



# The Upland Journal

A PUBLICATION OF THE CAZENOVIA PRESERVATION FOUNDATION

FALL 2012

## Preservation & Farmland = Economic Benefit

CPF's work to preserve our historic character and landscape not only adds to Cazenovia's distinct sense of place, it also provides economic benefits to the area. Studies show that a dollar spent on historic preservation adds more to the economy than a dollar spent on new construction.

Approximately 60% to 70% of the total cost of a historic rehabilitation project is labor according to the National Trust for Historic Preservation. Such laborers are almost always local and spend their money in their community, thus promoting the local economy.

Historic designations also help support property values. A 2011 study of National Register of Historic Places districts in Philadelphia showed that homes in historic districts had a sales price premium of more than double over comparable properties in non-designated neighborhoods, and prices in a Pittsburgh neighborhood increased approximately 15% immediately after its historic designation. Historic communities also attract heritage tourism, which similarly has positive economic impacts. Cazenovia's historic properties provide something new construction simply cannot.

In addition to the economic benefits that come from preserving our historic character, protecting and promoting our agricultural landscape also pays dividends. According to the May 2012 draft Cazenovia Agricultural and Farmland Protection Plan, agriculture is the predominant land use



in the Town and opportunities relating to agricultural production, agri-tourism, and agricultural support businesses are key to economic development.

Developments such as the new Cazenovia Equipment facility, Critz Farm cider house, Owera Vineyards (pictured), and the potential Empire Brewing Company brewery are recent evidence of the importance of agriculture and agri-tourism in our community. More than 80 farms in and around Cazenovia produce and sell dairy and animal products, vegetables, orchard crops, and grains that contribute significantly to the local economy. Agriculture has an economic multiplier as high as 4X through generation of sales and jobs in businesses that provide goods or services to farmers and from businesses that process, transport, and resell farm products. One local farmer reported using as many as 60 local suppliers for his dairy operation!

Agricultural lands also provide property tax benefits. According to the American Farmland Trust, studies over the past 20 years have shown that working lands consistently generate more public revenues than they receive in public services. Simply put, a substantial portion of every tax dollar paid by a working farm goes to supporting municipal services that benefit other sectors, primarily residential. Thus, a good balance of working farmlands in Cazenovia actually helps to stabilize taxes within the community.

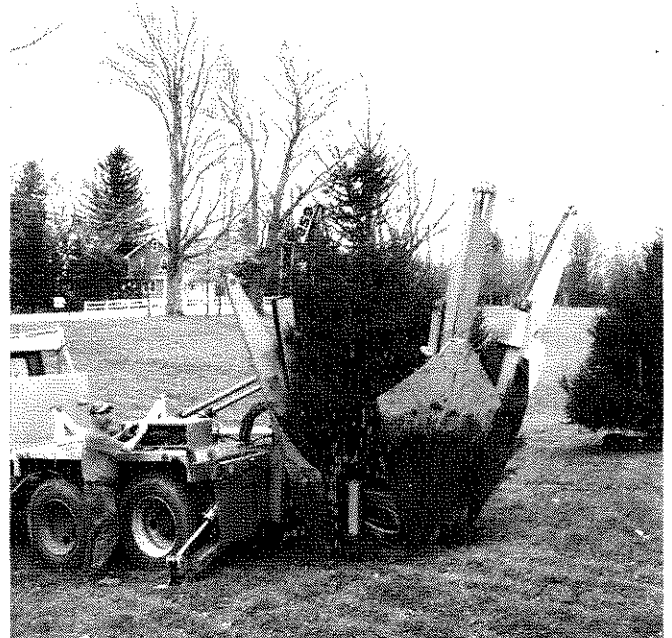
So, in addition to helping maintain our community's aesthetic appeal and unique sense of place, your support for CPF also provides economic rewards to our community from which we all benefit.



# Trees Installed at Fenner Field

In the Fall 2011 Upland Journal, CPF reported on the decision of the Cazenovia Board of Education to accept a gift from the group "Light Up Fenner" to install lighting on field #1 at the Sean Googin Athletic Complex on Fenner Road. Four 70-foot lights were installed in June. The installation adversely affects the rural character of the greenbelt around the Village and impacts the surrounding residential properties.

