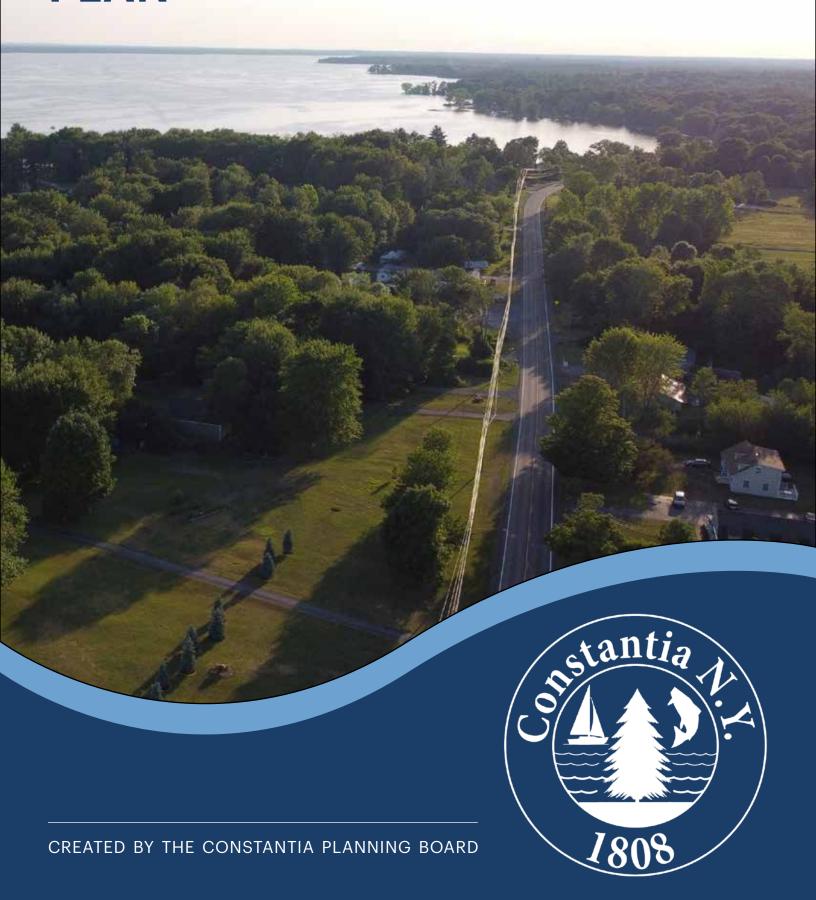
# **COMPREHENSIVE PLAN**



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### **ACRONYM**

#### **DEFINITIONS**

#### \$#M:

Million Dollars

#### ARPA:

American Rescue Plan Act

#### BCD:

Barge Canal Datum

#### **BMPs**

**Best Management Practices** 

#### CDP:

Census Designated Place

#### DSL:

Digital Subscriber Line

#### Mbps:

Megabytes Per Second

#### NorCOG:

North Shore Council of Governments

NYS: New York State

#### **NYSDEC or DEC:**

New York State Department of Environmental Conservation

#### **NYSDOT or DOT:**

New York State Department of Transportation

#### WWTP:

Wastewater Treatment Plant



#### The Comprehensive Planning Committee and Local Officials

The town's Comprehensive Plan was last formally updated in 2002. In March of 2022, the Planning Board was tasked by the Town Board to assess the town's Comprehensive Plan and make a partial update based on the results of a 2013/2014 community survey. In 2014, the survey results were summarized and discussed in two public hearings, but they were never incorporated into a new comprehensive plan.

This document was prepared with the participation of numerous local officials and with community input to the highest degree possible. Significant assistance was provided by the New York State Tug Hill Commission for sourcing of data, editing, guidance, and final assembly. The Planning Board has also solicited support from the town's engineering firm Barton & Loguidice, D.P.C., and Oswego County Department of Planning to update the 2002 Comprehensive Plan, Contemporary census, demographic, and community data have been incorporated into this update. The scope of work includes a significant update based on changes to infrastructure, e.g., the water district, active implementation of a sewer district, connecting to the village of Cleveland's existing system, and other areas.

Town Officials involved in the preparation of the Comprehensive Plan include:

- Supervisor Frank Tomaino
- Councilmen:
  - Ronald Chapman, Jr. Richard Colesante
  - John Metzger
- Thomas Moran
- Planning Board Chair James F. Peck
- Planning Board Members:
  - Dave Antos Martin Godzwon
  - Daniel Poné Sa
    - Sandra Retajczyk
  - Sandra Tuori-Bell
- Sandy Williams

Graphics assistance by Erin Zehr.



#### INTRODUCTION

#### The Purpose of the Plan

The purpose of the plan is to provide a shared vision for the future of the community that benefits residents and businesses. The plan provides a rational framework for existing land development and land subdivision controls. The plan anticipates new waves of residential, commercial, and industrial development, especially considering development pressures from the Syracuse metropolitan area which is expanding into the region.

The plan serves to anticipate town capital projects, assess their potential impacts, and consider ideal development patterns that are consistent with community goals and visions. Capital projects may include water, sewer, road and subdivision development, community buildings, parks, etc. The protection of natural resources for future generations of residents and visitors is also an important goal of this plan.

Ultimately, a comprehensive plan is an iterative, living document that can and should be updated as new challenges arise. Thus, the Planning Board keeps these challenges in mind when considering how growth might impact the well-being of town residents. Finally, it is hoped that other levels of government (e.g., state, county, and other local governments) will find the plan useful in shaping their future development activities in a way that reflects the desires of the citizens of Constantia.

It is a goal of this plan to maintain consistency with the 2008 Oswego County Comprehensive Plan and any subsequent updates to that document.

#### Previous Plans

The original comprehensive plan for the town of Constantia was developed in 1967 by Joseph Katulski of Snyder, NY. A more recent version was created in 2002.

#### **Community Input**

A general community opinion survey was conducted from 2013 to 2014. The survey contained questions regarding town character, natural resources, residential housing, and commercial and industrial development. Summaries were prepared by the Tug Hill Commission, discussed in two public hearings, and made available to the public.

The survey, which brought in over 500 responses, was intended to lead to revision of the 2002 Town of Constantia Comprehensive Plan which, in turn, would inform an amendment to the town's Land Development Law. The survey aimed to identify changes in the needs of the town and improve access to public services. Civic leaders based the survey items on five goals: protecting the environment, protecting property values, building community pride, seeking commercial growth to increase the tax base, and minimizing the cost of public utilities. The results of the 2013/2014 survey addressed aspects of these goals, and much of what was learned has been applied to this comprehensive plan.



#### Periodic Review and Update of the Plan

It is the recommendation of the Planning Committee that this plan be periodically reviewed and updated by the Town Board and others, as designated by the Town board, at least once every five years. A five-year review will refresh the Town Board's perspective on the longer-range issues affecting Constantia and help to reinforce the link between day-to-day development decisions and longer-range town policies. In addition, a periodic update will keep the plan current with the ever-changing conditions of the town without the need for large-scale planning efforts.

#### The Organization of this Document

This document is organized into the following parts:

- **Part I.** Community Profile. This section presents a compilation of relevant facts about the demographics of the town based on US Census and other data.
- Part II. Plan Elements and Strategies. This section presents the community issues and strategies which reflect the general desires for the direction in which the citizens of the town wish to go, based upon public meetings and the community survey.
- Part III. Land Use Policies. This section includes policies which form the framework for the town's land use regulations. All development projects in the town should conform to these standards.
- Appendix 1. Historic Resources Inventory
- Appendix 2. NYS Comptroller Revenues and Expenditures Definitions
- Appendix 3. Comprehensive Plan Maps



CONSTANTIA TOWN HALL







#### **Population**

The population of the whole town was 4,778 in 2020. Table 1 shows population trends in Constantia and Oswego County from 1950 to 2020. According to the U.S. Census Bureau decennial censuses, the whole town grew steadily from 1950 to 2000. From 2000 until the present, it has experienced slight population losses, down 5.9% during that period. These population trends were also seen in Oswego County. The village of Cleveland grew between 1950 and 1980, then declined somewhat, with a 2020 population of 732. The hamlet of Constantia (a census designated place or 'CDP') grew 6.8% between 2000 and 2010 and then declined about the same percentage between 2010 and 2020.

The median age of the town increased from 36.9 to 48.8 between 2000 and 2020 estimates. The median age of Constantia's population is, generally, older than that of Oswego County and the village of Cleveland, whose 2020 median ages were estimated to be 40.6 and 38.1, respectively.

#### **TABLE 1**

#### Population Change in the Town and Hamlet of Constantia, Village of Cleveland, and Oswego County; 1950 to 2020 (Estimates)

Year	Constantia (Entire town)	Constantia CDP* (Census Designated Place (CDP))	Village of Cleveland	Oswego County
1950	1,947	_	555	77,181
1960	<b>2,730</b> 40.2% ▲	_	<b>732</b> 31.9% <b>▲</b>	<b>86,118</b> 11.6% <b>▲</b>
1970	<b>3,542</b> 29.7% ▲	_	<b>821</b> 12.2% ▲	<b>100,897</b> 17.2% <b>▲</b>
1980	<b>4,312</b> 21.7% ▲	_	<b>855</b> 4.1% <b>▲</b>	<b>113,901</b> 12.9% <b>▲</b>
1990	<b>4,868</b> 12.9% ▲	_	<b>784</b> -8.3% <b>▼</b>	<b>121,771</b> 6.9% ▲
2000	<b>5,141</b> 5.6% ▲	1,107	<b>758</b> -3.3% <b>▼</b>	<b>122,377</b> 0.5% ▲
2010	<b>4,973</b> -3.3% ▼	<b>1,182</b> 6.8% ▲	<b>750</b> -1.1% <b>▼</b>	<b>122,109</b> -0.2% ▼
2020 5-year estimate)	<b>4,836</b> -2.8% <b>▼</b>	<b>1,505</b> 27.3% ▲	<b>814</b> 8.5% <b>▲</b>	118,339 - <b>3.1</b> % ▼

Source: U.S. Census Bureau Decennial Census (1950-2010) and American Community Survey (2020)

Census designated places are statistical geographic entities representing closely settled, unincorporated communities that are locally recognized and identified by name. They are the statistical equivalents of incorporated places, with the primary differences being the lack of both a legally defined boundary and an active, functioning governmental structure, chartered by the state and administered by elected officials.

Federal Register Notice (2008)





DEMOGRAPHICS

#### **Population Density**

Changes in the population density of the town are another means of gaining a perspective on growth. In 1950 town population density was 33.6 persons per square mile. This figure was 84.2 persons per square mile in 2020, according to the 2020 Census. Oswego County as a whole had a population density of 123.5 persons per square mile. Population density is, admittedly, not uniform throughout the town or the county. Some areas have and will continue to have a much higher concentration of people than others. Furthermore, the density values reinforce how rural the town of Constantia is in relation to the whole county.

#### Households

Table 2 shows the number of households in the town in 1990, 2000, 2010, and the estimates for 2020. The total town figure of 1,952 households in 2010 is 3.1% higher than the 2000 total of 1,893 households. This trend (smaller households, but more of them) is due to family sizes decreasing steadily over the decades, which 2020 estimates also suggest. The hamlet of Constantia, village of Cleveland, and Oswego County showed similar trends between 2000 and 2020 estimates. However, the average household size of the hamlet may have grown between 2010 and 2020, according to the American Community Survey estimates.

#### TABLE 2

## Household Population in the Town and Hamlet of Constantia, Village of Cleveland, and Oswego County; 1990 to 2020 (Estimates)

		Constantia	Constantia CDP	Cleveland	Oswego County
06	Number of Households	1,653	_	256	42,434
196	Average Household Size	2.94	_	3.04	2.76
00	Number of Households	1,893 • 14.5% ▲	436	277 • 6.9% ▲	45,522 • 7.3% <b>▲</b>
2000	Average Household Size	2.72	2.54	2.74	2.60
2	Number of Households	1,952 • 3.1% ▲	506 • 16.1% ▲	287 • 3.6% ▲	46,400 • 1.9% <b>▲</b>
2010	Average Household Size	2.55	2.34	2.61	2.52
20	Number of Households	2045 • 4.8% ▲	588 • 16.2% ▲	318 • 10.8% ▲	46,597 • 0.4% <b>▲</b>
202	Average Household Size	2.36	2.56	2.56	2.42

Source: U.S. Census Bureau Decennial Censuses (1990, 2000, 2010) and American Community Survey (2020)



HOUSING PART I

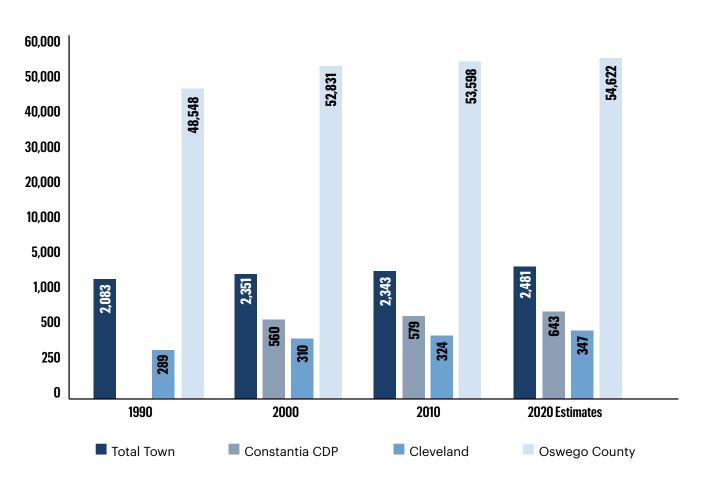
#### **Housing Units**

Table 3 examines the total number of housing units reported in the Census in Constantia, the hamlet, the village of Cleveland, and Oswego County between 1990 and 2020. The whole town showed a net decrease of eight units during the decade from 2000 to 2010, a decrease of 0.3%. However, the town gained 26 units, or 1.1% from 2010 to 2020. The village of Cleveland, and the county both saw net increases in units between 2000 and 2010 and continued to see increases between 2010 and 2020, as well.

