

TOWN & VILLAGE OF TULLY JOINT COMPREHENSIVE PLAN

Adopted: July 12, 2023

VILLAGE
OF
TULLY

TOWN
OF
TULLY



Tully Area Historical Society - State St, Village of Tully

ACKNOWLEDGMENTS

This Joint Comprehensive Plan Update was completed by the efforts of Town and Village officials, the Comprehensive Plan Sub-Committee, and our residents.

The Sub-Committee was integral in the drafting of this update through the contribution of their time, energy, and knowledge to the development of the Joint Comprehensive Plan components. The Town and Village would also like to thank all members of the community and stakeholders who contributed to the vision for this Plan and helped shape its contents for the betterment of the greater Tully community.

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TULLY

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TOWN & VILLAGE OF TULLY
JOINT COMPREHENSIVE PLAN

INTRODUCTION

THE COMPREHENSIVE PLAN

Through numerous regional collaborations and local projects, the Town and Village of Tully have committed to understanding the changing needs and desires of the community and orienting the Town and Village towards achieving the community's goals and vision. This Plan is intended to articulate the priorities and concerns of residents and identify the most cherished aspects of living in the Town and Village of Tully. It establishes policies and objectives that reflect those priorities and provides a set of recommendations and actions to help the Town and Village achieve its vision.

The Comprehensive Plan is the primary guiding document for a community. All supporting plans, policies, and procedures are a means to achieve the community's vision, and therefore should be in alignment with the Comprehensive Plan. A number of planning efforts, including small area plans, functional plans, ordinances, capital improvement programs, and administrative procedures support the comprehensive plan in its mission to move the community towards its future vision.

Despite the informative nature of the Joint Comprehensive Plan, the Plan should not prevent future decisions that may not align precisely with identified goals and vision. Instead, infrequent deviations from the Plan may be considered acceptable if they are sound in rationale and proven to offer an overall benefit to the community. Likewise, the Comprehensive Plan should not be considered a static document. As community conditions and preferences change, the Comprehensive Plan may be amended appropriately.



Joint Comprehensive Plan

This Plan will serve both the Town and Village of Tully and provide a vision, goals, and recommendations for the future development and programming of both municipalities. A joint comprehensive plan is considered a regional best practice, as it is an avenue for identifying opportunities for shared services, mutually-beneficial programming and investment, and complimentary future development recommendations. The development of a joint comprehensive plan not only increases communication between neighboring governments and community members but also is typically a more cost-efficient process.

Benefits of a Comprehensive Plan

The comprehensive planning process can open up new opportunities for a municipality. The presence of a comprehensive plan demonstrates a deep familiarity with a community's needs, desires, and supported projects; in turn, this can strengthen a municipality's grant funding applications. A comprehensive plan can also directly inform the development and revision of regulatory tools, such as zoning codes and design standards, that achieve the longer-term vision of the community. In addition to regulatory tools, the comprehensive plan can also guide the municipal budgeting process, since the comprehensive plan outlines key infrastructure upgrades and programs desired by the community that should be prioritized within the municipality's financial allocations. Finally, the Plan extends beyond traditional development strategies to identify the cultural, social, environmental, and economic initiatives that offer opportunities to improve a community's quality of life. In capturing

these benefits, it is important that the potential impacts to all community stakeholders be considered – and mitigated as necessary and appropriate – for policies, regulations, projects, and programs sparked by this Joint Comprehensive Plan.

SUPPORTED INITIATIVES

It is critical that the Town and Village of Tully's Joint Comprehensive Plan is developed with an awareness of other recent planning initiatives and studies. By identifying and building off of Tully's existing efforts and the initiatives of surrounding communities, the Tully Joint Comprehensive Plan intends to support ongoing and regional planning efforts. As part of Tully's comprehensive planning process, several relevant and recent planning documents, particularly those developed by Onondaga County, were reviewed for material and recommendations that would inform the development of the Tully Joint Comprehensive Plan.

Plan Onondaga

The Plan Onondaga Comprehensive Plan, currently under development, will define a vision and goals for community success. The planning process is focusing on the importance of community engagement, quality of life, and economic development. The five themes that give structure and guidance to the plan are:

- Strong centers
- Housing and neighborhoods
- Community mobility
- Greenways and blueways
- Agriculture

Onondaga County Multi-Jurisdictional Hazard Mitigation Plan Update

Onondaga County completed the 2019 Hazard Mitigation Plan (HMP) for the County and its participating jurisdictions. The Plan is required by State and Federal agencies for communities to be eligible for certain types of non-emergency disaster assistance. 34 of the 35 county municipal governments participated in the planning process.

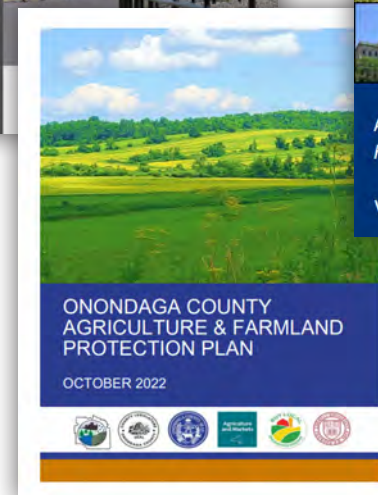
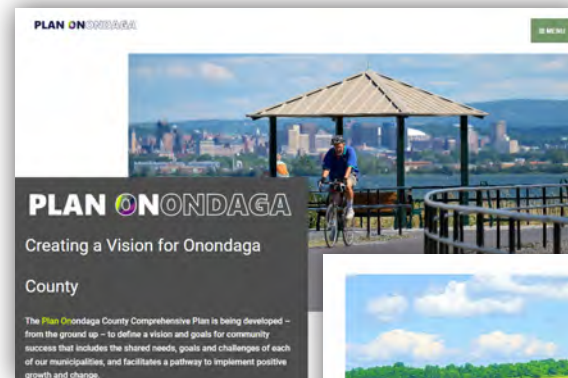
Hazard mitigation is sustained action taken to reduce or eliminate the long-term risk to human life and property from natural hazards. Integrating hazard mitigation into a community's existing plans, policies, codes, and programs promotes development patterns that do not increase the risk from known hazards or lead to redevelopment that reduces risk from known hazards.

The HMP contains annexes for the Town and Village that list out recommended projects, one of them being an updated comprehensive plan. These projects can be reflected in the Comprehensive Plan Vision and Goals framework to guide future development.

Recommended projects in the HMP include increasing the capacity of drainage systems, increasing coordination between the Town and Village, creating a drought outreach program, updating the Local Emergency Plan, and others.

Onondaga County Agriculture & Farmland Protection Plan

The Agriculture & Farmland Protection Plan identifies land within the County that is to be protected and promoted for agricultural use. This plan includes a report on the state of local agriculture and a framework for protecting farmland and supporting the viability of agriculture within Onondaga County over the next generation. Properties that are protected under NYS Agricultural Districts are mapped in the Community Profile section.



PLANNING HORIZON

The planning horizon is defined as the length of time for which the Plan is considered relevant and representative of the community. It may also quantify the length of time necessary to implement a majority of the Plan's recommendations. The planning horizon for this comprehensive planning effort is 10 years, or until the year 2033. However, it is recommended that the Town and Village review the information contained in this document every one to two years to ensure that it is still relevant and beneficial prior to 2033.

PLANNING PROCESS

The planning process utilized to accomplish the 2023 Comprehensive Plan Update was overseen by the project's Steering Committee. The Steering Committee for the Plan consisted of individuals who volunteered their time and effort to take on this important process. Committee members included community residents, business owners, and stakeholders from both the Town and Village of Tully. The role of the Steering Committee was to provide direction for the Plan and help draft and review documents throughout the process. The general timeline of key milestones associated with the planning process is depicted at right.



HISTORICAL CONTEXT

The Town and Village of Tully are located on the homelands of the Haudenosaunee, Onondaga, and Tuscarora people; this land was taken from indigenous communities during the period of colonization. Three major treaties that still stand today were made between the United States and the Haudenosaunee Confederacy: the Treaty of Fort Stanwix of 1784, the Treaty of Fort Harmer of 1789, and the Canandaigua Treaty of 1794.

The Town of Tully was founded in 1803, with the Village being incorporated later in 1875. Tully was within the former Central New York Military Tract, which was reserved by the federal government for granting plots of land as bounty and pay to soldiers and veterans for

their service during the American Revolution. The name Tully is derived from the middle name of Marcus Tullius Cicero, by an assistant surveyor who assigned names from Roman generals and statesmen, and Greek men of letters.

The Town was formed in 1803 from part of the Town of Fabius. The Town of Otisco was formed from part of Tully in 1806. As Cortland County became established in 1808, Tully lost its southern parts to the Towns of Preble and Scott.

By the late 19th century, Tully was flourishing with tourists, especially during the summer months. By 1892, Tully Lake Park and cottages and villas were built and occupied fifty sites by the end of the century.

Tully Train Station circa 1910, Source: Tully Area Historical Society



TOWN & VILLAGE OF TULLY
JOINT COMPREHENSIVE PLAN

PUBLIC INPUT

PROJECT WEBSITE

The project website was updated throughout the planning process to allow the community to stay up-to-date and engaged throughout the project. The website provided background information, a project timeline, important project documents, an event calendar, contact information, and more.



COMMUNITY SURVEY

The intent of the Community Survey was to collect preliminary community input on what are perceived to be strengths, concerns, challenges, and opportunities within the Town and Village of Tully. Results from the Community Survey informed the development of the Joint Comprehensive Plan Update by bringing to light topics that needed to be explored in greater detail and by identifying potential goals, objectives, and action items for inclusion in the Plan.

The Tully Joint Comprehensive Plan Community Survey was open from March 14-April 15, 2023. The survey could be completed through an online submission form on the project website or by filling out a hard copy, which was available at the Tully Municipal Building and Tully Free Library. The Community Survey was advertised through a public notice in the Tully News (mailed to subscribers in mid-March, 2023) as well as at the Community Open House on March 30, 2023.

Overall, 156 surveys were completed by community members and stakeholders. Of these surveys, 129 were submitted through the online form and 27 were completed in hard copy form.

Survey Respondents

The majority of respondents (66%) live in the Town of Tully, 22% in the Village, and the others were either outside of Tully or not sure whether they live in the Town or Village. 86% of respondents own their home, while only about 5% rent. 28% of respondents work in the Town or Village, while 37% work in a community outside of Tully, including Cortland, Syracuse, Marietta, LaFayette, and others. 34% of respondents are unemployed, retired, a homemaker, a student, etc. The age of respondents ranged from 15-19 to 65 or older, with most respondents being between the age of 35-64 (48%) or 65 or older (37%).

Community Atmosphere

When asked about the community atmosphere in Tully, the top answers were “Tully is a good place to live” and “Tully is a safe place to live.” The bottom two answers were “The Tully transportation network is safe and efficient” and “The Tully community is enhanced by inclusion of different races and nationalities.” Those who selected the “other” option largely described Tully’s green spaces and proximity to outdoor recreation.

Community Services & Facilities

Respondents were asked to check all of the community services and facilities that they feel are adequate in Tully. The top two checked answers were postal service and library service. The bottom two were bicycle infrastructure and child care facilities. Common responses written in for the “other” option included the desire for enhanced communications and the implementation of bicycle infrastructure.

Growth & Development

In terms of growth and development, respondents feel that Tully’s environmental quality should be protected as well as the aquifer that supplies Tully’s wells. The least popular options selected under this category were that Tully should provide more employment opportunities and that horizontal mixing of uses (i.e. residential properties next to commercial properties) should be supported. Respondents who selected “other” mentioned bringing in and retaining more small, local businesses as well as concerns about development jeopardizing the natural environment.

Housing

When respondents were asked about housing in Tully, the most popular response showed support for more senior housing in Tully, followed by the need for more affordable housing. Very few respondents felt that mobile home parks should be encouraged in Tully. Another less popular response was that Tully needs apartment complexes for all income levels.

Recreation

When asked to select statements that respondents felt are true about recreation in Tully, the top selected response was that Tully should develop recreational programs for adults. Following closely behind, many respondents also feel that Tully needs more nature and walking trails. Other responses suggested a community pool, investing in the arts, and reimagining infrastructure that already exists, such as Cummings Park.

Businesses

When asked which businesses respondents would like to see in Tully, over 85% felt that there is a need for a grocery store. The second most popular response was the desire for a family restaurant in Tully. Similarly, a bakery and delicatessen were also rated highly. Less popular responses included gas stations and fast food restaurants. “Other” responses reflected these findings, with many respondents writing that they would like to see a grocery store and a wider diversity of restaurants/eateries.

Route 80 Corridor

The Route 80 corridor connects the western and eastern boundaries of the Town, traverses the Village, and connects to Interstate 81 and Route 11. Respondents were asked to describe their vision for the future of the Route 80 corridor. This question received a range of responses, but the most common response was the desire for more pedestrian and bicycle infrastructure (e.g. sidewalks, bike lanes). Many feel that this corridor is not currently safe for pedestrians or bicyclists due to the lack of active transportation amenities, the speed of vehicles, and the number of large trucking vehicles.

Town & Village Consolidation

Respondents were asked whether or not the Village and Town should consolidate under the NY Government Reorganization and Citizen Empowerment Act. 51% of respondents said yes, 12% said no, and 37% said they are not sure.

Additional Input

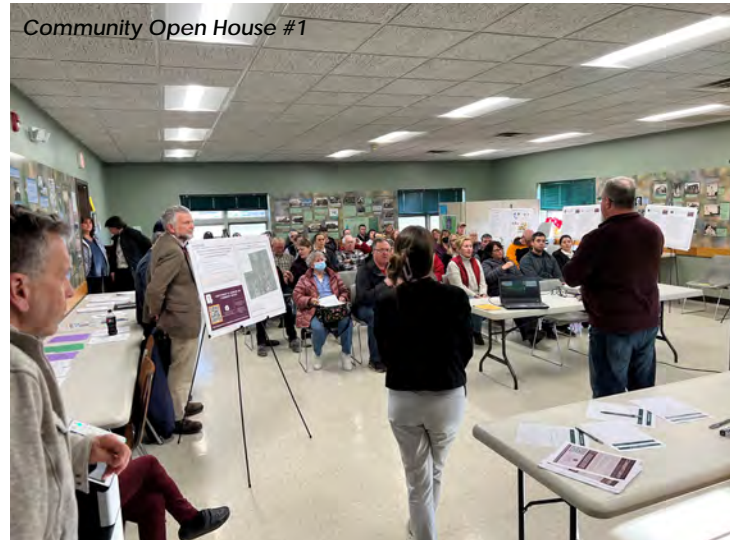
An option to write in additional input was offered to respondents. Common topics voiced by survey respondents included:

- The importance of environmental protection and the preservation of open spaces and scenic views;
- A desire for enhanced recreational amenities and programming;
- The need for increased access to local goods and services, especially a grocery store; and
- Opportunities for reducing taxes, including the sharing of services between the Town and Village.

COMMUNITY OPEN HOUSE #1

The first Community Open House was held on March 30, 2023, in the Tully Municipal Building. The goal of this open house was to introduce the public to the Comprehensive Plan Update process and collect feedback from attendees. The project team presented a slideshow with an overview of the planning process and offered a poster gallery session at the end to give attendees an opportunity to provide their input. Three posters were displayed around the room displaying draft objectives and action items.

During and following Community Open House #1, several community members submitted written feedback to the project team for consideration. Such feedback, including the full Community Open House #1 Summary, is provided in the Appendix.



Community Open House #1

COMMUNITY OPEN HOUSE #2

The second Community Open House was held on May 31, 2023, in the Tully Municipal Building. The intent of the event was to provide community members an opportunity to learn and ask questions about the draft Joint Comprehensive Plan Update and share their feedback with the project team. Community Open House #2 began with a presentation, which introduced the project team, reviewed the project background and process, provided an overview of the draft Joint Comprehensive Plan Update, and discussed next steps. Then, the project team answered questions from attendees and the event broke into a poster gallery session, during which attendees could browse posters summarizing the project and draft document, fill out comment cards, and converse with the project team.