A few weeks ago, CPF installed a dozen Norway Spruce trees at the corners of the field closest to the road to mitigate the impact of the lights on nearby residents from the lights. Norway Spruce, a species common to Cazenovia, grows fast and reaches heights up to 60 feet when mature. The new trees average more than 10 feet tall now, and will provide some immediate screening benefits by reducing the reflected glare from the field surface on neighboring properties. As they grow, the screening benefit will increase. CPF worked with "Light Up Fenner" and the School District on the tree locations, and appreciates the work by Joe Weinheimer and his crew on the selection and placement of the trees.



## CPF Launches Planned Giving Program

Cazenovia's blend of history and landscape makes it special, but it didn't get that way by accident. Foresight and commitment by generations before us helped make Cazenovia the place it is today.

Maintaining our special sense of place in the future will require continued foresight and commitment. For more than 40 years CPF has protected our area's historic, agricultural, and natural resources. CPF manages easements to preserve historic buildings; protects more than 1,800 acres of farmland, open space and wetlands; and maintains more than 12 miles of trails for public use and recreation. CPF's continued ability to protect the things that give Cazenovia its sense of place depends on you.

Member dues and other annual funding don't cover all of CPF's costs, such as new preservation initiatives or acquisitions. Additional long-term funding is crucial for CPF to continue and expand its commitment to protect Cazenovia's special landscape. Please consider a planned gift to CPF today to help us fulfill the mission of protecting historic, agricultural, and natural resources for the benefit of the community. Planned gifts can be a bequest in your will, designating CPF as a life insurance beneficiary, or some other form of future gift.

Regardless of which form you choose, your planned gift today helps continue the legacy of protecting our important resources and preserving our area's special sense of place for future generations. To learn how your actions today can affect the future, please e-mail [planned-gifts@cazpreservation.org](mailto:planned-gifts@cazpreservation.org) or phone Carlos Gavilondo at 315.655.8788.



*The VillageEdgeSouth (VES) district is located directly south across Route 20 from the Tops/Town and Country Plaza. Properties adjacent on the west include the Village line and residences in “South Village” off Chenango Street. The proposed South Meadow housing development also shares a border on both the south and west. Town land abuts the east border of VES. Cazenovia Dental and CAVAC are within the VES zone.*

## Village takes closer look at Village Edge South

The Economic Health and Heritage (EHH) committee is studying whether zoning regulations for the Village Edge South (VES) district should be modified. EHH was established last spring by the Village board. The VES area is ±70 acres.

The EHH—led by Mayor Wheeler and including members from the Cazenovia business community and government—is trying to answer whether changes could be made to VES zoning to help meet the community’s stated aesthetic objectives while also creating opportunities for desirable economic development. If the EHH committee finds that zoning changes would be beneficial, it will develop specific recommendations to the Village Board regarding potential changes to the Comprehensive Plan.

The EHH committee already determined that the existing VES zoning was not ideal for attracting desirable development to that area. The committee is currently analyzing options and forming recommendations for improvements that will be presented to the Village Board and the public. If the Village Board determines that changes are in the public interest, it would then decide whether and how such changes should be implemented.

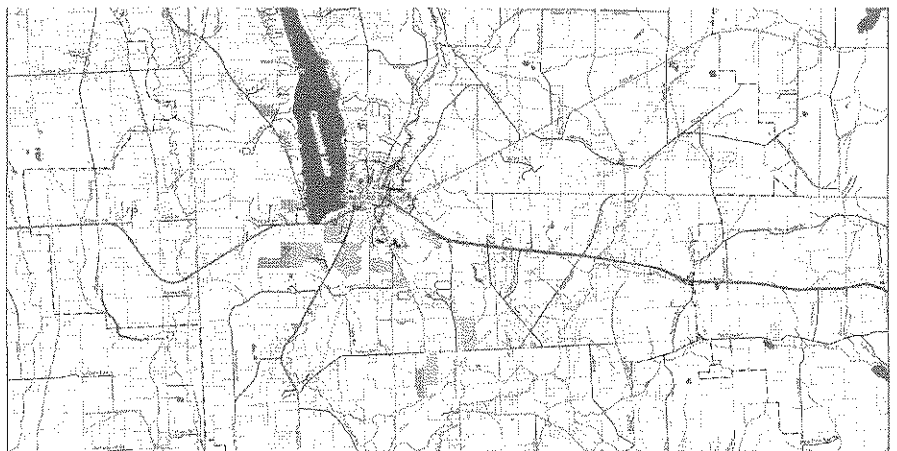
The mission of the Cazenovia Preservation Foundation is to protect historic, agricultural and natural resources in and around Cazenovia for the benefit of the community.

