

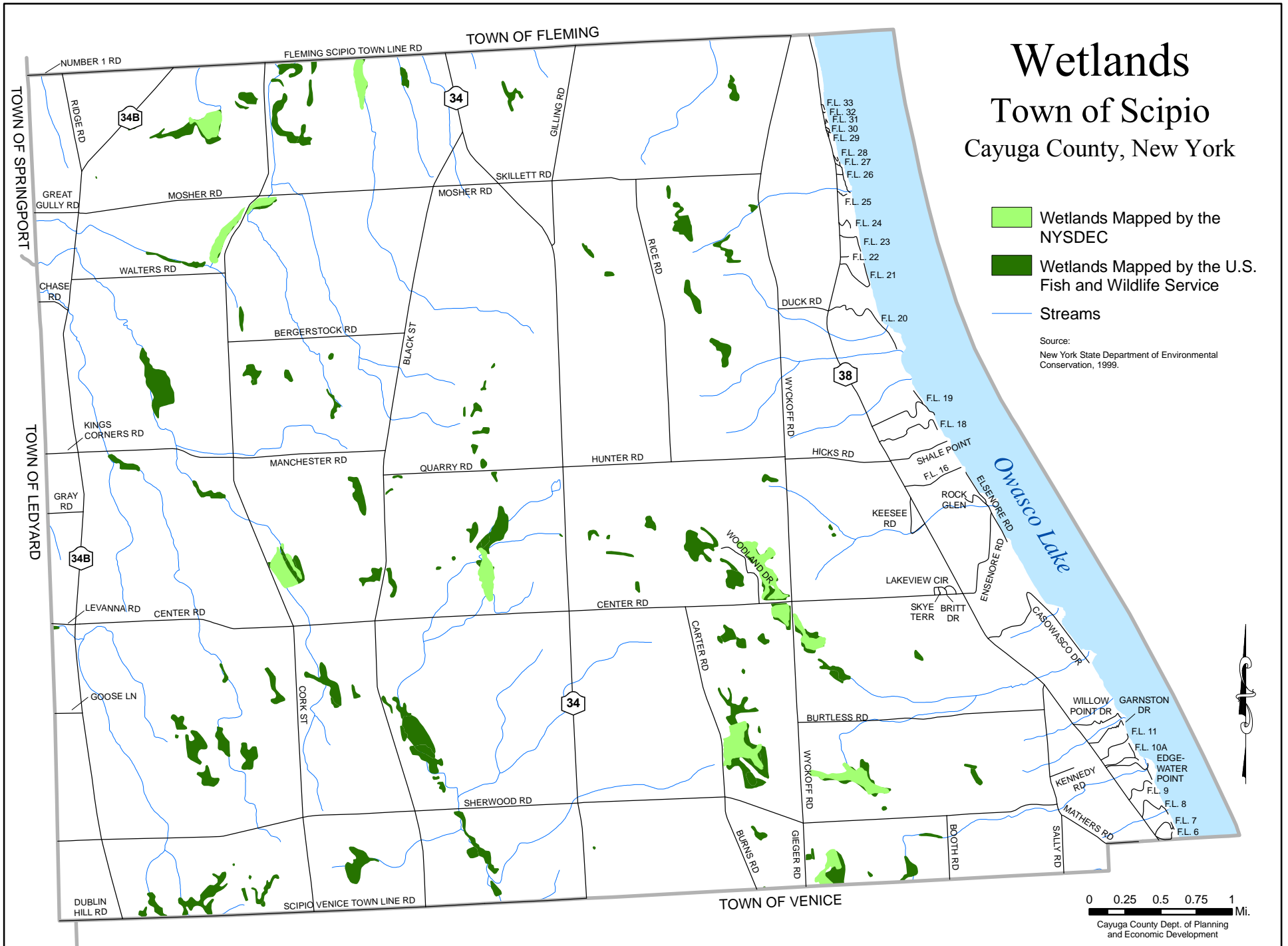
Wetlands

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



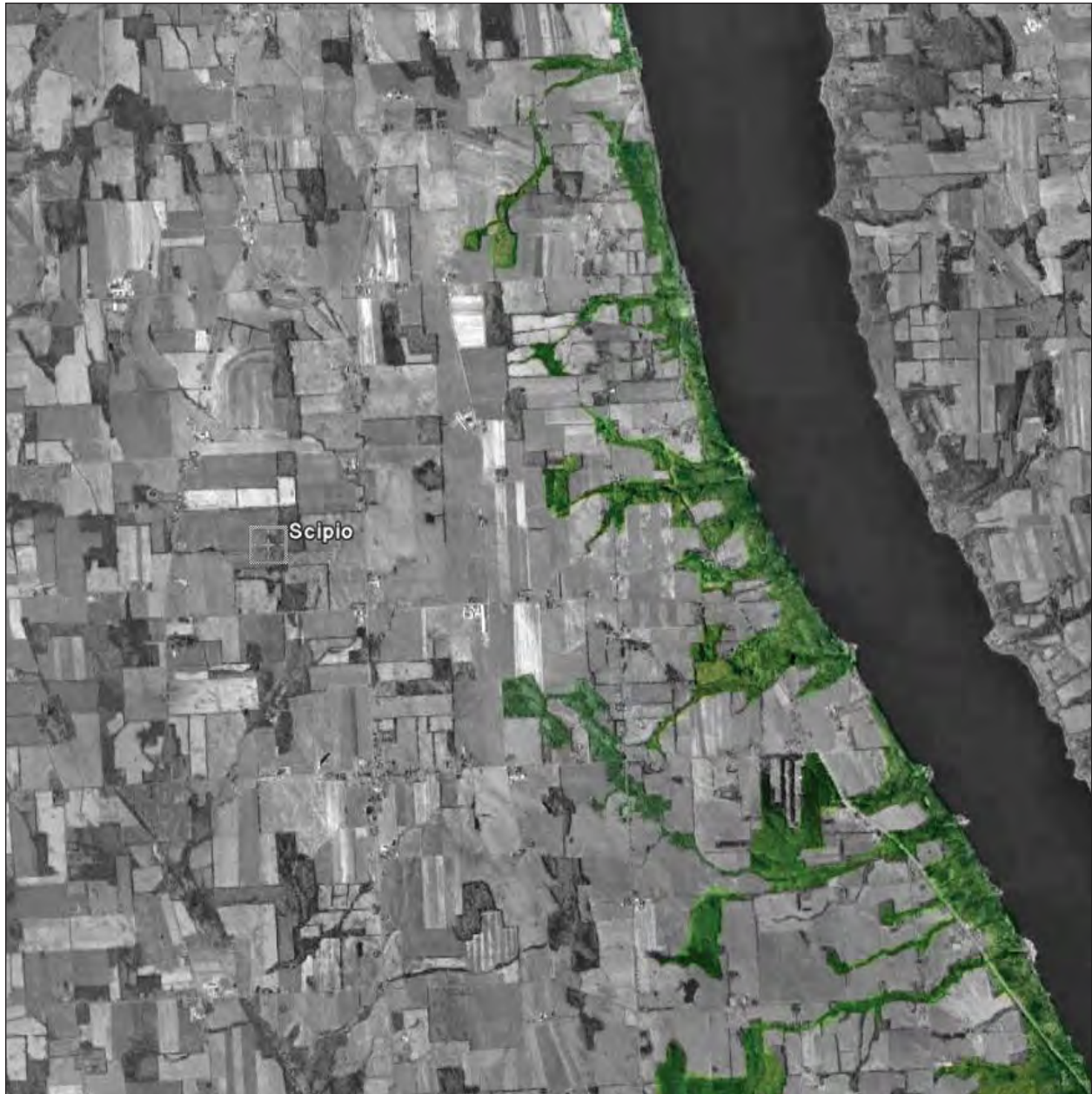
View southeast of the Town of Scipio along the western shore of Owasco Lake, photo courtesy of Bill Hecht.

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, Enos 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)¹⁸ 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 led 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.

¹⁸ Source: *State of Owasco Lake Watershed*, published by the Cayuga County Soil and Water Conservation District, James Hotelling, 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 in filtration 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.

