Town of Richland & Village of Pulaski Comprehensive Plan Updates
October 2016
Community Goals and Recommended Actions

The following six goals with supporting recommendations set forth in this Town of Richland - Village of Pulaski Comprehensive Plan Addendum have been updated through comprehensive planning committee and community review during the summer of 2015:

Goal 1: Community Revitalization
Goal 2: Economic Development
Goal 3: Natural and Cultural Resource Protection
Goal 4: Development of Gateways & Protection of Scenic Byways
Goal 5: Protect and Enhance the Hamlets
Goal 6: Promote Good Governance

These goals are founded on the research undertaken specifically for this Comprehensive Plan, and in addition, have been developed in accordance with proven planning and development strategies and methodologies such as the National Trust for Historic Preservation's Main Street Four-Point Approach. Over the long term, these strategies have demonstrated impressive reinvestment with documented statistics indicating economic development success in many types of communities across the United States.
These goals and recommendations represent a comprehensive and incremental approach to capitalizing on existing assets and encouraging quality planning and design solutions. Many recommended actions listed under each goal will require the pursuit and acquisition of state or federal grant funds to implement. To be successful in bringing about these positive changes, the community must wholeheartedly embrace the Goals of this Comprehensive Plan as guiding principles, and bring to bear strong local leadership and a spirit of volunteering in working partnerships to implementation specific recommendations listed under each goal. A section called Addressing Issues of Community Significance is provided at the end of this chapter and features specific illustrated examples relating to many of the following goals and recommendations.

Goal 1: Community Revitalization

The rehabilitation and reuse of existing housing stock, historic structures, and commercial areas is a priority to ensure the preservation of the traditional rural character of the Town of Richland, as well as the compact form of the Village of Pulaski. Improvement and upgrade of community recreation and cultural facilities, consolidation and improvement of parking areas, and public water infrastructure improvements are also important in achieving community revitalization. In the Village, public streetscapes should be enhanced, and sidewalks with pedestrian amenities should be interconnected with the township and other community resources in a community-wide system of walkways and bike paths that are well-marked, informative and attractive. In the Town, development should be carefully considered for the best-suited sites where negative visual impacts will not result in scenic areas (see Figure 18, pg. 194).

Recommended Actions:
a. Support the rehabilitation of existing housing to provide options for all residents including seniors in a range of incomes and needs within the Village and Town by applying for funding through CDBG or USDA housing rehabilitation grants, and/or working with Oswego County Housing Development Council to implement a housing rehabilitation program. Also, continue to work in partnership with the regional USDA staff. Institution of stricter codes and a system of annual rental property inspection is also desir-

able.
b. Continue to seek opportunities for an enhanced, graduated senior living and long term care facility. Due to its central location between Syracuse, Watertown and Oswego on the I81 corridor; the abundant availability of water; adequate and expandable Village of Pulaski sewer system; existing pool of skilled workers and support services; and existing and compatible quality of life, the Town of Richland would be an ideal location for a senior living development project, supporting an existing and growing need in Pulaski and the eastern Oswego County towns.
c. Encourage residential densities in the Village to maximize efficient use of the existing infrastructure and resources including ensuring that Village zoning supports second or third floor rental opportunities in the central business district.
c. Preserve and enhance the existing historic village form and character through the use of specific form-based architectural review and guidelines, preservation incentives and grant programs, and compatibility standards for design and development in all commercial and mixed uses near the village core.
d. Enhance public streetscapes in the Village with continuous sidewalks including connecting Maple Avenue with the community center and also the community center with The medical center along Maple Ave and Delano St., to the existing Delano Street walk, and the addition of boldly-marked crosswalks, attractive lighting, street trees, and the location of shared parking areas behind buildings in existing commercial areas (pg. 191). The community has long identified that a priority in pedestrian access must be to ensure safe routes to school throughout the village. To this end, the community desires, and has been working with agencies and elected officials, the DOT and the USDA to plan and build a new and proper sidewalk system along Salina Street, replacing the damaged ones between Rome Rd/US 11 intersection and the Day Care Center access road, and going south on the east side of US 11 towards the high school up to the main driveway. To this end retaining walls may have to be constructed in front of some residences, particularly in front of the last three homes in the contiguous residential block where the shoulder narrows, and "bottlenecks" currently, forcing children to walk in the road.

