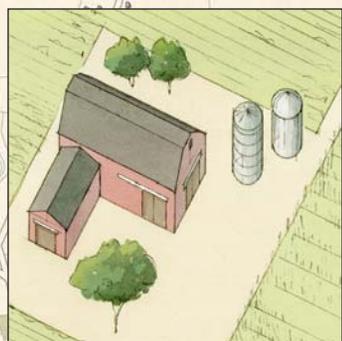
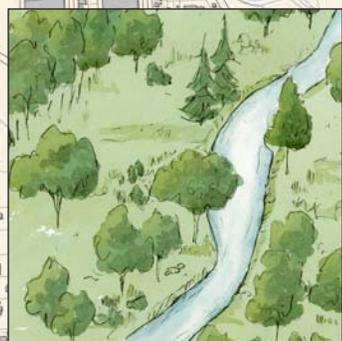


STRATEGIES *for* SUSTAINABLE SKANEATELES





Block 1

C.W. Dewitt

F. G. Weeks

F. E. Austin

Lot 27

Paul

F. E. & G. Austin

Lot

J. Rosseter
Brick & Tile Yard
& Tile Roofing

J. A. Root
Evergreen Nursery

J. A. Root
Evergreen Nursery

LAKE VIEW
CEM.

Lot 37

B. F. Stiles

SKANEATELES LAKE

E. Hansker

Lot 36

Chas Pardee

T. Edwards

W. A. Lotney

Henry L. Roosevelt

H. L. R.

GENESEE

DEARLL

AUSTIN ST.

WEEKS ST.

WEST LAKE ST.

EAST

FULLER ST.

SKANEATELES RIVER

OUTLET

ELIZABETH ST.

WEST LAKE ST.

ST.

LEITCH

ONONDA

GENESEE

GENESEE

GENESEE

GENESEE

GENESEE

GENESEE

GENESEE

GENESEE

GENESEE

STRATEGIES *for* SUSTAINABLE SKANEATELES

PREPARED FOR:
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SCHOOL OF ARCHITECTURE
THE UNIVERSITY OF NOTRE DAME**

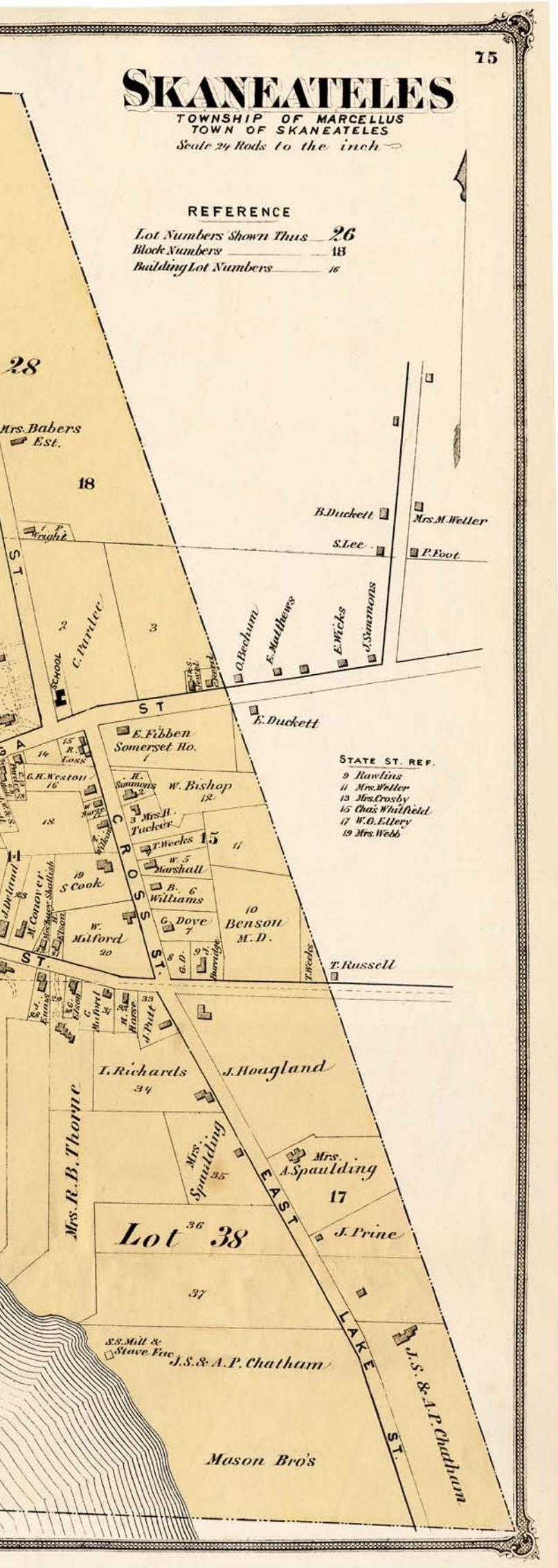
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PROFESSOR:

