



# Town of Cicero **COMPREHENSIVE PLAN**

## Future Land Use Workshop Summary

**DRAFT** March 2024

# INTRODUCTION

On Monday, January 29, 2024, the Town of Cicero held its second public meeting of the Comprehensive Plan and Zoning Code Update process. Approximately 58 stakeholders attended the workshop, including Comprehensive Planning Committee members, Planning Board members, elected officials, business owners, and Town staff and residents.

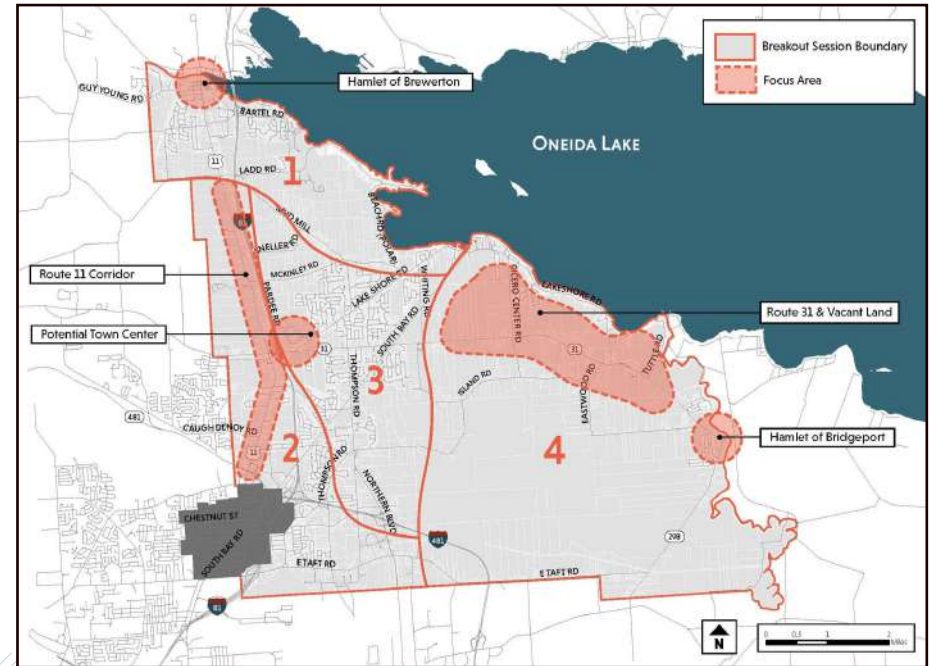
Town Supervisor Michael Aregano welcomed the attendees and shared the purpose and intent of the plan and code update before introducing members of the consultant team from Colliers Engineering and Design. The consultant team presented a status update on the planning process along with a summary of the recently completed Community Profile.

## Breakout Sessions

Attendees were then divided into four groups, each assigned to a specific part of the Town, and asked to participate in a future land use breakout session. Discussion was encouraged about any topic of future development, but in order to guide the conversation, highlighted focus areas were indicated for each area (as shown in the map to the right).

Area 1 included the northern part of the Town and focused on future investment in the Hamlet of Brewerton and the waterfront. Area 2 encompassed the western part of the Town and focused on the future of the Route 11 commercial corridor. Area 3 included the central part of the Town and focused on a potential new Town Center. Area 4 included the southern part of the Town and focused on both the future of the Hamlet of Bridgeport and the eastern portion of the Route 31 corridor.

## BREAKOUT SESSION AREAS - TOWN OF CICERO



Participants were also shown a series of character area images representing a range of examples of development types, scales, and styles. The images were used to gauge participants' reactions to various potential future development scenarios and hone in on the types of development participants wanted to encourage or avoid in the Town.

Participants spent about 20 minutes at their assigned breakout area, then were encouraged to visit other areas and react to what others had discussed. They were also encouraged to provide comments on the draft Policy statements. The following summaries provide the details of each group's discussion.

