TOWN OF CONSTANTIA
COMPREHENSIVE PLAN

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INTRODUCTION

The Comprehensive Planning Committee

The Constantia Town Board established a Comprehensive Planning Committee in the winter of 2002/2003 to help develop a new comprehensive plan for the town. The Committee was composed of members of the town board, the planning board, and other town and village officials and residents. This committee was charged with gathering base data and reporting to the town board their recommendations on a comprehensive plan. The committee received assistance from the New York State Tug Hill Commission and the Oswego County Planning Department.

Purpose Of The Plan

The purpose of the plan is to provide a blueprint for the physical development of the town for the future. It prepares for the new waves of residential, commercial and industrial development that Constantia may face as the growth of the Syracuse metropolitan area continues to expand into the region. The plan will provide a framework for the existing land development and land subdivision controls. It will also help assure that the growth of the area will be in concert with future plans for water, sewer and road development, and will protect natural resource values. Finally, it is hoped that other levels of government (state, county, and other local governments) will find the plan useful in shaping their future development activities. It is the purpose of this plan to help others to plan and develop in accord with the desires of the citizens of Constantia.

Previous Plan

The original comprehensive plan for Constantia was developed in 1967 by Joseph Katulski of Snyder, NY. That plan was reviewed by the Comprehensive Planning Committee and proved useful to this effort. The plan map from the 1967 document is included in Appendix B of this plan.

Community Survey

A general community opinion survey was conducted in 1998. The survey contained questions regarding town character, natural resources, residential housing, and commercial and industrial development.

Periodic Review And Update Of The Plan

It is the recommendation of the Planning Committee that this plan be periodically reviewed and updated by the Town Board and others, as designated by the Town board, at least once every five years. A five year review will refresh the Town Board's perspective on the longer range issues affecting Constantia, and help to reinforce the link between day-to-day development decisions and longer range town policies. In addition, a periodic update will

keep the plan current with the ever-changing conditions of the town without the need for large-scale planning efforts.

The Organization Of This Document

This document is organized into the following parts:

Part I. Community Profile

This section presents a compilation of relevant facts about the demographics of the town based on US Census and other data.

Part II. Plan Elements and Strategies

This section presents the community issues and strategies which reflect the general desires for the direction in which the citizens of the town wish to go, based upon public meetings and the community survey.

Part III. Land Use Policies

This section includes policies which form the framework for the town's land use regulations. All development projects in the town should conform to these standards.

Appendix A. Historic Resources Inventory

Appendix B. Maps

PART I - COMMUNITY PROFILE

DEMOGRAPHICS

Table 1 shows population trends in Constantia from 1950 to 2000. From Table 1 it is clear that the town as a whole has been growing steadily since 1950. The 2000 population of 5,141 represents an 5.6% increase over the 1990 population. What is significant is that during the period of 1950-2000 the town's percent growth exceeded that of Oswego County. This trend is expected to last through the first decade of this century. The 1990 Census shows that approximately 30% of the town's population is under 20, while nearly 61% is in the 20-64 age category. This would imply a large population for which employment and educational opportunities are important.

Table 1.
Town of Constantia Population Change 1950-2000

	1950	1960	1970	1980	1990	2000
Constantia	1,947	2,730	3,542	4,312	4,868	5,141
Constantia CDP*	-	-	-	-	-	1,107
Cleveland	555	732	821	855	784	758
Amboy	482	524	557	836	1,020	1,312
West Monroe	1,002	1,417	2,535	3,482	4,393	4,428
Oswego County	77,181	86,118	100,897	113,901	121,771	122,377

Source: U.S. Census Bureau

*census defined place

Population Density

Changes in the population density of the town are another means of gaining a perspective on growth. In 1950 town population density was 33.6 persons per square mile. This figure increased to 61.2 by 1970 and was 88.8 persons per square mile by 2000.

Population density is admittedly not uniform throughout the town. Some areas have and will continue to have a much higher concentration of people than others. However, the increase in density is certainly an indication that more and more people are sharing the same amount of land.

Households

Table 2 shows the number of households in the town in 1990 and 2000. The total town figure of 1,893 households is 14.5% higher than the 1990 total of 1,653 households.

Table 2.
Household Population

	# of Households 1990	Average Household Size	# of Households 2000	Average Household Size
Constantia	1,653	2.94	1,893	2.72
Constantia CDP	-	-	436	2.54
Cleveland	256	3.04	277	2.74
Amboy	343	2.98	468	2.80
West Monroe	1,450	3.03	1,579	2.80
Oswego County	42,434	2.76	45,522	2.60

Source: U.S. Census Bureau

HOUSING

Table 3 examines the total number of housing units in Constantia and surrounding communities in 1990 and 2000. The town as a whole added 268 units during that period, an increase of 12.9%. Table 4 examines the number of different types of structures. It is clear that most of the housing in Constantia consists either of conventional single family residential units or mobile homes. This amounts to 73.7% and 21.1%, respectively.

Table 3.
Total Housing Stock

	1990	2000
Total Town	2,083	2,351
Constantia CDP	-	560
Cleveland	289	310
Amboy	480	640
West Monroe	1,629	1,765
Oswego County	48,548	52,831

Source: U.S. Census Bureau

Table 4.
Dwelling Units by Number of Units per Structure 2000

	1 detached unit	1 attached unit	2-4 units	5-9 units	10 or more units	mobile homes, trailers, other	total
Constantia	1,732	30	70	13	0	497	2,351
Constantia CDP	368	8	25	12	0	125	547
Cleveland	244	3	35	1	0	27	310
Amboy	413	4	10	0	0	215	642
West Monroe	1,127	5	76	0	12	545	1,765
Oswego County	33,653	610	5,719	1,509	1,901	9,320	52,831

Source: U.S. Census Bureau

Table 5 examines the median age of housing structures in the town and surrounding communities. Most housing in the town was built in the mid to late 60s. The age of the housing stock is comparable to that of Oswego County, but older than that of the neighboring north shore town of West Monroe. This is most likely due to the relatively older housing stock in the Village of Cleveland.

Table 5.
Median Year Structure Built

	Median Age
Constantia	1969
Constantia CDP	1965
Cleveland	1940
Amboy	1974
West Monroe	1975
Oswego County	1964

Source: U.S. Census Bureau

Tables 6 and 7 detail the availability and affordability of housing. A vacancy rate of 5% is generally considered adequate (over 5% indicates an oversupply and under 5%, an undersupply). The town as a whole had a vacancy of 7.5, similar to that of Oswego County. The hamlet of Constantia CDP had a vacancy rate of 9.6%.

Housing affordability is measured by the ratio between median housing value and median household income in a given community. A ratio of 2:1 or lower is considered an indicator of affordability. Constantia and neighboring communities range from 1.7 to 2.1.

Table 6.
Housing Vacancy Rate

	Vacancy Rate
Constantia	7.5%
Constantia CDP	9.6%
Cleveland	6.7%
Amboy	5.5%
West Monroe	7.5%
Oswego County	7.2%

Source: U.S. Census Bureau

Table 7.
Housing Affordability

	Median Value for All Owner-Occupied Units	Median Household Income	Ratio
Constantia	72,000	39,932	1.8:1
Constantia CDP	74,300	41,307	1.8:1
Cleveland	66,500	32,313	2.1:1
Amboy	56,100	33,315	1.7:1
West Monroe	71,500	42,043	1.7:1
Oswego County	69,800	36,598	1.9:1

Source: U.S. Census Bureau

EMPLOYMENT CHARACTERISTICS

Table 8 shows town employment status in 1999. The employment rate in Constantia was lower than that of the county and surrounding communities.

Table 8.
Employment Status 1999

	Civilian Labor Force	Percent Unemployed
Constantia	2,594	5.0
Amboy	565	8.1
West Monroe	2,114	7.4
Oswego County	59,667	9.3

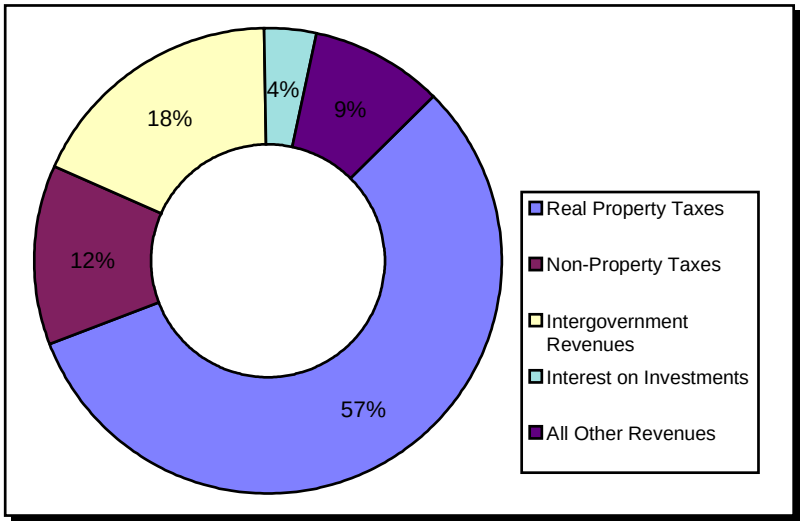
Source: U.S. Census Bureau

In 1995, there were five firms in Constantia that employed a total of 32 workers. Current employment category data is unavailable for the town. However, according to the 1990 Census, over 2,000 people were employed in non-farm businesses, of which only 72 worked in the town.

FINANCE

According to the NYS Comptroller, 2000 revenues for the Town of Constantia totaled $1,054,700 and were raised mostly from property taxes (57%). Next were intergovernment revenues (state aid, etc.) (18%), non-property taxes (12%), other revenues (9%) and interest on investments (4%). *See definitions on page 7*.

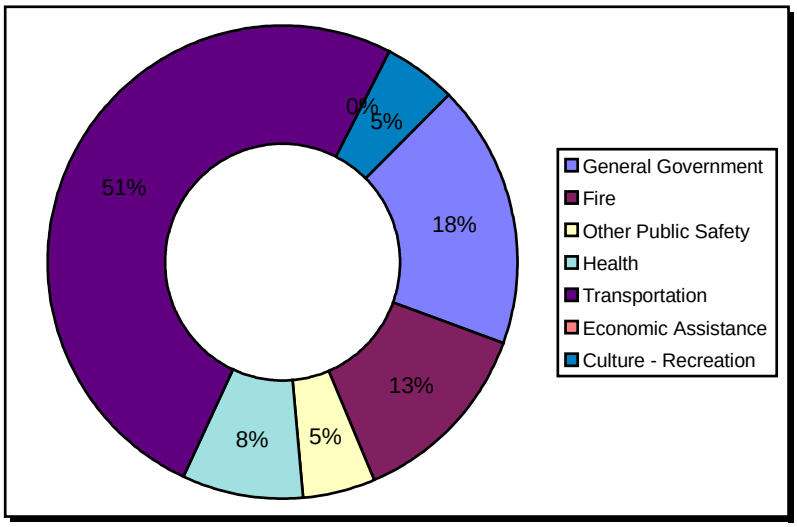
Figure 1. 2000 Revenues



Source: NYS Comptroller

During the same year, transportation made up the largest expenditure (51%), followed by general government (18%). and fire protection (13%), The remaining expenditures consisted of health, culture and recreation, other public safety and economic assistance. *See definitions on page 7*.

Figure 2. 2000 Expenditures by Function



Source: NYS Comptroller

DEFINITIONS
REVENUES
Real Property Taxes*: represents the total amount of ad valorem real property taxes, plus special assessments levied on real property on the basis of benefit – includes interest and penalties on taxes, payments in lieu of taxes and gain from the sale of tax acquired property*

Non-Property Taxes: *includes sales tax distributions*

Intergovernment Revenues*: state aid, federal aid, other government aid*

Interest on Investments*: interest from monies invested or deposited*

All Other*: revenues not otherwise classified, such as departmental income, licenses, permits, rentals, sales, fines and forfeits, recoveries, refunds, etc.*

EXPENDITURES
General Government*: includes expenditures for executive, legislative, judicial, and financial operations*

Police*: includes expenditures for police service*

Fire*: includes expenditures for fire prevention and protection*

Other Public Safety*: traffic control, public safety administration, on-street parking, animal control, building inspection, civil defense, examining boards, DARE program, etc.*

Health*: expenditures for ambulance services, public health administration, registrar of vital statistics, etc.*

Transportation*: expenditures for maintenance and improvement of roads and bridges, snow removal, street lighting, etc.*

Economic Assistance*: expenditures to promote the economic welfare of residents*

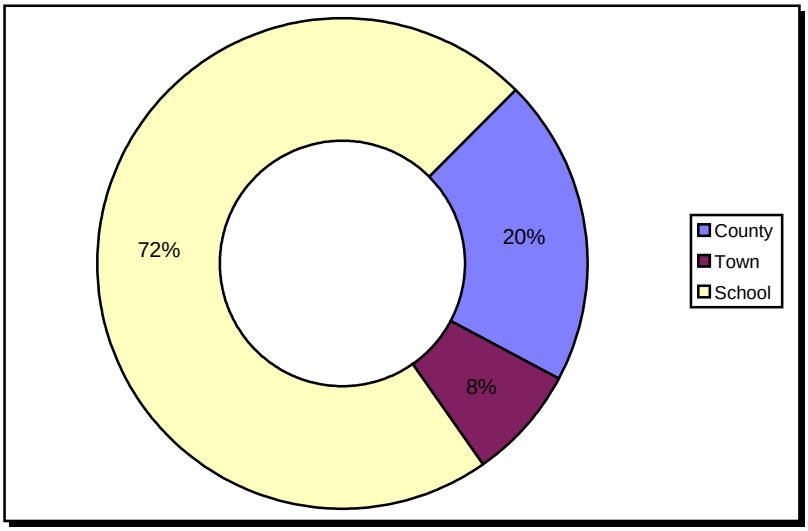
Culture-Recreation*: expenditures for parks, playgrounds, youth and adult recreation programs, libraries, etc.*

PROPERTY TAXES AND LAND USE

Full taxable value (tax base) of real property in the Town of Constantia was $157,725,000 in 2000.