According to town records, from 2016 through November of 2022 there were 63 permits issued and completed for new residential structures in the town as a whole, which translates to approximately nine per year during that period.

#### TABLE 3

### Total Housing Units in the Town and Hamlet of Constantia, Village of Cleveland, and Oswego County; 1990 to 2020 (Estimates)



Source: U.S. Census Bureau Decennial Censuses (1990, 2000, 2010) and American Community Survey (2020)



HOUSING PART I

Table 4 examines the mix of different types of structures. Most of the housing in the whole town of Constantia consists of either single family residential units or mobile homes, which amounts to 80.2% and 15.0%, respectively. This trend is similar within the hamlet, village, and county, as well. It is worth noting that the percentage of mobile homes has dropped between 2000 and 2020 estimates for the whole town, hamlet, and county. Conversely, it is estimated that the number of mobile homes grew in the village of Cleveland in the same period. However, since the values are so small there might have been a significant sampling error in those estimates.

#### **TABLE 4**

# Estimated Housing Units by Number of Units in Structure in the Town and Hamlet of Constantia, Village of Cleveland, and Oswego County; 2000 and 2020 (Estimates)

	Year	1*	2	3-4	5+	Mobile Homes	Total
Constantia	2000	1,762	51	19	13	497	2,351
	2020 estimate	2057	11	4	82	327	2481
Constantia	2000	376	21	4	12	125	547
CDP	2020 estimate	514	0	0	51	78	643
Cleveland	2000	247	20	15	1	27	310
	2020 estimate	283	11	4	3	46	347
Oswego	2000	34,263	3,437	2,282	3,410	9,320	52,831
County	2020 estimate	38,159	2,761	2,354	3,851	7,462	54,622

<sup>\*</sup> Detached & Attached

Source: U.S. Census Bureau Decennial Census (2000) and American Community Survey (2020)



Table 5 examines the estimated median age of housing structures in the town, hamlet, village of Cleveland, and county in 2020 as well as the years housing units were built. There is a substantial quantity of older housing stock dating back to before the 1940s. However, since then, the decade of the 1970s showed the greatest number of housing units constructed in the town and hamlet while the 1990s saw the greatest number of units constructed in the village.

The age of the housing stock is comparable to that of Oswego County. The housing stock is generally older in the hamlet of Constantia and the village of Cleveland than in the town. It should be noted that these numbers have some degree of inaccuracy, as they are estimates.

#### **TABLE 5**

# Housing Year Structure Built in the Town and Hamlet of Constantia, Village of Cleveland, and Oswego County; 2020 (Estimates)

	Town of Constantia	Constantia CDP	Cleveland	Oswego County
Median age	1975	1967	1958	1969
Built 1939 or earlier	770	112	180	15,983
Built 1940-1949	64	15	8	2,024
Built 1950-1959	149	60	17	4,391
Built 1960-1969	144	102	21	4,503
Built 1970-1979	420	169	24	6,866
Built 1980-1989	339	101	23	8,387
Built 1990-1999	354	59	45	6,740
Built 2000-2009	121	25	25	4,300
Built 2010-2013	120	0	4	749
Built 2014 or later	0	0	0	679
Total housing units	2,481	643	347	54,622

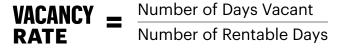
Source: U.S. Census Bureau American Community Survey (2020)



HOUSING PART I

#### **Rental Housing Vacancy**

Tables 6 details the availability of rental housing. A rental vacancy rate of 5% is generally considered adequate, and vacancy rates over or under 5% indicate an oversupply and undersupply, respectively. According to the 2020 American Community Survey estimates, the vacancy rate for the whole town, hamlet, and village of Cleveland was 0%, indicating a shortage. The county had an estimated rental vacancy rate of 4.4% that year.



#### **TABLE 6**

Rental Housing Vacancy Rate in the Town and Hamlet of Constantia, Village of Cleveland, and Oswego County; 2020 (Estimates)



Source: U.S. Census Bureau American Community Survey (2020)



HOUSING PART I

#### **Affordability**

A measure of housing affordability can be obtained by plugging census income figures into a formula to derive an acceptable mortgage loan amount for a given community and comparing that to housing prices. This is done by multiplying the town's median household income by 28%, which is a recommended ratio of income spent on a mortgage. That value is then multiplied by another 30%, which estimates taxes and insurance on the mortgage payment. When the second value is subtracted from the first value, the result is the maximum principal and interest payment that should be allowed. Lastly, that value is multiplied by a value within a factor table subject to different loan terms, such as length of loan and rates, to get the affordable mortgage amount (see the example below used to calculate the maximum recommended loan amount based on household income).

#### TABLE 7

#### **Housing Affordability Calculations**

Median household income

\$66,743

Total gross monthly income

\$66,743 / 12 = **\$5,562** 

Total gross monthly income multiplied by the standard affordable housing ratio of 28%

\$5,562 x 0.28 = **\$1,557** 

Multiply gross affordable housing income by estimated housing taxes and insurance (30% standard)

\$1,557 x 0.3 = **\$467** 

Subtract estimated taxes and insurance from affordable gross monthly housing income

> \$1,557 - \$467 **\$1,090**

Divide the affordable housing income by a sample factor of \$4.77, representing the value of each mortgage dollar for a 30-year loan with a 4% mortgage rate

\$1,090 / \$4.77 = **\$229** 

Multiply the affordable housing income adjusted for loan terms by \$1,000 to get the maximum mortgage loan amount recommended

\$229 x \$1,000 = **\$229,000** 



Essentially, if this maximum affordability value calculated from the median household income is greater than the median value for all owner-occupied units, then the housing market can be assumed to be affordable. If not, then housing values can be assumed to be greater than the population's ability to afford them. In 2020, it is estimated that housing was affordable in the town, hamlet, village, and county. With median household income estimated to be lower in the village than in the town or county in 2020, the recommended maximum mortgage loan amount is consequently lower, as well.

#### TABLE 8

Housing Affordability in the Town and Hamlet of Constantia, Village of Cleveland, and Oswego County; 2020 (Estimates)

	Estimated Median Value for All Owner-Occupied Units (\$)	Estimated Median Household Income (\$)	Max. Mortgage Recommended (\$)	Affordability
Constantia	119,600	66,743	229,000	Affordable
Constantia CDP	127,000	77,348	265,000	Affordable
Cleveland	105,100	48,125	165,000	Affordable
Oswego County	109,500	59,070	202,266	Affordable

Source: U.S. Census Bureau American Community Survey (2020)



**EMPLOYMENT** PART I

According to the 2020 American Community Survey, there are an estimated 2,445 people in the town of Constantia that are of working age, i.e., 16 years of age and over. The top three areas of employment by industry for Constantia residents were estimated to be 1) education, health care, and social services; 2) retail trade; and 3) manufacturing. The construction and transportation industries have a similar estimated number of people in the work force and are fourth and fifth in the town for employment, respectively.

#### TABLE 9

#### **Employment by Industry for Town of Constantia, 2020** (Estimates)



Civilian population 16 years and over

**2,445** Employees



Education, health care, social services

**499** Employees



Retail trade

**379** Employees



Manufacturing

**345** Employees

\_



Construction

233 Employees



Transportation, warehousing, utilities

**222** Employees



Arts, entertainment, recreation, food accommodations,

**162** Employees



Agriculture, forestry, mining

135 Employees



Finance, insurance, real estate

**133** Employees



Public administration

**85** Employees



Professional, scientific and management

**83** Employees



Other services

**83** Employees

Wholesale trade

**45** Employees



Information

41

**Employees** 

Source: U.S. Census Bureau American Community Survey (2020)



**FINANCE** 

#### **Revenues and Expenditures**

According to the NYS Comptroller, 2020 revenues for the town of Constantia totaled \$4,863,236 and were raised mostly from real property taxes and assessments and proceeds of debt, each at 42% of total revenues. These revenues were followed by intergovernmental revenues (state aid and charges to other governments, 8.7% combined) and sales and use tax (4.7%). See definitions in Appendix 2.

During the same year, transportation made up the largest expenditure (38%), followed by public safety (20%), and debt service (15%). See definitions in Appendix 2.

#### **TABLE 10**

#### Revenues in the Town of Constantia, 2020

Revenue	Total (\$)	Percent of Total			
Real Property Taxes and Assessments	2,045,821	42.1%			
Charges to Other Governments	244,479	5.0%			
Sales & Use Taxes	230,711	4.7%			
Other Local Revenues	50,150	1.0%			
Charges for Services	28,638	0.6%			
Other Real Property Tax Items	16,432	0.3%			
Use and Sale of Property	11,534	0.2%			
Total Local Revenues: \$2,627,765					
State Aid	178,892	3.7%			
Total Revenues: \$2,806,658					
Proceeds of Debt	2,056,578	42.3%			
Total Revenues and Other Sources: \$4,863,236					

Source: NYS Comptroller (2020)



#### **TABLE 11**

#### **Expenditures in the Town of Constantia, 2020**

Expenditure	Total (\$)	% of Total		
Transportation	968,135	38.0%		
Public Safety	511,359	20.0%		
Debt Service	383,856	15.0%		
General Government	292,153	11.5%		
Employee Benefits	249,521	9.8%		
Utilities	76,988	3.0%		
Culture and Recreation	32,940	1.3%		
Sanitation	32,766	1.3%		
Community Services	1,500	0.06%		
Health	1,200	0.04%		
Economic Development	491	0.02%		
Total Expenditures: \$2,550,908				

Source: NYS Comptroller (2020)

#### **Property Taxes**

Full taxable value (tax base) of real property in the town of Constantia was \$288,579,701 in 2020. That year, town property owners paid \$35.07 per \$1,000 assessed value in property taxes (this includes county, town, and Central Square School District taxes). Table 12 depicts the breakdown of property tax payments by recipient government and school district per \$1,000 in assessed value.

#### **TABLE 12**

#### Property Tax Breakdown per \$1,000 Assessed Value, 2020









FINANCE PART I

#### Land Use

The total number of tax parcels was 2,485 in the town (including the village of Cleveland) in 2020. The overwhelming majority (74%) of tax parcels in the town including the village were assessed as residential in 2020. The next largest land use categories were vacant land (21%) and commercial (2%). Of the 1,831 residential parcels, 133 (5%) were seasonal.

Similarly, residential parcels make up the greatest total assessed value at over \$220.5 million and the largest land use by acreage in the town including village. Vacant land has the next highest total assessed value at just under \$12.7 million followed by commercial parcels at slightly over \$10 million. Vacant land is also the second largest land use by acreage. Wild, forested land is the third largest land use in the town by acreage, which adds to the sense of open space and the rural nature of the town and the Tug Hill region.

#### TABLE 13

### Land Use by Number of Parcels, Total Assessed Value, and Acreage in the Town of Constantia, 2020

#### RESIDENTIAL

No. of Parcels: 1831

Total Assessed Value: \$222,515,000

**Acreage:** 15,754.36

#### WILD, FORESTED, CONSERVATION LANDS, AND PUBLIC PARKS

No. of Parcels: 40

Total Assessed Value: \$3,630,400

**Acreage:** 7,217.88

#### **PUBLIC SERVICES**

No. of Parcels:

Total Assessed Value: \$1,356,263

Acreage: 56.96

#### VACANT

No. of Parcels: 520

Total Assessed Value: \$12,677,000

Acreage:

### 8,561.39 COMMUNITY SERVICES

No. of Parcels: 23

Total Assessed Value: \$8,601,400

**Acreage:** 1,299.55

#### INDUSTRIAL

No. of Parcels:

Total Assessed Value: \$433,700

Acreage: 673.55

#### COMMERCIAL

No. of Parcels:

Total Assessed Value: \$10,068,400

Acreage: 317.35

#### RECREATION/ENTERTAINMENT

No. of Parcels:

Total Assessed Value: \$5,828,800

Acreage: 989.2

#### **AGRICULTURE**

No. of Parcels:

Total Assessed Value: \$216,200

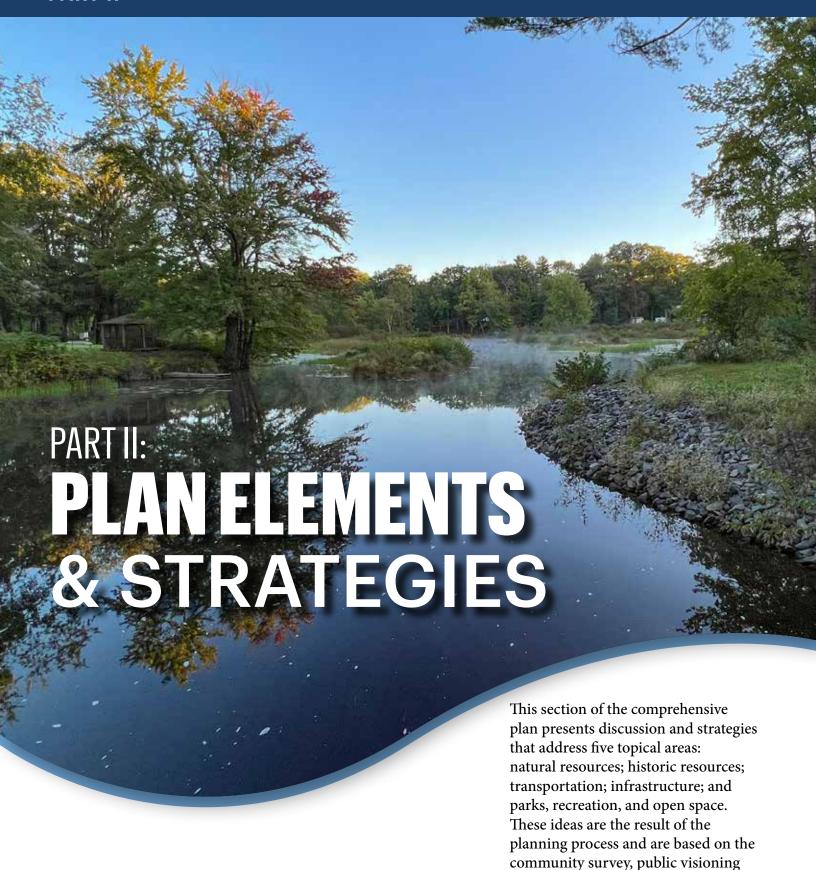
Acreage: 199

#### TOTAL:

NO. OF PARCELS: 2,485 | TOTAL ASSESSED VALUE: 265,327,163 | ACREAGE: 35,069.24

Source: Oswego County Office of Real Property Tax Services (2020)







meetings, and meetings with experts in

each topic.