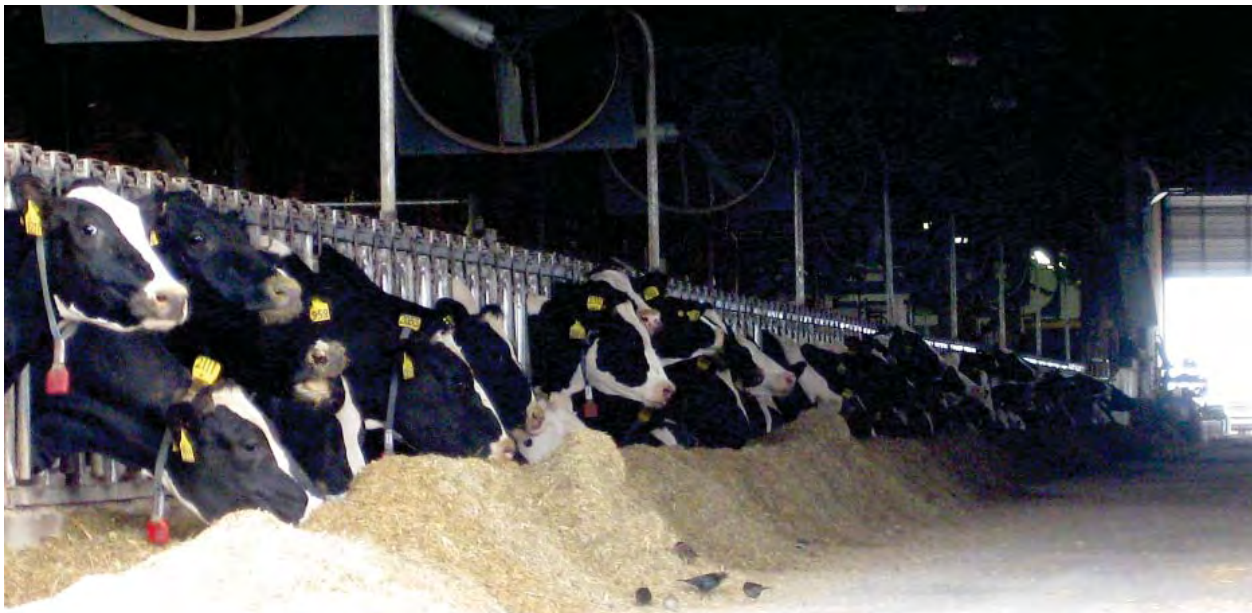


A small farm on Wyckoff Road near Owasco Lake in the northern part of Scipio.



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



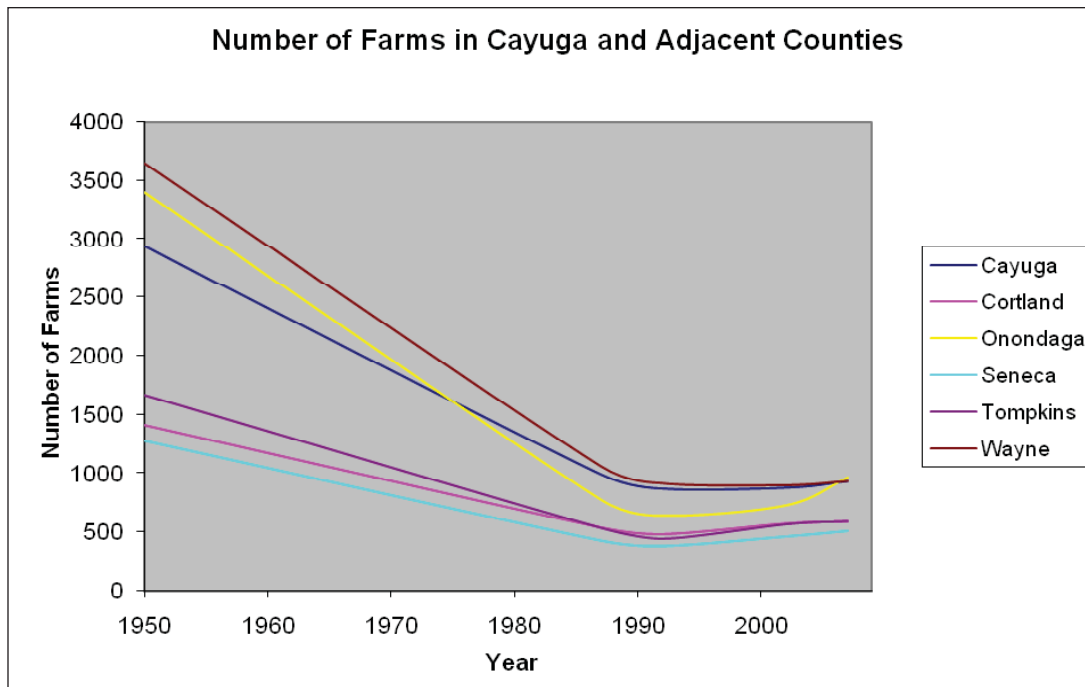
environmental stewardship as well as their economic viability. The vision of the AEM program is to have a strong, progressive and sustainable farming sector in Cayuga County through a voluntary method of assessment, planning, implementation and education addressing natural resource concerns related to 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.



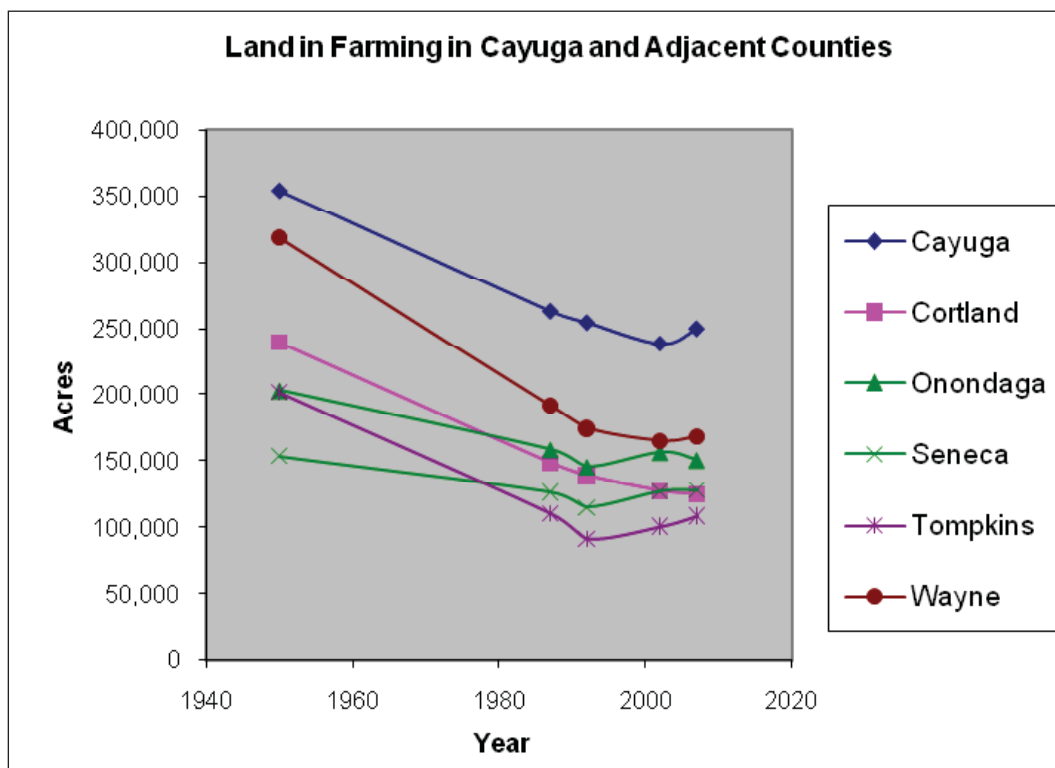
Looking northeast over the breathtakingly beautiful farmland along Sherwood Road in the Town of Scipio, May 2010.

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.

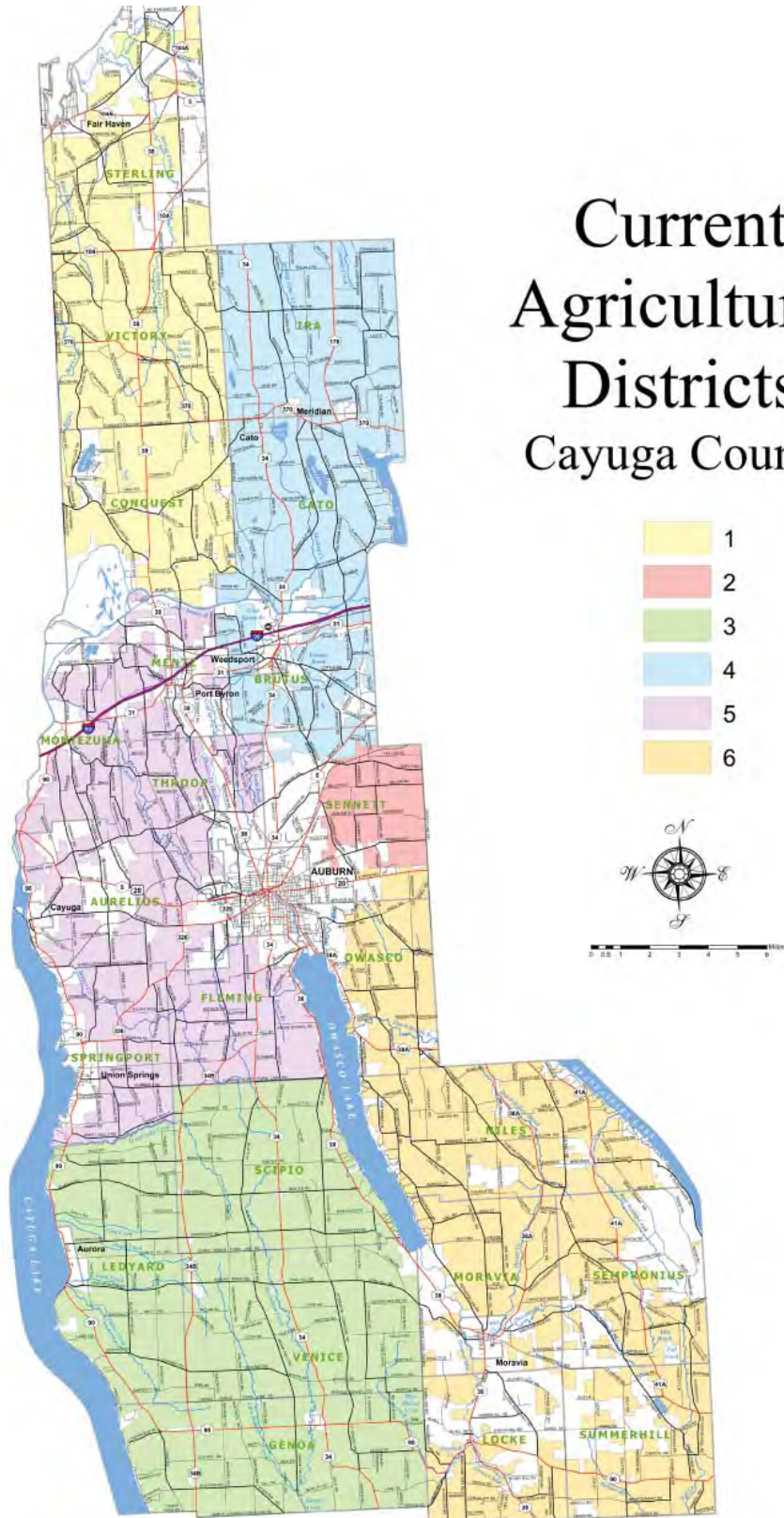
The entire Town of Scipio is located within Cayuga County Agricultural District 3. The purpose of agricultural districting is to encourage the continued use of farmland for agricultural production. Based on a combination of landowner incentives and protections, districting is designed to forestall the 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:

