

Report on the Route 20 East Property

Financial summary as of Oct. 31, 1999 on Rte. 20 East property, formerly known as Ambrose property

Purchase Price (\$725,000) and closing costs		<u>\$752,000</u>
a) Key Bank commercial loan (due October 2003)	\$445,000	
b) Interest-free loans (6)	32,000	
c) Cash donations (100) received before closing:		
	\$192,300	
d) CPF treasury	<u>82,700</u>	
		<u>275,000</u>
		\$752,000

Initial Financing: Thirty loan guarantors of the \$445,000 bank loan made contributions to CPF to pay the quarterly interest charges for a three-year period October 2000 through October 2003. The individuals' guarantees range from \$5,000 to \$50,000. Each guarantor makes a contribution for the interest, prorated to their commitment. This allows CPF's annual membership income to be used for other programs (making grants to community preservation projects, trails, financing a share of owner interest payments on loans for restoring historic properties, providing historic markers, and publishing this newsletter) rather than servicing the debt for the Route 20 East property purchase.

Subsequent payments: Although CPF did not put special emphasis on raising funds to pay down the loan, many members were aware of the debt load and generously contributed over \$180,000 during the last three years toward its reduction.

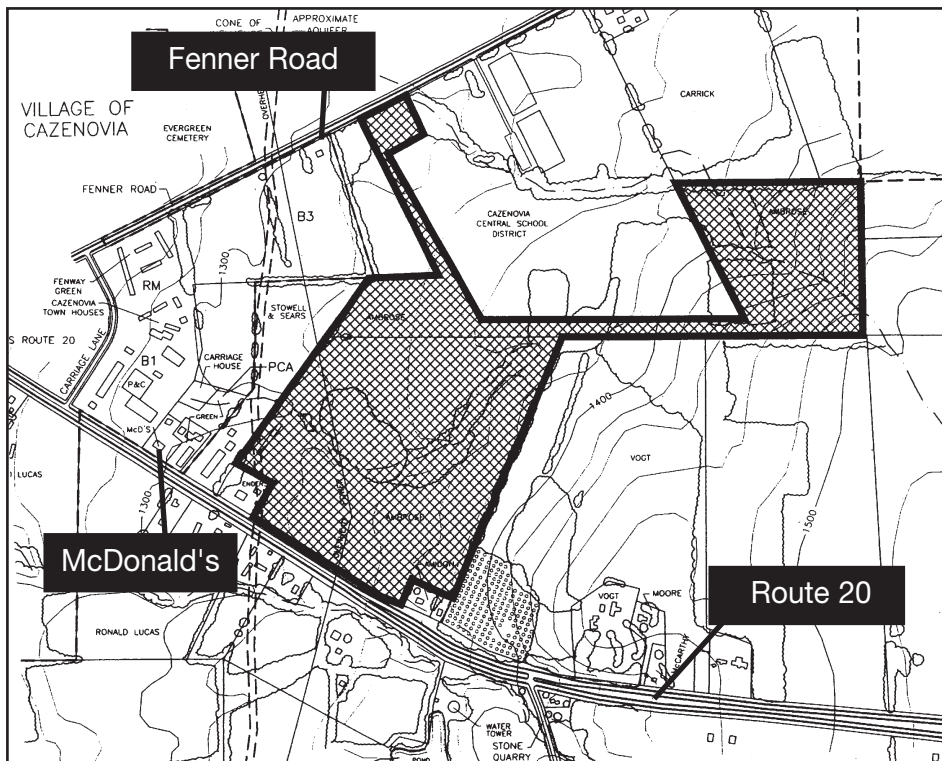
Future payments: Although CPF members have given generously over the last three years to reduce the principal, CPF must now conduct a special fund drive (2003 through 2004) with the goal of paying off the balance owed Key Bank and the patient individual lenders, and of releasing the loan guarantors from the obligation they so willingly undertook. Without the community-minded spirit of these three components, this strategic purchase could not have been

made. It is clear CPF will have to carry the property longer than the three years.