Feedback received at Community Open House #2 is documented in the full summary provided in the Appendix.

COMPREHENSIVE PLAN SUB-COMMITTEE PUBLIC HEARING

Immediately following Community Open House #2 on May 31, 2023, the Comprehensive Plan Sub-Committee held a public hearing to solicit input from the public on the draft Joint Comprehensive Plan Update. Two individuals provided public testimony, which is documented in the public hearing minutes provided in the Appendix. The Comprehensive Plan Sub-Committee then voted to recommend the draft Joint Comprehensive Plan Update to the Town Board and Village Board for their consideration for adoption.

JOINT TOWN BOARD & VILLAGE BOARD PUBLIC HEARING

On July 12, 2023, the Tully Town Board and Village Board held a joint public hearing at the Tully Municipal Building. The intent of the joint public hearing was to solicit input from the public on the next iteration of the draft Joint Comprehensive Plan Update, after it had been revised following Community Open House #2 and the Comprehensive Plan Sub-Committee Public Hearing.

After hearing public testimony at the joint public hearing, the Town Board passed a resolution to adopt the 2023 Joint Comprehensive Plan. Meeting minutes including the joint public hearing are provided in the Appendix.



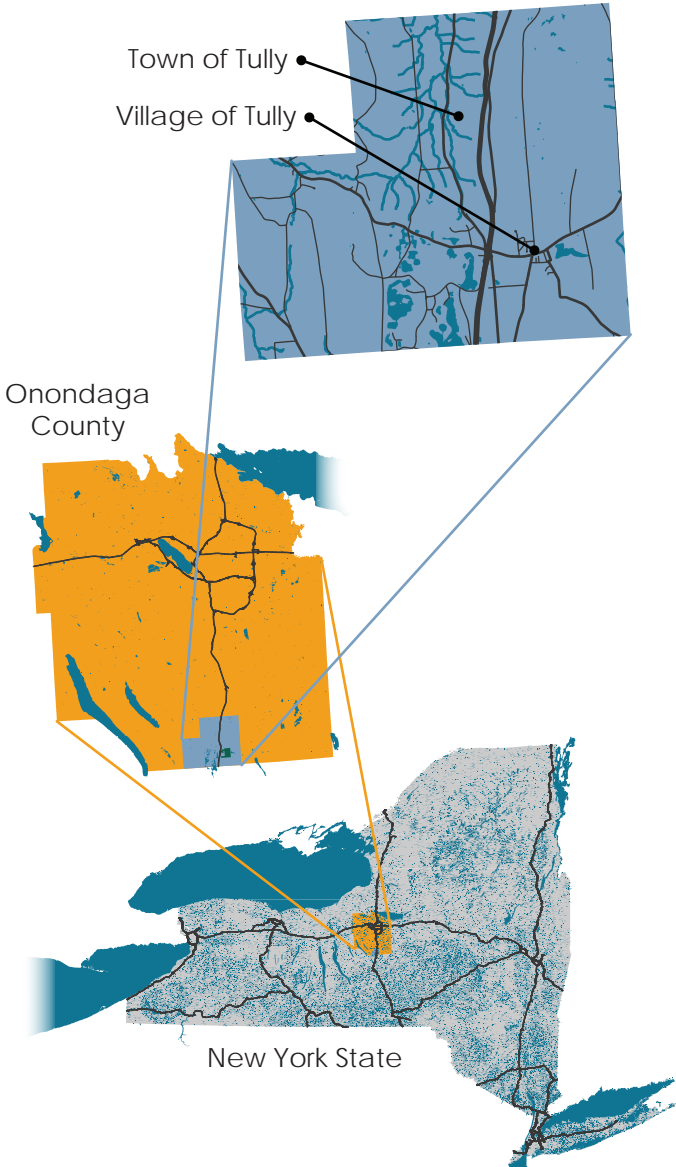
A flyer used to advertise Community Open House #2 and the CPSC Public Hearing

TOWN & VILLAGE OF TULLY
JOINT COMPREHENSIVE PLAN

COMMUNITY PROFILE

REGIONAL CONTEXT

The Town of Tully comprises approximately 26 square miles on the southern boundary of Onondaga County (Map 1). Tully is bordered by the Town of LaFayette to the north, the Town of Fabius to the east, and the Towns of Otisco and Spafford to the west. Tully is also surrounded by numerous significant natural and urban features, including Skaneateles and Otisco Lakes to the west, downtown Syracuse 18 miles to the north, and the Onondaga Nation 12 miles north. The Town of Tully includes four hamlets, and the Village of Tully is located in the southeast corner of the Town.



Map 1. Town & Village Location

Please note that the collective Town and Village of Tully are defined by the US Census as a County Subdivision. The Village of Tully is defined by the US Census as a Place. Town census data (exclusive of the Village) was estimated by calculating the difference between the County Subdivision and Village (Place) census data. Town-specific data (exclusive of the Village) could not be estimated in some cases. For the purpose of this plan, the County Subdivision will be referred to as the "collective" Town and Village of Tully.

DEMOGRAPHIC & HOUSING TRENDS

POPULATION & AGE

From 2010 to 2020, The Village saw a 4% increase in population, while the Town saw a 5% decrease over the past decade, compared to an overall 2% increase in the County population (Figure 3). This decrease in Town population paired with an increase in Village population reflects the general national trend of populations moving out of rural areas and into denser communities.

As of 2020, the Town population was 1,772 individuals, while the Village population was approximately 904 individuals (Figure 1). While the Village may have a small population relative to surrounding communities, the increase in population over the past decade indicates that it has been successful in attracting/maintaining residents.

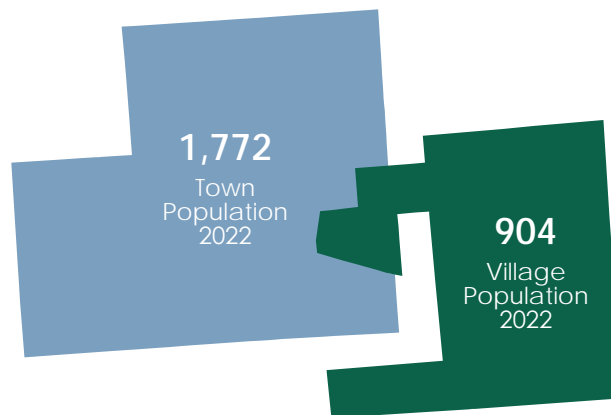


Figure 1. Population in the Town & Village, 2020

Studying the recent changes in age distribution throughout the collective Town and Village also reveals compelling trends. From 2010-2020, the number of residents under 19 and middle-aged adults (35-54) in the collective Town and Village decreased while the number of young adults (20-34), the 55-64 age group, and seniors (65+) have increased (Figure 3). The age pairing of under 19 and 35-54 are often indicative of families with children, and these trends may indicate that young adults are starting families in the Town and Village, then leaving when their children become school-aged. This fluctuation could have implications for the Town's school district and the job market.

The trends in age distribution from 2010 to 2020 reveal that older adults across the board (55-64 and 65+ years) are growing in population, suggesting that the collective Town and Village population is aging. Tully is not alone in this trend, as the United States population as a whole is currently aging. The large increase in individuals aged 65+ may also forecast demand for senior-oriented infrastructure and services, such as public transportation, housing that supports aging-in-place, and medical facilities. Recognizing aging populations is particularly important because they often foreshadow an increased demand for senior services and universal design features, such as public transportation, walkable neighborhoods, and senior housing.

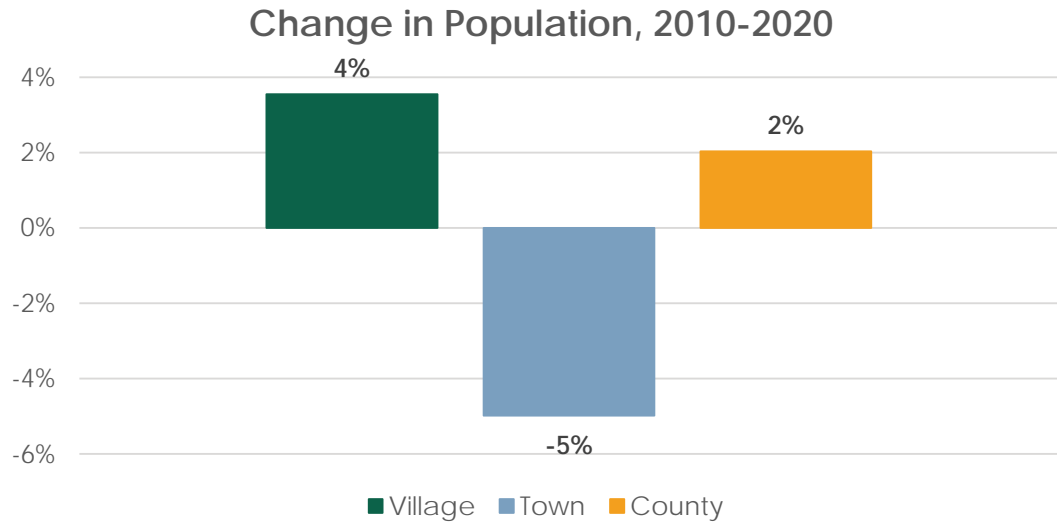


Figure 2. Change in Population in the Village, Town, & County, 2010-2020

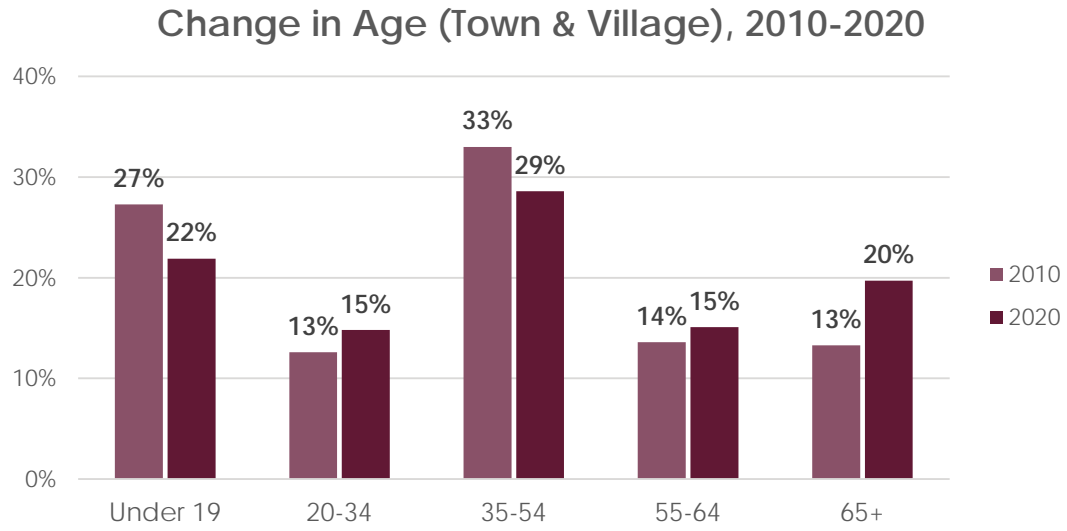


Figure 3. Change in Age in the Collective Town & Village, 2010-2020





Frenchs Bay Rd, Town of Tully

HOUSING

In regards to housing types, the vast majority of homes in the collective Town and Village of Tully are single-family homes, followed by large multi-family buildings of 10 or more units. Smaller multifamily housing of two to nine units, and mobile homes are much less common in Tully (Figure 4). The low diversity of housing options in the Town and Village, particularly the small amount of multi-family housing, contradicts national and regional building permit and housing construction trends, which indicate that multi-family housing has been growing in popularity over the past two decades.

The high prevalence of single-family homes is complimented by the high owner-occupancy rate, which was 80% in 2020 for the collective Town and Village. Only 20% of all housing units in the collective Town and Village are rentals, compared to 35% in Onondaga County. The Village of Tully is split evenly amongst owner-occupied and renter-occupied units, making up approximately 50% each of all occupied housing units in the Village. Meanwhile in the Town, 98% of occupied housing units are owner-occupied, with only about 2% being rented (Figure 5).

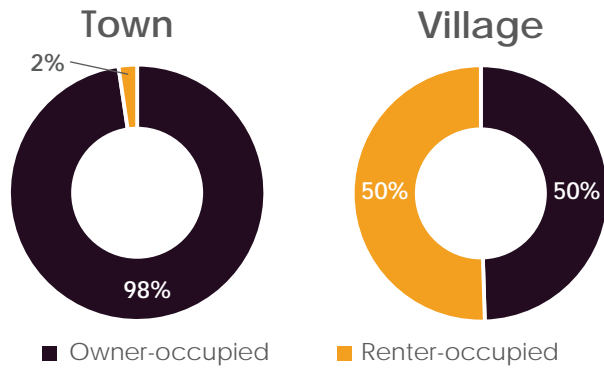


Figure 5. Owner vs Renter-Occupied Housing in the Town & Village, 2020

Following the population and housing growth trends in the Town and Village of Tully, the Town also has a much younger housing stock than Onondaga County at large. Most of the County's housing (73%) was built in 1960 or earlier, while about half (53%) of housing in the collective Town and Village was built in 1960 or earlier. Younger housing offers several benefits that attract and retain residents, including lower heating and cooling costs, and less frequent and less costly repairs.

The collective Town and Village of Tully's median housing value was \$235,300 as of 2020, which is \$83,400 more than that of Onondaga County (Figure 6). This median housing value compared to the County indicates that the housing in the Town and Village of Tully is highly desirable.

Housing Type (Town & Village), 2020

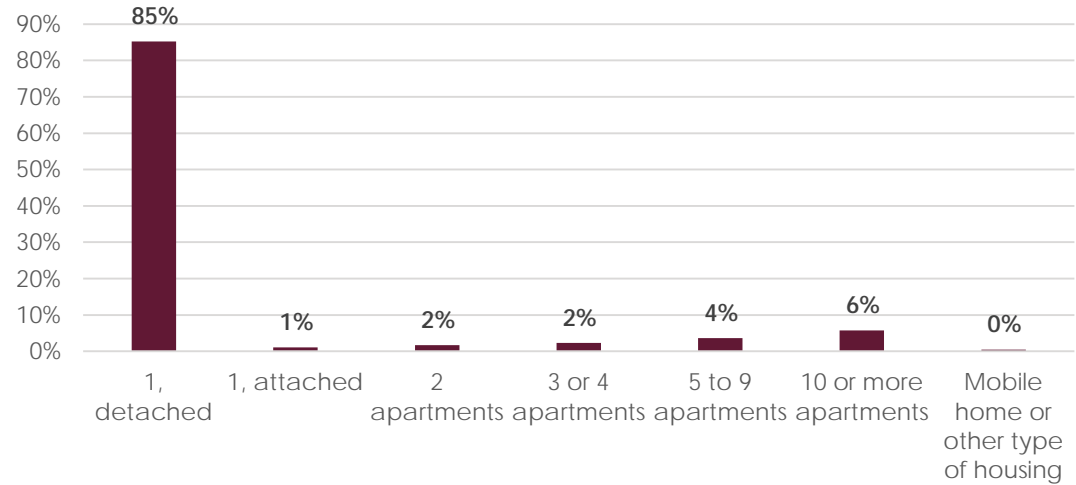


Figure 4. Housing Type Distribution in the Collective Town & Village, 2020

Housing Value, 2020

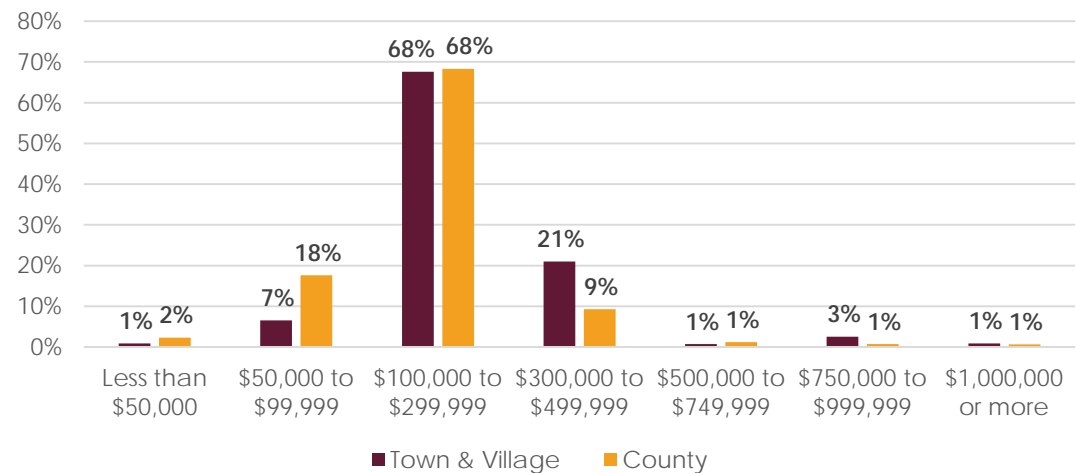


Figure 6. Housing Value Distribution in the Collective Town & Village and County, 2020

INDUSTRY & EMPLOYMENT

As of 2020, the industries most supported by the collective Town and Village residents and County residents are the education services, health care, and social assistance industries, which encompass between 26% to 33% of employed residents. In the Village, the second most common industry is retail trade (17%), while professional, scientific, and management, and administrative and waste management services (15%) is the second most common in the Town (Figure 7).

