

Town of Kirkland Comprehensive Land Use Plan June 1993

Summary of Recommendations*

A. Early Action Items

1. Plan Adoption, Publication, Distribution

- a. Officially adopt the Plan as the guide to land use management. (Town Planning Board)
- b. Distribute summary document. (TPB)
- c. Annual re-evaluation of the Plan's applicability and adjustment (TPB)

2. Water and Sewer System Expansion

- a. Ensure provision of water and sewer to village and hamlets
- b. Town and Village agree on water allocation outside the village limits, cost of expansion and equitable payment arrangement
- c. Town and City of Utica (now UMWVA) agree on water for Clark Mills
- d. Equitably share costs of water, sewer and drainage among expansion areas and future users on a pro rata basis.
- e. More detailed dialogue between the Town and the service providers.
- f. Evaluate the capacity and functional capability of the existing systems

3. Business and Employment Development

- a. Attract desirable office and light manufacturing.
- b. Work in cooperative economic development effort with EDGE, OCIDA and private property owners. (Town Clerk)
- c. Confirm potential market opportunity and develop an action plan to capture that market, including site planning, funding support and marketing efforts.
- d. Provide properly zoned sites for well-designed office and research parks.

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- e. Do not permit large scale sites to be developed into uses that don't support quality permanent employment.
- f. Vigorously endorse well-conceived projects of this nature.

4. Land Use Ordinance

- a. Study the means of accomplishing the objectives proposed in the Land Use Plan, with particular emphasis on ways of achieving the preservation of open space and natural features in the town while protecting property values and balancing property rights concerns.
- b. Within one year, prepare a comprehensive amendment to the zoning regulations with specific changes in the land use regulations to advance the goals of the Plan.
- c. Delineate uses and establish regulations governing development for new land categories recommended in the Plan.

B. Mid- and Longer-Term Action Items

1. Hamlet Development

- a. Encourage the improvement of historic town hamlets by participating in infrastructure and beautification improvements.
- b. Recognize community centers as special places to protect and enhance their qualities and potential.
- c. Provide special analysis of community centers to facilitate project review initially and ultimately lead toward land management regulations and/or development projects sponsored by the Town.

2. Redevelopment Opportunities

- a. Adaptive reuse opportunity presented by the historic mill buildings in Clark Mills should not be overlooked.
- b. Develop a cooperative effort to determine redevelopment feasibility between the Town, the property owner and the NYS Urban Development Corporation.
- c. Apply for US Department of Housing and Urban Development Community Development Block Grant and other programs for funding for rehabilitation of substandard housing stock.

3. Recreation

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- a. Locate a playground near the former Clark Mills school building with government funding such as the US Land and Water Conservation Fund administered by the NYS Office of Parks and Recreation.

4. Design Guidelines

- a. Develop individual sets of design guidelines for the Village center, the hamlets, Rural Development and Preservation Zones, and highway corridors.
- b. Prepare and implement design standards along with zoning regulation update.
- c. Establish cooperative programs to ensure that development is visually pleasing, coordinated and functional through dialogue between Town and the development and construction community.
- d. Take a leadership role to ensure project sponsors know what is expected and why. (Town)

5. Open Space Plan

- a. Commission and undertake an open space project to provide a more specific program and development standards to guide the creation of an open space network.
- b. Consider establishment of open space committee and/or a local land trust

6. SEQR

- a. Use the SEQR process to find equitable methods of allocating the costs of growth to responsible parties.
- b. Use SEQR to cause the joint review of separate projects in the same area of the community so as to ensure the coordinated planning for infrastructure, recreation facilities, highway improvements and other mitigation measures.

7. Townwide Recreation Opportunities

- a. Encourage the provision of public access to passive parks (e.g. Oriskany Creek) as abutting properties are developed.
- b. Modify the zoning ordinance to recognize Oriskany Creek as a potential recreation corridor.
- c. Consider a long-range program to acquire conservation and access easements to the Oriskany Creek corridor.

8. Bike/Hike Trail

- a. Establish a “rails to trails” program with a committee of interested citizens.

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9. Reservoirs

- a. Consider former water supply reservoirs for community recreation and nature observations sites.

10. Development Opportunities

- a. Establish a recreation land standard for sub-developments.
- b. Re-examine the recreation fee schedule for sub-divisions.
- c. Consider requiring recreation fees from non-sub-division developments (i.e. apartment projects).
- d. Coordinate project review between Town recreation and planning departments.

11. Gateways

- a. Formalize and implement a coordinated improvement program (signage and appropriate landscaping) for major highway entrances into the community.
- b. Explore opportunities for civic groups to underwrite costs and provide labor.

12. Agriculture, Natural Resource, Open Space Preservation, and Other

- a. Consider an aquifer and wellhead protection zone for the public water supply derived from the aquifer in the Oriskany Creek corridor.
- b. Develop and adopt a stream corridor protection ordinance as part of the zoning ordinances changes.
- c. Maintain a dialogue with the farming community.
- d. Establish a Rural Development and Protection Zone.
- e. Continue to provide free professional advice to property owners through the Town Planner.
- f. Consider establishment of a small budget for outside professional advice for the Town and property owner larger projects.
- g. Consider long-term property tax relief for landowners who make a long-term commitment to agricultural use.
- h. Jointly request a NYSDOT study on traffic congestion in the Village and evaluation of the feasibility of a truck by-pass route around the Village.

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- i. Continue with increased vigor the registration of local highway improvement needs to county and state transportation agencies.
- j. Modify Town subdivision and zoning regulations to require through streets in new projects.
- k. Adopt an official map that would reserve land for future street development so that opportunities are not lost.
- l. Require cross-lot access drives between commercial properties as they are developed or modified.
- m. Identify alternatives to automobile transportation for single occupant vehicle trips.
- n. Work with neighborhood groups and the Village to expand the sidewalk system. (Town)
- o. Work with future developers to establish sidewalks and hiking trails in new subdivisions.
- p. Intensify landscape planting requirements through ordinance change for commercial and large-scale residential projects to soften visual effects of development.
- q. Seriously consider the development of architectural design standards for the Village and hamlets.
- r. Study methods for improving the Seneca Turnpike corridor.
- s. Continue with increased vigor the registration of local highway improvement needs to county and state transportation agencies.
- t. Preserve the future opportunities for upland scenic view areas.