#### Oneida Lake

Constantia contains several lakes, the largest of which is Oneida Lake. Oneida Lake, also the largest inland lake within New York State, is known throughout the region as a great fishing, boating, and recreational resource. In fact, nearly half of Constantia respondents from the 2013/2014 community survey said that they choose to live in Constantia because of the proximity to Oneida Lake. Oneida Lake covers the southernmost section of the town, with the town border located along the southern shoreline.

The town's portion of Oneida Lake includes two sizable islands, the largest, Frenchman Island at about 26 acres and neighboring Dunham's Island as well as some smaller ones. Frenchman was known historically as "Seven Mile Island" during the American Revolution and to the area's original inhabitants the Onondagas as 'Kah-whanah-kee'. Though it was home to a popular resort and inn in the early 1900s, the island is today uninhabited and largely undeveloped, except for an abandoned 123' above water level lighthouse (circa 1917) and dock on the south side and various ruins. The island is managed by NYSDEC, open to the public for recreational use, however it can only be reached by boat except during the winter when the lake freezes.

Summer traffic on the lake is currently comprised almost exclusively of recreational watercraft and the periodic tour boat. Plentiful boat launches, hand launch sites and marinas are all gateways for tourism and provide an incentive to permanently locate to the area. Winter use of the lake includes ice fishing, skating, cross country skiing, snowmobiling, ATV, and quad recreational vehicles, using the lake as a means of transit or a destination. Paralleling the lake on the north shore is the Oswego County Recreational trail that utilizes the straight and level path of the former NY Ontario and Western Railroads, traversing the entire width of the town with several formal and informal access points. It is heavily utilized year-round by hikers, bikers, and motorized vehicles as well, serving as a connector to seasonal snowmobile trails and is groomed by a local snowmobile club in the winter.

Oneida Lake is part of the Erie Canal 524-mile-long waterway system. In 2020, more than 4,600 vessels passed through the Brewerton, NY Lock E-23 at the western outlet to Oneida Lake. Opportunities to attract those boating the lake and encouraging them to begin, pause and end their voyages in the area to the benefit of businesses and residents alike may be further improved through social media and other means.

#### Oneida Lake (cont.d)

The lake is clean in part due to the lack of industry along its shores. However, the health of the lake and its habitats may be in jeopardy due to several factors, including water level manipulation, fluctuating phosphorus levels, introduction of invasive species, and sedimentation from storm water runoff.

The lake ecosystem has stabilized and adjusted to the water level impacts associated with the construction of a control dam on the Oneida River in Caughdenoy in the early 1950s. The lake has been kept at an artificially low winter level, in part to allow for storage during the spring run-off and to help prevent flooding. As a result of the winter draw down, the habitat in this de-watered zone has changed dramatically over the years. The current ecosystem approach to water level management on Oneida Lake has been effective and has struck a balance between preventing flooding hazards while maintaining the health of the lake.



Phosphorus is an element essential for most plant and animal life. It is necessary in water environments for primary productivity, resulting in the growth of phytoplankton, a one celled, photosynthesizing green plant. Phytoplankton serve as the basis of the aquatic food chain. Levels of phosphorus in Oneida Lake have declined dramatically in the last 50 years. Nuisance algal blooms common in the 1960s and before, are infrequent today and usually occur after periods of heavy rain and run-off when phosphorus enters the lake from upland areas. The recommended target level for phosphorus in Oneida Lake is 20 parts per billion. This level was established by the Oneida Lake Watershed Advisory Council more than 25 years ago and has served the lake well.

Invasive species can and have had a serious impact on the ecosystem of Oneida Lake. Invaders commonly arrive from other countries through the Great Lakes and come to Oneida through the barge canal system. Recent invaders to Oneida Lake are water chestnut, zebra and quagga mussels, round gobies, and others. More are certain to follow.

Sedimentation can negatively impact Oneida Lake, particularly the eastern portion in and around Fish Creek, Oneida Creek, Chittenango Creek, and other tributaries. Agriculture, storm water run-off, and stream and watershed hydrological modifications are contributing factors. Excessive sediments can impact fish spawning success, cause navigation hazards, carry excessive nutrients, and fill in an already shallow shoreline. The NYSDEC is currently working on a Nine Element Plan for Oneida Lake that is to identify sources of excessive sedimentation and offer methods of control. **See strategies on page 16.** 



#### **Forestry**

Forests play a vital role in providing recreational opportunities, wildlife habitat, forest products, and surface or groundwater protection. Since more than half of the 2013/2014 survey respondents would like to see natural areas preserved, it is important that the town prioritizes natural resource preservation when reviewing development projects. The Pilot Study in Rural Design and Planning quoted above should be used as a forest management resource.

Sound management of forests can provide all the aforementioned benefits on both a short- and long-term basis. A primary management practice used to accomplish several goals is timber harvesting, which can provide a continuous supply of wood products if conducted properly. To minimize environmental impacts and maintain water quality during and after a harvest operation, Best Management Practices (BMPs) are recommended, especially for the logging industry and others. BMPs are designed to:

- Protect water quality by minimizing erosion and surface water run-off
- Maintain hydrologic processes by limiting disturbances to water flow patterns
- Maintain water temperature along shorelines and streambanks
- Protect nutrient balances in the soil.

Ultimately, BMPs help keep forests healthy and maintain public support for timber harvesters and forest management.

Other common forestry practices also include trail development, tree planting, and firewood or precommercial thinning. State and local organizations as well as private foresters are available to assist or prepare management plans to guide landowners in making sound management decisions regarding their forested properties. More information on various practices that can be employed is available at https://www.dec.ny.gov/docs/wildlife\_pdf/yfiforestrybmp.pdf.

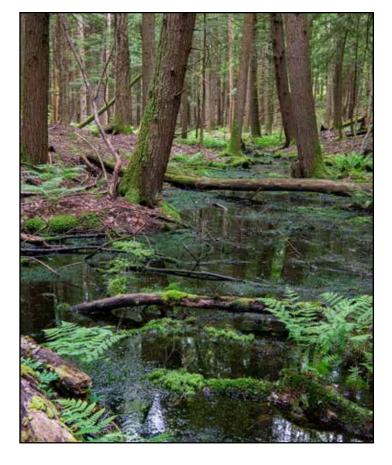
Develop an ecological approach to planning for growth to protect habitat for the diversity of plant and animal species, assure the protection of unique and irreplaceable biological resources and sustain the traditional pastimes of hunting, fishing, trapping, and viewing wildlife.

- Oswego County Comprehensive Plan (2008)

"[The Oneida Lake North Shore communities] include mature forests mixed with succession forests and [reforested areas] ... Where roads cut through the forests, the vegetation extends to the highway right-of-way. The changing mix of deciduous and evergreen trees and shrubs allow varying degrees of visual penetration into the woods."

– Managing Change: A Pilot Study in Rural Design and Planning

written by Cheryl Doble and George McCulloch (n/d)





#### Commercial Agriculture

Agricultural lands can be categorized by both tax assessment classification and their inclusion in the state agricultural districts program. Property classes form part of a statewide taxation uniform classification system for land use assessment and administration. The Department of Taxation and Finance aids in the administration of New York State tax laws, and by extension property classification. Local assessors are responsible for assigning a property type classification for each property on an assessment role.

Agricultural districts protect and promote availability of land for farming purposes and are administered by the Department of Agriculture and Markets. Article 25-AA of Agriculture & Markets Law establishes protections for farmers and farmland. Agricultural districts are created and managed by counties and certified by the Commissioner of the Department of Agriculture and Markets. Farmers who are interested in adding or removing land from an agricultural district can do so directly with the Oswego County Planning Department. A review of existing agricultural districts is conducted every eight years from district formation with county-designated open enrollment periods in between.

There are few parcels, totaling about 200 acres, assessed as commercial agriculture in Constantia. These are located along Holst Road and Saunders Drive. The Agricultural Districts map in Appendix 3 shows the locations of the farms enrolled in the program in the town. They cover a total of approximately 1,700 acres of land. These farms are located along NYS Route 49, Lower Road, Holst Road, Roosevelt Road, Marsden Road, Johnson Road, Dutcherville Road, and County Route 65. The discrepancy between the quantity, location, and land uses within certified agricultural districts and the actual assessed agricultural properties should be remedied.





#### Fish Hatchery

The Oneida Fish Hatchery, technically called the Oneida Fish Cultural Station, is located just off Rt. 49 in the hamlet of Constantia. It is operated by the New York State Department of Environmental Conservation (DEC). The hatchery's primary function is to supply Walleye for the entire state, which requires 250-300 million eggs each spring. Visitors are welcome to see the egg take operation which can occur mid-March thru mid-April. Walleye hatch at around 21 days and are stocked or transferred to other hatcheries. This allows room for the Tiger Musky program where 100,000 fish are raised from June thru August. Lake Sturgeon are on site June thru October and Cisco and Round Whitefish eggs arrive in November. Cisco are kept until the following August and Round Whitefish are stocked in early April.

The hatchery is accessible to visitors of all ages and hosts a fishing access point for anglers with disabilities. The staff at the Oneida Hatchery assist year-round with other projects around the state including lake trout, steelhead, and salmon egg takes. The DEC Aquarium displays at the NYS Fair are set up, maintained, and staffed by employees from the Oneida Hatchery.







#### **STRATEGIES**

- 1. Advocate maintaining lake levels on Oneida lake between 368.5 bcd (normal winter drawdown) and 371.2 bcd (flood stage).
- 2. Encourage and support the delay of the Oneida Lake winter drawdown in the fall and the timely return of summer water levels in the spring.
- 3. Advocate for no change in the magnitude of the winter drawdown of the lake.
- Maintain natural vegetation and landforms along the lake edge to protect the land and lake from erosion, especially when considering the siting of new structures.
- 5. Advocate maintaining total phosphorus in Oneida Lake at an average level of 20 parts per billion.
- 6. Advocate for adult walleye and yellow perch populations in Oneida Lake at or above 600,000 and 2 million, respectively.
- 7. Educate town residents and tourists about invasive species in and around Oneida Lake. Support groups like the Oneida Lake Association and the Soil & Water Conservation Service in the control of invasive species.
- 8. Monitor closely the proposed NYS Department of Environmental Conservation's Nine Element Plan for Oneida Lake, locally reviewing, supporting and adopting appropriate recommendations and best management practices for the vital Oneida Lake watershed. The Nine Elements are:
  - · Identify and quantify sources of pollution in watershed;
  - Identify water quality target or goal and pollutant reductions needed to achieve goal;
  - Identify the best management practices (BMPs) that will help to achieve reductions needed to meet water quality goal/target;
  - Describe the financial and technical assistance needed to implement BMPs identified in Element 3;
  - Describe the outreach to stakeholders and how their input was incorporated and the role of stakeholders to implement the plan;
  - · Estimate a schedule to implement BMPs identified in plan;
  - Describe the milestones and estimated time frames for the implementation of BMPs implemented;
  - Identify the criteria that will be used to assess water quality improvement; and
  - Describe the monitoring plan that will collect water quality data need to measure water quality improvement (criteria identified in Element 8).
- 9. Support efforts to keep Oneida Lake on the NYS DEC priority water body list.
- Consider adopting a logging law. This would prevent damage caused by uncontrolled logging practices and protect adjacent owners from timber trespassing.
- 11. Protect prime farmland and farmland of statewide importance from development pressures.
- 12. Support efforts to achieve Climate Smart Communities bronze and silver certification status to preserve natural resources and poise the town for additional funding resources.



A town's historic sites and structures provide a visible link to its past. Historic resources contribute greatly to the town's sense of place and identity and provide clues as to how early residents lived and worked. As these resources are demolished, abandoned, or allowed to deteriorate, this identity is slowly chipped away. Historic preservation makes sense economically as it boosts tourism in communities. This kind of success is witnessed locally in villages such as Cazenovia and Sackets Harbor.