Philip Bess

FALL 2010



Skaneateles, New York 1874



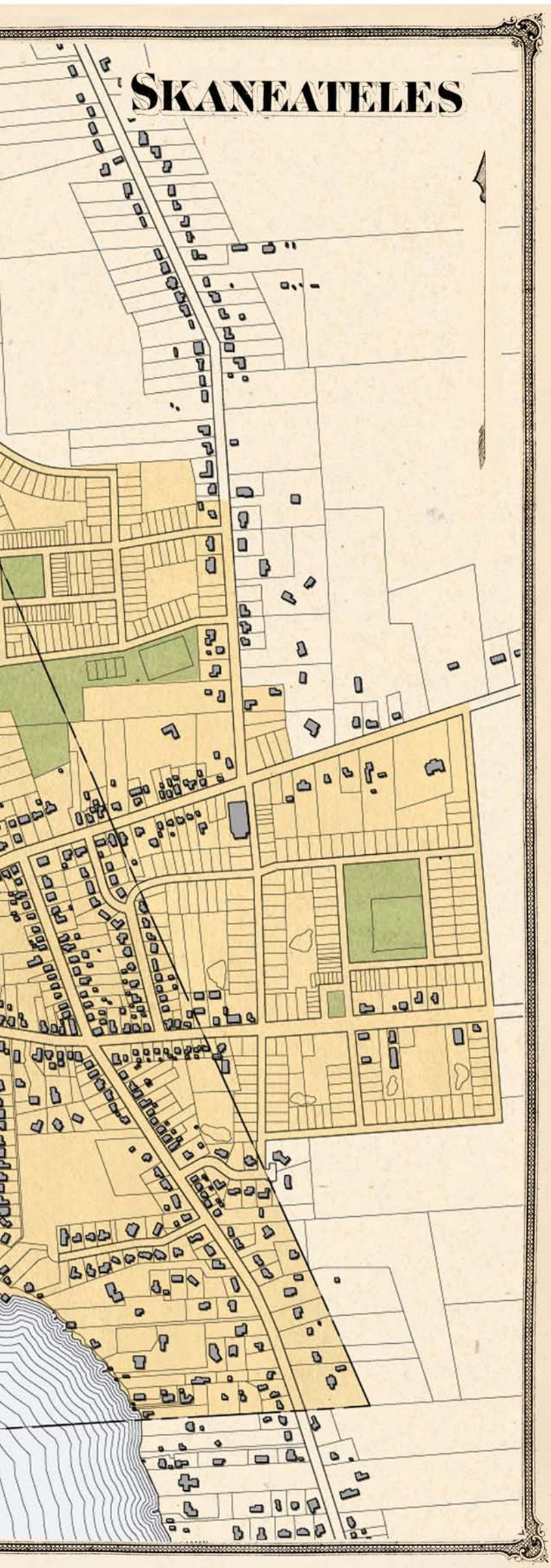


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Skaneateles, New York 2010



INTRODUCTION

PROJECT OVERVIEW



PROJECT OVERVIEW

Envisioning and Implementing the *Town and Village of Skaneateles* *Joint Comprehensive Plan*

“If you want things to stay the same, you have to change....”

--Chinese proverb

Strategies for Sustainable Skaneateles is the product of work commissioned jointly by the Town of Skaneateles and the Village of Skaneateles in the fall of 2010, and executed between September and early December of 2010 as an academic exercise by graduate architecture and urban design students from the University of Notre Dame. Its major premise is that the rural character of the Town and the traditional urban character of the Village are connected historically, and must continue to be connected in the future if each are to retain their respective rural and traditional urban characters.

Our first design investigations in conversation with Skaneateles residents and public officials took place during a six-day on-site September 2010 public design workshop, also known as a charrette [see Appendix III]. *Strategies for Sustainable Skaneateles* represents work undertaken subsequent to that charrette, and proposes images of and guidelines for future development in both the Town and the Village. We offer *Strategies for Sustainable Skaneateles* as a supplement to and in support of the *Town and Village of Skaneateles Joint Comprehensive Plan* adopted in July 2005¹; but also---necessarily, we have found---as a critique of the *Joint Comprehensive Plan*. The Notre Dame School of Architecture’s guiding ideal is a built environment that is convenient, durable, and beautiful. We contend that by being convenient, durable and beautiful, the built environment also necessarily will be both culturally and environmentally sustainable. In the work that follows, we have endeavored throughout to be faithful to the objectives outlined in the *Town and Village of Skaneateles Joint Comprehensive Plan*. In the very few instances where we propose that the Town and Village supplement or depart from the *Joint Comprehensive Plan*, we do so guided by our belief in the congruence of our guiding ideals with the intentions present in the *Joint Comprehensive Plan*.

¹ Our study is also consistent with the urban and environmental objectives of the 2001 *Onondaga County Settlement Plan* by Duany Plater-Zyberk & Company.





Skaneateles is blessed with a great locale, a history of good building, and a strong sense of itself as both a village and as a natural and agricultural landscape related to an extraordinary lake. For most of its history, Skaneateles has grown slowly to become a model of good, mixed-use, walkable, and sustainable human settlement in a natural and agricultural landscape. Nevertheless, Skaneateles has not been immune from the social, cultural, and economic pressures that since 1945 have caused much of the United States both to abandon traditional patterns of urban settlement and to lose their adjacent landscapes in favor of auto-centric sprawl development. As a consequence of sprawl development, the landscape in the Town of Skaneateles is increasingly compromised; and--less visibly, but no less truly---the historic character of the Village of Skaneateles itself is threatened.