Continuation of the sidewalks from the elementary school northwest along Hinman Rd. is also very desirable as this neighborhood is currently still expanding, and Hinman Rd. has a narrow ROW and presents a growing problem for pedestrians, particularly children... EE In keeping with the Riverwalk plans, which reflect the Salmon River Greenway plan, the village and town should work towards linkage of the north side of the Salmon River walkway with a revitalized "Black Hole scenic area", thence back to Bridge Street to link with sidewalks that shall go west along Lake Rd. replacing and augmenting existing old ones, to the village line. A pedestrian/bike path running parallel to County Rte. 5 to Port Ontario, off the south shoulder, with scenic views of the River (following the Salmon River Greenway plan) with interpretive signage added to interpret sites along the way such as Douglaston Farm, Brown's Landing and Cemetery and the Bethel Church is important for safety and connectivity. Additionally, other bike and walking trails should be pursued including through continued dialogue and cooperation with Selkirk Shores State Park to link the Park with the Village through potential use of the abandoned Railroad bed that runs near to the park on the east side of St. Rte. 3, and comes out at South Jefferson Street at the site of the old NYC Depot (as included in the master plan for Selkirk Shores).

e. Develop plans for the improved organization of Dunbar Field in the Village to include a Village Trail Head, more public park amenities such as seating, and river viewing areas as well as a footbridge and trail connecting Dunbar Field with the community center across the river. Consideration of a dog park has been mentioned, as well as dedicated winter parking for snow mobile enthusiast.
f. Encourage improved access to food and grocery services in the Village core and create opportunities to tie grocery services in with local farmer's markets.
g. Review Town and Village zoning codes and maps and revise them to encourage infill and reuse in existing commercially developed areas prior to considering new "green field" development areas for new commercial growth (pg. 191).

h. Encourage 'Green Retrofit' of existing buildings and developed sites, including underused commercial parking areas and plazas on Route 13 in the Village (pg. 204, 205).
i. Reduce commercial parking area requirements and encourage alternative solutions in meeting parking needs in the Village such as well-marked municipal shared parking lots, and expanded on-street parking in the Village along Jefferson Street at South Park (pg. 191).
j. Encourage development of the Salmon Riverfront area in the Village to accommodate accessory uses to the Salmon River Greenway Trail that take advantage of river views.
k. Encourage the establishment of interpretive collections, or museums in the historic district related to the history and cultural impact of the outstanding fishery running through the Village. Also continue the grass roots program of dressing vacant storefronts with materials from other businesses or cultural displays (as Sashes and Lace has done so well in the Parkhurst Block).
l. Move the Fishing museum to a location along the recreational loop trail such as at a Visitor Welcome Center at exit 36 adjacent to Route 81, or near the river in the Village Historic District.
m. Ensure that all development within the village meets required architectural and signage review standards that respect the scale and character of the historic village form (see pg. 191).
n. Ensure that aging infrastructure is identified and that future needs and improvements are considered in all plans so that upgrades can be made in a timely manner to avoid infrastructure failure or compromise.
o. Work with the Pomeroy Foundation and other such organizations to erect a hand full of historic signs and interpretive panels that tell the stories of the history of key sites in the Village and across the town
p-Ensure the Hamlet and Beach Associations communicate with peer boards on their community goals and vision. Town Board should ask for yearly updates from each association (Selkirk, Ramona Beach, Pine Grove and Richland Hamlet currently existing)

Goal 2: Economic Development

The goal of economic development in both the Town and the Village Business District is to encourage investment, occupancy, and the creation of local jobs, as well as to positively effect property values throughout the community. A mix of commercial/retail and business/professional uses in combination with second or third floor residential units should be encouraged along with protection and restoration of historic buildings in the Village Business District. Prime locations for industrial development in the Town, such as the vicinity around the Tinker Tavern exit at Route 81 and the Centerville/Peck Rd. area to the west of the aquifer, are of significant economic value to the community and should be protected from commercial and residential encroachment which can discourage industrial development.
Economic growth in the town and the village are interdependent. A vibrant village economy spurs town-wide economic development opportunities; and economic growth in the town brings added life to the village. Proactive management and guidance of the community's local land uses and the protection of its scenic and historic resources directly effects the development of a dynamic and sustainable economy.

Recommended Actions:
a. Continue to develop and maintain an inventory of key structures and sites and throughout the Town of Richland that are vacant, under-used, or have particular economic development potential, and prepare pre-development plans for desired future use (see List of Priority Buildings and Sites at end of Goals Section). This has currently been done informally by the Pulaski Economic Development Task Force.
b. Working with community leaders, Oswego County Opportunity and the IDA, the community should develop a site plan and appropriate zoning for a major industrial park adjacent to the Tinker Tavern Exit at Route 81 and at the Centerville/Peck Road intersection (see Figures 16 an 17, pgs. 192-193).
c. Implement a coordinated, town-wide business outreach program to target desired business and industry in optimal locations in the Town, and to foster sustainable job creation. WThis could start with working with leaders of SUNY Oswego and/or Cayuga Community College to site a satellite location in the

