

# *Town of Throop*

## *Comprehensive Plan*



ORIGINALLY ADOPTED  
APRIL 9, 2008

UPDATED  
MAY 18, 2022

# Acknowledgements

The original plan, adopted in 2008, was developed by the Town of Throop Planning Board under the guidance of the Town of Throop Town Board and with the assistance of Amy D'Angelo, Planner from the Cayuga County Department of Planning and Economic Development.

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

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Thanks to the Town of Throop Clerk, Joanna M. Banas for all her assistance during meetings and with the distribution of documents. Also, thanks to Nancy Murinka, the Town Historian, for providing a history of the Town of Throop for inclusion in this plan.

This plan was updated in 2022 by a new ad hoc committee, developed for the purposes of updating the comprehensive plan. The committee was composed of town residents, board members, and officials, and worked under the assistance of Kari Terwilliger, AICP, Senior Planner and Greg Diebold, Planner from the Cayuga County Department of Planning and Economic Development.

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# Executive Summary

The purpose of developing and adopting a comprehensive plan is to put in place a strategy for the future development of a community; and in doing so, plan for the protection of the health, safety, and general welfare of the citizens of the community. This Comprehensive Plan for the Town of Throop includes analytic documents, maps, strategies, and tools to guide future land use decisions and the community's well-being. Review of future projects shall occur in consideration of the community vision and the Comprehensive Plan. In addition, all other governmental agencies must consider this Plan when directing or funding capital projects that occur within the Town.

## Vision Statement

The Town of Throop is an affordable rural community that is committed to fostering a family friendly atmosphere in an attractive rural setting, preserving and enhancing natural resources, and promoting a sense of community and identity for its residents.

## Goals and Actions

The following is a list of the overarching goals for the community through which the vision for the future of the town will be realized:

1. Preserve the rural character of the Town of Throop by supporting farmers, promoting farmland protection, and limiting the expansion of residential and commercial development into areas of active farmland and open space.
2. Foster a safe, peaceful and livable environment for all residents.
3. Promote and preserve an affordable cost of living for all residents.
4. Promote and maintain residentially developed areas which are compatible with the preservation of the rural character of the Town.
5. Maintain existing commercially developed areas and discourage commercial growth beyond existing development especially corridor sprawl and strip mall development to ensure protection of the Town's rural character.
6. Protect, preserve, and enhance natural, historic, and scenic resources to reflect the community's pride in its setting and celebrate the heritage of the Town.
7. Protect the quality of drinking water sources, streams and the Owasco River.
8. Developing facilities and services that accommodate and encourage community interaction and expand upon existing recreational opportunities within the Town.
9. Maintain adequate and safe public infrastructure systems.

The goals included herein are accompanied by a series of action steps. As the implementation matrix suggests, these action steps can be carried out by the appropriate town boards along or in partnership with other boards or committees to establish strategic planning objectives. In doing so, the town will coordinate its efforts as necessary and appropriate with stakeholders, public agencies, and public officials throughout the region and at every level of government. In the end, however, much of the oversight required to follow through with implementation is the responsibility of the Town's elected leaders.

# Part 1: Introduction

This section provides information on what a comprehensive plan is, what it is used for and the process that the Town of Throop underwent to adopt and then update their plan.

## The Comprehensive Plan

A comprehensive plan consists of the 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 obliged 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 updated comprehensive plan provides guidance to those interested in Throop -- including Town residents, property owners, businesses, organizations and prospective residents and businesses -- about our history, our current conditions, and what we prefer as a future.

## Development of the Plan

As a first step to developing this plan a visioning process was conducted to gather input from residents. The visioning was conducted over five meetings that were held in April and May of 2005.

This process resulted in the development of a vision statement for the Town and seven goal statements that support 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 into this plan.



**State Route 38, heading north.**

Based on the work conducted in the Visioning sessions, the Town developed a survey to be distributed Town-wide. This 2-page survey was distributed to 704 households and received 176 responses (25% response rate). The responses to the survey were included in the development of the plan.

After the surveys were received, the Planning Board, under direction of the Town Board, began to develop the Comprehensive Plan based on the results of the visioning and the surveys. This process continued until 2007 when a draft was presented for public comment. The plan was adopted by the Town Board on April 9, 2008.

## Updating the Plan

This plan was updated in 2022, in accordance with NYS Town Law which encourages municipalities to update their comprehensive plan from time to time.

Similarly to the plan's development, the process of updating the plan began with engaging the community in a visioning exercise. This helped the town gauge if any changes needed to be made to the overall land use vision described in the plan, and also gave the town an opportunity to receive feedback from the public on any other issues that they wanted to see addressed in the updated plan. This process included two public meetings held in August and September 2021, followed by a one-page survey that was created based on the feedback received at the public meetings. The survey was distributed to 782 households and received 136 total responses (17.4% response rate). A third public meeting was held in February 2022 to present and receive feedback on the final proposed revisions to the plan.

A Comprehensive Plan Update Ad-Hoc Committee was appointed by the town board to update the plan with assistance from the Cayuga County Department of Planning and Economic Development. Updates to the plan were made as a result of updated town data, what the town had accomplished since the plan's original adoption, and the results of the public meetings and surveys.

The 2022 updates to the plan include:

- reorganizing chapter sections
- adding an executive summary
- adding an introduction
- updating the implementation section by
  - moving the vision and goals to the implementation section
  - moving the action items from each topic area to the implementation section
  - organizing the action items under corresponding goals that they will help achieve
  - removing action items that have been accomplished or are no longer relevant
  - adding new action items as appropriate
  - updating the summary chart
- updating census data and town data as necessary

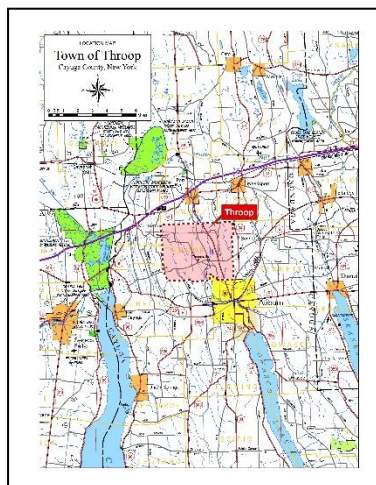


# Part 2: Inventory & Analysis

This section provides a brief inventory of background information on a variety of topics including: the general location, history, demographics, natural and built environments, and infrastructure within the Town of Throop. This information was used by the town to help develop the vision, goals and action items within this plan. Full size versions of the thumbnail sized maps within this section are provided in Appendix A.

## Location

The Town of Throop, located in central Cayuga County, is a rural community balanced between residential and agricultural uses. Residents enjoy the rural nature of the Town of Throop, which is abundant with drumlins that were formed during the last ice age. The hilly terrain lends to spectacular views and a variety of agricultural types. The Owasco River, formerly known as the Owasco Outlet, runs through the Town as it connects Owasco Lake to the south with the Seneca River to the north.



**Figure 1: Location Map**

Given the close proximity to the City of Auburn, Figure 1, Throop has development pressure as a result of residents wanting to work in Auburn, but live in a quiet rural environment. For those people, Throop is a very attractive as a place to live.

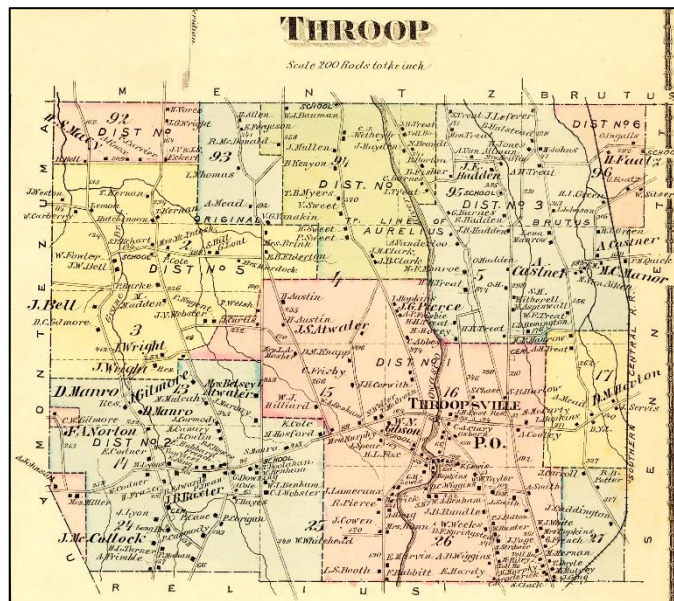
Given the popularity of the town for attracting new residents, this Comprehensive Plan is being developed to help guide land use decision making in the future. It is hoped, that with a well-developed plan for development that the Town can continue to prosper and the residents and continue to enjoy the character of the Town that they have come to love.

The Town is located northwest of the City of Auburn and includes approximately 18.7 square miles, or 11,997 acres of land. The majority of the land is in agricultural use or is open space, with the predominant residential development being on the East side of the Town near the boundary of the City and along the State Route 38 corridor.



## History

The Town of Throop was formed in 1859 from portions of the towns of Aurelius, Mentz, and Sennett. It was named in honor of ex-governor Enos Thompson Throop. Ezekiel Crane and his son Shadrack came to the area in 1790 and settled on Military Lot 2 in the northwest corner of the town. Shadrack Crane married Hannah Palmer, and their son Ezekiel was the first child to be born in the town. Early settlers to the area included Isaac Barnum, Othniel Palmer, Israel Clapp, and the Jeffries brothers. Christopher Jeffries ran a hotel in Throopsville, while John became one of Cayuga County's first ministers.



**Figure 2: 1875 Map of the Town of Throop**

In 1814, Joseph Clary set up a medical practice, and in 1820, a school taught by Edward Carpenter was established for the small town of thirty-four homes. Eventually, six schools would serve the town before 20<sup>th</sup> century centralization combined these schools into the Port Byron Central School District.

Much of the town was engaged in farming, with rich and productive land throughout most of the town. Early businesses and manufacturers relied on the waterpower of the Owasco River that ran through the town. A series of dams provided the necessary power for the early mills that were built. The upper dam was built in 1824 for a sawmill run by Willis Lathrop. A brandy and cider mill was added when the mill was sold in 1850. In 1879, the mill burned, and the property was never used again.