The *Town and Village of Skaneateles Joint Comprehensive Plan* was adopted in 2005 to address and ameliorate these circumstances. *Strategies for Sustainable Skaneateles* represents the efforts of the Notre Dame Graduate Urban Design Studio both to illustrate and to test the objectives of the *Joint Comprehensive Plan*. In what follows, we describe:

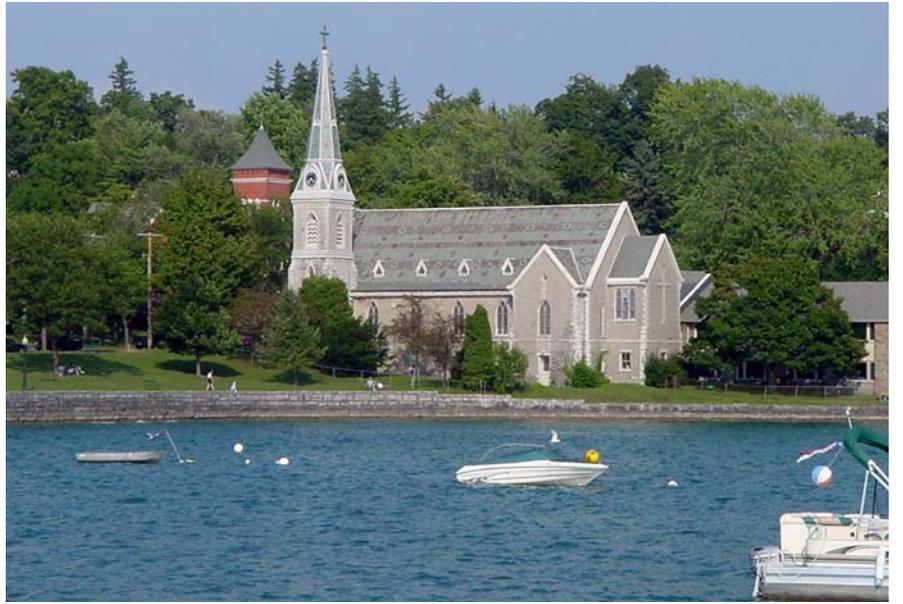
- 1) what we think is good about Skaneateles;
- 2) the challenges facing Skaneateles as the Town and Village seek to realize the objectives of the *Joint Comprehensive Plan*, and some of the barriers that need to be overcome to realize those objectives;
- 3) the basic premises that have informed our proposals in *Strategies for Sustainable Skaneateles*;
- 4) our several specific urban / architecture / infrastructure design proposals offered in support of the ambitions of the *Joint Comprehensive Plan*; and
- 5) what we think may be required to implement the proposals of *Strategies for Sustainable Skaneateles* or something of similar scale and intent.



THE GOODS OF SKANEATELES

Arguably, the best and most lovable thing about Skaneateles is the character of Skaneateles itself. Major features of the unique character of Skaneateles---good things in and of themselves---include:

- Skaneateles Lake---drinking water for both Skaneateles and the City of Syracuse---as an aesthetic and recreational amenity, the most pure and clear of all New York's five Finger Lakes;
- the Town's spectacular landscape of forests and agricultural land at the northern end of Skaneateles Lake;
- the Village of Skaneateles as a distinct and definable place in the context of its natural landscape, a walkable mixed-use environment characterized historically by beautiful streets defined by durable and beautiful residential, commercial, civic and religious buildings;
- the Village's lakefront parks and public recreation areas;
- the Village's success in unobtrusively accommodating both resident and tourist traffic and parking demands;
- the high quality of the Skaneateles public school system;
- Skaneateles' sense of itself as a distinctive and good place well-suited for its common life; and
- Skaneateles' desire to preserve, sustain and extend its historic character, as exemplified in its proactive local governing bodies and their 2005 *Joint Comprehensive Plan*.





CHALLENGES FACING SKANEATELES

From our charrette and post-charrette discussions with residents and representatives of Skaneateles, and from our own observations as outsiders, the challenges to Skaneateles' historic character and identity seem inter-related. Those most commonly identified may be described as:

- protecting the water quality of Skaneateles Lake;
- preventing the consumption of rural land by conventional residential and commercial sprawl development;
- treating wastewater generated by new development in both the Town and the Village;
- addressing Skaneateles' lack of housing diversity, and allowing by right in both the Village and the Town a wider variety of traditional Village housing types, including smaller houses on smaller lots to make housing more affordable for young singles, young couples, young families with children, and seniors; and also to locate new housing within walking distance of existing jobs;
- increasing retail diversity in the Village, at the Village "Gateways," and in Town hamlets to better accommodate local residents in a manner consistent with Skaneateles' historic aesthetic character;
- maintaining the quality of the Skaneateles public schools, which currently face declining enrollment and which will be aided by an increase in family-affordable housing in the Village and Town; and
- correcting deficiencies in both the Village's existing *Skaneateles Code* and the *Code of the Town of Skaneateles*, both of which contradict in numerous places the objectives of the *Joint Comprehensive Plan*; both of which actively promote conventional sprawl development; both of which make it impossible to make compact, walkable mixed-use settlements; and both of which make the developer permit application process long, expensive, arbitrary, and irrational.

To the aforementioned challenges facing Skaneateles, we note that Skaneateles' relatively flat rate of commercial and middle-class residential net growth is part of a regional phenomenon almost certainly related to state taxing and regulatory practices in the larger context of the economy and culture of New York State and the nation as a whole. To the extent that all of these challenges are inter-related, considered as a whole, and subject to amelioration, we believe they can be at least partially ameliorated by traditional mixed-use neighborhood development of the sort we propose. The proposals following in *Strategies for Sustainable Skaneateles* represent both formal and (to a lesser extent) legal strategies intended to address these challenges.