town of Richland along the I-81 corridor, preferably near to a business park.
d. Develop and implement a local business promotional campaign in association/or by leadership of the Chamber of Commerce.
e. Develop a masterplan for waterfront development at Selkirk, with an eco- and heritage tourism focus that accommodates both public space and private enterprise while respecting the historic and environmentally sensitive waterfront setting (see Figure 20, pg. 196). Canoe and kayak rental/use should be encouraged with slips promoted at an expanded development of the "Pocket Park" on the north side of the river, east of the bridge at Port Ontario, as well as Pine Grove Launch and Selkirk light house.
f. Encourage growth in mixed uses of commercial business, professional and community services, and second and third story residential in the village core.
g. Avoid encroachment of commercial and residential uses in identified prime industrial zones such as the Tinker Tavern exit and Centerville Road areas.
h. Support the development of a four season tourism economy in the Town that is compatible with both existing natural resources and identified community needs, such as additional recreational opportunities, a retirement living community, or a four season resorts and guest lodges.
i. Develop and clearly mark trailheads and parking to bring the snowmobile traffic into the edges of the village to better access local business. From the south, work with DOT towards a better I-81crossing, perhaps on an expanded new bridge, and encourage a south trail along rte. 13 that would end/begin at Dunbar Field parking, connected by the RR bridge in back of Eddy's Place. On the Northeast, connect the community center with the trail system for access to the village from this direction. On the north continue the use of the Syracuse Northern Railroad bed; from the west work with Selkirk Shores Park and Douglaston Manor Farm for these approaches, particularly the old RR bed that ends at South Jefferson St.. at site of old depot.
j. As the I-81 rebuild planning progresses, ensure that the communities along the corridor, especially Pulaski/Richland maintain all of their bridges and underpasses. Bridges in Pulaski Village should be redesigned to allow complete street style crossing, recognizing the Amish traffic, as well as County Rte. 2's status as a major bicycling trail link. Sidewalks must be installed on each of these village bridges.
Similarly, The Canning Factory Rd bridge should be widened to accommodate snow mobile traffic, and Halsey Rd underpass also needs to have same or larger width for recreational trail passage.
k. Seek opportunities with industry specialists to host a senior/retirement community in the Town preferably adjacent to the Village.
l. Promote/support regional, state or national outdoor competitive events such as dogsledding, cross country skiing, biking, snowmobiling, kayaking, sailing, etc.
Support and promote the development of the existing three festivals spearheaded by PROP: Salmon River Festival (Columbus Day weekend) winter festival (week before Super bowl); and the Old Home Days (holding the place of the old Field Days, the first week of August).
m. Maintain close coordination with economic and job development organizations such as Operation Oswego County, particularly with respect to a development of a potential business park, or higher educational satellite.
n. Support continued success of the NYS DEC Fish Hatchery program.
o. Continue efforts to permanently locate the NYS DEC Training Facility in the Town.
p. Explore opportunities to expand economic development relationship with Fort Drum and Cayuga Community College by hosting distribution facilities, satellite sites, etc.
q. Support the implementation of a locally coordinated National Trust for Historic Preservation Main Street Program.
r. Explore opportunities through NYS Ag & Markets funding to promote growth in local agricultural business such as niche crops, biomass production, farmers markets, etc.
s. Work to integrate the local Amish community into fresh food distribution systems.
t. Encourage expansion and development of the weekly Farmer's Market that runs June through Septem-

ber. Redevelop South Park in the Village to better accommodate the market and crowds, work towards seasonal Restrooms and better utilities such as electrical, water and Wi-Fi in the park.
u. Establish a Village Downtown Business District Entity as part of the Chamber of Commerce to encourage collaboration and a shared vision, resources, and efforts in district improvements that will benefit all downtown businesses.
v. Work with owners to develop a master plan for improved access, rehabilitation, and compatible expanded use of the turn-of-the-century recreational club landscape adjacent to Deer Creek Wildlife Management Area, at Rainbow Shores on Lake Ontario.
Seek partnership with the State to open the access to the Deer Creek Marsh that is located on the south end of the Rainbow Shores.
w. Continue to work with the owners of Selkirk Lighthouse as they move forward with plans for a new Hotel and marina complex and a restored lighthouse. Work with the owners and the county in re configuring the access road to Selkirk cottages.
x. Community should build a stronger relationship and dialogue with Brennen's Beach owners and community. Economic potential in luring more Brennan residents in to the village and town are significant. Explore possibility of linking Brennan property with Selkirk Hamlet via an interpretive Nature trail with bridges and raised decking through or alongside the Marsh that separates the communities.
y. Promote the redevelopment of a small commercial district in Port Ontario with emphasis on fishing, boating, recreational supplies and products as well as opportunities for the travelling public.

