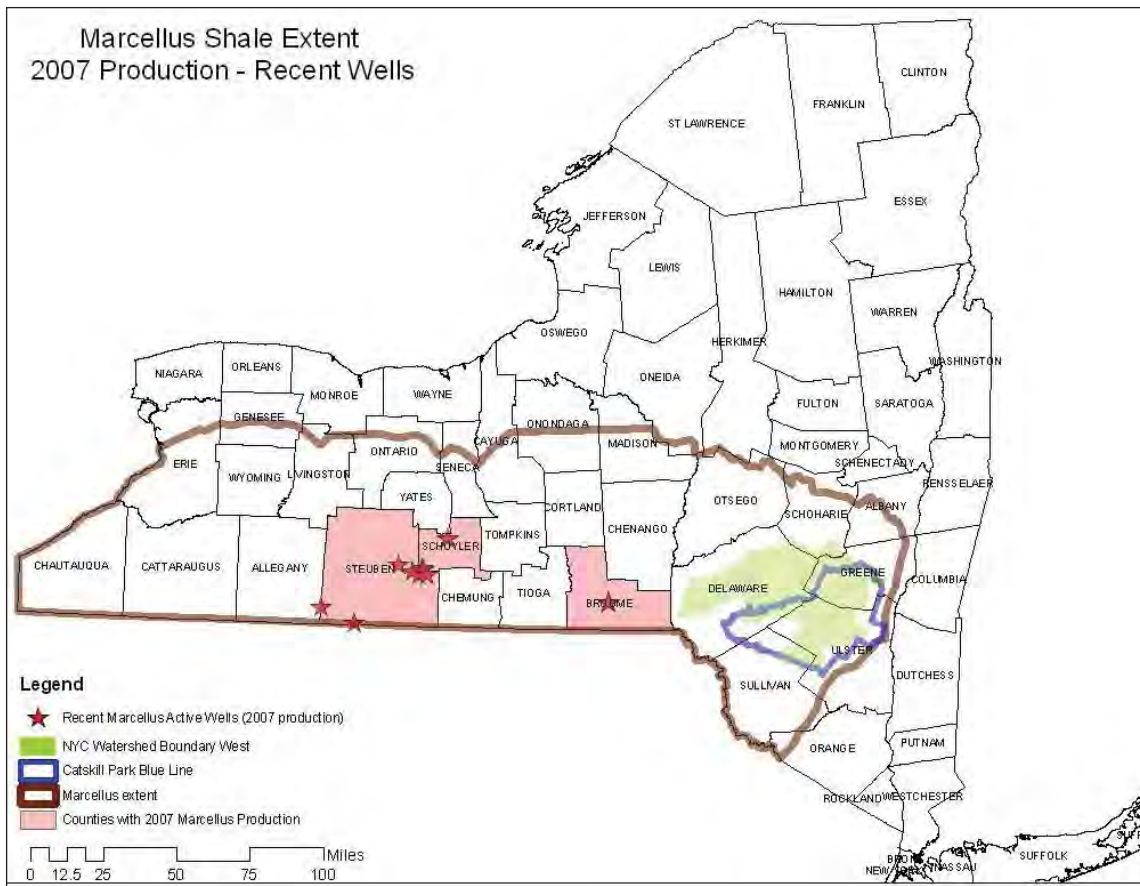
Looking south from Center Rd. at the existing power transmission station and power lines crossing Scipio in an area of high quality wind resources (average annual wind speed of 15 - 17 mph at 100 meters)



A residential wind tower near Mather Rd. in the southeast part of the Town of Scipio.

### *The Marcellus Shale & Natural Gas*

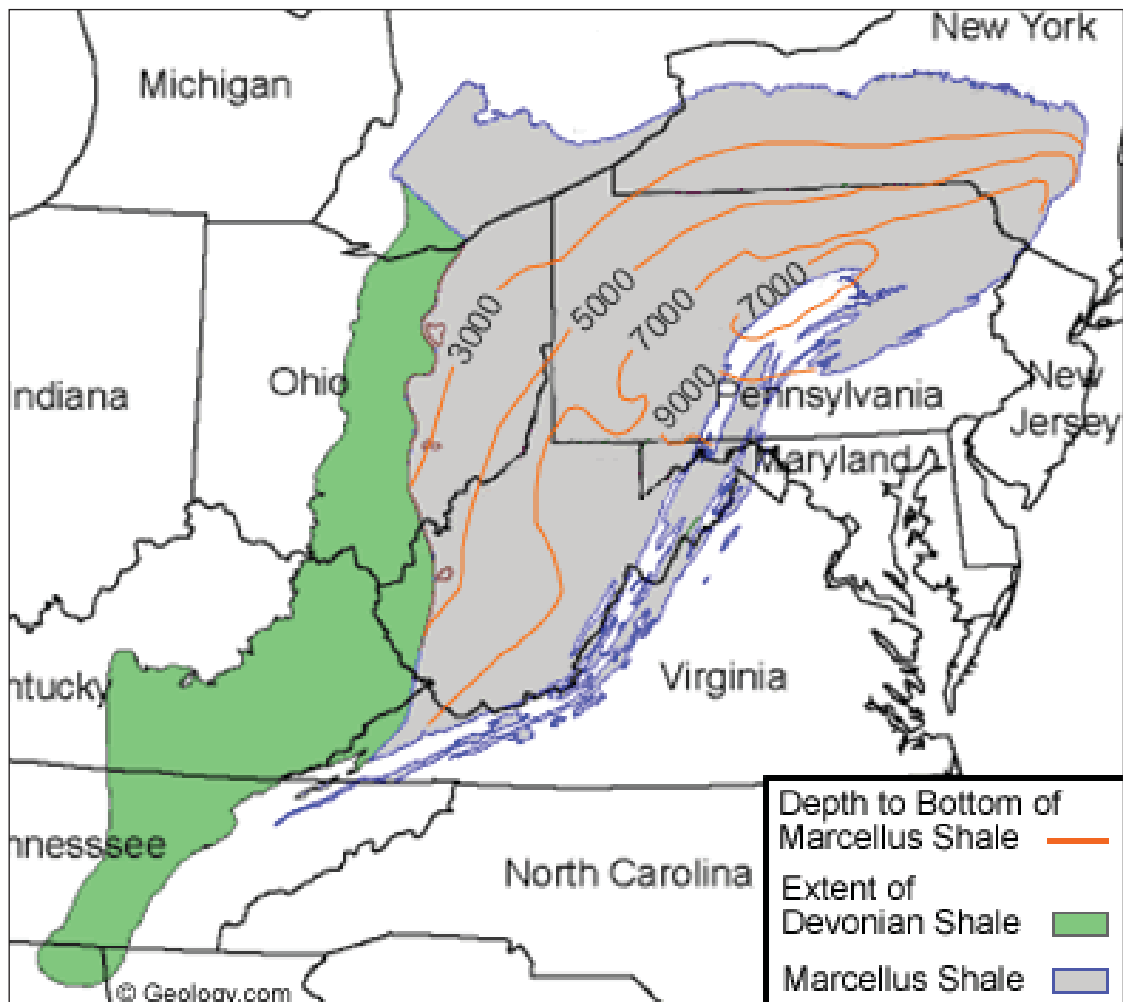
Marcellus Shale, also referred to as the Marcellus Formation, is a Middle Devonian-age carbonaceous shale that occurs in the subsurface beneath a large swath of the northeastern U.S. The Town of Scipio is located entirely within the Marcellus Formation which is estimated to contain an undiscovered resource of about 1.9 trillion cubic feet of natural gas.



Source: <http://www.dec.ny.gov/energy/46288.html>

Natural gas occurring within the Marcellus Shale can be difficult to extract through tiny disconnected pore spaces, but recently energy companies have begun to employ a new extraction technique known as “hydraulic fracturing” that creates fractures in the shale and allows the gas to flow more readily through the rock and into a well bore. This extraction method involves high-pressure and high volumes of water, and a chemical gel injection to induce fractures in the rock surrounding the well bore to increase the flow of gas to the well. The hydraulic fracturing method for gas extraction in New York State is currently under review by the NYSDEC. Comments on NYSDEC’s draft Supplemental Generic Environmental Impact Statement were submitted in December 2009 by the Federal Environmental Protection Agency (EPA) citing concerns about potential impacts to human health and the environment that warrant further scientific and regulatory analysis. Of particular concern to EPA were issues involving water supply, water quality, wastewater treatment operations, local and regional air quality, management of naturally occurring radioactive materials disturbed during drilling, and cumulative environmental impacts of hydraulic fracturing for natural gas extraction.





Source: <http://geology.com/articles/marcellus-shale.shtml>

Natural gas is a highly valuable resource and royalties to property owners from a well yielding over one million cubic feet of natural gas per day can be very high. In the future, landowners in Towns like Scipio, within the extent of the Marcellus Shale, may be entertaining offers to lease their land for signing bonuses or royalties for gas production on their land. In addition to protecting vulnerable water supplies, communities located within the targeted region may want to review local regulations to assure protection from environmental impacts such as air-borne emissions, and impacts to existing rural character. New pipeline systems, wastewater (flowback) storage tanks, 24/7 noise and lights, as well as significantly increased truck traffic on local roads are some of the potential impacts on existing rural character of hydraulic fracturing for natural gas.

Currently, the NYSDEC lists just one active vertical gas well in the Town of Scipio operated by Walter Dunn on Mosher Road. Seven other gas wells operated by Devonian Energy, Meridian, or Hensoil Corporation have either expired permits or have been plugged and abandoned.

## Public Parks, Recreation and Protected Areas

There are currently no public parks or conservation lands in the Town. Although the predominant agricultural land use in the Town of Scipio results in vast areas of open space, the Town is comprised largely of working landscapes with scattered residential properties. The only publicly-owned land in the Town is the small Town Hall parcel at the corner of State Route 34 and Quarry Road, and the former Town dump, which has been capped, on Bergerstock Road.



The approximately 75 foot-wide, Town-owned right-of-way at the end of Ensenore Road is an unimproved area of public access to Owasco Lake.



There are two Town right-of-ways to the shore of Owasco Lake. One is at the end of the town-owned, unimproved section of Ensenore Road where boats can be launched in a small rocky area (on previous page). The other Town right-of-way is at the end of Fire Lane 26 in the northern portion of town near Skillet Road (below). This Town owned area is approximately 50' wide, and is currently less clearly defined from the neighboring properties. The right-of-way affords a scenic view of Owasco Lake from a gently sloping hillside with several Black Locust trees near the water's edge.



The Town-owned right-of-way at the end of Fire Lane 26 is one of only two areas of public access to Owasco Lake in the Town. This right-of-way is only approximately 50' wide, but features a lovely, scenic view of the lake through trees at the water's edge.







Casowasco, on the shore of Owasco Lake in the Town of Scipio.

There are two parcels (about 20 acres combined) of privately-owned conservation land in the Town.

The North Central New York Conference of the United Methodist Church owns Casowasco Conference Center on 243 acres of land on Owasco Lake. The large lakefront parcel is used for private recreational programming and conference events.

The only other recreational use of land is a snowmobile trail that crosses the town on privately-owned lands with access to the trail at Club 34 on Route 34 in Scipio Center. The winter trail is groomed by the Finger Lakes Trail Runner's Club in Moravia, NY, a member of the New York State Snowmobile Association.



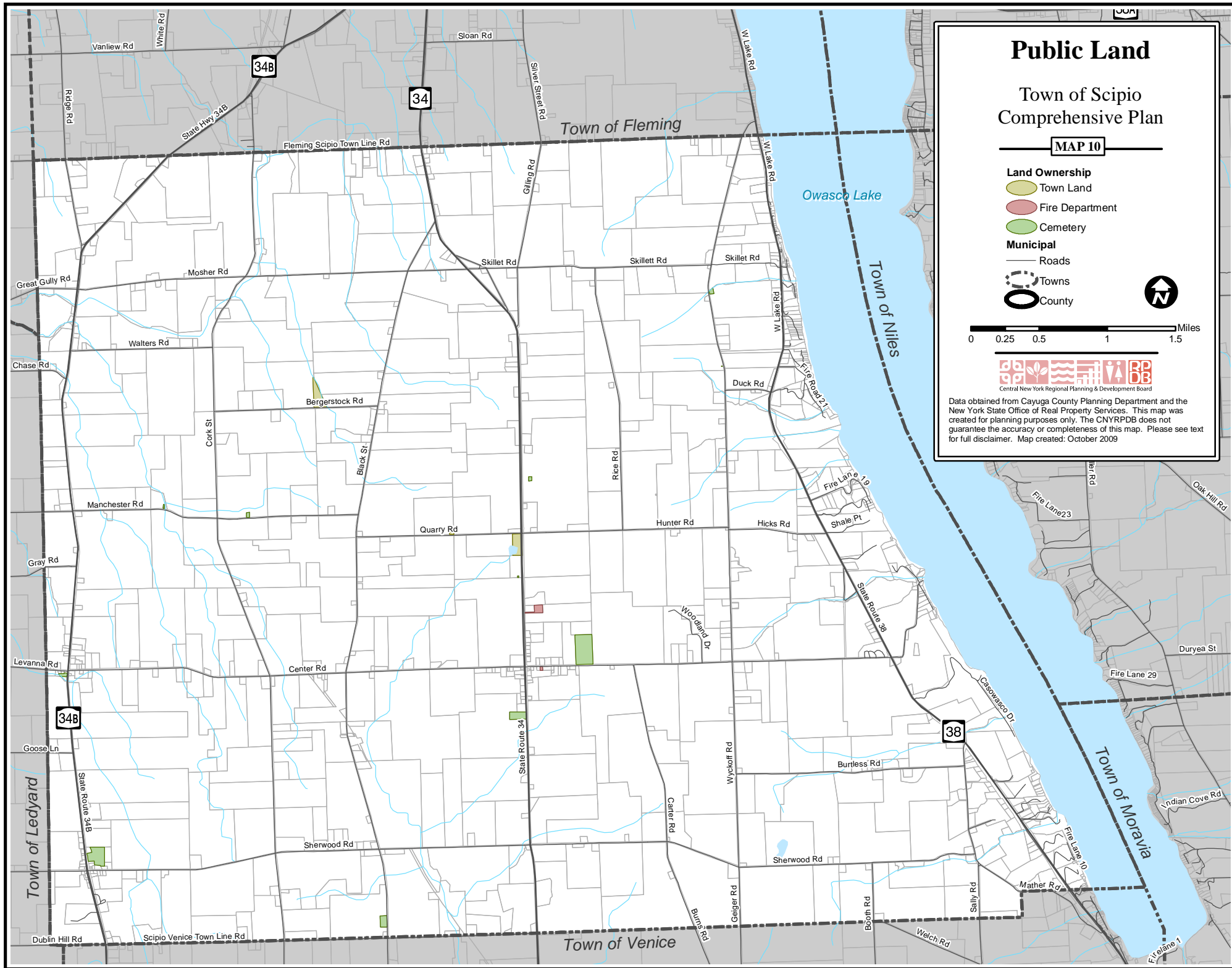
**MAP 9**

Data obtained from Cayuga County Planning Department and the New York State Office of Real Property Services. This map was created for planning purposes only. The CNYRPDB does not guarantee the accuracy or completeness of this map. Please see text for full disclaimer. Map created: October 2009