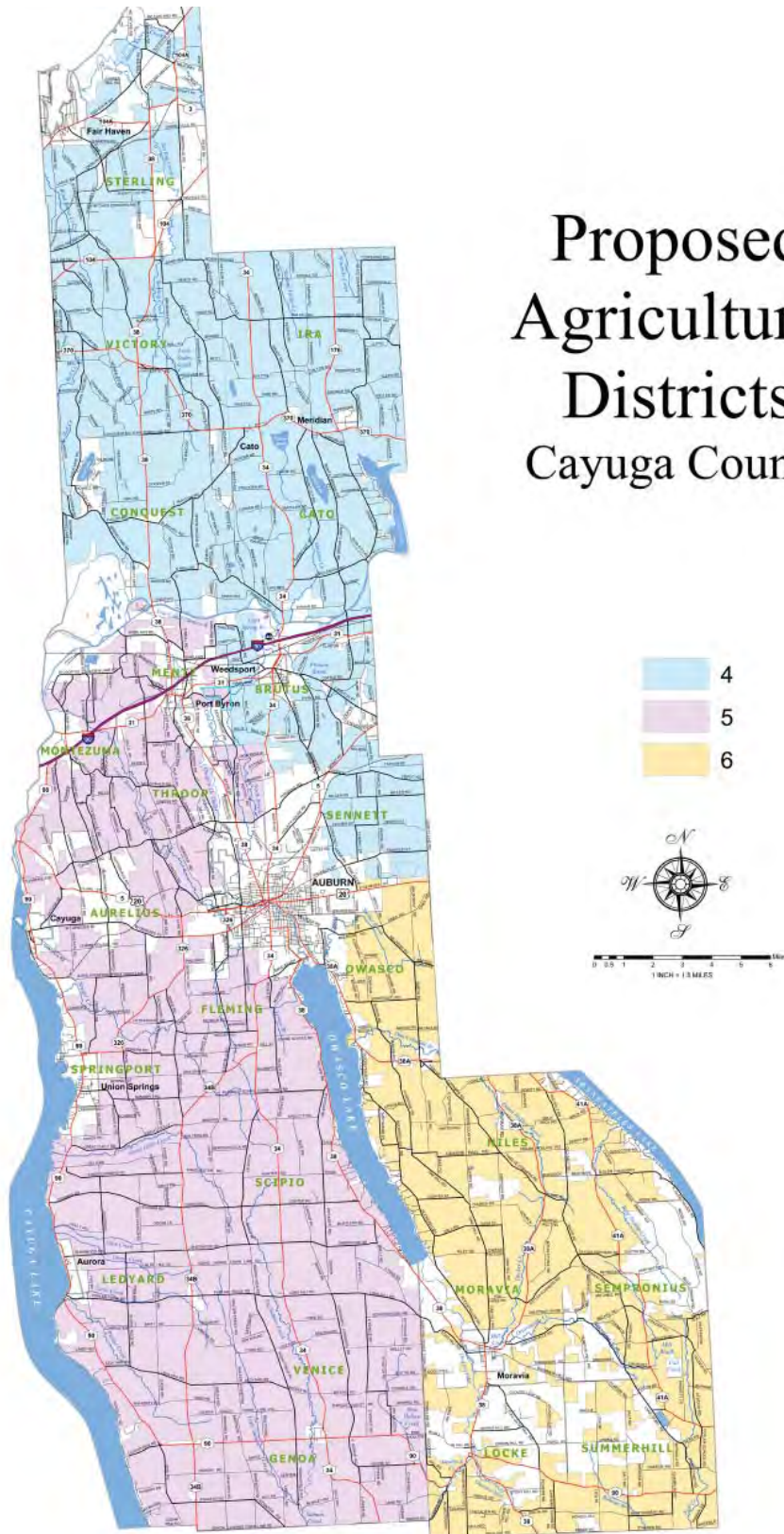
- Limitations on eminent domain, other public projects, or private citizen construction projects
- Protection from unreasonably restrictive “anti-farming” local laws
- Right to Farm Law protection from nuisance lawsuits
- Exemption of the land's non-agricultural value from local real property taxes through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

