

Town of Ledyard

Comprehensive Plan



Adopted October 8, 2012

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The Town of Ledyard, located in southwestern predominately a farming community that has modest population growth over the past decade. the rural atmosphere of the Town. The large farms and gently rolling topography contribute to character. Water resources, such as Cayuga Lake bordering the Town to the west and several smaller creeks and gorges, add to the open, rural feel. Most of the land in the Town is in agricultural use, punctuated by historic and more recent settlements.



Cayuga County, is experienced Residents enjoy number of active the rural

This landscape is proving attractive to an increasing number of new residents. Given the Town's proximity to the cities of Ithaca and Auburn, growth over the next 20 years could gradually erode the Town's rural character. In this context, a framework of development in a timely and orderly manner is essential to preserving the Town's farmland; protecting its wetlands, woodlands, and other natural features; avoiding land use conflicts; providing appropriate housing and employment opportunities; and protecting the Town's rural heritage.



The planning area for this Comprehensive Plan encompasses about 47.66 square miles, which covers all lands within the Town outside the Village of Aurora. Unless otherwise stated, a reference to the Town of Ledyard is the portion of the Town that it outside the Village of Aurora. The Town outside the Village may also be referred to as TOV in this plan.

Funding

The Town received a \$15,000 grant from Quality Communities. Of these funds \$10,000 was paid to American Farmland Trust and \$5,000 was paid to Cayuga County Department of Planning and Economic Development. Cayuga County Department of Planning and Economic Development also donated \$5,000 of their time to this project as matching funds for the grant.

Acknowledgements

This Plan was developed by the Town of Ledyard Comprehensive Plan Committee under the guidance of the Town of Ledyard Town Board and with the assistance of Amy D'Angelo from the Cayuga County Department of Planning and Economic Development, and Judy Wright and David Haight from American Farmland Trust.

Except where noted, the maps in this Plan were created by Nick Colas, GIS Analyst for Cayuga County Department of Planning and Economic Development.

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Our thanks to the Town of Ledyard Clerk, Rose Marie Belforti, for her assistance with compiling and distributing the plan.

The Comprehensive Plan

A comprehensive plan consists of materials, written and/or graphic including but not limited to maps, charts, studies, resolutions, reports, and other descriptive material that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development of the municipality. (New York Chapter 418 of the Laws of 1995 amending Town Law §272-a.)

Why prepare a comprehensive plan? First, all towns in New York State are strongly encouraged to have an up-to-date plan as the legal foundation for any land use regulations. Second, and more importantly, a thoughtful plan, based on public input and a positive perspective for the future, can help set priorities for coordinated action by the Town officials, staff and volunteers. The following comprehensive plan provides guidance to those interested in Ledyard --- including Town residents, property owners, businesses, organizations and prospective residents and businesses --- its history, current conditions, and what we prefer to see in the future.

Development of the Plan

As a first step to developing this plan a visioning process was conducted gathering input from residents. The visioning was conducted during five meetings held from February to June of 2004.

The visioning process resulted in the development of a vision statement for the Town and nine goal statements supporting the vision. The participants also developed a number of projects or objectives, which if implemented, would further the goals and support the vision. Many of these suggestions are incorporated in this plan.

Based on the visioning sessions, the Town developed a survey to be distributed Town-wide. This four page survey was distributed to 970 households; 247 responses (25% response rate) were received and processed. The responses were included in the plan development.

The Town Board directed the Comprehensive Plan Committee to develop a Comprehensive Plan based on the results of the visioning process and the surveys. A draft was presented for public comment in 2008. A revised comprehensive plan was presented to the Town Board in February 2011 for their review and subsequent public comment.

Ledyard drafts vision paper

MARY BULKOT
The Citizen
April 9, 2006

LEDYARD — Ledyard continued to refine its self-image Thursday evening, in the third of four visioning meetings.

Several participants, including Supervisor William Dugan, were concerned that the town's agricultural aspects were being ignored.

"There's nothing pertaining to agricultural aspects other than the phrase 'rural quality,'" he noted.

Participants agreed that more work needs to be done to incorporate the agricultural aspects of the town into the visioning process.

**Portion of an
article printed in
The Citizen on
April 9, 2006**



Residents of the Town of Ledyard seek to protect the integrity and value of their natural and cultural environment; support compatible economic and residential development; foster community participation in policy development; maintain an affordable cost of living; and preserve the scenic and rural quality that is enjoyed by residents by:

- ❖ Encouraging agricultural land uses and farming practices that preserve, protect and enhance the natural environment and promote local economic development.
- ❖ Embracing policies and programs that preserve the environment, water quality, open space, and scenic views.
- ❖ Recognizing the special relationship of the Town of Ledyard and its responsibility to the water quality of Cayuga Lake.
- ❖ Expanding opportunities for residents and visitors to enjoy the Town's historic resources as well as beautiful Cayuga Lake, flowing streams, unique water courses, waterfalls, and other natural resources.
- ❖ Preserving and promoting the Town's historic and architectural resources.
- ❖ Supporting and promoting educational and cultural activity within the Town, the Village of Aurora and Wells College.
- ❖ Encouraging responsible growth that builds on existing assets.
- ❖ Developing public policy & infrastructure to serve residents and businesses, and to work cooperatively with local, state and federal agencies.
- ❖ Understanding and embracing the opportunities for cooperation with the Village of Aurora.



Ledyard is located in southwestern Cayuga County, about 30 miles north of Ithaca. The Village of Aurora lies within the Town, and the City of Auburn is located 15 miles northeast. The Town of Ledyard is bordered by the Town of Springport to the north, the Town of Scipio to the northeast, the Town of Venice to the southeast, the Town of Genoa to the south, and Cayuga Lake to the west. (Figure 1)

The Town encompasses 48.62 square miles, of which the Village of Aurora encompasses 0.96 square miles. The Village of Aurora and three of the four adjacent towns have comprehensive plans, dating from the 1980's. The Town of Venice has neither land use regulations nor a comprehensive plan.



Figure 1: Location Map for Ledyard, NY

Studies and Plans

Cayuga Lake is considered part of the New York State Canal System, and many Canal Corridor Plans refer to the Town of Ledyard. This is primarily a result of a report titled "Development of Tourism and Economic Potential on New York's Canals". It was published in February 1989 by the Barge Canal Planning and Development Board. This report outlined the potential of these Canals to provide both tourism and economic benefits for the state and local communities. As a result of this study, in 1991 the state's voters approved the charging of users fees for the Canal system and investment in water related activities. In an effort to better define the roles of the state, regional and local planning agencies, regional studies were conducted to determine regional, county and local issues.

Major studies were undertaken on a regional basis to identify the opportunities and limitations affecting development along the canal. Cayuga County was included in three of these regional studies, and the Town of Ledyard is studied in both



View of Cayuga Lake from Honoco Rd.

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the Finger Lakes and the Central New York Region's Plans.

Finger Lakes Regional Canal Plan (1994)

The Finger Lakes Regional Canal Plan addresses that portion of the Canal System within the Seneca River basin, south of the Erie Canal corridor, focusing on Seneca and Cayuga Lakes.

Five goals were identified in this plan and the Town of Ledyard is cited in three of the five goals. Under the first goal of preserving natural resources in the study area, it is recommended that preservation of scenic views and support of agriculture be maintained in the area between Genoa and Aurora along the Rt. 90 Scenic Byway. Under the third goal of regional and local economic development, it was recommended that agriculture should not be overlooked as an element in the overall economic potential of this area. The Town of Ledyard has some of the State's finest agricultural lands. Care should be taken to promote economic activity that will not interfere with or cause abandonment of farming in this area. Recommendations were made for agri-tourism businesses such as wineries. Under the fourth goal of enhancing water related recreation and other leisure time activities it was mentioned that Long Point State Park located in Ledyard provides boat launch and docking facilities and an artificial harbor for refuge.



Long Point State Park

New York State Canal Recreation Plan (1995)

The New York State Canal Recreation Plan is a compilation of the regional plans that were developed. The recommendations for the Town of Ledyard in this plan are synonymous with those in the Finger Lakes Regional Canal Plan and the Central New York Canal Plan.

Canal Development Opportunities in Cayuga County (1994)

Since recommendations for Cayuga County's portions of the canal system were represented in three different plans, there was a need to combine elements of these three documents into a single one for the use of Cayuga County officials and local governments within Cayuga County.



View of Cayuga Lake from Honoco Rd.

This plan notes that even though there is no large amount of undeveloped waterfront that could attract commercial development to serve boaters, the residential development along the lake shore

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provides lodging for vacationers. It is also noted that agriculture should not be overlooked as an element in the overall economic potential of this area.

The recommendations for care of agricultural resources are also emphasized ensuring that farming in this area continues to thrive. Agriculture is the cornerstone of the Town and can impact economic development. This plan recommends that agri-tourism based business, such as wineries, be encouraged.

Scenic Byway Plans

The New York State Scenic Byways program was created in 1992 by the NY State Legislature. The program encourages both economic development and resource conservation, recognizing that each of these aspects must be fostered to ensure the success of the other. The Program is administered by the Landscape Architecture Bureau of the New York State Department of Transportation; it is guided and implemented by the Scenic Byways Advisory Board that includes a number of state agencies as well as members of the motoring public, tourism associations, and organizations interested in preserving scenic quality.

Route 90 Scenic Highway Corridor Plan (1997)

In 1997 an application was sent to the State petitioning for Scenic Byway designation for State Route 90 connecting Montezuma in Cayuga County to Homer in Cortland County. The corridor management plan identifies the intrinsic, historic, scenic, natural and recreational assets contributing to the scenic character of the Byway.



**View of MacKenzie Childs Ltd. from
State Route 90**

Even though there are no specific recommendations for the resources in the Town of Ledyard, the plan does highlight valuable resources within the Town regarding the scenic highway. These are: Great Gully, MacKenzie-Childs Ltd., Long Point State Park and Cornell University's Robert B. Musgrave Research Farm.

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Cayuga Lake Scenic Byway Corridor Management Plan (2001)

Building on the designation of Route 90 as a New York Scenic Byway, the Cayuga Lake Scenic Byway was established in 2001. The Cayuga Lake Scenic Byway encircles Cayuga Lake including part of NYS Route 90. The Cayuga Lake Scenic Byway Corridor Management Plan seeks to capitalize on the unique nature of the Cayuga Lake Scenic Byway Route to generate sustainable economic growth along the Corridor. Even though there are no specific recommendations for the Town of Ledyard, the Town is encouraged through the plan to protect scenic views. The plan also identifies Great Gully and Mac-Kenzie Childs Ltd. as important resources for the Town.



Aerial view of Ledyard

Cayuga Lake Watershed Restoration and Protection Plan (2001)

The Cayuga Lake Watershed Restoration and Protection Plan began with the central focus of identifying priority issues and solutions on a watershed-wide basis and to have all the local governments cooperating to implement the recommendations.



View of Cayuga Lake from Lake Road



The following history is an excerpt from The History of Cayuga County 1789-1879 by Elliott Storke, Chapter XLV.

Ledyard was formed from Scipio on January 30th, 1823. Its name derives from Gen. Benjamin Ledyard, an early settler in the town, and an agent and clerk for the apportionment of lands in the Military Tract. Ledyard lies on the east shore of Cayuga Lake, which forms its western boundary, south of the center of the County. Its length from north to south is ten miles, and its mean width is about five miles. It is bounded on the north by Springport, on the east by Scipio and Venice, and on the south by Genoa (Figure 2). Great Gully Brook is on the northern border.

The surface is beautifully diversified. Its landscapes present less of the grand and sublime in nature and more of its quiet beauty. It slopes upward from Lake Cayuga until it attains an elevation of 500 to 600 feet above the lake level, a little east of the eastern town line. Charming prospects are disclosed by the successive approaches to this summit ridge. The streams are small and occasionally rapid. The principal streams are Great Gully, on the north border, and Paines Creek in the south.

