

Chapter 107: LAND DISTURBANCES

[HISTORY: Adopted by the Town Board of the Town of Cazenovia 3-5-1990 by L.L. No. 2-1990. Amendments noted where applicable.]

GENERAL REFERENCES

Building construction and fire prevention — See Ch. 61.

Flood damage prevention — See Ch. 93.

Freshwater wetlands — See Ch. 96.

Subdivision of land — See Ch. 146.

Zoning — See Ch. 165.

§ 107-1. Short title.

This chapter shall be titled "Local Law No. 2-1990 Regulating Land Disturbances in the Town of Cazenovia, New York."

§ 107-2. Purpose.

The purpose of this chapter is to:

- A. Conserve the character of Cazenovia, to promote the purposes of the Cazenovia Land Use Guide and to protect the health, safety and welfare of its citizens;
- B. Protect critical environmental areas and vulnerable areas mapped in the Cazenovia Land Use Guide;
- C. Preserve the water quality of prime community water resources, including Cazenovia Lake, watercourses and feeder streams, wetlands, saturated soils and aquifer recharge areas;
- D. Minimize flooding, erosion and sedimentation from land disturbance activities and to protect downhill and/or downstream properties;
- E. Ensure that the volume and rate of stormwater runoff from a given site shall not be significantly different than existed prior to the development;
- F. Minimize aesthetic devaluation of neighboring properties during, and as a result of, land disturbance activities;
- G. Establish specific control standards and practices during construction phases of development when land is most vulnerable to erosion; and
- H. Minimize the amount of pollutants introduced into the stormwater runoff negatively affecting community water resources.

§ 107-3. Definitions.

The following definitions shall apply to this chapter:

AESTHETIC VALUE — The value of a property derived from such intangible factors as its inherent attractiveness, its access to attractive views or its general appeal to the sense of beauty.

CRITICAL ENVIRONMENTAL AREAS — Those areas designated by the Town of Cazenovia as critical environmental areas pursuant to 6 NYCRR 617.4.

DESIGNATED WETLANDS — Special areas with saturated soils which have been mapped by the New York State Department of Environmental Conservation (DEC) or the United States Army Corps of Engineers.

EROSION AND SEDIMENT CONTROL GUIDELINES — Standards and specifications for erosion and sediment control measures which include temporary and permanent structural measures as contained in the United States Department of Agriculture Soil Conservation Service Manual.

FLOODPLAINS — Those areas designated by the Federal Emergency Management Agency as flood hazard areas.

INTERMITTENT STREAM — A stream or portion of a stream that flows only in direct response to precipitation. It receives little or no water from springs and no long-term continued supply from melting snow or other sources. It is dry for a large part of the year, ordinarily more than three months.

LAND DISTURBANCE — The stripping of vegetation and/or topsoil, or surface grading which changes the

existing natural slope by 5% or more, excavation, filling, mining and/or any other activity causing the addition and/or displacement of soils by mechanical means.

MECHANICAL MEANS — Any movement of earth by a motorized device of any kind, except that "motorized device" shall not include devices such as garden or lawn tractors, post-hole diggers, and similar devices which have as their primary purpose residential use.

PERMITTED FILL MATERIAL

- A. Natural soils such as sand, loam, clay, etc.
- B. Natural stone such as slate, sandstone, granite, marble or any other igneous, metamorphic or sedimentary rocks.
- C. Hard, nonbiodegradable, nonhazardous man-made material whose individual components, pieces or parts do not exceed one cubic foot in volume (i.e., no bathtubs, boilers, tree trunks, stumps, etc., unless broken down into pieces not to exceed one cubic foot).

RETENTION — The amount of precipitation on a drainage area that does not escape as runoff. It is the difference between total precipitation and total runoff.

SATURATED SOILS — Soil types identified and defined in the Madison County Soil Survey as:

Alluvial (Al)	Fredon (Fr)
Canandaigua (Cd)	Halsey (Ha)
Carlisle Muck (Ce)	Lyons (Ly)
Fonda Muck Silt Loam (Fo)	Palm's Muck (Pb)
Wayland (Wa)	

STORMWATER MANAGEMENT — Practices which result in runoff water safely conveyed or temporarily stored and released to minimize erosion, sedimentation and flooding. See stormwater management standards in § 107-4.

STRIPPING — Removing the vegetative cover or topsoil from land.