PREMISES OF *STRATEGIES FOR SUSTAINABLE SKANEATELES*

Strategies for Sustainable Skaneateles proposes traditional architecture and urbanism as the best way for Skaneateles to accommodate existing and future growth pressures in a way that both preserves Skaneateles' historic character and extends it in a sustainable and consistent manner. Because we show specific design proposals---perhaps better understood as *strategies*---that may be controversial by the standards of both contemporary environmental criteria and popular fashion, it is important to summarize the premises with which we have been operating in arriving at our proposed interventions. The foremost of these premises is that every human settlement --- in better or worse ways --- is simultaneously an environmental order, an economic order, a moral order, and a physical / formal order; and that these four orders constantly act upon each other in reciprocal ways. Beyond this fundamental assumption, we operate with other basic premises about nature, human nature, and human culture, as well as certain design principles that follow from these premises.

The following eight propositions about nature, human nature, and cities have informed the proposals of *Strategies for Sustainable Skaneateles*:

- 1) **Nature:** Nature is good and real and exists independently of human beings.
- 2) **Human Nature:** Human beings are part of nature, and we ourselves have a nature that is, at least in part, itself part of nature.
- 3) **Making:** It is part of our human nature to make physical culture by transforming found nature into cultural artifacts.
- 4) **Social Animals:** We are by nature social animals. Human cultures are best understood as historical forms of shared human aspirations for and understandings of the best kind of human life.
- 5) **Cities and Agriculture:** With this understanding of nature, human nature, and culture, we contend that cities, buildings, and the cultivated landscape are best understood as physical and spatial forms of human culture. We therefore understand city-making, architecture, and agriculture on the one hand as cultural interventions in nature, but on the other hand (also) as in some sense natural. In this sense, it is natural for human animals to make human habitat.
- 6) **Cities are Natural:** Cities are properly understood as cooperative human artifacts made over time. However, because it is possible for human beings to despoil the





natural environment in ways that ultimately harm human beings (whether in the present or in future generations), it is a minimal moral imperative that human interventions in nature not spoil those features of the natural environment necessary to sustain human flourishing itself. Development that meets the needs of human beings in the present without compromising the ability of future generations to meet their own needs is sustainable development, and is one mark of human stewardship of nature rightly understood.

- 7) **Why Cities:** The primary purpose of a good city is to promote human flourishing: the well-being of its human inhabitants over the course of their entire lives, and from generation to generation. This purpose is necessarily linked not only to environmental sustainability, but also to cultural sustainability accomplished both by remembrance of the city's past inhabitants and responsibility for its future inhabitants.
- 8) **Common Good:** Urban design is design of a shared public realm. This implies that a common good exists and that we are working for it.



The following three propositions are informed by our understanding of Skaneateles as an *environmental order*:

- 9) **The Virtues of Density:** Though it may seem counterintuitive, there is a correlation between the human population density of traditional urbanism, its walkability² and mix of uses, and the sustainability of both the Village of Skaneateles and the adjacent natural and agricultural landscapes of the Town of Skaneateles. Sustainability of both human settlements and landscape is about accommodating more---rather than less---residential, commercial, and institutional density within human settlements both large and small, because organizing denser mixed-use development around beautiful public streets and squares supports walking, public transit, and local retail activity. In so doing, it both minimizes carbon footprint and helps create community identity. Conversely, less dense development also means less ability to support local retail, less ability to support frequent and convenient public transit, more growth elsewhere as low density sprawl, more investment in public infrastructure, and most ironically an increase in traffic congestion and its adverse environmental impact.



² Here we must emphasize that *walkability* means neither “no driving” nor “no cars;” rather, it simply means *walkability*.

10) **Constructed Wetlands Wastewater Treatment:** New compact walkable mixed-use development is thwarted in the Village by its sanitary sewer system capacity, and thwarted in the Town by Onondaga County regulations mandating two-acre minimum lots for all rural housing on standard septic systems. Constructed wetlands wastewater treatment systems address this issue by making it possible to return wastewater to the ground as fresh water by means of an intermediate filtering process that runs waste-water from a septic tank through odorless and dry-on-the-surface constructed wetland cells in which selected vegetation purifies the wastewater before sending it out into a bio/leach field and into the ground as clean water. Constructed wetlands are cost-competitive with conventional wastewater treatment systems, but have the advantage of being buildable in small increments and designable to look like a part of the natural landscape. All of our designs for compact walkable mixed-use settlements in both the Village and the Town employ constructed wetlands wastewater treatment technology, and are laid out as indicated in the plans (cf. especially page 7 and Appendix VI). Constructed wetlands work in virtually all climates, but must be properly engineered for each. Our layouts generally indicate gravity-fed systems with back-up pumps; and constructed wetlands systems are generally low-maintenance operations. We recommend Village and Town oversight of the system by some combination of wastewater treatment engineer / horticulturalist / landscape architect.³

11) **Sending and Receiving:** In support of compact, walkable mixed-use development (i.e., density) we propose to divide Skaneateles---both Village and Town---into either *sending zones* or *receiving zones*.