In 2000, town property owners paid $26.77 to $29.25 per $1000 assessed value in property taxes (this includes county, town and school taxes). Figures 3 depicts the breakdown of property tax payments by recipient government or school district.

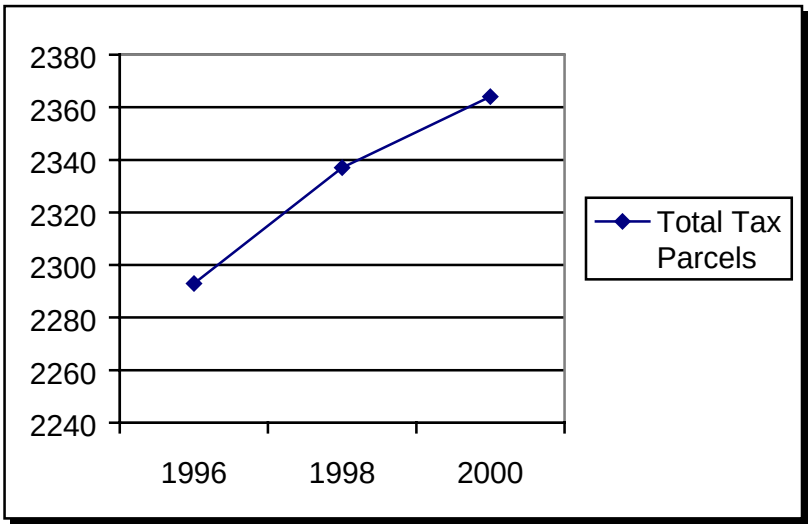
Figure 3. 2000 Property Tax Breakdown



Source: NYS Comptroller

Land subdivision resulted in 71 new parcels in the town (outside the village) between 1996 and 2000. This 3% increase averages out to 18 new parcels per year during that period. The total number of tax parcels was 2364 in 2000.

Figure 4. Total Tax Parcels

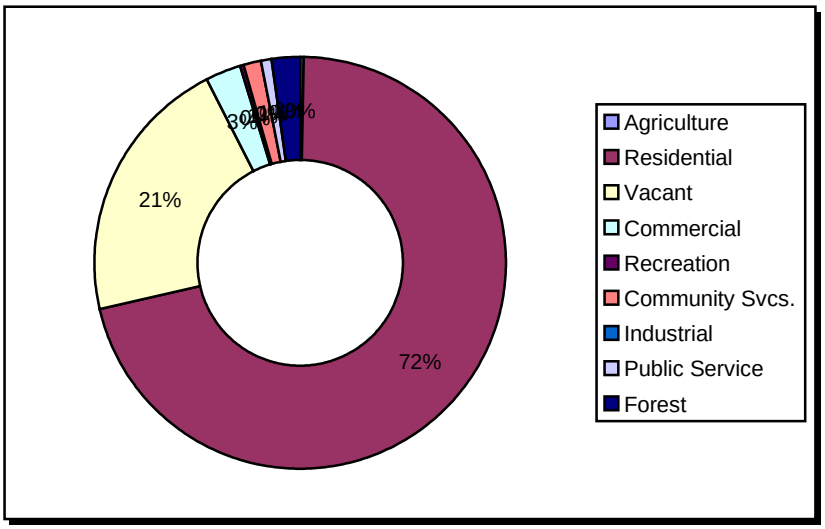


Source: NYS Office of Real Property Services

Tax Parcels by Property Class

The overwhelming majority (72%) of tax parcels in the TOV are assessed as residential in 2000. The next largest categories were vacant land (21%) and commercial (3%). Approximately 9% of the residential parcels are seasonal.

Figure 5.

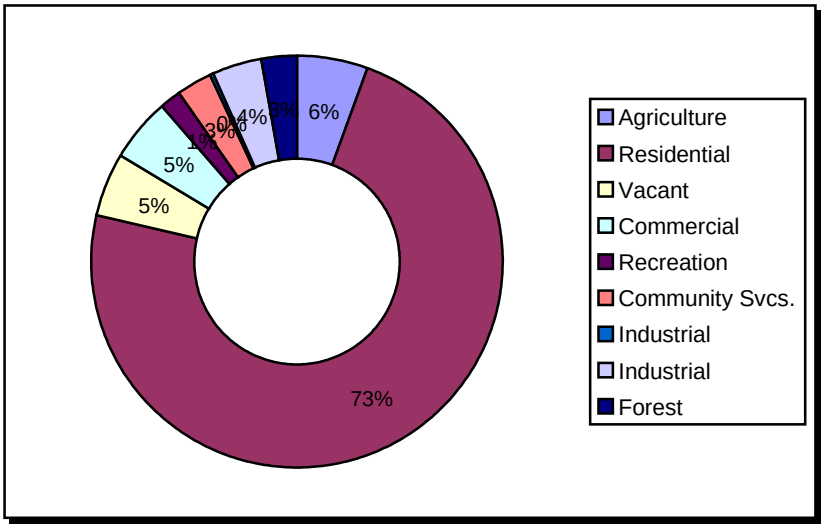


Source: NYS Office of Real Property Services

Assessed Value by Property Class

When total assessed value is broken down by property class, about three quarters of the value is in residential parcels. Next are agriculture parcels (6%), vacant parcels (5%) and commercial parcels (5%). Seasonal residential parcels make up about 5% of the total assessed value in the TOV.

Figure 6.



Source: NYS Office of Real Property Services

PART II - PLAN ELEMENTS AND STRATEGIES

This section of the comprehensive plan presents discussion and strategies that address five topical areas – natural resources; historic resources; transportation; infrastructure; and parks, recreation and open space. These ideas are the result of the planning process and are based on the community survey, public visioning meetings, and meetings with experts in each topic. ***It is highly recommended that the town prioritize each strategy, decide how each strategy will be implemented, and determine which element of town government (committee, board, etc.) will be responsible***.

NATURAL RESOURCES

Oneida Lake

Constantia contains several lakes, the largest of which is Oneida. Oneida Lake, also the largest inland lake in New York state, is known throughout the region as a great fishing and boating resource. The lake is quite clean due to the lack of industry along its shores. However, the health of the lake and its habitats is in jeopardy due to several factors, including low winter water levels, diminishing levels of phosphorous, and the introduction of invasive species. These problems are evidenced in the diminished populations of walleye and yellow perch observed during the 1990s. As this fishery suffers, so does the local economy. The NYS Department of Environmental Conservation has placed Oneida Lake on the priority water body list, a list of surface waters determined by DEC, with public input, to have their uses precluded, impaired, stressed or threatened.

The lake ecosystem has stabilized and adjusted to the water level impacts associated with the construction of a control dam on the Oneida River in Caughdenoy in the early 1950s. The lake has been kept at an artificially low winter level due to pressure from lakeside landowners, mostly on the south shore, to prevent spring flooding. As a result of the low levels, aquatic vegetation is exposed and dies, reducing important habitats. An ecosystem approach to water level management on Oneida Lake is necessary to prevent future impacts to the fishery and native wildlife, recreation, and the local economy. This approach must strike a balance between preventing flood hazards and harming the health of the lake

Phosphorous is an element essential for most plant and animal life. It is necessary in water environments for primary productivity, resulting in the growth of phytoplankton, a one celled, photosynthesizing green plant. Phytoplankton serve as the basis of the aquatic food chain. Levels of phosphorous in Oneida Lake have declined by at least 50% over the last 30 years. Nuisance algal blooms common in the 1960s and before, occur infrequently today and usually only after periods of heavy runoff when phosphorous enters the lake from upland areas. It is possible for phosphorous levels to become so low that the productivity of the lake could be affected, harming the fishery. A recommended average phosphorous level is 20 parts per billion.

Biological invaders are having a serious impact on Oneida Lake ecosystems. Many invaders enter US waters in the ballast water of Great Lakes bound European vessels. The lake has already experienced some exotic plant and fish invaders, most recently water chestnuts, phragmites, purple loosestrife and zebra mussels. Yet to come, but

certainly expected, are the round goby and European zuffe. Both of these fish are expected to have potentially serious impacts on the lake ecosystem.

Forestry

A well managed forest can provide a continuous yield of raw materials for the wood products industry (an important sector of the town economy) and provide habitat for forest dwelling species of birds and mammals. Intense logging practices such as clear cutting, high-grading and over-harvesting can take timber stands out of production for 50 years or longer, harming long term productivity. Such practices also open the forest to invasion by non-native, low-value species of plants. Careless practices can cause erosion and sedimentation in streams, release pollutants into the environment and create fire hazards. When careful logging practices are employed, timber can be harvested without causing environmental damage or hazardous and unsightly conditions.

Commercial Agriculture

There is little commercial agriculture in Constantia. The Agricultural Districts map shows the locations of the active farms in the town. They cover a total of approximately 360 acres of land. These farms are located along NYS Route 49, Auringer Road, County Routes 23 and 23A and County Route 65.

Strategies

A1. **Advocate to maintain lake levels on Oneida lake between 368.5 bcd (normal winter drawdown) and 372.4 bcd (flood stage)**. Work with local governments and organizations who have a stake in lake levels – specifically the NYS Canal Corporation and other lake towns.

A2. **Encourage and support the delay of the Oneida Lake winter drawdown in the fall and the timely return of summer water levels in the spring**. Research the possibility of tying water level management to lake temperature.

A3. **Advocate to maintain total phosphorous levels in Oneida Lake between 10 and 50 ppb –averaging no less than 20 ppb**.

A4. **Support an increase of adult walleye and yellow perch populations in Oneida Lake to or above 600,000 and 2 million individuals respectively**.

A5. **Educate town residents and tourists about invaders in and around the Oneida Lake.** Support the efforts of the Oneida Lake Association and the Oswego County Soil & Water Conservation District to control invasive species.

A6. **Serve as a clearinghouse for forestry education**. Promote the forestry practices outlined in the Nature Conservancy manual, THRIFT literature and state best management practices literature.

A7. **Consider adopting a logging law**. This would prevent damage caused by careless logging practices and protect adjacent owners from timber trespass.

HISTORIC RESOURCES

A town's historic sites and structures provide a visible link to its past. Historic resources contribute greatly to the town's sense of place and identity and provide clues as to how early residents lived and worked. As these resources are demolished, abandoned or allowed to deteriorate, this identity is slowly chipped away. Historic preservation also makes sense economically as it boosts tourism in communities. This is witnessed locally in villages such as Cazenovia and Sackets Harbor.

Constantia features many properties of historic merit, including the two oldest houses in Oswego County, "Kempwick" and the George Scriba House, both of which date from the 1790s. Presently, only one structure, the Trinity Episcopal Church in the hamlet of Constantia, is listed on the National Register of Historic Places – *see sidebar*. The Oswego Heritage Foundation, a not for profit corporation, has undertaken a "reconnaissance level" architectural survey of the town. Sites and structures in the survey include houses, farms, commercial buildings, institutional buildings, churches and cemeteries. An edited version of the survey is included as Appendix A of this plan.

While the burden of protecting these properties lies primarily with individual building owners and landowners, several tools are available to help the town accomplish its preservation goal.

Strategies

B1. **Work with the Oswego Heritage Foundation to maintain an inventory of important resources**. Knowing what and where the historic sites and structures are is the first step to protection and enhancement.

B2. **Use site plan review to ensure that resources are protected**. The town's "Land Development Law" requires site plan review for several type of projects. As part of this review, the planning board should consider whether activities affecting important sites and structures (especially those listed in the inventory) are sensitive to the historic features of the property.

B3. **Serve as a clearinghouse for historic preservation**. The town can further preservation goals by linking property owners with preservation assistance organizations such as the Oswego Heritage Foundation, the NYS Preservation League, NYS Office of Parks, Rec. and Historic Preservation and the National Trust for Historic Preservation. Contact information for these organizations should be kept current and readily available.

What is the National Register of Historic Places?