Status of the property: As stated in 1999, CPF's goal is to sell the 108 acres to a developer who will incorporate the five following objectives:

- Preserve rural character at Village entry,
- Preserve downtown viability,
- Fill a community need for housing,
- Add to the community recreation base, and
- Protect aquifer that supplies Village water.

These objectives are consistent with the recommendations of CAPP (Cazenovia Area Planning



Willow Patch, continued from page 1

to projects with many community partners. CPF pulled together an impressive team for this project, and we look forward to building on these relationships for other ways to enhance the quality of our environment. Our partners in the Willow Patch include the following individuals and organizations Professor Matt Potteiger, SUNY ESF and students (design); Village of Cazenovia (assistance with earth moving); Madison County Soil and Water Conservation District (surveying); Madison County Planning Department (mapping); EcoLogic (water quality and biological monitoring); Cazenovia Central School District; Bill Hall (Stearns & Wheeler, CACC, former CPF board member), engineering review; and Don Ferlow (Stearns & Wheeler, SUNY-ESF and CACC), erosion control.

The Community Foundation received many more requests than it was able to support. We are grateful to the Foundation and our enthusiastic partners for the opportunity to bring some of our dreams for the Willow Patch into reality.—Liz Moran



Consider this...one way you can support CPF and help preserve Cazenovia's heritage is to make a planned gift, such as a bequest or a gift of life insurance. For information, contact Nancy Wright at 655-3222.



Fairchild Hill trail enjoys a '10' year

This year was a '10' for Fairchild Hill — 8 new volunteers and 2 new miles of trail!

Sherman's Gulch trail is now marked with CPF yellow blazes from the top of Fairchild to its south terminus on Burlingame Road. It is a trail of wide paths, for the most part, through deep woods on a fairly level line. Logging runs (trails) from Fairchild's first bench on the hilltop, lead west and southwest through a hardwood forest with a few puddles here and there in this wet season, to the waterfall at the

gorge fairly near Burlingame Road as it turns southward. There are signs at each terminus.

Fairchild Trail itself got a new trailhead sign this year, courtesy of Sandy Palmer, and was further aided by shovel-wielding Jim Longstaff who filled chuck holes while I whacked weeds in the turntable site and generally frustrated vegetation along the trail. Most interestingly, Ken Coleman relocated a small bend in the trail to run up along a bank of a frog pond the original course had bypassed. This new feature is a significant asset.

The two trails surely will benefit from our eight new volunteers: Peter and Jane LaSure, Rick Manier, Tom and Julie Currie, Mary Armstrong, and Keith and Amy Comfort. — Steve Wright

P.S. Be on the lookout for a CPF trails brochure. It will feature a map and interesting notes regarding the many trails in the area.

Town, Village study Rte. 20 East land use

In response to recommendations of the CAPP (Cazenovia Area Planning Project) Report, Tom Clarke—Village Mayor—and Tom Dreisbach—Town Supervisor—have created a committee to study land use from the corporate boundary of Cazenovia Village to the Town of Nelson line on Route 20 East. The committee's mission/vision statement includes the following:

To make recommendations that will allow the corridor from Route 20/92 to the Town of Nelson to develop in a manner that will maintain a character determined by the community that is best for the area.

The committee, chaired by Bill Hall, expects to complete its study by February, 2004. Members include Doug Brackett, Roger Cook, Bridget Cunningham, Shain Emerson, Bob Frazee, Preston Gilbert, Bob MacAllister, Ralph Monforte, Liz Moran, Jack Rooney, Scott Shannon, and Jack Teitsch. CPF members look forward to hearing the committee's final report.

Become a Trails volunteer!

Explore the CPF trails this fall and winter, and consider becoming a volunteer to assist with trail maintenance. If you're interested, contact Steve Wright, 655-3222.



These Kids - This Time, This Place - Their Vision: 7th Graders “Shoot” Visual Record of Cazenovia

Looking at photographs taken of the Cazenovia area years ago provides a marvelous view into the past. The images captured in old pictures preserve a scene present to the photographer when the image was made. These scenes comprise landscapes with field and forest covered hillsides and streetscapes with many of what now constitute charming older buildings and homes. Combining the preservation qualities of photographs with the assistance of the Cazenovia Area School District, Teachers, PTA and most importantly the talent of the 7th Grade students, *These Kids — This Time, This Place — Their Vision* is being sponsored by the CPF. A visual record of the Cazenovia area in September 2003 was captured through the eyes of those who represent Cazenovia's future.