## CHARACTER AREA IMAGERY SAMPLES

### WATERFRONT MIXED USE/RESIDENTIAL



### NEIGHBORHOOD MIXED USE/COMMERCIAL

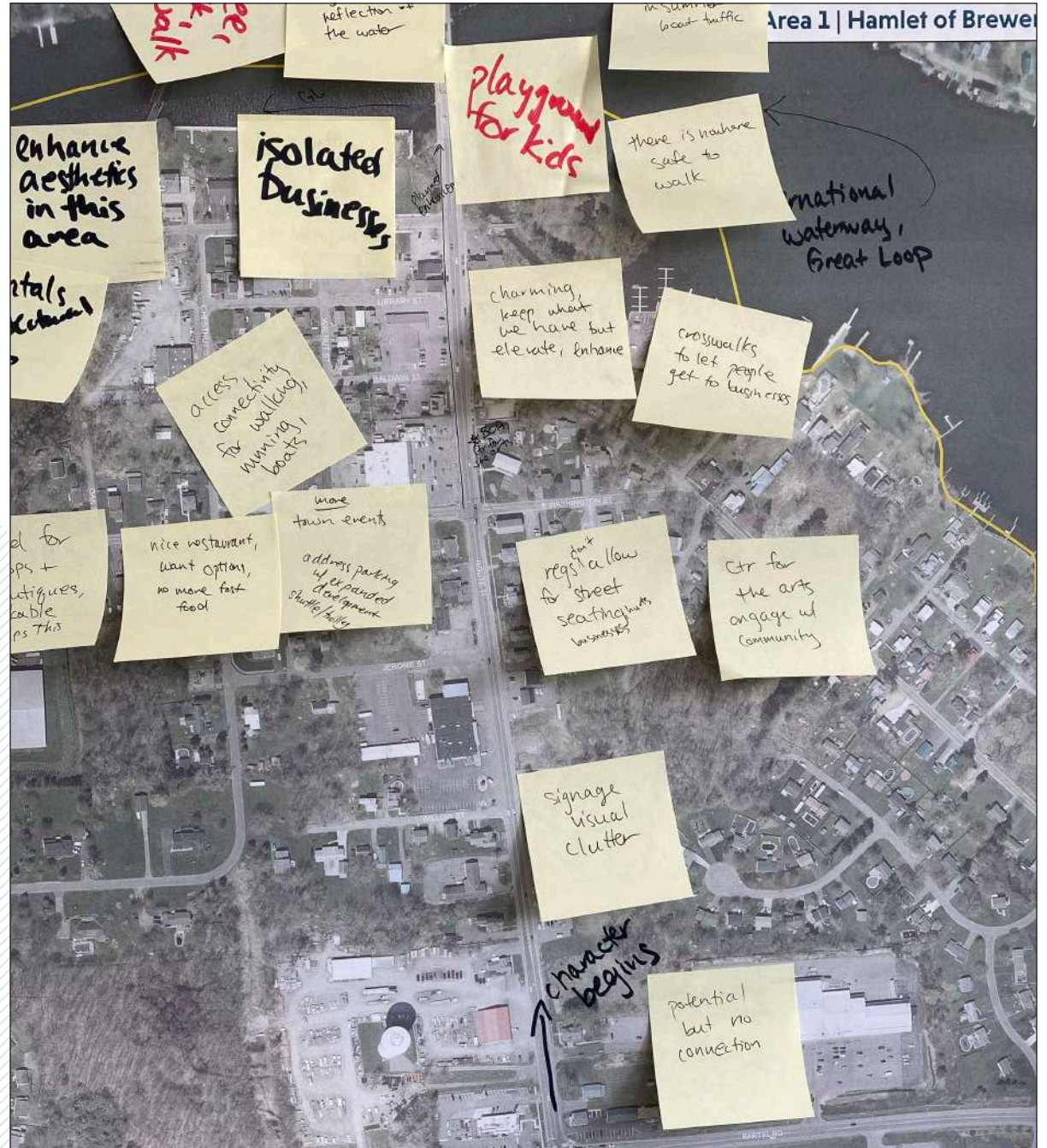


### COMMERCIAL CORRIDOR STREETScape PROGRESSION



# AREA 1

- HAMLET OF BREWERTON
- THE WATERFRONT



# AREA 1

## WATERFRONT

- Supportive of waterfront-enhanced, mixed-use development
- Use waterfront development to create opportunities for public access, such as a boardwalk
- Development should support both local and international boating population touring the Great Loop; encourage boaters to stay and take advantage of businesses
- Development should not detract from waterfront property owners' enjoyment of the Lake

## STREETScape

- Create a gateway to the Hamlet along with cohesive signage throughout
- Improve and add sidewalks and crosswalks to support local businesses that rely on foot traffic
- Allow outdoor seating at local restaurants to enhance the character of Brewerton and support local businesses
- Consider maintenance and snow removal operations in design of streetscape enhancements such as planted medians

## CHARACTER OF DEVELOPMENT

- Support infill development and a better mix of uses along Brewerton Road to encourage people to make a day of visiting the Hamlet

- Maintain historic character and charm but elevate the look and feel of Brewerton
- Character should be a reflection of the waterfront community