- a. *sending zones* are those areas in which we recommend that no new residential, commercial or industrial development take place for the foreseeable future. These areas include not only natural and agricultural landscapes, but also areas where a certain amount of development already has taken place in recent years. (N.b. Our proposal is not to displace the residents of sending zones, rather only to prohibit or create disincentives for new development there.)
- b. *receiving zones* are those areas in which we recommend that all new residential, commercial, and industrial development take place for the foreseeable future, in the form of mixed-use neighborhoods or hamlets, the development of which is governed by a form-based

³ For more information on constructed wetlands wastewater treatment systems, consult JF New and Associates of Walkerton and Indianapolis, Indiana:
<http://www.jfnew.com/SustainableSites/NaturalWastewater.aspx>





code that defines development zones not according to their proposed use but rather according to density and building type.

We propose this division into sending and receiving zones for two reasons:

- the first is because it will promote densification in some of the oldest developed areas of Skaneateles as walkable mixed-use traditional neighborhoods and hamlets, and because traditional neighborhoods and hamlets have their own pleasures and are good in themselves;
- the second is because transforming Skaneateles' natural and agricultural landscape into sprawl is not a sustainable practice--in its use of land, its use of energy resources, or its development of human capital.



The following three propositions are informed by our understanding of Skaneateles as an *economic order*:

12) **Population Growth:** We believe that Skaneateles probably needs to grow in population in order to sustain its present levels of economic and cultural activities (especially the quality of its schools) and to be more environmentally sustainable--specifically, that Skaneateles (Village and Town) should be able to house its current working population, because a community's inability to house its workforce undermines sustainability by requiring some or all of its workforce to drive. Other than this however, we offer no prescriptions for growth, only strategies for directing it as growth pressures occur. We do note: a) that Skaneateles has always grown, however slowly; but b) that since 1950 it has grown primarily in the Town, as sprawl. *Strategies for Sustainable Skaneateles* suggests a variety of places within historic Skaneateles where new population growth can occur in a sustainable way as walkable mixed-use neighborhoods and hamlets.



13) **Entrepreneurs:** Sustained and sustainable economic health requires entrepreneurial activity, especially in small businesses, micro-industries, construction, farming and food production, and a local culture of banking and finance. In the case of Skaneateles, tourism also suggests itself as an entrepreneurial opportunity. Skaneateles needs to encourage entrepreneurial activity and to provide incentives for entrepreneurs to live and work in Skaneateles.

14) **Sustainable Shopping:** Sustainable long-term retail in Skaneateles can only be based upon a hierarchy of a) jobs, that create a need for b) residences, that create a need for c) retail.

The following two propositions are informed by our understanding of Skaneateles as a *moral order*:

- 15) **Neighborhood and Hamlet Housing:** Skaneateles should have a sufficient variety of traditional neighborhood and hamlet housing types throughout the Village and Town to house its workforce. These should include single-family houses and lots of various sizes, as well as attached row-houses, multi-family housing, carriage houses, and residences above stores. There should be a variety of private and public financing mechanisms to make such development possible.
- 16) **Schools:** A sustainable community must provide for the education of its children and must not penalize or prohibit families with children. Whether public, private, charter, or religious, schools should be integrated into walkable neighborhoods.

Finally, we make three points about the *formal order* of buildings and cities that relate to their character, their lovability, and (hence) their sustainability:

- 17) **“Nature” in the City:** Dense traditional neighborhoods can be satisfactorily “green” by the presence of nature preserves, parks, squares, boulevards, and tree-lined streets.
- 18) **Durable Construction:** A limited palette of low-embodied-energy and (preferably) locally produced building materials---e.g., integral masonry bearing walls, heavy timber structural roof and floor frames, fire-proof tile or slate pitched roofs---will result in an environment of durable buildings that will last for hundreds of years, and is an essential component of a sustainable human settlement.
- 19) **Foreground Buildings and Background Buildings:** The buildings of a beautiful neighborhood, village or hamlet, in addition to being durable, are well-proportioned and possess a harmonious relationship between their parts, the whole of the building, and the whole of the city. Civic, religious, and educational foreground buildings may be singular, and should be more prominent than private buildings with respect to their location on important sites, their aesthetic embellishment, and their scale. Private background building---such as single-family houses, multi-family housing, mixed-use buildings, and lofts---should be more typical in their form and modest in their ornamentation. A limited and common material and color palette for well-designed background buildings would de-emphasize the singularity of each, but would have a powerful cumulative effect in strengthening Skaneateles’ already strong sense of identity and place.

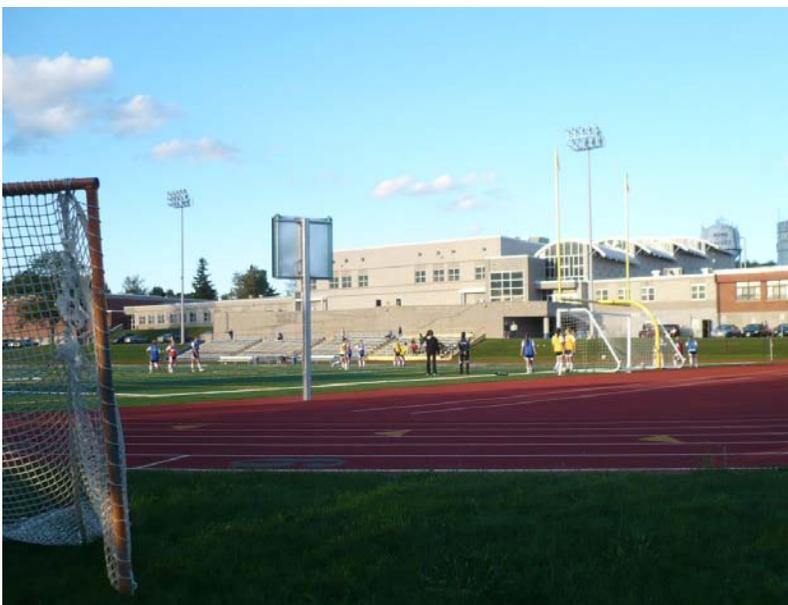




DESIGNING SKANEATELES

Following are brief summary descriptions of our several specific zoning / infrastructure / urban / architecture design proposals, offered in support of the ambitions of the *Joint Comprehensive Plan*, and aspiring to address both short-term and long-term challenges facing the Village and Town of Skaneateles. These proposals are illustrated and described in further detail in the Master Plan section of this book.