It has calcareous soils of excellent quality. Limestone exists in boulders and in a fine layer near the surface, but is nowhere quarried in the town. Clay predominates along the lake, extending back from it about a hundred rods, and over-lying a shale ledge, which terminates with more or less abruptness upon the shore. At the railroad cut a little south of Levanna, is a bold shale bluff, about fifty feet at its highest elevation above the lake. In the interior the soils are exceedingly fertile loams with considerable alluvium

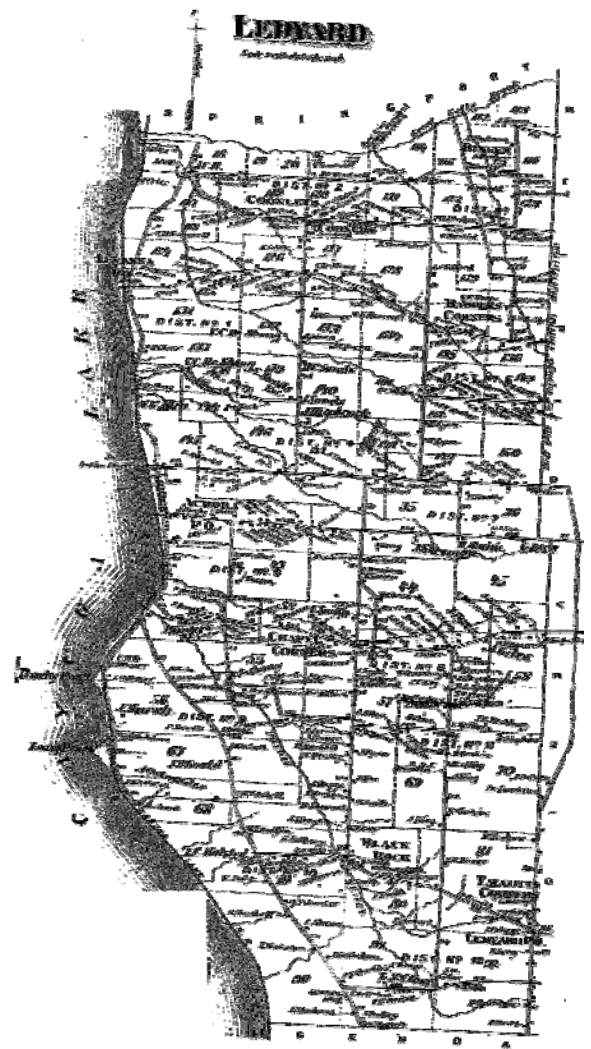


Figure 2: 1875 Map of the Town of Ledyard

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along the streams.

The first settlements in the County were established in this town. The events immediately preceding and in some measure preparing the way for the settlement of this country are matters of historical record, and their intimate connection with the subject in hand seems to warrant a brief review of them.

Until 1789, this broad domain which now gives so many evidences of a highly cultured and refined civilization was the favorite hunting and fishing ground of the Cayuga's, who were a nation proverbially noted for their fondness for and proficiency in the chase and aquatic sports. Although, according to common usage, they, as conquered allies of the British forces during the Revolution, had forfeited their territorial rights, they still pressed claims which both the State and Federal government generously recognized and respected by subsequent treaties. In treaty at Fort Stanwix (Rome,) October 22, 1784, the Iroquois ceded to the Federal Government a large portion of their lands in Western New York; and by a treaty concluded February 23, 1789 at Isaac Denniston's tavern, Albany, (which was known in colonial days as the King's Arms, and stood on the north-west corner of Green and Norton streets), the Cayuga Nation ceded to the State of New York all their lands, except 100 square miles, lying on both sides of Cayuga Lake, and extending from Aurora to Montezuma. They also reserved the right to hunt and fish in any part of the ceded territory. They also secured special grants to three persons, two white men and one Indian, one of 15,680 acres to Peter Ryckman, an Albany Dutchman.

The Town's Historic Resources

The Town of Ledyard, outside the Village of Aurora, has many structures that were built prior to 1955 and therefore would be considered historic by State Historic Preservation Office (SHPO). According to the 2000 census, 39% of the residential structures in Ledyard were constructed prior to 1959. In addition to residential structures, there are a number of other historic structures and barns within the Town.

Designated National Historic Resources

There are three properties within the Town of Ledyard, outside the Village of Aurora, that are listed on the National Historic Register.

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North Street Friends Meetinghouse (Brick Meetinghouse) 05NR05510

The North Street Friends Meetinghouse (Scipio Monthly Meeting of Friends, Orthodox), locally known as the Brick Church, stands approximately 1.5 miles west of the hamlet of Sherwood, just north of the intersection of Sherwood Road and Brick Church Road. The surrounding landscape is simple, spare, and unadorned, much like the meetinghouse itself and like the spiritual and material culture of those who built it. There is a small graveyard surrounded by a stone wall at the northwest corner of the lot.



A historic brick church was built on land given by Augustus Howland. Emily Howland attended services here. The church is now a private home. photo provided

Significance

The North Street Friends Meeting House satisfies both Criterion A and C of the national Historic Register. Criterion A focuses on the building being associated with reform movements, such as abolitionism, the Underground Railroad, and Women's Rights. Criterion C is satisfied by the architectural significance of the building.

In its earliest years, 1827-28, this meeting had at least one African-American member, Gideon Wainright, a nephew of the famous sea captain Paul Cuffee. After 1864, Richard Gaskin, a known freedom seeker, also joined the meeting.

This site meets the criteria for the National register because it is associated with the Underground Railroad, abolitionism, African-American Life in Central New York and is associated with freedom seekers who stayed in Central New York. It is also a site related to the Underground Railroad and abolitionism.

The building was constructed in 1834 by Benjamin Gould and Noah Dennis. This structure is architecturally significant as a rare gable-end-to-street brick meetinghouse in upstate NY. This building is similar in form to the Arch Street Meetinghouse of Pennsylvania Yearly Meeting of Friends, built in 1804 in Philadelphia.

Although similar in interior layout to the meetinghouse constructed in 1810 for the Scipio Monthly Meeting on Poplar Ridge Road in Ledyard, and probably also to that constructed in 1820 for the North Street Meeting at nearby Barber's Corners, this meetinghouse represents a distinctly different exterior form. While the meetinghouse on Poplar Ridge Road was a frame building, with its broad side to the street, reflecting a common pattern for both Pennsylvania and New England, this new meetinghouse was built with its gable end to the front. While exterior details are

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different, its basic form strikingly resembles the afore mentioned Arch Street Meeting in Philadelphia.

Like all traditional Quaker meetinghouses, the North Street Friends Meetinghouse incorporated values of austerity, symmetry, and integrity of form and lack of unnecessary decorations based primarily on function and simplicity. Its exterior and much of its interior (with the exception of its furnishings, the facing bench and the dividing wall) are virtually intact in its original form. It possesses an exceptional degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

Mosher Farm Complex 03NR05113

The Mosher Farmstead is a 178.9-acre farm located on Sherwood Road, about three miles east of the Village of Aurora

Significance

The Mosher Farmstead is architecturally and historically significant as a substantially intact collection of nineteenth and early twentieth century agrarian architecture, complemented by an expansive working farm. The Mosher Farmstead is particularly remarkable for its massive, U-shaped, gambrel-roofed dairy barn; its scale alone distinguishes it from other barns in the area. Complemented by the survival of the entire collection of original support structures (only the two wooden silos once attached to the dairy barn have been lost) and an essentially intact, vernacular farmhouse, the various components of the farm group embody the distinctive characteristics of rural agrarian building practices. The farmstead is additionally significant for its association with the history of dairy farming in the Finger Lakes region of New York State.



Mosher Farm Complex

Jethro Wood House 90NR00099

Jethro Wood's house is located $\frac{3}{4}$ mile west of Poplar Ridge. It is a 2-story clapboard structure, with gabled ends. When purchased in 1978 by the present owners, Jack and Mary Lou Charles, it needed many repairs inside and out. Necessary work of many kinds has been done over the course of several years, attempting to preserve architectural details and original materials where possible. In the cellar are the remains of what may be an old forge which Jethro Wood may have used in developing his plow.

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Significance

Jethro Wood and his wife Sylvia Howland moved to Cayuga County in 1799. They first settled in a humble home they found in the woods south of Benjamin Howland's and lived there for a year. He then built a log house for them until he was able to erect a wood frame house. The wood frame house, built in 1805, still stands today on Poplar Ridge Rd in the Town of Ledyard. The house itself is not architecturally significant enough on its own to warrant inclusion into the National Historic Register. However, the house's association with Jethro Wood's life has made this structure historically significant, making it the first Cayuga County structure to be included in the National Historic Register. The Seward House's recognition occurred later that same week in 1964.

Jethro Wood owned and operated a store, which he built in Poplar Ridge in 1800. In 1815 he sold the store to Dr. Barnabas Smith. Jethro Wood had always been interested in plowing and is known to have tried building "toy" plows and using them in the garden when he was a child. The abundant fertile ground in Ledyard inspired him to try and make a better plow to aid in agriculture.



Jethro Wood House

Before this time, the plow in use was expensive and required frequent repairs. This plow, known as the Bull Plow, had a "V" shaped blade that threw the soil to both sides of the furrow. This made it difficult to parallel the preceding furrow. It did not "cut and cover". The mouldboard was wood and partially covered with strips of sheet iron and the edge point was made of iron.



Plaque on exterior wall of the Jethro Wood House showing induction of the house to the National Historic Register of Landmarks.

Jethro Wood's first task was to find a better shape for the mouldboard. After months of designs, he cast an iron plow and applied for his first patent, which he received on July 1, 1814. After improving his design and receiving several patents, he received his final patent on September 1, 1819 for the plow that realized his ideals.

What set this plow apart from the previous designs is that the Wood plow threw all of the soil to one side leaving a vertical wall on the other side of the furrow. The plow "bottom" was made of three separate parts; the "share" that cut the soil, the "mouldboard" that gradually both raised and pushed the soil to one side, and the "landside" that maintained the vertical furrow wall on the side

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towards the unplowed land. All three pieces were made of iron and the mouldboard was designed for even wear over the entire contact surface. As the “bottom” was composed of three separate pieces, if one piece became worn or broken it was possible to replace that one part rather than buying a whole new plow. This became the model plow. This design has endured for 175 years.

The Wood plow was a major contributor to American agriculture and as a result, his former home where he designed and developed his plow, is recognized on the National Historical Register.

Designated State Historic Resources

There are no properties currently listed on the State Register that are not also listed on the National Register.

Architectural Resources

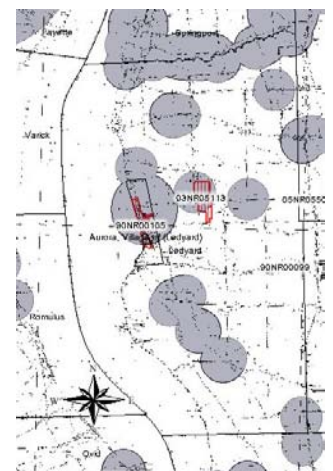
In addition to the historic structures, the Town also has a variety of architectural styles. These structures may have architectural significance rather than historical significance and therefore may also be eligible for designation as a State or National Historic Resources. The New York SHPO would make a determination based on whether or not the architecture is a good representation of that type of architecture for our region.

Archeological Resources

SHPO is the bureau of the New York State Office of Parks, Recreation and Historic Preservation that houses and maintains maps and data to establish Archeological Sensitivity Zones for New York State.

The Archeological Sensitivity Maps for New York State define areas within the state where the discovery of archeological sites is predicted. These areas also contain the locations of all known sites that are included in the SHPO Archeological Site files and the New York State Museum Archeological Site files. The exact locations are not displayed since they are protected from disclosure by Section 304 (16 USC 4702-3) of the National Historic Preservation Act of 1966 and Section 427.8 of the implementing regulations for the State Historic Preservation Act of 1980.

The site information depicted in Figure 3 reflects known sites protected by randomly placed buffer zones. These defined sites with their buffer zones are used by the SHPO to provide recommendations to state and federal agencies regarding the need for archeological surveys. This site is updated on a regular basis; therefore the maps displayed may be outdated and should only be used for reference.



**Figure 3: NYS SHPO
Archeological
Sensitivity map for the
Town of Ledyard**

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When looking at the map for the Town of Ledyard (Figure 3) note that most of the areas designated as archeologically sensitive are along the gullies, lakeshore and State Route 90 corridor with a few additional areas in the northeast portion of the Town.

Historic Resources – Action Items

Action 1: Conduct a historical and architectural survey of the Town's structures.

A survey of potential historic and archaeological resources could determine if they meet State and National Register (S/NR) criteria. The Town should coordinate these efforts with the SHPO and seek possible State and Federal funding. The Town may also determine what funding may be available from private donors for historical preservation.

Given the history of the Town, the Town may consider working with regional resources to identify structures that may have been part of the Underground Railroad. This information could be of interest to Town residents and visitors.

Action 2: Create a list of the Town's cemeteries and grave sites of historical significance.

Work with the Town historian and other historically minded individuals in the community to create an inventory of the cemeteries and graveyards in the Town. Though some of these may be privately owned, it will still be useful to have the information included in the survey if the Town can obtain the landowner's permission. This information may prove useful to those interested in locating war veteran's graves and for genealogy researchers.

Once the inventory is completed, look for funds to improve publicly owned cemeteries and obtain privately owned cemeteries with consent of the owner.

Action 3: Develop a driving tour of the Town's historic structures.

One way that historical structures and sites within the Town can be appreciated is by a driving tour. A brochure including a map of the Town and noting the locations of the structures and sites can make a scenic trip down Route 90 more informative. This brochure should also include a few facts about each site and structure listed.

In order to create a driving tour, the Town would need to determine the costs involved in preparing and printing brochures/self-tour guides and look for funding to support the project. The Town may consider holding a fundraiser for the project, which would also be a way to notify and involve the community residents.

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Action 4: Utilize the SEQR process and work with the State Historic Preservation Office (SHPO) to fully review and mitigate any adverse impacts resulting from proposed developments that occur within or substantially contiguous to any historic site or district.