Disposable cameras, film processing and mounting of photographs were provided free of charge. The project nicely complemented the 7th Grade's social studies curriculum. Gene Gissin met with 7th Grade social studies teachers Wes Cable and Mark Tugaw and their classes. He explained CPF's expectation for the project provided students with a number of photographer's techniques for taking good photos.

Equipped with the cameras, students had one week to shoot their film. During that week, the students had the chance to capture on a roll of film their view of Cazenovia. Student photos contain people, things and events that represent a social scientist's view of Cazenovia. Students were instructed to take at least two shots representing the history, economics, political science, psychology, anthropology, geography and sociology of Cazenovia. The students were asked to complete a Photographer's Log recording the subject and social science of each photo.

One "Top Shot" from each student will be publicly displayed as part of a formal public exhibition. There will be an artist's show and reception for parents, students and the community to be held at the Cazenovia Public Library in November. (Date had not been set at press time.) The collection of prints will then become part of a permanent archive at the Cazenovia Public Library.

These Kids — This Time, This Place — Their Vision will provide a record of Cazenovia's appearance in 2003. CPF is grateful to Cazenovia Jewelry and Ra-Lin's for their sponsorship of this event.—Eric Byers

As of October 31, 2003:

Contributions of \$179,935 since closing have made it possible:

a) To pay down the total commercial loan from the original \$445,000 with \$169,000; Balance due:	\$276,000
b) To pay down individual loans from the original \$32,000 with \$10,935; Balance due:	<u>21,065</u>
Total remaining CPF debt for the property	\$297,065

Project) which CPF and the Greater Cazenovia Area Chamber of Commerce co-sponsored in 1999.

When CPF bought the property, the board knew it would be difficult and time consuming to find a conservation-oriented buyer who shared Cazenovia's community values. The risk involved seem justified:

- The community had demonstrated its civic concerns by the strong negative reaction to Wal-Mart and the development trend it would initiate on Route 20;
- CPF's down payment, loans and guarantees were raised within 90 days, during the difficult fundraising days of summer, indicating that friends of Cazenovia supported the purchase;
- Through the CAPP initiative, the Town and the Village were, themselves, committed to working together on effective long-range planning for Route 20;
- It was clear that if the property remained on the commercial market, the community would face one divisive and expensive battle after another.



Any purchaser must justify the cost of land that contains restrictions, such as we seek to impose, against what it can produce. The economy, though helpful on interest rates, has discouraged large building investments in Cazenovia. The amount of land is relatively small for the larger firms and too large for individual projects. Yet, it must be developed in a comprehensive manner compatible with CPF's objectives.

CPF has been having serious discussions with interested developers. From their real estate point of view, 80 per cent of the value of the property is the front green space along Route 20 which CPF is committed to keeping open.

Though the firms analyzing the property are intrigued by the conservation challenge it presents, each must find a mix of uses that will be economically viable and satisfy their investors as well as CPF.

Every proposal for the site is being explored on its merits. Various combinations of development options are being considered. CPF's conservation goals are long term, and mandate that CPF must identify the most appropriate purchaser. Concerns about important aspects of land use in the immediate neighborhood, and the plans for Route 20 East must be addressed. We will thus work with the Town and Village's committee for long-range planning on Route 20 East, designated a gateway to the Village. (See Gateways on page 5)

The Route 20 property makes us all mindful of the necessity for Town and Village governments to officially establish a greenbelt. Once the opportunity is gone, it is lost forever.

Rushing creek erodes culvert

Rain, rain, go away..." many of us were chanting this familiar rhyme during the rainy spell in early August. The week-long deluge deposited almost nine



August weather hammered CPF trails. An access road had to be created to repair this collapsed stone arch.

inches of the wet stuff on this part of Madison County. As rain must do, it found its way to our creeks and streams: Chittenango Creek became a roaring, fuming cauldron of haybale-size boulders rolling like so many marbles.