WATERCOURSE or STREAM — Natural or man-made streams and natural or man-made drainage channels, but not including intermittent streams.

§ 107-4. Permit required.

Except as provided herein, no land disturbance by mechanical means is permitted within the Township of Cazenovia without a permit. The provisions of this chapter shall not be construed as limiting the normal use of land for the agricultural, horticultural or gardening purposes defined in § 107-5.

§ 107-5. Exemptions.

The following categories of land disturbances are exempt from the provisions of this chapter:

- A. Normal agricultural activities relating to cultivation, planting of crops and/or harvesting inherent in farming, gardening or similar agricultural or horticultural activities which are otherwise permitted in any zoning district. Land disturbances related to residential or commercial landscaping are not exempt from the provisions of this chapter.
- B. Specific agricultural land improvement activities carried out in conformance with a farm plan approved by the Madison County Soil and Water Conservation District. Such a plan must be filed with the Code Enforcement Officer but no fee will be required. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).
- C. Emergency land disturbances required to protect the health, safety and welfare.

§ 107-6. Land disturbance permits. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

- A. Any land disturbance activity defined herein which does not qualify for an exemption shall require a land disturbance permit issued by the Code Enforcement Officer. Land disturbance permit fees shall be established from time to time by the Town Board of the Town of Cazenovia.
- B. Applications for a land disturbance permit shall be made in writing on forms available from the Code

Enforcement Officer.

- C. Wherever the following conditions exist, grading plans showing existing and proposed contours at two-foot intervals, existing trees six inches or more in diameter measured at breast height (dbh), proposed revegetation and drainage will be required:
- (1) Proposed land disturbance on slopes 8% or greater which are mapped as C, D, E and F slopes in the Madison County Soil Survey;
 - (2) Proposed land disturbance within 25 feet of a property line;
 - (3) Proposed land disturbance within 50 feet of the mean high-water line of a watercourse;
 - (4) Proposed land disturbance where the change in elevation (cut or fill) will be 12 inches or more;
 - (5) Proposed land disturbance relating to driveways or private roads entering directly into public roads;
 - (6) Proposed land disturbances in commercial and industrial zones;
 - (7) Proposed land disturbance within 100 feet of the mean high-water line of Cazenovia Lake; and
 - (8) Proposed land disturbance which the Code Enforcement Officer finds may be inconsistent with the health, safety or welfare or the purposes of this chapter.
- D. Grading plans shall show the entire area to be affected by the land disturbance and shall show the relationship of proposed grades to existing grades.
- E. The Code Enforcement Officer or, if applicable, the Planning Board may request actual surveyed contours, instead of using geodetic contours, whenever circumstances warrant greater accuracy, such as on steep slopes, along watercourses, etc.
- F. No land disturbance permit shall be issued within ^{WACA?} designated wetlands, saturated soils, floodplains or steep slopes of 15% or greater (D, E or F slopes) without approval of the Planning Board and, if applicable, the approval of the New York Department of Environmental Conservation (DEC) or the Madison County Soil and Water Conservation District.
- G. No land disturbance permit shall be issued unless stormwater management standards as hereinafter set forth are met by the applicant.
- H. No land disturbance shall involve the use of any fill material other than permitted fill material as defined in § 107-2.
- I. No certificate of occupancy shall be issued for any structure or for any structure owned by a person who violates this chapter within a subdivision if any land disturbance has occurred relative to the structure or the subdivision which is not in compliance with this chapter.
- J. Land disturbances relating to a proposed or approved subdivision shall be in conformance with this chapter and with any plans approved by the Planning Board. All such land disturbances shall be referred to the Planning Board for approval prior to the issuance of a land disturbance permit.
- K. A land disturbance permit shall terminate 12 months from issuance unless otherwise extended by the Code Enforcement Officer or the Planning Board.
- L. No land disturbance permit shall be issued in an area of a known human burial ground until the applicant contacts the proper state or federal authorities. In the event of a risk of interference with a known site the Code Enforcement Officer, after consultation with the appropriate authorities, may impose conditions on the land disturbance permit which will minimize the risk of injury. Any person who discovers such a burial ground during a land disturbance shall cease all land disturbance activities, report the discovery to the appropriate authorities and not proceed with the land disturbance until the appropriate agency consents.

§ 107-7. Stormwater management standards.

Erosion and sedimentation resulting from land disturbance activities and/or extended periods of construction are not permitted.