Knowing what and where the historic sites and structures are is an important first step to preservation and enhancement. Constantia features many properties of historic merit, including the two oldest houses in Oswego County, "Kempwyk" and the George Scriba House, both of which date from the 1790s. Presently, only one structure, the Trinity Episcopal Church in the hamlet of Constantia, is listed on the National Register of Historic Places – see text box in Appendix 1. The Oswego Heritage Foundation, a not-for-profit corporation, has provided a "reconnaissance level" architectural survey of the town. Sites and structures in the survey include houses, farms, commercial buildings, institutional buildings, churches, and cemeteries. An excerpted version of the survey is included as Appendix 1 of this plan.

While the burden of protecting these properties lies primarily with individual building owners and landowners, several tools are available to help the town accomplish its preservation goal. Furthermore, the Oswego County Comprehensive Plan outlines strategies to encourage to maintain the historic character of the county's rural towns. The town will work closely with the county to further its historic resources goals and objectives.

#### **STRATEGIES**

- Work with the Heritage Foundation of Oswego, Inc., and Oswego County to maintain an inventory of important historic resources, including participation in the county-wide historic survey.
- 2. In coordination with Oswego County, encourage the preservation, maintenance, and appropriate adaptive reuse of older and historic structures within the town.
- 3. The town can further preservation goals by linking property owners with preservation assistance organizations such as the Oswego Heritage Foundation, the NYS Preservation League, NYS Office of Parks, Recreation and Historic Preservation and the National Trust for Historic Preservation. Contact information for these organizations should be kept current and readily available.



CONSTANTIA SCHOOL BELL



#### State Roads

State Route 49 is the major route through Constantia. As of 2019, annual average daily traffic on Route 49 from the West Monroe town line to the intersection of County Route 23 was 6,241 vehicles. On this same stretch of Route 49, annual average daily truck traffic was 489 trucks. According to NYSDOT analysis, Route 49 is near capacity in the PM peak hour (evening rush hour) in West Monroe, west of Constantia. However, as traffic declines further from I-81, Route 49 has acceptable capacity and level of service within Constantia.

State Route 49 from County Route 23 eastward to County Route 17 was estimated to have 3,829 annual average daily traffic with 344 of these estimated vehicles being trucks, according to 2019 data. In the same 2019 estimates, State Route 49 from County Route 17 eastward to the village of Cleveland was estimated to have slightly less traffic at 3,256 annual average daily traffic, 223 estimated to be truck traffic.

#### **STRATEGIES**

- Allow new roads in subdivisions only if necessary. The cost of maintaining and plowing new roads in single family home subdivisions usually results in a net loss to town tax coffers.
- 2. Investigate minimum maintenance classification of eligible roads. See text box below.
- Work with other Route 49 communities, especially North Shore Council of Governments (NorCOG) communities, to maintain the integrity of the highway as an interregional connector.

#### **County Roads**

Oswego County highways in Constantia include Routes 17, 23, 23A, 23B and 65. Route 23 is the most traveled, with an annual average daily traffic count of 1,933 in the hamlet of Constantia, based on observations in 2020.

#### **Town Roads**

According to the 2021 NYS DOT local highway inventory, the town contains 58.99 center lane miles of town-maintained roads, of which 51.44 are paved and 7.55 are dirt. According to the NYS DOT 2019 annual average daily traffic estimates, Grannis Road from the West Monroe town line to County Route 23 had the greatest amount of traffic at 451 vehicles. Note that not every town road has estimated annual average daily traffic data. The goal of the Highway Department has been to advance its road maintenance program, which is based on New York State CHIPS (i.e., Consolidated Local Street and Highway Improvement Program) and Cornell Local Roads Program recommendations. The town is committed to maintaining town roads as it continues to grow.

#### WHAT IS A MINIMUM MAINTENANCE ROAD?

A minimum maintenance road is a low-volume road segment primarily providing agricultural or recreational land access, having an average traffic volume of 50 or less vehicles per day, and with no year around residences or businesses. Minimum maintenance is not "no maintenance," and a road or road segment which has been so designated shall be maintained at a level which allows the road to remain passable and functional in accordance with the Guidelines for Rural Town and County Roads. The minimum maintenance road concept provides an alternative to abandonment or to designation as a seasonal limited-use road. Abandonment is a difficult process to complete, and a seasonal limited-use road must be upgraded if and when a year around residence is built along the road.

#### **Functional Classification**

A useful tool for analyzing public highways is to examine exactly how they are used. The functional classification system is an excellent means of accomplishing this task. This system identifies five categories of highway. These are principal arterials, minor arterials, major collectors, minor collectors, and local roads and streets.

Arterials link one end of a state or region with another. Mobility is the most important factor, while access is the least important. A major collector links local communities, while a minor collector provides connections within a community. NYS Route 49 is a minor arterial and County Routes 17 and 23 are minor collectors. Access is more important for collectors than it is for arterials. Local roads serve adjacent land uses. County Routes 23A, 23B and 65 and all town and village roads are local roads. The total mileage in these categories is 8.66 miles in minor arterial, 16.14 miles in minor collectors and 64.29 in local roads.

#### **Fixed Route Public Transportation**

Oswego County Opportunities, Inc. operates a bus route in the town as part of its Oswego Public Transportation (OPT) system. Route 12 provides a once-a-day round trip service Monday to Friday. Route 12 bus stations are located at Circle-K and Buckingham Market in the hamlet of Constantia. Transfers to other parts of the county in the OPT network can be made in Mexico.

#### Sewer

The town has pursued a sewer district along the North Shore of Oneida Lake to mitigate the negative impacts of the failing or inadequate on-site septic systems and protect public health. Numerous interest surveys were conducted to solicit resident feedback and identify high priority areas of need. Community feedback was used to develop the sewer service area.

Through these past efforts and coordination with the New York State Department of Environmental Conservation, it was determined that the most feasible location to treat the flows from the new sewer district is the existing Village of Cleveland Wastewater Treatment Plant (WWTP). The village of Cleveland and town of Constantia are working together to implement all necessary enhancements to the WWTP to provide sanitary sewer to the town sewer district.

The new sewer district will consist of more than 24 miles of low-pressure main with sewer main cleanouts and air-valve manholes. The sewer collection system includes the installation of individual grinder pump stations, laterals, electrical panels, and the decommissioning of existing onsite septic systems to all occupied parcels within the district. The project will also include improvements to the Village of Cleveland Wastewater Treatment Plant which will increase its capacity and allow it to accept and treat the additional flows from the town. These improvements will modernize, automate, and improve the energy efficiency of the aging infrastructure at the WWTP.

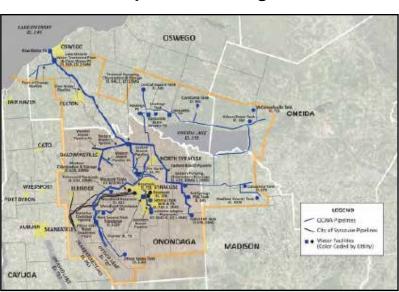
#### Water

Municipal water was first expanded into the town of Constantia via a joint water project with the town of West Monroe commencing in 2006. The \$14M project included over 30 miles of new water main serving 890 properties within the towns. The water main in the town of Constantia was installed generally along NYS Route 49 from the western border of the town to Shacksbush Road. The hamlet of Constantia, Doris Park, portions of Kibbie Lake Road, Nicholsville Road and Shackbush Road were included in the project as well as a water booster pump station in West Monroe and an elevated water tower off Nicholsville Road. The project was completed in 2013 and turned over to the Onondaga County Water Authority who operates and maintains the system.

The second and most recent municipal water expansion was completed in 2018 and included approximately nine miles of water main along Route 49 from Shacksbush Road to the village of

#### FIGURE 1

#### **OCWA Water System Coverage**



Source: https://www.ocwa.org/about/serving-cny/

Cleveland. The \$4.9M project served an additional 330 properties in Constantia and has significantly improved the potable water supply for these 1,220 residences and businesses.



**INFRASTRUCTURE** 

#### Sewer and Water in the Village of Cleveland

At present, the village of Cleveland has a public sewer system, which was completed in 1992. The current user base is approximately 331 residential, 5 commercial, and one industrial customers.

The village of Cleveland and a small area outside the village are supplied with public water by a well located in the town of Vienna in Oneida County. There is a second reserve well adjacent to the active well. The total estimated capacity of the active well is 216,000 gallons per day. This is more than the current average daily demand of 120,000 gallons and peak daily demand of 180,000 gallons. The village currently supplies 357 residential, 9 commercial and one industrial customer for a total of 1,100 people. Cleveland has enough excess capacity to supply an additional 175 residential customers.

A special study was undertaken to establish a wellhead protection program for the village of Cleveland wells. In 1999, the consulting engineers issued a final report which identified the Constantia Aquifer as the source of the village water. The report places Scriba Creek as the western boundary of this aquifer, which is one to two miles wide and is approximately three miles north of Oneida Lake. The aquifer extends ten miles east into the town of Vienna, Oneida County.

#### **Broadband**

Broadband internet is defined by the Federal Communications Commission as high-speed internet that transmits data at a minimum of 25 megabytes per second (Mbps) download and 3 Mbps upload speeds. Broadband internet is offered through many types of technologies, including fiber optics, wireless, cable, DSL (digital subscriber line) and satellite. This is an important service as homes and businesses become more dependent on high-speed internet to work, learn, receive medical services, and more. In rural areas, offering quality and affordable broadband can be a challenge because the cost of building broadband infrastructure in sparsely populated areas is too high for companies to justify for the number of customers secured. A study was recently completed for all Central New York counties to assess the availability of broadband service. Based on the results, the Town has identified isolated areas of need for overbuilding or extending existing ISPs and will seek funding to bring this vital service to all its residents and businesses.



#### Hamlet of Constantia Public Infrastructure

The hamlet of Constantia contains public infrastructure in the form of curbing, sidewalks, storm drains and street trees. These features add greatly to the character and livability of the hamlet, calming traffic, creating a more pedestrian friendly environment, removing excess rainfall from streets, and providing much needed shade in the summer. The maintenance of this infrastructure is a critical factor in luring new businesses to locate in Constantia. The hamlet also features what is sometimes referred to as "vertical" infrastructure. This includes facilities such as the town hall and post office. It is important that these facilities remain in the hamlet as they strengthen it and bolster

#### **STRATEGIES**

- Coordinate any future public sewer and water system developments with stricter land use controls and possibly town purchase of open space (or development rights) along sewer and/or water lines that pass through areas not targeted for high density development.
- Enhance hamlet infrastructure. Consider undertaking a hamlet streetscape plan that addresses public spaces, parking, pedestrian ways, intermodal transportation connections, curbing, sidewalks, storm drainage and street trees. Invest in rebuilding and expanding hamlet sidewalks.
- 3. Locate community buildings and facilities in the hamlet to the extent possible.
- 4. Expand broadband and cellular access to the remainder of the town without access, potentially using ARPA or other funding sources, in collaboration with Oswego County.





#### **Public Lands**

The public lands map in Appendix 3 shows the location of the approximately 1,132 acres of publicly owned land in the town of Constantia. This includes 1,086 acres of state land and 47 acres of town and village parks. The state property is part of the 3,571-acre Three Mile Bay Wildlife Management Area, which also covers portions of the town of West Monroe. In addition, the NYS Department of Environmental Conservation owns and operates a fish hatchery in the hamlet of Constantia.

Approximately nine miles of the Oswego County Recreation Trail traverse the southern portion of the town. The trail is used for snowmobiling in the winter and hiking in the summer. Local snowmobile clubs maintain an additional 27 miles of trails in the town.

The town operates David C. Webb Memorial Park at Taft Bay Park (formally known as Taft Bay Park) on a 13-acre parcel just west of Bernhards Bay on the Oneida Lake shore. David Webb was a former town highway superintendent, highly involved in North Shore youth baseball and many other activities. The park features swimming access with a sandy beach, open during summer hours with lifeguards (signs at park indicate when the beach is open), swimming lessons, and an eight-week summer children's recreation program filled with different activities and educational events for its participants, a softball field, a tennis court,



a basketball court, a paved approximately 0.8-mile walking trail, two large playgrounds with swings, a bathhouse with restrooms, two pavilions available to rent for picnics and parties, grills and picnic tables strategically placed for free of charge use by the community, a large parking lot, a non-motor boat launch for small crafts, and a Veteran's War Memorial that is always accessible to visitors. David C. Webb Memorial Park at Taft Bay has also hosted youth soccer and baseball teams for their games and practices.

Scriba Park, located between Kibbie Lake and Hatchery Roads, a forever wild park that includes a "natural" walking trail, is a 20 acre wooded area currently maintained by the town just north of the hamlet of Constantia. Scriba Park is currently owned by New York State but might come into town ownership in the near future.

Bernhards Bay Park, a 14.5 acre park located adjacent to the town highway department facilities in the hamlet of Bernhards Bay, has two fenced regulation baseball fields and plans are being developed to upgrade the existing layouts for additional community use as demand increases. It occupies land donated by resident Jack Webb.













#### New York State Erie Canal

The Erie Canal section of the NYS Barge Canal traverses the town of Constantia. There are three other sections that comprise the entire canal system. These are the Champlain, Oswego, and Seneca Canals. Together, all four sections are a total of 524 miles long. At present, there is very little commercial use of the canal. There is, however, increasing recreational use. The village of Cleveland recently enhanced the village dock and marina location to attract more tourism. The town would like to follow their lead and use the New York State Erie Canal as an opportunity to promote tourism in the region. A new public boat launch, signage, and improved access via paved parking, paved sidewalks, and pedestrian seating are part of the town's vision.

