



The Upland Journal

A PUBLICATION OF THE CAZENOVIA PRESERVATION FOUNDATION

FALL 2011

Pond a Gift to Cazenovia



Carpenter's Pond was a gift to CPF 24 years ago with the owner's request it be kept as a natural wildlife area for the benefit of the community. Countless groups have helped from Project Café students and CPF trail stewards to the NYS Canal Corporation and the Village of Cazenovia.

A source of water power to drive early Cazenovia manufacturers to a recreational venue for skaters and anglers, Carpenter's Pond has served many uses during its life.

In 1987, Nanny Hubbard Oakman—a founding member of CPF—gave Carpenter's Pond to the organization to maintain as a natural wildlife and recreation area for the benefit of the residents of Cazenovia. Since that time, CPF has provided and maintained a trail on the dike around the south and east sides of the pond as well as the trail that continues eastward along the dike to Mill Street. The dike separates the higher waters of the Cazenovia Lake Feeder Canal from Carpenter's Pond. Springs, limited storm water, and a controlled inlet from the canal replenish the pond. Water exits the pond only through a small, 100-year-old pipe that stretches almost 900 feet underground and empties into the Willow Patch west of the Chenango Street bridge.

Maintenance, as homeowners and gardeners can attest, is an ongoing issue. CPF is committed to maintain this important natural resource for the community, but it isn't a quick process.

On Easter weekend in 2010, water from the canal broke

through the dike, flooding the pond and exceeding the capacity of the outlet pipe. The Village worked hard to control the potential flood and to patch the hole in the dike. That summer, the New York State Canal Authority, owner of the dike, repaired a portion of the dike to fill the numerous beaver and muskrat holes that perforated the structure.

In 2011, CPF planted native tree seedlings on the new portion of the dike and added new benches and information signage. An adjoining landowner installed a new fence with help from a 6th grade class. However, the potential for flooding remains strong because there are still some small leaks through the dike, the outlet pipe is aged, and beaver and muskrat remain active. The water level had to be kept low until survey work was completed. The survey is essential to CPF in its work to find a long-term solution to the control of pond water levels and emergency overflow issues.

With restored water levels and flow this fall, the pond has once again provided glimpses of dabbling ducks, kingfishers, and fishermen. CPF will continue to work to keep Carpenter's Pond a beautiful recreation and natural resource close to the Village center.

President's Column



During the summer, many of you enjoyed CPF's numerous trails and various Walks 'n' Talks programs designed by Conservation Manager Judy Gianforte with the able assistance of Janet Elliott. July and August also were busy months for the board of directors as it considered and responded

to various matters that affected different aspects of our community life.

Among them were several proposed changes by Cazenovia Central Schools and Cazenovia College to their respective athletic fields. CPF board members thought it important to react to the proposals since they affected the livability of several sections of the Village.

Two plans were presented to erect after-dark lighting on athletic fields owned by Cazenovia Central School. The first proposal was in July when a parents group gave new life to a proposed plan to donate lighting for the soccer field at the Sean Goggin Athletic Complex on Fenner Road. After talking to neighbors, carefully studying the proposal, reviewing the plans, and considering the proximity of nearby residential properties as well as what future uses might be added, CPF, along with a number of neighbors, agreed the infusion of additional lighting, traffic, and spectators would forever alter the rural character of the greenbelt around the Village that CPF has been working to establish since the 1980s. CPF feels strongly that lighting installation would be detrimental to the surrounding neighborhood. However, should the lights be accepted, CPF agreed to contribute planning expertise and \$5000 toward landscaping designed to mitigate the impact to neighbors. The Board of Education accepted the gift for the lighting, and at its October meeting approved a stringent use policy for the field.

In September, the Cazenovia Restoration Corp. (CRC), a property owner sharing a boundary with the field, offered a gift of \$150,000 to the school board for lighting the football field at the High School on Emory Avenue in return for an agreement

not to light the Fenner Road field for 10 years. Status of the CRC offer is unknown.

CPF and neighbors are especially concerned that future boards of education may expand the bleachers and the nighttime use beyond what the present board considers appropriate. CPF's position is that all Village residents have the right to enjoy the tranquility of each of their well-established neighborhoods. Changes should be approached openly with sensitivity to present surroundings.

In August, Cazenovia College submitted a proposal for artificial turf on the field adjacent to its sports complex. Since the field is bordered on three sides by a National Register District, a fact which had been overlooked in the initial Environmental Assessment Form (EAF) submitted to the Village planning board, CPF asked the planning board to carefully examine the impact on surrounding historic homes and narrow Village streets through which all traffic must flow. In the past, alterations to that field have caused serious water problems on some neighboring properties. Village planners, with the help of an engineering consultant, saw that provision for adequate drainage and other environmental issues were addressed in the plans. After several well-attended public hearings at which the mayor, Village trustees, and many residents spoke, the planning board approved the plans, but with a detailed list of conditions to which both the college and the concerned members of the public agreed.