- A. No land disturbance permit shall be issued unless appropriate stormwater management standards are incorporated therein by the applicant pursuant to the following standards which will ensure that the land disturbance shall be managed in such a way that there shall be no:
- (1) Flooding of downhill/downstream properties;
 - (2) Introduction of pollutants into stormwater runoff;
 - (3) Significant increase in the volume or rate of runoff from any given site;

- (4) Erosion or sedimentation permitted; and
 - (5) Direct stormwater runoff into Cazenovia Lake or its feeder streams.
- B. Land disturbance permits may be referred to the Cazenovia Advisory Conservation Commission or the Madison County Soil and Water Conservation District for recommendation if any of the following conditions may result:
- (1) A possible delay of three months or more in revegetating stripped land;
 - (2) Land disturbance within 25 feet of a natural drainage channel, feeder stream or waterway;
 - (3) Land disturbance on slopes of 15% or greater (D, E or F slopes);
 - (4) Land disturbance in connection with the installation of sewer, water or utility extensions;
 - (5) Land disturbance within 100 feet of Cazenovia Lake; and
 - (6) Any other land disturbance which the Code Enforcement Officer finds may require further review or recommendation in order to further the purposes of this chapter. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

§ 107-8. Inspections. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

The Code Enforcement Officer may conduct announced or unannounced inspections at any stage of the activity to ensure compliance with this chapter. The Code Enforcement Officer may also require the applicant to submit periodic reports, and the applicant shall give the Code Enforcement Officer reasonable notice of the dates of the proposed land disturbance.

§ 107-9. Penalties for offenses.

- A. Any person or entity that is responsible for or authorizes or engages in a land disturbance in violation of this chapter shall be guilty of an offense punishable by a penalty of not more than \$250 or imprisonment for not more than 15 days, or both. Each day the offense continues shall be a separate violation. In the event of such a violation, all land disturbance activities shall cease except corrective or remedial activities approved by the Code Enforcement Officer. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).
- B. An action or proceeding in the name of the Town of Cazenovia may be commenced in any court of competent jurisdiction to compel compliance with or restrain a violation of this chapter.
- C. No land disturbance permit shall be issued without Planning Board approval if a land disturbance has been initiated prior to the issuance of a permit.

§ 107-10. Referral to Conservation Commission and Planning Board. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

In the event that the Code Enforcement Officer determines that there may be an adverse environmental impact under stormwater management standards, CEAs, erosion control guidelines, the Land Use Guide or to adjacent property, then the land disturbance permit application shall be forwarded to the Cazenovia Advisory Conservation Commission for comment and shall also be filed with the Cazenovia Town Planning Board for review at its next meeting. The applicant shall give notice of referral of the application to the Cazenovia Planning Board in the official newspaper at least three days in advance of the meeting. Such notice shall be in a form approved by the Code Enforcement Officer. The Planning Board (without the necessity of a public hearing) shall recommend the issuance or denial of the permit within 45 days of the date of receipt of all necessary information from the applicant. All necessary information shall be submitted to the Planning Board and the Cazenovia Advisory Conservation Commission two weeks in advance of the next regularly scheduled meeting. If the permit is issued, the Planning Board may impose such conditions or make such recommendations as it deems proper to protect the health, safety and welfare.

§ 107-11. Performance bond.

- A. The Code Enforcement Officer or the Planning Board may require that the applicant for a land disturbance permit post a performance bond as a condition of a permit before a land disturbance may commence. This bond shall ensure that the installation and maintenance of soil erosion and sediment control procedures are completed within a time specified in the permit. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).
- B. The applicant may substitute a certificate of guarantee, irrevocable letter of credit or cash bond in lieu of a

performance bond. Any performance bond or letter of credit shall be executed by a financial institution, surety or guarantee company qualified to do business in the state.

§ 107-12. Applicability. [Added 6-11-1990 by L.L. No. 3-1990]

The provisions of this chapter shall not apply to land disturbance conducted pursuant to a valid New York State mined land reclamation permit issued prior to the effective date of this section. The provisions of this chapter shall apply to land disturbances outside the scope of any such permit and to any land disturbances conducted pursuant to a permit issued after the effective date of this section.