The 1993 Central New York Canal Plan identifies four marinas in the town where there are a variety of services available to boaters. Two of these marinas are in the hamlet of Constantia, one is in the village of Cleveland and one is located between the hamlets of Bernhards Bay and Constantia. The canal plan further designates the village of Cleveland and the Hamlet of Constantia as "Marine Service Centers." Some of the specific recommendations include expanded marina services in Cleveland and Constantia and improving pedestrian access between the hamlet of Constantia and the lakeshore. There are 77 marinas along the New York State Erie Canal, according to the New York State Canal Corporation.

#### **STRATEGIES**

- Establish handicapped accessible fishing access on Oneida Lake in the hamlet of Constantia. The project should be a cooperative effort between NYSDEC Oneida Fish Hatchery and the Town of Constantia Parks & Recreation Department.
- Develop a public pier on Oneida Lake (and the Erie Canal System) in the hamlet of Constantia (off the end of Mill Street) for short-term mooring, access to boater services, and for local fishing and sightseeing access.
   There should be more signage of the public pier to increase public awareness of access to Oneida Lake.













Development in Constantia consists primarily of residential and service/commercial structures. There are six manufactured home parks and two recreational vehicle and camping parks scattered throughout the town, primarily near Oneida Lake. According to Oswego County real property records, there were 57 seasonal residences along the Oneida Lake shoreline in 2020. Anecdotally, there has been a trend of seasonal residences transitioning to year-round residences. Short term rentals are growing in popularity. At least 30 are known currently to be in operation throughout the town. The town is finalizing regulatory guidance to ensure that owners, neighbors of these businesses and those renting have a safe and harmonious coexistence in accord with applicable state and local laws. Such guidance will include, among other areas a requirement for site plan review, permitting, inspection, complaint resolution, and, where indicated, fines. The town is extremely aware of the value its residents place on the ability to enjoy the peaceful benefits of a rural lifestyle and will continue to monitor this type of development closely.

There are 23 community services, such as the school, town hall, and highway garage. There are seven scattered industrial developments, including quarries, a pallet manufacturer, and a wire manufacturer.

#### **Development Patterns**

Historically, development has tended to cluster in high densities on the Oneida Lake shoreline, and in a few specific hamlet areas along State Route 49 such as Constantia and Bernhards Bay. Some very small hamlets such as Gayville and Constantia Center, comprising a few clusters of homes at road intersections, also exist. Recent development trends have favored scattered development throughout the remainder of the town, generally at much lower densities.

There are a few areas of planned subdivision developments along the Oneida Lake shoreline and in the Panther Lake area. Many of the subdivisions in the shoreline area are of high density and are arranged in rather haphazard configurations, many along private roads. It is a priority for the town to identify suitable sites for multifamily and cluster development.



#### **Development Constraints**

There are several environmental conditions which prohibit normal development practices in some areas of the town. Flood hazard areas along Oneida Lake shoreline pose a severe limitation to development in the long run. Wetland areas also comprise a significant loss of developable land and are severely restricted in their use by New York State law. Wetlands also are ideal locations for hunting, fishing, and other recreational uses; thus, any development must be compatible with those uses. Also constraining development in the town are Natural Heritage Areas, soil conditions and areas of steep slopes.

#### Flood Hazard Areas

These are lands adjacent to flowing or standing bodies of water which may be flooded during periods of snow melt runoff, heavy rain, or as the result of storm surges. The development constraints map in Appendix 3 shows these areas. The map is based on data that shows lands which have a one percent chance of being flooded within any given year. These standards reflect the National Flood Insurance Program requirements.

Intensive use of flood prone areas can affect water quality within a watershed in the event of a flood. Water pollution can occur from ruptured underground storage tanks, submerged effluent absorption fields, or broken natural gas pipelines. Floodplains may serve functions similar to wetlands, if left unaltered by urban activities. They inhibit the rapid release of flood waters, thereby reducing downstream erosion and damage by flood waters. In fact, a comparison of flood hazard and wetlands maps show that these areas often overlap each other.

These areas all pose difficult community planning problems. Development may pollute groundwater, not only due to the proximity of the groundwater to the surface in floodplain and wetland areas, but because on-site sewage disposal systems will not normally function properly in floodplains, wetlands, or areas of steep slope. Should high densities of development locate in these areas, they will be much more difficult to service with community road, water, and sewer facilities in the future as well.

#### Wetlands

Wetlands are areas of saturated soil conditions where there may be standing water during all or most of the year. Their formation occurred since the last glaciation in poorly drained surficial geological deposits. Many natural functions of wetlands are beneficial to a community. For example, wetlands help to reduce water pollution caused by runoff from a variety of land use activities. This occurs because wetlands provide sites where sediments can settle out before entering lakes or stream channels. Wetlands can also serve as natural dams because excess waters will be released very slowly by drainage, evaporation, and transpiration. Wetlands may serve as aquifer discharge or recharge sites, depending on the time of year. The diversity of plant species in wetlands provides habitat and breeding areas for many species of wildlife.

In 1975, the NYS Legislature passed the Freshwater Wetlands Act, which addresses various land use activities on wetlands of 12.4 acres or greater. This regulates those activities which may interfere with natural wetland functions. The NYS Department of Environmental Conservation is charged with administering the law. The Freshwater Wetlands Act identifies four classes of wetland, three of which are found in Oswego County. These classes are based on plant community and biological productivity. As a general rule of thumb, Class I wetlands may be considered the most hydrologically and biologically important. This is followed by Class II, III and IV wetlands. This fact is of some importance since the planning process often means setting land use priorities.

The hydrography map in Appendix 3 shows the distribution of wetlands in the town. The total extent of the Class I, II and III wetlands are nearly 6,800 acres or 18% of Constantia. The Class I wetlands occur throughout the town but dominate central and northern Constantia. Class II wetlands are found in an east-west band that is one to two miles north of NYS Route 49. Most Class III wetlands are found in three small, scattered blocks. These are found south of North Auringer Road, west of Salt Road, and west of Center Street Road.

## Natural Heritage Areas

2022 data from the New York Natural Heritage Program shows two significant natural communities within Constantia covering 820 acres of land. Natural community occurrences are considered significant from a statewide perspective, by virtue of being of excellent or good quality and/or containing a rare natural community type. NY Natural Heritage considers these occurrences to have high ecological and conservation value

Furthermore, since 1980, there are five documented areas containing rare plants and animals, which cover 27,143 acres of the town. Prior to 1980, there were historical records showing 14 areas with rare species for which relatively precise locations are not known. The most recent information indicates that the occurrence may no longer be present, and/or the species identification has not been confirmed. If suitable habitat for these species is still present, it is possible the species may still be present, too. Legal constraints preclude identifying the exact location and species of all these sites and communities. Information about many of the rare and listed animals and plants in New York, including biology, identification, habitat, conservation, and management, are available online in Natural Heritage's Conservation Guides at www.guides.nynhp.org.

# Soils and Septic System Suitability

Soils derived from sand and gravel deposits are generally suitable for conventional on-site sanitary disposal systems. These soils are in small areas scattered across the town but are most prevalent near the hamlet of Gayville.

Soils derived from sand and gravel with excessive percolation rates as well as till and lacustrine soils are less suitable for onsite sanitary disposal systems. Systems that are constructed in these soils should be designed by a professional engineer. These soils occur in most of the town.

On-site sanitary disposal systems should not be constructed in soils that are derived from peat and muck. These soils typically coincide with wetland areas and flood hazard areas.

### SOILS

Soils form because of the weathering of parent materials (see Appendix 3) in a process that also includes the interaction of climate, topography, and biological activity working on that material. Most parent materials in Oswego County are glacial deposits.

#### **Constantia Soils**

There are a total of 59 distinct soil units in Constantia. Soils derived from the same parent materials have similar characteristics and, therefore, similar land use capabilities. Parent materials include till, sand and gravel, lacustrine deposits, alluvium, and organic matter.

#### Till

Since the composition of till varies, its resulting soils are also diverse in their characteristics. However, nearly all till soils in Oswego County have a dense sublayer called fragipan. This layer reduces the ease of soil drainage. Most till soils present a variety of problems for many types of land use activities due to low fertility, wetness, stoniness, and low permeability.

#### **Sand and Gravel**

These categories of soils are derived from sands and gravels found on kames, beaches, and outwash plains. These soils present relatively few limitations for many land use activities. For example, they often provide good support for structures and can be suitable for on-site sanitary disposal systems when located a sufficient distance from, and at a compatible density with, any underlying groundwater table.

In addition to their suitability for many land use activities, sand and gravel soils are often associated with aquifer recharge areas. This is due to the high porosity and permeability of their stratified layers. Sand and gravel may also be an economic resource needed for many types of construction.

#### **Lacustrine Soils**

These soils developed from deposits of sand, silt, and clay deposited in glacial or proglacial lakes. These soils are generally found in topographically low areas. This fact, plus their fine texture, gives these soils problems of poor drainage, low permeability, and high seasonal water table.

#### **Alluvial Soils**

Alluvium is fine textured clay, silt, and sand deposited on the flood plain of a stream. Alluvial soils are subject to seasonal flooding, and they are best used for extensive land use activities such as forestry or pasture.

#### **Organic Soils**

These soils derived from peat and muck deposits, and therefore, have a large proportion of organic matter. They are found in low-lying, poorly drained areas of the town. Organic soils present serious problems for intensive land uses. They are unstable when drained and thus are not suited for supporting buildings. In addition, their high watertable precludes their use for on-site sanitary disposal systems.



There are several factors which will make the town of Constantia an attractive community for increased residential growth over the next few decades. The commuting distances from Constantia to major regional employment centers such as Camden, Rome and Syracuse are sure to make the town one of the more attractive places to locate in the region, particularly as towns adjacent to these employment centers become increasingly suburbanized, driving people further away. People have been looking further from their place of employment for the kind of high-quality living environment that Constantia provides. A major highway of good quality, NYS Route 49, links the town quickly with these employment centers, making Constantia an attractive "bedroom community."

The town also has a great deal of available land for development. Much of the former agricultural lands of the town are now available for development, and the remaining land currently being farmed or in forest cover may be available for development in the near future. The town has proven to be attractive for seasonal recreational development in the past century, and this same factor is sure to attract permanent residences. The attractive rural-wooded atmosphere and the proximity of Oneida Lake will provide potent selling points for residential subdivisions.

# **Development Pressures in The Future**

Future development in the Town of Constantia will be comprised primarily of single-family residential development, including manufactured and modular homes, and retail sales and service to support local residents. Some of this residential development will be seasonal recreationally oriented development. Some seasonal homes will continue to be converted to year-around housing.

Development pressures will be for small scale subdivisions (under five lots) on very small lots scattered throughout the town. Some larger scale subdivisions can be anticipated comprised largely of lots of five-acres or more, the smallest size lot allowed without County Health Department approval, and the probability of County required water or sewer installation.



State Route 49 will attract a degree of commercial development as the commuter and summer recreationally oriented traffic continues to increase. There will be pressures for home occupations and businesses to sprout in residential areas. There may also be pressures for campgrounds, marinas, and other types of recreational development.



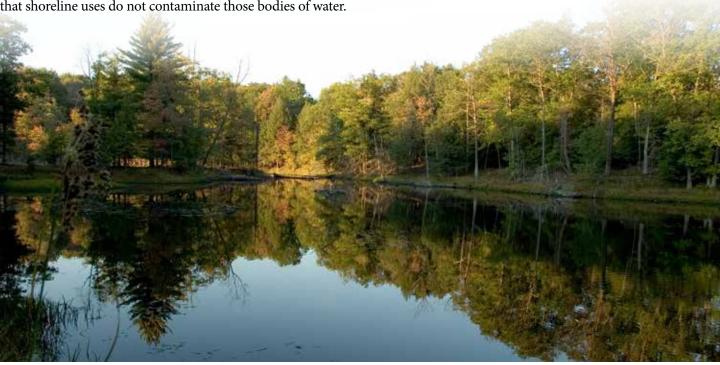
The town of Constantia has abundant water resources, including lakes, streams, ponds, wetlands, and ground waters. Both the ground and surface waters of the town, upon which the residents of Constantia depend for their good health, recreation, and economic wellbeing are vulnerable to haphazard development and land use. Many of the residents of the town are not supplied by community water systems are entirely dependent on local groundwater sources for household use.

At present, there are no effective controls for prevention of either the long-term cumulative or sudden contamination of these water supplies by development projects. A lack of community sewage disposal has required on-site disposal systems in portions of the town. These systems can readily cause groundwater contamination if they malfunction or are placed too densely. Much of this issue will be remediated, however, by wastewater projects currently in the planning stage.

Soil erosion and sedimentation from earth disturbing development activities can also degrade surface water supplies if not properly controlled. The improper development of floodplain areas can create problems when floodwaters carry contamination into water supplies. Riparian buffers, i.e., strips of vegetation planted next to streams and waterbodies, create a protective boundary between the water and upland uses, which protects water quality and stream habitat. Furthermore, it is also important for the future recreational use of Oneida Lake, Dutcher Pond, Francis Pond, Kibbie Lake, Vanderkamp Lake, and Panther Lake that shoreline uses do not contaminate those bodies of water.