The New York State requirement of Environmental Review for certain projects can also be used to help protect historical sites and structures. Through the local review of SEQR documents, the Town should check the inventory of historic or archeological resources in the Town and review how those resources would be impacted by the proposed project. If any impacts are identified, the Town should insure that any identified impacts are adequately mitigated.



Summary of 2010 Census

Since 1960, the total population of the Town of Ledyard has fluctuated based on activity within the Village. According to the 2010 Census, there were 1,886 residents in the Town. However, the population of the Town outside the Village of Aurora has increased since 1960 as seen in Figure 4 (see page 4-2). The population of the Town outside the Village, has increased 0.24% between 1960 and 1970. From 1970 to 1980, there was a substantial increase of 15.85%, and from 1980 to 1990 there was an increase of 11.35%. The population increased by 5.90% for the period of 1990 to 2000. Between 2000 and 2010, the population increased by 54 residents.

These trends have been common in the Towns of Cayuga County that contain villages. Since the 1970's, village populations have declined as the populations of the surrounding towns have steadily increased. This change in population distribution can have a significant effect on both town and village. Villages can start to look empty with vacant houses and storefronts. Villages are also impacted financially due to the lack of new home construction. Towns in turn are expected to provide services for the new homes. These houses are typically built on larger lots than if built in the village, thereby consuming more open space and agricultural land.

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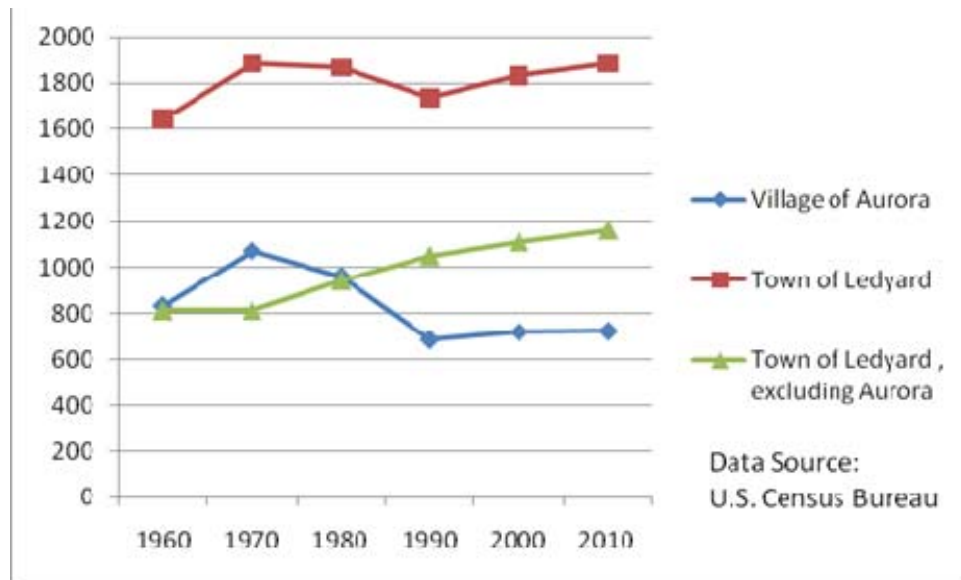


Figure 4: Population Trends

Cayuga County's population grew by approximately 3.1% between 1970 and 1980. The rate of growth has steadily decreased as the population between 1990 and 2010 fell by less than 2.8%. Detailed population numbers for Ledyard are shown below in Table 1, for 1960 through 2010.

	1960	1970	1980	1990	2000	2010
Village of Aurora	834	1,072	926	687	720	724
Town of Ledyard	1,646	1,886	1,869	1,737	1,832	1,886
Town of Ledyard, excluding Aurora	812	814	943	1,050	1,112	1,162
County of Cayuga	73,942	77,493	79,894	82,313	81,963	80,026
Source: US Census Bureau 2010						

Table 1: Population of the Town of Ledyard 1960 to 2010

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Age and Race

The median age of Town of Ledyard residents is 35.5 years according to the 2010 Census. Cayuga County had a median age of 41.5 years. Racially, 94.3% of the Town's population is white. Cayuga County is slightly more diverse, as 92.5% of the population is white.

Income and Poverty

The median range of household income in Ledyard is \$35,000 to \$49,999 according to the 2000 Census (the 2010 Census info is not available at this time). In comparison, the median income of the County is \$44,791. However, the poverty level for Ledyard's families of 1.9% is well below the County level of 7.8%.

The US Census Bureau defines poverty as an income threshold that is a percentage of median income based on the number of members in a household, and the average income over the United States as a whole. For an example, a family of four's (2 adults, 2 children under 18) income in 1999 would be compared to \$16,895 to determine if the family was above or below the poverty threshold.

Worker Characteristics

Worker Characteristics from the 2010 Census are not available at this time. In 2000, 581 Ledyard residents aged 16 years and older were employed. As shown in Table 2, white-collar fields (including management, professional, and related occupations; and sales and office occupations) comprised 51% of the workforce in the Town outside the Village (TOV). This approximated that of Cayuga County (50.9%) but was lower than that of New York State (63.8%). In addition, blue-collar occupation groups (including farming, forestry and fishing occupations; construction, extraction, and maintenance occupations; and production, transportation and material moving occupations) accounted for 32% of Ledyard's workers, about the same as Cayuga County's (31.1%) and higher than the State's (19.6%). Ledyard's service workers accounted for 17% of its workforce, compared to 17.9% for the County and 16.6 for the State.

Town of Ledyard Comprehensive Plan

Occupation	Ledyard	Aurora	TOV Ledyard	TOV Ledyard%	County %	State %
Management, professional, and related occupations	409	198	211	36	27.8%	36.7%
Service occupations	208	109	99	17	17.9%	16.6%
Sales and office occupations	222	134	88	15	23.1%	27.1%
Farming, forestry, and fishing occupations	32	0	32	6	1.6%	0.3%
Construction, extraction, and maintenance occupations	74	25	49	8	9.9%	7.6%
Production, transportation, and material moving occupations	130	28	102	18	19.6%	11.7%
Source: U.S. Census Bureau						

Table 2: Employed Persons by Occupation, 2000

Educational, health and social services employed the highest number of Ledyard's workers at 26%, followed by manufacturing at 16%. The composition of Ledyard's work force by industry is presented in Table 3. Of 581 employed residents, approximately 65% worked in the private sector, 19% worked in the public sector, and 14% were self-employed.

Town of Ledyard Comprehensive Plan

Industry	Ledyard	Aurora	TOV Ledyard	TOV Ledyard%	County %	State %
Agriculture, forestry, fishing and hunting, and mining	83	2	81	14%	3.9%	0.6%
Construction	37	8	29	5%	6.1%	5.2%
Manufacturing	127	32	95	16%	18.6%	10.0%
Wholesale trade	24	5	19	3%	3.3%	3.4%
Retail trade	76	40	36	6%	12.0%	10.5%
Transportation and warehousing, and utilities	40	6	34	6%	5.1%	5.5%
Information	28	24	4	1%	1.5%	4.1%
Finance, insurance, real estate, and rental and leasing	17	7	10	2%	3.4%	8.8%
Professional, scientific, management, administrative, and waste management services	32	12	20	3%	5.2%	10.1%
Educational, health and social services	382	229	153	26%	22.8%	24.3%
Arts, entertainment, recreation, accommodation and food services	116	93	23	4%	5.9%	7.3%
Other services	43	13	30	5%	4.9%	5.1%
Public administration	70	23	47	8%	7.2%	5.2%
Source: US Census Bureau						

Table 3: Occupation by Industry, 2000

Workers from Ledyard are very reliant on automobiles for travel to workplaces. There were 541 Ledyard residents that commuted to work in 2000. Of these 439 (76%) drove alone, 87 (15%) traveled in carpools, 15 walked (3%), and 35 (6%) worked at home. Thus, about 91% rely on cars to get to work.



Summary of 2010 Census Housing Data

In 2010, there were 929 housing units in Ledyard. Of these, 610 (65.7%) were occupied. This consisted of 482 owner-occupied units (79% of the occupied housing stock) and 128 (21%) renter-occupied (610 or 65.7% of the total units were single-unit structures, 7 units were in two-unit structures, 9 were in structures that include three or four units). Ledyard had 886 housing units in 2000, adding 43 housing units since the 2000 census. Building permits were issued for 9 new homes in 2007, 4 in 2008, 5 in 2009, 5 in 2010.

Looking at the map of the location of new home building permits, as shown in orange in Figure 5, it depicts no concise area in which construction occurs. It has been fairly widespread throughout the Town. This is an advantage because development isn't stressing one portion of the Town. However it is also difficult to dedicate an area of the Town for residential development potential based solely on this information.

In 2010, Ledyard's vacancy rate was 34.3%; over a third of Ledyard's total housing stock was vacant. However, this number includes those structures that are vacant because they are seasonal residences. Of the 319 vacant units, 265 units are seasonal vacant units. In Ledyard 79% of the housing stock was owner-occupied.

Ledyard has an older housing stock with 33% of structures being built prior to 1940. From 1940 to 1960, 6% of the structures were built, between 1960 and 1980, 23% of structures were built, and between 1980 and 2000, 39% of structures were built.

Median housing values in Ledyard are considerably higher than that of Cayuga County's in 2010. The median value for an owner-occupied house in Ledyard was \$90,200 (includes median housing value of the Village of Aurora; the Village median housing value is \$99,700.), considerably higher than the County average of

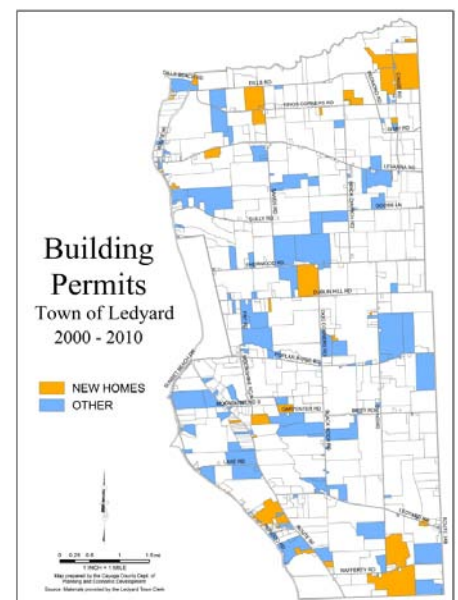


Figure 5: Town of Ledyard Building Permits 2000 - 2010

Town of Ledyard Comprehensive Plan

\$75,300. In addition, the median gross rent in Ledyard was \$519 (again, including the Village of Aurora properties which have a median of \$606), which is higher than the \$482 for the County.



The geology and topography of the Town of Ledyard are heavily influenced by the most recent ice age, the Wisconsin; glaciations extended far into Pennsylvania. The last glacier receded about 10,000 years ago.

As a result of the glacial influences, Ledyard's topography consists of an escarpment where the higher elevations boast superb agricultural soils and the lower elevations and slopes are more favorable for fruit growing and livestock. Figure 6 illustrates the topography of Ledyard.

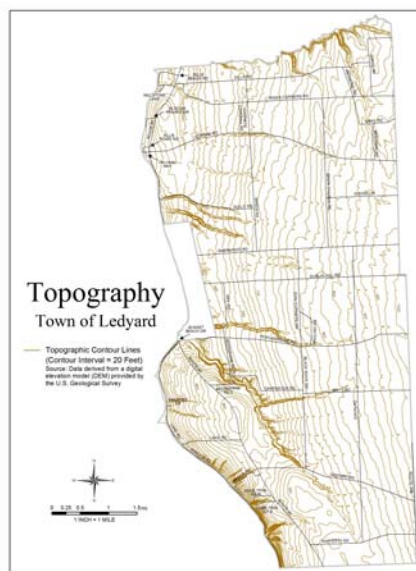


Figure 6: Topography

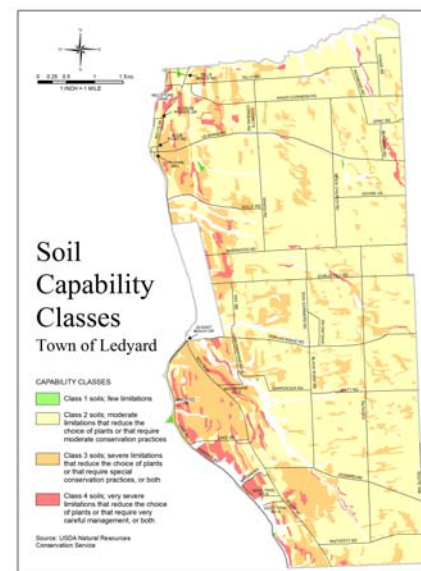


Figure 7: Soil Capability Classes

The most common soils in the Town are loams and silt loams. Figure 7 shows the distribution and quality of soils within the Town of Ledyard. The exceptional quality of these soils provides support for the Town's primary industry...agriculture.