Several small streams that flow into the Chittenango drain much of the land which lies between the Creek Trail and Michigan Road. These streams flow through two large culverts under the trail on their way to the creek. One culvert had suffered a serious washout in a

spring runoff several years ago and had been replaced with a new 48-inch culvert. The second culvert endured that storm, but suffered serious damage to its inlet and its stone roof following a mid-season storm last year. Both the inlet and outlet sides required attention. The more pressing demand of repairing the culvert roof was addressed last year, and repair to the outlet was left to be done this year. The culvert openings are stone arches and over time, a large portion of the top of the arch on the outlet side collapsed, fell into the creek and eventually washed down stream.

In order to manage the repair site, it was necessary to create an access road. It was then possible to drain the large pool and retrieve as many as possible of the large stones which formerly formed the arch and the abutments. This work was well under way when August decided it wanted to be more like April. The resulting rainfall filled the narrow valley to the east of the trail to near overflow. The rush of water brought new boulders from further upstream along with an assortment of trees and twigs, undoing much of the preliminary work and even washing away the base for a new abutment.

Clean-up work commenced as soon as the water subsided. Stones were retrieved and new ones provided and put in place. Work is now basically complete, ready, hopefully, for another 100 years of conducting the worst that nature can provide from the east side of the trail to the west...and eventually to the Chittenango.—*Jack Teitsch*

Give a hearty welcome to new board members!

They've been "on the job" for nearly six months, but this is our first opportunity to introduce you to three board members:

- **Eric Byers** rejoined the board after serving a six-year stint 1993-1999 including being president. Eric participated in the formation of CAPP, has been active with the Trails committee and currently serves as trail steward for a section of CPF's Gorge Trail. With his wife Kristen and two sons, Eric has resided in Cazenovia 18 years. A Business Development Manager with IBM, Eric's background includes a Bachelors degree in Biology and a Masters degree in Computer Science.

- **Ruthanna Hawkins** is a recent graduate of the SUNY- College of Environmental Science and Forestry and the Maxwell School at Syracuse University with Masters degrees in Water Resource Management and

Public Administration. Ruthanna moved to Cazenovia just two years ago, but her ties to the community go back several generations. She has helped the Cazenovia Watershed Awareness committee educate the community about the importance of protecting our water resources through conservation and well-planned development.

- **Scott Shannon** is an Associate Professor at SUNY-ESF as well as Undergraduate Curriculum Director. He has lived in Central New York since 1988, but taught and lectured internationally. Scott has volunteered his planning expertise to CAPP, Village and Town committees, and CPF's Land Use committee. He also was instrumental in working with CPF on the initial Albany streetscape of benches and planter boxes. Scott and his wife Norma live "on the Village green" with their son Nial.

Village gateways act as “welcome sign”

Gateways into the Village of Cazenovia are one of our community's greatest physical assets. In an age where the sprawling “no-man's land” of strip commercial development welcomes us to nearly every community, large or small, the distinct edge between village and countryside that greets visitors as they drive past Lorenzo is a priceless experience.

There is no real need for a sign or other designed element stating “Welcome to Cazenovia,” the underlying change in the pattern of the landscape says everything.

As CPF works to preserve the character and quality of life here in Cazenovia, CPF has been very lucky to have had the opportunity, on several occasions, to contribute directly to the maintenance of Cazenovia's gateways. Both the Meadows Farm on Rippleton Road and the Route 20 East field are wonderful examples of properties that might now be community liabilities if CPF hadn't been in a position to ensure the long-term preservation of the rural landscape each embodies.

As Cazenovia evolves in the future, we'll be well rewarded if we can find ways to accommodate growth and enhance economic vitality through new development that recognizes the value of our gateways, particularly the clear and distinctive edge between the rural countryside of farms and woodlands, and our compact and walkable village of homes and businesses. —*Scott Shannon*

CAPP pays dividends

CPF members need to be reminded of the importance of their role in Cazenovia's planning process. Your contributions made it possible for CPF to accept the Greater Cazenovia Area Chamber of Commerce challenge to co-sponsor the Cazenovia Area Planning Project (CAPP). In 1999, each organization put up \$10,000 to launch a comprehensive planning effort.