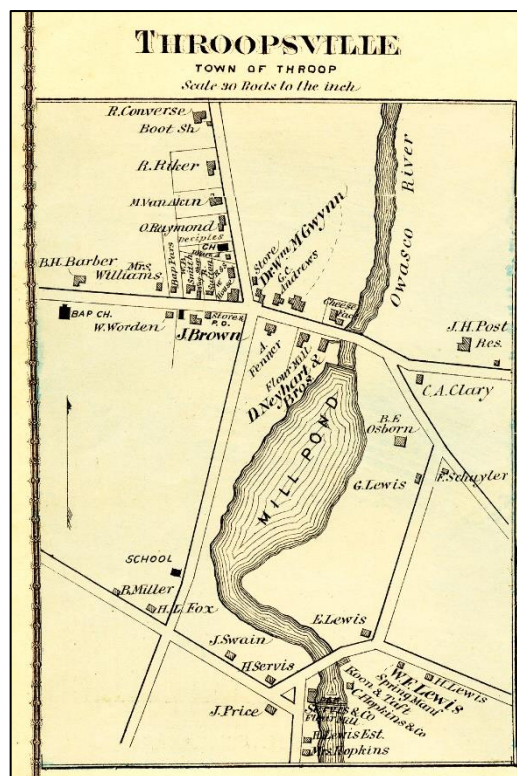
The middle dam provided the power for the first gristmill in town. Its first miller was Noah Taylor. Various entrepreneurs then subsequently ran the mill until 1924, when the mill was torn down. In 1865, George Hines used this bustling location to build a factory that manufactured scythes and hayforks. A sawmill was also built to take advantage of the dam's power. Henry Lewis also built a spring factory in 1869. Although this building changed owners many times, the business survived until a fire destroyed the building in 1924. A town hall was built on the site that served the town until 1988 when the new Town Hall was constructed on Robinson Rd.

The foundation of the lower dam can still be seen on the south bank of Turnpike Road. Mills were also successful on this site from the mid- 19<sup>th</sup> century until 1954, when the dam and its mill were torn down. Across the road from the mill was the Throopsville Cheese Manufacturing Company. This business was later turned into a creamery. A blacksmith shop was also successful at this location. All remaining buildings were torn down by 1937.



The first town merchant was Luther Harden who opened a store in 1804. John Waits and T.J. Manro also ran successful stores in Throopsville. Irene Weddington kept a general store at the corner of Turnpike Road and Powers Road. The building also served as a post office until 1915. Frank Sawyer also built a small store on the corner of Turnpike and State Street Road that operated in the 1940's.

The Throop Church of God and the Throopsville Community Church are presently the only active churches in the town. The Throopsville Community Church was officially organized in 1818, but had its early roots as far back as 1803. Its building stands on Turnpike Road and is still active today. The Church of the Disciples of Christ was formed in 1836 and built a church on Powers Road in Throopsville in 1851 for \$1500. The church is presently used as a private residence.



**Figure 3: 1875 Map of the Hamlet of Throopsville in the Town of Throop**

Early transportation included a plank road, a turnpike and the railroad. A plank road was laid out from Auburn and went out North Division Street. The North Turnpike traveled the same route as the present Turnpike Road, with tollgates approximately every ten miles. Telegraph and telephone wires ran the length of the road towards the end of the 19th century. The Auburn and Northern Electric Railroad ran from Auburn to Port Byron in the early 20th century. Its six stops on the line ran the length of State Street Road. In the 1940's an airport was in operation on the corner of Beech Tree Rd and N. Division Street Rd. The heyday of businesses and manufacturing concerns is now a part of Throop's past. While small shops provide a local convenience stop, the locals depend upon businesses in Auburn and Port Byron for most of their needs.

**Historic Resources**

The Town of Throop has many structures that were built prior to 1970 and therefore would be over 50 years in age. According to the 2019 American Community Survey, 54% of the residential structures in Throop were constructed prior to 1969. In addition to residential structures, there are a number of other historic structures and barns within the Town.

**Designated State and National Historic Resources**

None of the structures within the Town are currently listed on either the State or National Historic Registers. However, there are a number of structures that would be eligible for listing if the property owners were to seek designation.

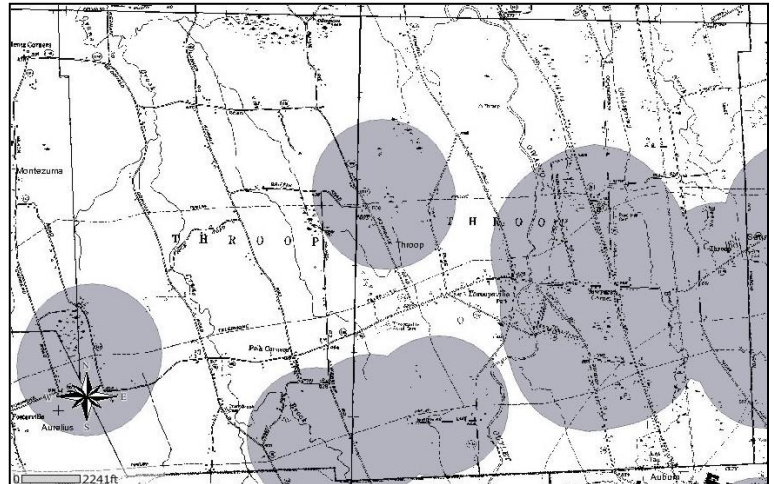
### Architectural Resources

The Town also has a variety of architecture. These structures may have architectural significance rather than historical significance. Although this is the case, they can still be designated as a State or National Historic Resources if the architecture is a good representation of that type of architecture for our region.

### Archeological Resources

The New York State Historic Preservation Office (SHPO) is a bureau of the New York State Office of Parks, Recreation and Historic Preservation. The SHPO 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.



**Figure 4: NYS SHPO Archeological Sensitivity map for the Town of Throop**

The site information depicted in this overlay 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; as a result the maps displayed may not be up to date and should only be used as a reference tool.

When looking at the map (Figure 4) you can see that most of the areas designated as archeologically sensitive are along river corridors, with the most notable area being along the Owasco River corridor.

## Demographic Data

This section provides general demographic data for the Town of Throop utilizing the most recently available figures from the U.S. Census Bureau. The information in this section is meant to provide a snapshot of population related trends in the town to assist the town in decision making.

### Population

Since 1960, the total population of the Town of Throop has stayed within a range of 1500-2000 people. According to the 2020 Census, there were 1,831 residents in the Town. The general trend between 1960 and 2010 was slow or stagnant population growth, however between 2010 and 2020, the town observed an 8% decrease in population from 1,990 in 2010 to 1,831 in 2020. Population trends for Throop are depicted in Figure 5.

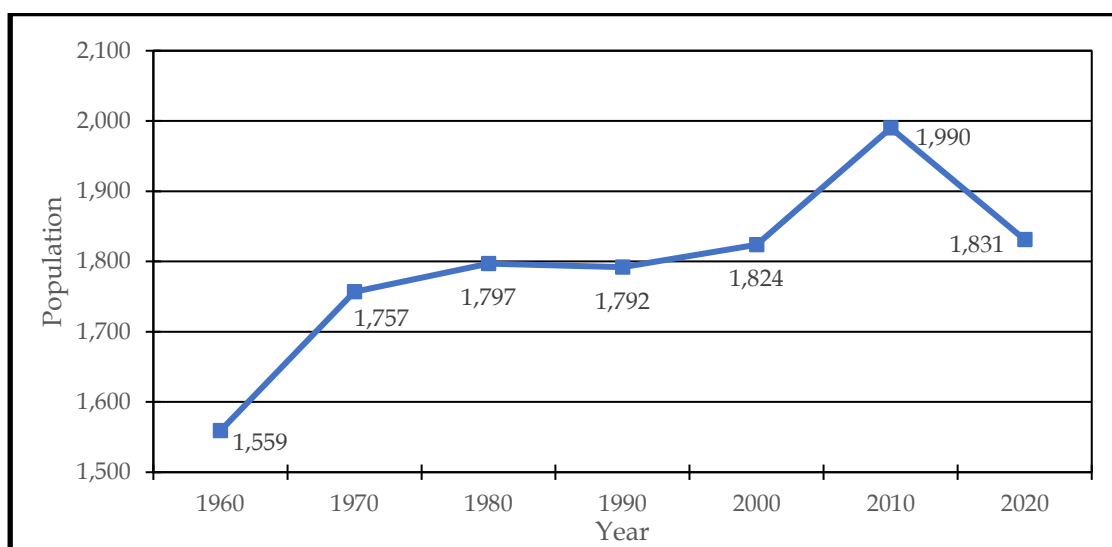


Figure 5: Town of Throop Population Trends

Detailed population numbers for Throop and Cayuga County are shown in Table 1, below.

	1960	1970	1980	1990	2000	2010	2020	% Change 2010 - 2020
Town of Throop	1,559	1,757	1,797	1,792	1,824	1,990	1,831	-8.0%
County of Cayuga	73,942	77,439	79,894	82,313	81,963	80,026	76,248	-4.7%

Source: US Census Bureau

Table 1: Population Trends from 1960 to 2000 for the Town of Throop and Cayuga County

### Age and Race

According to the 2019 American Community Survey, the median age of residents in the Town of Throop was 46.8 years. The Town’s population was older than that of Cayuga County, which had a median age of 42.9 years. Both Cayuga County and the Town of Throop were largely comprised of white residents. The 2020 Census identified 98.5% of the Throop’s population as white residents, which is a slightly higher proportion than Cayuga County’s white resident population (93.6%).

### Income and Poverty

The income of the residents of Throop was higher than Cayuga County residents with a median household income in Throop of \$68,750 according to the U.S. Census Bureau’s 2019 American Community Survey. In comparison, the median income of the County was \$58,377. The percent of Throop residents living below the poverty level was 8.8 percent, well below the levels of the County, which were 12.1 percent.

### Employment and Industry

In 2019, according to the U.S. Census Bureau’s American Community Survey 969 Throop residents aged 16 years and older were employed. White-collar fields (including management, business, science, and arts occupations; and sales and office occupations) comprised 58.1 percent of Throop’s workers, which was a lower proportion than that of Cayuga County (53.6 percent) and New York State (62.9 percent). In contrast, blue-collar occupation groups (including farming, forestry and fishing occupations; construction, extraction, and maintenance occupations; and production, transportation and material moving occupations) accounted for 20.0 percent of Throop’s workers, which exceeded the proportion in Cayuga County (25.7 percent) and the State (17.1 percent). Throop’s service workers accounted for 21.9 percent of its workforce, compared to 19.2 percent for the County and 20.0 for the State.

Among industry types, educational, health and social services employed the highest number of Throop’s workers with 26.2 percent, followed by construction (17.1%). The composition of Throop’s work force by industry is presented in Table 2.

