Hamlets

GOALS:

A. **Encourage improvements and development within the Hamlets of Fayette, Romulus and Canoga that reinforce the small town, neighborly, and pedestrian-friendly atmosphere.**

B. **Encourage additional business development, of appropriate scale and with appropriate buffers, within the Hamlets of Fayette and Romulus.**

C. **Encourage additional housing development within the Hamlets.**

D. **Improve pedestrian circulation within the Hamlets.**

E. **Extend public water to serve residents of the Hamlet of Fayette.**

F. **Reduce the speed of traffic along Route 96 through the Hamlet of Romulus.**

G. **Minimize conflicts between residences and agricultural operations.**

H. **Improve the appearance of properties within the Hamlets.**

Background Information

Three Hamlets are located within the Towns of Fayette and Varick: the Hamlet of Fayette, Romulus and Canoga. This section includes information about the history, existing land uses and other defining characteristics of the these Hamlets.

Hamlet of Fayette

Existing Land Use

The Hamlet of Fayette is located at the intersection of Route 414, Route 336, Poorman Road, County Road 124 (Fayette-Varick Town Line Road) and Ridge Road. The Hamlet straddles the Towns of Fayette and Varick. The Hamlet consists of approximately 56 residences and a few small businesses. Community service facilities include the Fayette Volunteer Fire Department, Grange, Fayette Historical Society and a church. The Fayette Cemetery is located on County Road 124 in the eastern part of the Hamlet.

Infrastructure

The Hamlet is not currently served by public water or sewer. Residents rely on private wells and on-site sewage disposal systems.

Hamlet of Romulus

Existing Land Use

The Hamlet of Romulus straddles the Towns of Varick and Romulus. The portion in the Town of Varick consists of approximately 61 single family homes and a 12-unit manufactured home park. A small number of businesses are located in the central part of the Hamlet. A Presbyterian Church and a post office are located within the Hamlet. The Town of Varick Highway Garage is located west of the Hamlet along County Road 135.

Farmland adjoins the Hamlet. The bed of a former railroad that connected Romulus with MacDougal is visible to the west of houses along Route 96A. A large wetland is located northeast of the Hamlet. The former Seneca Army Depot is located immediately west of the Hamlet.

Infrastructure

The Hamlet of Romulus is served by public water and sewer service.

Hamlet of Canoga

The Hamlet of Canoga is located along NYS Route 89 in the Town of Fayette.

Existing Land Use

Approximately 40 residences are located in the Hamlet of Canoga. Community services include the Canoga Fire Department, a church and a private recreational facility.

Highlights from the "Vision" Meetings

A series of community meetings were held in the Hamlets of Fayette, Canoga and Romulus during Spring 2005. Residents identified aspects of their communities that make them good places to live, new things that would make them even better, and "bad things to avoid.." In addition, they suggested specific actions that the Towns could take to improve the quality of life in the Hamlets. The following narrative summarizes the assets, challenges and other issues identified during these meetings.

Hamlet of Romulus (4/14/05)

Assets

- *Rural atmosphere*
- *Walking distance to school,*
- *Community of neighbors*
- *Organized community watch group; low crime*
- *Improved appearance over past 8 years*
- *Store*
- *Small Amish and Mennonite farms nearby are revitalizing agriculture and are picturesque*

Challenges

- *Would like more businesses, such as restaurants/ fast food (Subway), Laundromat, gas station*
- *Activities for young people*
- *Some properties have unsightly junk stored outside. Some issues with absentee landlords.*
- *High water and sewer rates*

Other issues

Land use jurisdiction split among two towns. Although uniform regulations

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Issues and Opportunities

Hamlets of Fayette, Romulus and Canoga

Although each of the Hamlets are unique, several issues are common to them all.

Lot sizes and setbacks

Each of the three hamlets in the Towns of Fayette and Varick offer distinctive residential environments, with a pedestrian-friendly, small-town atmosphere. Houses are close enough together to allow neighbors to mingle, and most residential streets are quiet and attractive.

The existing houses in the Hamlets of Fayette, Romulus and Canoga have relatively small front setbacks. These help to create a feeling of community and result in the efficient use of land.

Existing zoning regulations do not specify smaller lot sizes and setbacks in the hamlets than in the rural agricultural areas elsewhere in the Town. A separate "Hamlet" zoning district would need to be created to ensure that future construction is consistent with current development patterns in the hamlets.