## TRANSPORTATION

- Create non-motorized connections from surrounding residential areas to Brewerton, including sidewalks, bike lanes, and trails
- Enhance pedestrian connections from waterfront and marinas to downtown

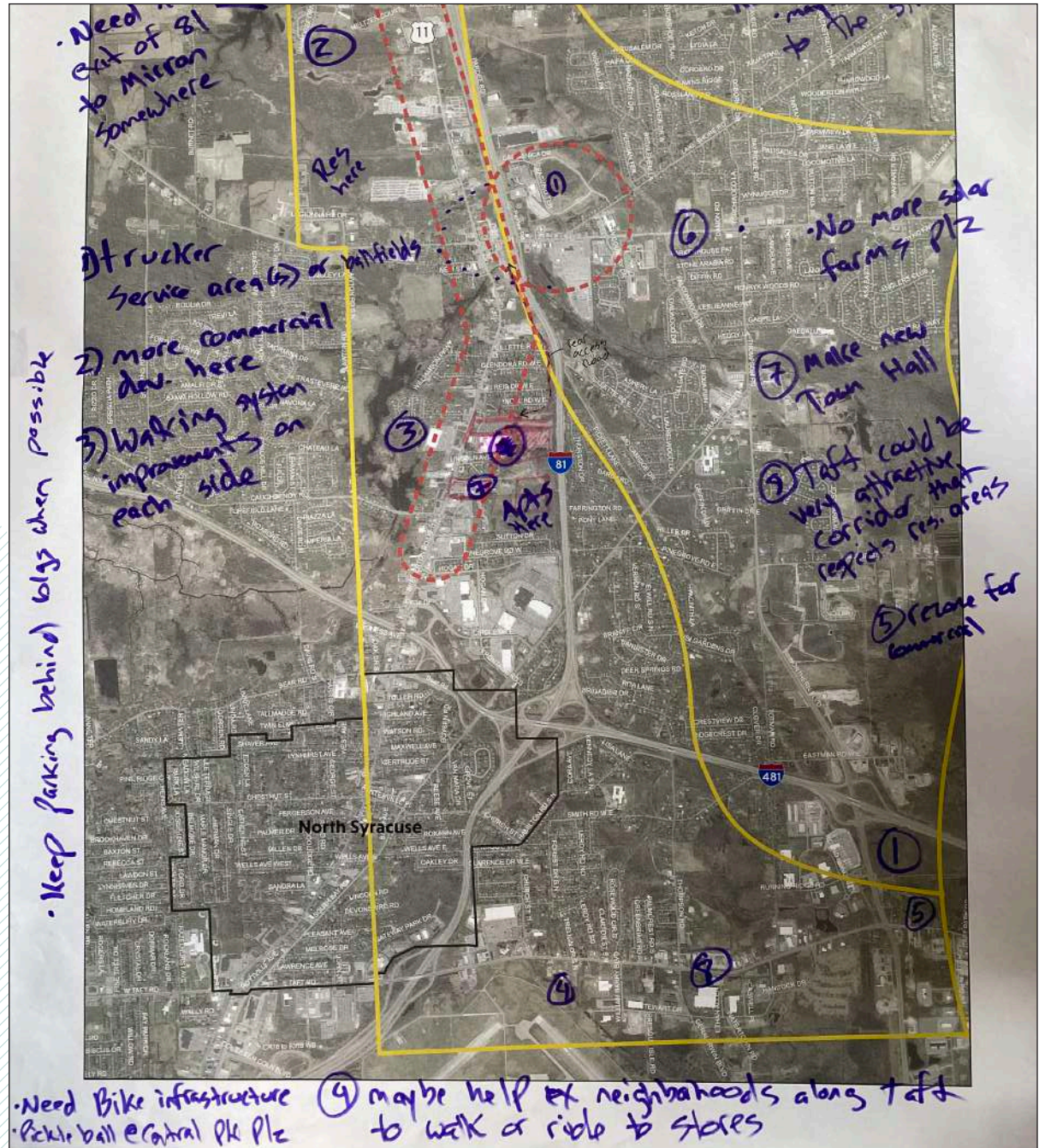
## PARKS AND OPEN SPACE

- Enhance Riverfront Park with additional amenities and programming
- Create more trail opportunities in the area near Arrowhead Lodge



# AREA 2

## → ROUTE 11 COMMERCIAL CORRIDOR



# AREA 2

## CHARACTER OF DEVELOPMENT

- Improve the variety of businesses, encourage local businesses where appropriate
- Activate retail plazas through increased mixing of uses
- Continue to encourage the concentration of regional scale commercial uses in this area
- Consider the area north of Route 31 as an opportunity for growth
- Re-orient buildings closer to the street with parking and internal access roads between businesses located behind the buildings
- Reconsider the mix of industrial and commercial uses near intersection of Taft Road and Thompson Road
- Encourage development of a facility to support trucking in the area