The distribution of the job market is reflected in the points of interest that can be found in the Town and Village. For example, the largest share of jobs is in the Educational Services and Healthcare and Social Services industry, which is reflected in the fact that there are four healthcare establishments, four educational establishments, and one library in the Town and Village. Other points of interest, particularly those related to food/drink and entertainment, are limited within the Town and Village (Figure 9).

Overall, the collective Town and Village of Tully has a higher median household income than Onondaga County – \$86,157 compared to \$62,668. The Onondaga County poverty rate as of 2020 was 14%. This has remained the same since 2010. The collective Town and Village poverty rate on the other hand has increased since 2010 from 5% to 7%. This is on par with 2020 ACS data showing unemployment rates of 3.6% in the County, and 2.1% in the collective Town and Village. While the poverty rate in the collective Town and Village has increased, the unemployment rate has decreased in the past decade from 2.7% to 2.1%.

Most Common Jobs

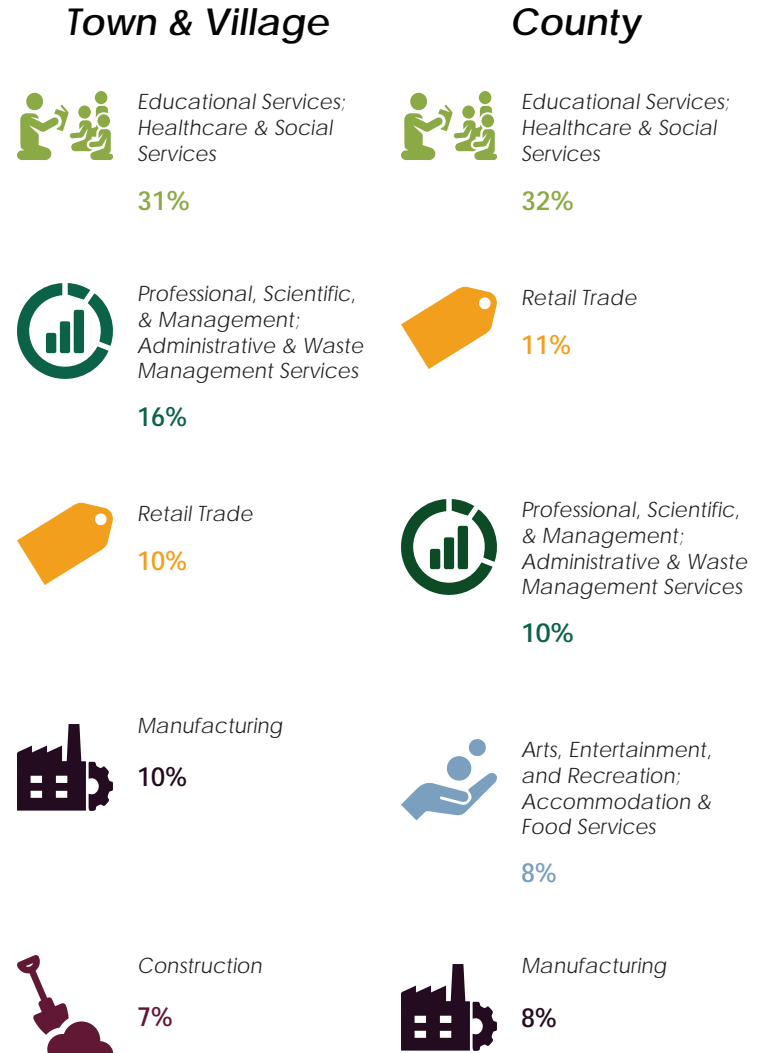


Figure 7. Most Common Employment Sectors in the Collective Town & Village and County, 2020

The inflow/outflow job counts in the collective Town and Village show that almost half (48.9%) of workers enter the Town or Village for work, but live elsewhere. This has increased from 1,057 to 1,271 since 2010. These numbers indicate that there is a healthy number of jobs in the Town and Village. 1,148, or approximately 44.1% of employed Town and Village residents, work outside of the Town and Village (Figure 8). Only 182 workers both live and work in the Town and Village, lower than the 2010 count of 219. The average commute to work is low, at 25.5 minutes in 2020. This is lower than the New York State average commute, which is approximately 31 minutes



Figure 8. Employee Inflow & Outflow in the Collective Town & Village, 2019

Note: Figure data represents both primary and secondary jobs (i.e. accounts for individuals who have more than one job) and both public and private sector jobs).

What's in Tully, NY?



Figure 9. Points of Interest in the Collective Town & Village of Tully

Notes: This infographic was inspired by Plan Melbourne and the hyper proximity 15-minute City concept. Points of Interest are sourced from Fourquare and manipulated by ESRI.

LAND USE

As of 2020, the Town of Tully's most prevalent land use (based on the number of properties) is residential, followed by vacant then agricultural land. The Village of Tully's top three most prevalent land uses are residential, vacant, and commercial. There are no agricultural land uses in the Village. Although there are fewer agricultural properties throughout the Town, they cover the biggest portions of land by acreage, with vacant land following closely behind. Residential properties, which cover the second largest portion of the collective Town and Village Tully, lack diversity. Almost all residential parcels are low density, single-family, and rural residential properties, with few multi-family and apartment-style options (see Housing section). Looking at the spatial distribution of these two land uses in the Town and Village of Tully, residential and vacant, for the most part, are distributed evenly throughout. The character and distribution of these land uses suggest that residential and vacant land uses in the Town and Village of Tully are somewhat fluid. Based on acreage, there are approximately 4,989 acres of vacant land throughout the Town and 110.9 in the Village. This indicates that much of the land is undeveloped, and could be utilized in the future to promote economic growth.

Much of the Village is residential, with commercial establishments and community services such as schools, a library, an auto shop, restaurants, the fire department, and more located in the center of the Village along Elm Street and Onondaga Street. According to the Village Zoning Map, the northeast corner of the Village is designated as a residential district, but the existing land use is largely vacant (Table 1, Map 2).

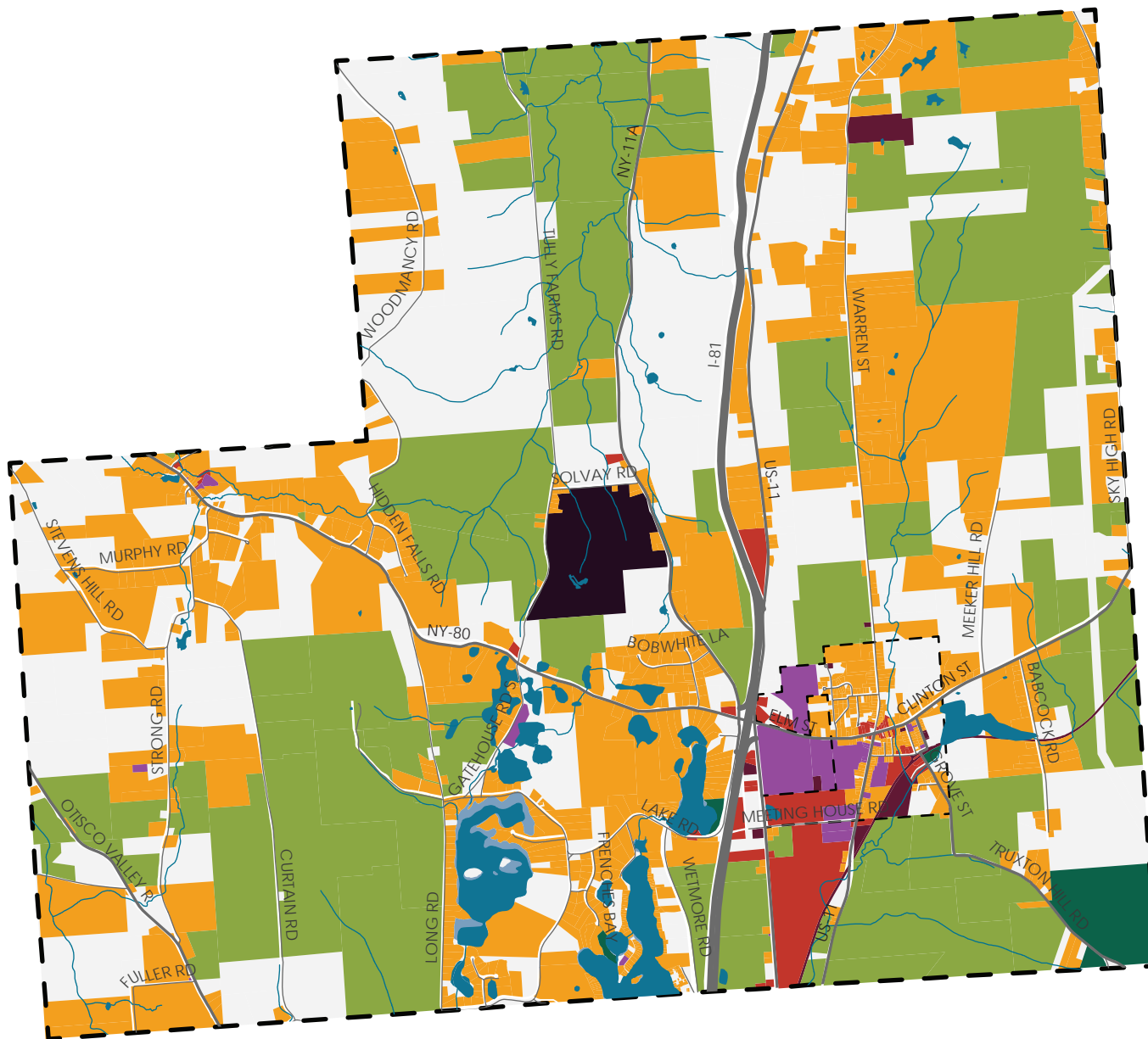
There are 33 NYS Agricultural Districts within the Town and Village, encompassing approximately 132 parcels. These total to approximately 4,288 acres which makes up about 25% of the total Town and Village area (Map 3). Land designated as a NYS Agricultural District receives special protections to ensure that the land is utilized primarily for agricultural purposes in the future.

Table 1. Land use distribution, 2021

Land Use Type	TOWN			VILLAGE		
	# Parcels	Total Acreage	% Acreage	# Parcels	Total Acreage	% Acreage
Water	4	272.5	2%	-	-	0%
Public Service	12	100.5	1%	13	73.9	17%
Parks/Open Space	4	166.3	1%	1	2.9	1%
Agricultural	72	5,250.9	33%	-	-	0%
Residential	728	4,499.8	29%	257	150.7	35%
Commercial	21	189.4	1%	40	68.5	16%
Industrial/Utility	10	59.8	0%	7	24.2	6%
Mining	1	224.9	1%	-	-	0%
Vacant	298	4,989.3	32%	45	110.9	26%
Total	1,150	15,753.3		363	431.1	

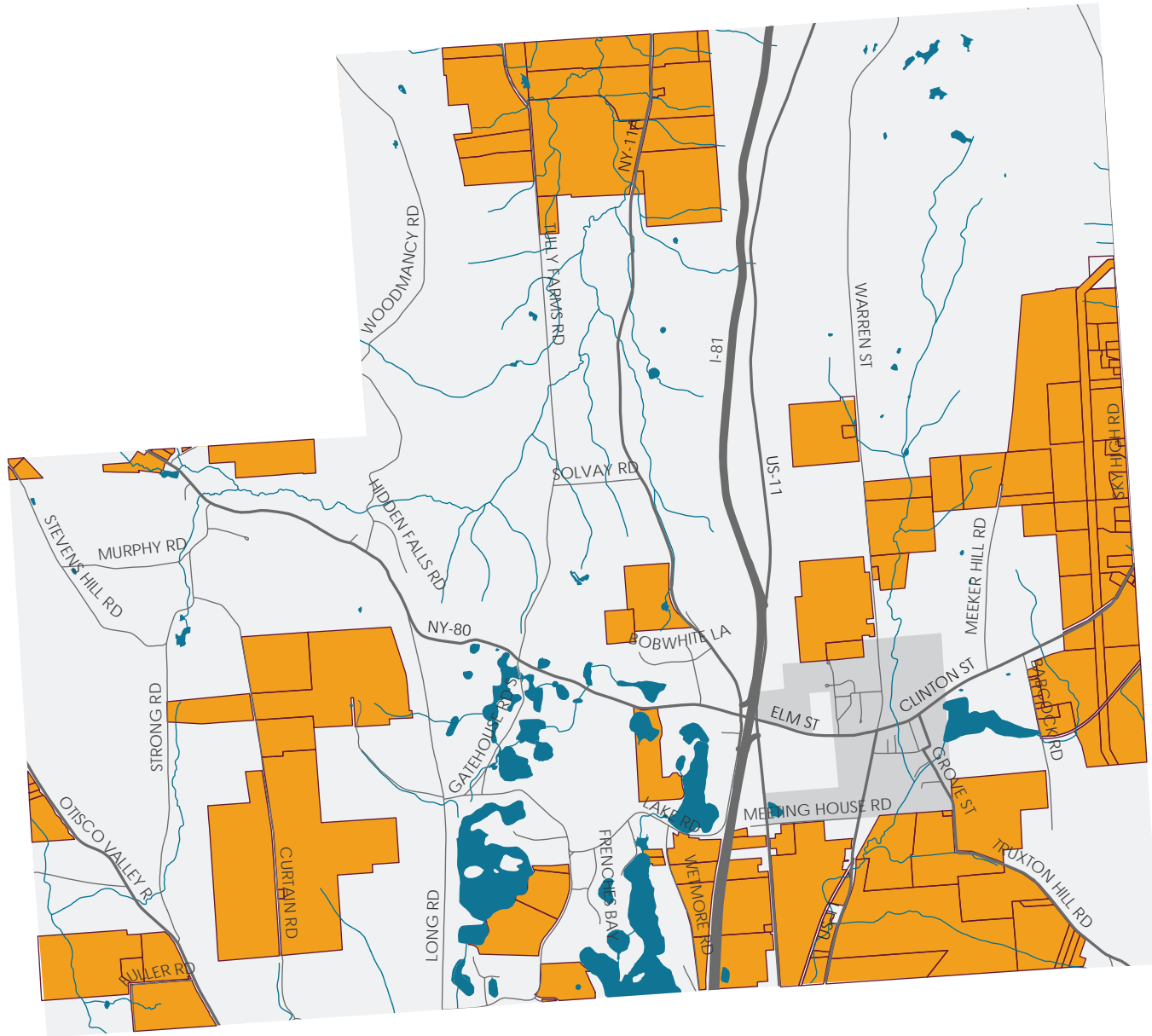
Map 2: Current Land Use

Tully, NY



- Village
- Town
- Road, Interstate
- Road, Collector
- Road, Local
- Water
- Land Use Type**
- Water
- Public Service
- Parks/Open Space
- Agricultural
- Residential
- Commercial
- Industrial/Utility
- Mining
- Vacant