Goal 3: Natural and Cultural Resource Protection

Protection and preservation of the community's resources is crucial to improving and sustaining the environmental, social, and economic health of the Town of Richland and Village of Pulaski. Identification of these vital resources is the first step in their protection, and managing growth and development as a sustainable force means that it must coexist in balance with natural and cultural resources. A GIS-based community resource inventory map that locates all valuable natural, scenic, cultural and historic resources is an important tool for preservation of community resources. Wellhead and aquifer protection are of primary importance, as is the future success of agricultural operations in the Town of Richland which are directly impacted by zoning and subdivision regulation. To help conserve valued farmland in the Town, these areas should be identified in an Agricultural Plan including soil characteristics and proximity to developed areas. Infrastructure improvements such as extensions of public water, often lead to new residential and commercial development, and should be avoided in prime areas for agriculture.

The town of Richland and village of Pulaski have a rich history that is interpreted and preserved by three vibrant historical societies, Pulaski Historical and Half-Shire Historical, along with the Monday Study Group. Each organization has a "niche" of value that needs to be preserved and enhanced by the community. The Bethel Community Center at Port Ontario is also recently reorganized, and developing a new mission for their historic structures with strong ties to the Underground Railroad. Pulaski Public Library serves the greater Pulaski/Richland area with a strong staff, collection and many valuable programs. The Library has identified a need to expand its space as it examines its mission for the upcoming years. The Salmon River Fine Arts Center offers a place for aspiring artists and many talented people in the community. The Salmon River Fishing Museum across the line in Albion Township is reexamining its mission and role in the community, and deserves support. There has been some pressure over the years to relocate this museum to the heart of Pulaski.

Recommended Actions:
a. Establish a local Conservation Resources Committee (CRC) agenda item on the continuing Comprehensive plan review committee, maintain an inventory and map of local natural, scenic, cultural and his-

toric resources and establish a process for periodic updates to the community resource inventory and map (see preliminary inventory map on page 115).

b. Create a checklist of community resource categories (natural, scenic, historic, etc.) to be evaluated and considered for protection by Town and Village Planning Boards during site plan and subdivision reviews.

c. Develop a plan to secure federal and/or state funding to support local historic preservation and rehabilitation efforts especially for key buildings such as the Kallet Theater in the Village and historic structures in the Hamlets of Richland, Port Ontario, Selkirk and Fernwood (Specifically former Richland School, Selkirk Lighthouse, bethel Church and school, Old Fernwood Mill).

d. Adopt local policies that ensure protection of areas of natural or cultural significance from negative impacts of incompatible development (see Figure 18 on page 194).

e. Initiate a nomination to extend the Village Historic District to include additional areas of significance such as to the south along South Jefferson Street with its remnants of the old railroad arches, Syracuse Northern Depot, 1924 School annex, former County Clerk office/jail and former factories, as well as properties along Salina Street.

f. Limit infrastructure development in valued agricultural areas, assist local farmers in protecting these lands through the Purchase of Development Rights (PDR) program offered by NYS Department of Agriculture and Markets, and participate on Oswego County's Agricultural and Open Space Protection program.

g. Work together with New York Sea Grant, the New York State Department of Environmental Conservation, The Nature Conservancy, SUNY ESF and New York State Parks to identify and protect threatened and endangered species and encourage local participation in the Eastern Lake Ontario Dune Steward Program to promote stewardship of the Eastern Lake Ontario Dune and Wetland Complex, and to advance the educational role of the stewards.

h. Work with New York Rural Water Association to map all aquifers and their recharge zones serving the Town. Adopt a Wellhead and aquifer Protection Plan and delineate and define a wellhead protection overlay district with regulations restricting the maximum amount of impervious surface allowed for new development within the aquifer recharge zone (see preliminary inventory in Figure 18, pg 194).

i. Prepare a Salmon River Watershed Management Plan that identifies areas of excessive sediment runoff and wastewater disposal to the Salmon River, Lake Ontario, creeks, and other surface waters, and establishes procedures to evaluate problem areas and ensure effective wastewater management in unsewered areas.

j. Implement structural and/or non-structural stormwater management measures to mitigate sediment loss in priority areas, and adopt legislation to minimize the application of phosphorus and nitrogen fertilizers and pesticides in the river and lake watershed.

k. Adopt local policies that ensure future land use efficiency through compact development practices by establishing site plan review and Conservation Subdivision Design as a standard model for major subdivisions (see pgs. 52-53).

l. Encourage green infrastructure approaches to development at the site and community scales to increase protection and resilience from environmental hazards. Work with the Oswego County Soil and Water Conservation District to develop guidelines for the protection of sensitive areas prone to soil erosion that may contribute to siltation of water resources.

m. Reserve some recreational areas in the Town exclusively for non-motorized use (quiet all-season recreational zones) for activities such as cross country skiing, hiking, horseback riding, fly casting, and nature appreciation that require quiet.

n. Work with NYS Department of State Division of Coastal Resources, Office of Parks, Recreation and Historic Preservation, and Department of Environmental Conservation to develop a vision and plan for improving community access to Lake Ontario and Salmon River waterfronts.

