# UPDATED June 2015 - 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 of community recreation facilities, consolidation 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 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 19, pg. 192).

***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.
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.
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 to Delano St., and the high school with the Village from Hinman Rd. to Bridge Street, 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. 188).
e. Develop plans for the improved organization of Dunbar Field in the Village to include 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.
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. 188).
h. Encourage 'Green Retrofit' of existing buildings and developed sites, including underused commercial parking areas and plazas on Route 13 in the Village (pg. 187, 188).
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. 188).
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 on Jefferson Street related to the history and cultural impact of the outstanding fishery running through the Village.
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. 188).
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.

**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. Develop 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).

b. 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 17 an 18, pgs. 189-190).

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.

d. Develop and implement a local business promotional campaign.

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 21, pg. 194).

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. Seek opportunities with industry specialists to host a senior/retirement community in the Town preferably adjacent to the Village.

j. Promote/support regional, state or national outdoor competitive events such as dogsledding, cross country skiing, biking, snowmobiling, kayaking, sailing, etc.

k. Maintain close coordination with economic and job development organizations such as Operation Oswego County.

l. Support continued success of the NYS DEC Fish Hatchery program.

m. Continue efforts to locate the NYS DEC Training Facility in the Town.

n. Explore opportunities to expand economic development relationship with Fort Drum and Jefferson Community College by hosting distribution facilities, satellite sites, etc.

o. Support the implementation of a locally coordinated National Trust for Historic Preservation Main Street Program.

p. Explore opportunities through NYS Ag & Markets funding to promote growth in local agricultural business such as niche crops, biomass production, farmers markets, etc.

q. Establish a Village Downtown Business District Entity to encourage collaboration and a shared vision, resources, and efforts in district improvements that will benefit all downtown businesses.

r. 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.

**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. Similarly, historic resources are a great asset to the community, and are worthy of mapping and preservation efforts.

***Recommended Actions:***

a. Establish a local Conservation Resources Committee (CRC) charged with responsibility for maintaining an inventory and map of local natural, scenic, cultural and historic resources and establish a process for periodic updates to the community resource inventory and map (see preliminary inventory map on page 114).

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 and Fernwood.

d. Adopt local policies that ensure protection of areas of natural or cultural significance from negative impacts of incompatible development (see Figure 19 on page 192).

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 and factories, and on 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, and New York State Parks to 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 19, pg 192).

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. 192).
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.

**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 Hamlet of Richland through 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. 193,197 and 198).

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. 199).

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. 200).

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. 201).

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. 202 - 203).

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 19, pg. 192).

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 150-year-old Port Ontario "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. Explore potential opportunities and impacts of more direct On-Off access to US Interstate Route 81, and facilitate community input for sidewalks and other issues related to DOT bridge (Routes 2 and 13) reconstruction over I81.

l. Make significant aesthetic improvments to the Route 11 corridor through the Village.

**Goal 5: Protect and Enhance the Hamlets**

Preservation of historic character in the Town, especially that of the hamlets of Richland, Fernwood, Selkirk, and the Port Ontario intersection of Routes 3 and 13 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, and Port Ontario 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.

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.

**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, 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.

b. Work toward consolidation of all Town and Village departments including municipal highway services and consider all new projects in the context of shared services.

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 transportation 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 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. Retain the services of a community planner for the Town and Village.

**List of Priority Buildings and Sites**
1-Nolan Fabric/Gilson's Law 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, re-

cently 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'.

Central New York Regional Planning & Development Board
126 N. Salina Street, Suite 200, Syracuse, New York 13202 • Tel. (315) 422-8276 • Fax: (315) 422-9051
Kathleen A. Rapp, Chair David V. Bottar, Executive Director

# Village of Pulaski Procedural Checklist

The steps below lay out the remaining path for the Village of Pulaski to achieve a final, adopted Updated Comprehensive Plan document. The CNY RPDB will be available for assistance along the way, although the Village will be responsible for submitting documentation for the SEQRA and County review processes.

- Comprehensive Planning Committee meeting: Review draft Comprehensive Plan document. CNY RPDB will make necessary updates.
- Post the committee-approved draft plan on either the municipality's or CNY RPDB's website for public review.
- Send out a News Release to local papers stating that a PDF of the draft is posted online for public review and comment. Note that the online review period will be followed by a public meeting where comments from the public will be received.
- Conduct the public meeting with all committee members present if possible. Record attendance and all comments on the draft. Have a hard copy or two available and give an overview of the planning process and committee work and the resulting plan and goals.
- After the public meeting, the committee determines which/if public comments need to be addressed with changes.
- The Village must submit documentation for SEQRA Review (usually this results in a Negative Declaration).
- The Village must then send the final draft document along with SEQRA results to the County Planning office (with the County's GLM 239 submittal form) for County Planning review and comment.
- The committee determines if County comments need to be addressed with changes to the draft. (CNY RPDB will be available as needed to make final changes to the updates)
- The Updated Plan can then be adopted through Resolution by the Village Board if desired.

***Implementing the Pulaski Comprehensive Plan Update***

All of the work that the community has done thus far in preparing the Comprehensive Plan and update can be lost without a solid framework for implementation based on available funding resources and realistic expectations. Some recommendations in the Update may be implemented over a longer period of time, others will be a concentrated, short-term effort, but all elements of the Plan and the update should be considered in terms of budgets and time frame.

A Comprehensive Plan is a valuable resource a community can use to win significant grant funding from a wide variety of sources. Forming partnerships with various public agencies at the local, county, state and federal levels is advisable as these agencies can often assist communities in their funding and implementation efforts. Special committees may be established by the Village Board to address specific focus areas identified in the Plan. These committees should include members of the community most familiar with the Comprehensive Plan and its guiding principles. Examples of such committees are a Farmland Preservation Committee, An Historic Preservation Committee, or a Energy and Technology Committee.

Community efforts can often be strengthened and community benefits broadened by cooperative planning and promotional strategies among neighboring communities. Through cooperative efforts with other agencies and inter-municipal relationships with neighboring municipalities, planning can have positive impacts on the community, as well as on the region as a whole.

Suggestions for priority implementation actions noted in this Comprehensive Plan include the following:

Short-term recommendations:

- Implement continuous sidewalks including connecting Maple Avenue with the community center to Delano St., and the high school with the Village from Hinman Rd. to Bridge Street, with the addition of boldly-marked crosswalks
- Improve marking/signage for municipal shared parking lots
- Preserve irreplaceable agricultural resources including soils of statewide significance through conservation easements and zoning that allows secondary farm uses and farm-related structures.
- Work with road owners toward retrofit (re-striping) of existing lanes to accommodate safe transportation facilities for bikes, pedestrians, and other non-motorized traffic in the community including wellmarked crosswalks,
- 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 appropriate zoning districts.

Long-term recommendations:

- Encourage 'Green Retrofit' of existing buildings and developed sites, including underused commercial parking areas and plazas on Route 13 in the Village
- Locate new or expanded development away from floodplains.