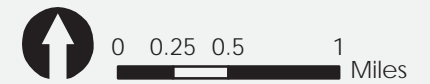




Map 3: NYS Agricultural Districts

Tully, NY

- Village
- Town
- Road, Interstate
- Road, Collector
- Road, Local
- Water
- NYS Agricultural District
- Parcel in NYS Agricultural District



ZONING

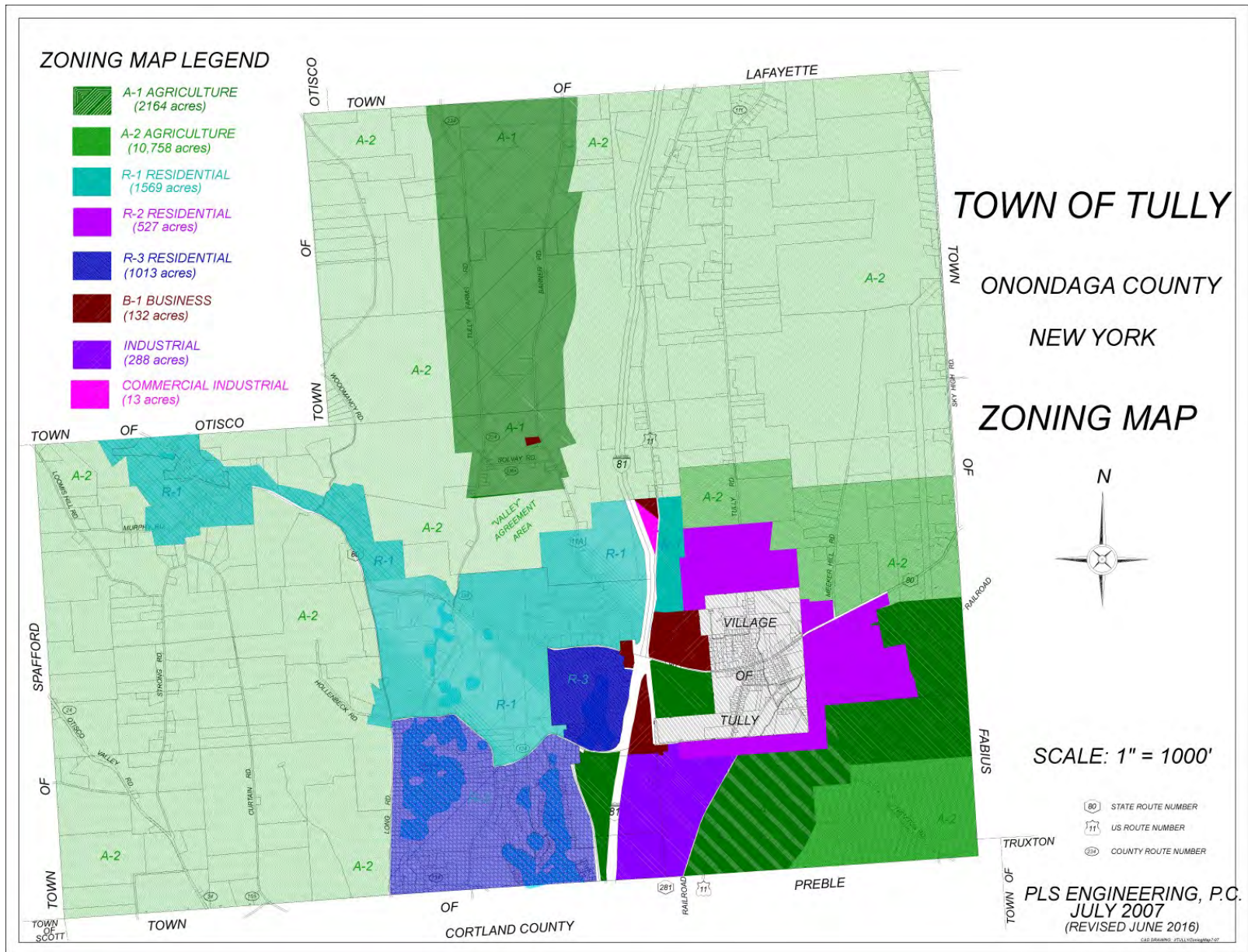
The Town of Tully's Zoning Code, which was adopted in 2006 and amended on numerous occasions since then, regulates the community's built form and allowable land uses. Through its zoning code, the Town of Tully has established the following 7 zoning districts (Map 4):

1. A-1 Agriculture: Designates areas where agricultural productivity is high and where farming is the predominant and desired use of land. Also permits a limited amount of low-density, single-family housing and other activities that are closely related to production agriculture.
2. A-2 Agriculture: Designates areas where farming, extensive wooded areas, and other natural resources are predominant and desired land use activities. Farm-related agricultural businesses are also permitted.
3. R-1 Residential: Permits low-density, primarily single-family housing.
4. R-2 Residential: Permits development that produces a more concentrated urban setting and establishes neighborhood development characteristics. Designates areas where proximity to Tully Village could affect future land use and development patterns.
5. R-3 Residential: Designates areas where existing lakes and other natural features have produced sustained pressure for residential development. Permits single-family housing, both permanent and seasonal.

6. B-1 Business: Permits the development of service and commercial businesses that can benefit from proximity to the Town's major traffic circulation network and the availability of adequate parking opportunities.
7. IND Industry: Designates areas that are in transition from agriculture to a relatively concentrated mixture of commercial and industrial land uses. Permits light manufacturing, warehousing, fabrication, assembly, research and development, and similar types of land use.

The Village of Tully is made up of 7 zoning districts (Map 5). The Village Zoning Map was amended in November 2017. These districts and their minimum lot sizes are as follows:

8. R1 Residential: Minimum lot size 20,000 sq. feet.
9. R2 Residential: Minimum lot size 15,000 sq. feet
10. R3 Residential: Minimum lot size 5,000 sq. feet.
11. Multiple Dwelling Complex: Minimum lot size 21,000 sq. feet.
12. General Business District: Lot size not specified.
13. Industrial District: Minimum lot size 6,000 sq. feet.
14. Municipal Use District: N/A



Map 4. Town Zoning Map

TRANSPORTATION NETWORK

ROADWAY JURISDICTION

The Town and Village of Tully are made up of State, County, and locally-maintained roads. NY-80 runs east to west through the Town and Village. Interstate 81 is a north-to-south highway running through the Town only, but is just west of the Village and can be easily accessed by residents (Map 6). Many of the roads with the heaviest amounts of traffic (as discussed below) are under the jurisdiction of State and County agencies. This means that the Town or Village would need to collaborate with and receive approval from the State or County to implement changes to such roadways.

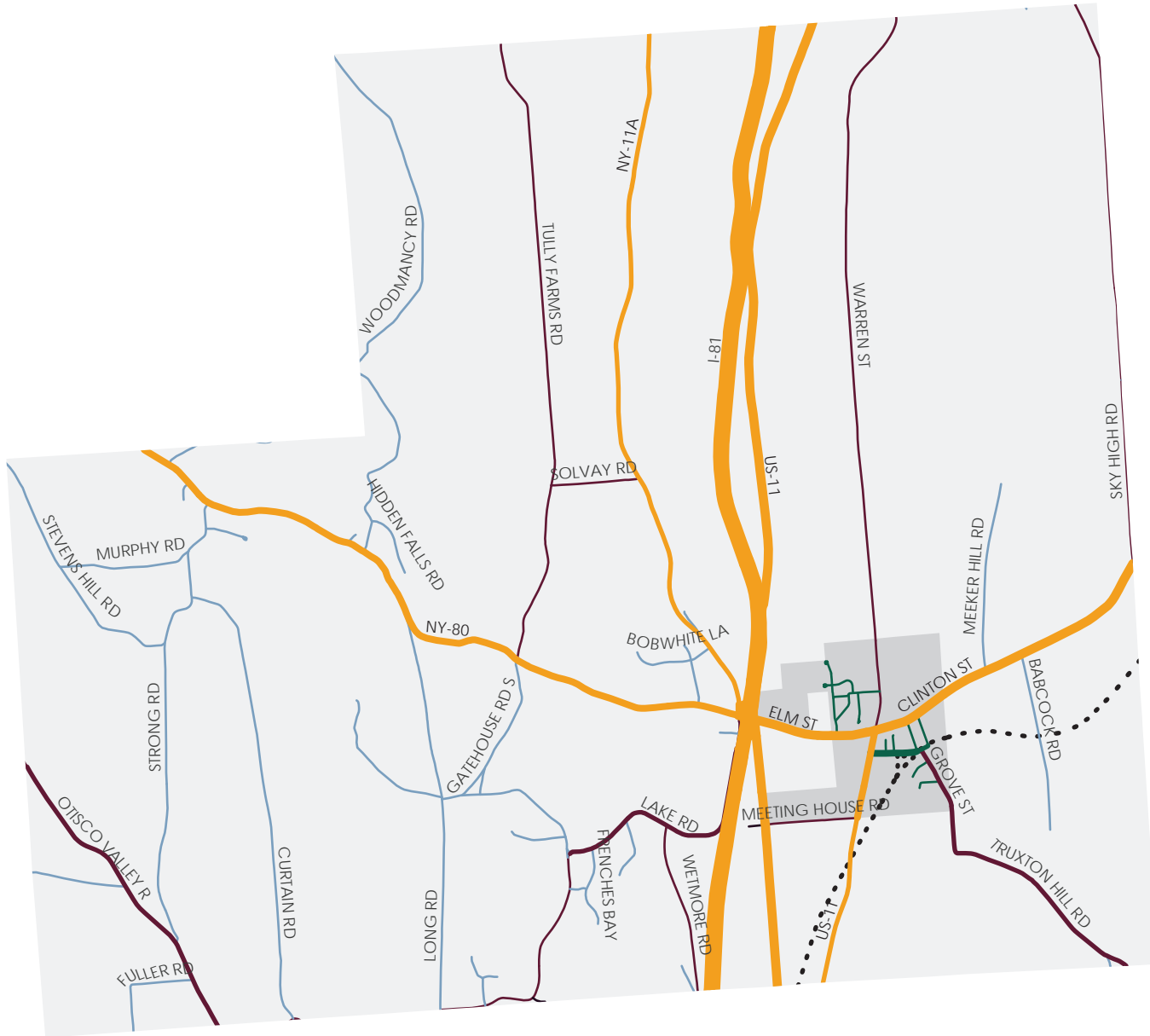
ROADWAY AADT

Based on NYS DOT traffic data, I-81 from the northern Town boundary to Elm St has the highest daily traffic volume with approximately 33,576 vehicles per day. In the Village, daily traffic volume on NY-80 ranges from approximately 3,409 to 4,312 vehicles per day, with traffic volume at its highest to the west of Warren St. This cluster of roadways with high levels of traffic volume presents both an opportunity for the development of amenities and attractions and the need for additional traffic impact considerations when new development is proposed. Other highly trafficked roads include NY-281 southbound, west of the Village (Map 6).

TRANSPORTATION FACILITIES

Overall the Town of Tully lacks pedestrian and bike infrastructure. The lack of sidewalks within the Town of Tully limits the ability of residents and visitors to safely and comfortably travel by foot throughout the Town, particularly around Green Lake Beach & Recreation Area. The Village of Tully has a network of sidewalk throughout. The sidewalk network begins on Elm Street at the municipal boundary of the Village and continues east to Clinton Street to the eastern boundary. There are also sidewalks on either side of State and Warren Streets, going north to south. Overall, pedestrian infrastructure is abundant in the Village but is lacking in the Town, while both the Town and Village are lacking bike infrastructure.

The Village of Tully is serviced by CENTRO's Sy510 bus route, which has bus stops at the Circle K (intersection of Elm St and Rt 11) and the Tully United Community Church (intersection of Meeting House Rd and Rt 11). This bus route provides a direct connection to the Town of LaFayette (with a bus stop at the LaFayette High School) and the City of Syracuse (with bus stops at the Sara Loguen St Shelter and Centro Transit Hub). This bus route has limited service, stopping in Tully only once or twice on weekdays and not at all on weekends.



Map 6: Roads & Railroads

Tully, NY

- Village
- Town
- ⋯ Railroad

Owning Jurisdiction

- NYSDOT
- Onondaga County
- Town of Tully
- Village of Tully
- Public - Unclaimed

Annual Average Daily Traffic

- 0-400
- 401-1,200
- 1,201-2,700
- 2,701-5,200
- 5,201-23,000
- 23,001-33,600

↑ 0 0.25 0.5 1 Miles

NATURAL & HISTORIC RESOURCES

GEOLOGY, SOILS, & TOPOGRAPHY

A largely agricultural community, the local geology, soils, and topology play a crucial role in the Town's development and future land use planning. The Town and Village of Tully sit atop four types of bedrock: West River Shale, Oneonta Formation, Unadilla Formation, and Tully Limestone. Much of the Town and Village of Tully is made up of Rye Point Shale.

Soil drainage patterns vary throughout the Town and Village of Tully, ranging from very poorly drained to excessively drained. Poorly drained soils may lend to long-term soil saturation and impose challenges to agricultural operations, while excessively drained soils may encourage erosion and hinder construction and development opportunities.

While the Town and Village are relatively flat, variation in elevation is generally located in the southwest portion of the Town and the northeast corner. Steep slopes can contribute to scenic vistas, but can also hinder development, which often requires flat surfaces and stable soils.

WATER FEATURES

There are several ponds, creeks, and lakes scattered throughout the Town and Village of Tully. Tully is also covered by a significant number of Federally- and State-

regulated wetlands (Map 7). Most of the wetlands are located in the south end of the Town, surrounding Green Lake, Tully Lake, Crooked Lake, and Tracy Lake. While wetlands can restrict development due to building constraints and permitting requirements, they also host a variety of ecological benefits and lend well to nature-based education and recreational activities.

What Does Climate Change Mean for Tully?

Based on the feedback received from the community during the comprehensive planning process, many Tully community members are concerned about protecting environmental resources, maintaining access to nature, and implementing sustainability and climate action initiatives. According to the 2014 NYS ClimAID Report, between 1901 and 2012, Region 6 of NYS (which includes Tully) saw an annual average temperature rise of approximately 0.22 °F per decade and a rainfall increase of approximately 0.54 inches per decade. The Report projects that temperatures will continue to rise and rainfall will continue to increase over the coming decades, **resulting in changing extreme weather patterns (flooding, heat waves, cold waves).**

With this in mind, legislation and programming around climate action is becoming increasingly prevalent, particularly with the passing of NYS Climate Leadership & Community Protection Act (CLCPA) and associated Scoping Plan, which provides a framework for achieving NYS's goal of reducing greenhouse gas emissions by 40% by 2030 and by 85% by 2050 (from 1990 levels). The Town and Village can engage in climate action efforts by participating in the NYS DEC Climate Smart Communities Program, NYSERDA Clean Energy Communities Program, FEMA Hazard Mitigation Grant Program, FEMA Building Resilient Infrastructure & Communities, and many other program, several of which provide grant funding for planning and implementation of climate mitigation and adaptation projects. Moreover, the Town and Village could consider partnering with local organizations and agencies that have expertise in climate action, such as the Syracuse-Onondaga County Planning Agency (SOCPA), the Central New York Regional Planning & Development Board (CNYRPDB), the Cornell Cooperative Extension, and SUNY ESF.