Industry	Throop	Throop	County	State
Agriculture, forestry, fishing and hunting, and mining	30	4.4%	4.1%	0.6%
Construction	116	17.1%	7.8%	6.1%
Manufacturing	87	12.8%	17.4%	7.2%
Wholesale trade	20	2.9%	3.1%	2.7%
Retail trade	40	5.9%	8.8%	8.3%
Transportation and warehousing, and utilities	23	3.4%	5.9%	6.1%
Information	5	0.7%	0.7%	3.1%
Finance, insurance, real estate, and rental and leasing	44	6.5%	3.8%	9.5%
Professional, scientific, management, administrative, and waste management services	57	8.4%	6.0%	12.7%
Educational, health and social services	178	26.2%	25.9%	26.5%
Arts, entertainment, recreation, accommodation and food services	3	0.4%	4.6%	7.1%
Other services	22	3.2%	3.6%	4.3%
Public administration	54	8.0%	8.3%	5.8%

**Source:** US Census Bureau, 2019 American Community Survey

**Table 2: The Number of Employed Persons in the Town of Throop, by Industry.**

Workers from Throop are very reliant on automobiles to get to their place of employment. Means of transportation to work was calculated for 944 Throop residents as of 2019. Of this amount, 825 (87.4 percent) drove alone, 38 (4.0 percent) traveled in carpools, 7 used other means of transportation (0.7 percent), and 74 (7.8 percent) worked at home. Thus, as of 2019, about 91.4 percent of Throop's workforce relied on cars to get to work.

## **Housing**

There were 795 housing units in Throop in 2020. Of this total, 752 (94.6 percent) were occupied. According to the U.S. Census Bureau's 2019 American Community Survey, 94.5 percent of the occupied housing stock was owner-occupied and 5.5 percent was renter-occupied. Overall, 94.8 percent of the total units were single-unit structures, 0.7 percent were in two-unit structures, and 1.2 percent of units were in structures containing three or more units. Throop continues to experience a growing housing supply, however the growth in housing has slowed over the past few decades. The town added 89 housing units between 1990 and 2000 (13.9% increase), 52 units between 2000 and 2010 (7.1% increase) and 12 units between 2010 and 2022 (1.5% increase).

In 2019, Throop's estimated vacancy rate was 2.5 percent of the total housing stock, which compares favorably with Cayuga County's overall vacancy rate of 15.8 percent. In addition, 94.5 percent of Throop's housing stock was owner-occupied, which is higher than the County's rate of 71.3 percent.

Throop has an older housing stock with 30.1 percent of units being built prior to 1940. From 1940 to 1960, 16.1 percent of Throop's housing units were built, between 1960 and 1980, 17.0 percent of units were built, between 1980 and 2000, 19.1 percent of units were built, and between 2000 and 2019, an estimated 17.8% of units were built. Housing units built between 2000 and 2019 in Cayuga County accounted for 9.0 percent of the county's total housing stock.

While the rate of new housing development has slowed between 2000 and 2020, it is important to develop local regulations to ensure that the rural character of the Town is maintained. This includes concentrating future developments in residentially zoned areas in the south and east of the town, and ensuring that new homes are built on appropriately sized lots.

In 2019, the median value for an owner-occupied house in Throop was \$150,700 and the County average was \$128,000. The median gross rent in Throop was \$975 compared to \$763 for the County.

## **Affordable Housing**

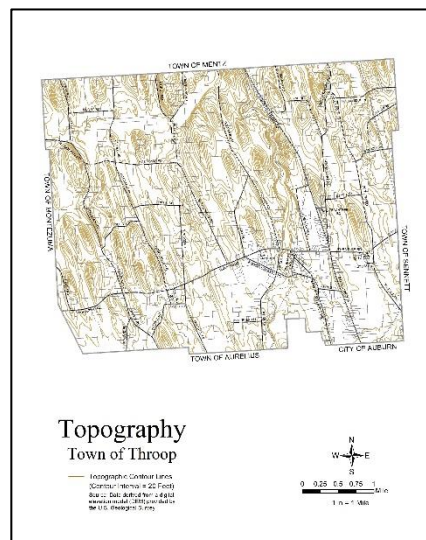
An important goal of the Comprehensive Plan is to continue to provide diverse housing opportunities in Throop. The ability of young families and working-class people to live in the Town is needed for the diverse labor pool required to sustain economic growth in the region. Also, the ability of elderly residents to remain in the community is a concern. Of particular importance to the Town, due to its relatively old housing stock, is the maintenance of its homes.



## Natural Environment

The geology and topography of the Town of Throop are heavily influenced by the most recent ice age. The topography of Throop consists of a large network of drumlins that provide steep slopes and abundant gravel resources. Figure 6 illustrates the topography of Throop.

The most common soils in the Town are silts and silt loams that are associated with glacial tills. While soils conditions can be a constraint to development, depending on factors such as wetness, frost action, stones, etc., there are also many engineering/construction techniques to overcome these constraints.



**Figure 6: Topographic Map of Throop**

## Water Resources

There are several waterbodies in the Town of Throop which significantly add to the scenic quality and recreational enjoyment within the town.

### Owasco River

The most prominent natural area in the Town is the Owasco River, formerly known as the Owasco Outlet. The Owasco River drains Owasco Lake to the south and conveys the water to the Seneca River to the north. This river runs north to south through the Town, parallel to State Route 38. The river is classified as a Class C stream by NYS Dept of Environmental Conservation. Essentially this means that the waters are suitable for supporting fisheries and non-contact sports, but not suitable for contact uses such as swimming and drinking.



**The Owasco River in Throop**

The Owasco River is also listed on the 2007 NYSDEC Priority Waterbodies List because of use impairments. Fish propagation and fish survival are the primary impairments. Fishery habitat is impaired by anoxia and excessive rooted aquatic vegetation. Organic enrichment impairs entire length of the River for fish survival and propagation. Anoxia is common and some reaches have excessive rooted vegetation which replaces more desirable spawning habitat. Water fluctuations due to the operation of hydropower facilities in the City of Auburn stress fisheries as well.

The primary type of pollutant in the River is nutrients; however, silt oxygen levels, water level and flows, and aesthetics are also of concern. The primary source of the nutrients is combined sewer overflows. Pollutants also enter the River from municipal sources, agriculture, urban runoff (houses, driveways, etc), storm sewers, on-site systems, hydro-modification, streambank erosion, and roadbank erosion.

Another concern for the Owasco River is the Auburn City Landfill that is adjacent to it and located in the City of Auburn. The landfill is now closed and is no longer accepting garbage. The facility is currently only being used as a transfer station. Leachate from the site is continually monitored and micro-biotic testing of the river by NYS DEC shows no ill effects of the landfill on the River at this time. However, the Town remains alert to the possibility of the landfill having a negative impact on the quality of the River and encourages continued monitoring of water quality.

### **Crane Brook**

Crane Brook is located on the western end of the Town of Throop. Like most rivers within the Town it travels south to north paralleling the dominant topography created by the drumlins. The river is classified as a Class C stream by NYS Dept of Environmental Conservation. Essentially this means that the waters are suitable for supporting fisheries and non-contact sports, but not suitable for contact uses such as swimming and drinking. Crane Brook is also listed on the 2007 NYSDEC Priority Waterbodies List because of use impairments. Primary use impairment is aesthetics from the high levels of nutrients, low oxygen and silt in the river. The primary source of the pollutants is urban runoff, which is runoff from houses, driveways and other man-made structures. Additionally, agriculture, construction, streambank erosion and roadbank erosion have played a role in the condition of the stream.

The stream is not a significant fishery, cold water or otherwise, but it is a major source of pollutants to the Seneca River. Urban runoff, industrial waste, garbage and agricultural runoff stress the aesthetics of this watercourse. The Cayuga County Water Quality Management Agency has also noted that this stream has high flows in the spring and is noted for severe streambank erosion and agricultural runoff.

### **Cold Springs Brook**

Cold Springs Brook travels north from the City of Auburn, through Throop to the Town of Mentz. This river is classified as a Class C, C(T) stream by NYS Dept. of Environmental Conservation. This designation meant that the waters are suitable for supporting fisheries, especially trout, and non-contact sports, but not suitable for contact uses such as swimming and drinking. This stream is not listed on the 2007 NYSDEC Priority Waterbodies List; however, it has been noted by the Cayuga County Water Quality Management Agency that there are issues with flooding in the Throop section of this stream.

### **North Brook**

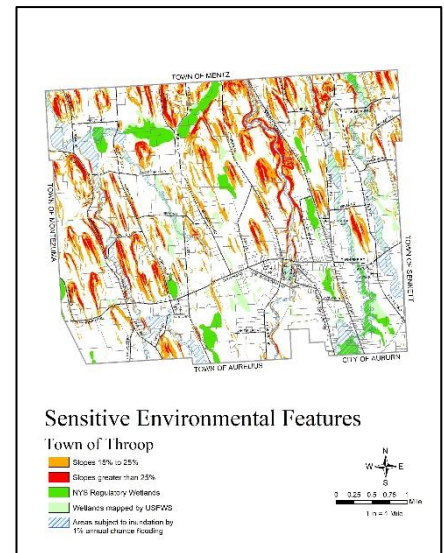
North Brook also travels north from the City of Auburn, through Throop to the Town of Mentz and is placed between Cold Springs Brook and the Town line. This river is classified as a Class C, C(T) stream by NYS Dept of Environmental Conservation. This designation meant that the waters are suitable for supporting fisheries, especially trout, and non-contact sports, but not suitable for contact uses such as swimming and drinking. This stream is not currently listed on the NYSDEC Priority Waterbodies List.

### Floodplains

All of the floodplains within the Town are located along the four stream corridors. It is proposed that development in these areas be controlled by a Floodplain Overlay Zone where protective measures will go into place only when development is proposed within 500 feet of the floodplain. Please see Figure 7 for a map of the Town’s sensitive environmental features, including wetlands and floodplains.

### State and Federally Protected Wetlands

There are numerous state and federal wetlands throughout the Town of Throop. 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 7 for a map of the Town’s sensitive environmental features, including wetlands and floodplains.



**Figure 7: Map of Sensitive Environmental Features**

### POWERS RD. WETLAND

One of the largest, and by far the most visible wetland in the Town is the one located at the intersection of Powers Rd. and Hayden Rd. This wetland is 92 acres in size and is located on the Town of Throop/Town of Mentz border. This wetland supports a variety of wildlife including an active Osprey nest. Given the close proximity to the road and ease of access, this wetland is frequented by wildlife watchers from the region and is one of the few tourist attractions in Throop. This wetland provides an opportunity to work with the Town of Mentz and the private property owner(s) to improve the viewing area.