o. Work with NYS Department of Environmental Conservation to develop a plan to have a Village/Town information kiosk at Selkirk Shores State Park, and to improve the pier at Selkirk shores to better serve the community including the addition of user amenities such as lighting, a sheltered seating area, and visiting small boat tie-up facilities (pg. 195). Continue to enhance communication between Park leaders and the host community.
p. Work with NYS DEC and Oswego County Soil and Water District to ensure that sensitive dune and shoreline areas are protected from over-development especially where outdated or incorrect mapping of lake water levels continue to be used as a basis for environmental and building permits.
q. Develop 2 levels of historic distric overlay protections in the Village, one for the core, and one outside the core, to protect the investment of owners, preserve historic architecture, create a sense of cohesiveness in the historic village, and provide a basis for continued successful grant funding to improve economic growth and quality of life in the Village.
r. Develop a plan for the rehabilitation of historic South Park in the Village including needed upgrades to support Farmer's Market and other civic events at the park.
s. Preserve irreplaceable agricultural resources including soils of statewide significance through conservation easements and zoning that allows secondary farm uses and farm-related structures.
t. Locate new or expanded development away from floodplains.
u. Encourage energy efficiency and on-site renewable energy production through zoning regulation; orienting blocks and buildings to maximize solar access; and by allowing district heating and cooling in appropriate zoning districts.
v. Help promote and support the health of cultural organizations such as Half-Shire Historical Society and research center in Richland, Pulaski Historical Society and Salmon River Fine Art Center in Pulaski, and the Bethel Community Center in Port Ontario (site of underground RR speakers in the 1850s)
w. Promote cooperation and communication with the Pulaski Schools--- and the Pulaski Alumni Society
W-Recognize the significant history and cultural resources in the town's cemeteries and private burial grounds, Continue to improve these sites physically, and to enhance the databases publically available for use by researchers. Develop downloadable walking tours of these sites for tourists and researchers to learn more about our history.
x. Continue to create an organic database on the town's veterans from the Revolutionary War forward, and develop maps to ensure proper locations of veteran's graves for flag placement.
y. Work with DEC and Brookfield Power to repair storm damage to the north bank of the Salmon River at the "Black hole", in a similar manner as the main stretch of the river in the village, with a natural retaining wall/walkway. Incorporate a small boat launch for drift boats, kayaks and canoes to utilize, enhance the connectivity to the parking lot above black hole.
z. Collaborate with local cultural organizations in support of their goals:

Pulaski Public Library Goals—
Salmon Rver Fine Arts Center
Pulaski Historical Society Goals

Goal 4: Development of Gateways & Protection of Scenic Byways

The unique combination of natural and cultural features existing in the Town of Richland and the Village of Pulaski combine to produce scenic vistas that are highly valued by both residents and visitors to the area. The Town, with its expansive, gently rolling agricultural fields, quaint historic hamlets of Fernwood and Richland, rivers, forests and wetlands has a wealth of assets that will contribute to a potential economic draw related to recreational tourism if they are protected. Roadside views, vistas, and scenic corridors along with many existing historic resources are of community significance because they are publicly accessible and they represent the distinctive natural, historic, or cultural features that together convey the character of the Town of Richland and the Village of Pulaski. Important components of existing rural or

village character should be protected with specific siting strategies and guidelines including architectural and signage design standards.
Both NYS Route 3 Scenic Byway - the Seaway Trail through the Town, and NYS Route 13 Scenic Byway - the Revolutionary Trail connecting Port Ontario with the Village of Pulaski offer spectacular scenic views of farmland, wetlands, historic sites and Selkirk Bay, and the opportunity to interpret historic tales of the American Revolution, the War of 1812, as well as the Underground Railroad along the Oswego County Freedom Trail. These culturally-valued corridors add to the unique setting and quality of life that the Town of Richland has to offer both residents and visitors and must be protected from the loss of scenic and historic character while encouraging uses that allow for the enjoyment and appreciation of future generations. In order to achieve this, the community must first understand and identify these characteristics and preserve and protect those qualities that comprise Richland's scenic corridors such as historic architecture, natural resources, and valuable farmland.

