

Local Law Filing

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

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

STATE OF NEW YORK
DEPARTMENT OF STATE
FILED

JUL 31 2009

MISCELLANEOUS
& STATE RECORDS

- County
- City of Cuyler
- Town
- Village

Local Law No. 2 of the year 2009

A local law adopting the Town of Cuyler Comprehensive Plan
(Insert Title)

Be it enacted by the Town Board of the
(Name of Legislative Body)

- County
- City of Cuyler as follows:
- Town
- Village

TOWN OF CUYLER COMPREHENSIVE PLAN

(If additional space is needed, attach pages the same size as this sheet, and number each.)

INDEX

	<u>PAGE #</u>
A. Preface	4
B. Objectives	4
C. Summary of Goal	4
D. Introduction	5
E. Land Use Analysis & Rationale	6
1. Agriculture Areas	6
2. Commercial/Light Industrial Areas	6
3. Community Services	6
4. Conservation Areas - Uplands, Wetlands & State Forest Lands	6
5. Recreation Areas	7
6. Residential Areas	7
F. Development Goals	7
Agricultural	7
Commercial/Industrial	8
Community Services	9
Police (Public Safety)	9
Courts	9
Beautification	9
Historical	10
Senior Citizens	12
Public Transportation	13
Youth Commission	13
Medical Centers	13
Town Facilities	13
Fire Department	13
Conservation	14
Recreation	15
Residential	16

INDEX

	<u>PAGE #</u>
G. Road System for the Town of Cuyler	17
I. Main Arterials (NYS Route 13)	17
II. Collectors (Cortland County Roads)	17
III. Local Roads (Town Roads)	18
Low Volume Collector	18
Residential Access	18
Environmental Resource Access	18
Minimum Maintenance Road	18
H. Planned Unit Development (PUD)	20
I. Implementation	20
1. Town Zoning	20
2. Subdivision Regulations	20
3. Agriculture and Farmland Protection Plan	21

TOWN OF CUYLER COMPREHENSIVE PLAN

A. PREFACE

This Comprehensive Plan is designed to provide guidance for land use decisions in the Town of Cuyler. This plan and the accompanying map are not intended to define precise boundaries for proposed land uses. Rather, they are intended to indicate general areas of land use recommendations. Additionally, certain areas (such as the hamlet which is shown as residential on the accompanying map) may be appropriate for mixed use development. The more specific aspects of land use classification are appropriately handled through existing Town regulations (i. e. zoning and subdivision regulations).

B. OBJECTIVE

The objective of this plan is to preserve and enhance the present desirable features within the Town while allowing for development by providing guidance for agricultural, residential, recreational and commercial/industrial growth, yet maintaining a conscientious concern for the environment.

The Town followed a four step process to assure that the objective of this plan is attained:

- a. identify the direction in which the residents of the Town desire its future growth to take place;
- b. define the objectives needed to accomplish this growth;
- c. identify issues related to the objectives for each land use category (agricultural, residential, recreational, etc.); and
- d. provide guidance for the achievement of these objectives.

C. SUMMARY OF GOALS

Strict adherence to land uses that are compatible with the different environmental restraints found in Cuyler should be followed in order to protect present and future residents.

Six (6) major land use categories are defined in the plan. They are: Recreation, Conservation, Residential, Community Services, Agricultural and Commercial/Industrial.

The Plan has established the following goals and guidelines for development within the Town:

1. Preserve water quality - both groundwater and surface water.
2. Maintain the country setting and rural character of the Town.
3. Encourage agricultural land uses.
4. Determine areas of the Town where development should be encouraged to take place.
5. Maintain a secure environment.
6. Maintain proper zoning and development controls.
7. Develop and encourage recreational opportunities and protect existing ones.
8. Conserve the physical characteristics and uniqueness of the Town.

D. INTRODUCTION

Allowing compatible development, while maintaining the rural character of the Town of Cuyler, along with the protection of its groundwater and other natural resources is the purpose of this Comprehensive Plan. The cooperation of the Town's people and outside interests who intend to build homes and businesses within the Town will be needed to follow the Comprehensive Plan and make it effective.

Listed within this Plan are six (6) land use categories along with their individual goals and objectives. They are Agricultural, Commercial/Industrial, Community Services, Conservation, Recreation and Residential.

These categories were located on the accompanying Comprehensive Plan Map based on existing land uses, environmental restraints as well as future projections of growth in any of these areas.

E. LAND USE ANALYSIS AND RATIONALE

1. Agriculture Areas

The preservation of agriculture is a key to retaining the Town's present economy and rural character. Continuing to enhance the agricultural sector will help sustain present and future investments, expand the economic potential of farming and maintain the quality of life in Cuyler.

The Town desires to discourage large tract residential development in agricultural areas, since adjoining agricultural operations tend to conflict with residential land-use.

The Town also supports initiatives which would shift agricultural land to more profitable agricultural uses.