# Mapping properties important tool for Strategic Conservation Planning

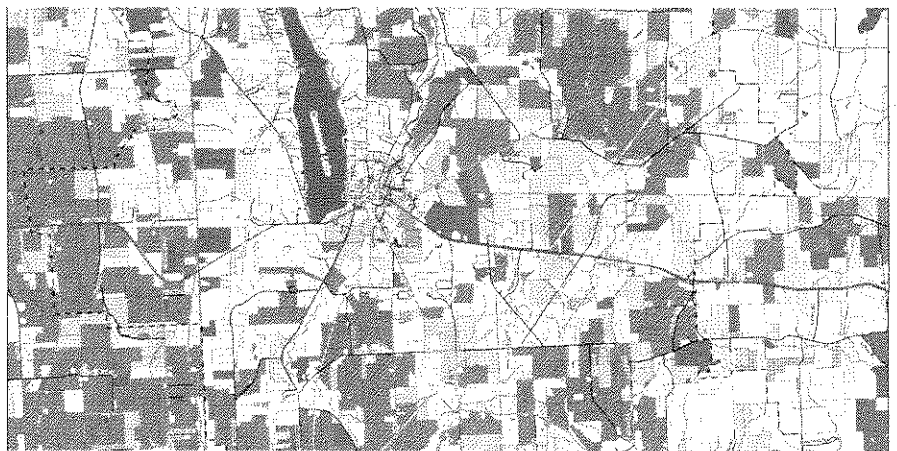
In the more than 40 years that CPF has worked to protect Cazenovia's resources, the community and CPF have collaborated on identifying and mapping significant community conservation values. This work has allowed CPF to successfully protect 6% of the land area in the Town and to meet its mission through a variety of strategies. The focus has ranged from planning to acquisition to community education depending on the changing threats to and growth patterns of the community and on the financial support available for protection.

In the past year, CPF completed a Strategic Conservation Plan that updates its knowledge of the community and its resources. Using geographic information system (GIS) mapping tools we identified and located more than 20 different conservation values on a base map of the Town, School District, and watersheds. This detailed resource evaluation and mapping will be used by CPF to better protect Cazenovia's resources through a variety of methods.

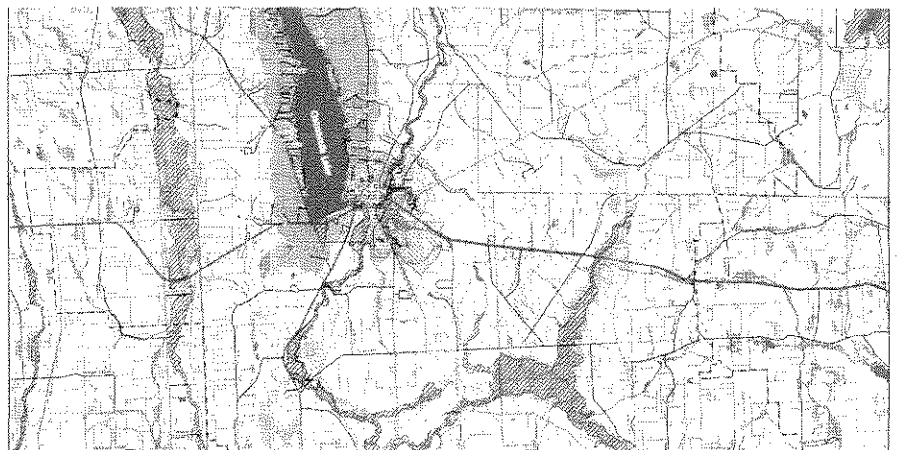
The Strategic Conservation Plan maps have been shared with local government bodies and will be on public display in the gallery of the Cazenovia Library in February and March. Funding for the Strategic Conservation Plan was provided by the Environmental Protection Fund through the New York State Conservation Partnership Program, a public-private partnership of the Land Trust Alliance and the NYS Department of Environmental Conservation.