Recommended Actions:
a. Encourage stronger physical, and thus economic ties between the Village of Pulaski and the Lake Ontario waterfront through the growth of four-season recreation and heritage tourism by developing trail infrastructure that supports a multi-modal recreational loop for biking, hiking, access to blueway trails, interpretive areas and links to Village Historic District (see pgs. 195,198 - 200), particularly by planning trail linkage to Port Ontario with the Village along County Rte. 5, Linkage of Selkirk Shores Park to the Village on the old Railway, Linkage between Brennan's Beach and Selkirk Hamlet, and trails and sidewalks throughout the hamlet of Richland.
b. Implement a high quality wayfinding and interpretive sign system for marking and linking visitor services with natural and historic resources along both NYS Route 3 Scenic Byway - The Seaway Trail, and NYS Route13 Scenic Byway - The Revolutionary Trail and other points of interest along a Town-wide recreational bike and pedestrian trail system. This system would serve to encourage visitor connections between economic development nodes in the Town at Selkirk Point, Port Ontario and the Pulaski Village Business District.
c. Look for future opportunities to establish a Visitor's Welcome Center and public parking at Interstate 81 North exit 36 to welcome and promote tourism in the Village and Town. A collection of tourist resources on recreational activities, lodging, restaurants, maps, postcards, and a Pulaski history display or kiosk should be featured. A Welcome Center promotion should be developed via internet tourism websites and other travel centers, organizations, and through strategic marketing partnerships. Link the center to the Village and Town with coordinated signage and bike and pedestrian trails and interpretation at key locations to grow tourism (pg. 201).
d. Work to create a specific vision for improvement and site development plan for the southwestern parcel at the intersection of Routes 11 and 13 (pg. 202).
e. Create an enhanced gateway at Port Ontario, the intersection of NYS Route 3 Scenic Byway - the Seaway Trail through the Town, and NYS Route 13 Scenic Byway - the Revolutionary Trail. Establish wayfinding and interpretive elements along with bike and pedestrian amenities (pg. 199).
f. Make significant aesthetic improvements to the Village Business District along The Revolutionary Byway - Route 13 and encourage business development that is thematically and visually compatible with the Scenic Byway designation. Expand the underground utilities program in the village to include this area. Limit further commercial development along The Revolutionary Byway - Route 13 to existing commercially developed areas, allowing only reuse and infill for new commercial uses. Consolidate parking areas and encourage shared lots behind buildings where feasible (pg. 204 - 205).
g. Preserve open space at the Village/Town edge, and Hamlet/Town edge to retain the traditional distinct transition between open rural-agrarian areas and compact residential and mixed use village areas. Establish land use policies, tools, and regulations that ensure the preservation of farmland, and open space.
h. Implement overlay districts with setbacks and visual buffers where necessary to prevent negative visual

impacts of development along NYS Route 3 Scenic Byway - The Seaway Trail, NYS Route13 Scenic Byway - The Revolutionary Trail and Lake Street (see Figure 18, pg. 194).

i. Create compact special area development zones, allowing increased density, at Port Ontario and at Selkirk Point with form-based codes that prescribe appropriate building type, height and scale, promote historic preservation and rehabilitation of existing building structures, and encourage a mix of uses while maintaining and increasing waterfront viewsheds. Encourage design that fosters pedestrian activity, and visual access to the waterfront. Encourage the establishment of a local Underground Railroad history museum and visitor center at the 160-year-old Port Ontario Bethel "Toothpick" Union Church and one room school on Scenic Route 3.

j. Encourage a variety of land- and water-based public transportation options and facilities in the Town as components of an interconnected recreational use system.

k. Community input is desired on the NYDOT plans for I-81 reconstruction. The interstate constructed between 1958 and 60 while a great enhancement to travel, has served as a physical divide of the town and Village. Consensus has developed that the community needs wider bridges in the Village with sidewalks on both sides. Consensus also is that it is time for New York State to make an "easy on-easy off" at the Rte. 13 exit. This goal was stressed in the Climate Smart Action plan, and has been reinforced by individual board recommendations in recent years. The Rt. 11 Bridge turn, as well as the County rte. 2 turn---both in the heart of the historic district cause great disruption when trucks pass, and often damage when the turns are not navigated properly (see photo)

l. Make significant aesthetic improvements to the Route 11 corridor through the Village, with sidewalks from the cemetery in the north of the Village, through to the School in the South. Curbing is in dire need of repair, replacement and augmentation to slow the erosion of the road surfaces as well assist in storm water movement.

m. Develop and maintain a current inventory of all bridge ages and replacement dates, with long term planning utilized to foresee future projects. In recent years the communities have been caught off guard with bridge projects that they have not been able to influence successfully.

Goal 5: Protect and Enhance the Hamlets

Preservation of historic character in the Town, especially that of the hamlets of Richland, Fernwood, Selkirk, and Port Ontario, as well as the beach communities of Ramona Beach, Pine Grove, Rainbow Shores is important while encouraging appropriately scaled and sited growth in these areas. Rehabilitation and reuse of historic architecture along with preservation of historic structures, roadways, and landscapes is critical to retaining the future aesthetic and economic value of these special places, therefore, zoning in the hamlets may include a mix of small business/professional services, and agriculture in addition to residential uses. Traditional hamlet scale and form should be retained and protected through the use of architectural review standards in all new development in these areas.