Water Resources

CAYUGA LAKE

Cayuga Lake is longest of the Finger Lakes at 38 miles. Its average width is 1.7 miles, and it is 3.5 miles wide at its widest point near Aurora. Maximum depth is approximately 435 feet. It has one small island near Union Springs, Frontenac Island, one of only two islands in all of the Finger Lakes, the other being Squaw Island in Canandaigua Lake. Cayuga Lake lies in three counties, Cayuga, Tompkins and Seneca, and is surrounded by 13 towns, the City of Ithaca and five villages. The lake is considered a great recreational and natural resource providing habitat for many fish and wildlife species as well as recreational opportunities such as fishing and boating.

The northern end of Cayuga Lake is on the New York Department of Environmental Conservation's (NYSDEC) "1996 Priority Waterbodies List for the Oswego-Seneca-Oneida River Basin." The primary pollutant is nutrients with silt (sediment) also being a pollutant. The primary source of pollutants is on-site systems. Other sources include agriculture, municipalities, acid rain, roadbank erosion, and streambank erosion.

In the north end of Cayuga Lake, dense weed beds impair recreation and fish propagation. Substantial turbidity occurs after storm events near the mouths of Great Gully and Paines Creek. Nutrient inputs increase productivity of algae and weeds, and occasionally blue green algae blooms occur. Thick accumulations of sediment provide the rooting substrate for weeds allowing the northern end of Cayuga Lake to support the largest weed bed in any of the Finger Lakes.

STREAMS

There are five streams identified by the United States Geological Survey (USGS) topographic map for Ledyard. These are: Paines Creek, Little Creek, Great Gully, Glen Creek and Dean Creek. These streams flow through steep sided gullies cutting through the escarpment on their way to Cayuga Lake. These creeks create a number of valued natural features including waterfalls.

FLOOD PLAINS

All flood plains within the Town are located along the stream corridors and the lakeshore (Figure 8). It is proposed that a Flood plain Overlay Zone be created. Protective measures will go into effect only when development is proposed within 500 feet of a flood plain.

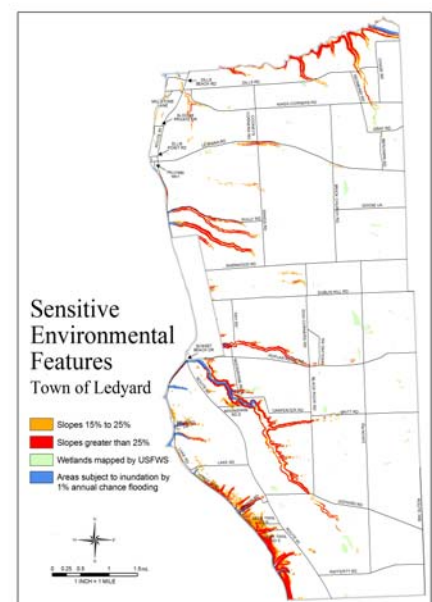


Figure 8: Sensitive Environmental Features

STATE AND FEDERALLY PROTECTED WETLANDS

There are numerous state and federal wetlands in the Town of Ledyard. Wetlands are protected by State and Federal laws, which require any person wishing to conduct an activity in a wetland or regulated adjacent area to obtain a permit from the issuing authority. In general, large wetlands, over 12.4 square acres, are governed by the NYSDEC, and all smaller wetlands are federally regulated. There are a large number of wetlands in the Town that are classified as State or Federal Wetlands. Please see Figure 8 titled “Sensitive Environmental Features” for a map of the wetlands within the Town.

Threatened or Endangered Species

The United States Fish and Wildlife Service website notes three species in Cayuga County that can be classified as Threatened or Endangered. These are the Bald Eagle, Indiana Bat and Bog Turtle. Any proposed development in the Town should be evaluated regarding impact on these species. If an impact is identified, modifications must be made to the proposed action to ensure that these species would not be impacted. In addition, as part of the State Environmental Quality Review Act (SEQR) process for a proposed action the applicant should be required to inventory the site for threatened and endangered plants that would not have been noted by the US Fish and Wildlife Service.

Natural Environment – Action Items

Action 1: Protect the state and federally designated wetlands within the Town.

The Town includes many state and federally protected wetlands. Since the quality of these wetlands can have a secondary effect on the lake, the Town needs to consider providing protections for these sensitive areas.

To accomplish this, the Town should initiate and support efforts to familiarize local officials and the general public with state and federal regulations that pertain to regulated wetlands. This would include having wetland maps available at the Town office when needed for consultation and to have a summary of the applicable regulations that may be triggered by a proposed project adjacent to a wetland.

Wetlands can also be protected from development by requiring buffers through local regulations. The buffers can provide a degree of protection from the negative impacts of development.

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Action 2: Develop a natural resources inventory to protect significant natural resources.

To best preserve significant natural resources within the Town, a natural resource inventory should be conducted. The survey will identify the natural resources within the Town and what characteristics make them significant. The Town will then evaluate this inventory to determine the best method of protection for these resources, whether it be regulatory or through conservation measures.



Property use is one of the primary concerns in the development of a comprehensive plan. The Hamlet of Levanna is the only hamlet that is located fully within the Town. The hamlets of Poplar Ridge and Sherwood are within adjacent municipalities to the east. Residential development in the Town occurs adjacent to the Village of Aurora, along the lakeshore and on agricultural lands that have low density residential development.

Current Land Cover Acreages

The Town of Ledyard has a total area of 31,117 acres with a total land use area of approximately 21,988 acres (34.4 sq. miles). The significant difference between these two numbers occurs because of the portion of Cayuga Lake lying within the Town's borders. Approximately 11.6 percent of the area, about 2,548 acres, is in residential use (Table 5). Commercial areas cover about 85 acres or 0.4 percent of the total acreage. Industrial uses occur on 0.24 percent of the Town land area. Community services, such as churches and government facilities--use about 0.26 percent of the total acreage. Parks and open space areas occupy an estimated 545 acres. Agriculture uses 17,376 acres (79%) of the land. Land use type distribution can be seen in Figure 9.

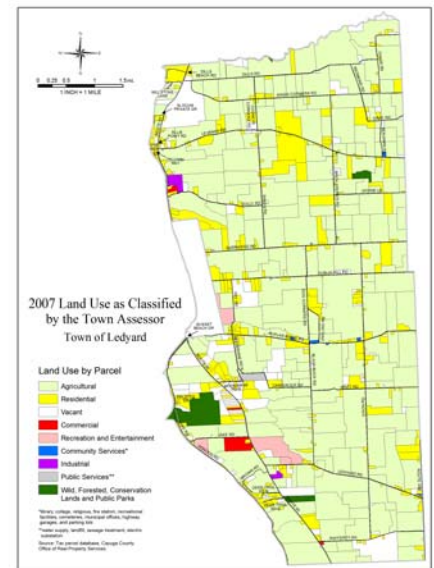


Figure 9: 2007 Land Use as Classified by the Town Assessor

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Land Use in the Town of Ledyard, 2007		
Type	Acres	% of Total Acreage
Agriculture	17,375.55	79.02
Commercial	85.18	0.39
Community Service/Public Services/Religious	57.22	0.26
Industrial	53.2	0.24
Parks and Recreation	544.70	2.48
Residential	2547.57	11.59
Vacant Land	1062.64	4.83
Unknown Classification	261.97	1.19
Total Acreage**	21,988.03	100.0
Note: * All areas estimated based on available data and rounded to the nearest whole acre. ** Roads and the area of Cayuga Lake are not included in any of these categories, thus the total acreage does not add up to 30,502.4 acres.		
Source: Cayuga County Department of Planning and Economic Development, GIS data, 2007.		

Table 5: 2007 Land Use

Agriculture

Most land in the Town is located within an agricultural district and is currently farmed.

Residential

The current zoning law provides for residential usage throughout the town. The current zoning law provides for a minimum lot size of 30,000 square feet for the Lakeshore Zone and 40,000 square feet elsewhere.

Commercial

Commercial uses are distributed throughout the Town. These uses are diversified ranging from home based businesses to restaurants. The current zoning law does not identify a specific area where commercial businesses are encouraged to develop. Changes to the current Zoning Law may be considered regarding formation of a commercial zone.

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Community Facilities

Community facilities are located throughout the Town. These include the Town garage and Town Hall located on Poplar Ridge Road and a number of churches and cemeteries.

Park

Long Point State Park is an invaluable quality of life resource for residents and tourists.

Industrial

The main industrial properties in the Town are MacKenzie-Childs Ltd. (manufacturing tableware and home furnishings) and the Aurora Shoe Factory. Both are located on State Route 90. MacKenzie-Childs Ltd. is north of the Village of Aurora and the Aurora Shoe factory is south of the Village.

Current Land Use Regulations

Zoning

The Town of Ledyard's current zoning law was adopted in 2001. The purpose of the Zoning Law is to promote the health, safety, and general welfare of the community by regulating and restricting dimensions and uses in accordance with §264 of New York State Town Law.

Zoning regulates land uses as well as the intensity and dimensional requirements of those uses. Current zoning provides for the development of the Town as a predominantly agricultural and residential community. The 2001 Zoning Law lists two zoning districts, Agricultural-Residential and Lakeshore Residential (see Table 6), which are described below:

Summary of Zoning Designations for the Town of Ledyard, New York			
District	Title/General Use	Minimum Lot Size (Square Feet)	Minimum Lot Width (Feet)
AR	Agricultural-Residential	40,000	150
LR	Lakeshore Residential	30,000	100
Source: Town of Ledyard, Zoning Law 2001			

Table 6: Summary of Designations from the 2001 Zoning Law

Land Use Zoning Analysis

Special Permits

Special permits are required when special characteristics (e.g., smoke, dust, noise, heavy truck traffic, negative visual characteristics) related to an operation or installation may create adverse environmental impacts that could affect the use of nearby properties. The special permit conditions are designed to mitigate potential adverse impacts. As its name implies, a special permit use is a use that is expressly permitted by the zoning law if the property owner meets the special permit conditions.

Site Plan Review

Currently the Town only utilizes Site Plan Review in conjunction with Special Development Districts (SDD) and Special Permits. This process allows the Town Planning Board to review, approve or disapprove site plans for land uses within the Town, within the context of a SDD or Special Permit.

Subdivision Regulations

The Town of Ledyard does not have Subdivision Regulations.

Land Use – Action Items

Action 1: Develop a Subdivision Law

By adopting and applying subdivision regulations, the Town seeks to insure that new development is cost effective, properly designed and has a favorable, rather than negative, impact on the community. Subdivision regulations help to assure that land proposed for development "can be used safely for building purposes without danger to health or peril from fire, flood, drainage or other menace to neighboring properties or the public health, safety or welfare."

The regulation of land subdivision is a key element of community planning. When used in conjunction with zoning, the community has an excellent method of ensuring that land is developed in accordance with the provisions of the zoning code and goes further to facilitate the proper layout, design and development of the Town.

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There are a number of models in use by other Cayuga County communities that can be adapted by the Town. Examples would be the Towns of Ira and Fleming. However, given the strong presence of agriculture in Ledyard, the Town's subdivision law must take into consideration how the division of land can impact adjacent property owners to ensure greater compatibility between new non-farm development and nearby farm operations and encourage the retention of prime farmland.

Action 2: Maintain an effective, efficient, and up to date planning and land use development process.

The Comprehensive Plan, local regulations, and design and construction standards for development of land shall be reviewed and if necessary amended annually to ensure that they continue to reflect the Town's needs. The Town should set aside one month each year and task the Planning Board to review the Comprehensive Plan and local regulations for potential updates.

Action 3: Place Time Limits On Site Plan, Special Permit, and Subdivision Approvals

Create "sunset" provisions for projects that have received discretionary approval, but have not been constructed. It is recommended that when a project receives site plan and/or special permit approval, but construction has not commenced after a specified period, then the permit becomes invalid. Similarly, if subdivided parcels are not developed within a reasonable time frame the approval should become null and void. This protects the Town from having projects "on the books" which may not conform to regulations effective after the project approval date. If appropriate, provide for a three or six month administrative extension, under certain circumstances, prior to making a discretionary permit invalid.

Action 4: Make Land Use Regulations Clearer and Easier To Use

The Town should amend its zoning regulations to improve definitions, include clearer purpose and goal statements for each district and add illustrations or pictures where needed to clarify requirements.

Action 5: Enhance Land Use Training for Local Officials

New York State requires that Planning and Zoning Board members receive a minimum of 4 hours of training annually. Therefore, the Town should send representatives to land use training courses given by groups such as the Cayuga County Department of Planning and Economic Development, New York Planning Federation, the New York State Conference of Mayors, and other state and regional agencies. If these training opportunities are not available, the Town should encourage the use of distance learning opportunities such as on-line training.

The Town should distribute notifications received of upcoming training opportunities. Priority should be given to Planning and Zoning Board members to help to ensure that project review

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minimizes and mitigates land use impacts while complying with State requirements. The Town Board should try to fund this training when practical.

Action 6: Continue a high level of enforcement of environmental, building code, and other regulatory compliance.