Map 7: Wetlands & Floodplains

Tully, NY

- Village
- Town
- Road, Interstate
- Road, Collector
- Road, Local
- Water
- NYS and/or Federal Wetland
- Significant Flood Hazard Area



OUTDOOR RECREATION & CONSERVATION

The Town and Village of Tully are home to large expanses of open space, forested land, and scenic views. This characteristic lends well to fostering opportunities for conservation efforts and outdoor recreation, as described below and depicted in Map 8.

Snowmobile Trails

A long network of snowmobile trails provides opportunities for outdoor recreation in the winter while also serving as an alternative means of transportation. Snowmobile trails within Tully traverse the southwestern corner and eastern edge of the Town and encircle the Village, connecting to a larger regional network of snowmobile trails. The trails within Tully are maintained by the Tully Trailblazers and LaFayette Trail Riders, both of which are clubs within the NYS Snowmobile Association.

In addition to snowmobile trails, there are several parks, outdoor recreation, and conservation areas throughout Tully. These amenities and who they are owned by are listed below and depicted on the map at right.

Town/Village Facilities

1. **Tully Municipal Building** (sports fields), Town of Tully
2. **John Cummings Memorial Park**, Village of Tully
3. **Green Lake Park and Beach**, Town and Village of Tully

Education-Based Facilities

4. **Tully Central School District** (sports fields), Tully Central School District
5. **SUNY ESF Tully Field Station** (forestry research and timber sports), New York State

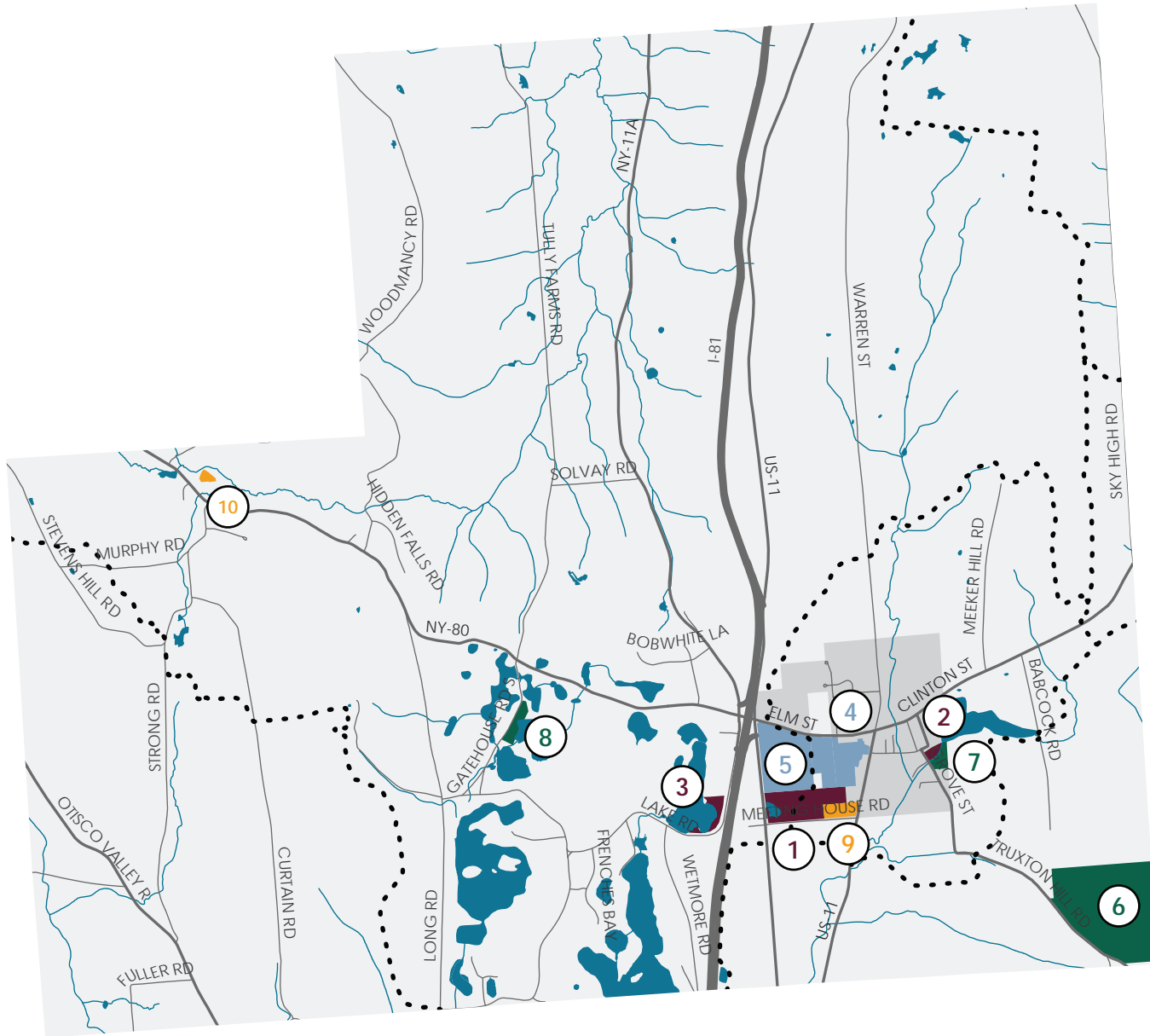
Conservation Areas

6. **Heiberg Memorial Forest**, New York State
7. **South Meadows Nature Area**, Central New York Land Trust
8. **Tracy Lake**, Central New York Land Trust

Cemeteries

9. **Tully Cemetery**, Tully Cemetery Association
10. **Vesper Cemetery**, Vesper Cemetery Association

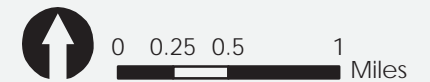
It should also be noted that there are several lakes and ponds, such as Tully Lake and Green Lake, that provide opportunities for boating, paddle sports, fishing, and swimming. Some homeowner associations, such as Tully Lake Park Association and French's Bay Homeowners Association, also provide outdoor recreation facilities.



Map 8: Outdoor Recreation & Conservation Tully, NY

- Village
- Town
- Road, Interstate
- Road, Collector
- Road, Local
- Water
- Snowmobile Trail
- Town/Village Parks
- Education-Based Facilities
- Conservation Areas
- Cemeteries

Note: The map identification numbers are labeled and described on the previous page.

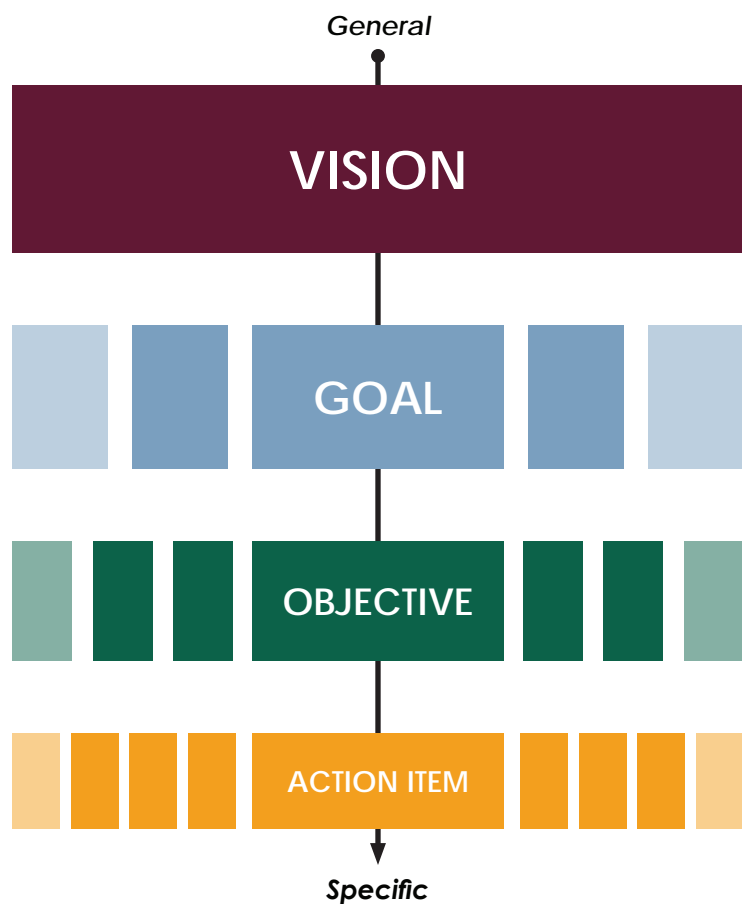


A scenic view of a lake with a grassy foreground, a wooden bench, and a building in the distance. The sky is blue with some clouds, and there are trees in the background. The text is overlaid on a green rectangular background in the lower right corner.

TOWN & VILLAGE OF TULLY
JOINT COMPREHENSIVE PLAN
**OUR VISION &
GOALS**

THE FRAMEWORK

To be successful, a Town's Comprehensive Plan must be developed and implemented at both a high level and specific scale. It must address the long-term and short-term needs of the community and cover a range of topics. To accomplish this, the Town's Comprehensive Plan includes a vision, goals, objectives, and action items, as defined to the right.



Vision

A Vision is an overarching statement describing the aspirations of the Town. All Goals, Objectives, and Action Items are aimed at achieving this end. The Vision is intended to be a guide for the long-term identity of the Town. It should not change dramatically over time.

Goal

A Goal is a general statement of a future condition towards which actions are aimed, however, the scope is much narrower than the Vision. A Goal should support the Vision by addressing a specific area or issue facing the community. Goals should be consistent and useful throughout the 10-year planning horizon.

Objective

An Objective is a measurable action statement to be accomplished in pursuit of a Goal. It refers to some specific aspiration that is reasonably attainable, typically using words like, "increase," "develop," or "preserve." The Town might already be undertaking some of the Objectives articulated in this Plan, and wish to ensure that they continue to do so over the next decade. The general lifespan of an Objective is 6 to 10 years.

Action Item

An Action Item is a proposal for a specific plan, project, or program that helps accomplish an Objective. Action Items can address both short- and long-term Objectives, with a lifespan ranging from one to 10 years.

TULLY'S VISION

From the Town's rural and agricultural landscapes to the Village's walkable commercial center, Tully offers environments and opportunities for individuals and families across a wide range of lifestyles and preferences. Through a growing partnership, the Town and Village aspire to further foster:

1. Neighborhoods that welcome residents of all backgrounds, incomes, and housing preferences,
2. A business and retail environment that reflects local needs for goods, services, and employment, and
3. Active and passive recreational opportunities for all ages and interests.

Foundational to Tully's future vision is the protection and preservation of the natural spaces and environmental resources that are cornerstone to Tully's overall identity and wellbeing. The Town and Village of Tully aim to achieve the long-term vision for the future by leveraging community voices in municipal decision-making processes.

This vision is driven by and will be achieved through Objectives and Action Items in the following Goal areas:

1. Smart Growth & Regional Coordination

2. Open Space, Natural Resources, & Recreation

3. Housing

4. Business, Industry, & Community Services

5. Utilities, Roads, & Highways



Long Rd, Town of Tully

GOAL 1: SMART GROWTH & REGIONAL COORDINATION

The Town and Village of Tully have a long history of collaborating on regional initiatives and sharing services. It is the goal of the Town and Village to continue to strengthen this mutually-beneficial relationship to realize additional opportunities for streamlining administrative procedures, realizing cost savings, and promoting regional community planning best practices. As two communities with varying landscapes, development patterns, and infrastructure capacities, it is also important to the Town and Village that smart growth principles are implemented. This includes focusing new development in areas with existing infill opportunities and infrastructure capacity while preserving important open spaces and natural habitats.



I-81 Underpass - Elm St, Town of Tully

Objectives

- A. Foster an attractive and viable community that contains a variety of urban and rural settings
- B. Employ collaborative techniques between the Town, Village, and their partners to facilitate mutually advantageous development and maximize the benefits of future growth
- C. Sustain a reasoned approach to future growth that strikes a balance between (1) welcoming appropriate development and expanding Tully's tax base and (2) preserving Tully's valuable rural character
- D. Implement zoning regulations that support and promote Town and Village policies regarding future development and land use
- E. Enhance development standards and guidelines that address land use issues of concern and protect and preserve natural resources and environmental features

Action Items

1. Based on the Community Survey results, which indicated that 51% were in favor of the Town and Village governments consolidating, pursue the next steps towards consolidation in accordance with the New N.Y. Government Reorganization and Citizen Empowerment Act
2. Review and update the Town and Village's zoning districts and use regulations to reflect the desired and appropriate distribution of land uses in Tully
3. Maintain strong partnerships with local, regional, and statewide agencies working to protect local agribusiness and natural resources, such as the NYS Department of Agriculture & Markets, NYS DEC, and Onondaga County Soil & Water Conservation District
4. Revise the Town and Village's zoning regulations to focus concentrated development in areas in proximity to the Village and major transportation systems
5. Explore and create an inventory of opportunities to minimize municipal costs by consolidating services provided by the Town and Village
6. Develop a capital improvement plan that includes an equitable funding and management technique for upgrading, expanding, operating, and maintaining existing municipal facilities
7. Explore the option of hiring a grant writer to support the Town and Village in securing grant funding for high-cost projects
8. Regularly update this Joint Comprehensive Plan to reflect emerging and changing concerns related to future development; encourage both developers and Town and Village staff/officials to reference this Joint Comprehensive Plan as a resource for development proposals and decision-making
9. Establish a Comprehensive Plan Committee that is tasked with overseeing updates to this Comprehensive Plan and the implementation of its Action Items
10. Explore opportunities to provide enhanced communications with Town and Village residents, such as a digital newsletter and/or social media presence

GOAL 2: OPEN SPACE, NATURAL RESOURCES, & RECREATION

The Town and Village of Tully are home to many open spaces, parks and conservation areas, and agricultural lands that contribute to the region's rural character, scenic quality, environmental health, and recreation opportunities. It is the goal of the Town and Village to protect important natural habitats and the ecological benefits of wetlands, woodlands, waterbodies and waterways, and other important environmental features. Moreover, the Town and Village aim to support the local agricultural industry and maintain the scenic quality of the region by protecting agricultural lands, open space, and prime soils. Finally, the Town and Village recognize the important role that parks and open spaces play in outdoor recreation and strive to provide diverse, accessible recreation opportunities for community members of all ages.



Tully Lake - Hoffman Rd, Town of Tully

Objectives

- A. Reduce future deterioration of natural resources by employing appropriate administrative and regulatory mechanisms
- B. Continue to expand and protect Tully's network of conservation, open space, and outdoor recreation lands
- C. Capitalize on Tully's unique natural features by programming such features for public enjoyment when suitable and appropriate
- D. Foster an active and sustainable agricultural industry that contributes to the historic and environmental character and quality of Tully

Action Items

1. Create a Conservation Advisory Council (CAC) tasked with (1) completing an open space inventory and map of environmentally sensitive areas and (2) advising the Town and Village Boards, Planning Boards, and Zoning Boards as appropriate
2. Schedule an annual review of this Comprehensive Plan's environmental recommendations with the Town and Village Boards, Planning Boards, and CAC to identify necessary updates and strategize the implementation of such recommendations
3. Include provisions for native and pollinator plant species in landscaping regulations
4. Participate in the NYS Climate Smart Communities and NYSEERDA Clean Energy Communities programs; obtain NYS Climate Smart Communities certification for the Town of Tully (the Village is already Bronze certified)
5. Encourage future large-scale development to dedicate open and/or recreational space for public use
6. Complete a Parks Master Plan to identify and plan for recreational programming and facility upgrades that are desired by the community
7. Expand local recreational opportunities by acquiring additional Town/Village recreational space and/or enhancing collaboration with the Tully Central School District and other organizations to provide cooperative recreational programming
8. Program the Town-owned property on the southeast of Green Lake as additional public park space extended from Green Lake Beach & Recreation Area
9. Establish and fund a capital reserve and pursue Federal, State, and County grant funding programs to enhance and grow recreational opportunities
10. Review and revise, as necessary, Town and Village regulations - such as zoning, right-to-farm, and solar/wind provisions - to minimize the potentially negative impacts of future development on open space and agricultural lands
11. Provide outreach, education, and support to local farmers to strengthen participation in the NYS Agricultural Districts program
12. Encourage the use of Onondaga County's Purchase of Development Rights Program as means of preserving farmland and financially supporting farmers
13. Inventory sensitive environmental areas within the Town and Village and consider pursuing Unique Natural Area or Critical Environmental Area designations by the NYS DEC
14. Consider the adoption of an Environmental Protection Overlay District for floodplains, wetlands, aquifers, critical habitats, steep slopes, and other sensitive environmental features to better protect them from development pressure and degradation
15. Facilitate training sessions with the Town and Village boards to enhance understanding of the State Environmental Quality Review (SEQR) process in an effort to protect our natural resources from the potential negative impacts of development

GOAL 3: NEIGHBORHOODS & HOUSING

The Town and Village of Tully are home to a variety of neighborhood and housing typologies, from rural living and single-family housing to denser, walkable neighborhoods and multi-family and rental housing options. It is the goal of the Town and Village to continue to expand housing choice and housing affordability to welcome residents of all ages, lifestyles, incomes, and housing preferences. Moreover, the Town and Village aim to encourage sustainable housing development that minimizes impacts on the natural environment and reduces sprawl into Tully's valuable open spaces and agricultural lands.