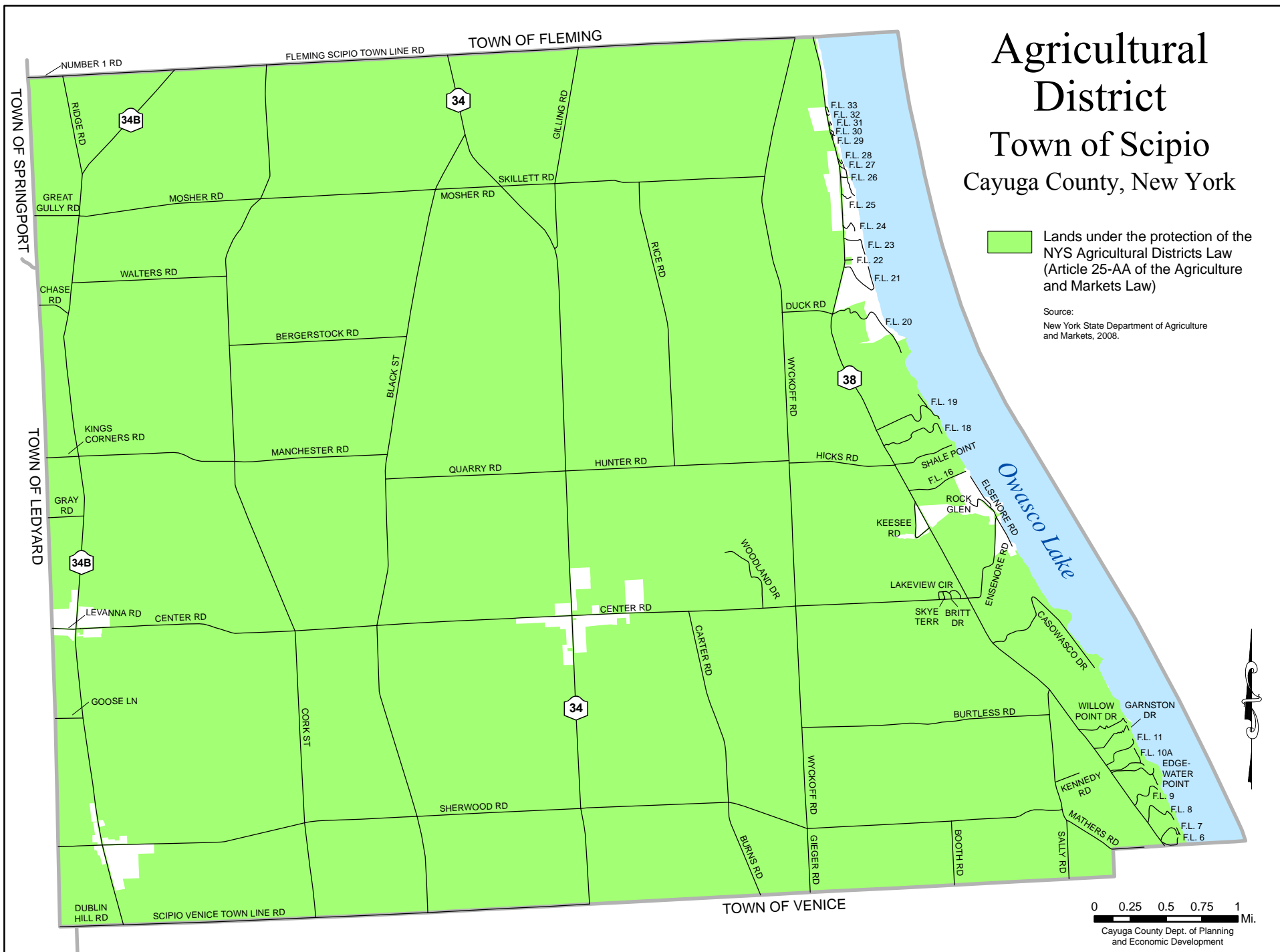
Agricultural District

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

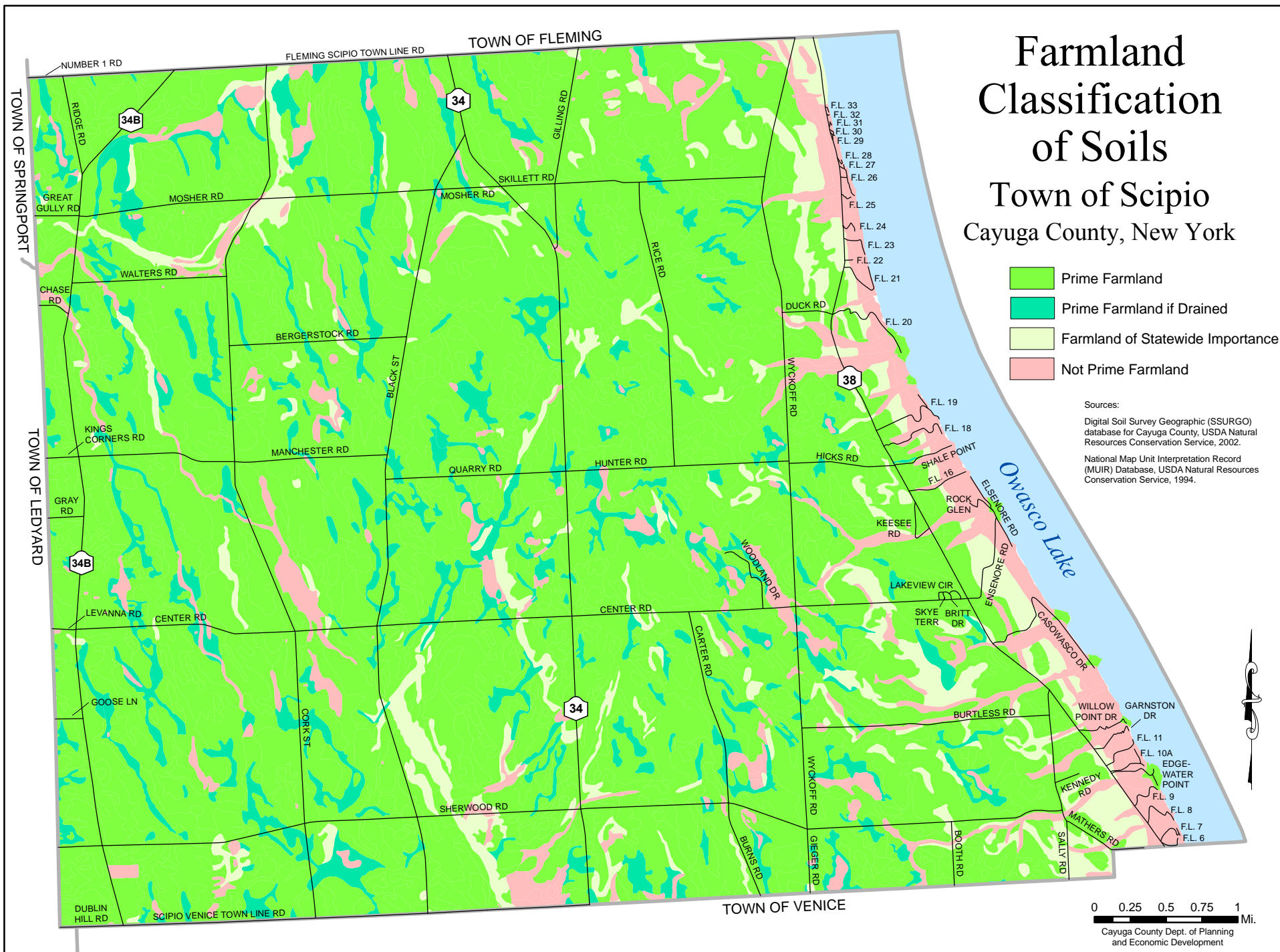
Cayuga County, New York

- 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.



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.

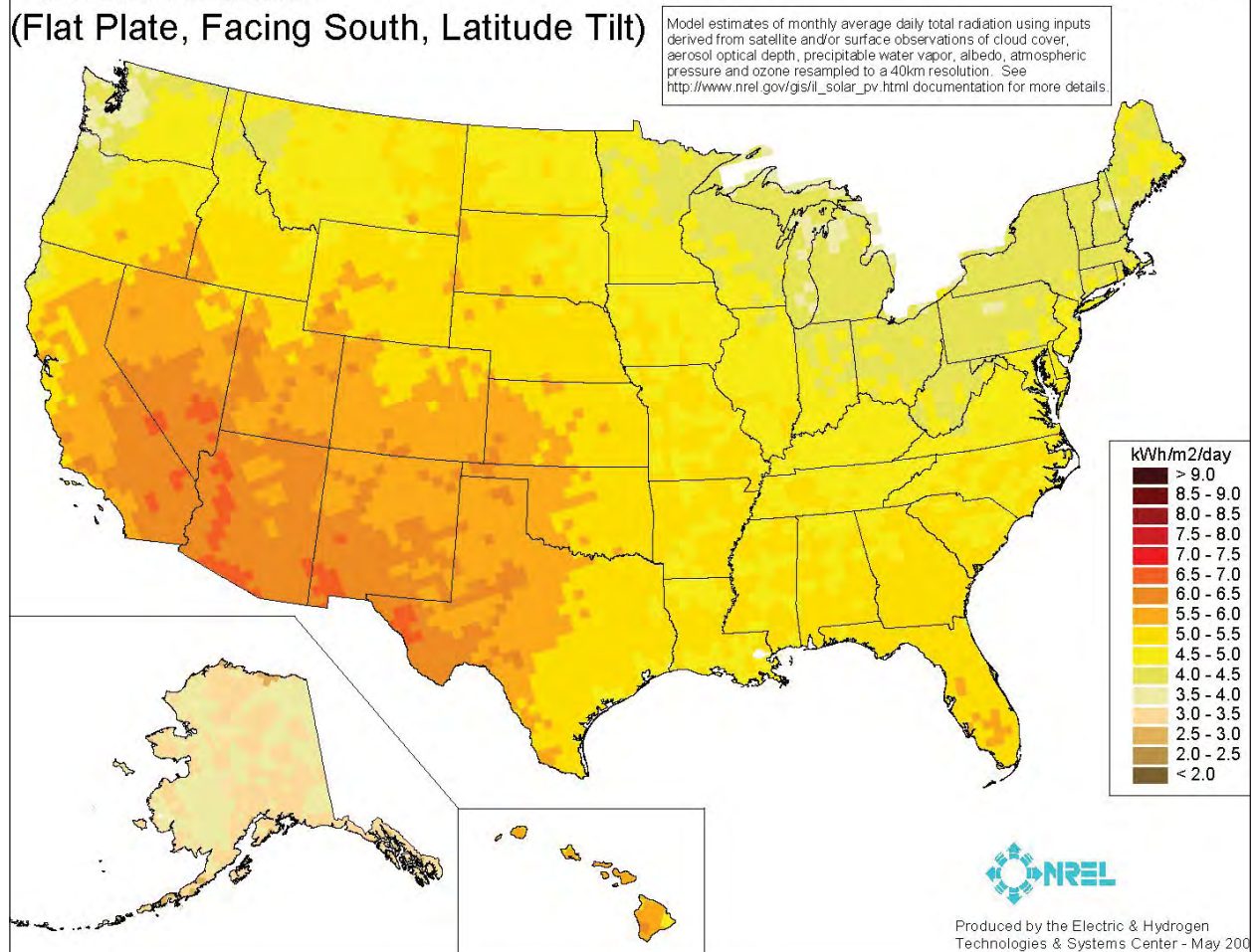


Roof-mounted and ground-mounted solar electric array (Source: National Renewable Energy Lab [NREL])

PV Solar Radiation

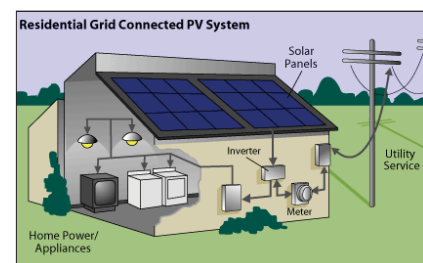
(Flat Plate, Facing South, Latitude Tilt)