2. Commercial/Light Industrial Areas

Commercial and Light Industrial development has had minimal impact on the rural character of the Town. Commercial/light industrial enterprises can be developed in the Town with low environmental impact through proper planning. By designating areas for commercial/light industrial uses there is potential for increasing the economic viability of Cuyler while protecting against conflict with the agricultural/residential areas of the Town.

3. Community Services

Community Services are a vital component in maintaining the quality of life of a rural community. These services and areas of historical significance should be maintained and enhanced for future generations to enjoy.

4. Conservation Areas - Uplands, Wetlands, & State Forest Lands

Certain areas of the Town have severe limitations for development due to environmental restraints such as steep slopes (15+%) or low lying wetlands. Preserving these areas helps maintain the Town's ecological balance. The conservation areas include those critical lands and waters which are vital to the life-giving food chains providing continuity for relatively wild natural areas. These areas replenish and provide stability for forests, steep slopes and natural drainage ways that combine to produce the unique quality and character of the landscape in Cuyler. These conservation areas require careful consideration to prevent permanent damage or loss to future generations (mudslide in Lafayette Valley (1993) points to steep slope instability caused by removal of natural cover).

5. Recreation Areas

The State Forest lands within the Town provide area for outdoor recreational activities throughout the Town. These areas, in some cases, provide a buffer for residential and agricultural land uses.

The Town should work to provide accessibility to existing recreational areas by interconnecting trails, as well as providing long-range financial planning for expansion and acquisition of park acreage, particularly where the potential loss of private recreational land use to development would threaten environmentally sensitive areas.

6. Residential Areas

Residential development and farming both require soils of high quality to be successful. Since prime agricultural lands are to be conserved, new residential development should be directed to areas that already have some development. Encouraging infill and fringe residential development is an extension of this policy. Strip housing development is undesirable because of its creeping destruction of the community's rural landscape character. Some of this loss of character results from the incompatibility between farm operations and strip housing.

F. DEVELOPMENT GOALS

The land use categories discussed above provide a rationale for the arrangement of land use areas shown on the Comprehensive Plan Map. When developments are proposed in any of these areas, review by the Planning Board should include reference to the goals and policies given below prior to taking action.

AGRICULTURAL

The practice of agriculture is vital to the quality of life enjoyed and desired by residents of the Town of Cuyler. As shown on the Town's land use map, agricultural lands comprise the majority of parcels in the Town.

GOAL: To protect and maintain the rural atmosphere of our community and economy generated by farming by encouraging agricultural land uses within the Town.

OBJECTIVES:

1. Attempt to preserve agricultural land in the largest tracts possible -- especially prime farmland.
2. Strive to promote land uses that are compatible with agricultural practices in areas largely devoted to farming or designated as agricultural districts.
3. Promote individual undertakings and private enterprises such as home businesses. These are low impact activities that can serve to preserve the rural atmosphere of the Town and bolster the economy without impact on farmland or farm operations.
4. Discourage strip housing development along roadways because of its creeping destruction of the Town's rural landscape and open space character.
5. Careful review of non-agricultural uses for their long term compatibility with farming.
6. Make use of the Agriculture and Farmland Protection Board, Cortland County Soil and Water Conservation District, Cortland County Planning Department, Cortland County Health Department, Cornell Cooperative Extension or any other agency that can help maintain and preserve agricultural land and promote agricultural uses in the future for land in the Town of Cuyler.

COMMERCIAL/INDUSTRIAL

GOAL: To provide for commercial/industrial areas and uses that maximize economic benefits while minimizing environmental impact.

OBJECTIVES:

1. Commercial/industrial areas should be designated in close proximity to the hamlet area and State Route 13.
2. Commercial/Industrial development should conform to aesthetic standards established by the Town and should compliment the existing rural character of the Town.
3. Sufficient yards, wooded areas, fences or other buffering should be provided to separate commercial/industrial or mixed use development from any residential structure or farming operation.

4. Industrial development proposals for high intensity operations which obviously conflict with the rural character of the Town will not be encouraged.

COMMUNITY SERVICES

Police (Public Safety)

GOAL: To protect the citizens and enforce the laws governing the people and their property in the Town of Cuyler.

OBJECTIVES: Consideration should be given to:

1. Revitalizing the neighborhood watch program and the Safe Home Program.
2. The Town having a Town constable and off-duty policeman for supplemental patrols.
3. The increase in traffic on most roads in the Town needs strict enforcement of speed limits.

Courts

GOAL: To maintain local jurisdiction and a judication of the laws which govern the people.

OBJECTIVES:

1. To provide adequate facilities.
2. To provide funding for the local justice system.

Beautification

GOALS: To enhance the beauty and aesthetic quality of the Town.

OBJECTIVES:

1. Preservation and maintenance of existing structures.
2. Elimination of illegal junk yards and unsightly clutter.
3. The establishment of a Beautification Committee to promote community involvement for different types of beautification projects.