Local Law Filing

(Use this form to file a local law with the Secretary of State)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate no matter

County **Town of Cazenovia**
City of
Town
Village
Local Law No.....2..... of the year 2004

A Local Law.....To add Watershed Impervious Surfaces Law to Chapter 107
.....of the Town of Cazenovia Code.....
(Insert Title)

TOWN BOARD
Be it enacted by the of the
(Name of Legislative Body)

County TOWN OF CAZENOVIA
City of..... as follows:
Town
Village

Chapter 107.71

Watershed Impervious Surfaces

Chapter 107.71 Impervious surface requirements; riparian buffers.

A. The Planning Board shall have site plan approval review on any property being developed in the Lake Watershed Zone.

B. Definitions. As used in this section, the following terms shall have the meanings indicated:

IMPERVIOUS SURFACE -- Any surface which will absorb less than 5% of the stormwater which falls on it or crosses it. [Examples of such surfaces are concrete pavements, most asphalt pavements, roofs of structures, decks or patios with tight joints, etc.]

RIPARIAN BUFFER -- An area of trees, shrubs or other appropriate vegetation located adjacent to and up gradient from water bodies.

RIPARIAN CORRIDOR -- Within 500 feet of creeks, streams or lakes.

SEMI-IMPERVIOUS SURFACE -- A surface which can absorb 50% of stormwater which falls on it or crosses it.

C. Impervious surface regulations in the Lake Watershed Zone.

(1) Purpose. To limit for future development the amount of impervious surface in the Lake Watershed Zone. In the riparian corridor, the maximum impervious surface allowable shall be 10% of the total size of the property area subject to improvement. In non-riparian areas within the Lake Watershed Zone, the maximum impervious surface shall be 25% of the total size of the property area subject to improvement.

(2) Graduated system of allowable percentages of impervious surfaces in the watershed. The following zones within the Cazenovia Lake watershed, shall have the stated maximum allowable percentage of impervious surfaces:

(a) In the zone from the first 20 feet in-land from the lake edge, the maximum impervious surface permitted shall be 5% [(basically access to the lake by way of an impervious path or walk).]

(b) In the zone from 20 to 100 feet from the lake edge, the maximum impervious surface permitted shall be up to 10%.

(c) In the zone from 100 to 500 feet from the lake edge, the maximum impervious surface permitted shall be up to 15%.

(d) In the zone making up the remainder of the watershed, the maximum allowable impervious surface of up to 20%.

(3) Percentages shall be calculated within each zone. An aggregate amount or average shall not be permitted. The Planning Board in its sole discretion may give consideration for up to 5% additional impervious surface area in any zone where an environmentally sensitive site design is proposed. The design must be documented and include innovative stormwater designs which will reduce runoff velocities, soil erosion, pollutants and sedimentation, which may be suspended in runoff.

D. In the zone comprised of the area of 25 feet on both sides of the center line of the Cazenovia lake tributaries, only riparian vegetation shall be permitted. The only impervious surface permitted in this zone is that surface necessary to cross the tributary. The maximum impervious surface permitted in this zone shall be 5%.

E. Policy for Riparian Buffers: Cazenovia Lake Watershed.

(1) Purpose. The Town of Cazenovia, recognizing the importance of the riparian corridor to water quality and habitat, has adopted a policy directed at protecting and maintaining vegetation along shorelines, by establishing Riparian Buffers adjacent to streams in the Town of Cazenovia and the shoreline of Cazenovia Lake (called riparian buffers) that provide numerous environmental protection and resource management benefits, which include the following.

(2)

- (a)
- [1] Restoration and maintenance of the chemical, physical and biological integrity of the water resources.
 - [2] To remove pollutants delivered in stormwater runoff.
 - [3] To reduce erosion and control sedimentation.
 - [4] To stabilize stream banks.
 - [5] To provide infiltration of stormwater runoff.
 - [6] To maintain the base flow of streams.
 - [7] To contribute organic matter to the aquatic ecosystem.
 - [8] To provide tree canopy to shade streams and to promote desirable aquatic organisms.
 - [9] To provide riparian wildlife habitat.
 - [10] To furnishing scenic value and recreational opportunities.

(2) All proposed actions that disturb vegetation shall be subject to review and approval by the Town Planning Board . The following practices and activities are prohibited within "Riparian Buffer Zone" except after approval by the Planning Board.