## **WATER RESOURCE POLICIES**

- Development taking place in floodplain areas, wetlands, and wellhead protection areas should be limited to those uses that will not adversely affect water quality.
- Sewage disposal systems should be properly separated from drinking water sources.
- Lots should be large enough to ensure that sewage which is disposed of on-site can safely percolate, and that wells will not overdraw groundwater supplies.
- Uses and structures should be properly set back from streams, lakes, ponds, and wetlands.
- New development along streams and waterbodies should be encouraged to follow the NYSDEC's three-zone riparian buffer concept design to provide the highest level of protection. Zone one should be planted with native, water-tolerant trees and shrubs. Zone two, upland from zone one, should be planted with native, fastgrowing, shade-tolerant tree and shrub species. Lastly, zone three the zone farthest from the stream and next to land uses—should have native grasses, wildflowers, and herbaceous plants planted.
- Land disturbing activities should be conducted in accordance with proper erosion control measures.





RURAL AREAS PART III

### **Rural Character**

An important attribute of the town of Constantia is its rural character. Low density development, scenic views, ample open spaces, and a diverse landscape are all identified as important characteristics of Constantia's physical environment. An abundance of forests, brushlands, wetland and open farmlands contribute to a varied and diverse landscape which gives the town its rural flavor.

The rural character of Constantia is in danger of being lost through the increasing suburbanization of the town. Rural character can be quickly destroyed by poorly planned or unplanned development. Suburban sprawl; a lack of effective buffering, screening, and landscaping techniques; the proliferation of unattractive commercial signs and billboards; and the strip development of road frontages all contribute to a loss of ruralness.

# **Upland Plants and Animals**

The upland plant communities in the town are relatively intact remnants of the indigenous communities present when the first settlers arrived, except for species eliminated by disease such as elm and chestnut. Though much of the original forest was removed for cultivation and grazing, a significant portion shows no evidence of having been tilled. Most of the previously tilled

land has now regenerated into forest cover in various stages of succession. The result of this pattern of use is a mosaic of different species associations that support a great diversity of plants and animals. Large blocks of forest cover support interior forest dwelling species of birds. Several sites in the town are known to regional birders as 'hot spots' for hard-to-find species; including Roosevelt Road for whip-poor-wills, the islands, and shoals of Oneida Lake for loons and common terns, a threatened species in NYS; the wooded swamps for red-shouldered hawks, a species of special concern in NYS, the riparian shrublands for migrating warblers, and the cattail marshes for American bittern. The presence of large forest blocks has also promoted the return of healthy populations of the fisher, an important furbearer and predator of porcupines. Several of these species, especially birds are in danger of decline if these blocks are reduced by new roads and clearings.

Undeveloped areas along rural roads offer corridors that allow freedom of movement necessary to promote healthy and genetically diverse populations for all wildlife species. Continuous frontage development inhibits this free movement and is a potential threat.

## **RURAL AREA POLICIES**

- Residential densities should remain low with lot clustering used to preserve large forest blocks and open space along road corridors.
- Site plan review should be used to ensure that resources are protected. The town's Land Development Law requires site plan review for several types of projects. As part of this review, the planning board should consider whether activities would negatively affect important sites and structures (especially those listed in the county inventory).
- Uses considered incompatible with the rural environment should be properly buffered, screened, and landscaped.
- Land should be developed in a manner that preserves important habitats and New York Natural Heritage Program sites.
- The proliferation of commercial signs and billboards should be discouraged and permitted signs should be compatible with the rural character of the town.
- Scenic vistas should be protected from intrusions such as cell towers.
- Indigenous plants should be preserved in unprogrammed spaces.
   Native species should be used for new planting.





The town of Constantia is slowly evolving into a series of distinctive neighborhoods of differing housing types and characteristics. These neighborhoods have evolved incrementally and of their own accord. If these neighborhoods are to prosper and flourish, they will need protection from land uses which will devalue these properties or be incompatible with residential living conditions. Commercial or industrial intrusions and home occupations which have expanded into major commercial enterprises can quickly become nuisances in residential areas and devalue property. Residents who have invested in property in the town should be afforded a reasonable protection of their investment. This, in turn, can help insure a stable residential tax base.

### RESIDENTIAL NEIGHBORHOOD POLICIES

- Home businesses in predominantly residential neighborhoods should be carefully controlled.
- Large scale commercial and industrial developments should be permitted only in those parts of the town where they will not interfere with predominantly residential areas.
- Thresholds that trigger control when facilities or activities are no longer compatible with residential qualities or scale should be established.
- Site design and appearance of commercial developments should be controlled in residential neighborhoods.
- Messy conditions should be prohibited, and junkyards operated as businesses should be permitted only in low density, "rural" parts of the town.
- Higher-density residential development should be encouraged in and around existing hamlets and existing developed areas.
- A variety of types of housing, including manufactured homes, multi-family homes and accessory apartments, should be allowed, but these uses must be designed to fit in architecturally with and minimize negative impacts on adjacent properties.
- Site plan review should be used to ensure that historic residential properties in any county historical inventories are preserved to the extent practicable.

### **ROADS AND HIGHWAYS**

**PART III** 

The long-term economic wellbeing of Constantia depends upon the proper functioning of both local and regional transportation routes. Major roads should function primarily to transport traffic through the town and serve interregional transportation needs, with a minimum of access to adjacent properties. Local roads should function to serve primarily as access to adjacent properties.

Major transportation corridors linking the town with regional employment and recreation facilities will attract both residential and commercial development pressure. This in turn may result in a decline in proper highway functioning, as development adjacent to major highways increases the traffic entering and exiting roadways. Lack of proper planning can result in major highways eventually functioning as local roads. The very roads which provide the impetus for regional development may become increasingly unable to support the existing residential commuters.

Route 49 has become congested by developments west of the Town of Constantia. As Route 49 has become increasingly developed, and access drives proliferate from subdivision activity along roads, the speed limits may be dropped for safety considerations, commuting will be hindered, and the economic future of the town threatened.

### **ROADS AND HIGHWAYS POLICIES**

- Commercial development should be limited to concentrated areas on major highways, preferably at major intersections and residential development should be clustered where possible.
- Land parcels fronting on major highways (outside of hamlets) should have adequate frontage (200 240 feet) to prevent an excessive number of highway access points.
- Highway access points should be placed at safe locations.
- Adequate parking, loading, and queuing should be required to ensure that on-site traffic circulation does not interfere with the use of public roads.
- Adequate setbacks should be required for structures built on major highways (outside of hamlets).
- Subdivision developments on major highways should be required to feature marginal access roads and reverse frontage techniques where access points can be reduced.



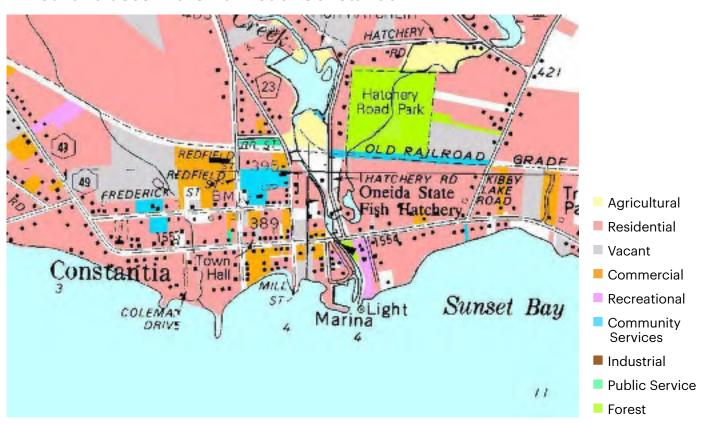
The hamlet of Constantia is made up of mixed land uses on small lots. The core of this area is home to institutional uses, such as a post office, municipal building, as well as most of the commercial uses in the town outside of the village of Cleveland. Residences are also present in the form of single-family dwellings and multi-family dwellings. Most buildings are two stories and are sited relatively close to the street right-of-way creating a strong building edge. The core is the best location in the town for retail and service commercial uses. The boundary of this area should be carefully delineated. A taut boundary should be maintained, and commercial and industrial uses should not be allowed to "spill" out into the surrounding town. This control would create more traffic for existing businesses in this core (due to their concentration), preserve the residential character of the surrounding neighborhoods in the hamlet and encourage a sense of community.

### **HAMLET POLICIES**

- 1. Commercial uses of appropriate scale—particularly retail sales and services—should be highly encouraged in the hamlet core.
- 2. Institutional uses, especially town government facilities, should be encouraged in the hamlet core.
- Residential uses are very appropriate in the hamlet. However, in the hamlet core, they should be encouraged primarily as second floor apartments above commercial storefronts.
- 4. New construction should respect the existing building setback line.
- New construction should respect the architectural character of neighboring buildings.
- 6. Buildings in the hamlet core should have a maximum footprint size of 20,000 square feet and range from 20 to 45 feet in height.

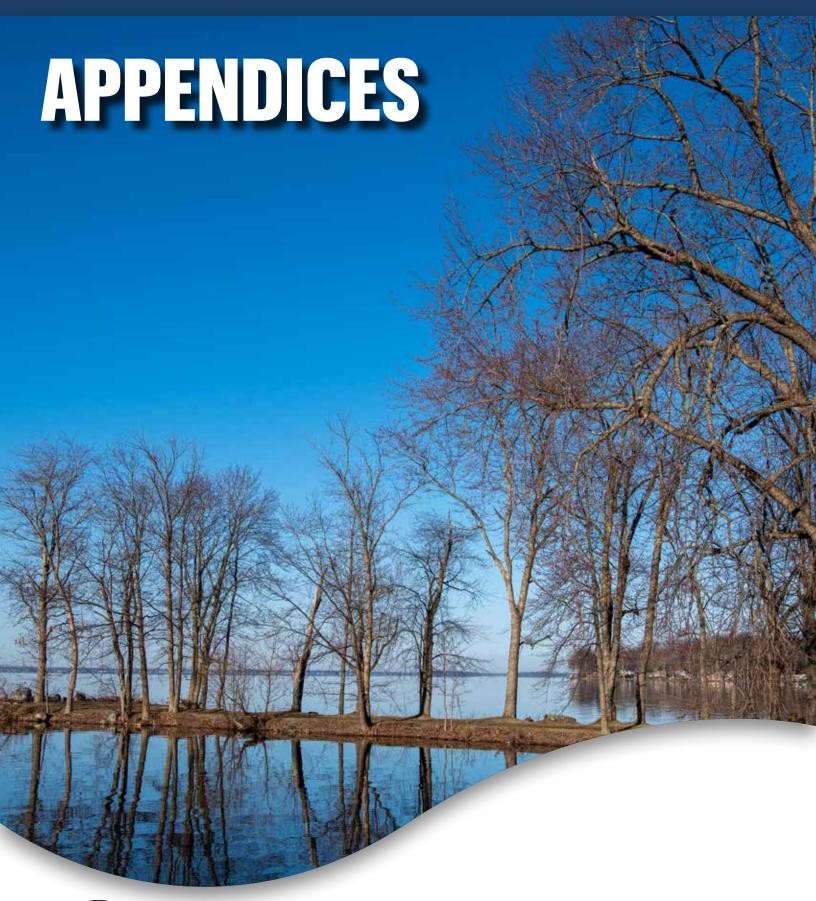
### FIGURE 2

### Mixed land uses in the Hamlet of Constantia



Source: https://www.ocwa.org/about/serving-cny/







#### **APPENDIX 1. HISTORIC RESOURCES INVENTORY**

Adapted from: "A RECONNAISSANCE ARCHITECTURAL SURVEY OF OSWEGO COUNTY" by Oswego Heritage Foundation (2001) with 2022 updates from Austin M. Wheelock, Deputy Director of Operation Oswego County, Inc.

Note: The naming conventions for many of the properties listed below have been the name of the builder and/or the name of the current owner. Therefore, many names become outdated as properties switch ownership. As these properties—except for Trinity Episcopal Church—are not on the National Register of Historic Places, the names are not officially formalized.

**1930; 1944.** Kitchen & Dining Room, Camp Woodland, 491 Kibbie Lake Road, owned by the Woodland Council of the Boy Scouts of America. 883 acres. The kitchen-dining hall has a cobblestone foundation, and the fireplace is also field stone. Kitchen building built in 1930; cinder block addition (Owens Hall) was built in 1944. Eric Will, former mayor of Syracuse and family of the Syracuse Will & Baumer Candle Company, donated land to Boy Scouts in 1929 for its founding.

**c1924.** Oscar Soule House, Vanderkamp Center, 337 Martin Road. Originally the site was part of Francis Adrian Van der Kemp's farm (1794). In the 20th-century, industrialist Frank Channing Soule of Syracuse owned the property, adding to the parcel purchased by his father in 1907. Several buildings on the sprawling, wooded campus are in the Adirondack "Great Camp" style. It was operated by a variety of religious consortiums from 1965 to 2021 as a church and publicly accessible camp. There are about thirty lean-tos, cabins, sheds, and houses. An approximately 850-acre site surrounds a 48-acre lake. Since 2021, VanderKamp has been privately owned and is being redeveloped into a for-profit retreat with vacation rentals and camping sites. The developments is used by local, as well as out of state customers.

**1831.** Trinity Church and Cemetery, NYS Rt. 49, Constantia Village. Greek Revival in form with Gothic windows and square tower. Listed on the National Register of Historic Places. Buried in the cemetery behind church are George Scriba, a German-born merchant and one of the earliest settlers in Constantia and William H. Baker, Oswego County District Attorney (1862) and U.S. Congressman (1874-1878).