**Powers Road Wetland, facing south towards the Town of Throop. Osprey nest is visible on top of left electrical tower.**

### Threatened and Endangered Species

The United States Fish and Wildlife Service (USFWS) website notes three species that can be classified as Threatened or Endangered for Cayuga County. These three are the Northern Long-eared Bat, Indiana Bat, and the Bog Turtle. Any proposed development in the Town should be evaluated to determine if there would be an impact to these species. If an impact is identified, steps need to be taken to modify the proposed action to ensure that these species would not be impacted. To evaluate potential impacts on species of concern for a specific project site, visit the Information for Planning and Consultation (IPaC) tool on the USFWS website (<https://ecos.fws.gov/ipac/>).

In addition, any proposals before the Town should be required to contact the New York Natural Heritage Program to determine if there are any endangered or threatened plants in the proposed project area that would need to be protected or mitigated.

## Existing Land Use

The manner in which property is used is one of the primary concerns in the development of a comprehensive plan. The Town of Throop no longer has distinguishable hamlet centers; however it does have a concentration of development in the southeast section of the Town and along the State Route 38 corridor. The remaining land in the Town has low intensity residential development or is available for farming or as developable vacant land. Much of the area's employment is located within the Town of Throop, City of Auburn, Village of Port Byron, Village of Weedsport and the Town of Aurelius.

## Current Land Cover Acreages

The Town of Throop has a total land area of approximately 11,997 acres, or roughly 18.7 square miles. See the table below.

Type of Land Use	Acres	% of Total Acreage
Agriculture	5,127	44.0
Commercial	49	0.4
Community Service/Public Services/Religious	39	0.3
Industrial	118	1.0
Parks and Recreation	47	0.4
Residential	3,390	29.1
Vacant Land	2,850	24.5
<b>Total Acreage**</b>	<b>11,646</b>	<b>100</b>

**Note:** All areas estimated based on available data from Cayuga County Real Property Services and rounded to the nearest whole acre. \*\*Roads are not included in any of these categories, thus the total acreage in this chart does not represent the total acreage of the Town (11,997 acres).

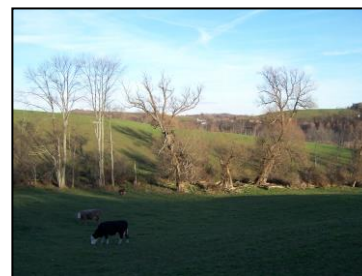
**Source:** Cayuga County Department of Planning and Economic Development, GIS data, 2021.

**Table 3: Land Use in the Town of Throop**

As can be seen on this table, approximately 29.1 percent of the area, or about 3,390 acres, is estimated to be in residential use. Commercial areas cover about 49 acres or 0.4 percent of the total acreage. Industrial uses make up about 1.0 percent of the Town land area. Community service uses--such as churches, and government facilities--make up about 0.3 percent of the total acreage. Parks and outdoor recreation areas occupy an estimated 47 acres. An estimated 7,977 acres or 68.5 percent of the land area is undeveloped land with 5,127 acres being currently used for agriculture and 2,850 acres classified as vacant land.

### Agriculture

Most of the agriculture within the Town is located in the northwest quadrant with some additional farms on the far eastern edge of the Town and south of Turnpike Road on the western end of Town. These areas have seen varying degrees of activity as trends have fluctuated in the agricultural markets. The concern in these areas is conflicts between the farmers and the non-farm neighbors that have been settling in these agricultural areas.





### Residential



Most of the residential development is located in the southeast corner of the Town and along State Route 38. These areas have seen a higher density than most other areas of the Town. The current zoning law provides for a minimum lot size ranging from half an acre to an acre and a half depending on how many families are living on the lot. Recently there has been an increase in development on both the eastern and western ends of the Town along the Turnpike Road corridor.

### Commercial

Commercial uses are distributed throughout the Town. These uses are diversified ranging from home-based businesses to a golf course. Because of the distribution of these uses, it is difficult to identify a specific commercial area within the Town although the current zoning law does identify specific areas where commercial businesses are encouraged to develop.



### Community Facilities



Community facilities are also scattered throughout the Town with the majority of them located in the eastern side of Town. These include the Town Garage and Town Hall located on Robinson Road and the Fire Hall located on Beach Tree Road. There is also Sawyer Park on Turnpike Road as well as a number of churches and cemeteries throughout the Town.

### Industrial and Vacant

The main industrial property in the Town is the former ink factory on the corner of North Division Street Road and Beach Tree Road. This building is currently being used for light food processing and warehousing. There is still a large amount of vacant land throughout Throop. Most of this land is located on steep slopes or in wet areas. Of the land that is developable, most of it is former agricultural land.

### Current Land Use Regulations

This section provides an overview of the current zoning regulations in the Town of Throop.

### Zoning

The Town of Throop's current zoning law was adopted in 2012. The zoning law has been updated periodically since that time. The purposes of the zoning law are to promote the health, safety, and general welfare of the community by regulating and restricting dimensions and uses in accordance with §7-700 of New York State Town Law.

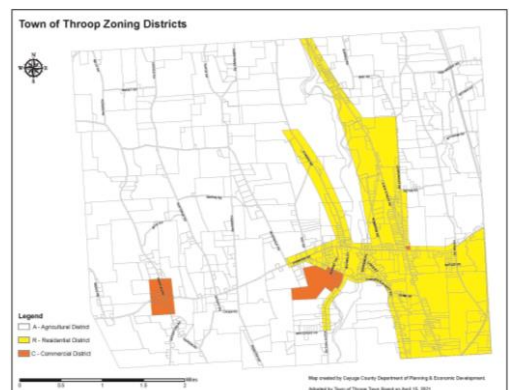


Figure 8: Zoning Map from the 2012 Town of Throop Zoning Law



Zoning regulates the uses allowed in the various districts, as well as the intensity and dimensional requirements of those uses. Current zoning provides for the development of the Town as a predominantly residential community with supporting commercial and industrial facilities. The 2012 Zoning Ordinance lists four zoning districts, Residential, Agricultural, Commercial, and Industrial (see Figure 8 and Table 4), which are described below.

District	Title/General Use	Minimum Lot Size (Square Feet)	Minimum Lot Width (Feet)
R	Residential	20,000 to 60,000	100 to 200
A	Agricultural	40,000 to 60,000	200
C	Commercial	40,000	200
I	Industrial	40,000	200
<b>Source:</b> Town of Throop, Zoning Law 2012			

**Table 4: Summary of Zoning Designations for the Town of Throop**

**Subdivision Regulations**

The Town of Throop does not have Subdivision Regulations. Given that the Town has started to see an increase in subdivisions which create more than 5 lots each, it is recommended that the Town develop Subdivision Regulations to review and comment on the development of new parcels within the Town. Subdivision Regulations empower the Town to review and approve or disapprove proposed subdivisions. It also provides for different procedures related to sketch, preliminary, and final plat review. The subdivision regulations also stipulate required improvements and require the preservation of natural features to the extent practicable.

**Site Plan Review**

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

**Special Permits**

Special permits are recommended when special characteristics (e.g., smoke, dust, noise, heavy truck traffic, negative visual characteristics) related to the operation or installation of the use may create adverse environmental impacts that could affect the use of nearby properties. In addition, special permit uses may include uses that do not meet Throop Comprehensive Plan goals to the extent that principal uses do. The special permit conditions are designed to mitigate potential adverse impacts. As its name implies, a special permit use is a use that is permitted by the zoning law, if the property owner meets the special permit conditions stated in the law. Once the Town Board has determined that the required conditions have been satisfied, then they can approve the special permit.

## **Current Land Use and Zoning Analysis**

The following is a brief analysis of existing incompatible and non-conforming land uses.

### **Incompatible Land Uses**

The Auburn City Landfill/Transfer Station is situated in the City of Auburn along the southeast border of Throop. As of 2021, the landfill has reached capacity and has closed. The site is only operating now as a transfer station. Some of the land that the landfill is sited on was annexed from the Town of Throop. Since the adjacent land in the Town of Throop is residential and agricultural in character, the landfill does have a direct impact on the surrounding neighborhood.

Even though the Auburn City Landfill/Transfer Station is currently not within the borders of the Town of Throop, it is important to note here that in the event that the City of Auburn wishes to expand to lands that are currently within the Town of Throop, the City will face considerable opposition. The Town will not support further annexation of land from the Town to the City for the purpose of expanding this site.

### **Non-Conforming Uses**

Comparison of zoning and actual land use patterns in the Town reveal the existence of uses located in zoning districts in which they are not permitted. Many non-conforming uses were established prior to the adoption of the Town's first zoning law; and are permitted to remain, though restricted from being enlarged.

## **Agriculture**

The Town of Throop was historically a farming community with the added advantage of mills along the Owasco River to process the grain grown in the region. Agriculture helped to define Throop's landscape and its people. Currently, only about one fourth of the Town is actively farmed with these farms providing a wide diversity of agricultural activities, such as producing milk, livestock, fruits, vegetables, grain crops and hay. Farmers and non-farmers appreciate the important connection that agriculture has with the Town of Throop's history and its future.

The Town of Throop is comprised of 11,997 acres of land with 6,062 acres of the land receiving Agricultural Assessment and/or coded as agricultural by the assessor of the town, according to 2020 tax assessment data available on the Cayuga County Real Property Services website.

The diverse topography of Throop creates the opportunity for many different types of agriculture to take place. Today there several dairies, crop farms growing grain crops and hay and several farms raising livestock.

While dairy and field crops are the majority of the agricultural production within the Town of Throop; farming in the Town 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 lots for money as they retire.

Farmers respond differently to these challenges. Some farmers grow their farms in size in order to take advantage of economies of scale. Other farmers depend on off-farm income or the production of specialty crops to stay in business. Still other farmers are looking to new market opportunities.

The Town of Throop recognizes the importance of agriculture to its future. While the town cannot address all of 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.

## **Cost of Community Services**

Cost of Community Services (COCS) studies can be conducted to determine how much tax money is dedicated to providing community services compared with how much tax is paid by owners of different property use classifications. Ratios are often reported as a municipal-wide average per use classification. COCS studies can be conducted by the community themselves, or can be conducted by organizations such as the American Farmland Trust. So, for example, a ratio of 1.23 would indicate that for every dollar collected in taxes, 1.23 dollars

is spent in providing services. These services can be in the form of schools, road maintenance, emergency services and other services that are needed.