- (a) Clearing any [of] existing vegetation.
- (b) Soil disturbance by grading, stripping, or other practices.
- (c) Filling or dumping.
- (d) Drainage by ditching, under-drains, or other systems.
- (e) Use, storage, or application of pesticides, except for the spot spraying of noxious weeds or non-native species consistent with permits issued by NYSDEC.
- (f) Housing, grazing, or other maintenance of livestock.
- (g) Storage or operation of motorized vehicles, except for emergency use.

(3) Required submittals.

(a) Applicants are required to submit the plans and documents as part of the review. The plan shall set forth an informative, conceptual and schematic representation of the proposed activity by means of maps, graphs, charts or other written or drawn documents so as to enable the planning board to make a reasonably informed decision regarding the proposed activity.

(b) The plan shall contain the following information:

[1] A location or vicinity map.

[2] Field delineated and surveyed streams, springs, seeps, bodies of water, and wetlands (include a minimum of 200 feet into adjacent properties).

[3] Field delineated and surveyed forest buffers.

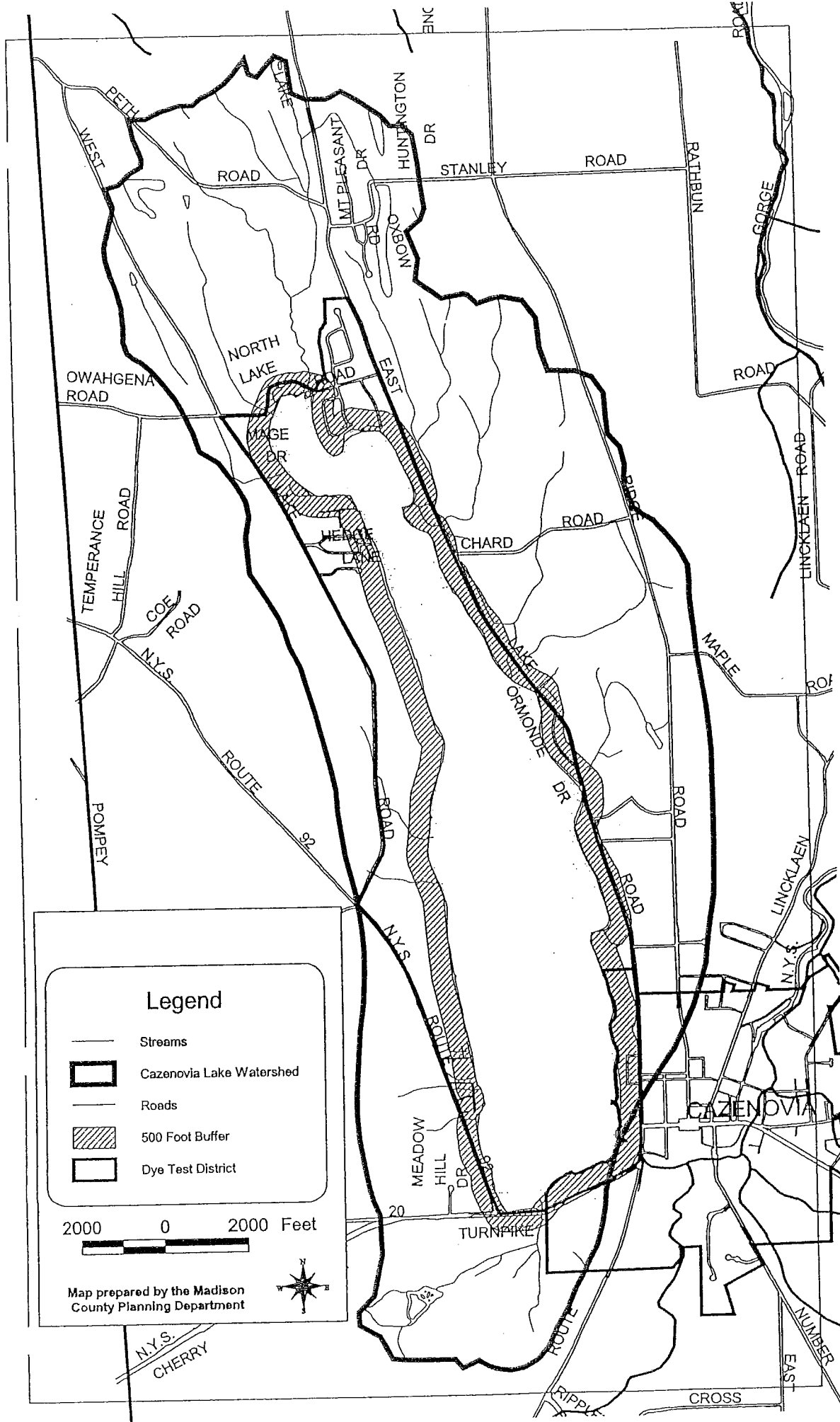
[4] Limits of the one-hundred-year flood plain.