**1842.** Former Congregational and earlier as a Presbyterian Church. NE corner of Frederick & Redfield Streets, 20 Frederick St., Constantia Village. Greek Revival, wood framed, square tower, pointed steeple and bell. Wide frieze, corner pilasters, pediment. Deconsecrated in 2008, the site is now privately owned and in poor condition.

**c1850.** Constantia Center Independent Baptist Church, Co. Rt. 17, Constantia Center. Greek Revival church with broad frieze, corner pilasters, pediment, square tower with steeple. Cemetery on south and east sides.

**Mid-19th century. United Methodist Church**, NYS Rt. 49, Bernhard's Bay. Rectangular, wood framed, small tower with four-sided conical roof.

**c1950s. St. Bernadette's Catholic Church**, south side of NYS Rt. 49, adjacent to AA COLE Elementary School. Small brick contemporary building with grouped windows; a tall cross hangs above the front entrance



### **APPENDIX 1. HISTORIC RESOURCES INVENTORY**

**c1850.** Hall Cemetery, at Halls Corners, northwest corner Co. Rt. 23 & Co. Rt. 65. A small family cemetery (perhaps 20' square) for the Hall family. One stone reads: "Anan Hall/ died/ Ap. 4, 1864/ Age 86 years." Anan Hall came to North Constantia in 1824 from Madison County, NY. He helped make some of the first roads in the town.

**1850?** West Family Cemetery, West Road, located on Otto Bartschi Farm (former Frank West Farm). Nice basswood and maple trees. The monuments for two graves read: "Isaac E. West/ Sergeant/ Co. K, 81 Reg. NY Vol./ died/ March 6, 1891/Aged/60 yrs., 5 mos., 6 d's" and "Isaac West/ died/Oct.29, 1888/ Aged/ 83 yrs. 7 mos."

**1820?** Constantia Rural Cemetery, Cemetery Road, Constantia. 4 acres near the end of the road. A veteran's monument reads: "Henry Ames/ Co. A/ 2 N.Y. Heav. Art./ died/ in Andersonville Prison/ Aug. 1864/ Aged/ 29 years."

**c1850.** Feeler Cemetery, west side off Center Street North of the Village of Cleveland, just south of Tynan Road intersection. A small knoll, part of the former Feeler Farm; now situated in deep woods, but possibly in the 19th century all the land was cleared. Now overgrown, not readily accessible and on private property. Two carved marble stones were provided by the GAR (Grand Army of the Republic) in recognition of the service of two veterans of the U.S. Colored Troops who served in the Civil War. Texts on stone read: "Edward Wilson/ Co. B/ 5 Mass. Colored Vol./ died/ March 11, 1869/ Aged/ 39 years." Also, "Henry H. Feeler, Private Co. I/ 29th (?) Conn. Vol./ died/ Dec. 21, 1903/ AE 78 years."

**c1810.** Lakeside Rural Cemetery, NYS RT. 49, Bernhard's Bay. 5.27 acres. Originally the Quaker Cemetery, in back of the Quaker Church & Grange Hall, behind the parking lot for the present United Methodist Church. Bernhard Family lot here: "Sacred/ to the memory of/ John Bernhard/ Born in Holland/ October 11, AD 175?/ died/ January 11, AD 1821(?)." E.G. Bernhard/ Born in Holland, October 28th/ AD 1755, died January 9th/ 1816." Adjacent to above are John L. Bernhard (1786-1833) and his wife, Anne B (1788-1855).

Constantia Center Cemetery, Co. Rt. 17, Bernhard's Bay. 1.84 acres.

**1890?** Constantia Town Hall (former school), Frederick Street, Constantia Village. Rectangular wood clapboard two-room schoolhouse; seamed tin roof; entrance way, dormer window & large cupola are intact; now used as the town's seat of government.

**1795-1797. George Scriba House**, NYS Rt. 49, Constantia Village. Two-story Saltbox-style house built by George Scriba, early land speculator and the oldest continuously- occupied residential structure in Oswego County. Distinguishing features include a center-placed front entrance with sidelights and narrow shelf lintel. A twentieth-century picture window has replaced two original windows on facade right side.



#### **APPENDIX 1. HISTORIC RESOURCES INVENTORY**

**c1845.** Richard Carter House, NYS Rt. 49 & Redfield Street, Constantia Village. Two-story wood-framed, five-bay house; wide frieze, fieldstone fireplace, bay window a later addition. Carter dealt in lumber & shipped it via Oneida Lake & Erie Canal.

**c1840.** March-Jackson House, NYS Rt. 49, Constantia Village. Three-bay Federal style brick residence (the only brick house in Constantia), fieldstone foundation, end chimney. A clapboard addition on the rear with a change in the roofline. The 1867 map shows P. S. Marsh, boatbuilder.

**1793; 1850; 1950.** Kempwyck. NYS Rt. 49, just West of Martin Road. First settled by Francis Adrian Van der Kemp with additions to building in 1850 & 1950s. Barns, outbuildings; a double row of trees leads to front door. Some part of the late 18th cent. structure may still be there (evidence of a fire), enclosed by 20th century siding.

**1869.** Baker-Williams House, south side, NYS Rt. 49, opposite the west end of Frederick St, Constantia Village. Two-story Italianate residence, hip roof, paired brackets, fieldstone foundation. Built by William H. Baker, Oswego County District Attorney (1862), and U.S. Congressman (1874-1878). Contemporary iron fence roadside.

**1870.** Carter House, Redfield Street, Constantia Village. Two-story Italianate residence, cupola with paired Romanesque windows, hip roof, paired brackets, flat lintels. Inside, staircase & newel post are exactly like the ones in the Cooperative Extension building in Mexico Village.

**c1870. Moore House**, 1485 NYS Rt. 49, Constantia Village near Trinity Episcopal Church an Octagon-style house, two story, vinyl siding, brick fireplace chimney.

**c1860.** Burke House, NYS Rt. 49, Bernhard's Bay. One of several small identical houses built for glass workers, an example of "company housing." 1-1/2-story, wood clapboard, steep roofline is of Gothic style.

**c1900-1910.** Raymond Reynolds Houses, south side and north sides of NYS Rt. 49, just west of Martin Road. 2 1/2-story, gable end to street, fieldstone house with shingles in gable; a wraparound stone porch probably added later; an elliptical stone arch above windows and a rectangular 1 1/2-story house with hip roof, made of fieldstone. A dormer window (shingled siding) on west side, with a stone barn. Built by Raymond Reynolds.

**c1890.** Bernhard's Bay General Store, NYS Rt. 49, Bernhard's Bay. Wood framed, 2-story, Italianate building, paired brackets, "porch" addition has large store-front windows, recessed doorway. Used as offices for a 19th century glass factory; large bank style safe still present.



### What is the National Register of Historic Places?

The National Register of Historic Places is the Nation's official list of cultural resources worthy of preservation. Authorized under the National Historic Preservation Act of 1966, the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources. Properties listed in the Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture. The National Register is administered by the National Park Service, which is part of the U.S. Department of the Interior.

#### Criteria for Evaluation

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded or may be likely to yield, information important in prehistory or history.



TRINITY EPISCOPAL CHURCH

### In addition to honorific recognition, listing in the National Register results in the following for historic properties:

- Consideration in planning for Federal, federally licensed, and federally assisted projects;
- Eligibility for certain tax provisions;
- Consideration of historic values in the decision to issue a surface mining permit where coal is located in accordance with the Surface Mining Control Act of 1977; and Qualification for Federal grants for historic preservation when funds are available.



# APPENDIX 2. NYS COMPTROLLER REVENUES AND EXPENDITURES DEFINITIONS

TERM	ТҮРЕ	DEFINITION
Real Property Taxes and Assessments	Revenue	Total amount of revenue raised through real property taxes and assessments. Real Property Taxes and Assessments may include the following subcategories: real property taxes and special assessments.
Charges to Other Governments	Revenue	Revenues derived from charges for services rendered to other governments. Charges to Other Governments may include the following subcategories: general government charges, education charges, public safety charges, health charges, transportation charges, social services charges, culture and recreation charges, community services charges, utility charges, debt service charges, sanitation charges, and miscellaneous intergovernmental charges.
Sales & Use Taxes	Revenue	Total amount of revenue derived from sales and use taxes of tangible personal property and/or the consumption of goods and/or services. This subcategory may include the following subcategories: sales tax, sales tax distribution, utilities gross receipt tax, and miscellaneous use taxes.
Other Local Revenues	Revenue	Total amount of other revenues from other sources. Other Local Revenues may include the following subcategories: fines, forfeitures, compensation for loss, library grants from local governments, miscellaneous grants from local governments, gifts, employee contributions, and miscellaneous revenues.
Charges for Services	Revenue	Total amount of revenues derived from fees/charges/recoveries associated with a local government providing a specific service to an individual. Charges for Services may include the following subcategories: general government fees, education fees, public safety fees, health fees, transportation fees, social services fees, economic development fees, culture and recreation fees, community services fees, utility fees, sanitation fees, and miscellaneous fees.
Other Real Property Tax Items	Revenue	Total amount of revenue raised from other real property tax items. This subcategory may include the following subcategories: STAR payments, payments in lieu of taxes, interest, and penalties, gain from the sale of tax-acquired property, and other miscellaneous tax items.
Use and Sale of Property	Revenue	Total amount of revenues from the use and sale of property. Use and Sale of Property may include the following subcategories: interest and earnings, sale of property, and rental of property.
State Aid	Revenue	Total amount of revenues derived from State Aid. State Aid may include the following subcategories: unrestricted State Aid, mortgage tax, and State Aid in categories of general government, education, public safety, health, transportation, social services, economic development, culture and recreation, community services, utilities, sanitation, and miscellaneous State Aid.



# **APPENDIX 2. NYS COMPTROLLER REVENUES AND EXPENDITURES DEFINITIONS**

TERM	ТҮРЕ	DEFINITION
Proceeds of Debt	Revenue	Includes financial resources provided primarily by the issuance of general long-term liabilities, including proceeds from term bonds, serial bonds, statutory installment bonds, advance refunding bonds, bond anticipation notes, capital notes, installment purchase debt, and other long-term debt.
Transportation	Expenditure	Total amount of expenditures for highway and transportation services. Transportation may include the following subcategories: highways, highway services to other governments, bus services, airports, rail services, waterways, transportation facilities, transportation ancillary, and miscellaneous transportation.
Public Safety	Expenditure	Total amount of expenditures for police, fire, and other public safety services. Public Safety may include the following subcategories: public safety administration, police, fire protection, emergency response, correctional services, disaster response, homeland security and civil defense, and miscellaneous public safety.
Debt Service	Expenditure	Total amount of expenditures for debt service. Debt service may include the following subcategories: debt principal and interest on debt.
General Government	Expenditure	Total amount of expenditures for services provided by the governmental entity for the benefit of the public or governmental body as a whole. This subcategory may include the following subcategories: administration, zoning and planning, operations, judgments, county distribution of sales tax, and miscellaneous general government.
Employee Benefits	Expenditure	Total amount of expenditures for employee benefits. Employee benefits may include the following subcategories: contributions to State and local retirement plans, police and fire retirement plans, teacher retirement plans, Length of Service Award Programs (LOSAPs), social security taxes, medical insurance, disability insurance, life insurance, workers' compensation, unemployment insurance, union benefits programs, and unclassified employee benefits.
Utilities	Expenditure	Total amount of expenditures for public utilities. Utilities may include the following subcategories: water, electricity, natural gas, and steam.
Culture and Recreation	Expenditure	Total amount of expenditures for all cultural and recreational activities for the benefit of residents and visitors. Culture and Recreation may include the following subcategories: expenditures for recreation services, adult recreation, youth recreation, library, cultural services, and miscellaneous culture and recreation.
Sanitation	Expenditure	Total amount of expenditures for public sanitation. Sanitation may include sewer, storm sewers, refuse and garbage, landfills, drainage, and miscellaneous sanitation.



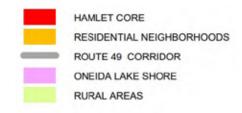
# APPENDIX 2. NYS COMPTROLLER REVENUES AND EXPENDITURES DEFINITIONS

TERM	ТҮРЕ	DEFINITION
Community Services	Expenditure	Total amount of expenditures for services provided to the community at large. Community services may include the following subcategories: constituent services, elder services, natural resources, student census, and miscellaneous community services.
Health	Expenditure	Total amount of expenditures related to the conservation and improvement of health. Health may include the following subcategories: public health administration, public health services, mental health services, environmental services, public health facilities, and miscellaneous public health.
Economic Development	Expenditure	Total expenditures for economic development. Economic Development may include the following subcategories: economic development administration, development infrastructure, promotion, economic development grants, and miscellaneous economic development.