Annual

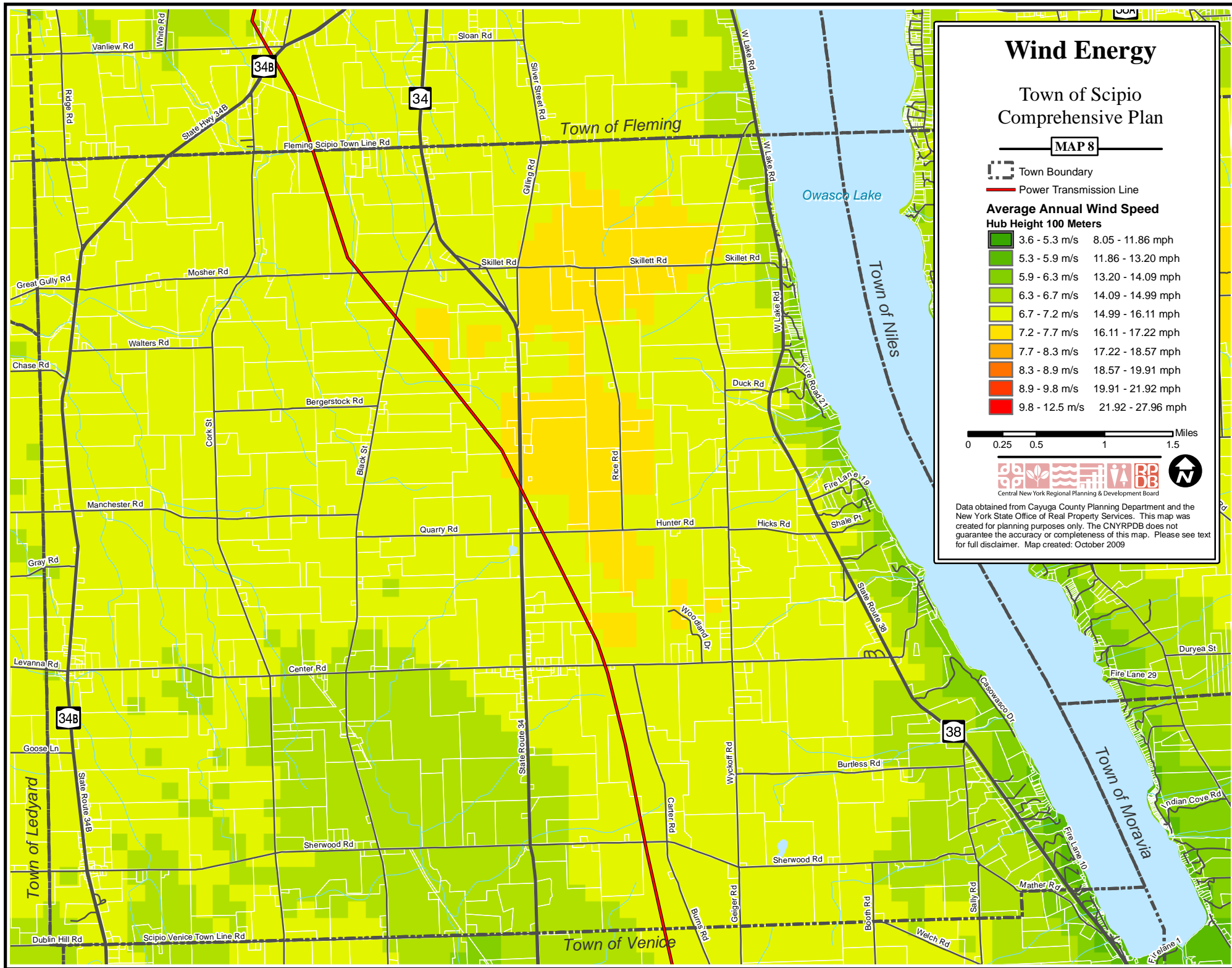


National Solar Radiation Map (Source: National Renewable Energy Lab [NREL])

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.

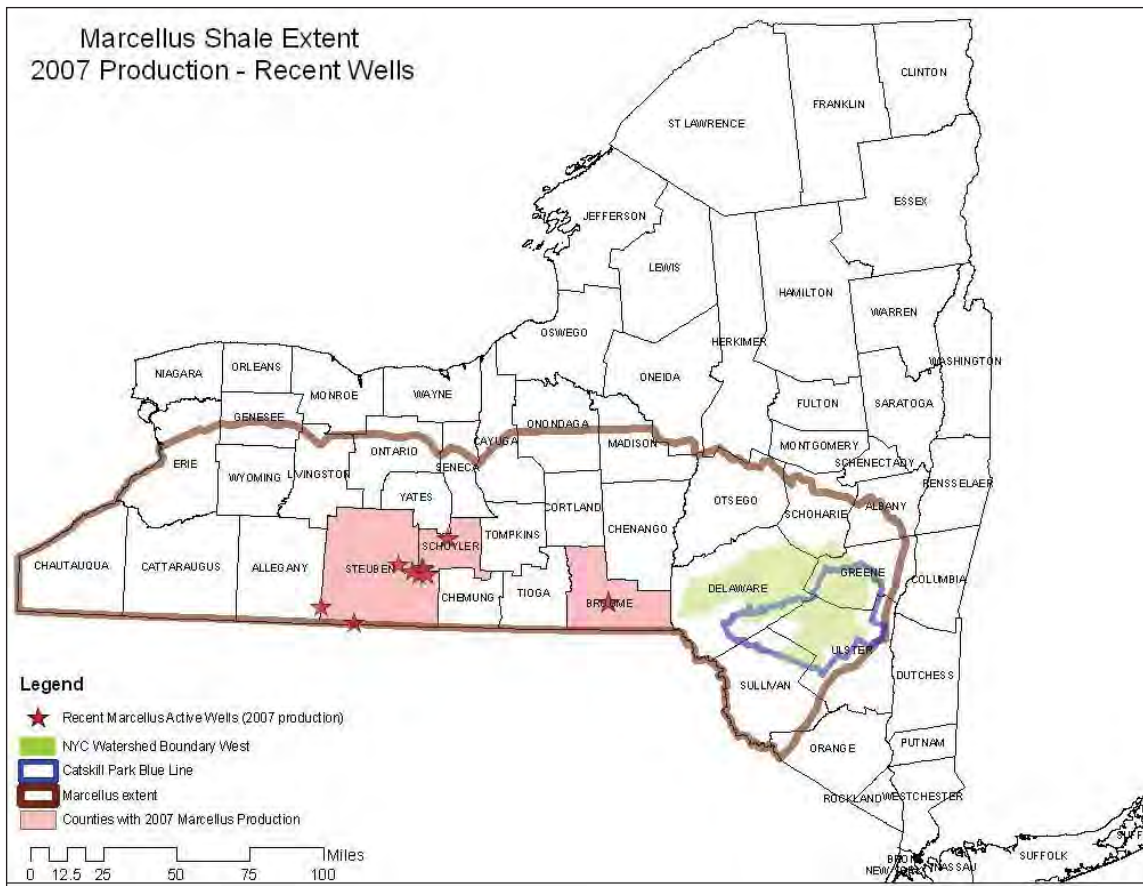
Looking south from Center Rd. at the existing power transmission station and power lines crossing Scipio in an area of high quality wind resources (average annual wind speed of 15 - 17 mph at 100 meters)