The National Register of Historic Places is the Nation's official list of cultural resources worthy of preservation. Authorized under the National Historic Preservation Act of 1966, the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources. Properties listed in the Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture. The National Register is administered by the National Park Service, which is part of the U.S. Department of the Interior.

Criteria for Evaluation

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:
A. *That are associated with events that have made a significant contribution to the broad patterns of our history; or*
B. *That are associated with the lives of persons significant in our past; or*
C. *That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or*
D. *That have yielded or may be likely to yield, information important in prehistory or history.*

In addition to honorific recognition, listing in the National Register results in the following for historic properties:

- *Consideration in planning for Federal, federally licensed, and federally assisted projects;*
- *Eligibility for certain tax provisions;*
- *Consideration of historic values in the decision to issue a surface mining permit where coal is located in accordance with the Surface Mining Control Act of 1977; and*
- *Qualification for Federal grants for historic preservation, when funds are available.*

TRANSPORTATION

State roads

Route 49 is the major route through Constantia. Average daily traffic ranges from 3448 to 6292 with the heaviest count from the West Monroe town line to the intersection of County Route 23 (see map 2). According to NYSDOT design criteria, this road is at *maximum* carrying capacity from the hamlet of Constantia westward. NYSDOT has no plans for widening this road in the next 30 years.

County Roads

Oswego County highways in Constantia include Routes 17, 23, 23A, 23B and 65. Route 23 is the most traveled, with an average daily traffic count of 5,064.

Town roads

The town contains 59.83 miles of town maintained roads. 47.24 are paved, 2.45 are oil and stone and 10.14 are dirt. The goal of the town highway department is to widen all roads to 20 feet. As of 2002, 45.74 miles are at this width. A growing concern in the town is the number of driveways being built with inadequate sight distance. The highway department receives numerous requests for “children at play” signs due to this problem. The department used to have an informal curb cut permitting system, but has abandoned it due to administrative difficulties.

Functional Classification

A useful tool for analyzing public highways is to examine exactly how they are used. The functional classification system is an excellent means of accomplishing this task. This system identifies five categories of highway. These are principal arterials, minor arterials, major collectors, minor collectors, and local roads and streets. Arterials link one end of a state or region with another. Mobility is the most important factor, while access is the least important. A major collector links local communities, while a minor collector provides connections within a community. Access is more important for collectors than it is for arterials. Finally, local roads serve adjacent land uses. Access is the most important factor while mobility is the least.

NYS Route 49 is a minor arterial and County Routes 17 and 23 are minor collectors. County Routes 23A, 23B and 65 and all town and village roads are local. The total miles in these categories is 9.83 miles in minor arterial, 16.17 miles in minor collectors and 77.96 in local roads.

Fixed Route Public Transportation

Oswego County Opportunities, Inc. operates two bus routes in the town as part of its OPT system. These are OPT 4b and 12. Route 4b provides connections between Fulton, Central Square, West Monroe, Constantia, Bernhards Bay, and Jamison Corner in the Town of Amboy. Route 12 provides service between Cleveland, Central Square, Fulton, Hannibal and Oswego.

New York State Canal

The Erie Canal section of the NYS Canal traverses the Town of Constantia. There are three other sections that comprise the entire canal system. These are the Champlain, Oswego and Seneca Canals. Together, all four sections are a total of 524 miles long. At present, there is very little commercial use of the canal. There is, however, increasing recreational use. This is illustrated by the fact that during 1999 over 8,000 pleasure craft passed through the canal locks at Caughdenoy.

Strategies

C1. **Allow new roads in subdivisions only if absolutely necessary**. The cost of maintaining and plowing new roads in single family home subdivisions usually results in a net loss to town tax coffers.

C2. **Investigate minimum maintenance classification of eligible roads**. See sidebar.

C3. **Consider re-instituting a curb cut permit program**.

C4. **Work with other Route 49 communities, especially North Shore Council of Governments (NorCOG) communities, to maintain the integrity of the highway as an interregional connector.**

What is a minimum maintenance road?

A minimum maintenance road is a low-volume road segment primarily providing agricultural or recreational land access, having an average traffic volume of 50 or less vehicles per day, and with no year around residences or businesses. Minimum maintenance is not "no maintenance," and a road or road segment which has been so designated shall be maintained at a level which allows the road to remain passable and functional in accordance with the Guidelines for Rural Town and County Roads. The minimum maintenance road concept provides an alternative to abandonment or to designation as a seasonal limited-use road. Abandonment is a difficult process to complete, and a seasonal limited-use road must be upgraded if and when a year around residence is built along the road.

INFRASTRUCTURE

Sewer

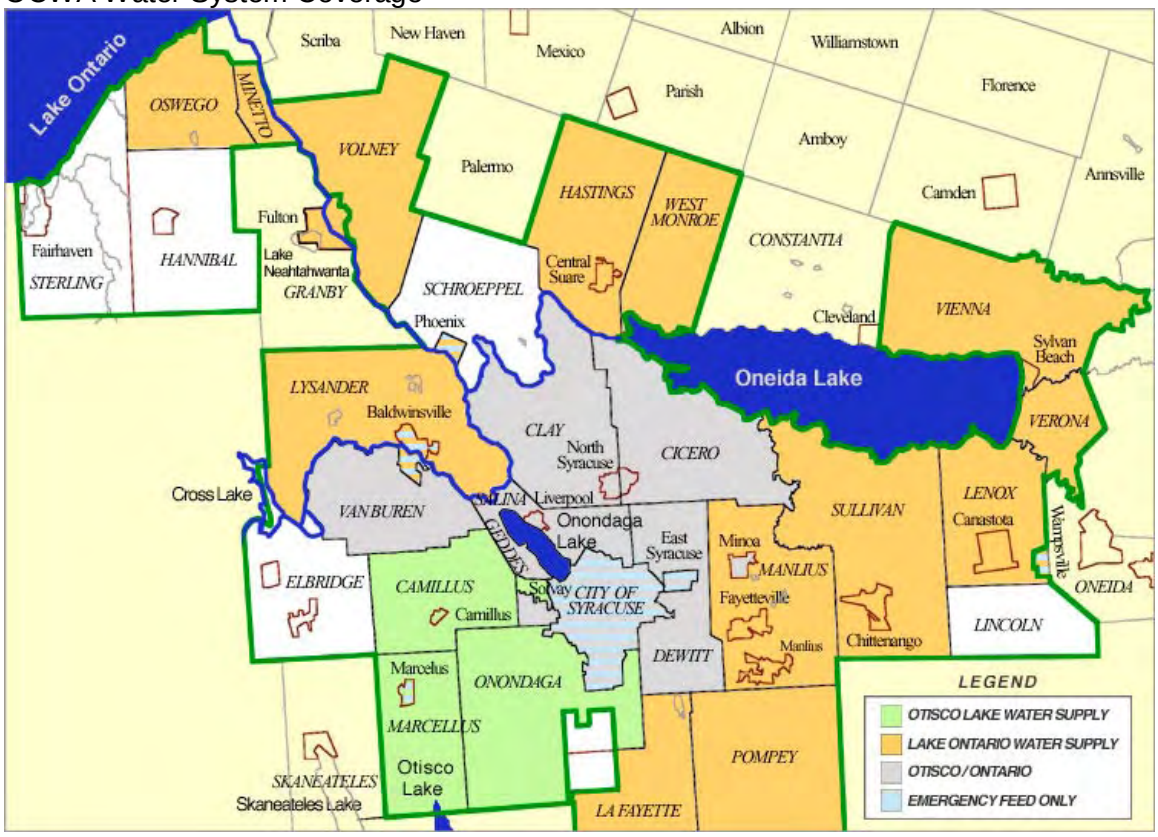
The town is presently served only by private septic systems. Several studies have been undertaken in the past to examine the feasibility of sewering parts of the town. In 1996, the town created a wastewater service district which extends from the Village of Cleveland border to Doris Park. In 1998, the town authorized the latest study. Four types of collection systems were considered – conventional gravity sewers, pressure sewers, vacuum sewers and small diameter gravity sewers. Two treatment approaches were considered – a centralized system with a single treatment facility located near the hamlet of Constantia and a decentralized system which would consist of several small scale treatment facilities.

It should be noted that while these studies were well-founded technically, they were based on the principle of serving the maximum number of customers for the lowest cost. The studies were not done in compliance with a land use plan. The town needs to first determine sewer needs (locating which portions of the town need public sewer for health concerns and which portions of the town need sewer to permit targeted future growth) and then assess the feasibility of the aforementioned approaches.

Water

The Onondaga County Water Authority's (OCWA) long range goal (20 years) is to loop Oneida Lake with its water system. The system uses Lake Ontario water and currently supplies Vienna and parts of West Monroe. Constantia is the last segment needed to complete the loop. If water were to be brought to Constantia, it would require an extension of the line from the west, because the closest tank to the east, in Sylvan Beach, could not supply adequate pressure. At the present, the line from the west ends in south central West Monroe. There is an area of very low development density between the terminus there and the Constantia town line, which lessens the feasibility of extension from the west. The extension when eventually built would follow Rt. 49 and could potentially supply water to the areas up 100 feet in elevation from Rt. 49 and down in elevation to the Oneida Lake shore. As with sewer planning, public water needs must be established for Constantia in accordance with a land use plan.

OCWA Water System Coverage



Source: Onondaga County Water Authority

Sewer and Water in the Village of Cleveland

At present, the Village of Cleveland has a public sewer system, which was completed in 1992. The current user base is approximately 331 residential, 5 commercial, and one industrial customer.

The Village of Cleveland and a small area outside the village are supplied with public water by a well located in the Town of Vienna in Oneida County. There is a second reserve well adjacent to the active well. The total estimated capacity of the active well is 216,000 gallons per day. This is more than the current average daily demand of 120,000 gallons and peak daily demand of 180,000 gallons. The village currently supplies 357 residential, 9 commercial and one industrial customer for a total of 1,100 people. Cleveland has enough excess capacity to supply an additional 175 residential customers.

A special study was recently undertaken to establish a wellhead protection program for the Village of Cleveland wells. In 1999, the consulting engineers issued a final report which identified the Constantia Aquifer as the source of the village water. The report places Scriba Creek as the western boundary of this aquifer, which is one to two miles wide and is approximately three miles north of Oneida Lake. The aquifer extends ten miles east into the Town of Vienna, Oneida County.

Hamlet of Constantia Public Infrastructure

The hamlet of Constantia contains public infrastructure in the form of curbing, sidewalks, storm drains and street trees. These features add greatly to the character and livability of the hamlet, calming traffic, creating a more pedestrian friendly environment, removing excess rainfall from streets and providing much needed shade in the summer. The maintenance of this infrastructure is a critical factor in luring new businesses to locate in Constantia. The hamlet also features what is sometimes referred to as "vertical" infrastructure. This includes town buildings such as the town hall, library and post office. It is important that these facilities remain in the hamlet as they strengthen it and bolster traffic at neighboring retail establishments as well.

Strategies

D1. **Reevaluate the feasibility of a public sewer system based on servicing areas of the town that 1) need sewers to prevent public health problems and 2) areas that are targeted for high density commercial and residential development**.

D2. **Coordinate any public sewer and water system developments with stricter land use controls and possibly town purchase of open space (or development rights) along sewer and/or water lines that pass through areas not targeted for high density development**.

D3. **Enhance hamlet infrastructure**. Consider undertaking a hamlet streetscape plan that addresses public spaces, parking, pedestrian ways, intermodal transportation connections, curbing, sidewalks, storm drainage and street trees.

D4. **Locate community buildings and facilities in hamlet to the extent possible**.

PARKS, RECREATION AND OPEN SPACE

Public Lands

The public lands map (map 3) shows the location of the approximately 1,132 acres of public land in the Town of Constantia. This includes 1,086 acres of state land and 47 acres of town and village parks. The state property is part of the 3,571 acre Three Mile Bay Wildlife Management Area, which also covers portions of the Town of West Monroe. In addition the NYS Department of Environmental Conservation owns and operates a fish hatchery in the hamlet of Constantia. Approximately nine miles of the Oswego County Recreation Trail traverse the southern portion of the town. The trail is used for snowmobiling in the winter and hiking in the summer. Local snowmobile clubs maintain an additional 27 miles of trails in the town. The town operates Taft Bay Park on a 10 acre parcel just west of Bernhards Bay on the Oneida Lake shore. The park features swimming access, baseball fields and other recreation amenities. Scriba Park is an 8.5 acre wooded area maintained by the town just north of the hamlet of Constantia.

New York State Canal

The 1993 Central New York Canal Plan identifies four marinas in the town where there are a variety of services available to boaters. Two of these marinas are in the Hamlet of Constantia, one is in the Village of Cleveland and one is located between the Hamlets of Bernhards Bay and Constantia. The canal plan further designates the Village of Cleveland and the Hamlet of Constantia as “Marine Service Centers.” Some of the specific recommendations include expanded marina services in Cleveland and Constantia and improving pedestrian access between the Hamlet of Constantia and the lakeshore.