Mix of business and residential uses

A mix of business and residential uses is appropriate in each of the Hamlets, provided that the businesses are of a scale that does not impact the quality of the residential environment. Zoning regulations specific to the Hamlets would identify those types of business uses that would be permitted and prohibited, and include provisions to ensure that residential quality of life is protected.

Agriculture is envisioned to continue on land adjacent to each of the hamlets. However, intensive livestock operations should be discouraged in order to avoid problems with odors.

Encourage residential development that is consistent with the existing scale and patterns

Future residential development in and around the hamlets should continue the patterns that have been established to date. The design of new development should follow design standards that are appropriate to hamlets. Sample design guidelines those in the publication are available in the Town offices.

Retain historic buildings and features

Each of these Hamlets are historic settlements. Many historic build-

ings and sites continue to provide a physical link to the past. Future development and re-development should be consistent with the historic character of existing buildings and street layouts. Historic sites and buildings should be retained whenever possible.

Encourage improvements to housing conditions

Some residential properties within the Hamlets may benefit from assistance in financing improvements. Assistance in financing housing improvements may be available from grants through the Governor's Office for Small Cities.

Hamlet of Fayette

Land Use Regulations

The approximate boundaries of the Hamlet, for the purpose of land use regulation, are depicted in the figure below. Land around the hamlet are envisioned to remain agricultural, although intensive livestock operations should be discouraged.

Figure 2: *Hamlet of Fayette —Aerial view*

Land use regulations in the Hamlet should accommodate the existing pattern of development and mix of land uses. Lot sizes of one-half acre with approximately 125 feet of frontage were recommended at the Hamlet of Fayette vision meeting.

Regulations should permit such businesses as restaurants, convenience stores, coffee shops, and small retail stores. Gas stations should be permitted only under specified conditions.

Highlights from Hamlet Vision Meetings

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had some appeal, some participants indicated that Romulus regulations were too restrictive.

Hamlet of Fayette: 5/14/05

Assets

- *Neighborly community adjoining to rural area*
- *Mix of businesses and residences; New and reactivated businesses*
- *Historical Society and museum; Church*
- *Potential for public water*

Challenges

- *Encourage new businesses such as coffee shop, restaurant, antique shop*
- *Enforce speed limit on Route 414 and Ridge Road*
- *Improve drainage from Route 414, which has worsened as road has been raised. Storm sewers are preferable to drainage ditches*
- *Encourage property maintenance with clean-up day, providing dumpster, "common sense" regulations*
- *Upgrade sidewalks between the speed limit signs. Plan for street trees along Route 414.*

Other Issues

Revise zoning to allow smaller lots and setbacks than the rural areas of the Towns. Provide uniform regulations in both Towns.

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Highlights from Hamlet Vision Meetings

(Continued from page 159)

Hamlet of Canoga: 5/5/05

Assets

- *Location – Near lake, with views of Cayuga Lake. Equidistant from Rochester and Syracuse*
- *Sense of community – active organizations (Fire Company, Cemetery Association), friendly neighbors, relatives; safe*
- *Attractive homes and new housing construction*

Challenges

- *Grocery/ convenience store would be welcome; Restrict adult businesses*
- *Concern about livestock operations near hamlet; Also concern about conversion of farmland to residential use*
- *Improve maintenance on Town roads*
- *Type of residential – should not include manufactured home* parks *or apartments*
- *Abandoned houses are unsightly and a safety concern*

Infrastructure

Individual wells do not provide sufficient supply of high quality water to many residences. In addition, many lots are small in size and there may not be sufficient separation between wells and on-site wastewater disposal systems.

Providing water to the hamlet will require the resolution of both technical and financial issues. The Towns of Fayette and Varick have commissioned engineering studies and have applied for funding from the NYS Governor's Office for Small Cities to extend water service to the hamlet (See Infrastructure chapter.)

Stormwater drainage from roadways has impacted neighboring properties. As roadways are repaved, their height increases and drainage patterns are altered. Storm sewers, as an alternative to roadside drainage ditches, would improve the appearance of the hamlet and would be more effective in draining hamlet properties. This issue is complicated by the many jurisdictions involved—NYS Department of Transportation, Seneca County Highway Department, and the Towns of Varick and Fayette Highway Departments.

Some of the sidewalks in the hamlet are in poor condition and should be renovated or replaced.

The speed limit along NYS Route 414 and Ridge Road needs to be properly enforced. High speeds result in increased noise and compromise safety.