# Public Land

## Town of Scipio Comprehensive Plan

MAP 10

### Land Ownership

Town Land

Fire Department

Cemetery

### Municipal

Roads

Towns

County

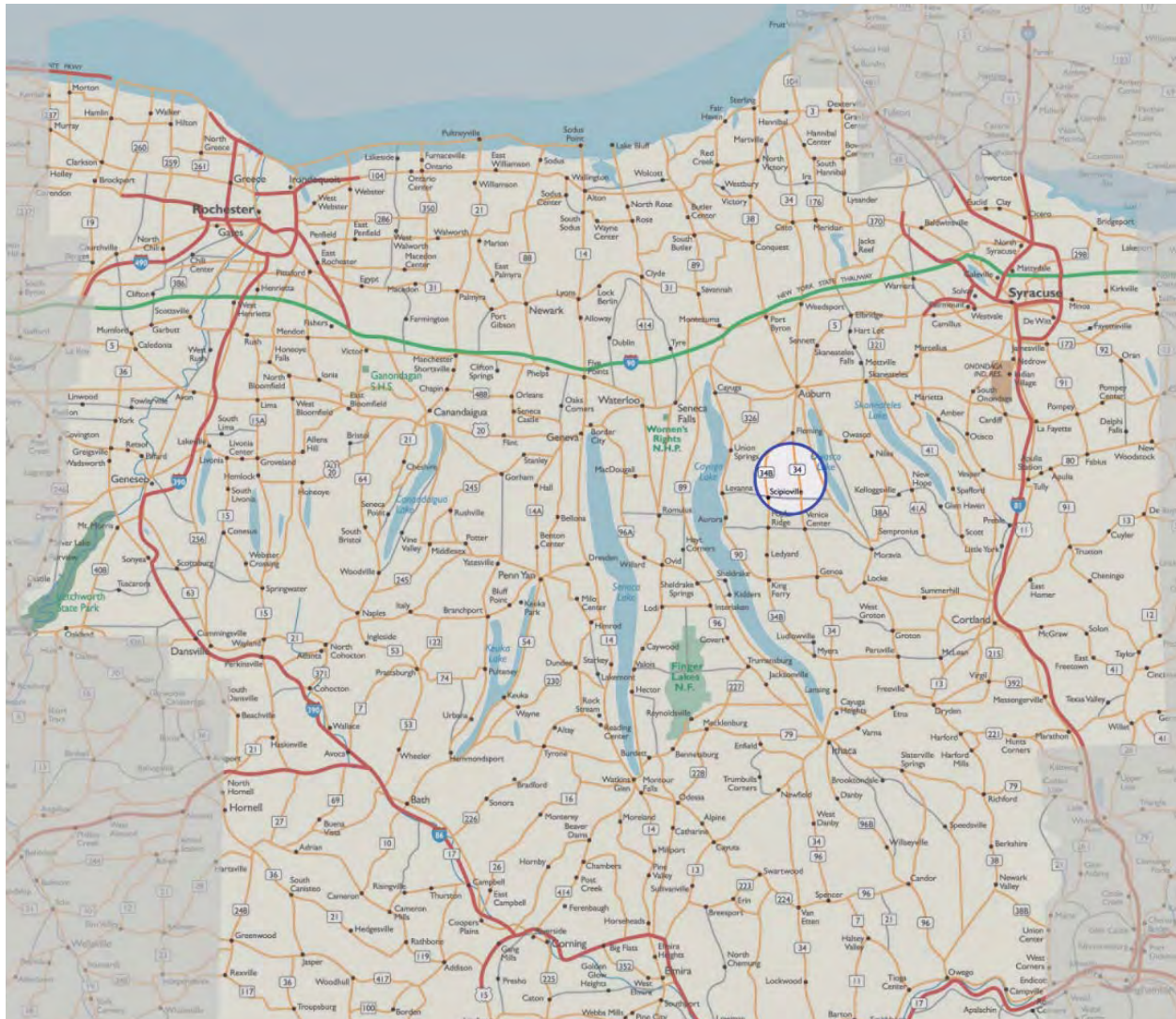


0 0.25 0.5 1 1.5 Miles



Data obtained from Cayuga County Planning Department and the New York State Office of Real Property Services. This map was created for planning purposes only. The CNYRPDB does not guarantee the accuracy or completeness of this map. Please see text for full disclaimer. Map created: October 2009





Map locating the Town of Scipio, in the context of the Finger Lakes Region of New York State.

(Source: [http://www.iloveny.com/\\_files/map\\_region\\_fl.pdf](http://www.iloveny.com/_files/map_region_fl.pdf))

## CHAPTER 3: REGIONAL INFLUENCES

### *The Finger Lakes Region*

The Town of Scipio is located in the eastern Finger Lakes Region of Central New York State. The Finger Lakes Region, approximately midway between New York City and Niagara Falls, encompasses 14 counties with 11 lakes ranging in size from 11 to 40 miles in length with more than 650 miles of shoreline. Located in the area formed by the cities of Rochester, Syracuse, Binghamton, and the Corning/Elmira area, the region is bordered by Pennsylvania to the south and Lake Ontario to the north. Lakes in the region include Canandaigua, Cayuga, Owasco, Keuka, Seneca, Skaneateles, Canadice, Conesus, Hemlock, Honeoye and Otisco. The names of these lakes reflect the region's rich Native American heritage. The region draws visitors from all over the world to experience Finger Lakes Region Wines, stunning rural scenery, historic villages, beautiful waterfalls, and recreational opportunities that abound throughout the area during all four seasons of the year.

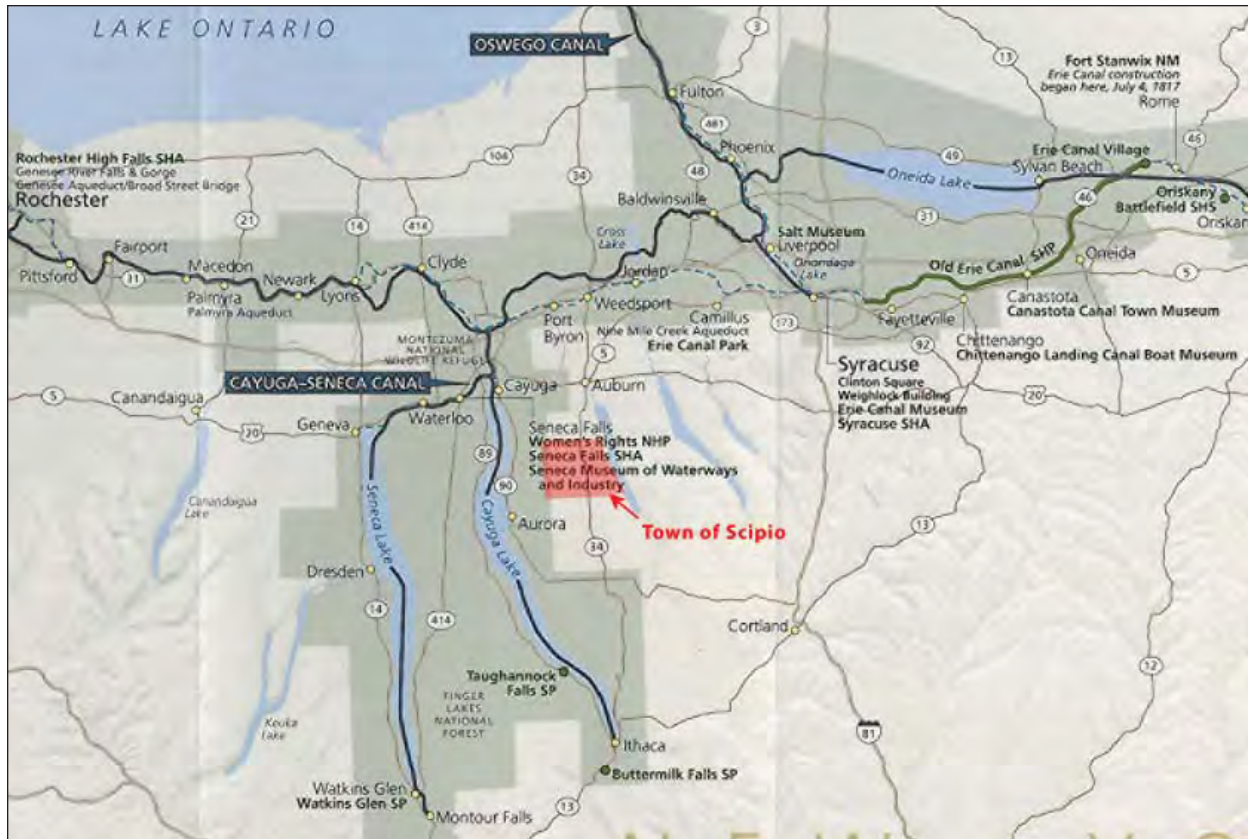




Sixteen major cities lie within 500 miles of the Town of Scipio including Syracuse (40 miles), Rochester (74 miles), Albany (184), Toronto (200), New York City (239 miles), Baltimore (324 miles), Boston (348 miles), and Pittsburgh (348 miles). Immediate support industries in Cayuga County include trucking, warehousing and an array of small manufacturing facilities. For employment, entertainment, and other needs, the Town of Scipio has easy access to the cities of Auburn (11 miles), Ithaca (27 miles) and Cortland (28 miles) and Syracuse (40 miles) away.

The nearest railroad to the Town of Scipio is the Finger Lakes Scenic Railway offering limited passenger excursion service between Syracuse and Victor, New York with a stop at Skaneateles Junction. The railway is a part of the Empire Link, a collaborative business arrangement between Norfolk Southern Corporation and ten short line railroad members of the American Short Line and Regional Railroad Associations Eastern Region with limited seasonal east/west passenger service. The railroad collaborative has also allowed the conversion of short haul truck traffic to rail, an attractive option for shippers in New York, Pennsylvania and New Jersey by using excess freight capacity on these lines. Amtrak offers daily service to major cities throughout the region from Syracuse, about 38 miles away. There are no airport facilities in the Town of Scipio. The Skaneateles Aerodrome, a small regional airport is located in Skaneateles and the Ithaca/Tompkins Regional Airport is located just northeast of Ithaca, New York. Hancock International Airport is located in Syracuse, New York.

Cayuga County is traversed by the Erie Canalway National Heritage Corridor, a 524 mile-long scenic navigable waterway constructed in 1825 connecting the Great Lakes of New York State with the Atlantic Ocean at New York City via the St. Lawrence Seaway and the Hudson River. The Cayuga-Seneca Canal, Montezuma to Finger Lakes section of the federally designated National Heritage Corridor skirts the western edge of the Town of Scipio along Route 34B and the Hamlets of Sherwood and Scipioville. This National Heritage Corridor is celebrated as the birthplace of the women's rights movement, and a region of natural beauty, elegant architecture, wine country, and world-class cultural and recreational attractions. Cultural events and festivals along its route are taking root as well as an off-road multiple-use trail currently in development that will stretch 350 miles when completed and become the longest such trail in the nation. As the Canalway Trail continues development, it will become a significant recreational and economic asset promoted and open to hikers, joggers, bicyclists, cross country skiers, and visitors to the region, connecting and benefiting hamlets, villages and cities across New York State.



Map showing the location of the Town of Scipio in relation to the central portion of the Erie Canalway National Heritage Corridor indicated by the green shaded area (Map courtesy of the National Park Service).

The Cayuga Lake Scenic Byway along Route 90 lies to the west of the Town of Scipio encircling Cayuga lake. With gorges at it's southern end, vineyards on its gentle slopes, and marshes at its northern end, the Cayuga Lake Scenic Byway features diverse landscapes and spectacular views. A tour of 87 miles around Cayuga Lake leads through charming historic villages, past scenic waterfalls, parks and farmland with opportunities for bird watching and site seeing along the way.