Recommended Actions:

a. Revise Town zoning to include Hamlet zoning district(s) for Richland, Fernwood, Selkirk, Ramona Beach, Pine Grove, defined by traditional lot sizes and setbacks, and create Hamlet specific design standards for new development that will retain and complement historic patterns of land use and development. Encourage a diverse and sustainable mix of residential and commercial uses including rental units in the Hamlets including Selkirk, Port Ontario, Fernwood, Richland, while paying particular attention to the safety of the mainly residential hamlets of Fernwood and the Beach communities of Selkirk, Ramona Beach, Rainbow Shores and Pine Grove.

b. Evaluate key historic structures in the Hamlets that are vacant, under-utilized, or in need of maintenance and develop rehabilitation and reuse plans, and market the structures to attract new business. Offer incentives via websites, newsletters, or directories for small scale new or existing businesses to relocate to

the Hamlets.
c. Encourage the restoration and preservation of historic buildings and structures in the Hamlets through incentive programs, tax abatement, and supporting creative reuse plans.
d. Respect and retain the traditional smaller scale of hamlet roadways and intersections, and the emphasis on design for walkability in hamlet centers.
e. Design and install historically compatible entrance signs to the Hamlets including Selkirk, Port Ontario, Fernwood and Richland and the three Beach communities of Ramona Beach, Pine Grove, Rainbow Shores, as well as the "lost" hamlet of Daysville.
f-Encourage good communication with the Beach associations and the town, as well as the Richland Recreation Association, Bethel Community Center and the town.

Goal 6: Promote Good Governance

The Town of Richland and Village of Pulaski agree to work together in collaboration toward the goals incorporated in this joint Comprehensive Plan. It is the common goal of the two municipalities to continue to provide services at a reasonable cost through targeted consolidation of local government services and robust engagement between local officials. A continued focus on improvements to community facilities, such as the Haldane Community Center Complex, youth and senior programs are key to good governance. Land use and zoning regulation in the Town and Village must be carefully constructed to effectively manage land uses that encourage complementary growth while protecting the community's cultural identity, historic, and environmental resources. Protection of the river and lake waterfronts does not have to preclude compatible use if special consideration is given to protecting the Salmon River watershed. A focus on stakeholder collaboration, green technologies and renewable energy in all future government endeavors will be increasingly important.

Recommended Actions:
a. Establish shared Town and Village services with a unified planning board of 5 - 7 members and rotating chairs between Pulaski and Richland appointees.
b. Work toward sharing and consolidation of Town and Village departments wherever possible including municipal highway services and consider all new projects in the context of shared services. Consider this in the studies for new highway facilities that both communities are undergoing.
c. Work together with the local school district to coordinate municipal services, resources, and community programming efforts.
d. Develop and prioritize a five year capitol improvement program and plan for the community in consideration of the goals and recommendations listed in this plan.
e. Encourage community and stakeholder collaboration in development decisions through an inclusive process that maximizes participation and results using public meetings, small group interviews, and community surveys. Collaborate with federal, state and local authorities with jurisdiction over the public trust and coastal natural resources.
f. Revise Town and village zoning and land use regulations to ensure that they support the goals and recommendation in this Comprehensive Plan.
g. Encourage the expansion of existing, and the addition of new programs for seniors and youth in the community including assisted living facilities for seniors and recreational and educational opportunities for youth and seniors with an active and accessible community center.
h. Ensure the availability of high quality public water facilities including the protection of municipal wells and aquifers and effective treatment of all wastewater in the Town and Village through a town-wide stormwater management plan.
i. Work with road owners toward retrofit (re-striping) of existing lanes to accommodate safe transporta-

tion facilities for bikes, pedestrians, and other non-motorized traffic in the community including well-marked crosswalks, greenway trails, blueway trails for car-top boats, and bike paths that interconnect with recreational facilities and points of interest throughout the town and village.
j. Participate in on-going meetings with representatives of NYS Parks and Recreation offices and neighboring municipalities to pursue common interests.
k. Work to conserve renewable energy land resources especially sites most conducive to small, residential or community wind power, but also consider future opportunities for the use of photovoltaics and energy crop production locally.
l. Conduct an energy audit and make energy efficiency upgrades to all public facilities for optimum use of municipal resources to meet energy needs.
m. Identify and map potential prime sites for renewable energy development, and explore future opportunities to develop community renewable energy facilities.
n. Clarify the process for permitting renewable energy projects, and whether such projects are allowed "by-right," by special permit, use variance, or site plan review.
o. Encourage local energy efficiencies by working with Oswego County Planning Department, Operation Oswego County, NYSERDA, and other agencies to develop an incentive program for commercial use of green technologies.
p. Continue to work with New York Rural Water Association, as well as neighboring Towns as they examine their water needs and how Town of Richland well sites and infrastructure may be able to play a role in their growing needs.
q. Develop a water/sewer rate structure to ensure an adequate reserve fund for facility maintenance and upgrades.
r. Establish a formal community volunteer program and encourage participation in the program by local school and community groups.
s. Work to establish outreach to the local Amish community to address potential issues and opportunities.
t. Dedicate a staff person to assist community groups with grant writing and marketing including developing and maintaining a comprehensive community website.
u. Explore the value of retaining the services of a community planner for the Town and Village.
u. Continue to work with neighboring towns and villages to share ideas and in appropriate cases resources and services. The Town and Highway Supervisors, and Mayor's Associations are good venues to promote dialogue.