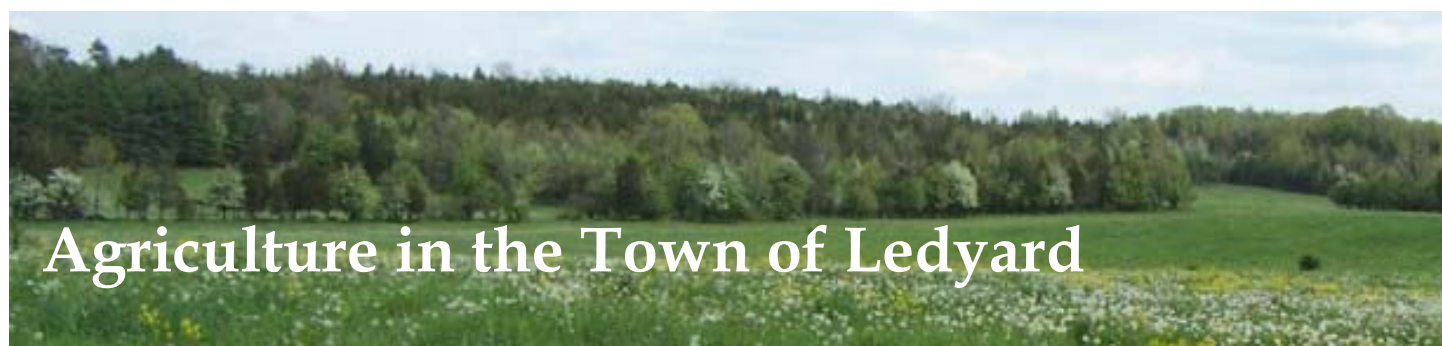
Adequate and responsible code enforcement is vital to the success of this plan. The Town should ensure that the Code Officer is properly enforcing the applicable codes. This could be either the Uniform Building Code and Fire Code or the Town's local regulations.

When appointing a new Code Officer, the Town Board should conduct interviews and check references ensuring the applicant's competence. The Town Board should evaluate annually and/or before the renewal of a contract for code enforcement services any code officer employed by the Town.

The Town Board, Planning Board, Zoning Board of Appeals, and the Town Clerk should all evaluate the code officer and submit their findings to the Town Board for review.

Action 7: Recommend a site plan review be required for all new construction and additions along the lakeshore and in floodplain protection areas.

Due to potential flooding, erosion, inadequate septic service, and a lack of quality water, any new development within the Lakeshore area should be subject to Site Plan Review, thereby ensuring that these areas are minimally impacted.



The Town of Ledyard is a farming community. Agriculture helps define Ledyard's landscape and its people. The town's soils and climate are arguably some of the best in New York State and the nation. Diverse mixes of farms operate in the community – producing milk and livestock, fruits, vegetables as well as grain crops and hay. Farmers and non-farmers appreciate the important connection that agriculture has with the Town of Ledyard's history and its future.

Approximately 99% of the land in the Town of Ledyard is receiving Agricultural Assessment and/or coded as agricultural by the assessor. The majority of the town is comprised of Group 2 soils developed on glacial till with high lime content - generally deep and well to moderately well-drained. These soils are ideal for farming, and local farms have benefited from the quality of these productive soils.

While dairy and field crops are the majority of the agricultural production in the Town of Ledyard, smaller farming operations also exist. Wineries with small acreages of grapes, specialty fruit and vegetable crop farms, artisan cheese production, nursery and floral crops are flourishing. These farms direct market and promote the buy local retail trends. Large scale vegetable farms operate under contracts with processors and wholesale buyers as well as direct market.

Why Agriculture is Important to Residents of the Town of Ledyard*

- Agriculture offers an open and natural landscape for the enjoyment of everyone
- Farms feed us.
- Farming is part of our heritage.
- Farms provide a tax base for the school district and roads but don't require many services.
- Farming is a way of life to many families - it is the social fabric of the community
- Agriculture has and can impact water quality.
- Farms help cycle money within the community.
- Farms are a source of jobs for local people.
- The soil base and climate in the town is one of the best in the country.

*Based on comments from public meetings held during the development of the new comprehensive plan for the Town of Ledyard.

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There are several beef cow/calf and finishing operations in Ledyard, along with a hunting preserve and Cornell University Robert B Musgrave Research Farm. Several farms have pleasure horses and one farm has a long-standing reputation for raising workhorses.

Numerous agribusinesses benefit from the economic productivity of Ledyard's farm businesses. These include a trucking company specializing in fertilizer and feed as well as farm enterprises specializing in custom fieldwork and raising replacement dairy heifers.



Based on comments from public meetings held during the development of the new comprehensive plan for the Town of Ledyard, farming in the Town of Ledyard continues to change as market forces, family situations and other conditions evolve. Some of the challenges facing local farmers include: Rising costs of doing business, challenges finding and keeping skilled labor, regulations, maintaining water quality, lack of young farmers, declining infrastructure for supporting farms, increasing fuel costs and people selling building lots.

Farmers respond differently to these challenges. Some farms grow in size taking advantage of economies of scale. Others rely on off-farm income or the production of specialty crops. Still other farmers are looking for new market opportunities – such as raising heifer, custom field work or direct farm sales.



Cornell University Robert S Musgrave Research Farm



Aurora Ridge Dairy

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Goals

The Town of Ledyard recognizes the importance of agriculture to its future. While the town can not address all the challenges facing local farmers, it seeks to be pro-active in supporting opportunities for farmers, retaining its valuable farmland and supporting environmental stewardship by farmers. Its goals related to agriculture include: Retain productive farmland for active use by farmers, support economic opportunities for farmers and businesses that complement agriculture, and encourage agricultural land uses and farming practices that protect and enhance the natural environment.



Old Barn on Lake Rd across from Long Point Winery



There are few businesses within the Town of Ledyard providing necessary goods and services to residents. There are a few shops and restaurants in the Village of Aurora and a small grocery store in the Village of Union Springs to the north. Therefore, most Town resident's commercial activity currently takes place outside the Town.

Open Commercial Markets

The Town has few commercial markets at this time. Most of the businesses are small home based business, restaurants, bed and breakfasts and/or agriculturally related, such as wineries. There is one home furnishing outlet.

Employment

According to the 2010 Census, employed persons living in the Town work elsewhere. Over 68.5% of employed persons commute to work. Ledyard has become a "bedroom community" for other places. Local businesses are primarily smaller operations with few employees. Two major employers are Wells College and McKenzie-Childs.

Business – Action Items

Action 1: Welcome Agri-Tourism Opportunities

The Cayuga Lake Wine Trail, Route 90 Scenic Byway and the Cayuga Lake Scenic Byway reveal many beautiful vineyards, farms and historic barns that characterize the area's rural nature. These assets represent excellent opportunities for agri-tourism in the Town.

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Agri-tourism has many benefits including: contributes to the stability of agriculture; increases the awareness and education of the public; and promotes agricultural products. Tourist spending at local businesses support and develop cultural tourism opportunities.

Action 2: Recognize the Connection between Visual Character and Tourism

It is important to protect and enhance the visual character of the Town both for the quality of life for residents and to promote the tourism industry. It is very important to the tourism industry that the aesthetics of development be guided in a way that will enhance the area's character.



Infrastructure

The Town of Ledyard has no public water, sewer, or storm sewer systems. Water is supplied by private wells and wastewater is handled through septic systems.

Transportation

Ledyard has good highway access to State Routes 90 and 34B, both traversing the town. There are also several County highways within the Town. The nearest exit of the New York State Thruway (I-90) is exit 40 located in Weedsport, NY and approximately 26 miles distant. State Route 90 is a State Scenic Byway between Homer in Cortland County and Montezuma in Cayuga County. This portion of State Route 90 is also a part of the Cayuga Lake Scenic Byway that circles Cayuga Lake.

Traffic Volumes for State Roads

Traffic levels in the Town are not high. Ledyard's roads are lightly traveled and its connector routes are rarely congested. The most heavily used road is State Route 90. A traffic study in 2001 of the section from King Ferry to Poplar Ridge Road has an Average Annual Daily Traffic (AADT) of 1442. The section of Route 90 from Poplar Ridge Road to Union Springs had an AADT of 2404 vehicles in a 1998 study.

Due to increased toll fees on the NYS Thruway and other economic reasons, large trucks have increased their use of non-toll roads. State Route 90 has seen increased truck traffic. This highway is a designated scenic byway and is narrow for a state highway. The increased weight of the vehicles has hastened road deterioration.



Community Facilities

Public Schools

Southern Cayuga Central School District

Most of the Town of Ledyard is in the Southern Cayuga Central School District. The school buildings on NYS Route 34B are close to the eastern boundary of Ledyard. These buildings are located in the hamlet of Poplar Ridge, in the Town of Venice. This district also includes the Towns of Scipio, Venice, and Genoa, and very small portions of the Towns of Locke and Fleming.

A small area at the northern end of the town is served by the Union Springs School District.

Medical Facilities

The closest medical facilities are located in the Village of Aurora at the Aurora Medical Center. The closest hospitals are Auburn Community Hospital in Auburn and the Cayuga Medical Center in Ithaca.



Emergency Services

Fire

There are no Fire Stations within the Town of Ledyard outside the Village of Aurora. Fire fighting service in Ledyard is provided by the Aurora Fire Department and the Poplar Ridge Fire Company.

Ambulance

Ambulance service is provided by the Aurora Fire Department and by Southern Cayuga Instant Aid, whose building is located in Poplar Ridge.

Police Protection

Ledyard has no police department, but relies on the Cayuga County Sheriff's Dept. and New York State Police.

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Hazard Library

The Hazard Library Association received its Charter from the Regents of the University of the State of New York on June 26, 1895. The Association is the direct descendant of the Reading Room established by William R. Hazard in 1874. Mr. Hazard donated his personal library of some 700 volumes as well as property, 16 by 20 rods, with a brick building and a hotel.

Located between Cayuga and Owasco Lakes in the Finger Lakes Region, the building remains on the northwest corner of the intersection of Poplar Ridge Road and State Route 34B. Much of the original property was sold and the proceeds were used to double the size of the building in 1913. The building today is shared with the Poplar Ridge US Post Office.

The mission of the Hazard Library Association is to provide the best possible library service to our community. We serve to inform and enlighten, and we are committed to fostering intelligent literacy and a love of reading among our patrons. Our Library has an extensive local history collection and continues to maintain a Quaker collection and volumes from the original Reading Room.

In 1958, the Library Board signed an agreement to become part of the Finger Lakes Library System. Although we are chartered by New York State to serve the Town of Venice, our patrons come from the entire Southern Cayuga Central School District.

Aurora Free Library

The Aurora Free Library building was designed and built as a community meeting place in 1899. The Tudor Revival building housing the Aurora Free Library was a gift to the Village of Aurora from Louise Morgan Zabriskie. Some of its splendid interior features include ornately carved woodwork, leaded glass windows, and a Victorian theatre, the Morgan Opera House, on the second story. The property was donated in 1941 to the Aurora Free Library Board of Trustees. In 1960, the Aurora Free Library joined the Finger Lakes Library System, two years after its inception. In February 1981 it received its first provisional charter from the State Education Department. In December 1996 it received its absolute charter. In 2009 the library changed it's charter to serve the area from the Village of Aurora to the Town of Ledyard.

The vision of the Aurora Free Library is to enhance the quality of life in this rural community by promoting cultural literacy, providing access to the electronic doorway and providing educational and informational resources necessary to help our citizens continue learning throughout their lives.

The Aurora Free Library's mission is to provide library materials which meet the informational, recreational, and cultural needs of community members. In addition, it will restore and maintain a facility which includes a community meeting and arts center. Special emphasis will be placed on

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stimulating young children's interest in and appreciation for reading and learning. The library will feature current high demand, high interest materials in a variety of formats for patrons of all ages.

There is also a library at Wells College in the Village of Aurora.

Solid Waste Management

The Town provides for solid waste management at its Transfer Station on Carpenter Road. Trash disposal is accomplished with the purchase of tags. Recycling is encouraged by the presence of recycling bins.

Private haulers provide roadside pick-up service.

Government Facilities

The Town office and the Highway garage are located on Poplar Ridge Road.

Service Consolidation

The highway department works in cooperation with the surrounding Towns on highway projects and with the County for snow removal.



This section of the Comprehensive Plan provides an overview of resources available to implement the actions proposed in the previous chapters.

Monitoring Program

It is recommended that the Planning Board continue to oversee Comprehensive Plan implementation. The Planning Board should continue to work with the Town Board, the Code Enforcement Officer, and other municipal officials during plan implementation. In addition, representatives from Cayuga County, surrounding municipalities, and other interested agencies should be invited to participate in meetings when appropriate.

The Planning Board shall review the Comprehensive Plan, all local land use laws, and implementation progress annually during its January meeting. The Implementation Schedule located in Appendix A should be reviewed annually by adding a "status" column, in which "Completed," "In Progress," or "No Progress" is indicated. If no progress is indicated, a reason should be provided. The Comprehensive Plan and Local Laws should be updated and readopted if the Planning Board identifies changes. The Implementation Schedule should then be updated and redistributed to the involved agencies.