Condition and Appearance of Properties

Some of the houses in the Hamlet of Fayette are in need of improvement. Financial assistance would be needed to enable some of the property owners to upgrade their properties.

Junk has accumulated in some of the yards in the Hamlet. Making a dumpster available for residents' use may result in clean-up of junk from yards. Property owners could also be encouraged to install additional landscaping.

Hamlet of Romulus

Land Use

The Hamlet of Romulus straddles the Towns of Varick and Romulus. Land use regulations in the Town of Romulus are perceived to be more restrictive. The boundaries of the Hamlet, presented as a guide for future zoning district, are depicted in Figure 3.

Figure 3: *Hamlet of Romulus (portion in the Town of Varick) —Aerial view*

Additional business development would be welcome in the hamlet. Types of business to encourage include restaurants, a Laundromat, and a gas station.

Community services such as the Post Office and school are located within the hamlet (in the Town of Romulus portion), within walking distance of residences. Residents have suggested that a community center with facilities for adults as well as youth should be considered.

Infrastructure

Both sewer and water service are available to residents of the Hamlet of Romulus. Residents have noted the high rates for these services.

The speed of traffic along Route 96A frequently detracts from the quality of life. Improved enforcement is needed through the hamlet.

Drainage ditches along roadsides affect the appearance of the community and may breed mosquitoes and contribute to basement flooding. The installation of culverts should be considered along Main Street, Cayuga Street and Seneca Street.

The sidewalk on the east side of Main Street, from the school to the railroad tracks, needs to be renovated. Improvements are needed to improve safety and make it easier to maintain. An extension of the sidewalk north to two existing manufactured home parks would require that culverts or storm sewers be installed to replace the roadside drainage ditches.

Housing Condition and Appearance of Properties

Several houses in Romulus are in need of improvement. As many residents have low incomes, financial assistance will be needed to encourage property owners to make necessary repairs.

Properties with junk on the yards detract from the quality of life in the Hamlet of Romulus.

Hamlet of Canoga

Land Use

The approximate boundaries of the Hamlet of Canoga, for the purpose of land use planning, are depicted in Figure 4.

Figure 4: *Hamlet of Canoga—Aerial view*

The Hamlet of Canoga is primarily residential. It may be appropriate to limit the development of businesses as well as apartment buildings and manufactured home parks in this area.

Abandoned houses in the Hamlet houses are unsightly and a safety concern.

Infrastructure

Residents are concerned about the need for additional maintenance on Town roads within the Hamlet.

Tools and Techniques

Zoning and Subdivision Regulations

The Towns have the authority to regulate land use through zoning and subdivision regulations. Zoning determines the type and density of land use that is permitted within specified districts.

Existing zoning regulations do not include a distinct zoning district for any of the Hamlet areas. Zoning in the Hamlets require minimum lot sizes that are no different from those required in the undeveloped areas of the two Towns.

Hamlet zoning district may allow for the smaller lot sizes and setbacks that are typical within the Hamlet. They may also specify appropriate buffers for business uses.

Subdivision regulations allow the Towns to monitor the shape and layout of new lots as they are subdivided from larger lots. Regulations typically address the relationship of the lot layout to natural features, such as streams, and also include requirements regarding roads and other infrastructure.

Sources of Funding

Funding for public improvements and housing rehabilitation are available through the Community Development Block Grant program (CDBG), a federal program administered by New York State's Governor's Office for Small Cities that is designed to assist residents with low or moderate incomes. Additional information on these programs is included in the Housing and Residential Development and Transportation and Infrastructure sections of this Plan. Funds are awarded each year following a competitive application process.

Recommended Actions:

1. Establish zoning district regulations for Hamlets, as depicted on the Future Land Use Map, that provide for lot sizes and setbacks that are consistent with historic development patterns and that accommodate an appropriate mix of residential uses and small businesses. (See also LU-1).

2. Pursue funding for housing improvements within target areas in the Hamlets of Fayette and Romulus.

3. Extend public water service to the Hamlet of Fayette and surrounding areas.

4. Obtain funding to replace the drainage ditches in the Hamlet of Romulus with culverts.

5. Work with government agencies and farm support businesses to encourage farmers to site intensive livestock operations away from concentrations of residences and to consider the input of the County Agricultural Enhancement Board before developing location and site plans. (See also AG-7)

6. Encourage farm managers and their consultants to address odors and consider potential impacts on residential neighbors when making decisions about the siting and management of intensive livestock operations. (See also AG-8)