Strategies

E1. **Create connections from the Oswego County Recreation Trail to the hamlets of Constantia, Bernhards Bay and Taft Bay Park**.

E2. **Establish handicapped accessible fishing access on Oneida Lake in the hamlet of Constantia**. The project should be a cooperative effort between NYSDEC Oneida Fish Hatchery and the Town of Constantia Parks & Recreation Department.

E3. **Develop a public pier on Oneida Lake (and the Canal System) in the hamlet of Constantia (off the end of Mill Street) for short-term mooring, access to boater services, and for local fishing and sightseeing access**.

PART III - LAND USE POLICIES

TYPES OF DEVELOPMENT

The development in Constantia consists primarily of residential and service/commercial structures. There are several mobile home parks and recreational vehicle parks scattered throughout the town, primarily near Oneida Lake. Some of the residential development along the Oneida Lake shoreline could be characterized as "seasonal" camps or second homes. There are a few scattered industrial developments including sawmills and quarries, and a few institutional developments such as the school and town hall.

DEVELOPMENT PATTERNS

Historically, development has tended to cluster in high densities on the Oneida Lake shoreline, and in a few specific hamlet areas along State Route 49 such as Constantia and Bernhards Bay. Some smaller hamlets such as Gayville and Constantia Center, comprised of a few clusters of homes at road intersections, also exist. Recent development trends have favored scattered development throughout the remainder of the town, generally at much lower densities. Most recently constructed residential structures are scattered in a dispersed pattern throughout the town on state, county, and town roads. There are a few areas of planned subdivision developments along the Oneida Lake shoreline and in the Panther Lake area. Many of the subdivisions in the shoreline area are of high density and are arranged in rather haphazard configurations, many along private roads.

HAZARDS TO DEVELOPMENT

There are several environmental conditions which prohibit normal development practices in some areas of the town. Flood hazard areas along Oneida Lake shoreline pose a severe limitation to development in the long run. Wetland areas also comprise a significant loss of developable land and are severely restricted in their use by New York State law. Also constraining development in the town are Natural Heritage Areas, soil conditions and areas of steep slopes.

Flood Hazard Areas

These are lands adjacent to flowing or standing bodies of water which may be flooded during periods of snow melt runoff, heavy rain or as the result of storm surges. The development constraints map shows these areas. The map is based on data that shows lands which have a one percent chance of being flooded within any given year. These standards reflect the National Flood Insurance Program requirements.

Intensive use of flood prone areas can affect water quality within a watershed in the event of a flood. Water pollution can occur from ruptured underground storage tanks, submerged effluent absorption fields, or broken natural gas pipelines. Floodplains may serve functions similar to wetlands, if left unaltered by urban activities. They inhibit the rapid release of flood waters, thereby reducing downstream erosion and damage by

flood waters. In fact, a comparison of flood hazard and wetlands maps show that these areas often overlap each other.

These areas all pose difficult community planning problems. Development in these areas may pollute groundwater, not only due to the proximity of the groundwater to the surface in floodplain and wetland areas, but because on-site sewage disposal systems will not normally function properly in floodplains, wetlands, or areas of steep slope. Should high densities of development locate in these areas, they will be much more difficult to service with community road, water, and sewer facilities in the future as well.

Wetlands

Wetlands are areas of saturated soil conditions where there may be standing water during all or most of the year. Their formation has occurred since the last glaciation in poorly drained surficial geological deposits. Many natural functions of wetlands are beneficial to a community. For example, wetlands help to reduce water pollution caused by runoff from a variety of land use activities. This occurs because wetlands provide sites where sediments can settle out before entering lakes or stream channels. Wetlands can also serve as natural dams because excess waters will be released very slowly by drainage, evaporation, and transpiration. Wetlands may also serve as aquifer discharge or recharge sites, depending on the time of year. The diversity of plant species in wetlands provides habitat and breeding areas for many species of wildlife.

In 1975, the NYS Legislature passed the Freshwater Wetlands Act, which addresses various land use activities on wetlands of 12.4 acres or greater. This regulates those activities which may interfere with natural wetland functions. The NYS Department of Environmental Conservation is charged with administering the law. The Freshwater Wetlands Act identifies four classes of wetland, three of which are found in Oswego County. These classes are based on plan community and biological productivity. As a general rule of thumb, Class I wetlands may be considered the most hydrologically and biologically important. This is followed by Class II, III and IV wetlands. This fact is of some importance since the planning process often means setting land use priorities.

The hydrography map (map 5) shows the distribution of wetlands in the town. The total extent of the Class I, II and III wetlands is nearly 6,800 acres or 18% of Constantia. The Class I wetlands occur throughout the town but dominate central and northern Constantia. Class II wetlands are found in an east-west band that is one to two miles north of NYS Route 49. Most Class III wetlands are found in three small scattered blocks. These are found south of North Auringer Road, west of Salt Road, and west of Center Street Road.

Natural Heritage Areas

1996 data from the NYS Department of Environmental Conservation shows approximately 25 environmentally sensitive sites within Constantia, 15 of which are north of Oneida Lake. These sites contain rare or endangered plant or animal habitats. Legal constraints preclude identifying the exact nature of these sites, but they are most prevalent in the western and southeastern corners of the town.

Soils

Soils form as a result of the weathering of parent materials (see map 6) in a process that also includes the interaction of climate, topography, and biological activity working on that material. Most parent materials in Oswego County are glacial deposits.

Constantia Soils

There are a total of 59 distinct soil units in Constantia. Soils derived from the same parent materials have similar characteristics and, therefore, similar land use capabilities. Parent materials include till, sand and gravel, lacustrine deposits, alluvium and organic matter.

Till

Since the composition of till varies, its resulting soils are also diverse in their characteristics. However, nearly all till soils in Oswego County have a dense sublayer called fragipan. This layer reduces the ease of soil drainage. Most till soils present a variety of problems for many types of land use activities due to low fertility, wetness, stoniness, and low permeability.

Sand and Gravel

These categories of soils are derived from sands and gravels found on kames, beaches, and outwash plains. These soils present relatively few limitations for many land use activities. For example, they often provide good support for structures and can be suitable for on-site sanitary disposal systems when located a sufficient distance from, and at a compatible density with, any underlying groundwater table.

In addition to their suitability for many land use activities, sand and gravel soils are often associated with aquifer recharge areas. This is due to the high porosity and permeability of their stratified layers. Sand and gravel may also be an economic resource needed for many types of construction.

Lacustrine Soils

These soils developed from deposits of sand, silt, and clay deposited in glacial or proglacial lakes. These soils are generally found in topographically low areas. This fact, plus their fine texture, gives these soils problems of poor drainage, low permeability, and high seasonal water table.

Alluvial Soils

Alluvium is fine textured clay, silt, and sand deposited on the flood plain of a stream. Alluvial soils are subject to seasonal flooding, and they are best used for extensive land use activities such as forestry or pasture.

Organic Soils

These soils derived from peat and muck deposits, and as a consequence, have a large proportion of organic matter. They are found in low-lying, poorly drained areas of the town. Organic soils present serous problems for intensive land uses. They are unstable when drained and thus are not suited for supporting buildings. In addition, their high watertable precludes their use for on-site sanitary disposal systems.

Soils and Septic System Suitability

Soils derived from sand and gravel deposits are generally suitable for conventional on-site sanitary disposal systems. These soils are located in small areas scattered across the town, but are most prevalent near the Hamlet of Gayville.

Soils derived from sand and gravel *with excessive percolation rates* as well as till and lacustrine soils are less suitable for on-site sanitary disposal systems. Systems that are constructed in these soils should be designed by a professional engineer. These soils occur in most of the town.

On-site sanitary disposal systems should not be constructed in soils that are derived from peat and muck. These soils typically coincide with wetland areas and flood hazard areas.

ATTRACTIVENESS OF CONSTANTIA FOR DEVELOPMENT

There are a number of factors which will make the Town of Constantia an attractive community for increased residential growth over the next few decades. The commuting distances from Constantia to major regional employment centers such as Camden, Rome and Syracuse are sure to make the town one of the more attractive places to locate in the region, particularly as towns adjacent to these employment centers become increasingly suburbanized, driving people further away. People have been looking further from their place of employment for the kind of high quality living environment that Constantia provides. A major highway of good quality, NYS Route 49, links the town quickly with these employment centers, making Constantia an attractive "bedroom community."

The town also has a great deal of available land for development. Much of the former agricultural lands of the town are now available for development, and the remaining land currently being farmed or in forest cover may be available for development in the near future. Much of the land in town is still in very large tracts which are ideal for large-lot residential subdivisions, particularly by developers wishing to avoid County Health Department approvals. The town has proven to be attractive for seasonal recreational development in the past century, and this same factor is sure to attract permanent residences. The attractive rural-wooded atmosphere and the proximity of Oneida Lake will provide potent selling points for residential subdivisions.

DEVELOPMENT PRESSURES IN THE FUTURE

Future development in the Town of Constantia will be comprised primarily of single-family residential development, including mobile and modular homes, and retail sales and service to support local residents. Some of this residential development will be seasonal recreationally oriented development. Some of these seasonal homes will continue to be converted to year-around housing.

If excess community water supply and/or sewage disposal capacity is not developed, it is expected that the town will not attract a great deal of commercial or industrial growth. Development pressures will be for small scale subdivisions (under five lots) on very small lots scattered throughout the town. Some larger scale subdivisions can be anticipated comprised largely of lots of five-acres or more, the smallest size lot allowed without County Health Department approval, and the probability of County required water or sewer installation. Should adequate community water and/or sewage capacity be developed suitable for expansion, new development will undoubtedly be attracted to such facilities at high densities, no matter where they may be situated.

State Route 49 will attract a degree of commercial development as the commuter and summer recreationally oriented traffic continues to increase. There will be pressures for home occupations and businesses to sprout in residential areas. There may also be pressures for campgrounds, marinas and other types of recreational development.

WATER RESOURCES

The Town of Constantia has abundant water resources, including lakes, streams, ponds, wetlands, and ground waters. Both the ground and surface waters of the town, upon which the residents of Constantia depend for their good health, recreation, and economic well being are vulnerable to haphazard development and land use. Most of the residents of the town are not supplied by community water systems are entirely dependent on local groundwater sources for household use.

At present, there are no effective controls for prevention of either the long- term cumulative or sudden contamination of these water supplies by development projects. A lack of community sewage disposal has required on-site disposal systems nearly town-wide. These systems can readily cause groundwater contamination if they malfunction or are placed too densely. Soil erosion and sedimentation from earth disturbing development activities can also degrade surface water supplies if not properly controlled. The improper development of floodplain areas can also create problems when floodwaters carry contamination into water supplies. It is also important for the future recreational use of Oneida Lake that shoreline uses do not contaminate the lake.

Policies

1. **Development taking place in floodplain areas, wetlands, and wellhead protection areas should be limited to those uses that will not adversely affect water quality**.

2. **Sewage disposal systems should be properly separated from drinking water sources**.

3. **Lots should be large enough to ensure that sewage which is disposed of on-site can safely percolate, and that wells will not overdraw groundwater supplies**.

4. **Uses and structures should be properly set back from streams, lakes, ponds, and wetlands**.

5. **Land disturbing activities should be conducted in accordance with proper erosion control measures**.

RURAL AREAS

Rural Character

An important attribute of the Town of Constantia is its rural character. Low density development, scenic views, ample open spaces, and a diverse landscape are all identified as important characteristics of Constantia's physical environment. An abundance of forests, brushlands, wetland and open farmlands contribute to a varied and diverse landscape which gives the town its rural flavor.

The rural character of Constantia is in danger of being lost through the increasing suburbanization of the town. Rural character can be quickly destroyed by poorly planned or unplanned development. Suburban sprawl; a lack of effective buffering, screening, and landscaping techniques; the proliferation of unattractive commercial signs and billboards; and the strip development of road frontages all contribute to a loss of ruralness.

Upland plants and animals

The upland plant communities in the town are relatively intact remnants of the indigenous communities present when the first settlers arrived, with the exception of species eliminated by disease such as elm and chestnut. Though much of the original forest was removed for cultivation and grazing, a significant portion shows no evidence of having been tilled. Most of the previously tilled land has now regenerated into forest cover in various stages of succession. The result of this pattern of use is a mosaic of different species associations that support a great diversity of plants and animals. Large blocks of forest cover support interior forest dwelling species of birds. Several sites in the town are known to regional birders as 'hot spots' for hard to find species; including Roosevelt Road for whip-poor-wills, the islands and shoals of Oneida Lake for loons and common terns, a threatened species in NYS; the wooded swamps for red-shouldered hawks, a species of special concern in NYS, the riparian shrublands for migrating warblers, and the cattail marshes for American bittern. The presence of large forest blocks has also promoted the return of healthy populations of the fisher, an important fur-bearer and predator of porcupines. Several of these species, especially birds are in danger of decline if these blocks are reduced by new roads and clearings.

Undeveloped areas along rural roads offer corridors that allow freedom of movement necessary to promote healthy and genetically diverse populations for all wildlife species. Continuous frontage development inhibits this free movement and is a potential threat.