Railroad St, Village of Tully

Objectives

- A. Cultivate neighborhoods with dwelling types and living arrangements that satisfy the varied housing needs and preferences of current and future Tully residents
- B. Enhance access to quality, affordable renter and owner-occupied housing options within the Town and Village
- C. Encourage housing development patterns that preserve viable agricultural land, minimize negative impacts to unique and sensitive natural features (e.g. wetlands), retain open space, and protect areas reliant on wells as a main water source
- D. Ensure that new and/or expanded housing developments preserve the traffic-carrying function of major roads

Action Items

1. Update zoning regulations to guide the placement of higher density residential development towards areas where adequate water and sewer facilities are already present or could be feasibly obtained
2. Encourage creative subdivision design and alternatives to traditional single-family residential development by employing appropriate regulatory techniques, such as planned unit development and clustered development
3. Consider revising Town and Village zoning regulations to support development that expands housing choice, such as accessory dwelling units, mixed use (residential unit(s) above a commercial storefront) development, and mixed density housing
4. Ensure that site plan review and special use permitting procedures for residential development evaluate potential traffic impacts and require, when necessary, appropriate circulation and traffic mitigation techniques
5. Establish land use regulations that address short-term rentals
6. Pursue housing grant programs that would serve to advance this Goal area, such as the NYS Homes and Community Renewal's Community Development Block Grant; HOME Program; Affordable Housing Corporation; and Empire State Development's Restore New York Communities Initiative

GOAL 4: BUSINESS, INDUSTRY, & COMMUNITY SERVICES

The Town and Village of Tully are home to a range of opportunities for employment, shopping, and commercial services. The proximity to the I-81 and the activity center in the Village fosters commercial opportunities on a scale of regional services to small, neighborhood businesses. It is the goal of the Town and Village of Tully to continue to support the growth of employment and retail opportunities and expand the tax base while maintaining the capacity of the road network, protecting sensitive environmental features (such as the aquifer), and complementing the community's desired character. The Town and Village also strive to enhance the Village's commercial corridor as a thriving, walkable center of activity that serves residents' needs for goods and services while attracting visitors.



Clinton St, Village of Tully

Objectives

- A. Continue to support Village efforts to rehabilitate and expand its activity center along Elm St and Clinton St
- B. Foster an environment that welcomes and supports small businesses
- C. Welcome appropriate commercial and industrial development that broadens Tully's tax base and increases local employment opportunities
- D. Encourage a range of commercial and industrial uses and community services that support local demands for goods, services, entertainment, and employment

Action Items

1. Conduct a traffic and environmental study to identify where highway-focused commercial and/or industrial development is appropriate
2. Update, as necessary and appropriate, zoning district and use regulations to accommodate the community's desired types and location of commercial and industrial establishments
3. Consider the implementation of nonresidential design guidelines or regulations to promote site and building design that is consistent with the community's desired character
4. Update land use regulations and review procedures to include a high standard for site planning, lighting, signs, landscaping, and general appearance of commercial and industrial land uses
5. Apply for Federal, State, and County grant programs that will help to upgrade the infrastructure capacity and visual character of areas that have the potential for new or expanded commercial or industrial development
6. Review and revise, as necessary, land use regulations related to home occupations to support additional sources of income and the growing popularity of telecommuting
7. Collaborate with local partners, such as the Onondaga Community College Small Business Development Center and the Onondaga County Office of Economic Development, to attract new businesses (particularly those which were identified as needs in the Community Survey, such as grocery stores, restaurants, bakeries, delicatessens, etc.) and provide resources to prospective and existing business owners
8. Support the mixing of uses (particularly residential units above commercial storefronts) in the Village center to spur activity near local businesses and increase access to goods and services
9. Strengthen partnerships with local community organizations – such as the Tully Free Library, Tully Area Historical Society, and Tully Rotary Club – to support the growth of educational, recreational, and technological resources available to the Tully community

GOAL 5: UTILITIES, ROADS, & HIGHWAYS

Due to the proximity of the I-81 interchange, the Town and Village of Tully experience a wide range of traffic densities, vehicle types, and demands for water and sewer infrastructure from highway-based development. It is the goal of the Town and Village to ensure that new development maintains the carrying capacity of the roadways and considers the extent and capacity of the local water and sewer systems. The Town and Village also aim to expand the active transportation network to provide safe, accessible opportunities for residents and visitors to walk and bike to key destinations, such as Green Lake Beach & Recreation Area, the Tully Central School District, and the Village center.



Rte 80, Town of Tully

Objectives

- A. Provide water and sewer services in existing and future areas of higher density development
- B. Cultivate an efficient roadway system through the Town and Village that minimizes points of conflict and delay and deters thru-traffic in existing and future neighborhoods
- C. Increase participation in State and County roadway improvement plans to ensure that local concerns and preferences are considered
- D. Foster a transportation network that is safe and comfortable for all user types, both motorized and non-motorized (i.e. pedestrians, bicyclists)

Action Items

1. Complete a traffic study to identify dangerous intersections, inadequate sight-lines, low levels of service, and other conditions that can impact safe and efficient vehicular movement
2. Explore opportunities to implement visual and noise buffering along I-81, such as through tree plantings
3. Provide restrictions and incentives aimed at minimizing the frequency and width of curb cuts and other potential conflicts on important traffic carriers
4. Identify and evaluate methods by which revenues from economic growth generated as a result of the enlargement and extension of existing utilities could be shared between the Town and Village
5. Consider alternative scenarios (e.g. impact fees, capital improvement funding) through which the extension of roads, water, sewer, and other necessary infrastructure could be achieved as future development occurs
6. Evaluate the need for and appropriateness of water and sewer extensions, particularly along Route 281, Route 11A, and Quailridge Dr, to support current and/or future residential and commercial uses
7. Pursue Federal, State, and County grant funding for the design and construction of active transportation facilities (e.g. sidewalks/crosswalks, bicycle lanes, trails)
8. Maintain public facilities at consistently high levels by committing resources towards street and sidewalk maintenance, street cleaning, tree planting and maintenance, and other activities that enhance community appearance
9. Create a Transportation Network Master Plan that provides a framework for improving both vehicular and non-motorized transportation connections and facilities throughout the Town and Village, focusing on the Route 80 Corridor
10. Consider adopting a Complete Streets Policy
11. Collaborate with local, state, and regional transportation authorities to coordinate the inclusion of bicycle facilities, where appropriate, when planning and implementing roadway projects (e.g. repaving, restriping)
12. Pursue grant funding for the planning and construction of road safety and active transportation improvements around the Tully Central School District, such as the Transportation Alternative Program
13. Collaborate with the NYS DOT and Onondaga County DOT to identify and implement road safety improvements around the I-81 interchange
14. Pursue grant funding for planning and construction of new and expanded shared use paths, such as the federally-funded Recreational Trails Program
15. Collaborate with Centro to identify the need and opportunities for enhancing access to public transit in Tully



TOWN & VILLAGE OF TULLY
JOINT COMPREHENSIVE PLAN

FUTURE LAND USE STRATEGY

PURPOSE

One of the key objectives of a comprehensive plan is to inform the pattern and character of future development within a community. This Future Land Use (FLU) Strategy represents the Tully community’s preferences regarding the location, character, and scale of various types of development across the Town and Village. The FLU Map and associated narrative presented in this FLU Strategy were crafted based on existing land uses, environmental features, preferences expressed by community members, and the Goals, Objectives, and Actions Items established in the previous section. By mapping and describing the desired distribution of future land uses, decision-makers and community leaders are better prepared to make determinations on development proposals, plan infrastructure improvements, and update zoning regulations. This FLU strategy also serves the private sector by providing guidance on the types of development patterns that are desired by and likely to be supported by the community.

INTERPRETING THE FLU MAP

The FLU Map on the following page identifies the approximate distribution of land use types that the Tully community aspires to realize within the next 10 years. It is important to note that the FLU Map is not intended to draw absolute boundaries between different land use types; rather, it is **intended to depict generalized areas where similar types and scales of development may be fostered within**. The boundaries of the FLU Map are purposefully separated by gaps to indicate the imprecise and flexible nature of such boundaries.

It is reasonable to assume that the approximated boundaries of the FLU areas may change over time as the needs and conditions of the community evolve.

It is also important to note that the FLU Map is **not intended to serve as or replace the Town and Village’s existing zoning maps**. Whereas a zoning map is a regulatory tool that assigns properties to a zoning district by law, the FLU Map is not a legally binding document. Instead, the FLU Map aims to communicate to both public and private entities the type and scale of development that may or may not be supported in certain areas of the Town and Village. On that same note, the FLU Map can be used as a reference when considering future revisions to a community’s land use regulations.

What’s the Difference? Zoning vs Future Land Use

	Zoning	Future Land Use
Regulatory Implications	Regulatory tool (law)	Non-regulatory tool (guide)
Boundaries	Absolute	Flexible
Purpose	Establishes permitted land uses, administrative procedures, and building/site design requirements	Recommends land uses and building/site design elements to be encouraged or discouraged
Use	Used by elected officials and municipal staff to regulate the use of land for the health, safety, and welfare of the community	Used by community stakeholders to inform their development applications Used by elected officials and municipal staff to evaluate development applications Used by elected officials and municipal staff to inform updates to land use regulations



Map 7: Future Land Use

Tully, NY

- Village
- Town
- Road, Interstate
- Road, Collector
- Road, Local

Land Use Type

- Parks & Conservation
- Agriculture & Open Space
- Rural Living
- Low Density Residential
- High Density Residential
- Village Mixed Use
- Corridor Commercial
- Regional Commercial
- Area-Wide Plan for Safe Routes to School



PARKS & CONSERVATION

Intent

1. Preserve existing parks and conservation spaces for future generations
2. Foster a community-wide park system
3. Increase access to natural spaces and outdoor recreation

The Parks & Conservation FLU area encompasses key parks, nature preserves, and public spaces, including Green Lake Beach & Recreation Park, John Cummings Memorial Park, the sports fields and open spaces at the Tully Municipal Building, South Meadows Nature Area, Tracy Lake Preserve, Heiberg Memorial Forest, and the SUNY ESF Tully Field Station. These amenities offer Tully residents and visitors opportunities for outdoor recreation and the enjoyment of nature. However, many of the sites are limited in accessibility due to a lack of wayfinding and active transportation infrastructure. Moreover, many of these spaces are disjointed and separated by high-traffic corridors (such as the I-81), limiting the ability to travel from one to another, particularly without a car.

Neither the Town nor Village zoning codes include a district dedicated to the preservation of parkland and natural habitats. Establishing such a district would ensure that these parks and conservation areas will continue to serve the Tully community for years to come. The use of these valuable spaces can be encouraged by approaching Tully's parks and conservation areas as a network system. By physically linking these areas through

mechanisms such as wayfinding, right-of-way facilities (particularly pedestrian and bicycle infrastructure), and conservation easements for trails, access to these valuable resources can be increased.

AGRICULTURE & OPEN SPACE

Intent

1. Preserve existing agricultural land and prime soils
2. Support the local agricultural industry
3. Maintain Tully's open spaces and scenic views

The Agriculture & Open Space FLU area largely encompasses properties that are currently protected through NYS Agricultural Districts. Due to their participation in this program, such properties are expected to maintain agricultural and agriculture-adjacent uses into the foreseeable future.

The preservation of agricultural land will not only support the local agricultural industry but also serve to preserve Tully's valuable open spaces and scenic views. The maintenance of agricultural lands and open spaces can be supported through land use regulations, such as encouraging the clustering of buildings to preserve rural character and allowing for flexible setback and lot width regulations to be amenable to existing natural features, such as steep slopes and wetlands. Maintaining natural vegetation or agricultural land along the right-of-way

From the Community

Based on the top results from the Community Survey, community members felt that:

1. Tully should develop recreational programs for adults
2. Tully needs more nature and walking trails
3. Tully should develop land for recreational use

From the Community

Based on the top results from the Community Survey, community members felt that:

1. Environmental quality should be protected
2. The aquifer that supplies Tully's wells should be protected
3. Preservation of Tully's farmland should be encouraged
4. Open space should be maintained
5. The rate of development should be controlled

can help to further preserve the scenic beauty found along Tully's rural corridors.

Tully's agricultural lands and open spaces may also be preserved through appropriate large-scale solar regulations. By requiring setbacks and buffering, scenic views and corridors can be maintained. Moreover, restricting large-scale solar development to areas outside of prime agricultural soils, wetlands, floodplains, and other sensitive environmental features can protect the ecological value of Tully's landscapes. Finally, requiring a special use permit for large-scale solar facilities can strengthen the Town and Village's ability to ensure that such facilities are built with the community's development preferences in mind.

RURAL LIVING

Intent

1. Maintain the rural character of Tully
2. Preserve Tully's scenic views
3. Provide opportunities for rural residential living

The Rural Living FLU area encompasses areas that are either undeveloped or have very low density development, but that also are not parks, conservation areas, public lands, or protected through the NYS Agricultural Districts. Predominant existing land uses include single-family residential dwellings, agriculture, and vacant land. Lot sizes are typically very large, and there is no public water or sewer service.

The Rural Living FLU area aims to continue to provide rural living opportunities that are not necessarily agricultural in nature, while also protecting Tully's natural environments, rural character, and scenic views. This can be achieved by continuing to support large-lot residential, open space, agriculture, and parkland uses. Land use regulations, such as minimum lot sizes, minimum setbacks, maximum building footprints, and maximum height limits can help to preserve the rural character of this FLU area. Moreover, encouraging the clustering of buildings, the use of conservation easements, and - when deemed appropriate - conservation-based subdivision design - can prevent sprawling development patterns. Provisions for large-scale solar facilities as recommended in the Agriculture and Open Space FLU area should also be applied to the Rural Living FLU area.

Example to be encouraged:



Example to be avoided:



LOW DENSITY RESIDENTIAL

Intent

1. Allow for lower density neighborhood development patterns
2. Promote walkability
3. Protect sensitive environmental features

The Low Density Residential FLU area generally encompasses the Hamlet of Vesper and the land surrounding Green Lake, Tully Lake, and Crooked Lake. These are locations where there is existing residential development - mostly single-family homes on lots less than 5 acres - without access to public water and sewer and few sidewalks. Wetlands and floodplains are common in this FLU area, particularly around Green Lake, Tully Lake, and Crooked Lake.

Protecting water quality is a cornerstone of the Low Density Residential FLU area. Waterbodies, waterways, and wetlands are prevalent and many homes rely on well water due to the lack of public water facilities. Requiring lots to meet a minimum lot size standard would not only ensure compliance with the NYS Code's regulations for septic systems but will also help to reduce runoff of contaminants into nearby water features. Runoff can also be reduced through maximum impervious surface limits, which encourage the use of green infrastructure.