[5] Hydric soils mapped in accordance with the NRCS soil survey of the site area






[6] Steep slopes greater than 15% for areas adjacent to and within 200 feet of streams, wetlands, or other water bodies.

[7] A narrative of the species and distribution of existing vegetation within the buffer.


F. This Local shall be effective immediately.



Legend

-  Streams
-  Cazenovia Lake Watershed
-  Roads
-  500 Foot Buffer
-  Dye Test District

2000 0 2000 Feet



Map prepared by the Madison County Planning Department



N.Y.S. CHERRY

N.Y.S. EAST NUMBER

ZONING

Designation of Certain Wetlands as Critical Environmental Areas

I PURPOSE

In order to assist in the protection of important community resources, the Town Board of the Town of Cazenovia hereby designates all officially recognized New York State Department of Environmental Conservation ("DEC") wetlands located in the township as critical environmental areas ("CEA's") as provided under the New York State Environmental Quality Review Act ("SEQR"). The intent of the CEA designation is to protect this water resource in the Town of Cazenovia.

If you are initiating an action which is subject to review under SEQR which includes property which is within or substantially contiguous to any Cazenovia wetland as defined below, you will be asked to document the effects that action might have on the area by completing the long form environmental assessment form (Long Form EAF) available at the Town municipal building. Through such documentation, public agencies can make better-informed decisions for actions which are subject to SEQR. All actions, except Type II actions, within the CEA must be treated as Type I actions by an involved agency.

The following sections provide general background on the critical environmental areas which should be used in evaluating actions subject to SEQR.

II SIGNIFICANCE

These CEA's have the following exceptional and unique characteristics as defined in 6 NYCRR 617.4(h)(1):

- a) Ecological - important habitats (flora and fauna);
- b) Geological - saturated and flood-prone soils; and
- c) Hydrological - wetlands.

Wetlands are an indispensable part of the local ecosystem and their natural benefits are significant. They provide an important water recharge function by regulating the flow of water during flood and drought conditions. In addition, wetlands recharge water into the ground and act as filters by neutralizing any nutrients present in the surface water. Wetlands are also a vital part of the local wildlife habitat.

CAZENOVIA CODE

However, wetlands, like other surface waters, are affected by adjacent and upstream land uses. Removal of vegetation, alteration of natural drainage patterns, dumping, and filling can alter the natural functions of a wetland creating more severe flooding and drought, contamination of surface and ground water, and loss of wildlife habitat.

The DEC has identified a series of wetlands in Cazenovia. Those wetlands have also been classified for their value under several general categories: vegetative cover type; relationship to aquifer recharge areas, open water and seasonal flooding; past use and history; threatened or endangered species; and open space features such as aesthetic value or rarity within a region. Class I, II and III wetlands are found in Cazenovia. Class I wetlands have the highest value rating.

Of the 17 wetlands listed by the DEC and by this CEA designation, four are Class I wetlands, 11 are Class II wetlands, and two are Class III wetlands. More information on these values can be obtained from the DEC Region 7 office in Altmar, New York.

III LOCATION AND BOUNDARY DEFINITION

This Town of Cazenovia Wetlands CEA consists of all 17 DEC designated wetlands currently existing within the Town of Cazenovia. Those wetlands were originally defined and mapped by the DEC on the Oran, Cazenovia, Erieville and Manlius Quadrangles. Those maps form the basis for the attached map which specifically defines these CEA's.

For more detailed information, contact should be made with the Region 7 office of the New York State Department of Environmental Conservation as well as the Cazenovia Advisory Conservation Commission.

IV OWNERSHIP

Lands within the Cazenovia Wetlands CEA are entirely subdivided into numerous parcels under separate ownership.

This designation was adopted by a unanimous vote of the Town Board of the Town of Cazenovia after a duly noticed public hearing on August 13, 1990.

ZONING

Designation of Cazenovia Lake and Certain Surrounding Property as Critical Environmental Areas

I PURPOSE

In order to assist in the protection of important community resources, the Town of Cazenovia has designated Cazenovia Lake and certain surrounding property described in Section III as critical environmental areas ("CEA's") as provided under the New York State Environmental Quality Review Act ("SEQR"). The intent of the CEA designation is to protect this water resource in the Town of Cazenovia.