The Auburn – Fleming Trail is a flat 1.6 mile trail through woods, wetlands and farmland connecting Route 34 in the Town of Fleming to Dunning Ave. in the City of Auburn. It is an easy walk or bike ride through a scenic area just to the north of the Town of Scipio. Scipio is approximately an hour's drive from the City of Syracuse and one hour and twenty-five minutes from the City of Rochester. The city of Ithaca, Ithaca College and Cornell University are approximately 26 miles from Scipio; just a 35 minute drive. Scipio is also located approximately 12 miles from each of the two county correctional facilities; Cayuga Correctional Facility in Moravia, and the correctional facility at Auburn, NY.

The Cayuga County Freedom Trail passes through the Town of Scipio. Sites listed on the driving tour through Scipio include the Slocum and Hannah Howland House, Howland Tenent Houses, Opendore, Herman and Hannah Phillips House, the Letchworth Home, Emily Howland House, Sherwood Cemetery, and the Howland Stone Store Museum in the hamlet of Sherwood that features permanent and rotating exhibits related to the extraordinary lives and work of early abolitionists and equal rights proponents. The Rural



Life Museum is located just a few miles south of Scipio at the intersection of Routes 34B & Route 90 in King Ferry, NY. The small visitor's center and museum features a restored one room schoolhouse and a nineteenth century threshing barn.

## Following the Freedom Trail

in Auburn and Cayuga County, NY

- Home
- Driving Tour Maps
- Site Descriptions
- Links and Resources

### Sites Southwest

Click on the names to get the full description

### SOUTHWEST

1. **Levanna Square**  
*Between Route 90 and Cayuga Lake, north of Aurora, Town of Ledyard*
2. **Hart House**  
*237 Main Street, Aurora*
3. **North Street Meetinghouse, 1834**  
*Sherwood-Aurora Road c. Brick Church Road, Town of Ledyard*
4. **Slocum and Hannah Howland House**  
*Sherwood-Aurora Road, Hamlet of Sherwood, Town of Scipio*
5. **Howland Stone Store (1837)**  
*Corner Route 34B and Sherwood-Aurora Road, Sherwood, Town of Scipio*
6. **Howland Tenant Houses**  
*2933 Route 34B and 1801 Sherwood Road, Sherwood, Town of Scipio*
7. **Opendore (1837, 1888, 1910)**  
*2978 Route 34B, Sherwood, New York, Town of Scipio*
8. **Herman and Hannah Phillips House, (1854-55)**  
*3000 Route 34B, Sherwood, Town of Scipio*
9. **Letchworth Home**  
*2942 Route 34B, Sherwood, Town of Scipio*
10. **Emily Howland House**  
*2934 Route 34B, Sherwood, Town of Scipio*
11. **Sherwood Cemetery**  
*West side of Route 34B, north of Sherwood*

[http://www.auburncayugafreedomtrail.com/sites\\_southwest.html](http://www.auburncayugafreedomtrail.com/sites_southwest.html)



## APPENDIX A

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### PRINCIPALS OF SMART GROWTH

“Smart growth is development that serves the economy, community, and the environment. It provides a framework for communities to make informed decisions about how and where they grow. Smart growth makes it possible for communities to grow in ways that support economic development and jobs; create strong neighborhoods with a range of housing, commercial, and transportation options; and achieve healthy communities that provide families with a clean environment. In so doing, smart growth provides a solution to the concerns facing many communities about the impacts of the highly dispersed development patterns characteristic of the past 50 years. Though supportive of growth, communities are questioning the economic costs of abandoning infrastructure in the city and rebuilding it farther out. They are questioning the necessity of spending increasing time in cars locked in traffic and traveling miles to the nearest store. They are questioning the practice of abandoning brownfields in older communities while developing open space and prime agricultural land and thereby damaging our environment at the suburban fringe. As these quality-of-life issues become increasingly important for American communities, local and state policymakers, planners, developers, and others are turning to smart growth as one solution to these challenges.”

In the early 1990s, numerous national private sector, public sector and nongovernmental partner organizations also recognized the problems facing communities, and in 1996, they came together to form the Smart Growth Network, a broad coalition of 32 organizations that support smart growth. As a first step, the network examined the breadth of characteristics of successful communities and from that process, developed ten guiding principles for smart growth. They illustrate the characteristics associated with healthy, vibrant, and diverse communities that offer their residents choices of how and where to live, and were a first step in articulating the goals of smart growth. The ten principals of Smart Growth are:

- 1 *MIX LAND USES*
- 2 *TAKE ADVANTAGE OF COMPACT DESIGN*
- 3 *CREATE A RANGE OF HOUSING OPPORTUNITIES AND CHOICES*
- 4 *CREATE WALKABLE COMMUNITIES*
- 5 *FOSTER DISTINCTIVE, ATTRACTIVE COMMUNITIES WITH A STRONG SENSE OF PLACE*
- 6 *PRESERVE OPEN SPACE, FARMLAND, NATURAL BEAUTY, AND CRITICAL ENVIRONMENTAL AREAS*
- 7 *STRENGTHEN AND DIRECT DEVELOPMENT TOWARD EXISTING COMMUNITIES*
- 8 *PROVIDE A VARIETY OF TRANSPORTATION OPTIONS*
- 9 *MAKE DEVELOPMENT DECISIONS PREDICTABLE, FAIR, AND COST EFFECTIVE*
- 10 *ENCOURAGE COMMUNITY AND STAKEHOLDER COLLABORATION IN DEVELOPMENT DECISIONS*

More detailed information is available on Smart Growth, along with technical assistance and options for forming policy direction at the local level to implement smart growth from the Smart Growth Network in *Getting to Smart Growth*, at <http://www.smartgrowth.org>), and from New York State’s Smart Growth Task Force at <http://smartgrowthny.org/hPlanning/index.asp?i=pln>

## APPENDIX B

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### CONSERVATION SUBDIVISIONS

Small rural-agricultural towns like Scipio will inevitably face development pressures as a consequence of regional population growth and the attraction of scenic farmlands and lakefront or lake-view land for residential housing. Rural residential development, in its conventional form of two acre lots subdivided out of large agricultural parcels and commercial strip malls along rural roadways can multiply quickly to produce sprawling suburban developments that consume large areas of open space and drastically alter a Town's rural-agrarian character. The existing rural character of the Town of Scipio was the single most common reason chosen by survey respondents for living in Scipio, and is therefore an important quality to protect.

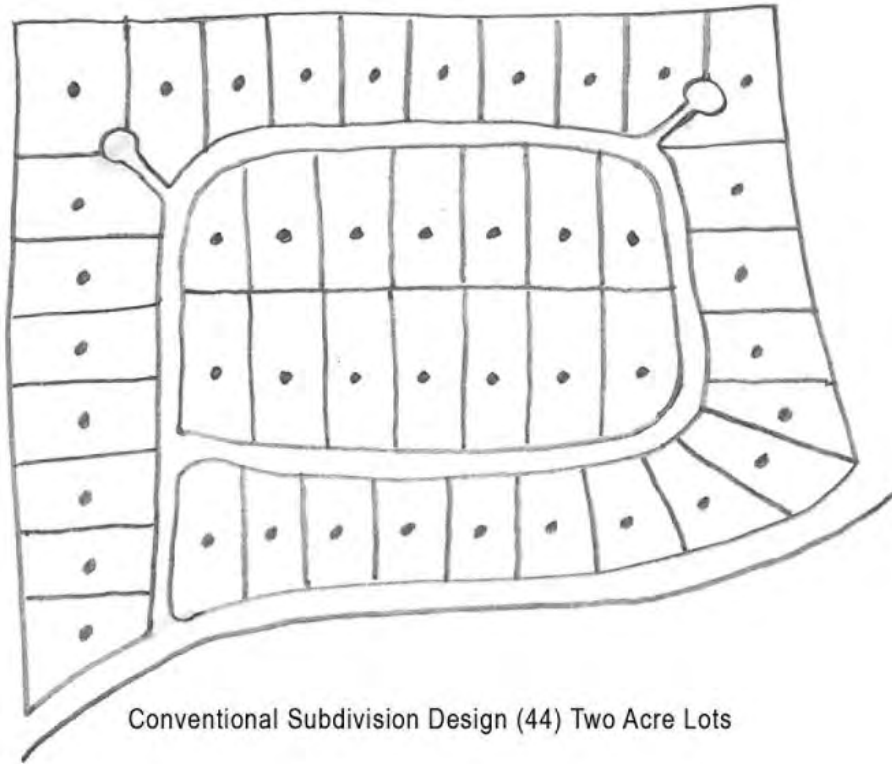
There are effective land use tools for residential and other kinds of development that foster protection of the open space that is a key component of Scipio's rural character. One of the most effective methods used takes place in the process of the subdivision of land. It is called Conservation Subdivision Regulation. This method of regulating the subdivision of land is intended to preserve or protect natural, scenic, historic, or cultural features of value to a community while allowing flexibility in the overall development design and layout of major subdivisions (4 or more lots).

Planning and development studies in recent years have demonstrated clear economic and environmental benefits of using Conservation Subdivision Design methods versus conventional subdivision methods. One example, "The Belle Hall Study" evaluated the economic and environmental costs of two different residential subdivision plans and concluded that a conservation-oriented design that maintained half of the tract as green space, yet had the same number of developed lots, had substantially less environmental impact and cost half as much to build (see below).

Good design can make the difference in our perception and acceptance of density in developments and can also offer great added benefit to a community in terms of municipal cost, community amenities, environmental protection, and farmland conservation.

Specifications set for lot sizes in a single residential subdivision may not seem significant, however; conventional large lot size requirements of two to five acres implemented communities across a county or region can have a staggering cumulative impact consuming open space, scenic views, and the viability of agriculture. Smart planning strategies (and land use regulation that conserves open space) result in far less land being consumed by development. These strategies also ensure that much less of the municipal budget is spent on infrastructure and community services than would be spent as a result of conventional development patterns.

Conventional subdivision regulations currently in use in the Town of Scipio may not support the community's desire to protect the rural-agrarian character of the Town. Implementing a Conservation Subdivision Design approval process with a conservation site analysis prior to site plan layout could be very beneficial. This would include identifying the location of any significant natural or cultural resources on a sketch plan, followed by a dialogue between the property owner (or developer) and the planning board about the



Conventional Subdivision Design (44) Two Acre Lots



Conservation Subdivision Design (44) 3/4 Acre Lots  
& Protected Open Space



conservation value of the lands proposed for development. The conservation method of subdivision of land is intended to allow an opportunity to preserve or protect natural, scenic, historic, or cultural features of value to the community while also allowing flexibility and an opportunity for developers to initiate creative solutions to protecting important community resources (i.e. steep slopes, scenic views, prime agricultural soils, trail corridors, stream corridors, wetlands, woodlands, historic sites, stone walls, etc.). Smart planning strategies such as conservation subdivision design, while not inhibiting development, result in far less open land being consumed in the process, and much less money spent by municipalities on infrastructure and community services than would be spent as a result of conventional subdivision design.

## APPENDIX C

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### ISSUES OF COMMUNITY CONCERN

#### ***Retaining Rural Character***

(See Goals 1, 2, 3, 5, and 14)

The landscape character of the Town of Scipio is decidedly rural-agrarian, and that is the way some 90% of surveyed community members would like to see it remain. In addition to the once numerous and characteristic hedgerows edging smaller farmer's fields, many of the roads in Scipio were once lined with rows of mature trees that were planted by farmers with incentive payments to provide shade for horses travelling along the roads. Rural-scale roads, scattered woodlands and hedgerows, open, agricultural fields, and views of two Finger Lakes remain throughout the Town and give Scipio a unique rural character that can easily be lost to inconsiderate development.

Without Subdivision Regulations or a Site Plan Review process, the Town of Scipio is at risk of experiencing poorly planned development that could have negative impacts on the community's rural character as well as environmental quality. In order to support the community's desire to protect the rural-agrarian character of the Town of Scipio, the town should consider implementing Conservation Subdivision Regulations that incorporate conservation analysis into the approval process for future major subdivisions (4 or more lots). This would require a conservation analysis prior to site layout, identifying the location of any significant natural or cultural resources on a sketch plan. The sketch plan would then be reviewed in a dialogue between the property owner (or developer) and the planning board about the conservation value of the lands proposed for development. The conservation method of subdivision of land is intended to allow the opportunity to preserve or protect natural, scenic, historic, or cultural features of value to the community (such as rural character) while also allowing flexibility in the overall development design and layout (see Appendix B).

#### ***Historic Preservation***

(See Goals 1, 3, 5, and 14)

The Town of Scipio is home to some exceptional historic resources. The Sherwood Equal Rights Historic District and the many associated historic structures and landscapes in the surrounding area are a unique cultural asset that the Town has to offer future visitors, residents and businesses. The many historically significant buildings in the Sherwood Equal Rights Historic District have important associations with the Freedom Trail, Abolitionism, and African American Life in Central New York. Unfortunately, many of the historic structures in the Town of Scipio have long been vacant or neglected, and are in dire need of repairs. This is an especially important consideration for the Town due to significant potential to secure grant funding for interpretation and capitol improvements in the hamlet through the National Park Service National Underground Railroad Network to Freedom Program, and the recently passed H.R. 3114 National Women's Rights History Project Act - Sec. 1602. Votes for Women Trail. The National Register listed Hamlet of Sherwood will be eligible for future funding from both of these funding sources, and quite possibly prioritized for funding due to its association with multiple facets of the women's rights movement such as politics, economics, education, religion, and social and family rights.