1. Historic Resources: This map highlights National Register Historic Districts (hatched) and National Register and Local historic and cultural sites (shaded)



2. Agricultural Lands: This map shows land currently being farmed or under Agricultural classification (shaded) and parcels that are in Agricultural Districts (hatched)



Water Resources: This map includes information on watersheds, all water bodies, wetlands, well protection overlays, and flood hazards

# New Directors

**David Burch** is a lawyer practicing at Hiscock & Barclay, LLP in Syracuse, with a focus on commercial litigation, white collar crime, and project development. David grew up in Cazenovia after his parents moved to the area when he was a young child. After graduating from Cazenovia High School, David attended college and law school outside of the area, but returned in 2006 with his wife, Jessica, and they now live here with their young son. David looks forward to working with CPF to achieve its goals, and has a particular interest in efforts to ensure that future growth does not undermine Cazenovia's distinctiveness.

**Mary Selden Evans** is new to CPF's Board, but she is not new to CPF or Cazenovia. Mary has lived in Cazenovia for more than 20 years, and has been a member of CPF and of its Land Use Committee for as long, currently serving as Chair of the LUC. Mary grew up in the Middle East, spending most of her time with her parents in Beirut, Lebanon and in Saudi Arabia while her father was with ARAMCO. She received her undergraduate degree in comparative literature from Harvard and went on to graduate work in economics at Harvard. For the last 16 years she served as Executive Editor for Syracuse University Press, where she pioneered and established a series on Arab American studies, gender and politics in the Middle East and North Africa. Mary is also involved with the League of Women Voters. She is married to James F. Evans III, former CPF President.

**Thad Yorks** grew up in Pennsylvania and graduated from Penn State. He earned his PhD from SUNY-ESF in Environmental and Forest Biology. Thad lived in western Maryland, central New York, and southwestern Pennsylvania before moving back to central New York to join the faculty at Cazenovia College where he has taught biology and environment-related courses for more than eight years. Thad is an active member of the Madison County Chapter of Trout Unlimited, a volunteer adult leader with Cazenovia's Boy Scout Troop #18, and has been serving on the Cazenovia Lake Association's Board of Directors in recent years. Prior to joining the CPF Board, Thad volunteered with CPF's Trails Committee and helped supervise Cazenovia College internships with CPF. Thad and his wife, Elaine, have two children in Cazenovia schools.

# Membership dollars protect resources

Have you enjoyed one of CPF's local trails lately? Member contributions helped build those trails and are needed to maintain them. Chances are good that you live near, or frequently drive by, a historic or agricultural property that CPF helped protect.

Member contributions helped protect those resources and are needed to continue that protection. Have you ever learned of a local agricultural, natural, or historic resource and thought to yourself "Someone should protect that!"

CPF is the principal local organization with the ability and expertise to help protect those resources, but our ability to do so is sometimes limited by our own financial resources. Won't you please consider becoming a contributing member of CPF and help us protect our local resources?

- CPF's members make possible its work to preserve historic properties, protect farmland and open space, and maintain trails.
- Members provide financial support, help CPF leverage grant opportunities, and serve as CPF's ambassadors to the general public.

Your new or renewed membership now is more important than ever as CPF charts its future course to ensure it protects our special places forever.