Some results:

- Water resources — The Town board has appointed the Ad Hoc Action Committee on the Lake Watershed to recommend solutions for the two most urgent water resource problems around the lake, septic systems and impervious surfaces.
- Land use planning — Town and Village officials appointed a 12-member committee of land use professionals to study land use for Route 20 East from the Village to the Nelson town line. CAPP suggested the landscape should create a sense of entry and welcome to our unique community. Needed growth should be designed to fit within that landscape.
- Government — During the Village campaigns for mayor and trustees, the League of Women Voters hosted a candidates' meeting. All four men mentioned using CAPP strategies. This is the first time in years good planning has been considered a campaign topic.

- Grants — Due to comprehensive planning reflected in the CAPP report, NYS awarded the Village a \$750,000 grant for preservation and renovation in the historic business district.

- Consciousness raising — Emphasis on a gateway concept at the four major entrances to Cazenovia is making government and the public aware these areas should be attractive and inviting, imparting the community's “sense of place and character.”

It is thanks to your help through CPF that the Town and Village have important documents providing a framework for future preservation and development. —*Pringle Symonds*

Hearings continue on Oaks expansion

Planning sessions are ongoing and many issues still unresolved concerning a proposed addition at The Oaks, 12 Ledyard Ave., one of Cazenovia's finest lake-side mansions.

In the spring of 2002, the Village planning board approved an addition to the existing 19th-Century barn to the east of the house that would have resulted in a 6,200-square-foot structure 10 feet from the east property line.

Two neighbors on the east appealed the board's decision. The NYS Supreme Court agreed with some aspects of their appeal and returned the decision to Village planners “to consider the context of a site plan review, the impact of the proposed construction on neighboring properties and land uses...as well as its general compatibility and consistency with the surrounding area, in terms of architectural style...the architectural review must address factors such as ‘height, scale, proportions...and related architectural design characteristics’ in terms of their ‘compatibility, consistency and harmony’.... ‘The intent shall be to prevent any design which may differ severely in scale and proportions from surrounding buildings and sites.’”

CPF President Jim Evans sent statements to three different hearings opposing the structure on grounds of historic preservation, quoting the same Cazenovia zoning code sections the judge cited in his decision.

In September, 2003, the planning board held another public hearing based on the judge's instructions. A new set of plans was presented. They depicted a larger (6,656 square foot) building resembling a large horse barn, 29 feet high, also 10 feet from the property line.

At the hearing, one neighbor submitted a professional property appraisal from a company specializing in lakefront properties. It confirmed neighbors' fears that building such a structure could adversely affect the value of their property. —*Pringle Symonds*

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2003 CPF Awards

- **Robert C. Webster Award** to Faith Knapp for her lifelong devotion and leadership in the preservation of the Cazenovia area environment as well as her vision for the future of the Cazenovia community
- **Architectural Award** to Deborah Holmes & David Evanciew for vision and thoughtful restoration of their residence at 6 Willow Place, thereby helping to maintain the diversity of architectural styles in Cazenovia
- **Commercial Award** to Brett & Rose Johnson for rehabilitation of the Equine and Pine building to complement the historic character of the Cazenovia community and enhance the eastern entrance to the Village
- **Streetscape Award** to Oneida Savings Bank for sensitivity to the landscape, traffic flow, parking, and walkways during redevelopment of its Cazenovia property at 48 Albany Street

We would welcome you as a new, or renewing, member of CPF! Membership contributions are necessary for CPF to continue its work in the community, such as this newsletter. Contributions are tax deductible.

Make your contribution payable to Cazenovia Preservation Foundation and mail to:
CPF, P.O. Box 627, Cazenovia, NY 13035-0627.

CPF Annual Memberships

Conservator membership — \$1,000+	Sponsor membership — \$50 - \$99
Benefactor membership — \$500 - \$999	Sustaining membership — \$25 - \$49
Patron membership — \$100 - \$499	Regular membership — \$10 - \$24

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Please enclose your employer's matching gift form, if applicable.

I wish to become more involved in CPF. I have circled my area of interest.
Trails Stewardship Education Architecture Grant Writing Agricultural Easements