Cemeteries in the Town of Cuyler

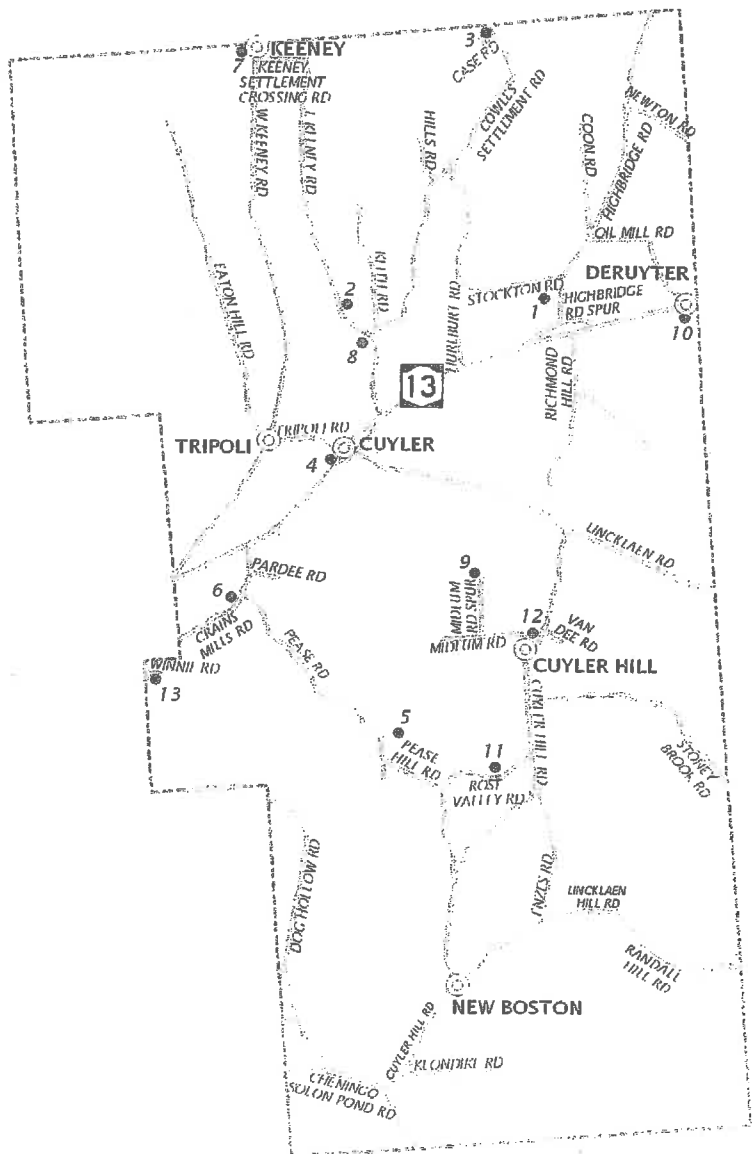
Historical

GOAL: To maintain, improve, and protect historic sites and structures as well as adaptive reuse of structures where appropriate.

OBJECTIVES:

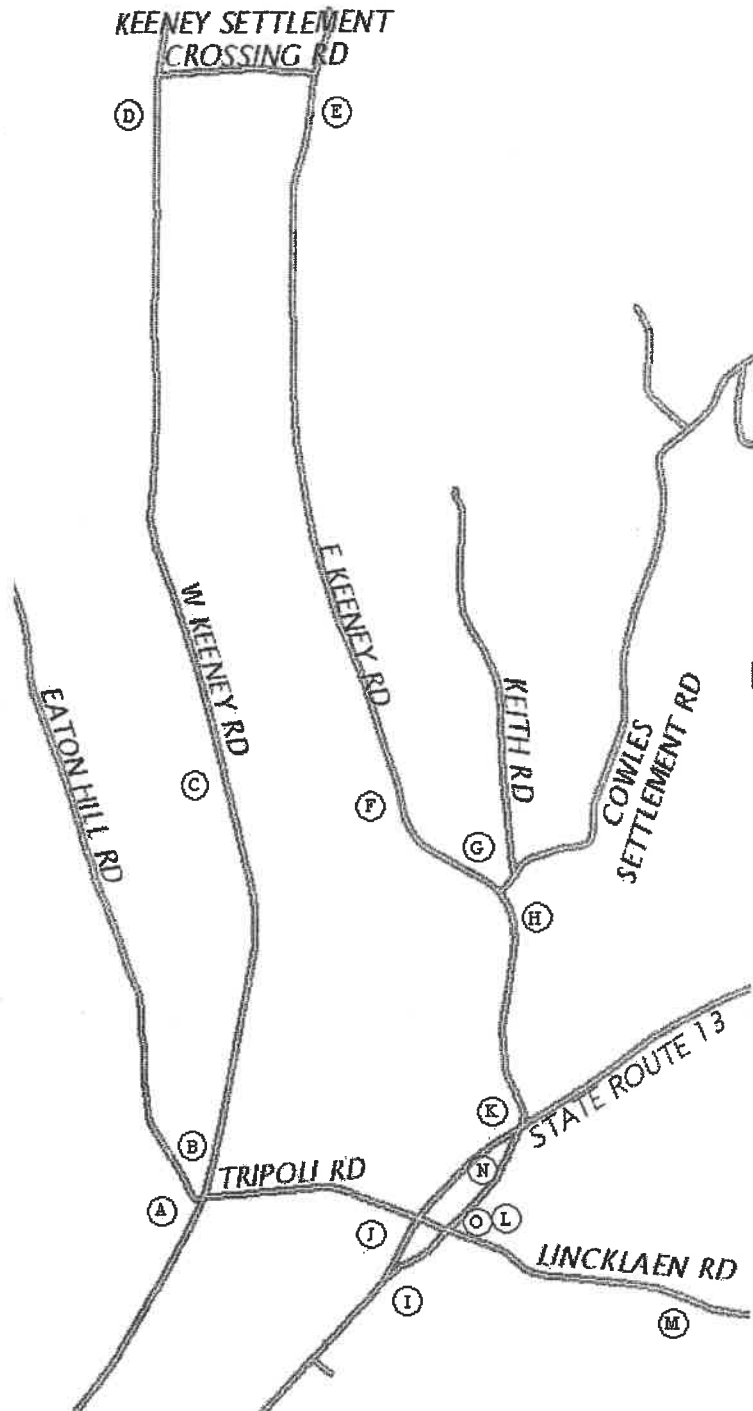
1. To support the Historical Society as an organization for the protection and enhancement of sites with historical significance within the Town.
2. To preserve and maintain the cemeteries of historical significance within the Town including but not limited to the following:

1. Albro/Doran Cemetery
2. Art Brown Cemetery
3. Cowles Settlement Cemetery
4. Cuyler Cemetery
5. Hollenbeck Cemetery
6. Hoyer/Garner Cemetery
7. Keeney Settlement Cemetery
8. Lee Burial Mound
9. Muncey Hill Cemetery
10. Phillips Cemetery
11. Sid Burdick Cemetery
12. 7th Day Baptist Cemetery
13. Winnie Cemetery



3. To preserve and maintain the structures of historical significance within the Town including but not limited to the following historical sites.

- A. Potter Cabin
- B. Griswald Cabin
- C. Whitmarsh Cabin
- D. Brown Cabin
- E. Fox Cabin
- F. Pioneer Church
- G. Lee Homestead
- H. Keeney Cabin
- I. Campfire Site
- J. Morse Cabin
- K. Lockwood Home
- L. Corey Cabin
- M. Gates Cabin
- N. Cuyler Church
- O. Railroad Depot



Between 1792 and 1796 a group of early settlers staked their claim to land in the Cuyler Valley. Six of these original sites are designated by historical markers. When these settlers headed south from the Manlius area they could only follow a trail marked by blazed trees, for not until about 1800 was a road of sorts cut through Fabius and Pompey. Among these early settlers was an unusual group of five men from East Hartford, Connecticut. In the spring of 1795 they sold their Connecticut property and started together on a trek which brought them eventually to the Cuyler valley. The Brown, Fox and Keeney sites are designated with markers.

West Keeney Road (County Road 152) turns north from NY State Rt. 13 about two miles west of Cuyler. East Keeney Road (County Road 156) turns north at the eastern edge of Cuyler. Both roads follow the west branch of Tioughnioga Creek and are linked at the Kenney by the Keeney Settlement crossroad.

- A. Potter Cabin - Site of Nathaniel Potter cabin, settled in 1792.
- B. Griswold Cabin - Erected prior to 1825.
- C. Whitmarsh Cabin - Job Whitmarsh, from Vermont, settled here in 1796.
- D. Brown Cabin - Benjamin Brown, from Connecticut, settle here in 1795. He was the 1st Assessor and the 2nd Town Clerk in Fabius.
- E. Fox Cabin - Samuel Fox settled here in 1795 from Connecticut. This house erected about 1821.
- F. Pioneer Church - First church services held in a barn on this site in 1808 by Benoni Harris.
- G. Lee Homestead - Benjamin Lee settled here about 1796. This house built in 1810.
- H. Keeney Cabin - Thomas Keeney settled here in 1796. This house built in 1810.
- I. Campfire Site - Here David Morse and James Lockwood made the first campfire in April 1792 and made friends with the Indians.
- J. Morse Cabin - David Morse settled here in 1792 from New Jersey on land granted from government. Still in family possession.
- K. Lockwood Home - Built on 100 acres of land given to him by David Morse.
- L. Corey Cabin - Pioneer home of Wanton Corey, whose marriage to Deborah Morse in 1806 was first in Town.
- M. Gates Cabin - Zebediah Gates settled here in 1807. He came from Massachusetts.