- 1) **New Joint Town and Village Code**
Replace the Town's and Village's use-based zoning codes with a joint form-based ordinance that codes according to building type and density rather than use, and that generally allows all uses except those it prohibits.
- 2) **Sending and Receiving Areas**
Designate rural areas in the Town as Sending Areas, accompanied by disincentives for (sprawl) development; and Receiving Areas in the Village and Hamlets, with incentives to develop as walkable mixed-use neighborhoods.
- 3) **Alternative New Wastewater Treatment**
Use constructed wetlands to treat wastewater in all proposed new developments, with wetland cells and biofields located as indicated in the Master Plan.
- 4) **Shuttle Bus Transit**
Make three new shuttle bus routes: a) a northwest loop connecting the Village to the hamlets of Willow Glen, Mottville and Skaneateles Falls, with stops at major employment centers at Welch-Allen, General Electric, and Honeywell; b) east-west shuttle bus service between the Western Gateway and Eastern Gateway on US-20 / Genesee Street; and c) a seasonal lake route along East Lake and West Lake Streets through the Village.
- 5) **New Hiking Trails**
Extend the Charlie Major Trail north and south along Skaneateles Creek to connect the Village to the hamlet of Skaneateles Falls through the hamlets of Willow Glen and Mottville. Make a new hiking trail running from Cat Hollow through Shepard Settlement south through Town conservation land and along the eastern ridge-line overlooking Skaneateles Lake.
- 6) **New Public Parks**
Increase public park space in the Town from three (3) acres to seventeen (17) acres, and in the Village from sixty-six (66) acres to eighty-five (85) acres; and the number of athletic fields in the Town and Village from fourteen (14) to twenty-five (25).