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

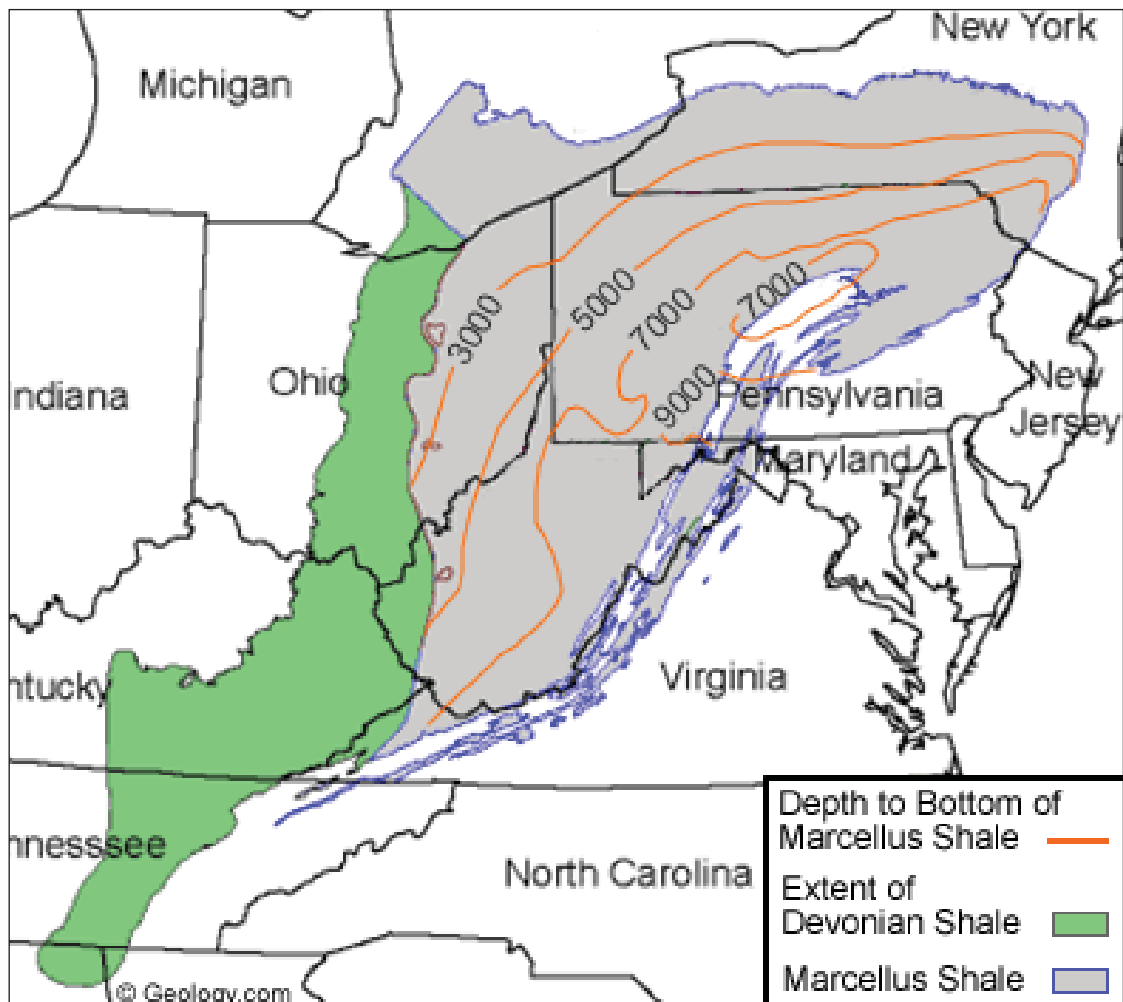
The Marcellus Shale & Natural Gas

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.





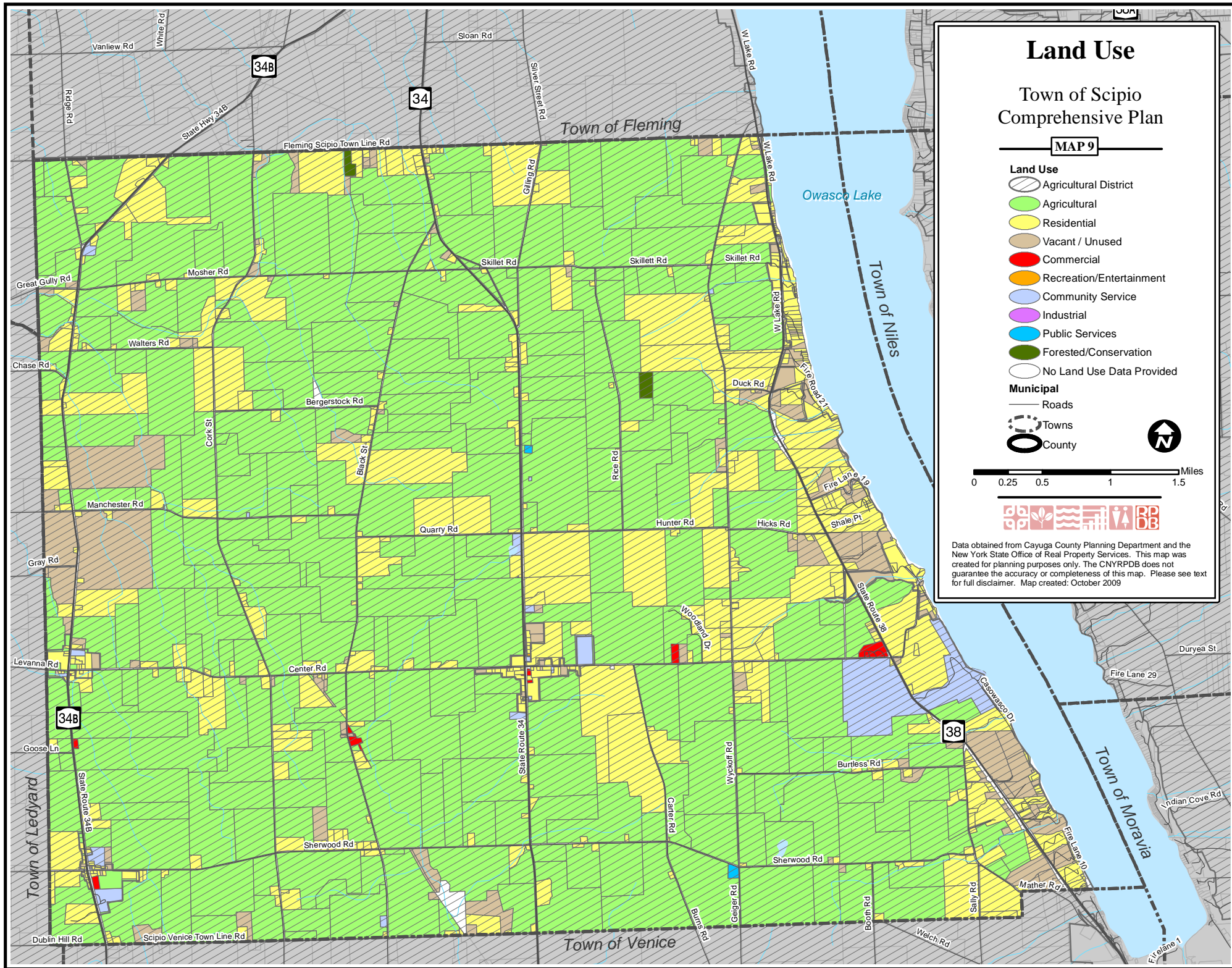
Casowasco, on the shore of Owasco Lake in the Town of Scipio.

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.





Land Use

Town of Scipio Comprehensive Plan

MAP 9

Land Use

- Agricultural District
- Agricultural
- Residential
- Vacant / Unused
- Commercial
- Recreation/Entertainment
- Community Service
- Industrial
- Public Services
- Forested/Conservation
- No Land Use Data Provided

Municipal

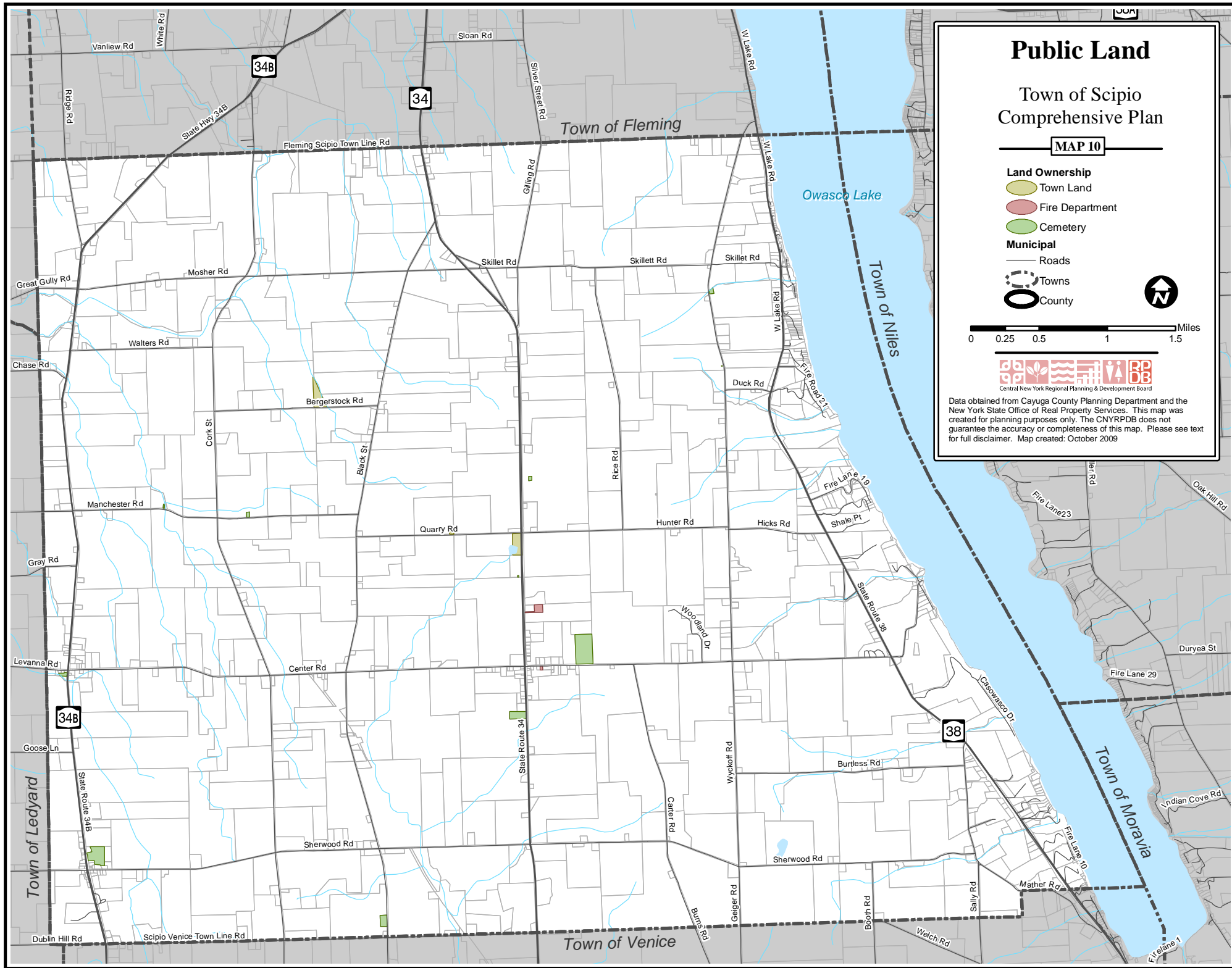
- Roads
- Towns
- County



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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