Senior Citizens

GOAL: To create an atmosphere compatible with the desires of the senior citizen population within the community.

OBJECTIVES:

1. Development of programs/activities which meet the needs and interest of the senior citizens of the Town.

2. Recognition of the need for an accessible meeting space.
3. Encourage the provisions for senior citizen services such as meals on wheels, publications, senior housing, etc.

Public Transportation

GOAL: To make available an adequate public transportation system that is affordable, safe, efficient, and convenient.

OBJECTIVES:

1. Encourage the availability of adequate public transportation.
2. Periodic update of the Town's official highway map.

Youth Commission

GOAL: To provide a wide variety of year round activities for the youth population under the direction of a volunteer board.

OBJECTIVES:

1. Provide week-end activities for youth.
2. Increase the variety of activities offered.

Medical Centers: The Town contracts with Smith for ambulance service. Cortland Regional Medical Center provides medical resources in close proximity to the Town.

GOAL: To continue to provide emergency medical and rescue services.

Town Facilities: Town Hall & Justice Court, Code Office & Records Retention, Highway Department Facilities, Fire Department Facilities.

GOAL: To provide an adequate & code compliant space for these Town activities and functions.

Fire Department

GOAL: To continue to provide fire protection and emergency services by a dedicated volunteer fire department.

OBJECTIVES:

1. Provide adequate facilities and equipment.
2. Encourage active volunteerism.
3. Consider the possibility of on call paid volunteer fire & rescue members.

CONSERVATION

As increasing amounts of farmland are being converted to residential use, Cuyler must work to protect the values which have drawn residents to this Town. The rural character of the Town, combined with access to state forest and other open lands for recreation, is attractive to many residents. Residents utilize Cuyler's open spaces for a variety of outdoor activities, such as hiking, skiing, bird-watching, and hunting. The value of these activities remains high only as long as the quality of the resource base remains high.

Areas which are inappropriate for development due to topography, shallow water table, or other environmental limiting factors need to be identified. Demand for retaining open space is high among Cuyler residents; any areas which are marginal for development should be maintained as open space. In some cases, improvements in terms of litter control, etc., may open additional areas for recreational use or scenic enjoyment.

Additionally, it would be valuable to identify areas within wetlands and forest lands which may harbor endangered species, so that these areas can be protected. Areas set aside for conservation would benefit local students, hikers, bird watchers, as well as the general public, in terms of preserving the natural, rural, and scenic values of the Town.

GOAL: To safeguard against the wrongful use and abuse of high-risk ecological areas in Cuyler and to provide for the most appropriate use of land based on its environmental restraints.

OBJECTIVES:

1. Only appropriately designed residential development should be permitted on lands with slopes in excess of 15%. Land uses on steep slopes should be those that aid in the control of erosion and floods. Practices compatible with this function would be primarily forestry and recreation, with only occasional low-density housing being permitted.

2. Land owners and developers shall bear the responsibility of assuring proper analysis and planning, in advance of development, for the adequate control of surface water through the use of storm drains, ditches, and other means.
3. Development should be discouraged within areas with a high water table, at a depth of 1 and 1/2 feet or less from the surface. The land use most consistent with areas of the Town having a water table of 1 and 1/2 feet or less is open space.
4. Floodways, floodplains and streamways should be preserved in their natural state or reserved for low-intensity land uses.
5. Proposed extraction of earth materials should be presented with an accompanying reclamation plan.
6. Adopt a Stormwater Management and Erosion and Sediment Control Local Law or Ordinance in order to protect surface water quality and prevent increased flooding due to development.

RECREATION

GOAL: To provide sufficient space and facilities for leisure pursuits for people of all ages and for all seasons. These recreational activities may include, but are not limited to, hunting, camping, fishing, horseback riding, winter sports, active and passive games and cultural activities.

OBJECTIVES:

1. Recognize and protect areas of land having exceptional recreational, educational or unique natural value to the public.
2. Work cooperatively with commercial entities to encourage continuing recreational opportunities for Town residents.
3. Provide recreational information at the Town Clerk's office which outlines recreational areas and opportunities, both public and private, which exist in the Town.
4. Promote outside interest in the recreational opportunities available in the Town, recognizing that it is beneficial for the Town's economy.

5. Consider a policy, which sets aside open space within future subdivisions which shall be designated as "common land" to be preserved for the leisure pursuits of the residents of the subdivision.
6. Pursuit of State, Federal and private funding sources should be considered in order to meet the above stated objectives.

RESIDENTIAL

GOAL: To recognize and encourage planned growth and development within the Town of Cuyler. Planned growth will help maintain and expand the Town's tax base, while continuing to support the Town's attractive rural character.