### ***Improving Owasco Lake Water Quality/Enhancing Watershed Stewardship***

(See Goals 3d, e, 4, and 7)

The Town of Scipio is in both the Cayuga and Owasco Lake watersheds, and has over five miles of steeply sloping land along Owasco Lake with several streams draining its eastern hillsides. While hillsides and ridges are attractive to residential developers eager to capitalize on spectacular views, steep slopes and hillsides pose special challenges to development. They are inherently unstable and susceptible to erosion. Of particular concern in the Finger Lakes Region, is soil erosion that makes its way to the lakes causing sedimentation at the mouths of streams. These sedimentary deposits provide ideal conditions for new populations of invasive and destructive aquatic species.

In addition, the Town of Scipio is comprised predominately of large tracts of agricultural land that is regularly tilled, supports large numbers of livestock, and receives routine applications of various agricultural chemical treatments. Maintaining significant areas of absorbent vegetative cover between these kinds of agricultural lands and watershed transport areas such as streams, as well as in areas of steep slopes is important to protect the water quality of both Owasco and Cayuga Lakes. Interconnected and overlapping areas of vegetation, especially wooded or brush lands can effectively limit non-point source pollution that may travel to the lake via storm water runoff from agricultural operations, as well as sedimentation and the growth of aquatic invasive species.

There are a number of basic land use tools that can be used to manage risk and guide development for steep slopes and lakefront areas. The most common zoning tools used to regulate the development of steep slopes and lakefront areas is density regulation, which requires lower densities for steeper slopes, and lakefront districting with larger minimum lot sizes. Minimum lot sizes should increase with increases in slope, and can progressively limit dwelling units per acre as lakefront proximity increases. Slope-density regulations are typically applied to slopes of 10 percent and up, and some communities prohibit development altogether once slope reaches a certain threshold, typically 30 percent. Other zoning techniques include imposing use restrictions based on site development and activity, and structural characteristics, as well as using buffers and setbacks to protect susceptible points such as shorefronts, ridgelines, hilltops, and the foot of slopes.

In addition to limiting development on slopes above the lake, it is also important to address the quality of grading and landscaping needed to prepare sites for development and to maintain long-term stability. Grading ordinances have been used since the 1950s to make sure that cuts and fills are properly engineered and appropriate for the contours of the land. They set maximum steepness ratios for cut and fill slopes as well as minimum standards for height, gradient, and drainage terraces. Erosion can be a severe problem on steep slopes, so it is also important to implement erosion and sedimentation ordinances that mandate best practices in minimizing land and vegetation disturbance and managing stormwater runoff.

Many communities have consolidated these regulatory approaches into comprehensive hillside ordinances, hillside zoning districts, or hillside overlay zones. These zone regulations can be applied to mapped areas of steep slopes and geological instability within a jurisdiction. In this way zoning, site plan review, grading, erosion control, maintenance requirements, and infrastructure policies can be combined in order to best ensure the appropriate development of these sensitive areas.



### ***Affordable Housing***

(see Goals 3c, and 6)

The community survey revealed a desire for additional single family, affordable and senior citizen housing in the Town. Traditional neighborhood development that incorporates compact, walkable, mixed uses located in existing settlement areas that the community has identified as the best places for growth can be supportive of better economic, environmental, and public health outcomes in the community. New development policies can provide frameworks that ensure vibrant, enduring neighborhoods and districts that honor and reflect the rural character of the Town while generating economic, environmental and community benefits for current and future residents.

### ***Land Use***

Considering the community's primary concerns (from the survey conducted for this Plan) about preserving rural character, scenic beauty, cultural and historic assets, and natural and agricultural resources, the Town may wish to consider some of the tools that are available to ensure a future course that is in keeping with community values and goals.

Municipalities employ a range of methods to help them reach their land use goals. One method is the use of regulatory tools such as legislation in the form of local laws. Land use issues are addressed on an individual basis, i.e. subdivision regulations, mobile home regulations, outdoor entertainment regulations, etc. These laws are generally drawn up by the Planning Board to address issues of concern, submitted for public hearing, and enacted by a vote of the Town Board. To date, the Town of Scipio has not used this form of land use regulation. A common method of regulating land use is through the creation of zoning districts. Areas of the Town are divided into districts, or "zones," for particular, or combinations of complimentary uses, i.e. agricultural, residential, commercial, industrial, historic, mixed use, etc. Zoning can be used to screen out incompatible land uses, as well as to encourage favorable land use practices.

Another important tool many communities use to assure careful review and approval of development proposals is Site Plan Review, however; the Town of Scipio currently has no Site Plan Review law through which development in the Town is regulated. Site Plan Review can also be used to encourage open space, historic, or scenic view preservation early in the development planning process.

Both zoning regulations and local laws provide relief from the strict application of regulations through the granting of variances (for use or area). A variance is the granting of permission by the administrative body (Board of Appeals or Zoning Board of Appeals) to use the land in a manner that is not in accordance with, or is prohibited by the local law or zoning regulation. The granting of variances is not automatic; the property owner seeking relief is expected to provide reasonable argument as to why the law or regulation should be waived in their particular situation, and the variance may or may not be granted, depending upon the decision of the Board.

At present, the Town of Scipio has no local zoning laws, setback, or lot area regulations. If carefully constructed to effectively balance the management of land uses with the individual rights of property owners, local land use regulation in the Town of Scipio could: protect the community's rural character; encourage smart growth and economic development; help to preserve agricultural and open lands; protect and improve the quality of water resources; and encourage revitalization and preservation of culturally-valued historic

buildings, structures and landscapes. There are special purpose regulatory tools listed below that can help the Town achieve identified community goals including protecting valuable community resources. Some of the special tools the Town of Scipio should consider using to help protect agricultural, water, ecological, historic, and scenic resources may include: special districting or overlay zones that can provide protections for sensitive areas such as historic areas and stream corridors; business improvement districts; purchase or transfer of development rights programs (PDRs or TDRs); conservation subdivision design; and scenic or agricultural easements.

### ***Subdivision of Land***

The community's desire to protect the rural-agrarian character of the Town will not by itself prevent incompatible development from occurring in the Town. Because Scipio currently has no Subdivision Regulations or Site Plan Review process, the existing rural character of the community is effectively at risk. A Site Plan Review process with a conservation analysis prior to site plan layout could be very beneficial. This would include identifying the location of any significant natural or cultural resources on a sketch plan, followed by a dialogue between the property owner (or developer) and the Town planning board about the conservation value of the lands proposed for development.

The conservation method of subdivision of land allows an opportunity to preserve or protect natural, scenic, historic, or cultural features of value to the community while also allowing flexibility and an opportunity for developers to initiate creative solutions to protecting important community resources (i.e. steep slopes, scenic views, prime agricultural soils, trail corridors, stream corridors, wetlands, woodlands, historic sites, stone walls, etc.). Smart planning strategies such as conservation subdivision design result in far less open land being consumed by development, and much less money spent by municipalities on infrastructure and community services than would be spent as a result of conventional subdivision design (see Appendix B).

### ***Natural and Historic Resource Protection***

Protection and preservation of both natural and historic resources was identified as important to the Scipio community, and is critical to sustain and improve the community's environmental, social, and economic health. Development of a community resources map with the location of all known valuable natural and historic resources is the crucial first step in the protection of these vital community assets. Natural resources include the lake, stream corridors, agricultural lands, beaches, wetlands, watershed areas, vegetation communities, trees, woodlands, swamps, meadows, wildlife habitats, soils, geology, steep slopes, ridgelines, and aquifers. Historic resources include structures and landscapes either in, or eligible for inclusion in, the National Register of Historic Places.

In order to protect valued water resources, the Town may consider developing and adopting a Water Resources Protection Plan that identifies potential sources of pollution and sedimentation of lakes and streams including lands directly contributing storm water run-off to streams and erosion prone slopes. Such a plan might include recommendations for Best Management Practices (BMP's) in land management to prevent future pollution of the community's water resources. The establishment of protective overlay zones along stream corridors, steep slopes, and lake shore areas to limit development and retain vegetated cover in these areas would minimize sedimentation and nutrient run-off to Owasco and Cayuga Lakes and help to protect fish spawning areas, aquatic life, wildlife habitat, and water quality.

### ***Tourism and Economic Development***

In 2008, among the eleven economic regions in the State of New York, the Finger Lakes Region ranked fourth in tourism/visitor spending after New York City, Long Island, and Hudson Valley. Visitors to the Finger Lakes Region spent \$2,671,392 in 2008 supporting the employment of 57,416 people in the region. This positions the Finger Lakes third out of eleven regions in visitor-related employment only following NCY and Long Island. Although the portion of this employment benefit in Cayuga County is only 4.9%, the potential for the expansion of visitor-related economic development in the County and in the Town of Scipio is very real.<sup>19</sup> Economic growth in the Town of Scipio and its hamlets are interdependent. Vibrant hamlet economies spur Town-wide economic opportunity, and additional economic opportunity in the Town brings life to the hamlets. Revitalized hamlet business districts, including protection and restoration of the historic buildings, and context-sensitive infill would encourage the sustainability of these unique areas; increase the variety of goods and services available to residents, and could potentially attract visitors to the Town of Scipio and its hamlets to experience the historic rural setting and unique sense of place. Mixed uses are appropriate in hamlet areas with hamlet-scale commercial/retail and business/professional uses in combination with upper floor residential units. Development in the hamlets should meet clear, form-based architectural review standards that are consistent with the scale, character and set-backs of the historic hamlet form.

The development of improved community recreational facilities, including waterfront access at the Owasco Lake shore, is a need and desire expressed by community members in the survey conducted for the development of this Comprehensive Plan. Additionally, interconnection with a system of well-marked greenway trails and bike paths in the eastern Finger Lakes Region could provide not only a community-wide link to public, recreational and historic resources in the Town of Scipio, but also contribute to the Town's economic growth in a compatible manner in keeping with other goals in this Plan.

### ***Protecting Aesthetic and Scenic Resources***

Local legislatures frequently adopt regulations to minimize the negative aesthetic impacts of new development and to protect and enhance the positive aesthetic features of the community. In fact, basic zoning provisions such as set back, minimum lot area, and height requirements serve aesthetic, among other, purposes. They set a context for future development by defining the neighborhood environment and establishing scenic quality. The same can be said of the separation (or combination) of land uses into zoning districts to create a physical environment that enhances the quality of life and property values.

These zoning provisions protect and enhance community appearance as well as advance a variety of public health and safety objectives. Communities protect local aesthetics and scenic resources in a variety of ways in addition to basic zoning provisions. They regulate the size and placement of signs, limit the location - or require the removal - of billboards, and establish architectural review boards to enforce design standards in new construction. In addition, they adopt tree preservation ordinances and other natural resource protection laws, protect historic districts and landmarks, and impose conditions on subdivision, site plan, special permit, and rezoning approvals, and variances to protect the aesthetic quality of neighborhoods or of an identified viewshed or corridor.

### ***What is the legal justification for aesthetic regulations?***

All land use regulations must protect the public health, safety, welfare, or morals. Aesthetic regulations are

<sup>19</sup> (Sources: The Impact of Tourism in New York State, April 2009, Tourism Economics, [www.tourismeconomics.com](http://www.tourismeconomics.com))



justified principally as a method of protecting the public welfare. They do so by stabilizing and enhancing the aesthetic values of the community. This enhances civic pride, protects property values, and promotes economic development. Vibrant communities generally contain natural and man-made features that provide visual quality and distinction that, in turn, enhance the reputation of the community as a desirable place to work, visit, and live. Regulations that protect important visual features from erosion, and that prevent visual blight, further the public welfare and are therefore considered legally valid.<sup>20</sup>

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<sup>20</sup> *BEGINNER'S GUIDE TO LAND USE LAW*  
Land Use Law Center Pace University School of Law [www.law.pace.edu/landuse](http://www.law.pace.edu/landuse)

## APPENDIX D

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### COMMUNITY SURVEY & COMMENTS

Summaries of the comments received during the public review process for the Draft Comprehensive Plan held in November 2010 included the following:

1. Limits to water-impermeable surfaces built within a half mile of Owasco Lake would help to reduce storm water runoff that carries sediments and excess nutrients to the lake. Also, limits on the amount of nutrients applied to the land within the watershed would help to improve water quality in the lake.
2. Improved control of runoff from agricultural and livestock operations is needed to protect the lake from phosphorus and other nutrient overloading, increased weed growth, and algae growth. A lake shore district in the Town that limits shoreline development by requiring larger minimum lot sizes would also be appropriate to consider as neighboring Towns such as Fleming have done.
3. The Town of Scipio offers much in rural character and simple country charm, but would do well to protect against especially unsafe or dangerous structures that have a negative effect on the landscape and residential property values. The “unsafe building law” passed in summer 2010 is a good step forward in this regard.

# Town of Scipio, NY Community Survey - Summary Analysis

*What does the community survey data tell us?*

## **DEMOGRAPHICS (who are we and what is important to us)**

Most of the respondents to the community survey receive their information about Scipio either from the town newsletter or the newspaper, with only about 7% receiving it from the town website. Over 50% of the survey respondents were over the age of 55. Only 4% were under the age of 35, and 40% of the respondents were between the ages of 36 and 55 years.