List of Priority Buildings and Sites
1-Nolan Fabric/Gilson's Lawn Mowing: One story cinderblock building in a residential section on North Street. Needs to be removed, should be listed as such and returned to residential. Its falling in

2-Old Vinegar Factory/NIMO garage....Lewis Street, ---in a flood zone, but ideal for development with its waterfront access. word is the owner is selling it to a man who wants to do a riverfront restaurant!

3-Bowling Alley, Salina Street.--built as a factory in late 1800s, redesigned as bowling alley in 1950s, recently went out of business. Prime location on US 11, on the Salmon River, two and a half story sprawling building. some parking on south

4-Fish on Lodge bar--just north of bowling ally, it was a short lived bar, once part of an industrial building, half of which was taken down. could be repurposed, there is parking and prime waterfront on river.

5-ARCO/Glider building, North Jefferson. Across from Post office, old gas station, recent fuel office, built in brick, nice architecture and good parking.

6-Former Evergreen Adult Home, 4926 N Jefferson St. recently closed. core is an historic home, it was used until 2014 as an adult home

7-Gathering Place bar & dance Hall. built in 1980s, on Scotch Grove Dr. off of Rte 11 (Salina Street) south of the RR. this was a popular and well-laid out restaurant with a nice parquet dance floor. It is zoned industrial.

8-Milk plant/Old Deatons---Lewis Street extension, besides RR Track. This large complex was a milk shipping plant in early 1900s. Was Deatons Ace Hardware until they moved, used by them for storage. Very nice hardwood floors in this place!

9-OLD CITGO--Rome Rd. Prime real estate on Rte 13, this 1990s vintage building has been vacant since gas station went out in 2012

10-Clemons Garages/Pulaski Auto--Salina Street----next to a historic home, just two doors north of intersection of Rte. 13 and 11, this complex of storage and former auto repair is underused, not kept up. recently bought on tax sale, over 2 acres.

11-1924 Pulaski School annex.....South Jefferson Street.....brick Gilbert VanAuken designed structure was built as an annex to 1855 school that burned in 1937. abandoned by school, used as furniture store and now a dentist office and storage. large riverside lot that was once a popular grove!

12-Former Oswego County Clerks Office, South Jefferson St. ---This stone building is one of the oldest in the village and sits next to the court house. It was built as clerks office in 1840s. is a bottle center now... needs to be looked at as a repurpose for higher use!! (See photo above)

13-Syracuse Northern RR depot and freight house---a surveyors office...South Jefferson St, across from 1924 school. Should be repurposed and enhanced! Built 1871 (see photo, 2 story, white)

13-Fernwood Mill---current owner may not have wherewithal or sense to develop or raze.....

14-Golden Fish Restaurant, Port Ontario....falling in, prime lot on Rte 3.

15-Former Der Liquerhouse wine store, Port Ontario---Prime spot, rte 3, needs repurpose.

16-Former bike shop, once a bar, rte 3---This two story log cabin has been used on and off, current bike shop out of business

17-Franklin Block, downtown---three story 1911 building, chineese restaurant on 1st floor. needs to be repaired and redeveloped on all floors... (see photo above)

Illustrative Programs and Projects (Addendum 2015)

Some specific examples of projects from the goals and recommendations in this plan will result in physical enhancements ultimately leading to community revitalization, and are presented in the following section.

Under Goal 2: Economic Development, a master plan is recommended for improved access, rehabilitation, and compatible expanded use of the turn-of-the-century recreational club landscape, at Rainbow Shores Restaurant and Hotel. Adjacent to Deer Creek Wildlife Management Area on Lake Ontario, Rainbow

Shores occupies a quiet and lovely natural setting where visitors come to enjoy meals and stays accompanied by sunset views of the lake. A concept that capitolizes on the preservation of the many existing assets of the lakefront site, including it's lovely views, vernacular lakeside club architecture, and native shoreline ecology, while improving and expanding the establishment's offerings to visitors, could provide a sustainable approach to economic growth in the Town. The concept site plan below adds an event pavillion and two compatibly-designed cottage-style buildings for additional guest facilities. It carefully consolidates parking and vehicular access to the back of the site, preserving views, trees and existing buildings. Restoration of native grasses, bluff stabilization through bio-engineering with fiber blankets and native vegetation, a seasonal small boat dock and connectivity to Deer Creek Wildlife Management Area for lakefront nature hikes all contribute to the preservation of the delicate and beautiful landscape nestled within the 17 mile-long 'Eastern Lake Ontario Barrier Beach and Wetland Complex'.