Policies

1. **Residential densities should remain low with lot clustering used to preserve large forest blocks and open space along road corridors.**

2. **Uses considered incompatible with the rural environment should be properly buffered, screened, and landscaped.**

3. **Land should be developed in a manner that preserves important habitats and Natural Heritage program sites**.

4. **The proliferation of commercial signs and billboards should be prohibited and permitted signs should be compatible with the rural character of the town**.

5. **Scenic vistas should be protected from intrusions such as cell towers**.

6. **Indigenous plants should be preserved in unprogrammed spaces. Native species should be used for new planting**.

RESIDENTIAL NEIGHBORHOODS

The Town of Constantia is slowly evolving into a series of distinctive neighborhoods of differing housing types and characteristics. These neighborhoods have evolved incrementally and of their own accord. If these neighborhoods are to prosper and flourish they will need protection from land uses which will devalue these properties or be incompatible with residential living conditions. Commercial or industrial intrusions and home occupations which have expanded into major commercial enterprises can quickly become nuisances in residential areas and devalue property. Residents which have invested in property in the town should be afforded a reasonable protection of their investment. This, in turn, can help insure a stable residential tax base.

Policies

1. **Home businesses in predominantly residential neighborhoods should be carefully controlled**.

2. **Large scale commercial and industrial developments should be permitted only in those parts of the town where they will not interfere with predominantly residential areas**.

3. **Thresholds that trigger control when facilities or activities are no longer compatible with residential qualities or scale should be established**.

4. **Site design and appearance of commercial developments should be controlled in residential neighborhoods**.

5. **Messy conditions should be prohibited and junkyards operated as businesses should be permitted only in low density, "rural" parts of the town**.

6. **Higher-density residential development should be encouraged in and around**

existing hamlets and existing developed areas.

7. **A variety of types of housing, including mobile homes, multi-family homes and accessory apartments, should be allowed, but these uses must be designed to fit in architecturally with and minimize negative impacts on adjacent properties**.

ROADS AND HIGHWAYS

The long term economic well being of Constantia depends upon the proper functioning of both local and regional transportation routes. Major roads should function primarily to transport traffic through the town and serve interregional transportation needs, with a minimum of access to adjacent properties. Local roads should function to serve primarily as access to adjacent properties.

Major transportation corridors linking the town with regional employment and recreation facilities will attract both residential and commercial development pressure. This in turn may result in a decline in proper highway functioning, as development adjacent to major highways increases the traffic entering and exiting roadways. Lack of proper planning can result in major highways eventually functioning as local roads. The very roads which provide the impetus for regional development may become increasingly unable to provide for the existing residential commuters.

Route 49 has become congested by developments west of the Town of Constantia, and the major highways are becoming increasingly congested by commuters throughout the year. As Route 49 has become increasingly developed, and access drives proliferate from subdivision activity along roads, the speed limits may be dropped for safety considerations, commuting will be hindered, and the economic future of the town threatened.

Policies

1. **Commercial development should be limited to concentrated areas on major highways, preferably at major intersections and residential development should be clustered where possible**.

2. **Land parcels fronting on major highways should have adequate frontage (200 – 240 feet) to prevent an excessive number of highway access points**.

3. **Highway access points should be placed at safe locations**.

4. **Adequate parking, loading, and queuing should be required to ensure that on-site traffic circulation does not interfere with the use of public roads**.

5. **Adequate setbacks should be required for structures built on major highways**.

6. **Subdivision developments on major highways should be required to feature marginal access roads and reverse frontage techniques where access points can be reduced**.

Speed limits on NYS Rt. 49

HAMLET OF CONSTANTIA

The hamlet of Constantia is made up of mixed land uses on small lots. The core of this area is home to institutional uses, such as a post office, municipal building, a future library, as well as the majority of the commercial uses in the town outside of the Village of Cleveland. Residences are also present in the form of single family dwellings and multi-family dwellings. Most buildings are two stories and are sited relatively close to the street right-of-way creating a strong building edge. The core is the best location in the town for retail and service commercial uses. The boundary of this area should be carefully delineated. A taught boundary should be maintained and commercial and industrial uses should not be allowed to "spill" out into the surrounding town. This control would create more traffic for existing businesses in this core (due to their concentration), preserve the residential character of the surrounding neighborhoods in the hamlet and create a strong sense of entry into the core.

Policies

1. **Commercial uses of appropriate scale, particularly retail sales and services, should be highly encouraged in the hamlet core**.

2. **Institutional uses, especially town government facilities, should be encouraged in the hamlet core**.

3. **Residential uses are very appropriate in the hamlet. However, in the hamlet**

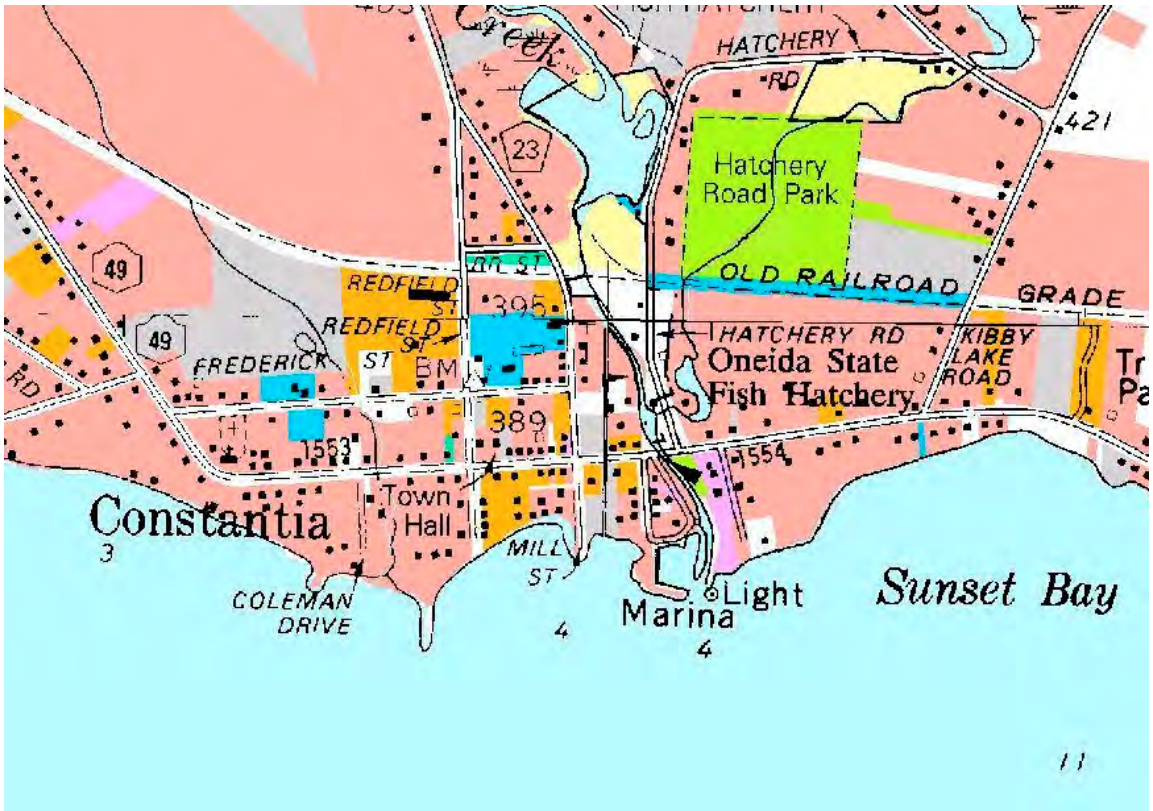
core, they should be encouraged primarily as second floor apartments above commercial storefronts.

4. **New construction should respect the existing building setback line**.

5. **New construction should respect the architectural character of neighboring buildings**.

6. **Buildings in the hamlet core should have a maximum footprint size of 20,000 square feet and range from 20 to 35 feet in height**.

Mixed land uses in the Hamlet of Constantia



- Agricultural
- Residential
- Vacant
- Commercial
- Recreational
- Community Services
- Industrial
- Public Service
- Forest

APPENDIX A

EXCERPTED FROM:
"A RECONNAISSANCE ARCHITECTURAL SURVEY OF OSWEGO COUNTY"
OSWEGO HERITAGE FOUNDATION

1930; 1944. **Kitchen & Dining Room, Camp Woodland**, Kibby Lake Road, owned by the Boy Scouts of America. 1,000 acres. The kitchen-dining hall has a foundation made of large cobblestones and the fireplace is of stone. Kitchen built in 1930; cinderblock addition (Owens Hall) built in 1944. Eric Will, former mayor of Syracuse, donated land to Boy Scouts in 1929.

c1924. **Oscar Soule House, Vanderkamp Center**, 337 Martin Road. Originally the site was part of Francis Adrian Van der Kemp's farm (1794). In the 20th-century, Frank Channing Soule of Syracuse owned the property. Several buildings reflect the Adirondack "Great Camp" style. Purchased by Presbyterian Church in 1965. There are about thirty lean-tos, cabins, sheds, and houses. A 1,100 acre site surrounding a 48 acre lake.

1831. **Trinity Episcopal Church and Cemetery**, NYS Rt. 49, Constantia Village. Greek Revival in form with Gothic windows and square tower. Listed on National Register of Historic Places. Burial place in cemetery behind church of George Frederick Augustus Scriba and William H. Baker, Oswego County District Attorney (1862) and U.S. Congressman (1874-1878). (4.0.3.6)

1842. **Congregational Church** (former Presbyterian Church), NE corner Frederick & Redfield Streets, Constantia Village. Greek Revival, wood framed, square tower & pointed steeple. Wide frieze, corner pilasters, pediment. (4.0.3.1)

c1850. **Constantia Center Independent Baptist Church**, Co. Rt. 17, Constantia Center. Greek Revival church with broad frieze, corner pilasters, pediment, square tower with steeple. Cemetery on south and east sides. Size: frontage, 100 feet; depth, 250 feet. Carriage barn with tin roof and open stalls on the south side.

Mid 19th-century. **Methodist Church**, NYS Rt. 49, Bernhard's Bay. Rectangular, wood framed, small tower with four-sided conical roof. (4.0.3.3)

c1950s. **St. Bernadette's Catholic Church**, south side of NYS Rt. 49, adjacent to the Constantia Elementary School. Small brick contemporary building with grouped windows; a tall cross hangs above the front entrance (4.0.3.2).

c1850. **Hall Cemetery, at Halls Corners**, northwest corner Co. Rt. 23 & Co. Rt. 65. A small family cemetery (perhaps 20' square) for the Hall family; Edward Muckey built the wood fence that surrounds the plot c1969. One stone reads: "Anan Hall/ died/ Ap. 4, 1864/ Age 86 years." Anan Hall came to North Constantia in 1824 from Madison County, NY. He helped make some of the first roads in the town; he had nine children. For history of Hall family see Churchill, Part III, p 211.

1850? **West Family Cemetery**, West Road, located on Otto Bartschi Farm (former Frank West Farm). Nice basswood and maple trees. Mrs. Bartschi has planted lilies and other flowers. The monuments for two graves read: "Isaac E. West/ Sergeant/ Co. K, 81 Reg. NY Vol./ died/ March 6, 1891/Aged/60 yrs, 5 mos, 6 d's", and Isaac West/ died/Oct.29, 1888/ Aged/ 83 yrs 7 mos."

1820? **Constantia Rural Cemetery**, Cemetery Road, Constantia Village. 3.3 acres. A row of cedar trees line the cemetery next to the road. A veteran's monument reads: "Henry Ames/ Co. A/ 2 N.Y. Heav. Art./ died/ in Andersonville Prison/ Aug. 1864/ Aged/ 29 years." For Ames Family history see Churchill, Part III, p 86.

c1850. **Feeler Cemetery**, west side off Center Street, just south of Tynan Road intersection. A small knoll, part of the former Feeler Farm; now situated in deep woods, but, probably, in the 19th century, all the land was cleared. Two stones are professionally cut; there are several small fieldstones set upright. Families buried here were black. Texts on stone read: "Edward Wilson/ Co. B/ 5 Mass. Colored Vol./ died/ March 11, 1869/ Aged/ 39 years." Also, "Henry H. Feeler, Private Co. I/ 29th (?) Conn. Vol./ died/ Dec. 21, 1903/ AE 78 years."

c1810. **Lakeside Rural Cemetery**, NYS RT. 49, Bernhard's Bay. 5.27 acres. Originally the Quaker Cemetery, in back of the Quaker Church & Grange Hall, where the parking lot for the present Methodist Church is. Bernhard Family lot here: "Sacred/ to the memory of/ John ? Bernhard/ Born in Holland/ October 11, AD 175?/ died/ January 11, AD 1821(?)." E.G. Bernhard/ Born in Holland, October 28th/ AD 1755, died January 9th/ 1816." Adjacent to above are John L. Bernhard (1786-1833) and his wife, Anne B (1788-1855).