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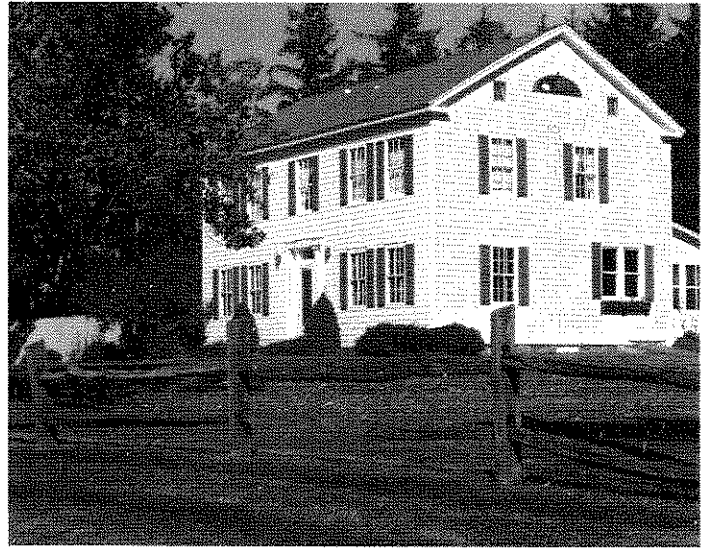
## THANKS!

- A large number of volunteers help keep CPF trails open, particularly in the summer months. Everyone who throws a branch off the trail or calls CPF to report a trail problem helps. Special thanks to the trail crews of Limestone Creek Hunt and the Lorenzo Driving Competition for their work trimming and pruning, and for the yards of stone dust in several wet spots.
- Many landowners allowed CPF to place interpretive signs on their properties for our July interpretive bike routes. Thanks for sharing your piece of Cazenovia history!
- Thanks to Charleen Smith and Don Stehle for their thoughtfulness and to all those who donated to CPF in celebration of Charleen and Don's wedding. Congratulations to the happy couple!
- To Kevin Mann, who selflessly contributes his time and talent to making publication of The Upland Journal possible.

And thanks to our 2012 members and contributors who help make CPF's continued mission possible.

# Town planners approve Enders House demolition

Community members continue to express their feelings through open letter pleas in the *Cazenovia Republican* and in conversations with friends over their disappointment in the proposed demolition of the Zephania Comstock farmhouse. Also known as the Enders House, the structure is on Route 20 at the eastern entrance to Cazenovia. In May, the Town Planning Board cleared the way for the demolition by the building's owner, New Venture Assets LLC, and David Muraco. CPF was deeply disappointed by the planning board's decision and its failure to recognize the importance that historic properties play in shaping the distinctive character of our community. That disappointment was shared throughout the community—many individuals and groups, including CPF, urged the planners not to authorize the proposed demolition.



Since the board's decision, CPF has continued exploring the potential of acquiring the Enders property or moving the house to another location. Unfortunately, we have been unable to persuade the owner to sell the property, nor have we been able to acquire a suitable nearby property to which to move the house. As a result, a very visible and important part of Cazenovia's history and heritage is at risk of destruction.

The planning board's decision to authorize demolition of the Enders house under the circumstances highlights the need for improved education on the value of historic resources and for greater protection of historic properties within the Town. CPF will continue to work with community leaders and others to strengthen the capacity and commitment to protect Cazenovia's historic resources.



*Eight Walks 'n' Talks—ranging from willows and fireflies to mushrooms and a full moon—enticed 250 attendees to CPF's annual summer series. Membership dollars support the programs, free and open to the public. Above, John Taibi and Jim Georges bring to life Cazenovia's rich railroad history as the group stands in the restored Syracuse and Chenango Valley railroad turntable off the south end of Cazenovia Lake. CPF maintains the turntable and nearby trails.*

## Thank you, CPF members, for your 2012 membership support.

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# The Upland Journal

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Please visit: [www.cazpreservation.org](http://www.cazpreservation.org)

CPF special event May 18th. Save the date!



## 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 Level**
- Supporter \$25 or less
  - Sponsor \$26 - \$99
  - Sustainer \$100 - \$499
  - Benefactor \$500 - \$999
  - Patron \$1,000+

- Counting Me Again**
- Volunteering Opportunities
  - Trail Work
  - Stewardship of Protected Land
  - Educational Programs
  - Special Events
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