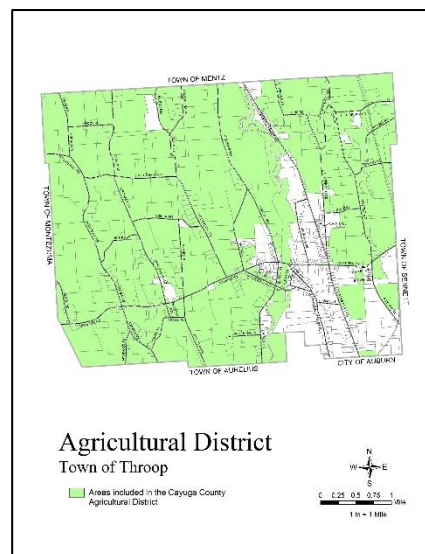
The studies often find that residential land has a COCS ratio substantially above 1, meaning that providing public services to residential land costs more than the taxes collected on that land. According to a 2016 study conducted by the American Farmland Trust summarizing a sample of COCS conducted in NYS municipalities since 1989, COCS ratios for residential uses (including farm houses) ranged from approximately 1.1 to 1.9. For the commercial/business/industrial land use, the ratios ranged from approximately 0.15 to 0.3. For agriculture and open space, the ratios ranged from 0.15 to 0.75. The largest single expenditure for communities, according to these studies, is the public school system, accounting for 60 to 70 percent of community spending and hence the major reason why residential property has such a high ratio.

These studies were developed as a way to compare the fiscal impact of agricultural uses with other uses, and illustrate the potential fiscal consequences of converting agricultural land into residential development. Despite residential uses bringing in more tax revenue, the cost burden of servicing residential property can outweigh this revenue. In almost all cases, agricultural land generated more revenue than it cost to service it. Thus, agricultural uses can be seen by municipalities as fiscally beneficial, helping offset the high cost of services demanded by residential uses.

### Cayuga County Agricultural District

In response to a statewide trend of growing development pressures, an increased loss of farmland, and the passing of restrictive local laws limiting the profitability of farming, and in recognition of the importance of the agricultural industry to the New York State economy and of farmlands to open space, the New York State Legislature passed the Ag Districts Law in 1971 (Article 25AA of the Agriculture and Markets Law). This law, modified several times since, is the primary piece of farmland protection legislation in New York State.

The legislative intent behind the Ag Districts Law is to provide a mechanism for local initiatives to protect farmland and farming operations through the formation of special agricultural districts, to which a variety of protection measures may be applied.



**Figure 9: Cayuga County Agricultural District within the Town of Throop**

It must be understood that the NYS Agricultural District (NYS Ag District) is not a zoning district. It is a farmland protection district. Any farm operating in the NYS Ag District that meets the criteria established by NYS Agriculture and Markets will be given the protections of the NYS Ag District law regardless of which Town of Throop zoning district the farm is located within. The portion of the Cayuga County Agricultural District that lies in the Town of Throop can be seen in Figure 9. The area highlighted in green is the area within the Cayuga

County Agricultural District and therefore covered under the protections of the Right to Farm Law.

In order to reduce the instances of farmer-neighbor conflicts it is important to let the public know where the boundaries of the NYS Ag District are and to help them understand what types of activities are permitted on the farms.

The NYS Ag Districts are up for review every eight years. The last update for the Cayuga County Agricultural District, was in 2019. Only a property owner can request to have their property added or removed from the district. The removal of land from the district may only occur during the required eight-year review, whereas land may be added annually during the month of March in Cayuga County. These requests must be made in writing, on forms provided, and sent to the Cayuga County Department of Planning and Economic Development.



## **Doing Business in Throop**

There are few businesses within the Town of Throop that can provide necessary goods and services for the residents. The closest small grocery store is in the Village of Port Byron to the north and there are larger stores in the City of Auburn to the south and east. Therefore, most of the Town resident's commercial activity currently takes place outside the Town's boundaries.

### **Competing Retail Areas**

While there are no retail centers in the Town of Throop, there are several large shopping areas within relative close proximity to the town.

#### **City Of Auburn**

Retail developments on Routes 5&20, as well as Grant Avenue, are easily accessible to Town residents. Even though the Village of Port Byron has a grocery market and is approximately 6 miles north from the intersection of Turnpike Road and State Route 38, the City of Auburn is able to provide larger shopping centers such as Tops Markets, Wegmans, as well as Walmart, BJ's Wholesale Club and Lowes that are only 3 to 4 miles from the Town.

#### **Finger Lakes Mall**

Approximately 5 minutes away from the Town, the Finger Lakes Mall (located on Routes 5&20 in Aurelius) is the closest enclosed shopping mall to the Town with over 30 stores.

#### **Finger Lakes Crossing**

Finger Lakes Crossing is located across from the Finger Lakes Mall, on Routes 5&20 in Aurelius. The shopping center currently includes over 15 retail stores and restaurants.

#### **Prime Outlets in Waterloo**

Located on State Route 318 between exits 41 and 42 on the NYS Thruway, Prime Outlets has approximately 60 outlet stores. This outlet mall is located approximately 25 minutes from the Town of Throop.

### **Open Commercial Markets within the Town**

The Town does not have many commercial markets represented at this time. Most of the businesses are small home operated business or recreation related, such as the golf course.

### **Youth-Oriented Activities and Businesses**

Currently, there are no youth-oriented businesses in Throop. Providing activities oriented to youth can provide many opportunities for the Town. Currently the Town accomplishes this objective by providing recreational opportunities at the park.

### **Employment**

The employed persons within the Town works over a large area with over 92% of employed persons commuting to work. As a result, Throop has become a "bedroom community" to many other places. Since the average travel time of commuters within the Town is 27 minutes, most of the residents work outside the Town. The businesses within the Town are primarily smaller operations with few employees.

## Parks and Recreation

The Town of Throop has tremendous potential for the development of parks and outdoor recreation. Currently the Town has a community park as well as recreational fields, including soccer and baseball fields. Other recreational facilities include a shooting range and a 9-hole golf course. In addition, the County owns the property adjacent to the Owasco River throughout the Town and has at times discussed opening that corridor as a hiking trail.

### Parks

With over 19 acres of green space available to the residents, Sawyer Memorial Park is a valuable resource for the Town. The park provides a pavilion, playground equipment and open space to support various recreational activities.



Additionally, located behind the Town of Throop Fire House on Beech Tree Road is the Throop Sports Complex. This outdoor facility includes soccer fields and ball fields. Currently the Finger Lakes Soccer League and the Port Byron Little League utilize this facility for games. There is also a pavilion at this location.



### Recreation Areas

There are currently no other recreational areas within the Town besides the parks mentioned above. However, Cayuga County owns the land surrounding the Owasco River corridor throughout the Town of Throop. The County has expressed interest over the years on opening this land to the public by providing a County trail along the River. However, the steepness of the river banks, constant erosion, and speed at which the river flows, even during normal weather conditions, makes any development along the river very difficult. The town and its residents see the value in preserving the river corridor as undeveloped and undisturbed land as much as possible.

Despite the lack of formal public access to the river, kayakers and fishermen are often seen using the waterbody, potentially at great risk for personal injury or drowning. Appropriate signage cautioning users of the intensity of the River and the potential for rapid depth changes should be installed by Cayuga County and the NYS Department of Environmental Conservation as the owners of the land surrounding the river and the state agency responsible for maintaining the waterbody respectfully. If the County were no longer interested in owning all or a portion of this land, the Town of Throop would be interested in acquiring the land to further protect this natural resource. At no time will the Town of Throop support a decision by Cayuga County to transfer all or a portion of the land to the City of Auburn for expansion of the Auburn City Landfill or any other similar use.

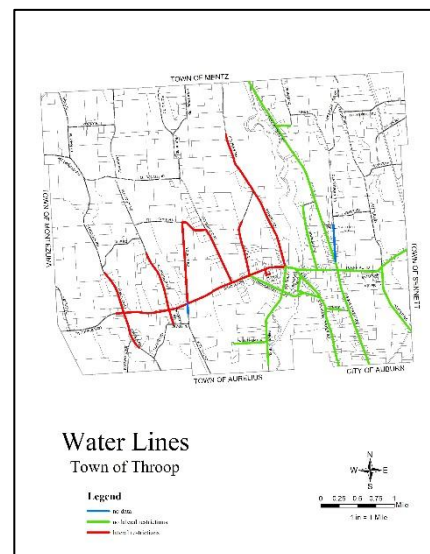
One location for development of recreation facilities would be near the intersection of Turnpike Road with Donovan and Canoga Roads. Currently, this area has a shooting range and a 9-hole golf course. This area would be good for recreational uses that require a large amount of space.

## Infrastructure and Community Facilities

The Town of Throop relies on many services to keep the Town running and to provide support to residents and businesses within the Town. Among these are transportation, infrastructure, government facilities and community facilities.

### Infrastructure

The Town of Throop does have public water, but does not have sewer or storm sewer systems. Currently water is supplied by the Town of Throop and by the City of Auburn. Water is also provided to most of the Town through private wells. Public water runs the entire length of State Route 38, Turnpike Road from the eastern boundary of the Town to Donovan Road, Beach Tree Road, and most of Powers Road. Public water is also distributed to many other areas including the southeast corner of town, as well as further west in the town along areas near Turnpike Rd, including, among others, portions of Donovan, Canoga, Northrup, Young, and Mc Donald Roads. As noted in Figure 10, water lines in the central and western portion of Town have lateral restrictions, while water lines in the southeast and eastern portion of town do not have these restrictions. Lateral restrictions place restrictions on non-farm structures from connecting to new and existing water or sewer lines in NYS Agricultural Districts. The intention of lateral restrictions is to reduce sprawl that can be associated with water and sewer infrastructure. Placing a lateral restriction on a line is required in order to receive public funding from NYS Department of Agriculture and Markets.



**Figure 10: Public Water Infrastructure in the Town of Throop**

### Water and Sewer

There have been a number of proposals to extend public water infrastructure into the areas of Town where there is a demand for additional residential development. Waste water is handled through septic systems. At this time there are no proposals to add sewers within the Town.

### Other Utilities

Natural gas is available in essentially the same parts of town as public water. Electricity and telephone service are available throughout the Town through a variety of service providers. Broadband internet, currently defined by the Federal Communications Commission as internet speeds of 25 Megabits per second (Mbps) or greater, is also available throughout the town. However, there are gaps in service interspersed throughout Throop, totaling to an estimated 6.3 miles of infrastructure missing, affecting an estimated 76 addresses in the Town.