Local and Regional Agencies

There are local and regional agencies available to assist in achieving the plans, goals and objectives. The following list identifies agencies that are available to assist.

County Agencies

Cayuga County Dept. Of Environmental Health
Cayuga County Office Building
160 Genesee Street, Auburn, New York 13021
Cayuga County Planning Department

Town of Ledyard Comprehensive Plan

Cayuga County Office Building
160 Genesee Street
Auburn, New York 13021

Cayuga County Soil and Water Conservation District
7413 County House Road
Auburn, New York 13021

Cayuga County Water and Sewer Authority
7413 County House Road
Auburn, New York 13021-2902

Cayuga County Legislature
Cayuga County Office Building
160 Genesee Street
Auburn, New York 13021

Cayuga County Highway Department
91 York Street
Auburn, New York 13021

Cayuga County Agricultural Farm Protection Board
Cayuga County Office Building
160 East Genesee Street
Auburn, New York 13021

Cayuga County Cornell Cooperative Extension
248 Grant Avenue
Auburn, NY 13021-1495

Cayuga County, NY Office of Real Property Services
Cayuga County Office Building
160 Genesee Street
Auburn, New York 13021

Cayuga County Office of Tourism
131 Genesee Street
Auburn, NY 13021-3617

Cayuga County Emergency Management Office
Cayuga County Office Building
160 Genesee Street
Auburn, New York 13021
Cayuga County Chamber of Commerce

Town of Ledyard Comprehensive Plan

36 South Street,
Auburn, NY 13021

State Agencies

New York State Dept. Of Environmental Conservation
50 Wolf Road
Albany, New York 12233

New York State Dept. Of Environmental Conservation
Region 7
615 Erie Boulevard West
Syracuse, New York 13204-2400

New York State Department Of Agriculture and Markets
1 Winners Circle
Albany, New York 12235

NY Office Of Parks, Recreation & Historic Preservation
PO Box 189, Peebles Island
Waterford, New York 12188-0189

New York State Department Of Health
Bureau Of Public Water Supply Protection
Flanigan Square, 547 River Street, Room 400
Troy, New York 12180-2216

New York State Dept. Of Transportation
333 E. Washington Street
Syracuse, New York 13202

Regional Agencies

The Central New York Regional Planning & Development Board
126 N. Salina Street
100 Clinton Square, Suite 200
Syracuse, NY 13202

Cayuga Lake Watershed Intermunicipal Organization (CLW IO)
29 Auburn Road
PO Box 186
Lansing, NY 14882

Potential Funding Sources

Funding is critical to successful implementation of the Comprehensive Plan. Below is a list of potential public funding resources including federal, state, local, and non-profit funding sources. The table lists the programs, which are particularly applicable to implementation of the Plan, and the type of assistance available through the programs.

<u>DEPARTMENT</u>	<u>UNIT</u>	<u>PROGRAM</u>	<u>ASSISTANCE/PURPOSE</u>
FEDERAL GOVERNMENT			
<i>Department of Commerce, Economic Development Agency (EDA)</i>		EDA grants for Public Works and Infrastructure Development	Grants for construction of public works and development facilities.
<i>Department of Housing and Urban Development (HUD)</i>		Community Development Block Grants (CDBG)	Loans, grants, loan guarantees to support community development for low/moderate income areas. Eligible activities include infrastructure development (e.g., sewer, water, streets).
<i>Federal Highway Administration (FHWA)</i>		Transportation Equity Act for the 21 st Century (TEA-21)	Provides funding for non-traditional projects that add value to the surrounding transportation system. Locally administered by the New York State Department of Transportation.
<i>Environmental Protection Agency (EPA)</i>		Drinking Water State Revolving Loan Fund	Loan assistance to finance drinking water infrastructure.
<i>Department of Interior</i>	National Parks Service	Certified Local Govt Program	Technical assistance and grant funding for historic preservation activities.
NEW YORK STATE GOVERNMENT			
<i>Empire State Development Corp. (ESDC)</i>		Regional Economic Development Partnership Program	Grants and loans for infrastructure planning and construction. Program is intended to facilitate the creation and/or retention of jobs and the increase in business activities in the state.
		General Development Financing	Assistance for job creation/retention projects designed to improve manufacturing and non-retail service firms, corporate headquarters, and tourist districts.

Town of Ledyard Comprehensive Plan

<i>Department of Transportation</i>		Industrial Access Program (IAP)	The IAP has been designed to complement economic development projects throughout the State where transportation access poses a problem or may offer a unique opportunity to the viability of a project
<i>Office of Parks, Recreation and Historic Preservation</i>	Clean Water/Clean Bond Act	Historic Preservation	Grants for historic resource surveys, acquisitions, and rehabilitation.
	Clean Water/Clean Bond Act	Parks Program	Grants for the acquisition and/or development of parks and recreational facilities and for the protection of open space.
	Environment-al Protection Fund	Parks Program	Grants for the acquisition and/or development of parks and recreational facilities and for the protection of open space.
	Environment-al Protection Fund	Historic Preservation Program	Grants for the survey, acquisition, and/or restoration of historic resources.
<i>Division of Housing and Community Renewal (DHCR)</i>		Home Investment Partnership Program	Variety of funding mechanisms (loans, unit subsidies, grants) for construction and rehabilitation of eligible rental housing, housing for first-time home buyers, rehabilitation of owner-occupied housing, and tenant-based rental assistance.

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LOCAL GOVERNMENT			
<i>Cayuga County</i>		County Planning	Technical assistance
		Community Development Block Grant (CDBG)	As shown above under the Department of Housing and Urban Development (HUD). Cayuga County administers CDBG funds locally.
<i>Town of Ledyard</i>		Capital Budget	Town contribution to parks, streetscape, roadway, signage, infrastructure, and other capital improvements
<i>Cayuga County Industrial Development Agency (CCIDA)</i>		Various Programs	Provides assistance for Real Property Tax Abatement, Sales Tax Exemptions, Mortgage Tax Exemptions, Assistance with Grants and Low Cost Loans, Site Selection Assistance, and Business Planning.
NOT-FOR-PROFIT AGENCIES			
<i>National Trust for Historic Preservation</i>		Historic Preservation	Small grants and low-interest loans for projects including historic resource surveys.
<i>Preservation League of New York State</i>		Preserve New York	The Preserve New York Grant Program provides support for three types of projects: cultural resource surveys, historic structure reports, and historic landscape reports. An applicant must be a not-for-profit group with tax-exempt status or a unit of local government. Religious institutions are not eligible to apply. The program generally provides only partial support on a competitive basis. Grants are likely to range between \$3,000 and \$15,000.

Implementation Schedule

The following are the agency acronyms used in this table

Town Board = TB

Town Planning Board = PB

Town Zoning Commission = ZC

Town Code Enforcement Officer = CEO

Town Historian = TH

NYS State Historic Preservation Office = SHPO

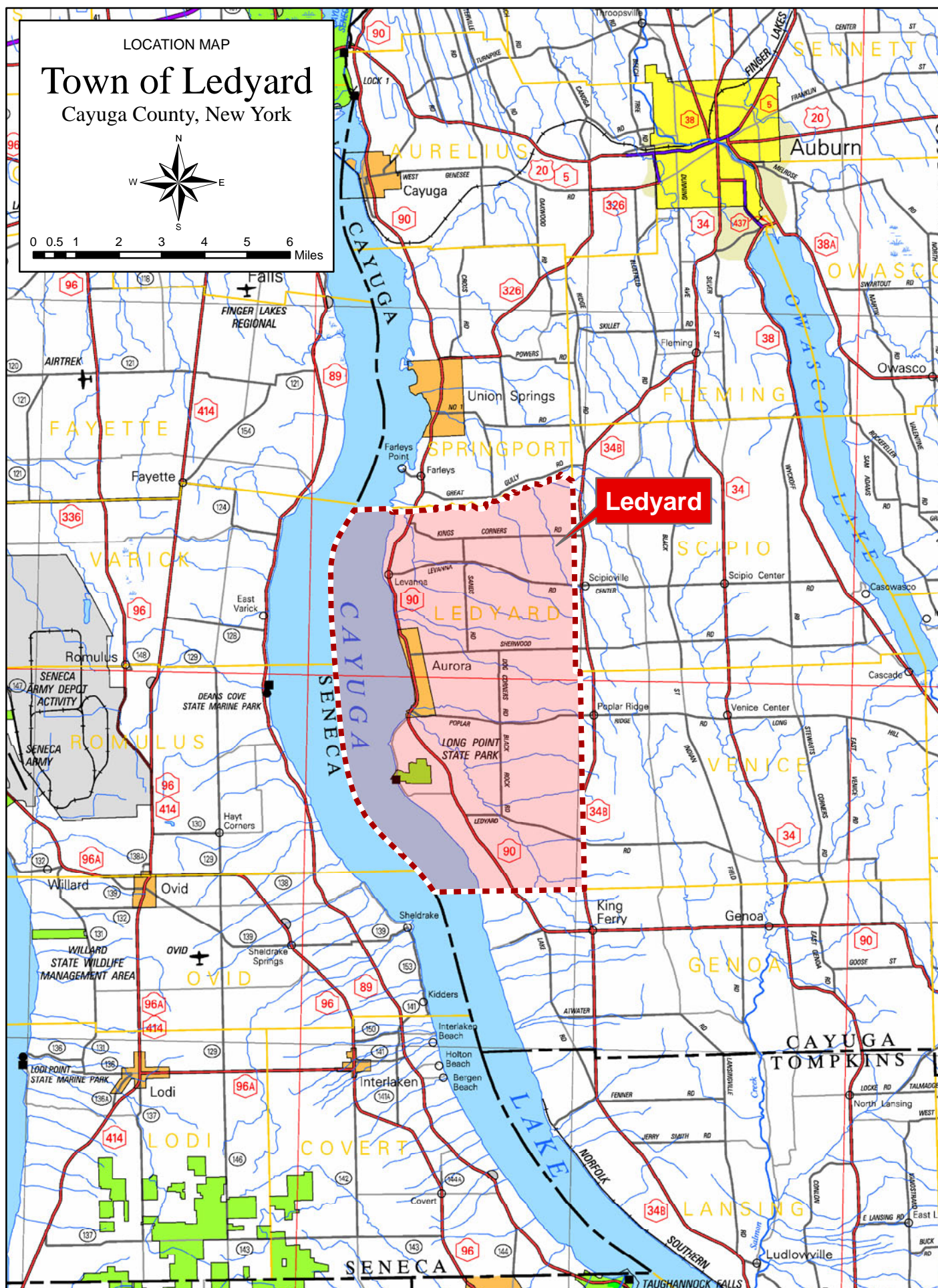
Action #	Page	Implementation Step	Time Frame (Years)	Agency Involvement
Ch 3 Action 1	3-7	Conduct a historical and architectural survey of the Town's structures.	3	TH, PB, SHPO
Ch 3 Action 2	3-7	Create an inventory based on the survey of historical structures and other places of historical interest.	5	TH, PB, SHPO
Ch 3 Action 3	3-7	Develop a driving tour of the Town's historic structures.	5	TH, PB, SHPO
Ch 3 Action 4	3-8	Utilize the SEQR process and work with the State Historic Preservation Office (SHPO) to fully review and mitigate any adverse impacts resulting from any proposed developments that occur within or substantially contiguous to any listed historic site in the Town.	5	PB, SHPO
Ch 6 Action 1	6-3	Protect state and federally designated wetlands within the Town.	1	TB, PB
Ch 6 Action 2	6-3	Develop a natural resources inventory to protect significant natural resources.	2	PB
Ch 7 Action 1	7-4	Develop a subdivision law	1	TB, ZC
Ch 7 Action 2	7-5	Expand use of site plan review provisions to include activities that take place near sensitive environmental features.	1	TB, ZC
Ch 7 Action 3	7-5	Maintain an effective, efficient, and up to date and land use development process.	Cont.	TB, PB
Ch 7 Action 4	7-5	Place time limits on Site Plan, Special Permit, and Subdivision Approvals	1	TB, ZC
Ch 7 Action 5	7-5	Make Land Use Regulations Clearer and Easier To Use	1	TB, ZC

Ch 7 Action 6	7-6	Enhance Land Use Training for Local Officials	Cont.	TB
Ch 7 Action 7	7-6	Continue a high level of enforcement of environmental, building code, and other regulatory compliance.	Cont.	TB, CEO
Ch 7 Action 8	7-6	Recommend a site plan review be required for all new construction and additions along the lakeshore and in floodplain protection areas.	1	TB, PB
Ch 9 Action 1	9-1	Welcome Agri-Tourism Opportunities	Cont.	TB, PB
Ch 9 Action 2	9-2	Recognize the connection between visual character and tourism.	1	TB, PB
Ch 10 Action 1	10-1	Work with NYS Parks on plans for future expansion of Long Point State Park.	1	TB, PB