OBJECTIVES:

1. The most dense future residential development should be encouraged along local roads, feeding off from main arterials and collector roads within the Town. These main arterials, being mostly state and county maintained, offer the best access for a growing population of commuting residents.
2. Priority shall be given to alternative methods of residential development, including conservation, cluster type and/or planned unit development. However, conventional development on larger lots would not be out of character with the remainder of the Town.
3. Consideration shall be given to the compatibility of development with existing agricultural and residential use.
4. Residential development shall take into account the fragile environmental features located within the Town such as wetlands, floodplains, and the sole source aquifer.
5. Any future manufactured housing within the Town shall be maintained in a designated area. The locations and restrictions on such an area shall be incorporated within the Zoning Law.
6. The Planning Board shall consider the use of deed restrictions on the part of the developer to help determine the overall character of the development.
7. Sufficient yards, wooded areas, fences or other buffering should be provided to separate any planned residential or mixed use development from neighboring farming operations.

G. ROAD SYSTEM FOR THE TOWN OF CUYLER

The road system in the Town of Cuyler has been vital for the businesses and residences alike for many years. Local land use regulations should recognize the traffic-carrying functions of major roads and should help to preserve this function in every practical way. If an efficient, safe and workable road system is to be achieved three goals should be sought.

1. A highway system in and through the Town will facilitate traffic movement and minimize points of conflict and delay.
2. A local road network that provides efficient access to all parts of the Town, and promote convenient vehicular movement from one part of the Town to another.
3. The establishment of guidelines and standards for a lower cost road for low volume applications.

TYPES OF ROADS

The following outline of the existing road system is provided as a guideline for future development.

I. MAIN ARTERIAL (NYS ROUTE 13)

NYS Route 13 is the primary traffic carrier within and through the Town. Its main purpose is to carry traffic relatively quick from one destination in the region to another, plus access to adjacent lands, county and town roads.

Traffic movement on this main artery is essential, especially in the winter time.

II. COLLECTORS (CORTLAND COUNTY ROADS)

There are (9) nine collectors (county roads) that are secondary traffic carriers within the Town. Efficient traffic movement and access to adjacent lands & town roads are equally important functions of the collectors.

Chenigo Solon Pond Road, Crains Mills Road, East Keeney Road, East Keeney Road Extension, High Bridge Road, High Bridge Road Spur, Lincklaen Road, Tripoli Road, and West Keeney Road make up the collectors for the Town. Efficient traffic movement on the collectors is essential for the commuters as well as the local residents.

III. LOCAL ROADS (TOWN ROAD)

There are (31) thirty-one local roads whose primary function is to provide access to adjacent lands, residential, farm and state land. Local roads are not intended for fast, heavy or through traffic carriers but, none-the-less, traffic movement should be relatively fluent.

The Town should take into consideration classifying their local roads with fewer than 400 vehicles per day as low-volume rural roads. Set forth by the Guidelines for Rural Town and County Roads. (Cornell Roads Program)

These local road classifications are:

1. LOW-VOLUME COLLECTOR

Collects traffic from any of the other classifications and channels it to higher level roads, such as arterials, Interstate, etc.

2. RESIDENTIAL ACCESS

Provides access to residences. The traffic volume generated depends on the number of residences. Year around access for fire trucks, ambulances, and school buses must be provided.

3. ENVIRONMENTAL RESOURCE ACCESS

Provides access to large tracts of land used primarily for agriculture, recreation, or logging.