### Transportation

Throop has relatively good accessibility with the asset of State Route 38, a major thoroughfare, running through the Town. The Town also has the intersection of Turnpike Road (a County

highway) and State Route 38 within the Town limits. The nearest exit of the New York State Thruway (I-90) is exit 40 located in Weedsport, NY, approximately 4 miles from the Town. State Route 38 is a major State highway traveling from Owego in Tioga County to the south, to Sterling in northern Cayuga County. Even though there is only one State Road in the Town of Throop, there are many County Roads and Town Roads within the Town.

**Traffic Volumes for State Roads**

In general, traffic levels in the Town are not high. Throop's residential streets are lightly traveled and its connector routes are rarely congested. The road within the Town that is most heavily used is State Route 38. As of 2019, there was an estimated Average Annual Daily Traffic (AADT) of 3539 vehicles along the section of State Route 38 travelling through Throop, according to the NYS Highway Data Services Bureau.

**Rail**

Railways once traveled through Throop on the way to various destinations. However, since the railroad going through the Town was abandoned, the closest rail is to the south of the Town traveling through the City of Auburn. Most of the abandoned rail lines are privately owned.

**Stormwater Management**

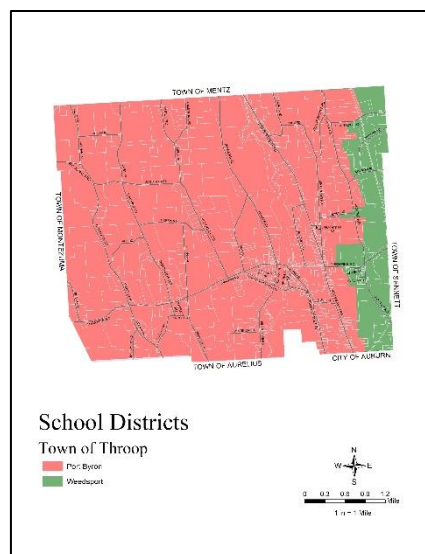
Residents have expressed an interest in the Town developing a stormwater management plan to prepare Throop for the effects of severe weather and flooding on the town’s roadways and infrastructure. Over the past few years, Central New York has experienced increasingly severe storm-related flooding events which have created unforeseen stormwater and erosion challenges throughout the region. A Stormwater Management Plan that identifies areas of the town which are susceptible to flooding and erosion and includes mitigating measures to be considered as either standalone projects or as part of routine maintenance would be a useful tool to help combat these trends. This type of plan could also address flood-related projects identified in the Town of Throop Annex of the Cayuga County All-Hazards Mitigation Plan.

**Community Facilities**

The Town of Throop includes two school districts, the Port Byron Central School District and the Weedsport Central School District.

**Port Byron Central School District**

The Port Byron Central School District encompasses 81.16 square miles in area and is located within the Village of Port Byron. It is composed of 2 schools that are all connected in one large building. A. A. Gates Elementary serves Pre-Kindergarten through 6<sup>th</sup> grade students and Dana L. West Jr.-Sr. High School serves 7<sup>th</sup> - 12<sup>th</sup> grade students. The District Offices are also located adjacent to the schools on Maple Ave in the Village of Port Byron. In addition to the Town of Throop, the Port Byron Central School District also



**Figure 11: School District Map for the Town of Throop**

services the Village of Port Byron, and the Towns of Mentz, Montezuma, Conquest and a small portion of the Town of Aurelius. District enrollment for 2019-2020 school year was a total of 761 students. Pre-kindergarten through 6th grade was 384 pupils, and 7th through 12th grade was 377.

### **Weedsport Central School District**

The Weedsport Central School District encompasses 47.57 square miles in area and is located within the Village of Weedsport. It is composed of 2 schools, both of which are located within the Village of Weedsport. Weedsport Elementary School services Pre-Kindergarten through grade 6 and the Weedsport Junior Senior High School enrolls children for grades 7 through 12. The District Offices are also located within the Village. In addition to the western edge of the Town of Throop, the Weedsport Central School District also services the Village of Weedsport, and the Towns of Brutus, Sennett, Conquest and Cato. District enrollment for the 2019-2020 school year for pre-kindergarten through 6th grade was 384 pupils, and for 7th through 12th grades was 369 pupils, totaling 753 students.

### **Enrollment Trends**

Total enrollment for both the Weedsport and Port Byron Central School Districts have steadily declined since the original adoption of this plan. Between the 2005-2006 school year and the 2019-2020 school year, enrollment declined by 383 students (33%) for Port Byron CSD and 205 students (21%) for the Weedsport CSD. Future enrollment projections for these schools were limited at the time of updating this plan.

### **Emergency Services**

The following emergency services are available in the Town of Throop

#### **Fire, Ambulance & Police Protection**

The Town of Throop is served by the Town of Throop Volunteer Fire Department located at 7159 Beach Tree Road. The volunteer ambulance service for the Town is also provided through the Throop Volunteer Fire Department. Throop does not currently have its own police department. The Town is served by the Cayuga County Sheriff's Department, New York State Police Department, as well as a Town constable.

#### **Library Facilities**

The Port Byron Library is located at 12 Sponable Drive in the Village of Port Byron just north of the Town of Throop. The library had its grand opening in 2005. The library is a member of the Finger Lakes Library System. In addition to traditional library services, members of the community can access public computers, the local newspaper, and a variety of public programs. The library offers a summer reading program, and supports the school district's homework assignments and summer reading assignments.

#### **Solid Waste Management**

The Town does not currently provide for waste management. There are a number of private haulers for roadside pick-up. Most of these haulers also provide for recycling as well. The

Town does provide a Spring and Fall Clean-up/Drop off Day where the Town residents can drop off items into dumpsters for disposal.

### Community Centers

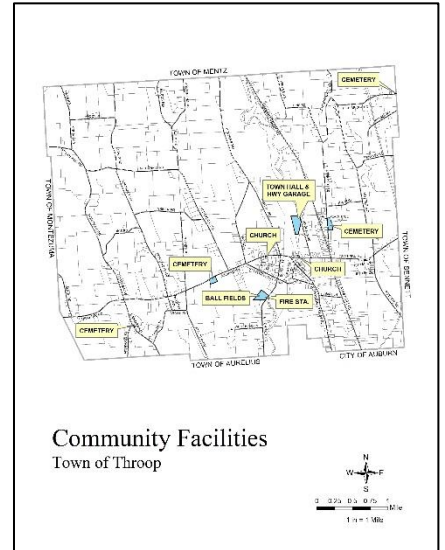
The Town of Throop Town Hall and the Throop Fire Station provide meeting facilities for community events. Both the Port Byron and Weedsport Central School Districts offer fitness centers which are open to the general public, at a fee. The Weedsport Central School District also offers open swim hours for the public, at the Weedsport pool, located at the Jr.-Sr. High School.

### Government Facilities

The Town has their Town office located along with the Highway garage at 7471 Robinson Road.

### Service Consolidation

The Town of Throop works with the surrounding Towns' highway departments to consolidate services and reduce expenditures when possible.



**Figure 12: Town of Throop Community Facilities**



## Part 3: Future Land Use

It is the intent of this Plan to shape the community, while still maintaining private property rights, to make the town an attractive place to live. During the process to update this plan from 2021-2022, the community participated in public meetings and responded to a survey to inform town officials of what was most important to them. It became very clear that the residents of the Town of Throop want to protect the rural character of the town while also providing adequate drinking water to already developed areas. By designating certain areas of the town as preferred development areas, places where waterlines and utilities will be developed, the low density sprawl development that has been the pattern of the past can be reduced in the future. The town can protect and preserve valuable open space and farmland by using tools such as Conservation Subdivision design, a natural resource protection zoning district and by promoting farmland protection.

This section includes descriptions of the future land use classifications, a future land use map that should be utilized by the town when updating the zoning ordinance, the vision statement for the future of the town, and the goals and actions chosen to achieve that vision.

### Future Land Use Classifications

The Town of Throop Future Land Use map includes several different land use classifications. These future land use areas were chosen to reflect the current patterns of development within the town and in an effort to provide proper transitions between uses to the fullest extent possible. The Planning Board will need to revise the zoning ordinance to establish specific zoning requirements appropriate to each district and to ensure that major conflicts are not created between abutting districts. The following is a list of the future land use classifications and the general purpose statement for each district which should be utilized when developing amendments to the zoning ordinance.

#### Agricultural Zoning District

The **purpose** of the Agricultural Zoning District is to promote the continued use of the land for agricultural production of all scales. The **intent** of the Agricultural District is to protect the rural agrarian character of the Town by limiting the number of new housing permits issued for non-farm related worker housing; and by requiring additional criteria for subdivisions. While some new growth is expected over time, new single family housing development should primarily occur in the Medium Density Residential Zoning District or the Low Density Residential Zoning District.

#### Low Density Residential Zoning District

The **purpose** of the Low Density Residential Zoning District is to allow for future residential development while still preserving the rural character of the Town. The **intent** of the Low Density Residential Zoning District is to provide for future single-family residential development in areas that are already primarily developed as low density single-family neighborhoods mixed with agricultural uses. This district has larger minimum lot sizes than the Medium Density Residential Zoning District and multi-family housing will only be permitted with an approved special use permit.

### Medium Density Residential Zoning District

The **purpose** of the Medium Density Residential Zoning District is to allow for future residential development in areas adjacent to the Hamlets and in existing areas with a higher density of residential development. The **intent** of the Medium Density Residential Zoning District is to provide for future residential development in areas that are either currently served by water or that have already been experiencing a pattern of more dense development than elsewhere in the Town. This district will also provide for a greater mix of housing types and densities leading to more housing choices for residents of all ages and income levels.

### Commercial Zoning District

The **purpose** of the Commercial Zoning District is to provide for future commercial development that is compatible with existing commercial development within the town. The **intent** of the Commercial Zoning District is to allow commercial development only in areas currently developed as commercial where it would be the most appropriate for future commercial uses. Commercial corridors or larger development areas beyond what is currently established is not compatible with the preservation of the rural character of the town and therefore will not be permitted.

### Owasco River Protection Zoning District

The **purpose** of the Owasco River Protection Zoning District is to protect some of the most valuable natural resources in the Town in the areas located along the Owasco River. The **intent** of the Owasco River Protection Zoning District is to limit new development in the area along the Owasco River of the Town that is environmentally sensitive, highly susceptible to seasonal flooding, and important to the community for their unique scenic qualities.