7) Village Development

Minimum interventions

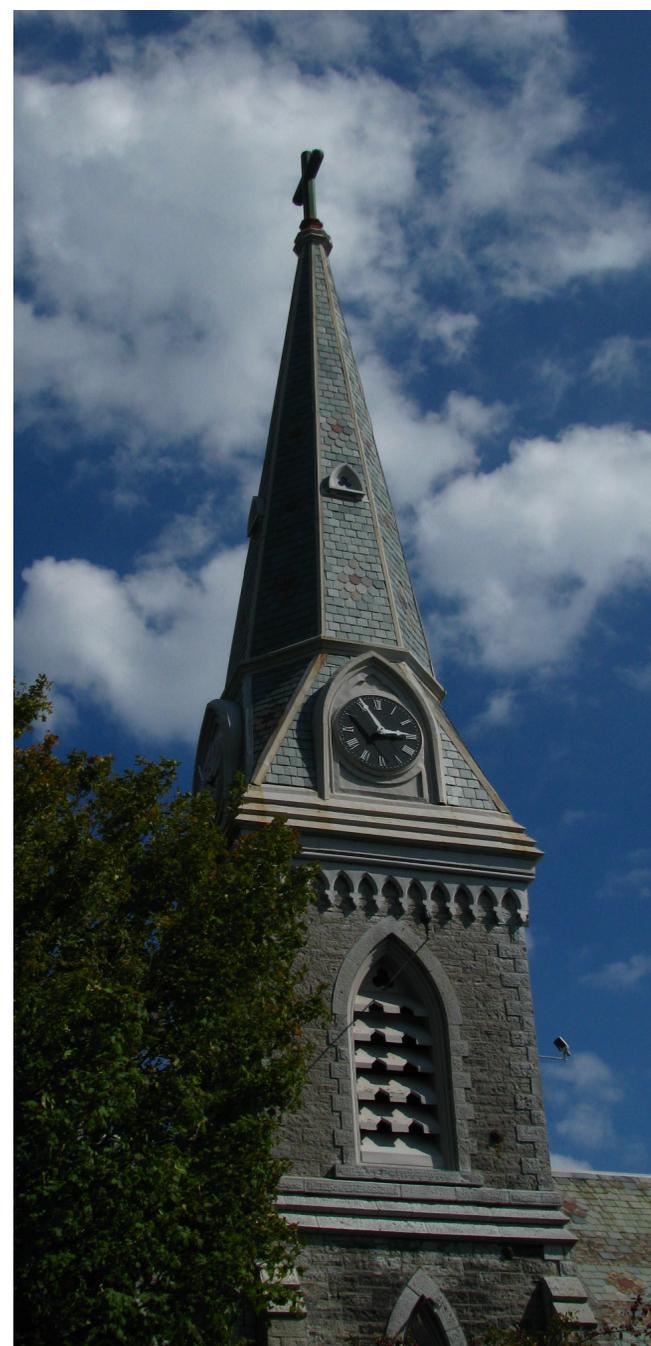
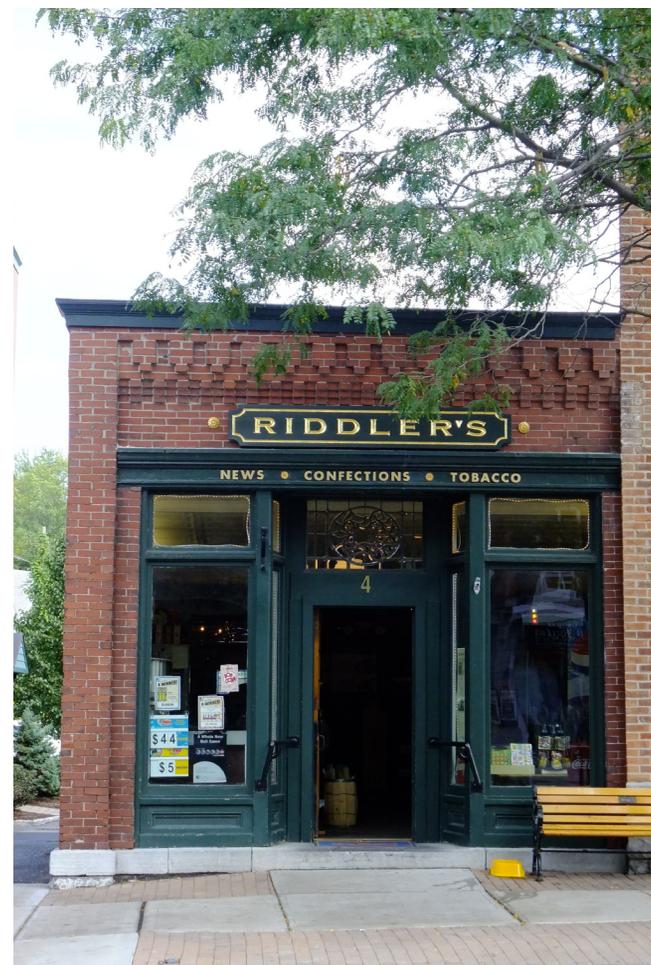
- *Western Gateway:* Make a new ¼ mile boulevard segment on US-20 / Genesee Street, keeping existing buildings as shown, and replacing less durable buildings over time as shown with a new plaza, gas station / convenience store, visitor center / shuttle bus stop, and other new auto-oriented mixed-use buildings located on a new front build-to line with parking located behind.
- *Lower Fennell Street:* Replace non-durable buildings over time as shown with new mixed-use buildings located on a new front build-to line with parking located behind. Make new tree-lined streets with on-street parking, and a new public square fronted by a new joint Town-Village Hall. Enclose the supermarket parking lot with new mixed-use buildings fronting Fennell Street, bend Fennell Street to meet Jordan Street at a ninety (90) degree angle, and locate a new public pavilion on the southwest corner at the intersection of Fennell and Jordan. Begin the new public Skaneateles Creekwalk running from the Village to Skaneateles Falls.
- *Eastern Gateway:* Make a new ¼ mile boulevard segment on US-20 / Genesee Street, keeping existing buildings as shown, and replacing less durable buildings over time as shown with a new square, visitor center / shuttle bus stop, and other new auto-oriented mixed-use buildings located on a new front build-to line with parking located behind.

Intermediate interventions

- *Upper Fennell Street:* Complete the Parkside Neighborhood development connecting Elizabeth Street to Jordan Street, with new public park and residential streets and blocks to the west. In time, replace the existing senior housing between Skaneateles Creek and Fennell Street with new courtyard housing and mixed-use buildings as shown. Make a new network of streets and blocks and residential lots east and west of Jordan Street and north of Austin Park as shown.
- *Northeast Neighborhood:* Make a new network of streets and blocks and lots between East Street and Highland Avenue, with a new central residential square and southern recreational facilities as shown. Create smaller lot sizes in the Northeast Neighborhood to promote higher population density adjacent to Skaneateles schools.

Maximum interventions

- *Western Gateway Neighborhood:* Extend Elizabeth Street all the way to the western edge of the Receiving Area as shown, and make a new network of residential streets and blocks and lots north and south of US-20 / Genesee Street.
- *Eastern Gateway Neighborhood:* Extend Highland Avenue south as shown; make a new public park and network of residential streets and blocks and lots north of US-20 / Genesee Street, and new residential streets and blocks and lots to the south as shown.





8) **Town Hamlet Development**

- *Willow Glen:* In a sixty (60) acre Receiving Area at the intersection of Jordan Street and CR-133, widen Jordan Street to make a boulevard and park with new residential and mixed-use buildings to a build-to line as shown, replacing (three) existing buildings over time; locate a new willow tree and an outdoor pavilion in the park, and extend the Skaneateles Creek hiking trail.
- *Mottville:* In a sixty (60) acre Receiving Area at the intersection of Jordan Street and Mottville Road, replace the existing buildings over time with new mixed-use and residential development to the build-to lines as shown, and extend the Skaneateles Creek hiking trail.
- *Skaneateles Falls:* In a one hundred fifty (150) acre Receiving Area embracing the existing offices and light industrial buildings of Welch Allyn, General Electric and Honeywell, Inc., locate new mixed-use and residential buildings in a network of streets and blocks and lots centered on Jordan Street; make three new public parks---including one fronted by smaller residential lots---and extend the Skaneateles Creek hiking trail.
- *Shepard Settlement:* In a sixty (60) acre Receiving Area located between Chapman and Hoyt Roads, mostly south of Stump Road, make a network of residential streets and blocks and lots, with mixed-use building lots at the intersection of Hoyt and Stump and a square extending Hoyt north of Stump Road to a house sheltering the proposed Shepard Settlement Historical society. Locate a chapel fronting the new public square to the west and backing onto the existing historic cemetery to the east.
- *Mandana:* In a forty (40) acre Receiving Area at the intersection of West Lake Street and SR-359, locate new residential building lots on three streets and two blocks west of West Lake Street as shown, with demolition of existing buildings over time. To the east of West Lake Street, locate a new residential square fronted by row-houses to a build-to line as shown, with a new public pavilion, boat ramp and boat storage fronting Skaneateles Lake.