*Note: With respondent age weighted heavily to the older residents of the community, response percentages in many survey questions may be strongly influenced by this group. One example of how age composition of respondents may affect, or skew data outcomes is in the response to the question of the importance of local job opportunities. Nearly 30% of respondents felt that local job opportunities were not important. This tends to be more often the case for folks over the age of 55 years. Another example of the influence of the age of respondents on the survey data outcomes is in the response to the question of the importance of outdoor sports and recreational opportunities. Over 36% of respondents answered that outdoor sports and recreational opportunities were not important. Approximately 30% of respondents answered that farm and agricultural business opportunities, and easy access to urban areas were not important. Finally, 22% of survey respondents answered that modern infrastructure was not important. Had the survey been completed by a greater than 4% number of residents under the age of 35, the resulting data might look quite different for these questions.*

Most survey respondents have lived in Scipio for over twenty years. However, it is notable that over 20% have lived in Scipio less than 10 years, reflecting the recent population growth of the Town of Scipio. Nearly 40% live on a public road with only 12% living in the hamlet and 24% living on farms. 16% of respondents live at Owasco Lake and 10% are part-time residents.

The most important issues (listed as very important) to most survey respondents were: a clean and healthy environment (91%), a reasonable cost of living (80%), and rural character (72%). In fact over 85% of respondents want Scipio to maintain its rural character.

## **SCIPIO (why Scipio – what defines Scipio as a Place)**

There were many reasons listed by respondents for living in Scipio, but the most common reason chosen (24%) was the rural character of the town. Location, family and environment, were each selected by over 12% of respondents as reasons for living in Scipio. 66% of recipients judged the air quality in Scipio to be good with about half considering affordability to be good. Unfortunately, most respondents (60%) judged the quality of the lake water to be poor. Most respondents (60%) rated the quality of the school district as good, and nearly 70% rated Town Days as good. In fact, not a single respondent thought poorly of Town Days. The biggest concerns of respondents (very concerned) were the quality of the lake water (52%), and the loss of natural areas (45%). Scipio is clearly a beautiful place that respondents want to keep that way with 85 % to over 90% indicating that Scipio should encourage the preservation of scenic views, the protection of natural resources, and remain rural.

## **THE FUTURE (what do we want for our town in the future?)**

It naturally follows; because survey respondents most valued a clean and healthy environment (91%), and want to maintain Scipio's rural character (85%), that; between 63% and 71% of respondents think Scipio should encourage tax incentives for natural areas, especially those that are undeveloped, and also for open space. Respondents indicated that they want to protect their natural resources with the enhancement of



stewardship of watersheds (85%), protect environmental quality through local law (82%), and not allow commercial mining (64%). A significant number of respondents (40%) would like to see improved availability of child care services, more single-family housing (92%), wind turbines (80%), affordable housing (70%), and senior citizen housing (67%). They registered negative opinions on mobile home parks (79%), multi-unit rental houses (56%), and mobile homes on individual lots (52%). Concern for the loss of farmland (71%), loss of open space (76%), big truck traffic (60%), and speeding (69%) was also registered by survey respondents.

Other things survey respondents would like to see the town encourage are a farmers market (65%), a town historical society (61%), hiking and biking paths (57%), a town park (56%), public access to Owasco Lake (54%), and a community center (53%). Positive responses were indicated for restaurant facilities, professional services, commercial wind turbines, cottage/home business, natural gas drilling, light manufacturing, retail business, and cell towers. Respondents would also like to see Scipio undertake an inventory of historic sites (68%), improved communications with other towns (71%), publishing a community events calendar (69%), and placing community events in the local paper (75%).

Survey respondents registered strong positive opinions, between 60% and 84%, on land use regulation. They gave favorable responses to having land use regulation for the upkeep of vacant properties, siting for wind power, upkeep of occupied properties, mobile home placement, adverse environmental impacts, degradation of environmentally sensitive areas, septic inspection requirements, minimum lot sizes, land use that lowers surrounding land values, rental housing inspection requirements, design standards for commercial development, and future subdivision of large parcels. A strong opposition (85%) was registered against heavy manufacturing in the town of Scipio.

Considering that survey respondents so strongly registered their appreciation for farmland, scenic views and open space, and that 31% of farmers taking the survey don't know what they'll do with their farms upon retirement, some important proactive strategies for farmland protection surfaced in the survey results. Between 56% and 67% of respondents think Scipio should give tax incentives for productive land, protect farmland through easements, and limit conversion of farmland to other uses.

From these survey responses, some clear conclusions can be drawn. Scipio is a rural/agricultural town with valuable natural resources, some of which have already been compromised. Scipio's future depends on the protection of its resources, both natural and cultural, and on improving land use regulations and town government policies with an eye toward accomplishing specific goals and objectives as identified in this survey such as: land-use regulation for the protection of the environment, and preservation of the rural/agricultural character of the town (scenic views), in addition to renewable energy development (wind turbines), affordable housing, and senior housing. Other conclusions raise further questions and will require more investigation. For example, if the town pursues natural gas drilling (encouraged by 65% of survey respondents), will that result in negative environmental impacts (as the 82% of respondents wish to protect against)? These questions must be thoroughly investigated and carefully considered before the community can make wise decisions for the future.

## "About You" Summary Information

<u>Age of Respondent:</u>	<u>Count</u>	<u>%</u>
18-35	7	4.2
36-55	68	40.5
over 55	89	53.0
N/A	4	2.4
<b>Total Responses</b>	168	100

<u>Years Lived in Scipio:</u>	<u>Count</u>	<u>%</u>
0-10	35	20.8
10-20	32	19.0
over 20	97	57.7
N/A	4	2.4
<b>Total Responses</b>	168	100

<u>Where Do You Live:</u>	<u>Count</u>	<u>%</u>
Farm	18	10.7
Farm, public road	22	13.1
Hamlet	20	11.9
Lake -Owasco	14	8.3
Lake -Owasco, private road	6	3.6
Lake -Owasco, public road	6	3.6
Private Road	5	3.0
Public Road	65	38.7
N/A	12	7.1
<b>Total Responses</b>	168	100

<u>Residency Status:</u>	<u>Count</u>	<u>%</u>
Full-time	135	80.4
Part-time	18	10.7
N/A	15	8.9
<b>Total</b>	168	100

<u>Reason Live in Scipio:</u>	<u>Count</u>	<u>%</u>	<u>% of Total Responses</u>
Cost of Living	36	7.7	21.4
Employment	24	5.1	14.3
Environment	58	12.4	34.5
Family	60	12.8	35.7
Hometown	37	7.9	22.0
Housing	12	2.6	7.1
Location	63	13.4	37.5
Recreation	20	4.3	11.9
Rural Character	110	23.5	65.5
Schools	25	5.3	14.9
Other	24	5.1	14.3
<b>Total Responses</b>	469	100.0	

<u>Are These:</u>	<u>Very Important</u>	<u>%</u>	<u>Important</u>	<u>%</u>	<u>Not important</u>	<u>%</u>	<u>Total</u>	<u>% of Total Responses</u>
Clean Healthy Environment	152	91.6	13	7.8	1	0.6	166	98.8
Reasonable Cost of Living	128	79.5	30	18.6	3	1.9	161	95.8
Accessability to Lakes	63	40.6	53	34.2	39	25.2	155	92.3
Affordable Housing	65	43.3	66	44.0	19	12.7	150	89.3
Easy Access to Urban Areas	39	26.2	66	44.3	44	29.5	149	88.7
Farm & Ag Business Opps	47	32.2	52	35.6	47	32.2	146	86.9
Green Space and Nature	93	59.2	55	35.0	9	5.7	157	93.5
Historical Richness	50	32.7	70	45.8	33	21.6	153	91.1
Green tech and Renewable Energy	79	51.6	57	37.3	17	11.1	153	91.1
Limited Congestion & Traffic	84	52.5	64	40.0	12	7.5	160	95.2
Local Affiliation Community Spirit	41	27.9	84	57.1	22	15.0	147	87.5
Local Job Opportunities	32	22.4	71	49.7	40	28.0	143	85.1
Local Shopping Opportunities	40	27.6	61	42.1	44	30.3	145	86.3
Modern Infrastructure	36	25.5	73	51.8	32	22.7	141	83.9
Outdoor Sports & Recreational Opps	21	14.5	71	49.0	53	36.6	145	86.3
Quality Community Services	31	21.2	104	71.2	11	7.5	146	86.9
Quality School District	79	52.7	53	35.3	18	12.0	150	89.3
Rural Character	115	72.3	41	25.8	3	1.9	159	94.6
	1080		1043		444		2567	



<b><u>Biggest Challenges Facing Scipio:</u></b>	<b><u>Count</u></b>	<b><u>%</u></b>	<b><u>% of Total Responses</u></b>	<b><u>Biggest Challenges Facing Scipio cont...</u></b>		<b><u>Count</u></b>	<b><u>%</u></b>	<b><u>% of Total Responses</u></b>
Commercial Growth	21	3.1	8.8		Character	115	17.2	48.3
Residential Growth	50	7.5	21.0		Protecting Natural Resources	139	20.8	58.4
Congestion and Traffic	45	6.7	18.9		Supporting Community Orgs	40	6.0	16.8
Improving Infrastructure	100	14.9	42.0		Volunteers for Emergency Services	71	10.6	29.8
Maintaining Farms and Ag	88	13.2	37.0	<b>Total Responses</b> 669				

## "Scipio At Present" - Summary Information

<b><u>How Do Your Rate the Following:</u></b>	<b><u>Good</u></b>	<b><u>%</u></b>	<b><u>Acceptable</u></b>	<b><u>%</u></b>	<b><u>Poor</u></b>	<b><u>%</u></b>	<b><u>Total</u></b>	<b><u>% of Total Responses</u></b>
Air Quality	106	66.7	35	22.0	18	11.3	159	94.6
Ambulance Service	70	50.7	53	38.4	15	10.9	138	82.1
Avail. Of Child Care Services	13	18.6	29	41.4	28	40.0	70	41.7
Fire Protection	113	76.4	34	23.0	1	0.7	148	88.1
Affordability	46	50.5	32	35.2	13	14.3	91	54.2
Availablility	24	22.9	39	37.1	42	40.0	105	62.5
Quality	20	22.7	51	58.0	17	19.3	88	52.4
Internet Service Avail	12	31.6	17	44.7	9	23.7	38	22.6
Lake Water Quality	21	12.7	46	27.7	99	59.6	166	98.8
Cellular	50	30.7	63	38.7	50	30.7	163	97.0
Landline	65	39.2	68	41.0	33	19.9	166	98.8
Police Assist.	40	30.8	85	65.4	5	3.8	130	77.4
Prox to Employment	31	21.5	83	57.6	30	20.8	144	85.7
Prox to Health Svcs	40	26.7	89	59.3	21	14.0	150	89.3
Prox to Social Svcs	33	25.4	73	56.2	24	18.5	130	77.4
Road Maintenance	65	43.0	71	47.0	15	9.9	151	89.9

<b><u>How Do Your Rate the Following:</u></b>	<b><u>Good</u></b>	<b><u>%</u></b>	<b><u>Acceptable</u></b>	<b><u>%</u></b>	<b><u>Poor</u></b>	<b><u>%</u></b>	<b><u>Total</u></b>	<b><u>% of Total Responses</u></b>
School District Quality	75	59.1	52	40.9	0	0.0	127	75.6
Snow Removal	81	58.7	50	36.2	7	5.1	138	82.1
Animal Control	34	29.3	71	61.2	11	9.5	116	69.0
Assessment	26	22.6	77	67.0	12	10.4	115	68.5
Code Enforce	32	26.2	66	54.1	24	19.7	122	72.6
Planning Board	28	26.7	70	66.7	7	6.7	105	62.5
Revaluation process	22	21.2	61	58.7	21	20.2	104	61.9
Town Board	39	36.8	59	55.7	8	7.5	106	63.1
ZBA	32	31.4	58	56.9	12	11.8	102	60.7
Private Haulers	28	33.3	49	58.3	7	8.3	84	50.0
Recycling	71	54.6	52	40.0	7	5.4	130	77.4
Town days	89	66.9	44	33.1	0	0.0	133	79.2
Transfer Station	69	53.1	54	41.5	7	5.4	130	77.4
Drinking water quality	54	38.3	50	35.5	37	26.2	141	83.9
Drinking water quantity	45	37.2	53	43.8	23	19.0	121	72.0

<b><u>Are You Concerned About:</u></b>	<b><u>Very Concerned</u></b>	<b><u>%</u></b>	<b><u>Some Concern</u></b>	<b><u>%</u></b>	<b><u>Not Concerned</u></b>	<b><u>%</u></b>	<b><u>Total</u></b>	<b><u>% of Total Responses</u></b>
Big Truck Traffic	47	30.5	45	29.2	62	40.3	154	91.7
Increased Traffic	39	28.9	36	26.7	60	44.4	135	80.4
Speeding	51	35.9	47	33.1	44	31.0	142	84.5
Lake Water Quality	74	52.1	49	34.5	19	13.4	142	84.5
Loss of Farmland	51	35.9	49	34.5	42	29.6	142	84.5
Loss of Natural Areas	66	44.6	54	36.5	28	18.9	148	88.1
Loss of Open Space	52	36.6	55	38.7	35	24.6	142	84.5
Owasco Lake Access	26	20.3	48	37.5	54	42.2	128	76.2