## Future Land Use Map

The following map depicts the preferred future land use areas within the Town of Throop based on feedback from the public at meetings and survey responses for the comprehensive plan. As stated previously in this document, the majority of community members would like to see residential and commercial growth limited to the areas where those uses are most prevalent now; and as a result, leave larger areas of the town for agricultural use. In accordance with NYS Town Law, any amendments to the town’s zoning district boundaries, allowed uses, etc. should substantially conform to this recommended future land use map and the purpose and intent statements for the proposed future zoning districts provided above.

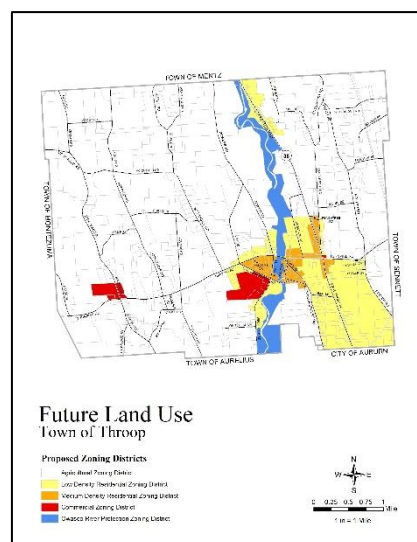


Figure 13: Town of Throop Future Land Use

## Vision Statement

The Town of Throop is an affordable rural community that is committed to fostering a family friendly atmosphere in an attractive rural setting, preserving and enhancing natural resources, and promoting a sense of community and identity for its residents.

## Goals and Actions

The following is a list of the overarching goals for the community through which the vision for the future of the town will be realized:

**Goal 1: Preserve the rural character of the Town of Throop by supporting farmers, promoting farmland protection, and limiting the expansion of residential and commercial development into areas of active farmland and open space.**

**Action #1: Strengthen the Agricultural Zoning District to encourage a future for farming.**

The current Agricultural District should be revised to make it clear that the purpose of the district is to encourage active farm operations and the retention of productive land for future farmers. Residential, commercial and other uses should be secondary to principal agricultural uses. The zoning ordinance should be updated to include the purpose statement from the comprehensive plan and to adjust uses, dimensional standards and other items as necessary to reflect the importance of agriculture to the Town.

**Action #2: Adopt subdivision regulations that would reduce the impacts of new development on farm operations and productive farmland.**

Adopt subdivision regulations that would guide the division of land to ensure greater compatibility between new non-farm development and nearby farm operations and encourage the retention of important farmland areas. Conservation subdivisions provide a method of increasing the density of houses on a lot and then allowing that remaining undeveloped portion of the lot to stay as open space or dedicated for recreation. The zoning ordinance and subdivision regulations should be written to ensure that residential density in a conservation subdivision does not exceed the density that would be permitted with a traditional subdivision layout; is situated to minimize visual impacts; and has reserved open space areas to provide usable, accessible, and linked recreational land that meets the needs of the residents. This action also includes Action 1 for Goal 2 and should be undertaken at the same time.

**Action #3: Reduce farm/neighbor conflicts in areas adjacent to high density residential zoning districts.**

In areas that are primarily residential in nature, which are not included in the Cayuga County Agricultural District, restrict the type of farming permitted to non-livestock farming. Concessions may be considered through special use permits for livestock farming if adequate manure management can be shown to help minimize neighbor conflicts.

**Action #4: Pro-actively work to encourage siting of non-farm public infrastructure near developed areas and away from the Town's Agricultural Zoning District.**

Road expansions as well as water extensions can help guide non-farm development to areas with higher residential concentrations. Similarly, it can help steer new construction away from productive farmland. The Town of Throop should work with the neighboring towns and Cayuga County to carefully site new infrastructure - such as new water lines - away from the Agricultural Zoning District. If it is necessary to expand infrastructure into the Agricultural Zoning District, then require mitigation

practices, such as lateral restrictions, for infrastructure extending into the Agricultural Zoning District to help reduce sprawl.

**Action #5: Continue dialogue about farm practices and opportunities for working with farmers on conserving and protecting natural resources.**

Invite farmers, Cornell Cooperative Extension, Cayuga County Soil and Water Conservation District and others to discuss current state and federal water quality regulations, voluntary programs for protecting water quality, preventing soil erosion, buffering stream corridors and gullies and utilizing sound timber harvesting practices. Also, work with the Cayuga County Farm Services Agency, Natural Resources Conservation Service and Cayuga County Soil and Water Conservation District to provide information to local farmers and rural landowners about available state and federal conservation programs including the Agricultural Environmental Management, Environmental Quality Incentives Program and Conservation Reserve Enhancement Program.

**Action #6: Adopt a Right-to-Farm Law for the Town of Throop.**

Adopt a local Right-to-Farm Law to emphasize the importance of farming to the community and to inform land owners that sound agricultural practices are welcomed and encouraged in the Town. Install "Right-to-Farm" signage on all major roads entering into the town.

**Action #7: Establish a Town Agricultural Advisory Committee.**

The committee would act in an advisory capacity to the Town Board, Planning Board, Zoning Board of Appeals, Code Enforcement Officer and Town Assessor on issues impacting agriculture and could serve as a dispute resolution mechanism for farmer/neighbor conflicts. The committee should be comprised of at least 5 members who are either farmers or own agricultural land in the Town and are closely associated with agriculture.

**Action #8: Update the zoning ordinance to require Agricultural Data Statement forms to be submitted with development applications.**

The Town should update the zoning ordinance to require that Agricultural Data Statement forms be completed as part of all future applications for special use permit, site plan approval, use variance or subdivision review and approval. The form would provide a description of the proposed project, its location, and identify all owners of farmland within 500 feet of the development proposal. The Town would then mail a copy of the completed form to provide notice of the proposed development to all identified farm owners on the form.

**Goal 2: Foster a safe, peaceful and livable environment for all residents.**

**Action #1: Develop subdivision regulations.**

The Town of Throop does not currently have subdivision regulations in place. Given the number of new houses built in recent years within the Town, the need for subdivision regulations is getting clearer. The purpose of the subdivision regulations would be to review all proposals where a new lot would be created within the Town to make sure that all minimum zoning dimensions can be met and that there will be adequate Town infrastructure to handle the subsequent development. There are a

number of model laws available that the Town can use to create these regulations. It is recommended that the Town work with the Cayuga County Department of Planning and Economic Development on this action to make sure that the regulations are clear, concise and address the Town's concerns. This action also includes Action 2 for Goal 1 and should be undertaken at the same time.

**Action #2: Make land use regulations clearer and easier to use.**

The Town should amend its zoning regulations to include clearer purpose and goal statements for each district, adding illustrations or pictures where needed to clarify requirements, and by expanding the definitions section to ensure that all applicable terms are clearly defined. These amendments should also include incorporation of all relevant local laws and amendments that have been adopted by the town, adding provisions for renewable energy systems, and updating the types of uses that may be permitted by right or by special use permit to use more modern use types. The town should also look at the overall formatting and organization of the zoning ordinance and make any changes necessary to make the ordinance more user friendly. It is recommended that the Town work with the Cayuga County Department of Planning and Economic Development on this action to make sure that the regulations are clear, concise and address the Town's concerns.

**Action #3: Land use training for local officials.**

New York State requires that Planning Board and Zoning Board of Appeals members receive a minimum of 4 hours of training each year. As a result, the Town should send its 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. Town Board members and the Code Enforcement Officer are also encouraged to attend training courses with the Planning Board and Zoning Board Appeals to enhance their understanding of land use issues and regulations in NYS.

**Action #4: Continue a high level of enforcement of building code and other local regulatory compliance.**

It is vital to the success of this plan and the Town's local laws to have adequate and responsible code enforcement. The Town should continue to utilize both the Code Enforcement Officer and Town Constable to enforce both the Uniform Building Code and Fire Code, and the Town's local regulations.

**Goal 3: Promote and preserve an affordable cost of living for all residents.**

**Action #1: Determine the future need for housing and how best to proactively allow for various housing types and sizes within the town.**

Review examples of similar rural communities that have effectively established housing options for residents through zoning district densities and dimensional requirements. Determine the model that best works for the town. Revise zoning ordinance to allow and/or encourage housing types where preferred in the community; and to ensure that residential requirements do not create conditions that preclude affordable housing.

**Action 2: Structure the utility rate system to be self-supporting with regard to operating and capital costs.**

Structure the water rates to make the water distribution system self-sustaining and reduce costs to end users where possible.

**Goal 4: Promote and maintain residentially developed areas which are compatible with the preservation of the rural character of the Town.****Action #1: Update the zoning ordinance to encourage new residential growth in desired areas.**

The land use pattern proposed in this plan's future land use map includes a Medium Density Residential Zoning District, a Low Density Residential Zoning District, and an Agricultural Zoning District in order to maintain the current land use pattern as much as possible, thus limiting residential growth in agricultural areas. The town should update the purpose statements, allowable uses and dimensional requirements to promote this desired land use pattern. Minimum lot sizes for residential buildings should be distinguished between these districts, with the Medium Density Residential Zoning District having the smallest minimum lot size and the Agricultural Zoning District having the largest minimum lot size.

**Goal 5: Maintain existing commercially developed areas and discourage commercial growth beyond existing development especially corridor sprawl and strip mall development to ensure protection of the Town's rural character.****Action #1: Update the Commercial Zoning District.**

The town should update the boundaries of the Commercial Zoning District to align with the Future Land Use Map located in this plan to maintain existing commercially developed areas and limit future conflicts with established residential neighborhoods.

**Action #2: Examine buildings outside of the Commercial Zoning District that were previously constructed and used for commercial purposes to determine which structures are suitable and appropriate for future commercial uses.**

There are several buildings in the town which were built and designed for a commercial purpose and which have historically been used as such, but which exist outside of either the current or future proposed Commercial Zoning District boundaries. In recognition of these uses and structures which have become part of the fabric and culture of the town, the Town should examine these structures and determine which structures are appropriate for continued commercial use. The town may then amend the zoning ordinance to provide a procedure for those buildings that are determined suitable to continue to be used for specific commercial uses via a special use permit. It is recommended that the Town work with the Cayuga County Department of Planning and Economic Development on this action to make sure that the regulations are clear, concise and address the Town's concerns. The Town has identified the following properties with their current uses as potentially fitting the criteria. However, these properties do not represent the final list to be considered for this potential change to the zoning ordinance, which will be identified during the process of researching and writing future zoning amendments. The list as presented in this Comprehensive Plan does not supersede the Town of Throop Zoning Ordinance



nor should any property owner on this list assume that their property or business is guaranteed to be lawfully permitted in the future. This list is a starting point for the Town to consider the desires of the community as a whole to have existing commercial uses continue where they are currently located in the town, balanced against potential impacts to surrounding properties and neighborhoods by the continuation of commercial businesses outside of an established Commercial Zoning District.