Appendix B

Maps

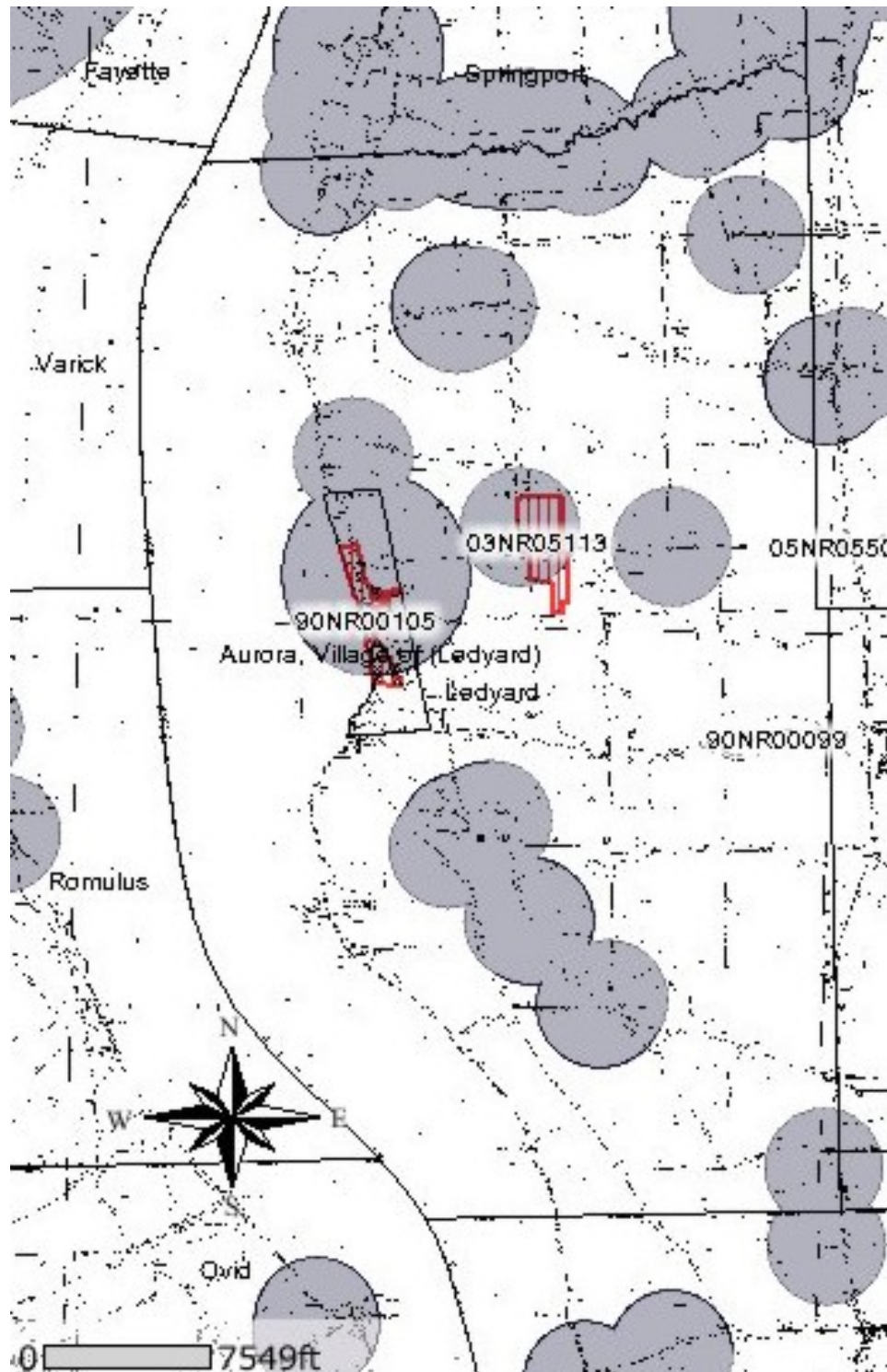
Page B2





1875 Map of the Town of Ledyard

Source: County Atlas of Cayuga New York
New York, Walker and Jewitt, 1875, pg. 61



Archeosensitivity Map for the Town of Ledyard

Source: NYS State Historic Preservation Office Website

Figure 4 has been deleted from Appendix B.
See Chapter 4-2 for Town of Ledyard Population Trend graph.

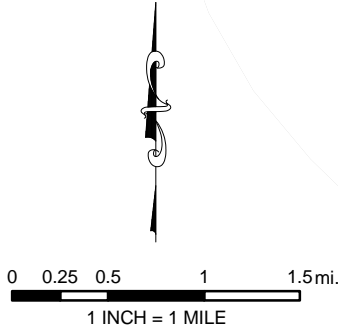
Figure 5

Building Permits

Town of Ledyard

2000 - 2010

 NEW HOMES
 OTHER



Map prepared by the Cayuga County Dept. of
Planning and Economic Development
Source: Materials provided by the Ledyard Town Clerk

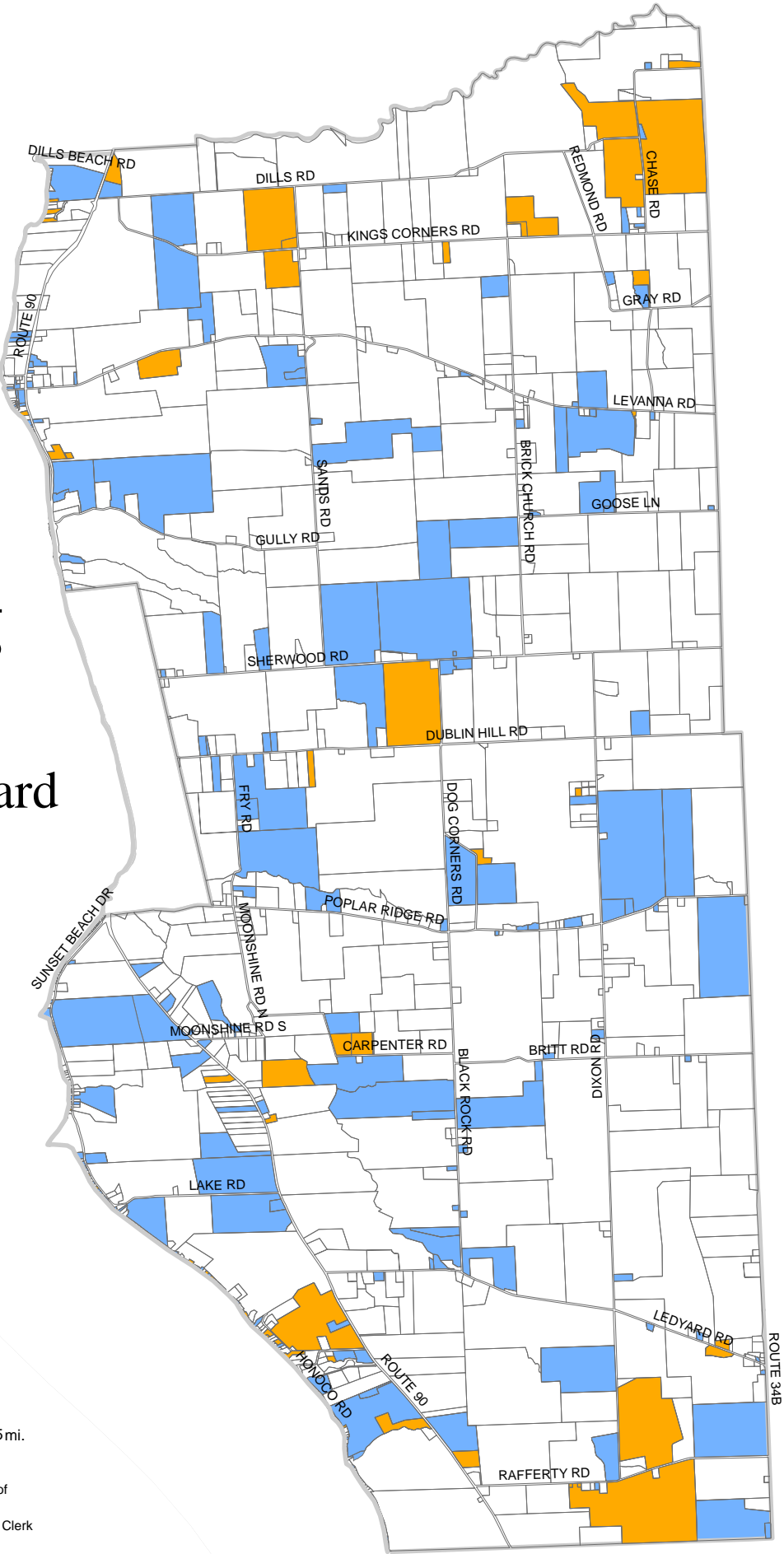


Figure 6

Topography

Town of Ledyard

— Topographic Contour Lines
(Contour Interval = 20 Feet)
Source: Data derived from a digital
elevation model (DEM) provided by
the U.S. Geological Survey

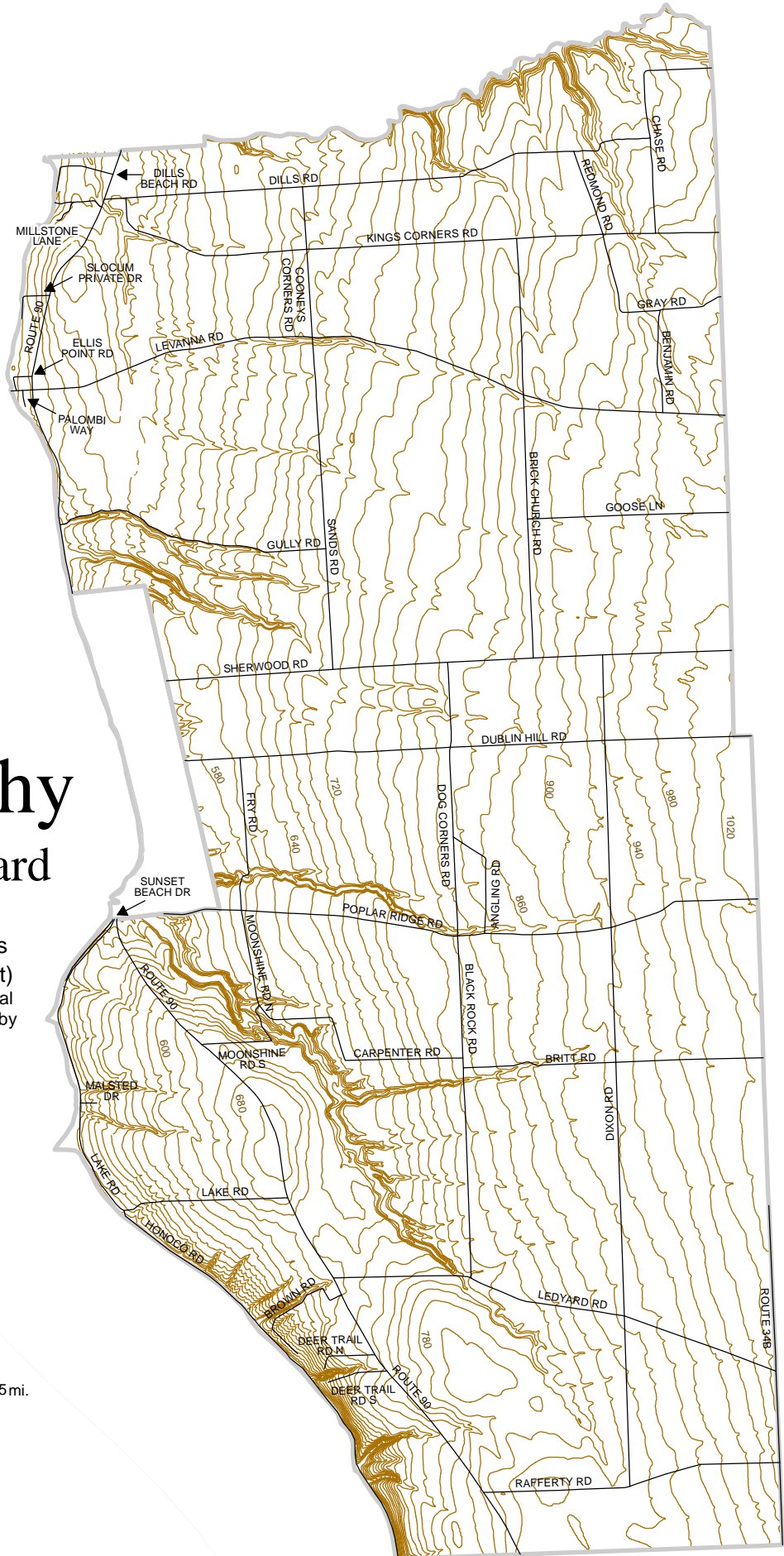
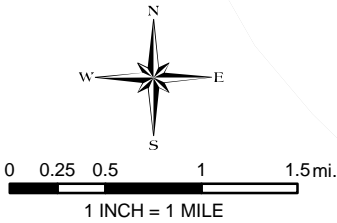
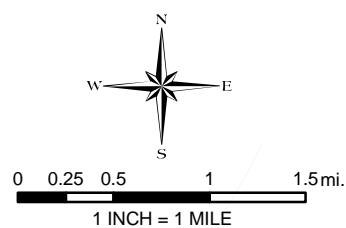