## TRANSPORTATION: CIRCULATION

- Create an additional connection to I-81 as well as a way to cross I-81 in the Northern part of the Town
- Use smaller roadways to connect nearby residential neighborhoods to businesses without using Route 11

## TRANSPORTATION: BICYCLE AND PEDESTRIAN CONNECTIONS

- Implement traffic calming methods along Route 11
- Establish wide, buffered sidewalks and improve pedestrian connections within and between properties along the corridor
- Create connections between Taft Road corridor and nearby residential neighborhoods
- Implement bike infrastructure







# AREA 3

## CHARACTER OF DEVELOPMENT

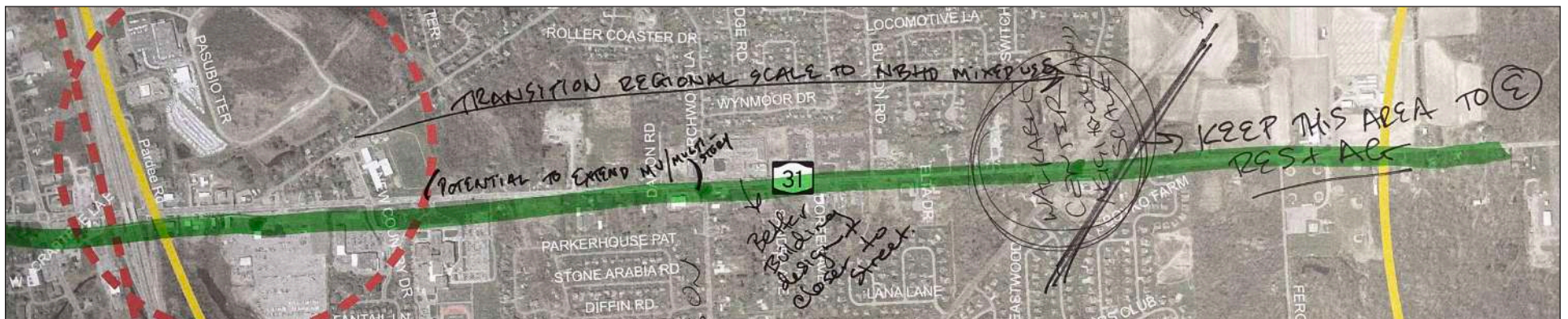
- Support mixed-use development with buildings fronting the street, parking and access between businesses or residences behind the buildings
- Create a gradual transition from larger scale development (up to 3 stories) near I-81 interchange to neighborhood scale development near South Bay Road
- Maintain residential and agricultural character of the Town east of South Bay Road
- Preference for new residential development as a part of mixed-use development rather than apartment buildings as a single use

## PARKS AND OPEN SPACE

- Opportunity for fishing and trail access north of Pasubio Terrace where this use could be incorporated into a larger mixed-use development in the area