— Pringle Symonds

By popular request...

the Membership Year in 2012 will revert to its original January through December. Many members made it clear that they prefer to do their charitable calculations early in the year. CPF had experimented with a membership year June 1 to May 31 but, alas, we heard your comments and have made the switch! Thanks for your input.

CPF's been busy in 2011

Work toward national accreditation by the Land Trust Alliance

- Started an update of a CPF Strategic Land Conservation Plan
- Surveyed CPF and community members on conservation and historic preservation priorities and strategies
- Adopted new Conflict of Interest and Easement Amendment policies
- Completed scanning and filing of all CPF property records to meet updated requirements

Protect / Preserve

- Repaired two major streambank washouts on the Gorge and South trails
- Monitored and inspected 19 properties protected by conservation easements
- Improved trail drainage on the Gorge Trail
- Maintained 12 miles of public use trails
- Planted 150 tree saplings and installed three benches at Carpenter's Pond
- Worked with a Cazenovia College intern to research trail use agreements

Educate

- Installed an information kiosk at Carpenter's Pond
- Spoke to the Rotary Club, Lions Club, and Chamber of Commerce
- Sponsored an 8th grade student to attend DEC summer camp
- Offered eight summer walks to the community
- Added historic signage to the Gorge Trail

Join / Give / Volunteer

- Hosted three trails work days for volunteers
- Collaborated on programs and property maintenance with New York Forest Owner's Assn., Cazenovia Watercolor Society, Trout Unlimited, Boy Scouts, Project Café, Cazenovia College, Hancock Law firm, Cazenovia 6th grade class, Project Watershed, Snow Valley Riders and Limestone Creek Hunt.

National Register Offers Status but Not Protection



The dictionary defines “idyllic” as having a simple, unspoiled, and especially rural charm. The Enders House matches the definition. Notice the neighboring asphalt density of the commercial entrance to the community. Removing that screen changes the character of the eastern entrance. This culminated in 2008 when CPF sold the adjacent 108-acre “Ambrose Property” to a sensitive owner who agreed to restrictive clauses regarding

The Zephinia Comstock Farmhouse—the familiar yellow farmstead on Route 20 that greets westbound drivers to the Village—is a c.1830 structure among many in Cazenovia listed on the National Register of Historic Places. Unlike many Town of Cazenovia homes that still are referred to by owners of generations past, the handsome yellow farmhouse is widely known by its most recent family’s name: the Enders.

The bucolic Enders House rests on a small rise, a stand of trees separating it from its congested neighbors that include Tops, Rite Aid and McDonald’s. More importantly, though, is what the Enders House has in common with its neighbors: the farmhouse also is zoned for commercial use.

The owner of the property says he has not found a commercial use for the building that would compensate him for the price paid for the property. He has applied for a demolition permit to destroy the house and level the two-acre lot to create a site suitable for commercial use.

Many people believe being listed on the National Register offers protection in such circumstances. Not so. The Register is simply a listing of fact—the structure has historic value—but not one of protection, at least from

privately funded actions. The Register does offer some protection against federally funded projects.

Many municipalities use screening and greenbelts as part of their planning approval criteria, the Town of Cazenovia’s does not. While many area residents have discussed and encouraged saving the building, only its purchase by a preservation-minded entity can help to guarantee its future welfare.

At press time no plan had been submitted by the property owner describing his proposed use of the Enders property. The Town planning board customarily does not approve site clearance without knowing the proposed usage. However, if the planning board receives a viable proposal, it is likely that demolition will soon follow.

The planning board has received the required Environmental Assessment Form (EAF) from the owner spelling out his intention to demolish the property. These events will be discussed at a public hearing at the Gothic Cottage in early January. The public is welcome to attend the session.

During the last two years, members of the community have tried to find feasible uses for the existing property. None has been found. In 2010 CPF



How the house, on its rise with the background trees, offers a subtle screen—a dividing line between the rural countryside and the future development. In addition to the visual changes, it also impacts years of effort and monies CPF contributed to establish a “soft line” greenbelt.

offered to put \$10,000 toward moving the farmhouse from its current site but no suitable location has yet emerged.

This situation serves as a warning about what could happen to other significant historic structures that in 1987 earned Cazenovia the distinction of being named the National Register’s first Multiple Resource Area. That category denotes that the Town of Cazenovia gains its unique character by forming the physical context for a remarkable historic village. Each entity would be less without the other. Together they deserve special recognition.

Prevention of future losses would require legislation that offers protection for historically and architecturally distinguished properties in the Town. While it may seem a daunting task, similar efforts in other communities have been successful. The Town planning board already has a well documented and comprehensive inventory of historically important structures in the Town that can provide a foundation for such an undertaking.

CPF hosts roundtable

A Land Trust Alliance (LTA) roundtable and a workshop Nov. 17th in Cazenovia focused on financial management for land trusts.

LTA is a 25-year-old national organization comprised of member land trusts and individuals from across the United States. One of its aims is to strengthen land conservation across America by working with small and large land trusts so that each can develop the tools and contacts needed locally.