4. MINIMUM MAINTENANCE ROAD

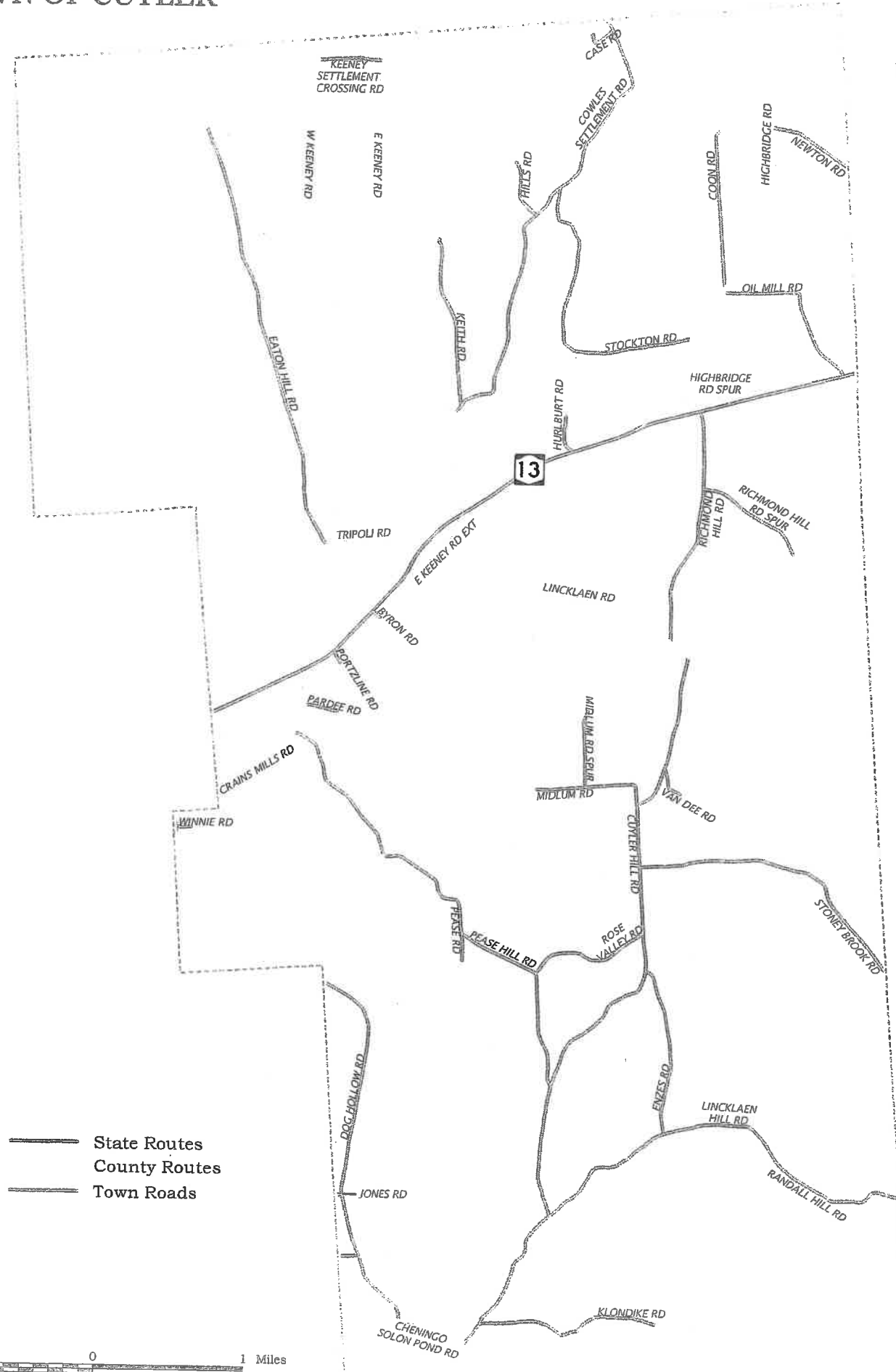
A is a low-volume road or road segment primarily providing agricultural or recreational land access, having an average traffic volume of 50 or less vehicles per day, and with no year around residences or businesses.

Minimum maintenance is not "no maintenance," and a road or road segment which has been so designated shall be maintained at a level which allows the road to remain passable and functional in accordance with the Guidelines for Rural Town and County Roads. The minimum maintenance road concept provides an alternative to abandonment or to designation as a seasonal limited - use road. Abandonment is a difficult process to complete, and a seasonal limited - use road must be upgraded if and when a year around residence is built along the road.

	<u>ROAD NAMES</u>	<u>MILES</u>	<u>PROPOSED CLASSIFICATIONS</u>
1	Byron Road	0.08	Residential Access
2	Case Road	0.17	Residential Access
3	Coon Road	0.97	Residential Access
4	Cowles Settlement Road	3.09	Low-Volume Collector
5	Cuyler Hill Road	5.37	Low-Volume Collector
6	Dog Hollow Road	3.06	Residential Access and Environmental Resource Access
7	Eaton Hill Road	2.89	Minimal Maintenance (except for .01 mile)
8	Enzes Road	1.20	Minimal Maintenance
9	Hills Road	0.40	Minimal Maintenance
10	Hurlburt Road	0.25	Residential Access and Environmental Resource Access
11	Jones Road	0.64	Residential Access
12	Keeney Settlement Crossing Road	0.45	Residential Access and Environmental Resource Access
13	Keith Road	1.13	Residential Access and Environmental Resource Access
14	Kelley Road	1.31	Environmental Resource Access (.10 mile- Minimum Maintenance)
15	Midlum Road	0.82	Residential Access
16	Midlum Road Spur	0.50	Residential Access
17	Neff Road	.15	Residential Access and Environmental Resource Access
18	Newton Road	0.59	Residential Access and Environmental Resource Access
19	Oil Mill Road	1.16	Residential Access
20	Pardee Road	0.52	Minimal Maintenance (except for .25 mile)
21	Pease Hill Road	3.39	Residential Access and Environmental Resource Access
22	Pease Road	0.19	Residential Access and Environmental Resource Access
23	Portzline Road	0.10	Residential Access
24	Randall Hill Road	3.00	Minimal Maintenance (except for .15 mile)
25	Richmond Hill Road	1.65	Residential Access
26	Rose Valley Road	0.87	Residential Access
27	Stockton Road	2.04	Residential Access and Environmental Resource Access
28	Stoney Brook Road	2.08	Minimal Maintenance
29	Van Dee Road	0.13	Residential Access
30	Winnie Road	0.13	Residential Access and Environmental Resource Access

TOWN ROADS - 30
TOTAL MILES - 37.48
LOW MAINTENANCE MILES (APPROX.)