Constantia Center Cemetery, Co. Rt. 17, Bernhard's Bay. 1.84 acres.

1890? **Constantia Town Hall** (former school), Frederick Street, Constantia Village. Rectangular wood clapboard two-room schoolhouse; seamed tin roof; entrance way, dormer window & large cupola are intact; now used as the town's seat of government (4.0.4.3).

1795-1797. **George Scriba House**, NYS Rt. 49, Constantia Village. Two-story Saltbox-style house built by George Scriba, early land speculator. Center-placed front entrance with sidelights (4/6) and narrow shelf lintel. Twentieth-century

picture window has replaced two original windows on facade right side. (4.0.1.29)

c1845. **Richard Carter House**, NYS Rt. 49 & Redfield Street, Constantia Village. Two-story wood-framed, five-bay house; wide frieze, fieldstone fireplace, bay window a later addition. Carter dealt in lumber & shipped it via Oneida Lake & Erie Canal. (4.0.1.15)

c1840. **March-Jackson House**, NYS Rt. 49, Constantia Village. Three-bay Federal style brick residence (the only brick house in Constantia), fieldstone foundation, end chimney. A clapboard addition on the rear with a change in the roofline. The 1867 map shows P. S. Marsh, boatbuilder. (4.0.1.12)

1793; 1850; 1950. **Kempwyck**, owned by Trapp family. NYS Rt. 49, just west of Martin Road. First settled by Francis Adrian Van der Kemp with additions to building in 1850 & 1950s. Barns, outbuildings; a double row of trees leads to front door. Some part of the late 18th cent. structure my still be there (evidence of a fire), enclosed by 20th cent. siding. (4.0.1.25)

1869. **Baker-Williams House**, south side, NYS Rt. 49, about opposite Redfield St., Constantia Village. Two-story Italianate residence, hip roof, paired brackets, fieldstone foundation. Built by William H. Baker, Oswego County District Attorney (1862), and U.S. Congressman (1874-1878). (4.0.1.8)

1870. **Carter House**, Redfield Street, Constantia Village. Two-story Italianate residence, cupola with paired Romanesque windows, hip roof, paired brackets, flat lintels. Inside, staircase & newel post are exactly like the ones in the Cooperative Ext. bldg. in Mexico Village (4.0.1.10).

c1870. **Moore House**, #1485 NYS Rt. 49, Constantia Village. An Octagon-style house, two story, vinyl siding, brick fireplace chimney. (4.0.1.28)

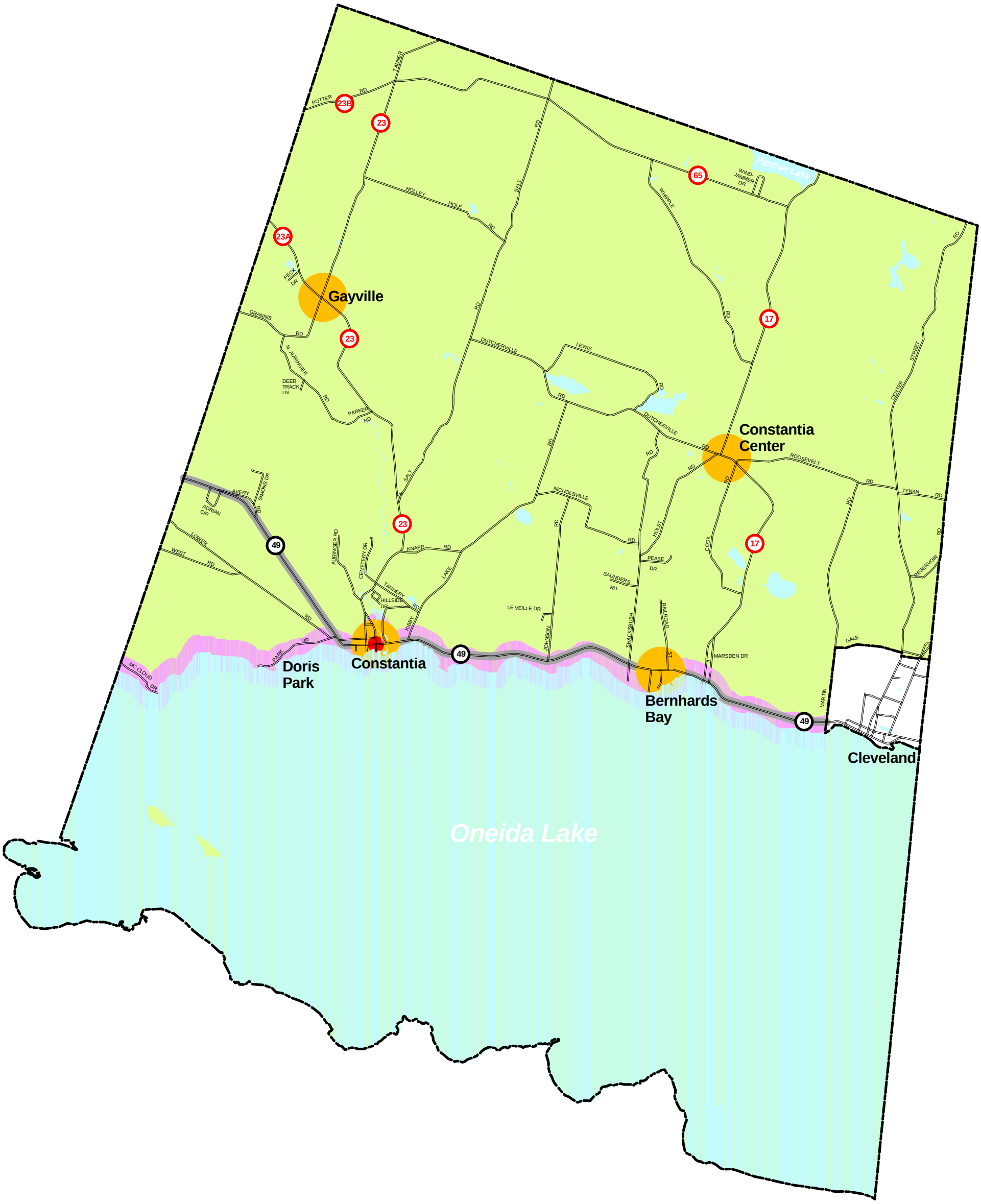
c1860. **Burke House**, NYS Rt. 49, Bernhard's Bay. One of several small identical houses built for glass workers, an example of "company housing." 1 1/2-story, wood clapboard, steep roofline is of Gothic style. (4.0.1.2)

c1900-1910. **Jerry McCarthy House**, south side NYS Rt. 49, just west of Martin Road. 2 1/2-story, gable end to street, fieldstone house with shingles in gable; a wrap-around stone porch probably added later; an elliptical stone arch above windows. Built by Reynolds family. (4.0.1.20)

c1910. **Buluwa House**, NYS Rt. 49, between Co. Rt. 17 & Martin Road. A rectangular 1 1/2-story house with hip roof, made of fieldstone. A dormer window (shingled siding) on west side. Built by Raymond Reynolds; stone barn. (4.0.1.21)

c1890. **Bernhard's Bay General Store**, NYS Rt. 49, Bernhard's Bay. Wood framed, 2-story, Italianate building, paired brackets, "porch" addition has large store-front windows, recessed doorway.

APPENDIX B



TOWN OF CONSTANTIA
Land Use Policy Areas

KEY

- Municipal Boundary
- Roads
- HAMLET CORE
- RESIDENTIAL NEIGHBORHOODS
- ROUTE 49 CORRIDOR
- ONEIDA LAKE SHORE
- RURAL AREAS

N

0.5 0 0.5 1

Miles

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TOWN OF CONSTANTIA
Road Jurisdiction

source: NYS Department of Transportation

KEY

Municipal Boundary

Roads

- Interstate
- State
- County
- Town
- Village
- Streams
- Lakes

N

0.5 0 0.5 1

Miles

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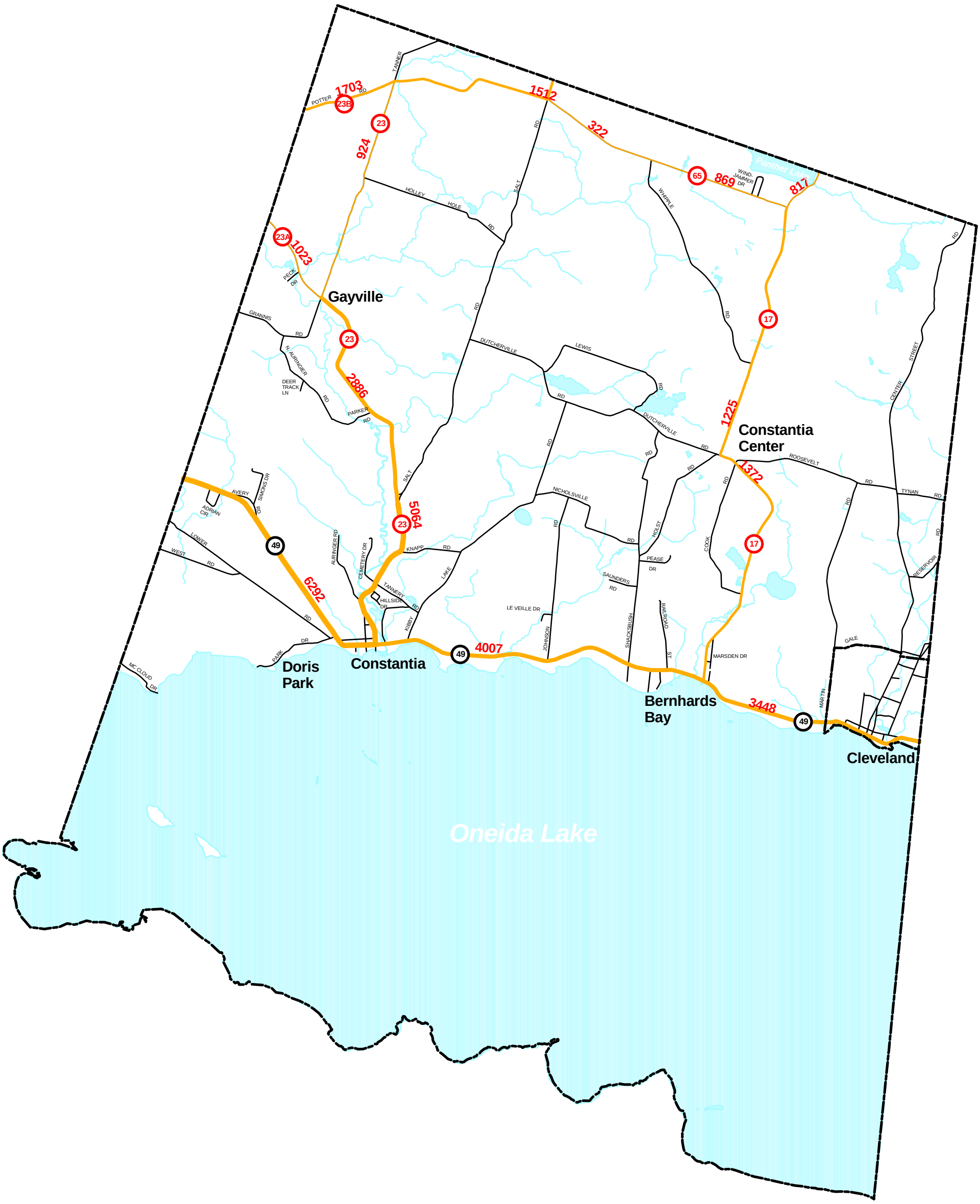