To that end the New York State office arranges regional educational meetings for member land trusts and individual members. They are run informally and representatives of each trust briefly describe their successes and failures and get helpful suggestions from others. LTA also keeps members up to date on what is happening in New York’s executive and legislative offices that could affect the environment.

Before & After



Follow the progress of the little house at 21 Farnham Street (Route 13 North) in the Village. The original one-story post and beam frame construction indicated to owner/contractor Brian

Coughlin, pictured, and restoration architect Carl Stearns that the structure began life as a cottage in the mid 1800s. It may well have been the home of one of the men who worked in the many mills along nearby Chittenango Creek. In the early 1900s the roof was literally cut off and lifted 5 feet to create a second story. When looking at the gable end that faces south you can see where the type of siding changes from clapboard (original) to cove (later). Years of alterations were stripped down to the original post and beam frame. The first floor was restored and the original window sashes, most with their wavy glass, were reset. A two-story rear addition will include a large kitchen, an attached garage, and bedrooms above.

Behind the Scenes: Meet Janet Elliott

Little known, behind-the-scenes personnel often are key to a successful venture.



In its third year, much of the success of the summer series is owed to CPF's Assistant Environmental Coordinator, Janet Elliott. Thad Yorks, a professor at Cazenovia College, introduced Janet to CPF while she was a student. Janet had returned to college in 2005 as a part-time student and graduated *magna cum laude* in 2009 with a Bachelor of Science degree in Environmental Studies. Her senior capstone thesis was *The Eutrophication Process Occurring in Lakes: Using Cazenovia Lake as a Case Study*.

Janet is an ideal fit for CPF. After working for several environmental firms, she volunteered to assist Conservation Manager Judy Gianforte in reorganizing 40 years of CPF records and in bringing the baseline documentation of CPF properties and easements up to national standards. In addition, over the last few years as part-time staff she has organized and assisted with the educational series, supervised community trail work and maintenance events, helped publicized CPF events, created interpretive signs and brochures for CPF trails, assisted with property inspections, and helped develop grant proposals. Janet's enthusiasm, imagination, and creativity enhance CPF programs and extend its outreach to members and the public.



Left: Amy Kochem helps a young learner and other curious onlookers identify a bug from the fields.

Right: Participants of the woodswalk were eager to learn about management of a forest for timber production.



Walkers Encounter Bugs, Trees, and Art

From bugs to native ferns to timber production to landscape art, the CPF summer Walks 'n' Talks series continued to provide an important educational opportunity for a broad cross-section of outdoor enthusiasts. Eight separate events from May through September helped fill busy spring and summer calendars. The season kicked off with a *Woodswalk* led by a certified forester and co-sponsored with the New York Forest Owner's Association. Another collaborative morning was spent with families exploring for macroinvertebrates in Chittenango Creek in the village of Cazenovia with a biologist from Project Watershed. College professors from Colgate University and Cazenovia College informed participants about the biology and habitat of native ferns in Nelson Swamp and dragonflies and damselflies on Fairchild Hill, respectively.

A *Bug and Earthworm Bonanza* brought families with young children on an exploration of the woods and water of the Burlingame Trail area. The night of the June full moon found 22 people of all ages listening for night sounds, walking a trail and chasing fireflies, letting their eyes adjust to the natural light with minimal use of their flashlights. Two local residents opened their properties to CPF participants for a morning of landscape art at Tamarack Ridge Farm and a tour of Greyrock Farm CSA's animals and gardens.

On average 15 people attended the walks, about a third of them from outside the Cazenovia area, many of them nonmembers. Planning for the 2012 season has begun. The first event in March will be an opportunity to build your own bluebird house and learn about the New York State official bird. If you have a special topic of interest or speaker to recommend, please contact us at cpfstaff@verizon.net. — *Judy Gianforte*

Thank you!

Trout Unlimited for donating 200 tree seedlings for Carpenter's Pond and the South Trail; **2011 walks presenters:** Andy Metz, Amy Kochem, Tim McCay, Matt Volz, Jack and Polly Koerner, Project Watershed, Eddie Watkins, Barb Hager; **CPF Trail Stewards** who remove branches and trees, repair drainage, report on trail condition, build benches, mow trails, and plow parking areas; **Volunteer groups** who donated time for trail maintenance, including Hancock Law firm, Project Café and Mr. Bobett's 6th grade class; **Carl Stearns** for a tour of the historic architecture and landscape of Nelson.

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Please visit: www.cazpreservation.org

Wonder what CPF's been up to?

—answers inside



Cazenovia Preservation Foundation Membership Form

*Our mission is to protect historic, agricultural, and natural resources
in and around Cazenovia for the benefit of the community.*

Yes! I want to join CPF and be a part of important new projects, events, and activities.

Membership Levels	<input type="checkbox"/> Supporter	\$25 or less
	<input type="checkbox"/> Sponsor	\$26 - \$99
	<input type="checkbox"/> Sustainer	\$100 - \$499
	<input type="checkbox"/> Benefactor	\$500 - \$999
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New Renewal Gift Membership

Name _____

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Contact Me About	Volunteering Opportunities	
	<input type="checkbox"/>	Trail Work
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