Figure 7



Soil Capability Classes

Town of Ledyard

CAPABILITY CLASSES

- Class 1 soils; few limitations
- Class 2 soils; moderate limitations that reduce the choice of plants or that require moderate conservation practices
- Class 3 soils; severe limitations that reduce the choice of plants or that require special conservation practices, or both
- Class 4 soils; very severe limitations that reduce the choice of plants or that require very careful management, or both

Source: USDA Natural Resources Conservation Service



Figure 8

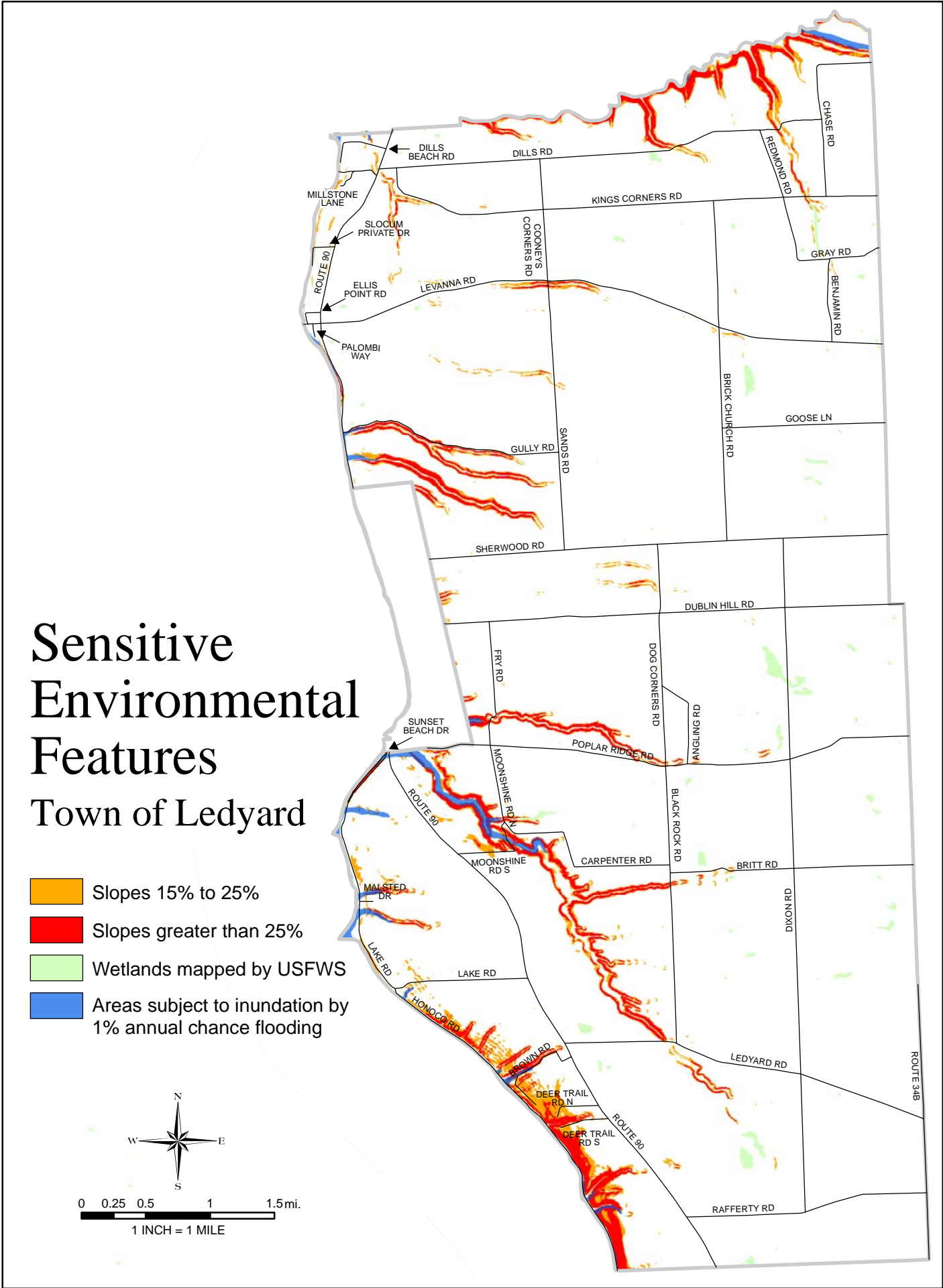
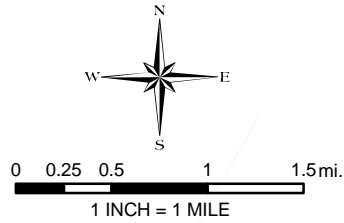


Figure 9



2007 Land Use as Classified by the Town Assessor Town of Ledyard

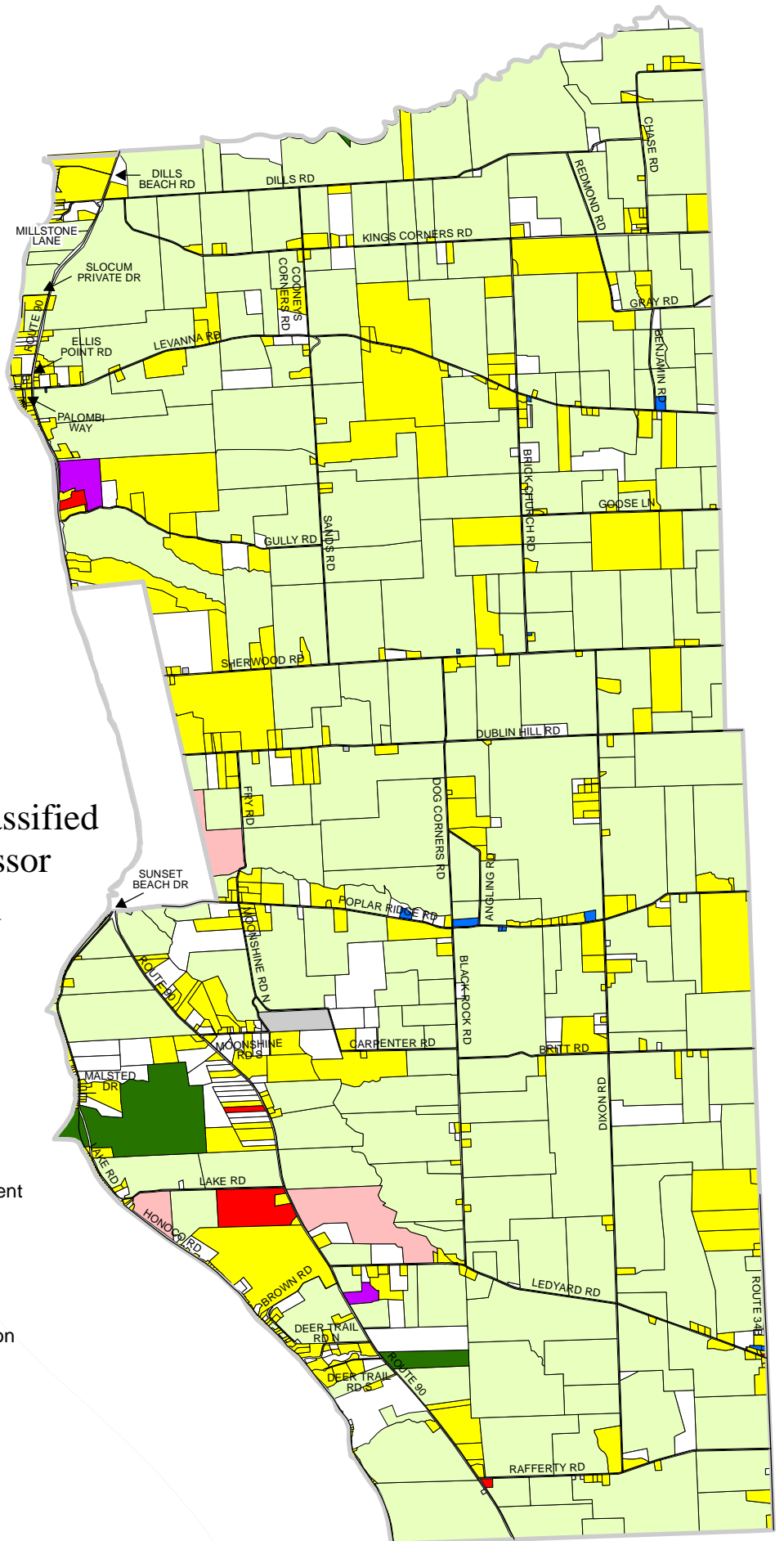
Land Use by Parcel

- Agricultural
- Residential
- Vacant
- Commercial
- Recreation and Entertainment
- Community Services*
- Industrial
- Public Services**
- Wild, Forested, Conservation Lands and Public Parks

*library, college, religious, fire station, recreational facilities, cemeteries, municipal offices, highway garages, and parking lots

**water supply, landfill, sewage treatment, electric substation

Source: Tax parcel database, Cayuga County Office of Real Property Services.



Appendix C

New York State Historic Preservation Office State and National Register Standards

Properties listed on the State and National Registers must meet established standards of eligibility published by the National Park Service. The National Register's standards for evaluating the significance of properties were developed to recognize the accomplishments of all peoples who have made a significant contribution to our country's history and heritage. The criteria are designed to guide State and local governments, Federal agencies, and others in evaluating potential entries in the National Register.

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 has yielded or may be likely to yield, information important in prehistory or history.

CRITERIA CONSIDERATIONS

Ordinarily birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- A. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- B. A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

C. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life; or

D. A cemetery which derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or

E. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or

F. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or

G. A property achieving significance within the past 50 years if it is of exceptional importance.

BENEFITS OF S/NR LISTING

Listing on the State and National Registers can result in several benefits for historic properties. Those benefits are assessed below.

RECOGNITION THAT A PROPERTY IS OF SIGNIFICANCE TO THE NATION, STATE OR COMMUNITY

This is the primary benefit of listing on the National Register. Such recognition can be used as an education, promotion, and fundraising tool.

ELIGIBILITY FOR CERTAIN FEDERAL TAX BENEFITS

Property owners are eligible for an investment tax credit for the certified rehabilitation of income-producing certified historic structures. This would apply to any commercial properties that are designated.

CONSIDERATION IN PLANNING FOR PUBLIC PROJECTS

This is meant to protect historic resources from impact by projects involving State and/or Federal agencies or State and/or Federal funds. This does not limit private property owners in any way. The owner is free to maintain, manage, or dispose of their private property as they choose provided that no State or Federal funds are involved. Once a property is listed on the S/NR, any action involving state or federal funds near the listed property triggers a review process (e.g., a roadway project). The OPRHP reviews projects that have the potential to impact historic resources. OPRHP determines if the proposed project has no effect or an adverse effect on the historic resource. This review process is one that takes place quite frequently, as federal and state projects often have the potential to impact historic resources.

The OPRHP's determination of effect is very much influenced by examining the important features of the historic resource. The impact on the elements identified in the S/NR nomination as the important features of the site is considered in the evaluation of effect. If a proposed project included removal of all evidence of these features, the OPRHP may determine such a removal to be an adverse impact to the historic resource. However, if a proposed project did not significantly impact the important features of the historic resource the OPRHP would make a finding of no effect and the project could move forward. Therefore, the argument of significance and the features called out as contributing elements in the nomination are very important.

QUALIFICATION FOR FEDERAL, STATE, AND PRIVATE PRESERVATION GRANTS WHEN FUNDING IS AVAILABLE

Various funds are available, many specifically for the preservation of standing structures. However, listing does not immediately qualify a site for federal funds. The amount of federal funds available is usually limited in both dollar amounts and the type of projects eligible for funds. Many of the grants are earmarked for the rehabilitation or restoration of National Register listed properties. Other eligible projects include survey work, the development of preservation plans, and the development of public outreach materials.

New York State has several funds that provide grants toward the acquisition, restoration, preservation, rehabilitation, protection and improvement of historic buildings, structures, sites, and objects. The Environmental Protection Act/Environmental Protection Fund and the Clean Water/Clean Air Bond Act both provide matching grants for up to 50 percent of project costs.

National, statewide, and local preservation organizations also have preservation grant programs. The National Trust for Historic Preservation grant programs includes the Johanna Favrot Fund for Historic Preservation which funds activities such as producing marketing and communications materials, sponsoring conferences and implemental educational programs. There may also be funds available through Cayuga County or local foundations such as the Community Foundation for Greater Buffalo, the John Oishei Foundation, the Wendt Foundation, and others.