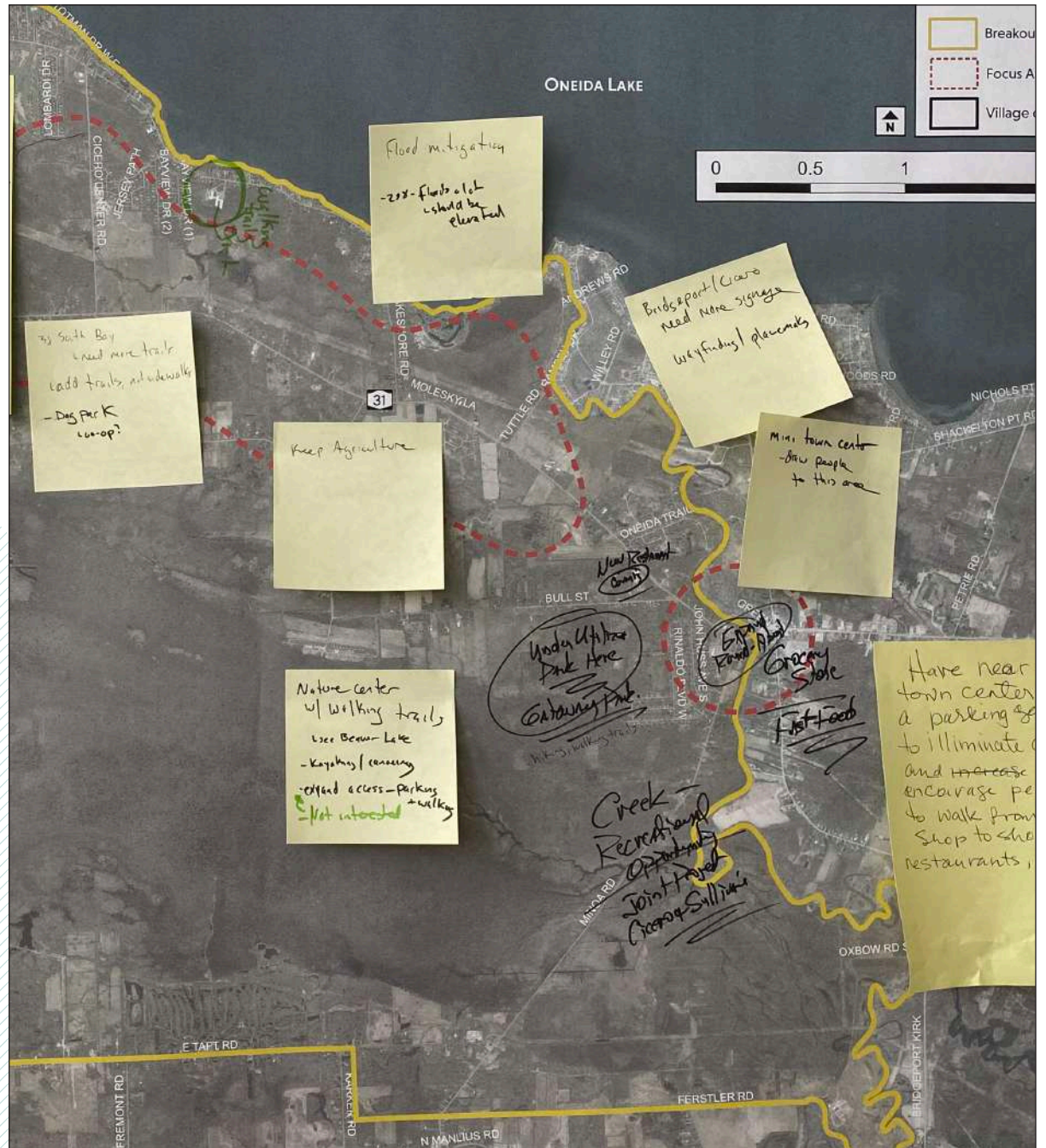
## TRANSPORTATION

- Implement traffic calming practices like sidewalks, trees, and plantings
- Manage the number of curb cuts along Route 31 to decrease congestion and vehicle conflicts
- New development should take into account existing congestion including High School activity, along with future demand
- Accommodate pedestrians traveling along and across Route 31, especially students; use off-road connections or trails where possible
- Implement bike infrastructure in this area
- Consider new connections such as pedestrian bridges to connect bifurcated residential neighborhoods near the I-81/I-481 interchange



# AREA 4

- HAMLET OF BRIDGEPORT
- ROUTE 31 EASTERN SEGMENT
- CICERO SWAMP WILDLIFE MANAGEMENT AREA (WMA)



# AREA 4

## CICERO SWAMP WMA

- Improve access to WMA for recreation with designated parking and marked trails that respect the sensitive nature of this area
- Consider a Nature Center to support education and awareness of the WMA

## HAMLET OF BRIDGEPORT

- Encourage commercial and mixed-use development to provide localized options as an alternative to traveling to Route 11, such as restaurants, stores, medical offices, and a hotel
- Create a Town Center near the roundabout
- Attract a grocery store and more dining options
- Use centralized parking garage/area to encourage people to park once and walk between businesses

## PARKS, RECREATION, AND OPEN SPACE

- Establish new outdoor recreational facilities, such as a dog park
- Enhance existing parks with programming such as multi-use courts, trail connections, and group classes
- Increase awareness of snowmobile trails with signage
- Enhance Central Park and Gateway Park with new amenities
- Create safe connections to parks and trails

## ROUTE 31 CHARACTER

- Maintain the rural, agricultural character along Route 31 in the eastern portion of the Town
- If residential development is needed, limit this to single-family residential
- Consider susceptibility to flooding in this area in planning for future development

## WATERFRONT

- Enhance William Memorial Park with amenities like a campground and boat launch; nearby small businesses would activate the area
- Enhance signage and wayfinding to increase awareness of public waterfront access

## AGRICULTURE

- Promote traditional agriculture and discourage the conversion of agricultural land to solar farms
- Promote agriculture in the Town through agritourism such as U-pick facilities