# **TOWN OF CONSTANTIA COMPREHENSIVE PLAN Land Use Policy Areas** 2022







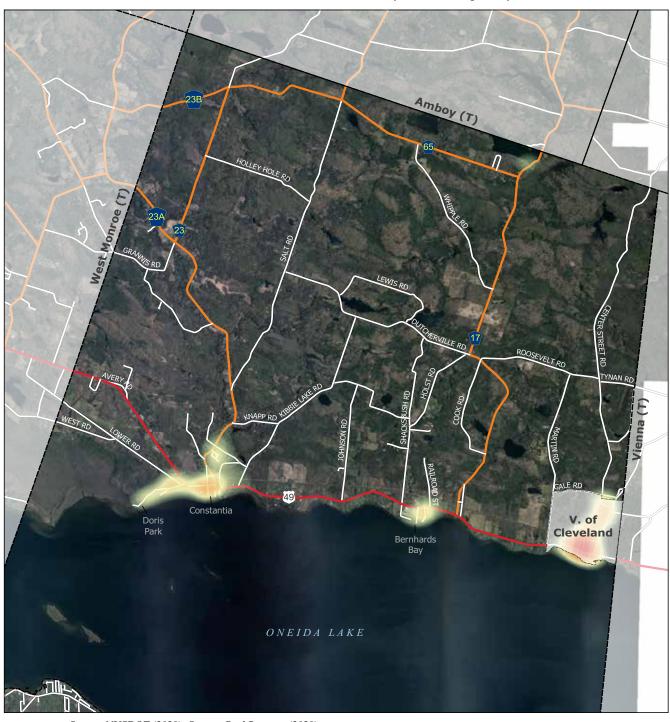
Source: NYSDOT (2020), Town of Constantia (2002)

Basemap: OpenStreetMap under Open Database License

Created by: THC/ALM on 09/20/2022

# TOWN OF CONSTANTIA COMPREHENSIVE PLAN Population Density 2020

Note: The data represents the centroids of tax parcels. The land use classes were filtered by residential type and the 2020 estimated average household size in the town of Constantia, 2.36 people per household, and village of Cleveland, 2.56 people per household, was multiplied by the number of potential households. The following property classes were considered single-family residences (x1): 210, 240, 241, 242, 250, 270, 280, and 283; two-family residences (x2): 220, 271, and 281; three-family or multiple families (x3): 281, 410, 411, 416, 418, 631, 633, and 693; and seasonal residences (x0.5): 260 and 417. The map shows the population "hot spots" based on this analysis in red, orange, and yellow.





Source: NYSDOT (2020), Oswego Real Property (2020) Basemap: New York Statewide Digital Orthoimagery Program

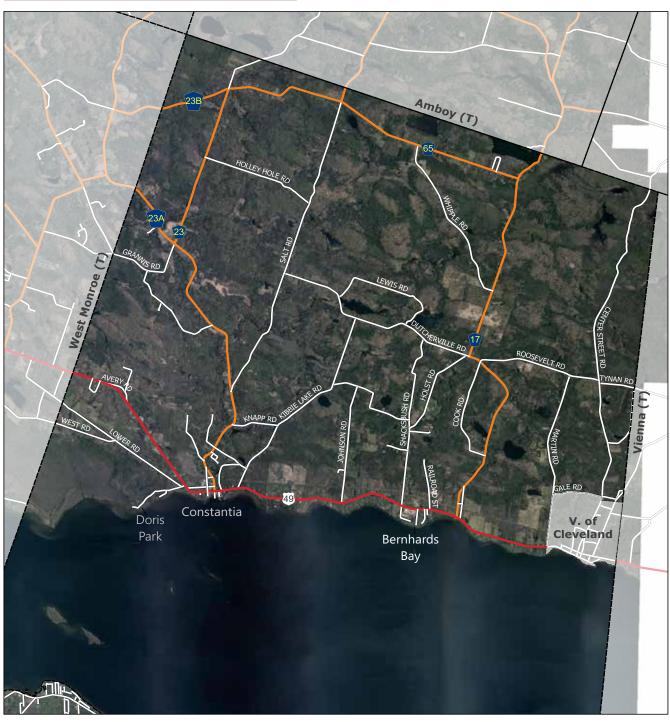
Created by: THC/ALM on 08/25/2022

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TOWN OF CONSTANTIA COMPREHENSIVE PLAN Road Network by Jurisdiction 2020

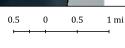
- New York State Road
- County Road
- Municipal Road





Source: NYSDOT (2020); Basemap: New York Statewide Digital Ortho<br/>imagery Program Created by: THC/ALM on  $08/25/2022\,$ 

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# **TOWN OF CONSTANTIA COMPREHENSIVE PLAN Annual Average of Daily Traffic** 2019

Note: For more information visit, https://www.dot.ny.gov/gisapps/ roadway-inventory-system-viewer





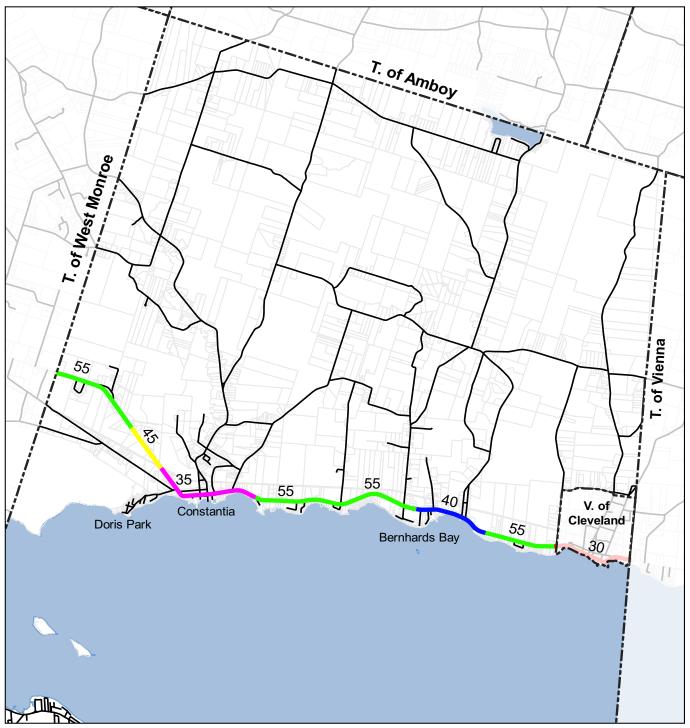
Source: NYSDOT (2020), NYSDOT Highway Data Services Bureau (2019)

Basemap: OpenStreetMap under Open Database License

Created by: THC/ALM on 09/20/2022

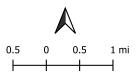
TOWN OF CONSTANTIA COMPREHENSIVE PLAN NY RT 49 Speed Limits







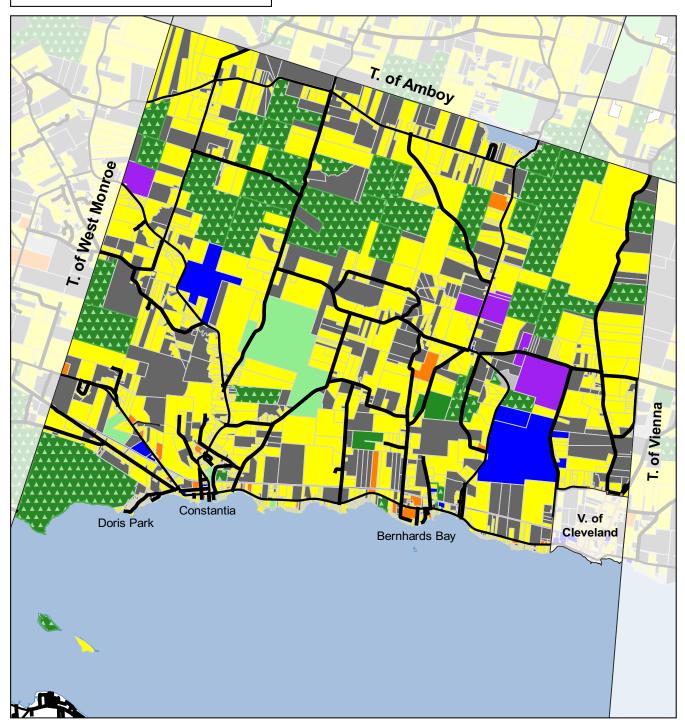
Source: NYSDOT (2020), Oswego and Oneida Real Property (2020); Created by: THC/MS on 12/19/2022



### **APPENDIX 3. COMPREHENSIVE PLAN MAPS**

# **TOWN OF CONSTANTIA COMPREHENSIVE PLAN Assessed Land Use 2020**





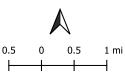


Source: NYSDOT (2020), Oswego and Oneida Real Property (2020); Basemap: New York

Statewide

Digital Orthoimagery Program

Created by: THC/MS on 11/23/2022



# TOWN OF CONSTANTIA COMPREHENSIVE PLAN Publicly Owned Lands 2020

- Town of Constantia
- Oswego County
- Www. New York State





Source: NYSDOT (2020), Oswego County Real Property (2020) Basemap: OpenStreetMap under Open Database License

Created by: THC/ALM on 09/20/2022

# TOWN OF CONSTANTIA COMPREHENSIVE PLAN Agricultural Districts 2017

### Lands under the protection of NYS Agricultural District Law

Note: An Agricultural District is defined by a list of tax parcels, including properties added during the annual open enrollment. Boundary data is current to certification date of the district map on file at IRIS at the time the digital data was updated. Refer to the current tax parcel list for each district to confirm the precise agricultural district boundary. The agricultural district number within the county is district 11, which was created on in 1982 and certified in 2016. There are a total of 1462.2 acres of land within agricultural districts.





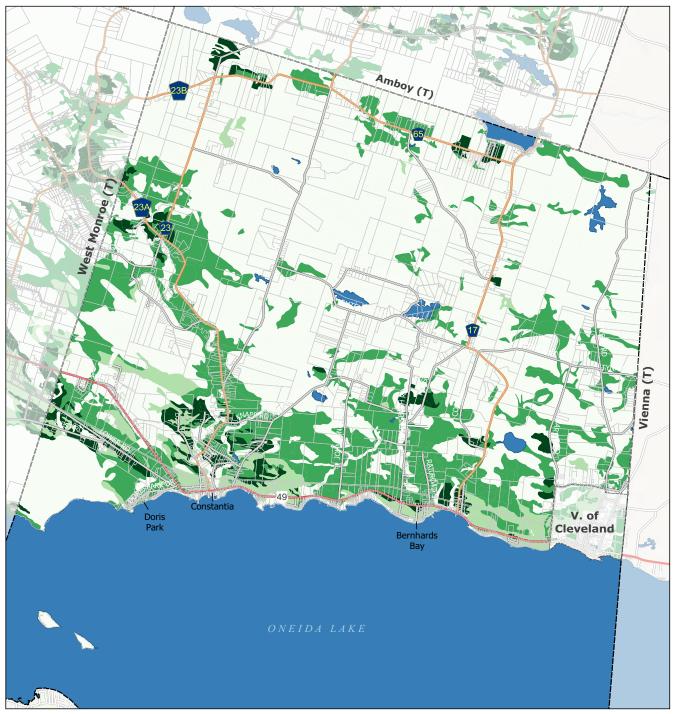
Source: NYSDOT (2020), Cornell IRIS & NYS Department of Agriculture and Markets (2017) Basemap: OpenStreetMap under Open Database License

Created by: THC/ALM on 08/26/2022

TOWN OF CONSTANTIA COMPREHENSIVE PLAN Farmland Classification of Surficial Geology 2021

## Oswego County Soils

- All areas are prime farmland
- Farmland of statewide importance
- Prime farmland if drained





Source: NYSDOT (2020), U.S. Department of Agriculture, Natural Resources Conservation Service (2021); Basemap: OpenStreetMap under Open Database License

Created by: THC/ALM on 09/20/2022

### **APPENDIX 3. COMPREHENSIVE PLAN MAPS**

TOWN OF CONSTANTIA COMPREHENSIVE PLAN Land Cover and Vegetation 2019





Mixed Forest



Source: NYSDOT (2020), U.S. Geological Survey (2019) Basemap: OpenStreetMap under Open Database License Created by: THC/MS on 11/30/2022



# TOWN OF CONSTANTIA COMPREHENSIVE PLAN Hydrography 2022

DEC Wetlands
Streams
Waterbodies

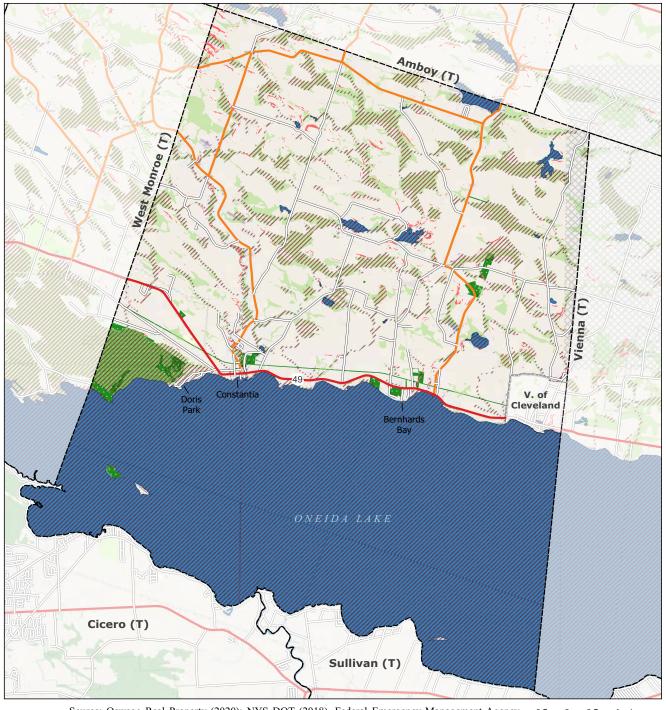


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completeness of the data contained hereon.

TOWN OF CONSTANTIA COMPREHENSIVE PLAN Development Constraints 2017







Source: Oswego Real Property (2020); NYS DOT (2018), Federal Emergency Management Agency (1996), NYS Dept. of Environmental Conservation (n/d), US Geological Survey (n/d), NYS Tug Hill Commission (n/d); Basemap: OpenStreetMap under Open Database License Created by: THC/ALM on 08/26/2022