## "Looking Ahead" Summary Information

<b>Should Scipio:</b>	<b><u>Yes</u></b>	<b><u>%</u></b>	<b><u>No</u></b>	<b><u>%</u></b>	<b><u>No Opinion</u></b>	<b><u>%</u></b>	<b><u>Total</u></b>	<b><u>% of Total Responses</u></b>
New Policies to Min. Neighbor Conflicts	71	51.8	26	19.0	40	29.2	137	81.5
Farm Protect. Through Easements	91	63.6	27	18.9	25	17.5	143	85.1
Limit Conversion of Farmland	97	66.4	32	21.9	17	11.6	146	86.9
Maintain Rural Character	126	85.7	7	4.8	14	9.5	147	87.5
Niche Farms Agritourism	86	64.2	17	12.7	31	23.1	134	79.8
Tax Incentives for Productive Land	79	56.0	47	33.3	15	10.6	141	83.9
Would you Sell Development Rights?	28	37.3	18	24.0	29	38.7	75	44.6
<b>Total Responses</b>	578		174		171		923	

<b><u>What Will You do with Farm Upon Retirement?</u></b>	<b><u>Count</u></b>	<b><u>%</u></b>
Give to Family	27	39.7
Sell to Developer	2	2.9
Sell to Farmer	14	20.6
Don't Know	21	30.9
Other	4	5.9
<b>Total Responses</b>	68	100



<b><u>Should Scipio Encourage:</u></b>	<b><u>Yes</u></b>	<b><u>%</u></b>	<b><u>No</u></b>	<b><u>%</u></b>	<b><u>No Opinion</u></b>	<b><u>%</u></b>	<b><u>Total</u></b>	<b><u>% of Total Responses</u></b>
Enhance Stewardship of Watersheds	127	84.7	6	4.0	17	11.3	150	84.3
Preserve Scenic Views	133	84.7	15	9.6	9	5.7	157	88.2
Protect Envir. Quality thru Local Law	121	81.8	16	10.8	11	7.4	148	83.1
Protect Natural Resources	146	92.4	11	7.0	1	0.6	158	88.8
Tax Incentives for Nat Areas	95	66.4	34	23.8	14	9.8	143	80.3
Tax Incentives for Undevel Nat Areas	101	70.6	29	20.3	13	9.1	143	80.3
Tax Incentives for Undevel Open Space	88	62.4	36	25.5	17	12.1	141	79.2
Allow Commer-cial Mining	31	20.9	94	63.5	23	15.5	148	83.1
Should Scipio Remain Rural	150	92.0	4	2.5	9	5.5	163	91.6
<b>Total Responses</b>	811		147		82		1040	

<b><u>Should Scipio Encourage:</u></b>	<b><u>Yes</u></b>	<b><u>%</u></b>	<b><u>No</u></b>	<b><u>%</u></b>	<b><u>No Opinion</u></b>	<b><u>%</u></b>	<b><u>Total</u></b>	<b><u>% of Total Responses</u></b>
Cell Towers	81	55.9	42	29.0	22	15.2	145	86.3
Natural Gas Drilling	96	65.3	35	23.8	16	10.9	147	87.5
Commercial Wind Turbines	114	74.5	26	17.0	13	8.5	153	91.1
Cottage (Home) Business	83	66.4	9	7.2	33	26.4	125	74.4
Heavy Maufacturing	11	7.5	125	85.0	11	7.5	147	87.5
Light Manufacturing	88	62.0	41	28.9	13	9.2	142	84.5
Shopping (retail) Business	79	56.4	50	35.7	11	7.9	140	83.3
Professional Services	109	75.7	21	14.6	14	9.7	144	85.7
Restaurant Facilites	118	78.7	18	12.0	14	9.3	150	89.3
Concentrate Manufacturing	54	42.5	38	29.9	35	27.6	127	75.6
Concentrate Commercial	55	42.0	43	32.8	33	25.2	131	78.0
<b>Total Responses</b>	661		349		133		1143	

<b><u>Should Scipio Encourage:</u></b>	<b><u>Yes</u></b>	<b><u>%</u></b>	<b><u>No</u></b>	<b><u>%</u></b>	<b><u>No Opinion</u></b>	<b><u>%</u></b>	<b><u>Total</u></b>	<b><u>% of Total Responses</u></b>
Affordable housing	99	69.2	28	19.6	16	11.2	143	85.1
Mobile Homes on Individual Lots	53	36.3	76	52.1	17	11.6	146	86.9
Mobile Home Parks	24	15.9	119	78.8	8	5.3	151	89.9
Owned Multi-Unit Houses	52	35.1	77	52.0	19	12.8	148	88.1
Rental Multi-Unit Houses	45	30.6	82	55.8	20	13.6	147	87.5
Senior Citizen Housing	102	67.1	34	22.4	16	10.5	152	90.5
Single Family Housing	139	92.1	9	6.0	3	2.0	151	89.9
Two Family Housing	64	45.7	57	40.7	19	13.6	140	83.3
Wind Turbines	124	79.5	23	14.7	9	5.8	156	92.9
Cluster Housing	51	35.7	74	51.7	18	12.6	143	85.1
Concentrate Residential	33	30.3	43	39.4	33	30.3	109	64.9
<b>Total Responses</b>	753		579		145		1477	

<b><u>Should Scipio Encourage:</u></b>	<b><u>Yes</u></b>	<b><u>%</u></b>	<b><u>No</u></b>	<b><u>%</u></b>	<b><u>No Opinion</u></b>	<b><u>%</u></b>	<b><u>Total</u></b>	<b><u>% of Total Responses</u></b>
Community Center	79	53.4	40	27.0	29	19.6	148	88.1
Farmers Market	98	64.9	32	21.2	21	13.9	151	89.9
Hiking and Biking Paths	84	56.8	42	28.4	22	14.9	148	88.1
Outdoor Athletic Field	54	38.3	58	41.1	29	20.6	141	83.9
Owasco Lake Public Access	80	54.4	35	23.8	32	21.8	147	87.5
Snowmobile Trails	58	39.7	54	37.0	34	23.3	146	86.9
Town Historical Society	90	60.8	25	16.9	33	22.3	148	88.1
Town Park	83	56.1	32	21.6	33	22.3	148	88.1
<b>Total Responses</b>	626		318		233		1177	

<b><u>Should Scipio Have Land Use Regulations for:</u></b>	<b><u>Yes</u></b>	<b><u>%</u></b>	<b><u>No</u></b>	<b><u>%</u></b>	<b><u>No Opinion</u></b>	<b><u>%</u></b>	<b><u>Total</u></b>	<b><u>% of Total Responses</u></b>				
Cluster Homes	76	53.5	45	31.7	21	14.8	142	84.5				
Degradation of Envir. Sensitive Areas	105	76.6	20	14.6	12	8.8	137	81.5				
Design Standards for Comm. Development	91	64.5	30	21.3	20	14.2	141	83.9				
Future Subdivision of Large Parcels	84	60.0	35	25.0	21	15.0	140	83.3				
Land Use Lowering Surround-ing Land Values	103	69.6	32	21.6	13	8.8	148	88.1				
Land Use that Adversly Impacts Envir.	111	77.6	22	15.4	10	7.0	143	85.1	Minimum Lot Size Question			
Minimum Lot Sizes	91	70.0	15	11.5	24	18.5	130	77.4	<b><u>Increase</u></b>	<b><u>%</u></b>	<b><u>Decrease</u></b>	<b><u>%</u></b>
Mobile Home Placement	106	77.9	18	13.2	12	8.8	136	81.0	26	31.3	5	6.0
Upkeep of Occupied	118	79.2	25	16.8	6	4.0	149	88.7				
Upkeep of Vacant	123	83.7	17	11.6	7	4.8	147	87.5	<b><u>Same</u></b>	<b><u>%</u></b>	<b><u>Total</u></b>	
Rental Housing Inspections	94	64.8	35	24.1	16	11.0	145	86.3	52	62.7	83	49.4
Septic Inspections	113	75.3	28	18.7	9	6.0	150	89.3				
Siting for Wind Power	120	81.1	20	13.5	8	5.4	148	88.1				
<b>Total Responses</b>	1335		342		12		1689					

<b><u>Should Scipio Undertake:</u></b>	<b><u>Yes</u></b>	<b><u>%</u></b>	<b><u>No</u></b>	<b><u>%</u></b>	<b><u>No Opinion</u></b>	<b><u>%</u></b>	<b><u>Total</u></b>	<b><u>% of Total Responses</u></b>				
Inventory of Historical Sites	100	67.6	27	18.2	21	14.2	148	88.1				
Improve Communication with Other Towns	105	70.5	8	5.4	36	24.2	149	88.7				
Improve Town Website	47	33.8	17	12.2	75	54.0	139	82.7				
Increase Newsletter Frequency	51	35.9	58	40.8	33	23.2	142	84.5				
Place Community Events in Local Paper	111	75.0	14	9.5	23	15.5	148	88.1				
Publish a Community Events Calendar	98	68.5	18	12.6	27	18.9	143	85.1				
<b>Total Responses</b>	512		142		215		869					



<u>How do you receive information about Scipio?</u>	<u>Count</u>	<u>%</u>
Newspaper	82	25.1
Specify Newspaper	60	18.3
Town Newsletter	138	42.2
Town Website	22	6.7
Other	25	7.6
<b>Total Responses</b>	327	100

# TOWN OF SCIPIO COMPREHENSIVE PLAN PUBLIC SURVEY 2008

Please answer all of the questions. If you do not have an opinion, please leave the space blank. Your input will help us create a plan that is representative of our residents' concerns and vision for the future.

We greatly appreciate your participation.

## SCIPIO AT PRESENT

1. Please rate Scipio in the following areas.	Additional Comments
a. Air quality	<ul style="list-style-type: none"> <li>• Neighbors burn trash</li> <li>• Good except when manure is spread on fields</li> <li>• I have neighbor who burns illegally, anything he can find in his junk business. I have reported him but he hasn't stopped.</li> <li>• Upwind or downwind?</li> <li>• Poor when crop duster goes over neighbor's fields.</li> <li>• Good except for the horrible farm odors</li> </ul>
b. Ambulance service	<ul style="list-style-type: none"> <li>• We should pay our fair share for service</li> </ul>
c. Availability of child care services	
d. Fire protection	
e. Housing	
Affordability: Rental or Purchase (circle all that apply)	<ul style="list-style-type: none"> <li>• Taxes too high</li> <li>• Depends on income</li> </ul>
Availability: Rental or Purchase (circle all that apply)	
Quality: Rental or Purchase (circle all that apply)	
f. Internet service availability	<ul style="list-style-type: none"> <li>• No high speed available</li> <li>• Verizon FIOS but realize not available</li> </ul>
g. Lake water quality	<ul style="list-style-type: none"> <li>• Cayuga Good, Owasco poor</li> <li>• Owasco has deteriorated in quality</li> </ul>
h. Phone Service	<ul style="list-style-type: none"> <li>• Choices</li> <li>• Too expensive</li> </ul>
Cellular	<ul style="list-style-type: none"> <li>• I can call California but not next door</li> </ul>
Landline	<ul style="list-style-type: none"> <li>• Phone goes out when it rains</li> <li>• Rotary exchange through Moravia</li> <li>• New lines high speed internet service</li> </ul>
i. Police response and assistance	
j. Proximity to employment opportunities	<ul style="list-style-type: none"> <li>• With living wage not Scipio's fault</li> </ul>

k. Proximity to health services	
l. Proximity to social services	
m. Road maintenance	<ul style="list-style-type: none"> <li>• Scipio/Venice Townine road has been in dangerous condition for years</li> </ul>
n. School district quality	
o. Snow removal	<ul style="list-style-type: none"> <li>• Pay attention to ice. Town roads – no salt or cinder mix used!</li> <li>• Good Except for excessive use of salt</li> <li>• RT 34B keeps taking mailboxes down</li> </ul>
p. Town Operations	
Animal (Dog) Control	<ul style="list-style-type: none"> <li>• Excessive barking is a problem</li> </ul>
Assessment process	<ul style="list-style-type: none"> <li>• Too high</li> <li>• Incorrectly assessed</li> <li>• There is one?</li> </ul>
Code enforcement	<ul style="list-style-type: none"> <li>• What code?</li> <li>• Intrusive limitations, anti-liberty</li> </ul>
Planning Board procedures	
Revaluation process	
Town Board procedures	
Zoning Board of Appeals procedures	
q. Trash collection and removal	
Private Haulers	
Recycling	<ul style="list-style-type: none"> <li>• Wish had longer hours on Saturday</li> <li>• Need more open hours</li> </ul>
Town sponsored clean- up days	
Transfer station	<ul style="list-style-type: none"> <li>• Not open often enough</li> <li>• DJ could be more aggressive checking what gets dumped.</li> <li>• Sometimes filled. No attendant watching for mixing</li> <li>• Recycling should be more controlled and organized</li> <li>• Need more open hours</li> <li>• Need night hours first week</li> </ul>
r. Water	
Drinking water quality	<ul style="list-style-type: none"> <li>• We buy bottled water</li> <li>• Polluted (e-coli)</li> <li>• Well water okay but for how long?</li> </ul>



	<ul style="list-style-type: none"> <li>• Not drinkable</li> </ul>
Drinking water quantity	
s. Other	

#### Additional Comments:

- Air quality is good most days but there are some days when the stench of manure is unbearable, on the fire lane (20) and the gully has manure runoff in it. We are quite a distance from the nearest large farm (Hunter Rd.) so we should (surveyor did not finish this sentence).
- Should do something about the air quality next to farms.
- Smells like manure way too many days of the year.
- Residential trash burning.
- Transfer/recycle – more accessible hours at station other than Saturday
- Town workers plowing own driveways with town equipment.
- Use of road salt rather than sand.