Due to the attractiveness of visiting natural spaces, short-term rentals have grown in popularity in Tully, particularly around Tully Lake and Crooked Lake. To ensure

harmony with permanent residences, short-term rental regulations may be implemented to limit the number and/or concentration of short-term rentals, frequency and/or duration of stays, number of occupants, and other considerations. Housing options in the Low-Density Residential FLU can also be expanded by supporting certain alternatives to single-family residential development. For example, accessory dwelling units (ADUs, also known as in-law suites) and conversions from single-family to two-family can open opportunities for more affordable and/or rental housing options without substantially changing the density of development.

Both the Hamlet of Vesper and the neighborhoods around Green Lake, Tully Lake, and Crooked Lake have development at a high enough density to support walkability, but do not have pedestrian or bicycle infrastructure available. Right-of-way improvements, such as the construction of sidewalks and bicycle lanes, would decrease dependence on cars for travel and foster safe routes to goods, services, and residences.

Examples to be encouraged:



Examples to be avoided:



What is an ADU?

An accessory dwelling unit (ADU) is a smaller, independent residential unit on the same property as a primary residential structure. ADUs are sometimes located in a basement or converted garage, above a garage or the primary residential structure, or as a separate, detached structure. With appropriate regulations put in place, ADUs can be a tool for supporting aging-in-place and the expansion of affordable, rent-based housing options, without experiencing a substantial increase in the density of existing residential development.



Source: AARP, *The ABCs of ADUs*

From the Community

Based on the top results from the Community Survey, community members felt that:

1. Tully needs senior citizen housing
2. Tully needs more affordable housing
3. Tully needs more new home construction

HIGH DENSITY RESIDENTIAL

Intent

1. Diversify the range of available housing options
2. Promote walkable residential areas
3. Foster neighborhoods that welcome individuals across a range of backgrounds, ages, incomes, and lifestyles

The High Density Residential FLU area largely encompasses the residential neighborhoods within the Village and extends eastward along Clinton Ave. Residential development in the Village is much denser than found in the Town, with an average residential parcel size of 0.6 acres. The type of housing available in the Village is also much more diverse than in the Town, with 50% of units being rentals and a higher percentage of multi-family housing structures. Unlike other residential FLU categories, the properties in the High Density Residential FLU area have access to public water and sewer.

Continuing to expand housing choice and housing affordability were identified as key goals by the Tully community. This may be achieved by permitting ADUs and by expanding the permitted zones for multi-family housing (currently only permitted in two limited areas of the Village through the Multiple Dwelling Complex zoning district). If additional oversight of larger multi-family housing structures (e.g. five or more units in one structure) is desired for the purpose of maintaining neighborhood development character, special use

permits may be required. Community character may be enhanced through consistent regulations for setbacks, fencing, and parking/garage placement (e.g. to the side or behind the residential structure).

Another key component of the High Density Residential FLU area is promoting walkability to nearby amenities, such as the businesses along Elm St and Clinton St, the school, the Village and Town offices, the two bus stops, and nearby parks and outdoor recreation facilities. While some right-of-ways within the High Density Residential FLU area have sidewalks, others do not and there are no bicycle facilities. Opportunities to expand the sidewalk network and implement bicycle lanes should be explored.

Examples to be encouraged:



Examples to be avoided:



VILLAGE MIXED USE

Intent

1. Support the mixing of uses, including residential and commercial
2. Promote walkability and bikability
3. Support local shopping and employment opportunities
4. Foster an attractive and vibrant Village center
5. Celebrate the Village's history

The Village Mixed Use FLU area generally encompasses the Village's activity center along Clinton St between Melinda Ln and Lincoln Ave. This corridor currently supports a variety of uses, both residential and commercial, and has a wide variety of building typologies. This FLU area is currently home to shopping, dining, personal service, and other neighborhood commercial uses, many of which are small businesses. While this corridor is largely built at the pedestrian scale, with businesses close together and - in some instances - small setbacks from the right-of-way, walkability and bikability are limited by the lack of bicycle infrastructure and the frequency and width of curb cuts.

The intent of this FLU area is to enhance the Village's activity center attractive, walkable destination for local commerce, employment, entertainment, and living. The mixing of uses, particularly residential units above commercial storefronts, should be supported to not only expand housing choices, but also to bring residents

closer to the Village's local businesses and activate the corridor by fostering walkable destinations.

Walkability can be further enhanced through improvements to both the public and private realms. Public realm improvements include the implementation of sidewalks, bicycle lanes, street trees, places of refuge (e.g. benches), safe crossing infrastructure, and consistent wayfinding signage. Strategies for encouraging private realm improvements include regulatory provisions that would limit the frequency and width of curb cuts, restricting parking to the rear of the building, requiring small setbacks bringing new buildings up to the right-of-way, and encouraging joint and shared parking arrangements. Nonresidential design guidelines or regulations can also encourage improvements to the private realm by establishing preferences for landscaping, building materials, facade transparency (e.g. window size and placement), and other building and site design characteristics. Properties in the Village Mixed Use FLU area should be encouraged to complement in character the Village's remaining historic structures. Implementing such private and public realm improvements in the Village Mixed Use FLU area that promote walkability and encourage consistent preferred site and building design characteristics would serve to strengthen the Village's identity and establish the Village center as an attractive destination for commerce, employment, and entertainment.

Example of how public and private realm improvements can transform a mixed-use corridor over time

Streetscape simulations credited to Urban Advantage



CORRIDOR COMMERCIAL

Intent

1. Provide for appropriate commercial development that relies on proximity to the I-81 interchange
2. Establish a walkable connection from the eastern to the western sides of the I-81

The Corridor Commercial FLU area encompasses the current commercial uses surrounding the I-81 interchange. Feedback from the community as part of this comprehensive planning process revealed a desire for a walkable connection between the Village and Green Lake Beach & Recreation Area, which would require crossing through the heavily trafficked area of the I-81 interchange. While this location is attractive for many commercial businesses due to the proximity to the I-81 interchange, special considerations for traffic volumes and circulation, pedestrian and bicyclist safety, and the health of nearby water resources are critical.

Public realm improvements will be critical to the success of the Corridor Commercial FLU area. Street trees, sidewalks, and protected or off-road bicycle facilities would transform this area into a more comfortable and safe space for pedestrians and bicyclists. Street trees would serve not only as a protective barrier between active transportation users and motorists, but also as a visual and noise buffer from the busy I-81. Limiting the frequency and width of curb cuts, restricting drive-thrus to the rear of the building, and requiring parking

to be located to the side or rear of the building are additional strategies that can foster a pedestrian-friendly atmosphere along the corridor. Wayfinding signage may also be implemented in the Corridor Commercial FLU area to inform motorists, pedestrians, and bicyclists of nearby amenities and preferred routes, and to reduce conflict between the various right-of-way user groups.

In addition to the safety of pedestrians and bicyclists, the protection of drinking water, water resources, and nearby neighborhoods is also a cornerstone of this FLU area due to its proximity to Green Lake, Crooked Lake, and the aquifer. Site design regulations, such as maximum impervious surface limits and stormwater runoff management provisions can serve to protect nearby water resources. Moreover, requirements to provide buffering and screening between commercial properties and adjacent residential areas would help to foster harmony between these two uses.

REGIONAL COMMERCIAL

Intent

1. Foster local employment opportunities
2. Expand the range of goods and services available to residents and visitors
3. Strengthen the Town and Village's tax base

The Regional Commercial FLU area generally encompasses Rte 281 south of the I-81 off-ramp, the currently heavy commercial/industrial area surrounding



Example of how public realm improvements can transform a commercial corridor over time

Streetscape simulations credited to Urban Advantage

From the Community

Based on the results of the Community Survey, the top five businesses that residents would like to see in Tully are:

1. Grocery store
2. Family restaurant
3. Bakery
4. Delicatessen
5. Medical services

the railroad in the Village of Tully, and the existing quarry in the Town. The commercial uses here are typically of higher intensity than within the Village Mixed Use FLU area, and some industrial uses are present as well (particularly at the quarry and along the railroad in the Village). Overall, the uses in the Regional Commercial FLU area are likely to contribute to regional employment, manufacturing, and retail opportunities.

The intent of the Regional Commercial FLU area is to strengthen the local economy and quality of life by offering employment opportunities, growing the tax base of the Town and Village, and expanding the goods and services available within the region. However, heavy commercial and industrial uses should be encouraged to enhance the community character and protect environmental resources.

Rte 281 is in close proximity to Green Lake, Tully Lake, and the aquifer, and the heavy commercial/industrial area along the railroad in the Village is located between two residential areas and adjacent to a public park. New development should be encouraged to minimize impervious surfaces and implement stormwater management systems to protect water quality. Mitigating conflict between heavy commercial/industrial and residential areas is critical to the success of this FLU area; this can be accomplished through setbacks from residential properties, screening requirements (fencing and/or landscaping), and performance zoning techniques that aim to minimize traffic, noise, light, and other pollutant concerns for neighborhoods in close proximity to heavy commercial/industrial uses. Moreover, maximum height limits can help to protect scenic views and maintain Tully's rural character.

Similar to the Corridor Commercial FLU area, the comfort and safety of pedestrians and bicyclists and the visual appeal of the streetscapes in the Regional Commercial FLU area can be enhanced by limiting the frequency and width of curb cuts, limiting parking and drive-thrus to the side or rear of the building, preserving a percentage of development as open space, implementing landscaping and street trees along the right-of-way, and incorporating pedestrian and bicycle infrastructure into the right-of-way. Consistent wayfinding can assist travelers, both motorized and non-motorized in identifying and reaching key retail opportunities.

As an industrial use that provides regional economic benefits, the existing quarry in the Town is also included in the Regional Commercial FLU area. While quarries are largely regulated through the NYS DEC Division of Mineral Resources, they are encouraged to cultivate harmony with surrounding residential uses and open spaces through sufficient buffering and screening techniques.

Examples to be encouraged:



Examples to be avoided:



AREA-WIDE PLAN FOR SAFE ROUTES TO SCHOOL



A consistent message received through the Community Survey was a desire for a safe means of non-motorized travel between the Village (particularly the school) and Green Lake Beach & Recreation Area. Currently, there isn't any bicycle infrastructure (bike lanes, cycle tracks, etc.) in the Town or Village. While there is a sidewalk network in the Village, it ends at the entrance to the school. Those who wish to travel between the school and Green Lake Beach & Recreation Area must walk or bike along Rte 80 (Elm St), cross the intersection with Rte 11 and Rte 281, go under the I-81 underpass, and then turn at the intersection with Rte 11A and continue south along Lake Road. The segment of Rte 80 underneath the I-81 overpass has an annual daily traffic count of almost 5,200, much of which consists of large shipping vehicles,

such as tractor-trailers. This type of traffic combined with the lack of any sidewalks, protected bicycle lanes/cycle tracks, or off-road trails creates an uncomfortable and hazardous environment for pedestrians and bicyclists.

"Safe Routes to School (SRTS) is an approach that promotes walking and bicycling to school through infrastructure improvements, enforcement, tools, safety education, and incentives to encourage walking and bicycling to school. SRTS initiatives improve safety and levels of physical activity for students." - US DOT

To implement a safer active transportation route between the Village and Green Lake Beach & Recreation Area, the Town and Village may pursue grant funding for planning and construction. One such grant funding program is the Transportation Alternatives Program (TAP), funded by the Federal Highway Administration and administered by the NYS DOT. This program funds Safe Routes to School activities, including the implementation of sidewalks, bike lanes, crosswalks, and signage. Another funding opportunity includes the Recreational Trails Program (funded by the Federal Highway Administration and administered by the NYS OPRHP). Because some of the roadways in this area are not owned by the Village or Town of Tully, coordination with Onondaga County and the NYS DOT will be necessary to advance improvements in the right-of-way.

From the Community

The Survey asked community members what their vision for the Rte 80 corridor is. Responses included:

"SIDEWALKS!"

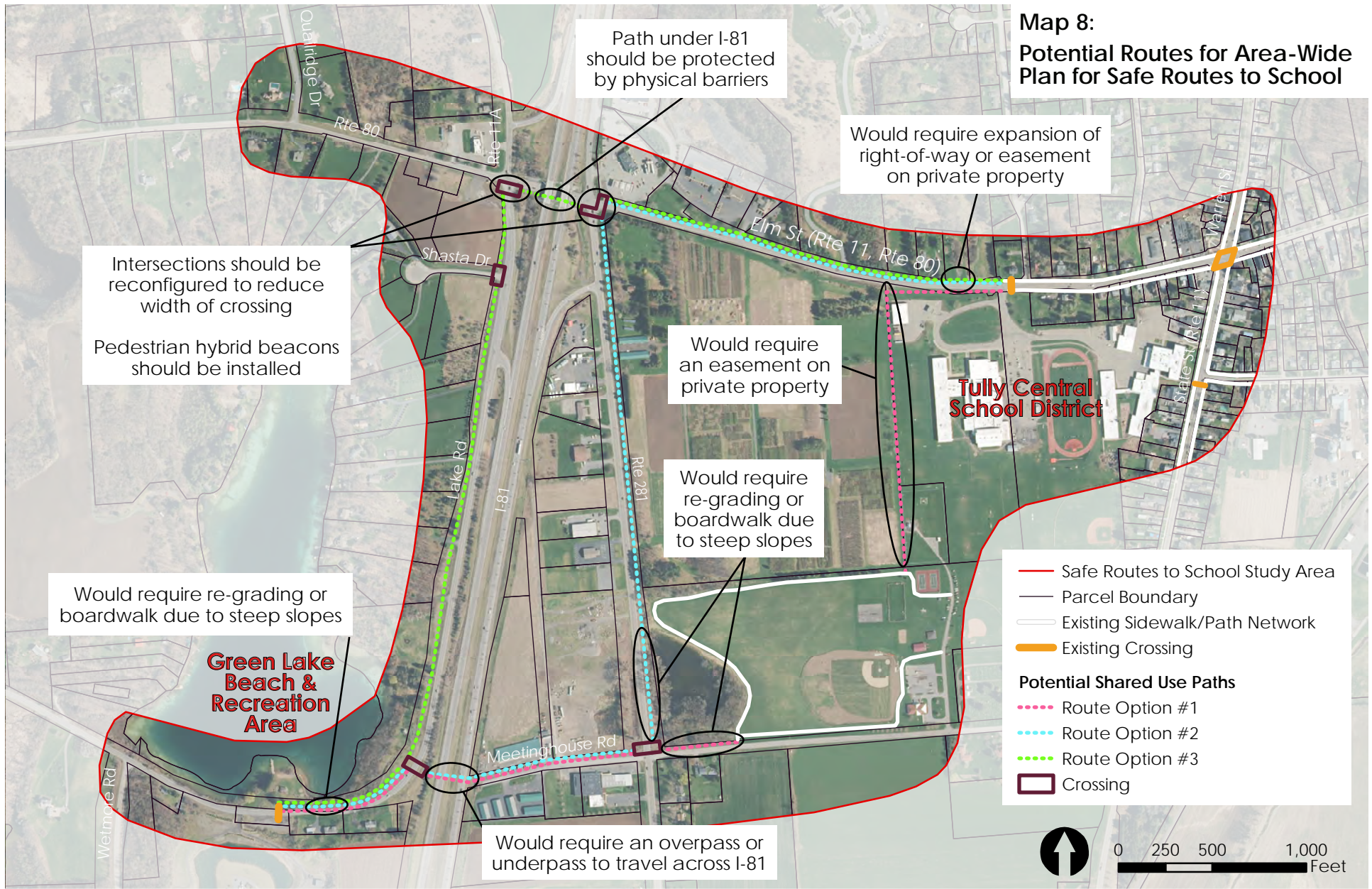
"Dedicated bike lanes"

"Small shops and restaurants and residential and small offices."