Each of these proposed interventions as illustrated is necessarily specific in its design and details. All of them 1) are informed by, maintain, and extend the traditional urban and landscape character of the Village and Town of Skaneateles; 2) promote the objectives of the *Joint Comprehensive Plan*; and 3) exemplify the basic principles of traditional architecture and urbanism as taught at the University of Notre Dame, presented at the September 2010 design charrette, and described in our working premises above.

IMPLEMENTING *STRATEGIES FOR SUSTAINABLE SKANEATELES*

Strategies for Sustainable Skaneateles proposes a variety of schematic design ideas intended to provide a strategy for future growth in Skaneateles. We recognize that our proposals are “big-picture” ideas requiring time and political will to implement. Nevertheless, these ideas are both practical and doable, and we urge the citizens and public officials of Skaneateles to promote future development in Skaneateles that embodies the principles of good architecture and urbanism we here have attempted to articulate.

Everything we have proposed here supports the primary objectives of the *Town and Village of Skaneateles Joint Comprehensive Plan*, but the objectives of the *Joint Comprehensive Plan* itself are thwarted by the Town’s and Village’s respective existing zoning ordinances. We therefore recommend as a necessary step in achieving the goals of the *Joint Comprehensive Plan* either the repeal of the existing zoning ordinances and their replacement with a form-based code, or the adoption of a form-based code as a parallel code and overlay for designated areas within the Town or Village that would allow walkable mixed-use developments by right. Employment of a form-based code should be done in conjunction with—and be ancillary to—the master plans and regulating plans shown here,⁴ and their sequence of production should be as follows:

- Master Plans, with supporting illustrations;
- Regulating Plans, with supporting illustrations; and
- a Zoning Code, with supporting diagrams, illustrations and text that together support the intentions of the Master Plans and Regulating Plans.

The various Master Plans visually describe Skaneateles as it might look if *Strategies for Sustainable Skaneateles* was adopted and its proposals executed. The Regulating Plan in turn governs land use in support of and accordance with the Master Plans. The Zoning Code is a set of diagrams, illustrations and text identifying permitted non-civic Building Types and relating them to the different Lot Types found within the different zones of the Regulating Plan.

The Regulating Plan and Zoning Code are examples of form-based coding generally, and “Transect-based Zoning” in particular—a concept explained more fully on pages 100-101. But these legal documents, while necessary for good urbanism and good land conservation, are not sufficient for good urbanism and good land conservation. Other conditions are also desirable and may be necessary, including the following:

- tax incentives—on the principle of “if you want more of something, tax it less; if you want less of something, tax it more”—to encourage development in Receiving Zones and discourage development in Sending Zones;
- Town and Village willingness to fund and oversee infrastructure improvements that promote walkable mixed-use neighborhoods;

⁴ We have not here provided a full form-based code, but have provided sample pages of such a code on pages 104-113





- a local development community or patron that understands and promotes the intentions of *Strategies for Sustainable Skaneateles*;
- promotion of mixed-use background building development on Town-and Village-owned land, by the Town and Village working with local contractors and providing partnership incentives for those who build durably, well, and small;
- local banks and / or foundations that will invest in the buildings and infrastructure that fulfill the intentions of *Strategies for Sustainable Skaneateles*;
- the presence of a community of skilled traditional designers and builders in Skaneateles. Some of these may already be present, and some may be attracted to Skaneateles by the opportunity that *Strategies for Sustainable Skaneateles* or some similar proposal represents. Also, a pattern book including plans and details of favored or required background building types may be initially helpful if not necessary to generating a local culture of durable traditional building; and finally
- a Town and Village Architect authorized to interpret the intentions of *Strategies for Sustainable Skaneateles*, who serves at the will of the Town and Village, however determined. (The point is that the Town and Village Architect must understand the intentions of *Strategies for Sustainable Skaneateles* and have authority to interpret it, but would not be acting solely on his or her own authority);

CONCLUSION

The 2005 *Town and Village of Skaneateles Joint Comprehensive Plan* paints a hopeful vision of a Skaneateles that has preserved and extended its historic character as a beautiful village in a beautiful landscape. Skaneateles is at an important moment in its history, possessing an abundance of natural and communal assets threatened by a sluggish regional economy and a default institutional complex---including its own zoning ordinances---that cumulatively promote sprawl culture. We hope that *Strategies for Sustainable Skaneateles* will enable the residents and leaders of both the Town and Village to maintain, extend, and recover---maintain and extend *by* recovering---the traditional qualities and character of Skaneateles that everyone who knows Skaneateles so rightly cherishes. We will be pleased if *Strategies for Sustainable Skaneateles* contributes to this worthy end.

The Notre Dame Graduate Urban Design Studio
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