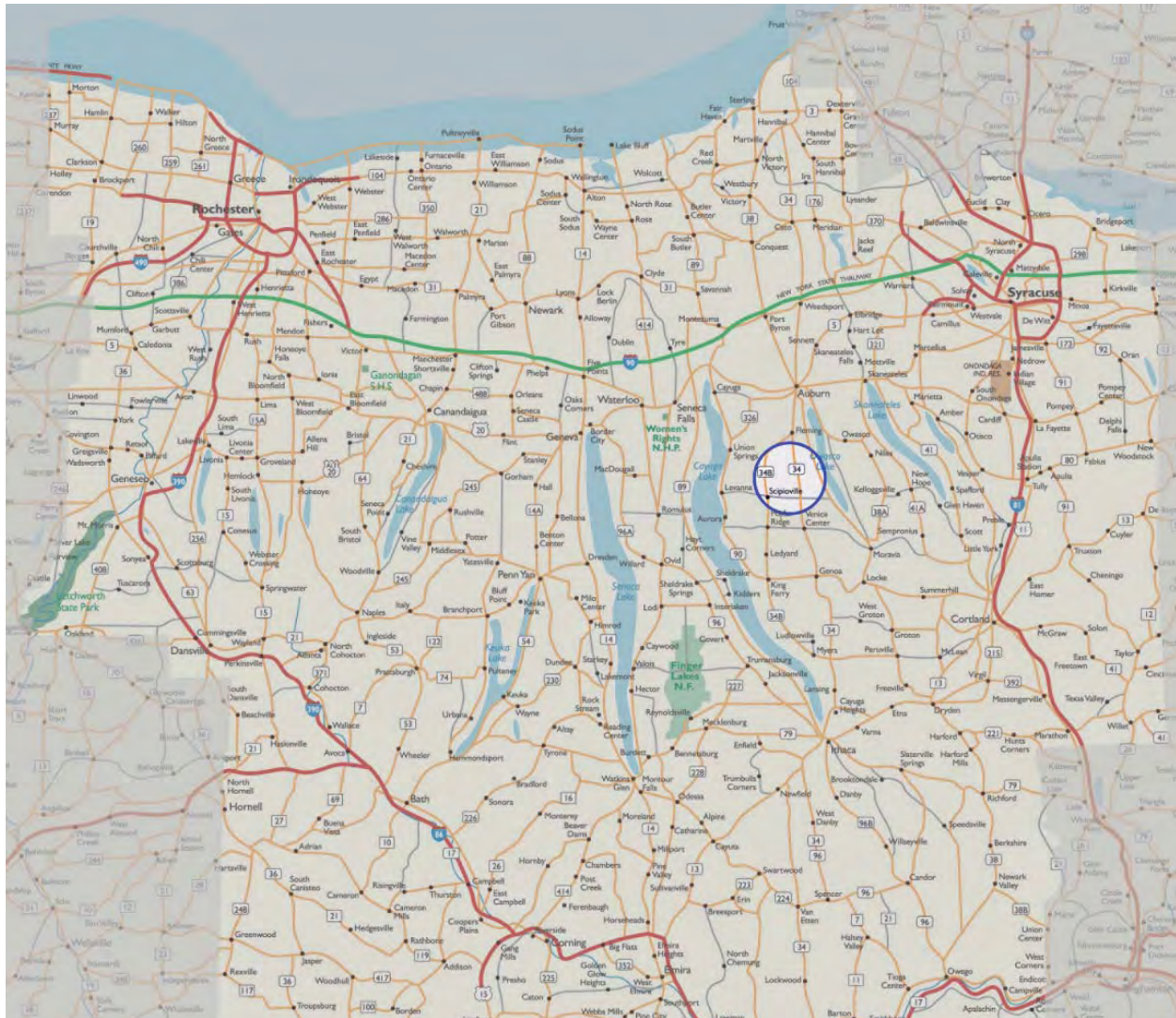
County



0 0.25 0.5 1 1.5 Miles



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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)

CHAPTER 3: REGIONAL INFLUENCES

The Finger Lakes Region

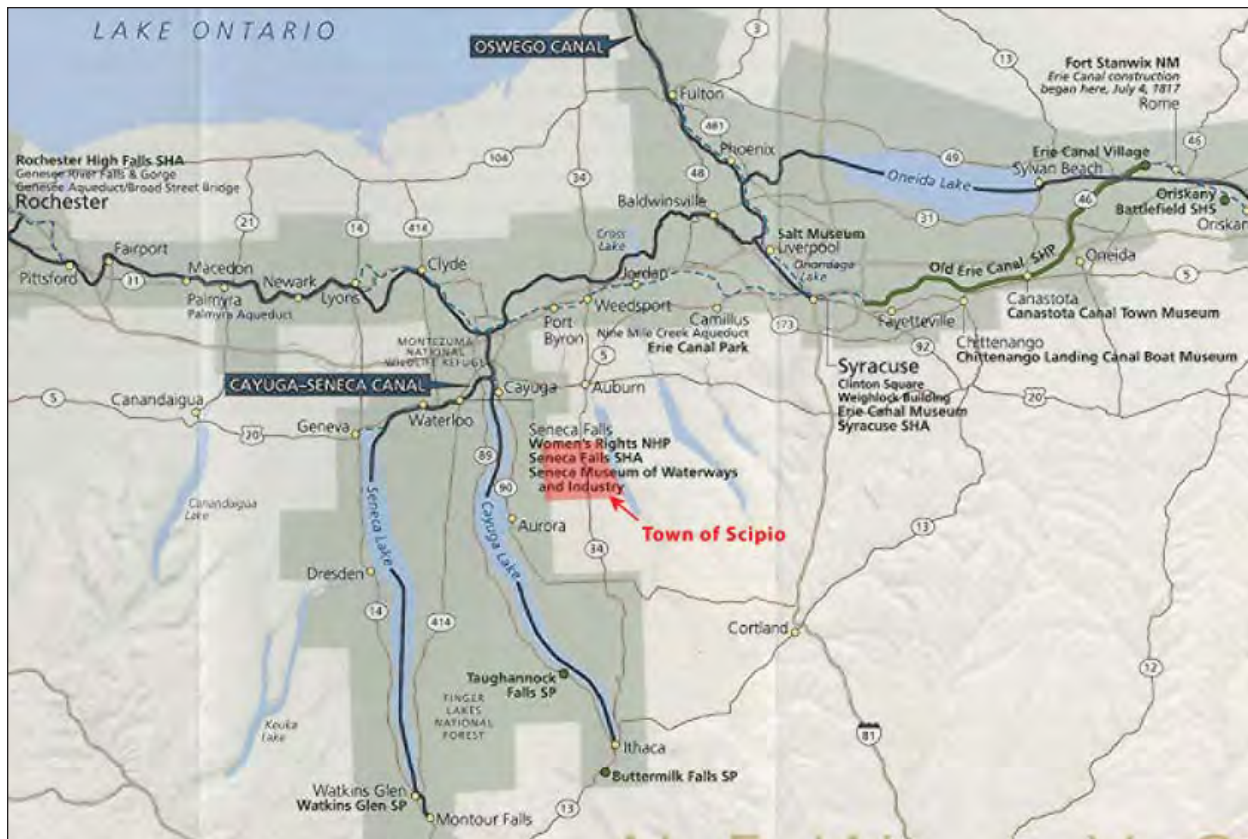
The Town of Scipio is located in the eastern Finger Lakes Region of Central New York State. The Finger Lakes Region, approximately midway between New York City and Niagara Falls, encompasses 14 counties with 11 lakes ranging in size from 11 to 40 miles in length with more than 650 miles of shoreline. 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 offroad 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 its 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 Tenant 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

APPENDIX A

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

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.