2. Are you concerned about the following:	Additional Comments
a. Big truck traffic	
b. Increased traffic	<ul style="list-style-type: none"> <li>• Especially concerned about manure trucks</li> </ul>
c. Speeding	
d. Lake water quality	<ul style="list-style-type: none"> <li>• Owasco - pesticides</li> </ul>
e. Loss of farmland	<ul style="list-style-type: none"> <li>• Depends on farm practices</li> <li>• That's all we have (\$4,000 per acre)?</li> </ul>
f. Loss of natural areas	<ul style="list-style-type: none"> <li>• No hedge rows</li> </ul>
g. Loss of open space	<ul style="list-style-type: none"> <li>• Depends on what it is lost to</li> <li>• The farmers keep making more</li> </ul>
h. Owasco Lake access	<ul style="list-style-type: none"> <li>• Regulate to protect water quality</li> <li>• Somewhat concerned about fishing access, town boat launch</li> </ul>
i. Other	

#### Additional Comments:

- I believe a vegetative buffer strip of about 10' – 20' should be required alongside all streams, road culverts and runoff areas. During periods of heavy rain and snow melt I observe runoff from fields, animal specifically beef and dairy pastures directly into streams and culverts, contributing to organic pollution of water in lakes
- I believe there use to be a "town" area on Owasco Lake at FL 26. Last August we visited the site and it looked as if "squatters" had taken over – no public access to the lake visible to us? We would not even mind taking that area on as a community project – new picnic tables, etc.
- I live in dairy country (was born and raised here). The well being of my neighbors is very important to me so I never make trouble with them about the smells. But I hope something can be done that allows them to stay in business without ruining the environment.
- The traffic and speeding would be less of a concern if we were allowed to have our mailbox on the same side of the road as our house.
- More places to access the lake for public use. Private property access could make it so only owners of lake property have access, in effect, a private lake.

- Concerned about large farming equipment on our roads causing damage/accelerated need for repair.
- There seems to be very little concern over environmental protection, save for mandated regulatory compliance but even then, too many get away with too much because of lack of oversight by regulatory agencies.
- The recycling is a good idea at the transfer station but some efforts need to be made to have people do a better job so that materials can actually be re-used. People throw plastic bags and other things in with dirty cans and plastic. There is NO oversight. The same is true for cardboard. If newspapers are re-used for animal bedding as I have been told, that may suffice.
- Codes need to be more clearly and vigorously distributed to residents and enforced.
- A lot of out-of-town, even out of county using Skillett Road.
- This rural area is close enough to Ithaca, Auburn and even Syracuse to warrant low growth in commercial and residential areas. We have access to most of our needs and I believe it is important to focus on low development and protecting the resources we have against the growth I could have by living in a city.
- If Skaneateles moves NYC/NJ trash hauling Routes, 38/34 will be the RT most preferred – mainly 38. If that is the case, Skaneateles’ problem becomes Scipio’s problem.
- Scipio should support the 4-town effort to share some expenses of Southern Cayuga Instant Aid. We have residents only one mile away.

## LOOKING AHEAD

1. Agricultural Land Use – Should Scipio encourage the following:	Additional Comments
a. Adoption of new policies to minimize neighbor conflicts	<ul style="list-style-type: none"> <li>• Depends on specifics</li> <li>• Depends on the new policy</li> <li>• Question too vague</li> </ul>
b. Farmland protection through long term land agreements (easements)	<ul style="list-style-type: none"> <li>• Question too vague</li> </ul>
c. Limiting the conversion of farmland for non-agricultural uses	
d. Maintenance of the town’s rural character	<ul style="list-style-type: none"> <li>• Not defined “rural” character</li> </ul>
e. Niche-farming and agri-tourism	
f. Offering tax incentives to keep land in production	<ul style="list-style-type: none"> <li>• Tax farmers more</li> <li>• About keeping homes looking good</li> </ul>
g. If you farm in Scipio, would you be interested in selling your development rights to permanently protect your land from development?	
h. If you farm in Scipio, what do you plan to do with your farm upon retirement? <i>Please check all that apply</i> <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Pass it on to children or other family members  <input type="checkbox"/> Sell it to a developer  <input type="checkbox"/> Other _____             </div> <div> <input type="checkbox"/> Sell it to another farmer  <input type="checkbox"/> I don’t know yet             </div> </div>	

**Additional Comments:**

- Keeping land in production does not necessarily need to be the goal. Land not in production is beneficial for wildlife, protection of the watershed, minimizes runoff, hunting opportunities, natural open space and so on.
- I have no opinion on land use because I don't own a farm. I have a business in Scipio and I like the farms just as they are. I live out here because of the view of farmlands and not house on top of house.
- My main concern is the liquid manure problem. The concern is air quality, getting in water supply, decreasing my property value. If only something could be enforced to help with alternatives with this problem.
- Your job, yes, start doing and go after these sh-- farmer – Allens.
- I have seen the local streams turn from clean to scum in my lifetime. This industrial pollution must be stopped and new practices developed. The soil, water and air are no longer healthy. There are new technologies to assist this demand.
- Had many problems in past with neighbors burning trash and interfering with our air quality. Also neighbors dogs running loose and barking constantly.
- More and more land (trees) is being dug up for the love of corn and it is upsetting to see this happening. Scipio used to be beautiful with woods and trees. No more!
- If farmland protection/trust agreements are struck, the Town needs to be very clear about any future change if it changes hands and willing to take legal action. Also, take action if current owner circumvents allowed usage (i.e. wind turbines).
- Organic farming would be hard pressed to take hold here because of over-spray and contamination problems from adjoining farmers.
- Agri-tourism would increase traffic, congestion and speeding.
- I have already begun to investigate putting my farmland into protection against development in perpetuity.
- Farmers with liquid ponds should have liners and be checked regularly for leakage (going into water tables and destroying quality of water).
- We need to control loss of natural protection (hedgerows, forested areas, wetlands, non-tilled lands). There is too much development of large fields and drainage of wet areas.
- We should have open conversations about everything that will change our quality of life. Migratory routes for birds that may be endangered. We need to know as a community what may go up in our back yards – send flyers out to inform us of major changes to the area.
- Already have agricultural exemptions for taxes.
- Several of these questions need to be more specific.
- The biggest problem with the lake water quality is run-off from agriculture. No one will identify it as such and that is the biggest problem.

<b>2. Environmental Preservation</b> - Should Scipio encourage the following:	<b>Additional Comments</b>
a. Enhanced stewardship of the Owasco/Cayuga watersheds	
b. Preservation of scenic views and natural areas	
c. Protection of environmental quality through local laws	
d. Protection of natural resources	
e. Tax incentives for the creation of natural areas	<ul style="list-style-type: none"> <li>• Don't fund those who ruined to put back</li> </ul>
f. Tax incentives for the preservation of undeveloped, natural areas	



g. Tax incentives for the preservation of undeveloped, open space	
h. Should commercial mining be allowed in Scipio?	<ul style="list-style-type: none"> <li>• Depends on the environmental impact of the mining</li> </ul>
i. Should Scipio remain rural?	<ul style="list-style-type: none"> <li>• Absolutely with a few technological upgrades</li> <li>• Yes, but need some growth to increase tax base.</li> <li>• What does this mean</li> </ul>

### Additional Comments:

- Are there not tax incentives for e, f, g in place already at the state level? If tax incentives are provided to town residents, should greater access to these lands be available to same?
- Of course Scipio should remain rural. Why else would one live in Scipio? If I had wanted to live in an urban area, I would have moved to the city.
- There are times the manure smells so bad we get dry heaves and headaches. We can't hang laundry out to dry. Crop farms are better than corporate dairy. We need to turn this into cutting edge opportunity ...methane utilization.
- Scipio needs to do it's best to preserve it's rural nature while moving forward.
- Depends on the mining – windmills would be good – brings in another source of energy. Would need to know all aspects of the mining.
- I know some of my choices seem to contradict each other, but we can do a lot in this area. Thanks for the survey!
- I don't believe in passing laws to mandate what responsible landowners will do naturally.
- Do we have scenic views/natural areas in any quantity. Can't think of any.
- Commercial mining should be restricted, buffer zones, etc.
- It would be nice to find a way to discourage farmers from removing scrub areas, hedgerows and small patches of woods. These are part of the lakes natural filtration system.
- Stop harassing home owners with needless testing! Expensive! Some of us can't afford it! If they wanted it tested (septic systems) then they should pay for it.
- When a person owns land and pays taxes to own it he should be able to do with it within reason as he wishes without interference.
- Yes for E – G but tax incentives not necessary.

<b>3. Land Use: Industrial and Commercial – Should Scipio encourage the following types of development:</b>	<b>Additional Comments</b>
a. Commercial facilities	
Cell Towers	<ul style="list-style-type: none"> <li>• With proper placement</li> <li>• With proper zoning</li> </ul>
Natural gas drilling operations	<ul style="list-style-type: none"> <li>• With proper placement</li> <li>• With proper zoning</li> <li>• Not as done now</li> </ul>
Wind turbines (commercial)	<ul style="list-style-type: none"> <li>• Wind turbines are ugly, noisy and kill birds</li> <li>• Residential and light commercial</li> <li>• With proper placement</li> <li>• If benefits town and our energy costs</li> </ul>

	<ul style="list-style-type: none"> <li>• With proper zoning</li> <li>• If help is in our bill, not NYC</li> <li>• Unsure – need environmental impact study</li> </ul>
b. Cottage (in home) businesses	
c. Heavy manufacturing	
d. Light manufacturing	<ul style="list-style-type: none"> <li>• If pollution free</li> </ul>
e. Shopping (retail) businesses	<ul style="list-style-type: none"> <li>• Country oriented</li> <li>• We need a store!</li> </ul>
f. Professional services	<ul style="list-style-type: none"> <li>• Not lawyers</li> <li>• Especially need health services</li> <li>• Not sure what you are talking about</li> </ul>
g. Restaurant facilities	
h. Should manufacturing operations be concentrated in specific areas of the town?	<ul style="list-style-type: none"> <li>• Heavy or light?</li> <li>• Depends on type of operation</li> <li>• If permitted, in designated areas near village</li> <li>• How about in Auburn</li> </ul>
i. Should commercial/retail enterprises be concentrated in specific areas of the town?	<ul style="list-style-type: none"> <li>• Depends on type of operation</li> <li>• Depends upon nature of sales</li> <li>• In Auburn</li> </ul>

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**Additional Comments:**

- Water and sewer would be nice, as would natural gas
- Development should be encouraged within limits. The answers to the above questions are “it all depends.” I can imagine good and bad outcomes to all the above.
- Why does Scipio need any development? We have Auburn, Ithaca, Moravia, etc. within easy reach! Why growth? Why not sustainability. Do we really need another pizza place, ice cream stand, etc.
- Manufacturing must be quiet, non-toxic (green) and applied in ways friendly to neighbors and environment.
- Any cottages or other industry needs to have plan in place before traffic, parking, etc. and should make every effort to fit in with surroundings, not vice versa.
- Higher density permitted at existing crossroads that are developed.
- Scipio is rural. For people who want urban or suburban there are thousands of opportunities in the northeast that would allow them industrial and commercial options.
- Each development should be logical from every angle and investigated on how it would affect Scipio and it’s community. A general decision should not be made. Individual proposals should be looked at.
- The development of alternative energy sources should be at the top of the priority list. Go Green!
- Encourage – No. Allow – yes (limited and managed).
- Should be subject to Planning Board and overall goals of community.
- We do need an easier high speed internet service availability. It’s my understanding RT 34 to Poplar Ridge phone lines are the oldest lines in upstate New York. Anytime it rains there are many disruptions from static lines that throw you off the internet, etc.
- Maybe an ATM machine.
- Cell towers, gas drilling, wind turbines on a case by case basis.
- It would be nice to have the town and it’s residents benefit from wind farms rather than individuals.
- Cell Towers, natural gas drilling operations and wind turbines only if community owned. These all depreciate value of adjacent properties. Everyone in community should benefit, not just landowner.
- Any new types of businesses could help lower some of our taxing by school and town.

<b>4. Land Use: Residential</b> - Should Scipio encourage the following:	<b>Additional Comments</b>
a. Affordable housing	<ul style="list-style-type: none"><li>• *2 Already affordable</li><li>• Affordable taxes</li><li>• Define affordable</li><li>• No “Melone Villages”</li></ul>
b. Mobile homes on individual lots	<ul style="list-style-type: none"><li>• Nice ones, not old</li><li>• Allow but not encourage</li><li>• Above 2000</li></ul>
c. Mobile home parks	<ul style="list-style-type: none"><li>• Allow but not encourage</li><li>• If updated and neat</li><li>• Well maintained parks</li></ul>
d. Owned, multi-unit houses (condos, town homes)	<ul style="list-style-type: none"><li>• Not subsidized or low income</li></ul>
e. Rental, multi-unit housing (apartments, town homes)	<ul style="list-style-type: none"><li>• On a small scale</li></ul>



f. Senior citizen housing	<ul style="list-style-type: none"> <li>• We have no water or sewer</li> <li>• We have no services available to support this</li> </ul>
g. Single family housing	
h. Two family housing (duplexes)	<ul style="list-style-type: none"> <li>• Owner occupied?</li> <li>• To a degree</li> </ul>
i. Wind turbines (residential)	<ul style="list-style-type: none"> <li>• To noisy at present</li> </ul>
j. Cluster housing (houses closer together with shared green space)	<ul style="list-style-type: none"> <li>• To a degree</li> </ul>
k. Other	
l. Should residential development be concentrated in specific areas of the town?	<ul style="list-style-type: none"> <li>• Mobile, senior, duplexes?</li> <li>• No developments</li> </ul>

#### **Additional Comments:**

- For all these questions, “it all depends.” It’s hard to make a hard and fast rule for each category.
- The last thing Scipio needs is more rental units and mobile homes.
- Encourage utilization renewable resource technologies.
- Cluster housing may be fine but I don’t know enough about it to form an opinion.
- Questions are somewhat out of context. Where would housing be? Wind turbines – when, why, where, how many, based on what purpose and environmental information? Why in a rural area would we cluster houses?
- Community may benefit from more housing opportunities and availability. If more businesses/jobs are brought into the area or perhaps Auburn/Ithaca, would move into Scipio.
- Need infrastructure to support many of these.
- Some development would be fine but nothing that would take from the beauty of the area.
- Residential wind turbines need to be tested more. If it harms local birds or makes excessive noise it would be a problem.
- Need to keep lake property taxes reasonable so long time residents can continue to stay on/own family property and enjoy access to lake.
- New homes should only be built on land not suitable for crop production.