TOWN OF CONSTANTIA
Average Daily Traffic

source: NYS Department of Transportation

KEY

Municipal Boundary

Average Daily Traffic

- 322 - 1023
- 1024 - 1703
- 1704 - 4007
- 4008 - 6292

Streams

Lakes

N

0.5 0 0.5 1

Miles

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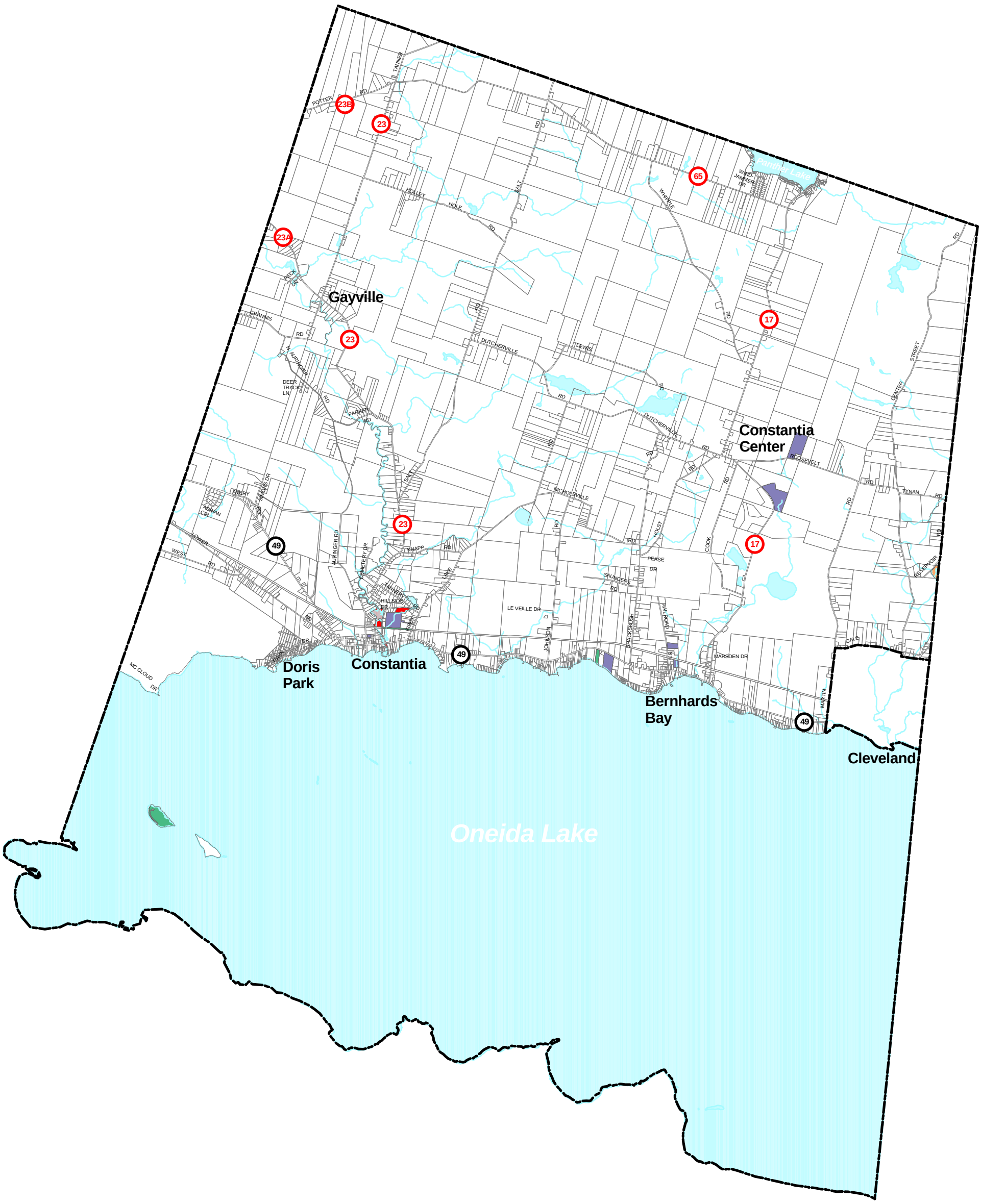

TOWN OF CONSTANTIA
Public Lands

source: NYS Office of Real Property Services

KEY

- Municipal Boundary
- Tax Parcels

Public Lands

- New York State
- New York State Fish Hatchery
- Town of Constantia
- Village of Cleveland

N

0.5 0 0.5 1

Miles

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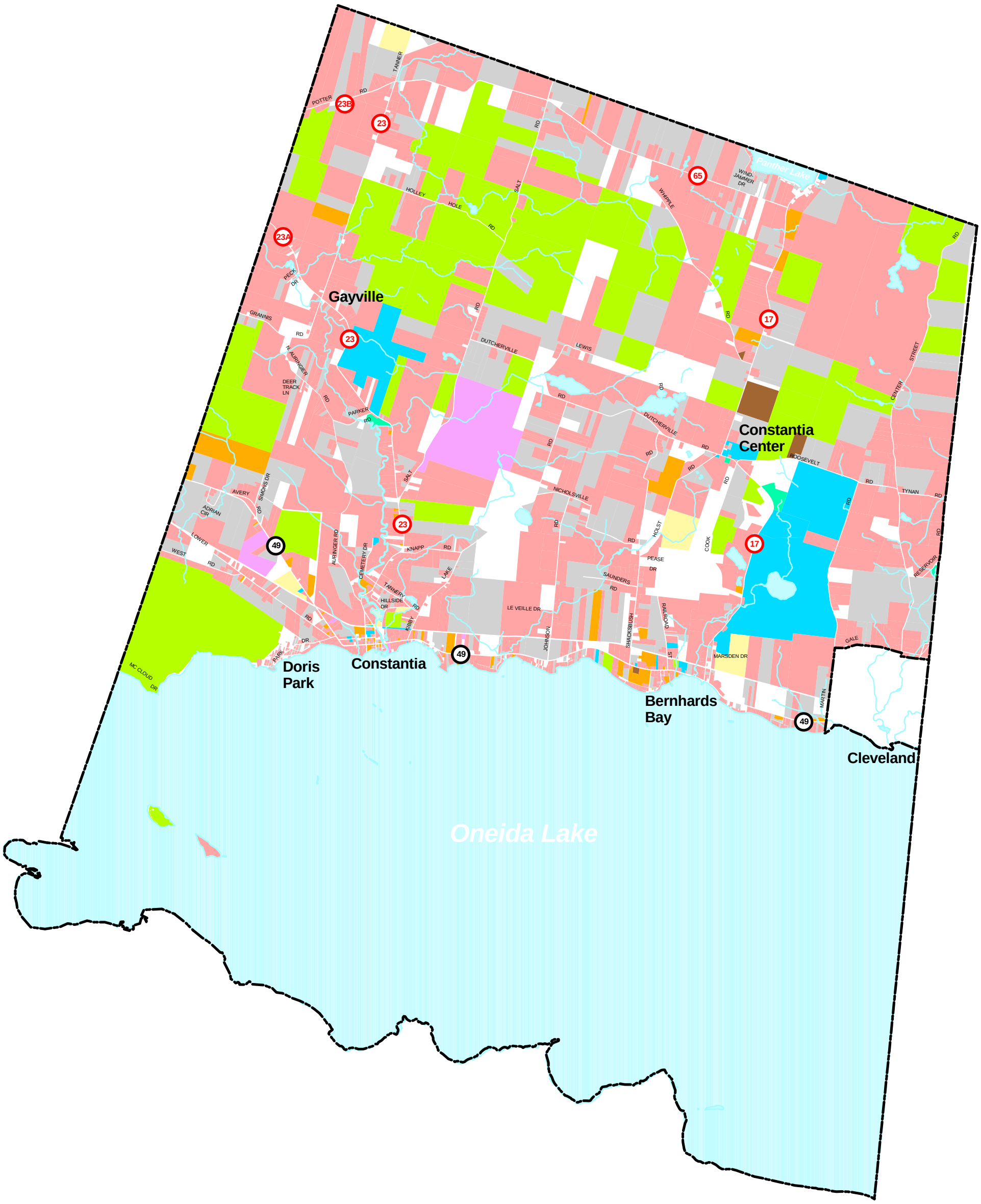

KEY

Municipal Boundary

Land Use

- Agricultural
- Residential
- Vacant
- Commercial
- Recreational
- Community Services
- Industrial
- Public Service
- Forest

TOWN OF CONSTANTIA
Land Use

source: NYS Office of Real Property Services

N

0.5 0 0.5 1

Miles

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TOWN OF CONSTANTIA
Hydrography

source: NYS Department of Environmental Conservation

KEY

- Municipal Boundary
- Roads
- Streams
- Lakes
- DEC Wetlands

N

0.5 0 0.5 1

Miles

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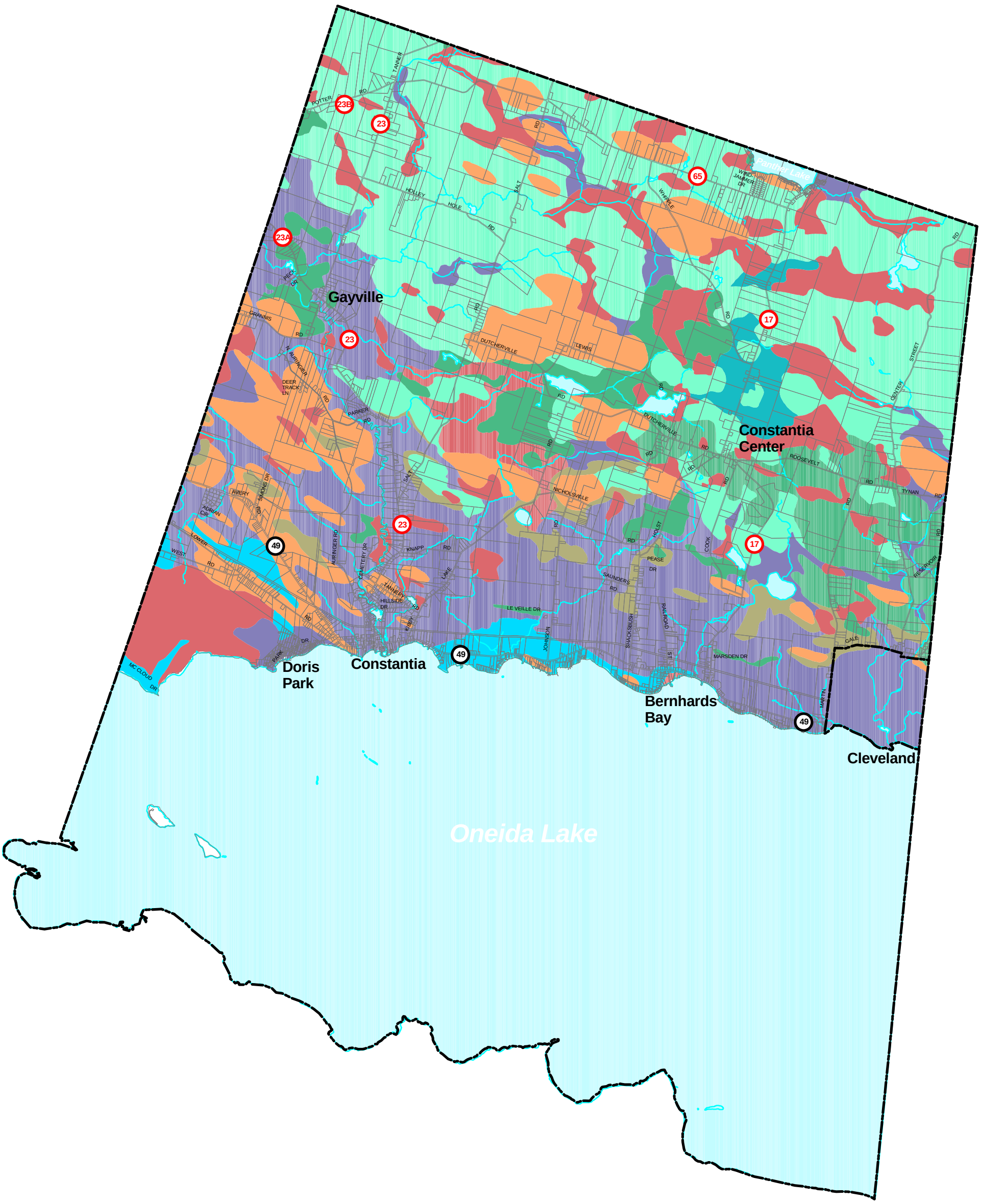

KEY

- Municipal Boundary
- Tax Parcels

Surficial Geology

- Alluvium
- Ablation Till
- Beach Sand & Gravel
- Kame Sand & Gravel
- Lake Silts & Clays
- Lake Silts & Fine Sands
- Lodgement Till
- Outwash Sand & Gravel
- Peat and Muck