TOWN OF CUYLER



——— State Routes
 ——— County Routes
 ——— Town Roads



H. PLANNED UNIT DEVELOPMENT (PUD)

Planned Unit Development is a land use design technique which groups or concentrates buildings on lots smaller than permitted by existing land use controls in order to preserve open space without increasing the allowable density (units per acre) of development. A PUD may involve a variety of land uses: residential, commercial and light industrial while the open space provides areas for recreational opportunities. It usually involves substantial tracts of land and has a mixture of housing types: single-family dwellings, townhouses, apartments, etc.

I. IMPLEMENTATION

The basic objective of this plan is to preserve and enhance the present desirable features within the Town while allowing for development by providing guidance for agricultural, residential, recreational, and commercial/industrial growth, yet maintaining a conscientious concern for the environment. Within this Plan, there are also goals and objectives for each classification of land use existing in the Town of Cuyler. These goals and objectives can be attained through development and/or amendment of the following implementation mechanisms.

1. Town Zoning

Zoning carries out the planning program with respect to the use of private property. With adoption of the Town Comprehensive Plan, attention should be given to the preparation and adoption of a Zoning Law for the Town.

2. Subdivision Regulations

Cuyler can be expected to develop slowly, for example by one subdivision at a time. Unless each major subdivision is planned to fit into a satisfactory pattern of streets and related facilities, the Town can become an unattractive collection of poorly designed housing developments with associated traffic, drainage and sanitation problems.

In 1991, the Town Board approved the establishment of subdivision regulations which were authorized by Town Law. These regulations set the standards and requirements that must be followed in creating new land subdivision and related road and street access. As provided by the Town Law, the regulations are administered by the Town Planning Board. Each new land subdivision must be approved by the Planning Board before the subdivision may be advertised for sale or recorded in the County Land Records and before any development may proceed.

The subdivision regulations of the Town are as important to the development of Cuyler as is a Zoning Law. While zoning regulates the use of land, the subdivision regulations control the layout and design of streets and roads and establish the improvements required in all new land developments. For example, this plan discourages strip housing development along roadways. The subdivision regulations can combat the development of strip housing by specifying a maximum depth to width ratio for all newly created lots.

3. Agriculture and Farmland Protection Plan

The Town should consider additional legislation to preserve and protect its agricultural resource. One way to accomplish this is through development of an Agriculture and Farmland Protection Plan. The purpose of an Agriculture and Farmland Protection Plan is to develop programs using local initiatives that are intended to maintain the economic viability of the Town's agricultural industry and its supporting land base and to protect the environmental and landscape preservation values associated with agriculture.

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

1. (Final adoption by local legislative body only.)

I hereby certify that the local law annexed hereto, designated as local law No. 2 of 20 09 of the ~~(County)(City)~~(Town)(Village) of Cuyler was duly passed by the Town Board on April 9, 20 09, in accordance with the applicable provisions of law.
(Name of Legislative Body)

2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer*.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20 _____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20 _____, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the _____ and was deemed duly adopted *(Elective Chief Executive Officer*)* on _____ 20 _____, in accordance with the applicable provisions of law.

3. (Final adoption by referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20 _____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20 _____, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the _____ on _____ 20 _____ *(Elective Chief Executive Officer*)*

Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general) (special)(annual) election held on _____ 20 _____, in accordance with the applicable provisions of law.

4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20 _____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20 _____, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the _____ on _____ 20 _____. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of _____ 20 _____, in accordance with the applicable provisions of law.

* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

5. (City local law concerning Charter revision proposed by petition.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20 _____ of the City of _____ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on _____ 20 _____, became operative.

6. (County local law concerning adoption of Charter.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20 _____ of the County of _____ State of New York, having been submitted to the electors at the General Election of November _____ 20 _____, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph 1 _____, above.

Wendy J. Lester

Clerk of the county legislative body, City, Town or Village Clerk or officer designated by local legislative body

Date: 7/29/09

(Seal)

(Certification to be executed by County Attorney, Corporation Counsel, Town Attorney, Village Attorney or other authorized attorney of locality.)

STATE OF NEW YORK
COUNTY OF CORTLAND

I, the undersigned, hereby certify that the foregoing local law contains the correct text and that all proper proceedings have been had or taken for the enactment of the local law annexed hereto.

[Handwritten Signature]

Signature
Town Attorney
Title

~~County~~
~~City~~ of Cuyler
Town
~~Village~~

Date: 7/29/09