<b>5. Land Use: Sports, Recreation and Civic - Should Scipio encourage the following:</b>	<b>Additional Comments</b>
a. Community center	<ul style="list-style-type: none"> <li>• Depending on what type of facility</li> <li>• For what purpose?</li> </ul>
b. Farmers’ and artisans market	
c. Hiking and biking paths	<ul style="list-style-type: none"> <li>• Hiking paths are everywhere</li> </ul>
d. Outdoor athletic field(s)	
e. Owasco Lake public access	<ul style="list-style-type: none"> <li>• Should be some</li> <li>• Not different that it already is. We have 1 or 2 now.</li> </ul>
f. Snowmobile trails	<ul style="list-style-type: none"> <li>• Without destroying the land</li> <li>• Too many drunken people</li> <li>• Has to be well planned</li> <li>• System already in place</li> </ul>
g. Town historical society/museum	<ul style="list-style-type: none"> <li>• If not too costly</li> </ul>
h. Town park – picnic area/playground	

i. Other	
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**Additional Comments:**

- \*2 Need trails for ATVs
- Need off road trails for motorcycles and 4 wheelers
- Buy 2 to 3 acres next to Firehouse from Dunn Farm
- I am in complete support. Activities that raise environmental awareness that promotes a healthy and hopeful lifestyle for our youth, etc.
- Need some snowmobile trails so they stop riding through everyone's fields at will.
- A community center with picnic area/playground and hiking/biking area would be wonderful.
- Hiking and biking are in keeping with rural but "constructing" paths, which typically is quite an investment, is not something the Town could afford.
- If there are picnic areas (they are on the lakes certainly), those are sufficient. There are many places already. Again, a very large investment of money when there are already beautiful parks very close by.
- Any place where the community and families and children can come together is a fun, safe way is a good thing. These ideas are great!
- No skateboarding on roads.
- Hiking and Snowmobile trails should be shared.
- Does this encourage residential build-up in the area? Please maintain the rural character of the town.
- A – F good ideas, but Scipio too spread out and not populated enough at this time to allow good use.
- Park not necessary, our yards are parks.
- To reduce farm odors from field spreading, farmers should be required to turn under fields within 24 hours of spreading. This will also help with runoff/watershed issues.

6. Local Laws and Regulations - Should land use regulations be developed or revised by the Town of Scipio to address the following:	Additional Comments
a. Clustering of homes to protect green space	<ul style="list-style-type: none"> <li>• What green space?</li> <li>• As in more residential development?</li> </ul>
b. Degradation of environmentally sensitive areas	
c. Design standards for commercial development	<ul style="list-style-type: none"> <li>• Some</li> <li>• If we have to have them</li> </ul>
d. Future subdivision of larger parcels	<ul style="list-style-type: none"> <li>• To prevent</li> <li>• Do not hinder farmers' right to sell land</li> <li>• For what purpose?</li> </ul>
e. Land use that significantly lowers surrounding land values	<ul style="list-style-type: none"> <li>• Loaded question</li> </ul>
f. Land use that adversely impacts the environment	<ul style="list-style-type: none"> <li>• This is not clear – what are they now?</li> </ul>
g. Minimum lot sizes	
h. Mobile home placement and site requirements	<ul style="list-style-type: none"> <li>• Singles only</li> </ul>
i. Property Maintenance	

Upkeep of occupied structures	<ul style="list-style-type: none"> <li>• If they can afford it and in a timely manner (not overnight)</li> </ul>
Upkeep of vacant parcels and dilapidated buildings	
j. Rental housing inspections and landlord registration	<ul style="list-style-type: none"> <li>• This is market place regulated</li> </ul>
k. Routine septic system inspections to protect water quality	<ul style="list-style-type: none"> <li>• *2 Already being done, County law</li> <li>• Already covered by Cayuga County</li> <li>• You or County pay for it</li> </ul>
l. Siting for commercial wind power facilities	<ul style="list-style-type: none"> <li>• To prevent wind farms</li> <li>• Case by case basis</li> <li>• Needs further study</li> </ul>
m. Other	

### Additional Comments:

- I believe there should be land use regulations in place to address the issues. I don't know the present regulations well enough to answer some of these questions.
- I happen to be in Owasco watershed. Every 5 years I have to have my septic system checked, yet liquid manure a mile down the road is spread on fields. That is not getting into Owasco Lake.
- Start fining farmers for their sh— runoff. Go by any of Allens fields and watch the sh—run towards cricks. You people are not doing your jobs, wake up.
- Why bother with septic system inspections when tons and tons of liquid manure are spread each year on top of the land only to run off into lakes and streams?
- Limit size of CAFO operations. Impose better manure management and spraying practices. The air is cleaner in Syracuse.
- This wind power question keeps coming up. This is a waste of money and also an atrocious eyesore if they were constructed. An extreme cost to build with no/negative returns. Bad idea!
- Septic inspections need to be sensible. If only 1 bath and few water usage items (no dishwasher, etc.), inspection would be required less often than other properties with many users and many water usage items.
- No commercial areas should be developed. Therefore, regulations should prevent their development. What lot sizes are presently designated? It is difficult to comment without context. Town regulations for upkeep would suggest if owner can't afford it, town will assume responsibility!
- Go with wind energy!
- Doesn't Cayuga County inspect septic? Perhaps it should be more frequent – I'm not sure.
- Why should septic systems be tested when farmers spread thousands of gallons of liquid manure on fields in a single day?
- Siting for any residential, commercial, agricultural or manufacturing facility that impacts visual, auditory or olfactory senses.
- Use land owned by town for wind power.
- Property (homes) that are more than \_\_\_\_ miles from lakes should not have to have their systems checked constantly – too expensive.
- You should never allow a property like that on RT 38 that the Methodists ended up buying after years of a growing junkyard. Center Road need same policy.
- Regulations that affect land use that may significantly lower other land values may be counter productive to the other options above. Therefore, it should be considered last for regulation, if at all.



- When a person owns land and pays taxes to own it he should be able to do with it within reason as he wishes without interference.

<b>7. Town Informational Activities – Should Scipio undertake:</b>	<b>Additional Comments</b>
a. Conduct an inventory of historical sites	<ul style="list-style-type: none"> <li>• Who would do so</li> </ul>
b. Improve communications with neighboring towns/villages	
c. Improve the town's website (www.co.cayuga.ny.us/scipio/)	<ul style="list-style-type: none"> <li>• *2 Didn't know we had one</li> <li>• Good site now</li> </ul>
d. Increase the frequency of the newsletter	<ul style="list-style-type: none"> <li>• Too expensive, use email</li> <li>• If necessary?</li> <li>• 4x per year</li> <li>• Every 6 months is good</li> </ul>
e. Place community events in local papers	<ul style="list-style-type: none"> <li>• If free</li> </ul>
f. Publish a periodic community events calendar	<ul style="list-style-type: none"> <li>• On-line and in newsletter</li> </ul>
g. How do you receive information about the Town of Scipio? <i>Circle all that apply</i>	
1. Local newspaper (specify paper (s) _____)	
2. Town newsletter	
3. Town website (www.co.cayuga.ny.us/scipio/)	
4. Other (specify _____)	

**Additional Comments:**

- Some towns require permits to be reviewed by their Historian in order to avoid inadvertent damage or change to historical areas. The Historian provides information so the best decision can be made by the Town Board
- Do educational community gatherings (dish to pass) to discuss issues regarding pet (dog/cat) issues, burning trash issues, farm odor issues, etc.

## About You

Please take a moment to tell us a little bit about you.

- |  |   |   |   |
|--|---|---|---|
| 1. Your age group:   | 18-35   | 36-55   | over 55                                   |
| 2. Length of residency/land ownership in Scipio:                     | 0-10 years  | 10-20 years   | 20+ years                                 |
| 3. Your association with Scipio:<br>(Circle all that apply)          | Own Land<br>Rent Land   | Own Home<br>Rent Home                               | Own Business<br>Rent Business             |
| 4. Please specify your residency status in Scipio:                   | Full Time   | Part Time   |   |
| 5. Where in Scipio do you live:<br>(Circle all that apply)           | In a Hamlet (specify _____)<br>On a farm<br>On Owasco Lake<br>On a private road (specify _____)<br>On a public road (specify _____) |   |   |
| 6. Why do you live in the Town of Scipio:<br>(Circle all that apply) | Cost of Living<br>Family<br>Location<br>Schools   | Employment<br>Hometown<br>Recreation<br>Other _____ | Environment<br>Housing<br>Rural Character |

**Additional Comments:**

- Why should renters have any say? This survey should be for homeowners and landowners only!
- Where in Scipio do you live – If you live on a small under-populated road you are violating confidentiality by asking for road name.
- Why do you live in the Town of Scipio – Keith Welch
- Where in Scipio do you live – This question allows identification of responder

7. Please rate the **FUTURE** importance of these town characteristics to you:

	Additional Comments
a. A clean and healthy environment	
b. A reasonable cost of living	
c. Accessibility to lakes	
d. Affordable housing	
e. Easy access to larger urban areas	
f. Farming and agricultural business opportunities	<ul style="list-style-type: none"> <li>• Depends on stewardship</li> </ul>
g. Green space and natural areas	
h. Historical richness of the area	
i. Incorporating green technology and renewable energy alternatives	
j. Limited congestion and traffic	
k. Local affiliations and community spirit	
l. Local job opportunities	
m. Local shopping opportunities	<ul style="list-style-type: none"> <li>• It's important but not if you have to pay 3x's like Wilcox's</li> </ul>

n. Modern infrastructure	
o. Outdoor sports and recreational opportunities	
p. Quality community services	
q. Quality school district	
r. Rural character	•

**Additional Comments:**

- Scipio is a rural, farming community since inception. Any plan or mission/vision needs to retain that flavor and enhance it rather than destroy it.
- What do you mean by “rural character”? Everyone defines it differently. Does it mean people riding around shooting out the back of a pickup truck? Deteriorated mobile homes? Or natural beauty and well-maintained (survey ripped so could not read the rest of this)

8. In your opinion, what are the biggest challenges facing the Town of Scipio in the near future  
(Check all that apply):

- |  |   |
|--|---|
| <input type="checkbox"/> Accommodating commercial growth                             | <input type="checkbox"/> Supporting community organizations |
| <input type="checkbox"/> Accommodating residential growth                            | <input type="checkbox"/> Volunteers for emergency services  |
| <input type="checkbox"/> Controlling congestion and traffic                          | <input type="checkbox"/> Other _____                        |
| <input type="checkbox"/> Improving infrastructure (roads, electric, phone, Internet) |   |
| <input type="checkbox"/> Maintaining farming and agriculture                         |   |
| <input type="checkbox"/> Maintaining the rural character                             |   |
| <input type="checkbox"/> Protecting natural resources and water quality              |   |

**Additional Comments:**

- Refrain from dictating what I can and can't do on my land and taxing me more while controlling my ownership
- Desire to create the monster of governing the people with limits, restrictions, etc. Government needs to back off and get out of our way. Wouldn't freedom be something exciting to watch flourish?
- Protecting natural resources and water quality is most important.
- Maintain farming and agriculture with healthy practices.
- Maintain farming and agriculture – small farms, not corporate agribusiness.
- Thank you for the opportunity to comment so thoroughly. This is very important.
- Poor farming practices taking out many hedgerows increases wind and water erosion. Liquid manure spreading and not incorporating into soil ruins air quality and health, water quality and pollutes Owasco Lake. Not Good!
- We don't need too many restrictions as long as this area stays in AG. We don't need big corporations with big plants with toxic waste. Keep it simple!
- Aesthetic considerations that underly many other issues – the waste of town workers time in cutting down roadside wildflowers, the use of damaging road salt that has destroyed our trees, the absence of programs to promote maintenance and restoration of attractive old structures.
- This survey is a good start but you would have more valuable data if you used a likkert scale – that way you could determine what issues/opinions were most important to what section of the population.
- Keep Town Boards, etc. noses out of private land owner's business or refund their taxes if they want to tell us how to live on our land and in our homes.



## APPENDIX E

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### NATIONAL REGISTER LISTINGS FOR:

SHERWOOD EQUAL RIGHTS HISTORIC DISTRICT  
SHERWOOD, CAYUGA COUNTY, NEW YORK

HOWLAND, AUGUSTUS, HOUSE  
SHERWOOD VICINITY, CAYUGA COUNTY, NEW YORK

OTIS, JOB AND DEBORAH, HOUSE  
SHERWOOD VICINITY, CAYUGA COUNTY, NEW YORK

HOWLAND, SLOCUM AND HANNAH, HOUSE  
SHERWOOD, CAYUGA COUNTY, NEW YORK