"This could be an area that combines businesses in lower stories and some additional houses in upper stories."

"Commercial and industrial development should be allowed east of I81 and residential development west of I81"

"Biking and walking from the Village to the west side of 81 to allow access to the beach, Tracy Lake"



Alternative Routes

While walkability and bikability enhancements are important throughout the entire proposed Safe Routes to School area, particular considerations should be given between the Tully Central School District and Green Lake Beach & Recreation Area (as was identified as a priority through the Community Survey). This may be achieved through several route alternatives, each of which would need to be explored in further detail to fully understand limitations (topographic constraints, easement needs, financial feasibility, etc.) and to select a preferred route.

Route Option #1

For Route Option #1, pedestrians and bicyclists would take a shared use path westward along the southern side of Elm St and then southward between the SUNY ESF and Tully Central School District properties to the existing trail network at the Tully Municipal Building. Pedestrians and bicyclists would then be directed eastward along the northern side of Meetinghouse Rd and cross I-81 via a new pedestrian/bicycle overpass or underpass. They would then cross Lake Road and take a shared use path to the park. This route would completely separate pedestrians and bicyclists from vehicular traffic for the majority of the trip. However, a lengthy easement would be required, costs would be high due to the need for an underpass/overpass and management of steep slopes, and avoiding the I-81 interchange area would limit access to several businesses.

Route Option #2

For Route Option #2, pedestrians and bicyclists would follow a shared use path westward along the

northern side of Elm St and then cross at the Route 281 intersection to continue down a shared use path on the eastern side of Route 281 (where there are limited curb cuts). They would then cross at the Meetinghouse Rd intersection and take a shared use path eastward along the northern side of Meetinghouse Rd and cross I-81 via a new pedestrian/bicycle overpass or underpass. They would then cross Lake Rd and take a shared use path to the park. The main advantage of this route is that it would avoid traversing the I-81 interchange area and would only require an easement or land acquisition for a very small portion of the route. However, this route would still have high costs due to the need for an underpass/overpass and the management of steep slopes.

Route Option #3

For Route Option #3, pedestrians and bicyclists would follow a shared use path westward along the northern side of Elm St and then cross at the Route 281 intersection to continue along the southern side of Elm St under the I-81 underpass. They would then cross the Lake Rd intersection and continue southward on a shared use path on the western side of Lake Rd until they reach the park. The main advantage of this route is that it would only require an easement or land acquisition for a very small portion of the route and minimal re-grading would be needed. However, major safety measures would need to be implemented around the I-81 interchange area, such as reconfiguration of the intersection to reduce the length of crossings, the installation of crossing infrastructure (preferably both signage and traffic control, such as pedestrian hybrid beacons), and the construction of a barrier in the I-81 underpass to protect pedestrians and bicycles from adjacent vehicle traffic.

ZONING IMPLICATIONS

“All town land use regulations must be in accordance with a comprehensive plan adopted pursuant to this section.”

NYS Town Law Section 272-A(11)(a)

“All village land use regulations must be in accordance with a comprehensive plan adopted pursuant to this section.”

NYS Village Law Section 7-722(11)(a)

According to NYS Town and Village Laws, if a community has an adopted comprehensive plan, the community's land use regulations (i.e. zoning code) must be in accordance with such comprehensive plan. Therefore - because this Joint Comprehensive Plan contains several land use- and zoning-specific recommendations throughout the Vision & Goals Framework and the Future Land Use Strategy - it is recommended that the Town and Village complete a comprehensive review and update of their zoning codes as a means of implementing this Joint Comprehensive Plan. Such an action would include, as deemed appropriate:

- Redefining the zoning districts' names, boundaries, and purpose statements;
- Updating the land use types that are permitted and not permitted in each zoning district;
- Updating each zoning district's bulk and dimensional requirements;
- Updating additional use regulations (e.g. solar/wind energy systems, accessory dwelling units (ADUs), home occupations, storage, etc.);
- Restructuring and streamlining administrative procedures (e.g. site plan review, special permitting, etc.); and
- Integrating nonresidential design guidelines or regulations.

While a comprehensive review and update of the Town and Village zoning codes are recommended, a multi-step approach (in which high priority updates - such as those explicitly identified in this Joint Comprehensive Plan - are addressed first) may also be implemented to reflect budgeting and timeline constraints. Several grant programs, such as the NYS DOS Smart Growth Community Planning & Zoning program, may be pursued to financially support these efforts. While the recommendations of this Joint Comprehensive Plan (and, in particular, the Future Land Use Strategy) may inform future zoning code revisions, additional community engagement specific to zoning should be facilitated to further guide such revisions.

ZONING IMPLICATIONS (CONT.)

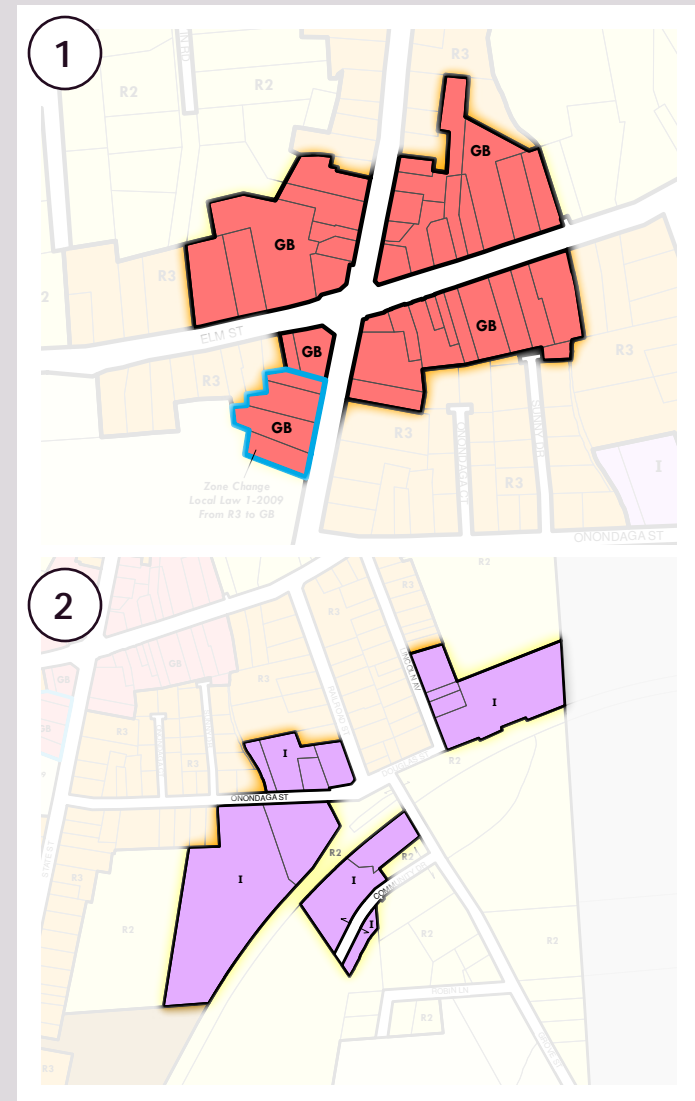
Through this comprehensive planning process, the public consistently voiced concerns related to the impact of the I-81 interchange on traffic patterns, development pressures, and environmental quality. In the process of reviewing and updating the Town and Village zoning codes, particular emphasis should be placed on commercial/industrial nodes with high traffic counts, such as (1) the intersection of Rte 80 and Rte 11, (2) the strip of development along the railroad in the Village, and (3) the I-81 interchange area.

1 All properties surrounding the Rte 80 and Rte 11 intersection are generally within the Village Mixed Use FLU area and zoned as General Business District (GB). Potential zoning updates that could help achieve the objectives of the Village Mixed Use FLU area include:

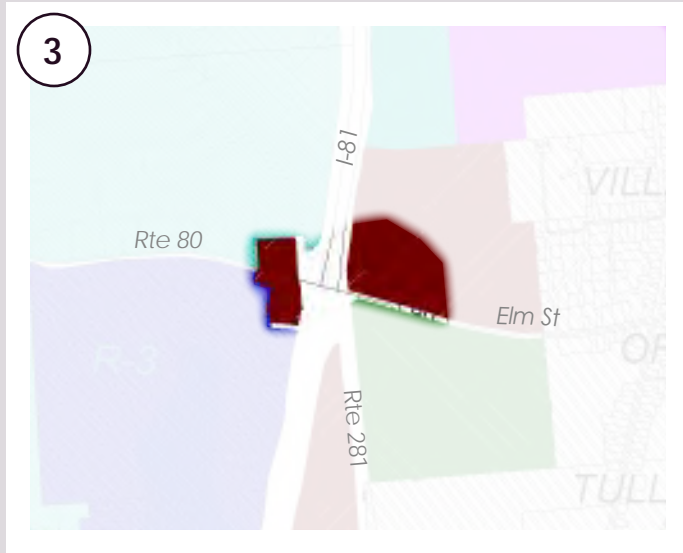
- Requiring a special authorization for “auto and truck sales and services and equipment and operations incidental thereto” *(to ensure traffic mitigation and environmental protection measures at this particularly high intensity use)*
- Reducing or removing off-street parking requirements and permitting shared/joint parking arrangements *(to minimize curb cuts)*
- Including nonresidential design guidelines *(to foster a pedestrian-scaled environment)*

2 The heavy commercial/industrial area along the railroad in the Village is generally within the Regional Commercial FLU area and zoned as Residential Districts (R2, R3) and Industrial (I). Potential zoning updates to the I District that could help achieve the objectives of the Regional Commercial FLU area include:

- Reducing or removing off-street parking requirements and permitting shared/joint parking arrangements *(to minimize curb cuts)*
- Including buffering and screening requirements and additional setbacks from residential uses *(to increase compatibility with surrounding neighborhoods)*
- Including nonresidential design guidelines *(to foster a pedestrian-scaled environment)*



ZONING IMPLICATIONS (CONT.)



The properties surrounding the I-81 interchange area are generally within the Commercial Corridor FLU areas and are zoned as Business (B-1). There is also a property on the southeastern corner of the interchange area that is generally within the Parks & Conservation FLU area and is zoned as Agriculture (A-2); however, this property is excluded from the recommendations set forth herein since it contributes minimally to the heavy traffic volumes and is expected to persist as an educational, open space in the long-term. For the properties zoned as B-1, potential zoning updates that could help achieve the objectives of the Regional Commercial FLU area are based on whether or not the property is active or vacant.

In instances **where the property is in active use**, it is recommended that existing zoning district regulations be revised to shape future development. This may include:

- Updating the district's "intent" statement to reflect that of the Commercial Corridor FLU area
- Redefining the land use currently listed as "Retail business benefiting from good highway access but not listed in this Schedule" (to specify which land uses are and are not permitted in this area)
- Including maximum impervious surface limits (to promote green infrastructure)
- Reducing or removing off-street parking requirements and permitting shared/joint parking arrangements (to minimize curb cuts)
- Including nonresidential design guidelines (to foster a pedestrian-scaled environment)
- Including landscaping, screening, and stormwater management provisions (to encourage visual and noise buffering and the protection of water resources)

In instances **where the property is vacant**, it is recommended that a Planned Unit Development (PUD) District be implemented to allow for greater oversight and control over new development, while still offering flexibility in future use. The PUD should support the mixing of uses, encouraging commercial storefronts facing the right-of-way, with lower intensity (possibly residential) uses where the property abuts neighborhoods or open spaces. The PUD District should also uphold nonresidential design guidelines and landscaping, screening, and stormwater management provisions that support walkability and bikability, instill a high quality of building and site design standards, increase compatibility with surrounding uses, and minimize impacts to nearby water resources. Through the use of a PUD District, the Town can encourage town-center style development that leverages proximity to the I-81 interchange while respecting the surrounding residential and natural landscapes and complimenting the nearby Village mixed use center.



Cornerstone Park - Elm St, Village of Tully



TULLY FIRE DISTRICT
TULLY HOSE COMPANY No. 1

TOWN & VILLAGE OF TULLY
JOINT COMPREHENSIVE PLAN

PRIORITY ACTION PLAN

The table to the right identifies the highest priority Action Items from the Vision & Goals Framework, as identified through community input and the Comprehensive Plan Sub-Committee. These Priority Action Items include key ideas or catalytic projects that warrant immediate attention from the Town and/or Village for implementation. While the other Action Items listed in this Plan are still important to the future success of the Tully community and the achievement of the Vision, the Priority Action Items have been highlighted as a top priority due to their overall high level of support by community members and impact potential. The table provides essential information needed to initiate the completion of each Priority Action Item, including:

Goal: The Goal area under which the Priority Action Item can be found in the Vision & Goal Framework.

Priority Action Item: A description of the specified Priority Action Item.

Time: An estimated amount of time expected to be required to complete the Priority Action Item.

Cost: A generalized scale of cost based on an order of magnitude:

- \$ - Low cost, could be completed within existing budgets
- \$\$ - Medium cost, would likely require specific budget allocations and/or grant funds to complete
- \$\$\$ - High cost, would require significant capital funds and/or grant funds to complete

Partner(s): Any group, agency, organization, or board that the Town and/or Village may desire to partner with to implement the specific Priority Action Item.

Goal	Priority Action Item	Time	Cost	Partner(s)
Smart Growth & Regional Coordination	Explore opportunities to minimize municipal costs by consolidating services provided by the Town and Village	<0.5 Year	\$	Town & Village Boards
	Establish a Joint Comprehensive Plan Committee that is tasked with overseeing updates to this Joint Comprehensive Plan and the implementation of its Action Items	<0.5 Year	\$	Town & Village Boards
Open Space, Natural Resources, & Recreation	Create a Conservation Advisory Council (CAC) tasked with (1) completing an open space inventory and map of environmentally sensitive areas and (2) advising the Town and Village Boards, Planning Boards, and Zoning Boards as appropriate	<0.5 Year	\$	Town & Village Boards
	Review and revise, as necessary, Town and Village regulations - such as zoning, right-to-farm, and solar/wind provisions - to minimize the potentially negative impacts of future development on open space and agricultural lands	1-2 Years	\$\$	Joint Planning Board; Town Zoning & Building; Village Code Enforcement & Building Permits; SOCPA; Cornell Cooperative Extension
Neighborhoods & Housing	Consider revising Town and Village zoning regulations to support development that expands housing choice, such as accessory dwelling units, mixed use (residential unit(s) above a commercial storefront) development, and mixed density housing	1-2 Years	\$\$	Joint Planning Board; Town Zoning & Building; Village Code Enforcement & Building Permits; SOCPA
	Establish land use regulations that address short-term rentals	0.5-1 Year	\$\$	Joint Planning Board; Town Zoning & Building; Village Code Enforcement & Building Permits; SOCPA
Business & Industry	Update, as necessary and appropriate, zoning district and use regulations to accommodate the community's desired types and location of commercial and industrial establishments	1-2 Years	\$\$	Joint Planning Board; Town Zoning & Building; Village Code Enforcement & Building Permits; SOCPA
	Update land use regulations and review procedures to include a high standard for site planning, lighting, signs, landscaping, and general appearance of commercial and industrial land uses	1-2 Years	\$\$	Joint Planning Board; Town Zoning & Building; Village Code Enforcement & Building Permits; SOCPA
Utilities, Roads, & Highways	Create a Transportation Network Master Plan that provides a framework for improving both vehicular and non-motorized transportation connections and facilities throughout the Town and Village, focusing on the Route 80 Corridor	1-2 Years	\$\$	SMTC; SOCPA; CNYRPDB
	Pursue Federal, State, and County grant funding for the design and construction of active transportation facilities (e.g. sidewalks/crosswalks, bicycle lanes, trails)	3+ Years	\$\$\$	SMTC; SOCPA; CNYRPDB

TOWN & VILLAGE OF TULLY JOINT COMPREHENSIVE PLAN

Adopted: July 12, 2023

END OF PLAN