If you are initiating an action which is subject to review under SEQR and includes property which is within or substantially contiguous to Cazenovia Lake as defined below, you will be asked to document the effects that action might have on the area by completing the long form environmental assessment form ("Long Form EAF") available at the Town municipal building. Through such documentation, public agencies can make better-informed decisions for actions which are subject to SEQR. All actions, except Type II actions, within the CEA must be treated as Type I actions by an involved agency.

The following sections provide general background on the critical environmental area which should be used in evaluating actions subject to SEQR.

II SIGNIFICANCE

This CEA has the following exceptional and unique characteristics as defined in 6 NYCRR 617.4(h)(1):

- a) Benefit or threat to human health - public water supply;
- b) Natural setting - natural setting and views;
- c) Areas with social, cultural, historic, archaeological, recreational, or educational value - distinctive character zone, landmark feature, and scenic views;
- d) Recreation - boating, fishing, swimming; and
- e) Areas with inherent ecological, geological, or hydrological sensitivity - highly vulnerable to pollution, erosion and sedimentation.

CAZENOVIA CODE

Cazenovia Lake is a prime natural, recreational and visual resource for the Town. It is the reason why many people move to Cazenovia. The lake is a habitat for fish and migrating waterfowl. The Village of Cazenovia depends on the lake for its auxiliary water supply. A public water supply district for the Owers Point Subdivision is also immediately adjacent to the lake near its northern end. Presently, the water in the lake is classified "A" by the New York State Department of Environmental Conservation ("DEC"), which means that it is suitable for drinking if properly treated.

Maintaining the quality of the water is vital to the future of this resource. The present potential contamination of the lake is from non-point sources and includes septic effluent and lawn and agricultural fertilizers, as well as stormwater runoff from construction sites, impervious surfaces, and disturbed or eroded ground surfaces.

As defined in the Land Use Guide for Cazenovia, Cazenovia Lake is one of the most critical character zones within the Town. More detailed descriptions of important lake resources can be found in: Cazenovia Community Resources Project, Land Use Guide (Cazenovia, NY, 1985, pp. 14, 30 and 54-57). The appearance of the lake is critical to people's enjoyment of this resource. The wooded shoreline and ridges surrounding the lake create a natural setting. A tree-lined shore and wooded ridges help to screen existing buildings within the watershed. Of note is a unique stand of Norway Spruce along the southwestern shoreline planted in about 1890 as a screen along the West Shore Railroad.

As land development continues to take advantage of a "lake view," the surroundings of the lake may become over-built and the visual character destroyed. Therefore, review of land use activities along the approximate nine miles of shoreline must carefully consider visual resources as defined within the Land Use Guide. Those visual resources of particular concern include panoramic views from the Lorenzo Estate looking northwest to northeast, from Route 20 just west of the lake looking northeast and east, from Route 92 looking south and southeast, from Ridge Road looking northwest to southwest, and from the lake itself in all directions.

III LOCATION AND BOUNDARY DEFINITION

Cazenovia Lake is situated immediately west of the Village of Cazenovia and north of Route 20. The boundary of the CEA includes the entire body of the lake, four associated wetlands (including a one-hundred-foot strip parallel to each side of the four feeder streams upstream to a point 300 feet from the wetland) and a twenty-foot-wide buffer strip of shoreline entirely encompassing the lake. The

ZONING

buffer strip is to be measured from the mean waterline of the lake. The specific boundary of the CEA is also described on the attached map.

IV OWNERSHIP

Much of the lake and its shoreline is divided into individually owned parcels. Municipal property exists off East Lake Road, off Route 20, and across Route 20 from the Lorenzo Estate. A New York State parking and rest area exists fronting the lake off Route 20 at Route 92.

Individual lake shore lots extend over the entire lake bottom. The lake is subject to limited regulation by the New York State Department of Transportation as part of the Barge Canal System and by the New York State Department of Environmental Protection as Class "A" water. The Cazenovia Lake Association provides voluntary monitoring, testing, and educational programs. The Cazenovia Lake Association conducts a weed harvesting program.

This designation was adopted by a unanimous vote of the Town Board of the Town of Cazenovia after a duly noticed public hearing on August 13, 1990.