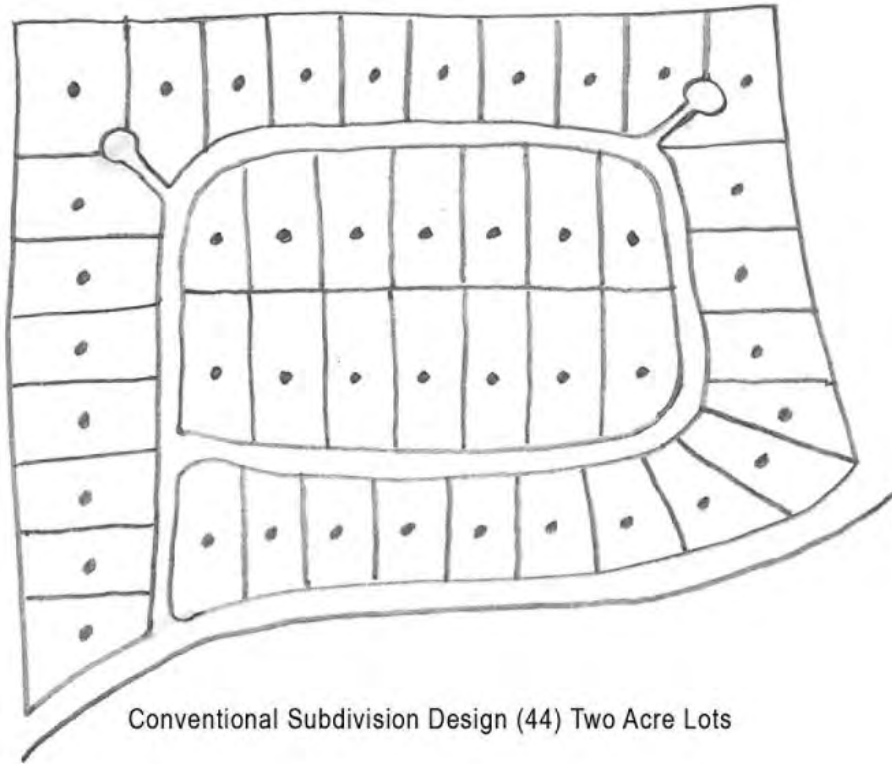
There are effective land use tools for residential and other kinds of development that foster protection of the open space that is a key component of Scipio's rural character. One of the most effective methods used takes place in the process of the subdivision of land. It is called Conservation Subdivision 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

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 capital improvements in the hamlet through the National Park Service National Underground Railroad Network to Freedom Program, and the recently passed H.R. 314 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 NYC 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.¹⁹ 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 setbacks 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 setback, 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

¹⁹ (Sources: The Impact of Tourism in New York State, April 2009, Tourism Economics, 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.²⁰

²⁰ *BEGINNER'S GUIDE TO LAND USE LAW*
Land Use Law Center Pace University School of Law www.law.pace.edu/landuse

APPENDIX D

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
Total Responses	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
Total Responses	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
Total Responses	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
Total	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
Total Responses	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	

<u>Biggest Challenges Facing Scipio:</u>	<u>Count</u>	<u>%</u>	<u>% of Total Responses</u>	<u>Biggest Challenges Facing Scipio cont...</u>		<u>Count</u>	<u>%</u>	<u>% of Total Responses</u>
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	Total Responses 669				

"Scipio At Present" - Summary Information

<u>How Do Your Rate the Following:</u>	<u>Good</u>	<u>%</u>	<u>Acceptable</u>	<u>%</u>	<u>Poor</u>	<u>%</u>	<u>Total</u>	<u>% of Total Responses</u>
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

<u>How Do Your Rate the Following:</u>	<u>Good</u>	<u>%</u>	<u>Acceptable</u>	<u>%</u>	<u>Poor</u>	<u>%</u>	<u>Total</u>	<u>% of Total Responses</u>
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

<u>Are You Concerned About:</u>	<u>Very Concerned</u>	<u>%</u>	<u>Some Concern</u>	<u>%</u>	<u>Not Concerned</u>	<u>%</u>	<u>Total</u>	<u>% of Total Responses</u>
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

Should Scipio:	<u>Yes</u>	<u>%</u>	<u>No</u>	<u>%</u>	<u>No Opinion</u>	<u>%</u>	<u>Total</u>	<u>% of Total Responses</u>
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
Total Responses	578		174		171		923	

<u>What Will You do with Farm Upon Retirement?</u>	<u>Count</u>	<u>%</u>
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
Total Responses	68	100

<u>Should Scipio Encourage:</u>	<u>Yes</u>	<u>%</u>	<u>No</u>	<u>%</u>	<u>No Opinion</u>	<u>%</u>	<u>Total</u>	<u>% of Total Responses</u>
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
Total Responses	811		147		82		1040	

<u>Should Scipio Encourage:</u>	<u>Yes</u>	<u>%</u>	<u>No</u>	<u>%</u>	<u>No Opinion</u>	<u>%</u>	<u>Total</u>	<u>% of Total Responses</u>
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
Total Responses	661		349		133		1143	

<u>Should Scipio Encourage:</u>	<u>Yes</u>	<u>%</u>	<u>No</u>	<u>%</u>	<u>No Opinion</u>	<u>%</u>	<u>Total</u>	<u>% of Total Responses</u>
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
Total Responses	753		579		145		1477	

<u>Should Scipio Encourage:</u>	<u>Yes</u>	<u>%</u>	<u>No</u>	<u>%</u>	<u>No Opinion</u>	<u>%</u>	<u>Total</u>	<u>% of Total Responses</u>
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
Total Responses	626		318		233		1177	

<u>Should Scipio Have Land Use Regulations for:</u>	<u>Yes</u>	<u>%</u>	<u>No</u>	<u>%</u>	<u>No Opinion</u>	<u>%</u>	<u>Total</u>	<u>% of Total Responses</u>				
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	<u>Increase</u>	<u>%</u>	<u>Decrease</u>	<u>%</u>
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	<u>Same</u>	<u>%</u>	<u>Total</u>	
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				
Total Responses	1335		342		12		1689					

<u>Should Scipio Undertake:</u>	<u>Yes</u>	<u>%</u>	<u>No</u>	<u>%</u>	<u>No Opinion</u>	<u>%</u>	<u>Total</u>	<u>% of Total Responses</u>				
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				
Total Responses	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
Total Responses	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"> • Neighbors burn trash • Good except when manure is spread on fields • I have neighbor who burns illegally, anything he can find in his junk business. I have reported him but he hasn't stopped. • Upwind or downwind? • Poor when crop duster goes over neighbor's fields. • Good except for the horrible farm odors
b. Ambulance service	<ul style="list-style-type: none"> • We should pay our fair share for service
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"> • Taxes too high • Depends on income
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"> • No high speed available • Verizon FIOS but realize not available
g. Lake water quality	<ul style="list-style-type: none"> • Cayuga Good, Owasco poor • Owasco has deteriorated in quality
h. Phone Service	<ul style="list-style-type: none"> • Choices • Too expensive
Cellular	<ul style="list-style-type: none"> • I can call California but not next door
Landline	<ul style="list-style-type: none"> • Phone goes out when it rains • Rotary exchange through Moravia • New lines high speed internet service
i. Police response and assistance	
j. Proximity to employment opportunities	<ul style="list-style-type: none"> • With living wage not Scipio's fault

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

	<ul style="list-style-type: none"> • Not drinkable
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"> • Especially concerned about manure trucks
c. Speeding	
d. Lake water quality	<ul style="list-style-type: none"> • Owasco - pesticides
e. Loss of farmland	<ul style="list-style-type: none"> • Depends on farm practices • That's all we have (\$4,000 per acre)?
f. Loss of natural areas	<ul style="list-style-type: none"> • No hedge rows
g. Loss of open space	<ul style="list-style-type: none"> • Depends on what it is lost to • The farmers keep making more
h. Owasco Lake access	<ul style="list-style-type: none"> • Regulate to protect water quality • Somewhat concerned about fishing access, town boat launch
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"> • Depends on specifics • Depends on the new policy • Question too vague
b. Farmland protection through long term land agreements (easements)	<ul style="list-style-type: none"> • Question too vague
c. Limiting the conversion of farmland for non-agricultural uses	
d. Maintenance of the town’s rural character	<ul style="list-style-type: none"> • Not defined “rural” character
e. Niche-farming and agri-tourism	
f. Offering tax incentives to keep land in production	<ul style="list-style-type: none"> • Tax farmers more • About keeping homes looking good
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.

2. Environmental Preservation - Should Scipio encourage the following:	Additional Comments
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"> • Don't fund those who ruined to put back
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"> • Depends on the environmental impact of the mining
i. Should Scipio remain rural?	<ul style="list-style-type: none"> • Absolutely with a few technological upgrades • Yes, but need some growth to increase tax base. • What does this mean

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.

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

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

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.

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

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

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.

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

i. Other	
----------	--

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

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

7. Town Informational Activities – Should Scipio undertake:	Additional Comments
a. Conduct an inventory of historical sites	<ul style="list-style-type: none"> • Who would do so
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"> • *2 Didn't know we had one • Good site now
d. Increase the frequency of the newsletter	<ul style="list-style-type: none"> • Too expensive, use email • If necessary? • 4x per year • Every 6 months is good
e. Place community events in local papers	<ul style="list-style-type: none"> • If free
f. Publish a periodic community events calendar	<ul style="list-style-type: none"> • On-line and in newsletter
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:
(Circle all that apply) | Own Land
Rent Land | Own Home
Rent Home | Own Business
Rent Business |
| 4. Please specify your residency status in Scipio: | Full Time | Part Time | |
| 5. Where in Scipio do you live:
(Circle all that apply) | In a Hamlet (specify _____)
On a farm
On Owasco Lake
On a private road (specify _____)
On a public road (specify _____) | | |
| 6. Why do you live in the Town of Scipio:
(Circle all that apply) | Cost of Living
Family
Location
Schools | Employment
Hometown
Recreation
Other _____ | Environment
Housing
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"> • Depends on stewardship
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"> • It's important but not if you have to pay 3x's like Wilcox's

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

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