TOWN OF CONSTANTIA
Surficial Geology

source: Oswego County Planning Department

N

0.5 0 0.5 1

Miles

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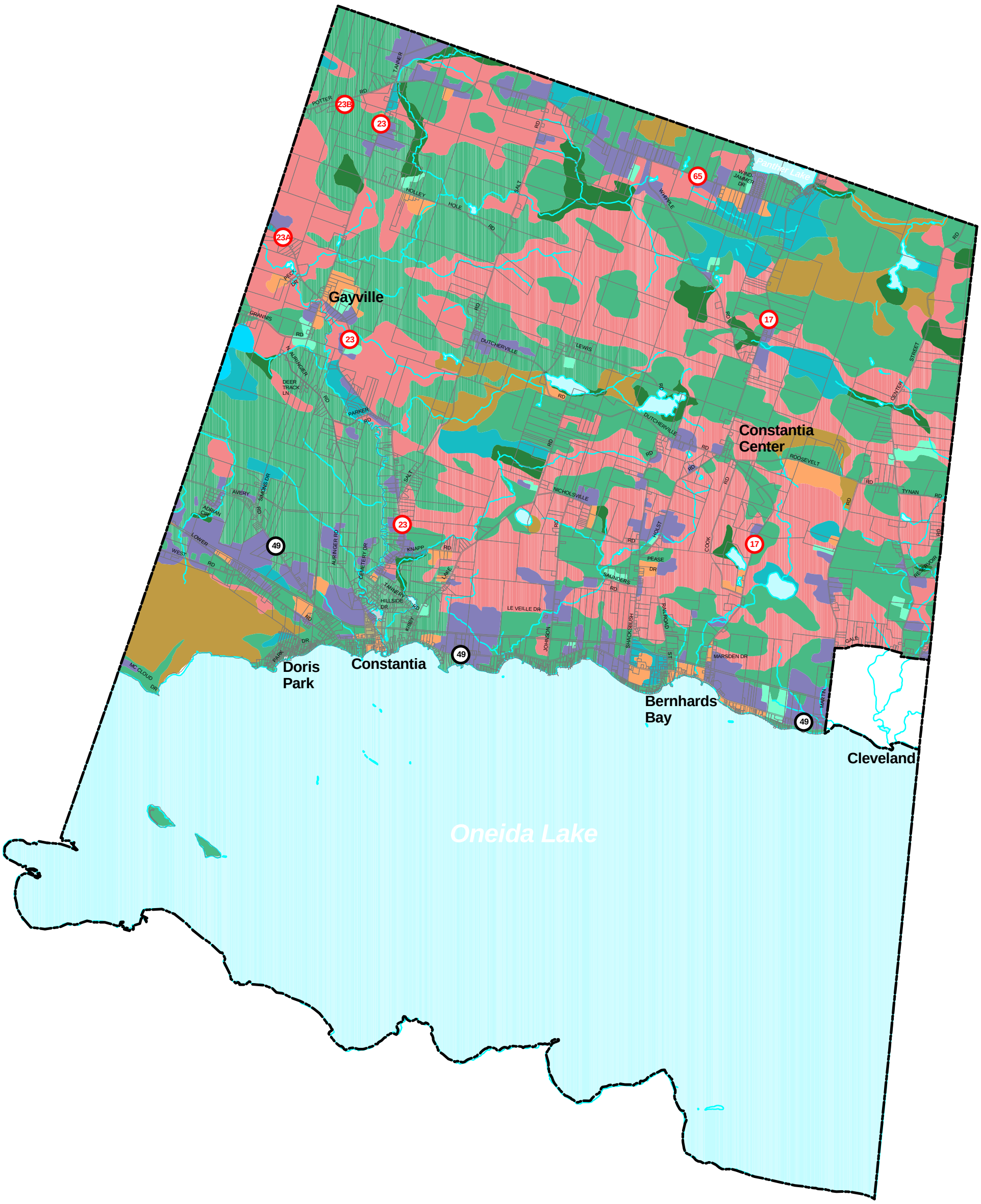

KEY

- Municipal Boundary
- Tax Parcels

Vegetation

- Coniferous Forest
- Coniferous Plantation
- Developed
- Deciduous Forest
- Forest Wetland
- Open Field
- Successional Field
- Shrubland
- Water
- Wetland
- Wet Shrubland

TOWN OF CONSTANTIA
Vegetation

source: Oswego County Planning Department

N

0.5 0 0.5 1

Miles

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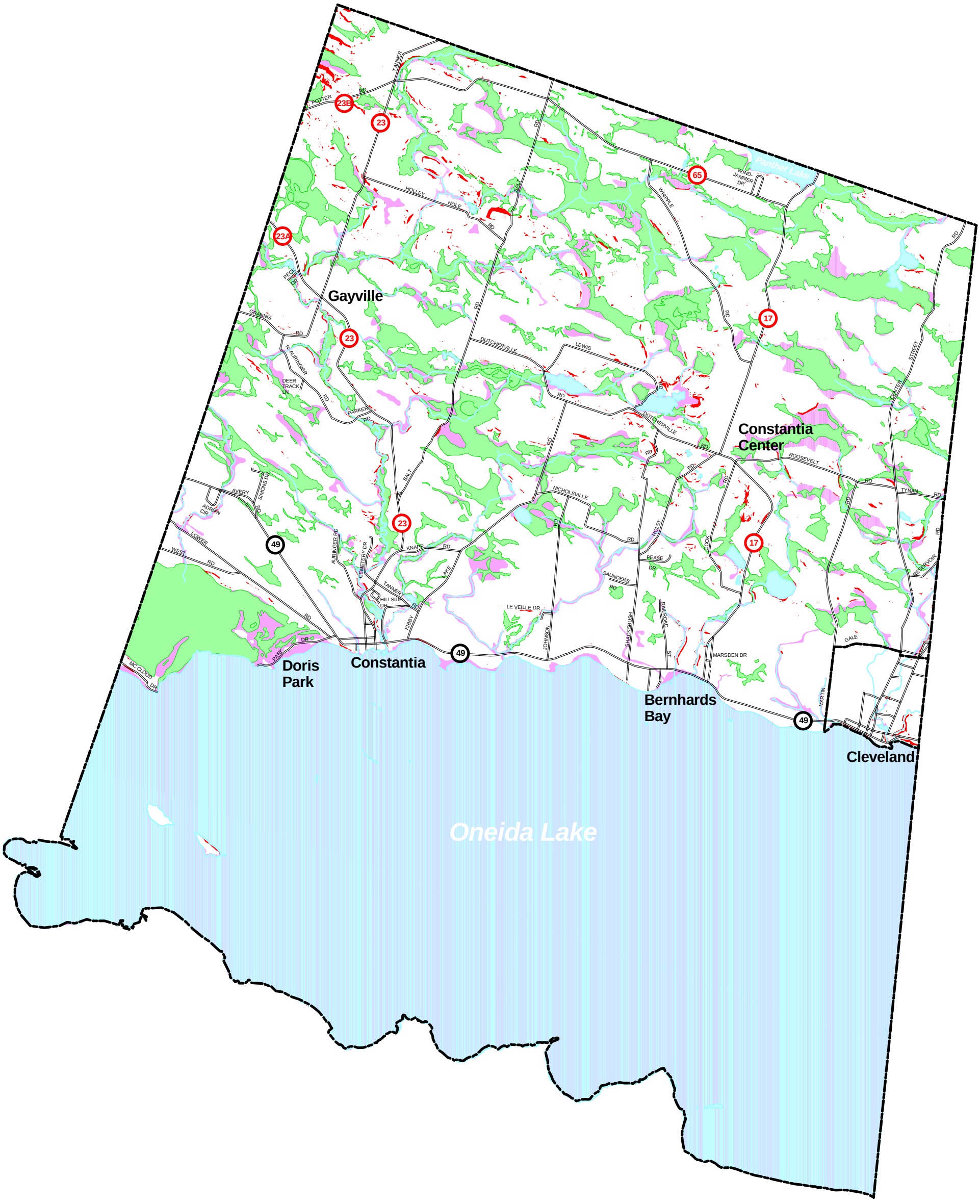

TOWN OF CONSTANTIA
Development Constraints

source: NYS Department of Environmental Conservation
Federal Emergency Management Agency

KEY

- Municipal Boundary
- Roads
- Streams
- Lakes
- DEC Wetlands
- Slopes >= 10%
- Flood Hazard Areas

N

0.5 0 0.5 1

Miles

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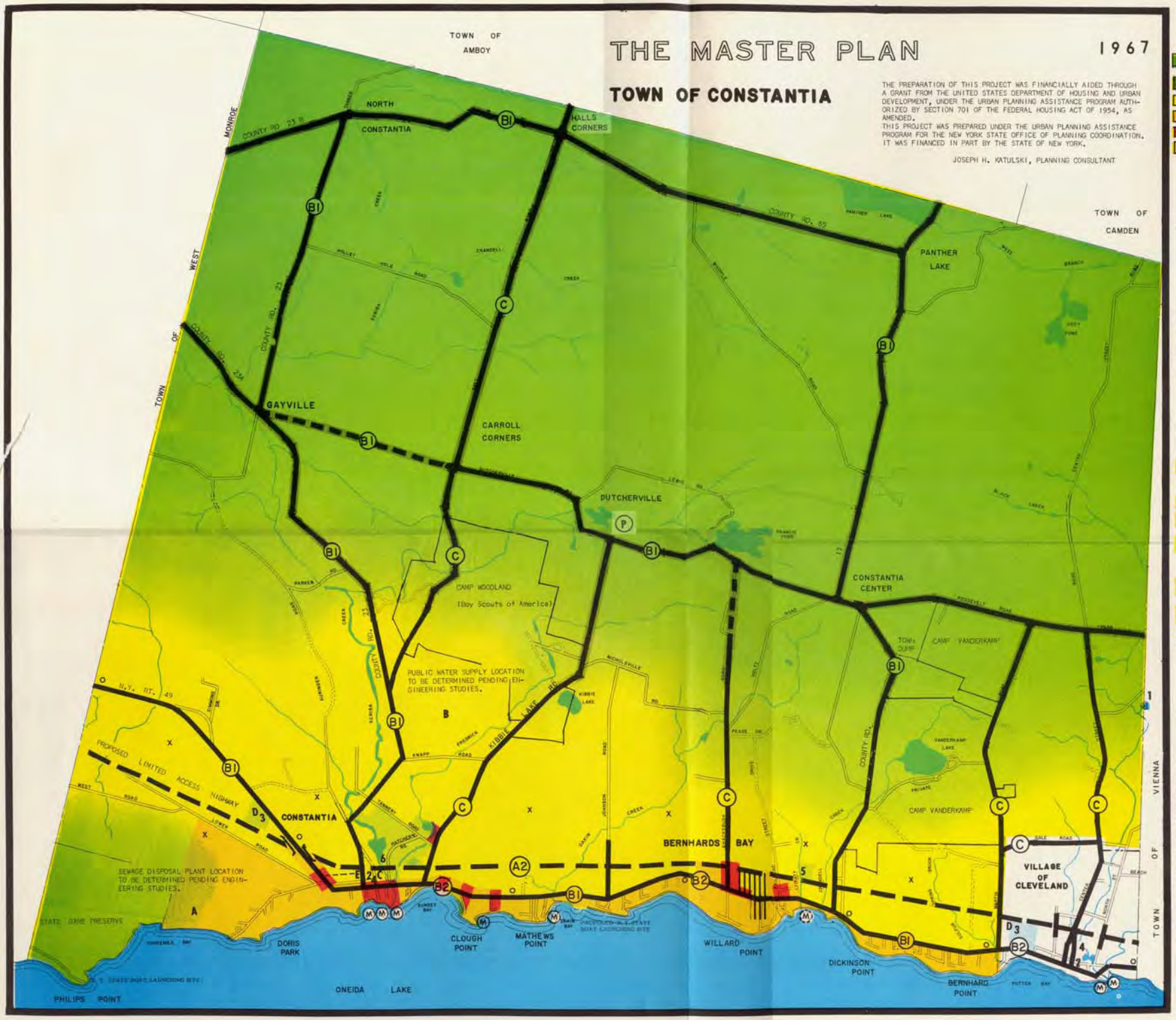
THE MASTER PLAN 1967

TOWN OF CONSTANTIA

THE PREPARATION OF THIS PROJECT WAS FINANCIALLY AIDED THROUGH A GRANT FROM THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, UNDER THE URBAN PLANNING ASSISTANCE PROGRAM AUTHORIZED BY SECTION 701 OF THE FEDERAL HOUSING ACT OF 1954, AS AMENDED.
THIS PROJECT WAS PREPARED UNDER THE URBAN PLANNING ASSISTANCE PROGRAM FOR THE NEW YORK STATE OFFICE OF PLANNING COORDINATION. IT WAS FINANCED IN PART BY THE STATE OF NEW YORK.

JOSEPH H. KATULSKI, PLANNING CONSULTANT



LAND USE

- LOW DENSITY RESIDENTIAL FORESTRY AGRICULTURE
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL

COMMUNITY FACILITIES

EXISTING

1 VILLAGE WATER SUPPLY
2 FIRE HALL
3 ELEMENTARY SCHOOL
4 RECREATION-MEETING HALL

PROPOSED

A SEWAGE DISPOSAL SYSTEM
B TOWN WATER SUPPLY
C TOWN HALL
D ELEMENTARY SCHOOL EXPANSION
E FIRE HALL

RECREATION

EXISTING

3 SCHOOL SITES
(M) MARINA
4 RECREATION MEETING HALL
5 BALL PARK
6 N.Y. STATE FISH HATCHERY PARK EXPANSION

PROPOSED

3 SCHOOL SITE DEVELOPMENT
6 N.Y. STATE FISH HATCHERY PARK EXPANSION
(M) MARINA
(P) TOWN OR COUNTY PARK
x LOCAL RECREATION IN RESIDENTIAL SUBDIVISIONS ONE ACRE PER 800 PERSONS

TRAFFICWAYS

(A1) EXPRESSWAY
(A2) LIMITED ACCESS HIGHWAY
(B1) RURAL HIGHWAY
(B2) MAJOR STREET
(C) COLLECTOR
RESIDENTIAL STREET FARM RD
EXISTING TRAFFICWAY
PROPOSED TRAFFICWAY
PROPOSED INTERSECTION
o CLASSIFICATION LIMITS

BASE MAP 1964
1000 0 1000 2000
SCALE IN FEET

TOWN OF CONSTANTIA · VILLAGE OF CLEVELAND · PLANNING BOARD