Tax Map No.	Property Address	Reputed Owner(s)	Current Use(s)
101.00-2-19	7526 Potter Rd	Ward Mitchell	Mitchell’s Western Store
101.00-2-27	2583 Turnpike Rd	Wallis G. Manrow	Storage/Warehouse
101.00-2-31.4	2497 Turnpike Rd	Derek M. Warren	DW Upholstery
101.00-2-37.21	2370 Turnpike Rd	ADH Holdings, LLC	Wood Stove Sales/ Butler Sales & Service
101.03-1-32	2144 Turnpike Rd	Two Plus Four Construction Co.	Construction Company
107.00-1-5.121	7109 Canoga Rd	Anthony Marquez	Cranebrook Tree Service
108.00-2-8	(off) Potter Rd	Nucor Steel Auburn, Inc.	Nucor Steel
108.00-2-12.11	7105 Potter Rd	Fred Dennis	Storage/Warehouse
108.00-2-37.11	6951 State St	Andrew Leja	Skibos Garage & Junkyard

**Table 5: Existing Commercial Buildings Located Outside of the Commercial Zoning District**

**Goal 6: Protect, preserve and enhance natural, historic, and scenic resources to reflect the community’s pride in its setting and celebrate the heritage of the Town.**

**Action #1: Create a list of the Town’s cemeteries, and grave sites of historical significance. Work with private property owners to preserve grave sites on their property.**

Work with the Town historian and other historically minded individuals in the community to create an inventory of the cemeteries and graveyards in the Towns. Even though some of these may be privately owned, it will still be useful to have the information included in the inventory if the Town can obtain permission from the landowner. This information may prove useful to those interested in locations of war veterans 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 #2: Check to see if any of the Town’s municipal lands qualify for protection under the state and federal historic classification.**

Municipal owned lands should be evaluated to determine if these sites are eligible for listing on the State or National Historic Register. Typically, municipalities have an easier time securing funding for improvements if the historic property is publicly owned. Once sites are identified, the NYS Historic Preservation Program provides funding opportunities to improve, preserve, restore, or acquire properties listed on the State or National Registers of Historic Places. Other grants and incentives, including tax incentives, are listed on the National Park Service and NY State Historic Preservation Office webpages.

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

One of the ways historical structures and sites within the Town can be appreciated is through a driving tour. A brochure giving a map of the Town and noting the locations of the structures and sites can make a trip around town more informative and help both residents and visitors appreciate more of the history of the Town. This brochure should also include a few facts about each site and/or 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 having a fundraiser to fund the project, which would also be a way to notify the residents in the community of the tour and to get them involved.

**Goal 7: Protect the quality of drinking water sources, streams and the Owasco River.****Action #1: Continue to monitor the water quality of the Owasco River.**

The Town has been continually concerned about the water quality of the Owasco River. In order to safe guard this resource, the Town needs to actively monitor state reports on the Owasco River and to request copies of the State and City of Auburn's monitoring records on a regular basis. In addition, the Planning Board should review the zoning ordinance to determine if there is a need for additional regulations in order to protect water quality. The next revision of local regulations should look for opportunities to incorporate provisions to protect water resources. As recommended in the Future Land Use section of this plan, an Owasco River Protection Zoning District should be created to further regulate what is allowed along riverfront parcels, in order to prevent erosion, water pollution, and property damage. Also, the town should consider working with other local partners to implement a local water quality monitoring program to better understand water quality within the Town.

**Action #2: Support the development of drainage plans for activities taking place within 500 feet of a stream, wetland or floodplain area.**

All activities that take place within 500 feet of a waterbody should have a drainage plan developed. This is recommended for both discretionary and non-discretionary actions. The goal of the drainage plan is to show stormwater will be mitigated during and after construction. Any management of stormwater needs to address both quality and quantity of water being discharged to the River. Stormwater management and erosion control regulations such as these should be addressed in the zoning ordinance. The Planning Board should as part of site plan and subdivision reviews require copies of any State Pollutant Discharge Elimination System (SPDES) Permits or Stormwater Pollution Prevention Plans (SWPPP) as required by NYS DEC in order to verify the drainage plans for construction activities.

**Action #3: Establish a relationship with the Cayuga County Water Quality Management Agency to assist in preserving water quality in the Town.**

The Cayuga County Water Quality Management Agency meets every month to discuss water quality issues within the County. It would be beneficial for a representative of the Town of Throop to attend these meeting to learn about water quality protection in other parts of the County and to develop a better understanding of the available water quality monitoring methods and efforts.

**Action #4: Develop a Town of Throop Stormwater Management Plan.**

Develop and adopt a town-wide plan that identifies roads, bridges, and other areas experiencing stormwater hazards, such as flooding, erosion, and drainage, as well as actions to address these issues, with projects ranked by priority level.

**Goal 8: Develop facilities and services that accommodate and encourage community interaction and expand upon existing recreational opportunities within the Town.****Action #1: Improve and expand recreational facilities in the Town of Throop and ensure that they are accessible and meet the diverse recreational needs of all residents.**

Assess the condition of the existing recreational and park facilities to detail improvements that need to be made. These may include upgrades for access, usage, lighting or other components as needed.

**Action #2: Create a development and management plan for the park to determine what maintenance activities are needed and what improvements are required to meet the needs of the residents.**

Develop a management plan for the park in order to plan capital expenditures over the next ten years. This will allow the Town to properly incorporate needed funds into the budgets in order to avoid a large increase in property taxes to cover park maintenance or repairs. Develop a listing of the groups and organizations within the Town and the activities that they sponsor. Keep this information available to the public in order to foster more community involvement in the Town. If possible, develop a page on the Town website where these activities can be posted at no or low cost for the organization.

**Action 3: Compile a list of the social and recreational activities currently available within the Town and the organizations that offer them.**

Develop a listing of the groups and organizations within the Town and the activities that they sponsor. Keep this information available to the public in order to foster more community involvement in the Town. If possible, develop a page on the Town website where these activities can be posted at no or low cost for the organization.

**Action #4: Support the recreation department.**

The Recreation Department assists with care of the recreational areas as well as with organization of social and recreational events and activities. This group is the primary force behind activities and maintenance at the park. The Town should look for opportunities to assist this group whenever possible in order to keep the park in use and well maintained.

**Action #5: Provide support for the Senior Citizen's volunteer group.**

The Senior Citizen's group in the Town helps coordinate social events. In the past the Town has assisted by allowing events to take place on their Town property. This relationship should continue as well as any other support the Town can give this dedicated volunteer group to further enhance the lives of senior citizens living in the Town of Throop.

**Goal 9: Maintain adequate and safe public infrastructure systems.****Action 1: Develop an inventory of the existing water delivery system.**

Develop a detailed inventory of all the existing water lines within the Town. Include ownership information, size of pipes, dates of installation, capacity and any other information that would be important for maintaining and expanding the system. Once the inventory is complete, use this as a guide to develop a maintenance plan for the next ten years in order to ensure good working condition of the lines in the future.

**Action 2: Establish opportunities for expansion of the water system.**

Develop a future needs assessment with the Town of Throop for water. Evaluate development trends within the Town by reviewing applications for subdivisions and building permits to determine the location of the Town's development pressure. Consider this information along with the section of water line capable of increasing capacity to determine the area(s) most feasible and appropriate for water service expansion.

**Action 3: Explore ways to unify the entire water system within the Town of Throop under the town.**

Once the Town has inventoried their water supply, arrange a meeting with City of Auburn. The purpose of this meeting is to determine if it would be feasible for all of the Town's public water supply to be under the jurisdiction of the Town, rather than spilt between various entities. Consult the Town Attorney as to the legalities and liabilities of assuming any water lines currently owned and operated by the City of Auburn. In addition, have the attorney research what legal documents would be needed to make the conversion.

**Action 4: Continue to ensure adequate water pressure.**

In order to mitigate any significant loss of pressure due to potential increases in water demand, the Town should continue to make improvements to the water system, ensuring adequate water pressure for fire prevention and domestic purposes throughout the Town.

**Action 5: Evaluate fire hydrants.**

Document the location and condition of the Town's fire hydrants. The Town may qualify for insurance reductions once this is completed.

**Action 6: Publicize town regulations and services via the Town of Throop website.**

Utilize the town's website to maintain better communications with the residents and those looking to relocate to the Town. In addition to resources on regulations and town services, meeting agendas and minutes for all boards, as well as regular announcements should be posted prominently on the town's website.

**Action 7: Encourage inter-governmental cooperation.**

This is a general policy that encourages the sharing of services (e.g., highway equipment) and facilities among government and institutional agencies. When appropriate, cost savings for shared services and/or coordination of equipment should be estimated to help guide decision-making. Costs should also be shared among participating groups and/or municipalities.

## Part 4: Implementation

This section of the Comprehensive Plan provides an overview of what resources are available to implement the goals and actions proposed in Part 3.

### 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 during its January meeting of every year. The Implementation Schedule located in this section should be reviewed annually. The Board should utilize the "Date Started" column to record when an action was initiated to help track the progress made. Additionally, the "Status" column should be updated, in which "Completed," "In Progress," or "No Progress" is indicated. If no progress is indicated, a reason should be provided and discussed. A status report should be prepared and submitted to the Town Board and distributed to the involved agencies. The Town Board with assistance from the Planning Board and/or an Ad-Hoc Committee should review the entire Comprehensive Plan every 8-10 years for relevancy then develop and adopt amendments as necessary to keep the plan current.

### Local and Regional Agency Support

There are a number of local and regional agencies that can be called upon to assist in a number of the goals and objectives within this plan. In addition to the Town resources and departments, the following list identifies other regional agencies that are available to assist.

#### County Agencies

Cayuga County Dept. Of Environmental Health  
 Cayuga County Planning Department  
 Cayuga County Soil and Water Conservation District  
 Cayuga County Water and Sewer Authority  
 Cayuga County Legislature  
 Cayuga County Highway Department  
 Cayuga County Agricultural Farm Protection Board  
 Cayuga County Cornell Cooperative Extension  
 Cayuga County, NY Office of Real Property Services  
 Cayuga County Office of Tourism  
 Cayuga County Emergency Management Office

Cayuga County Chamber of Commerce

#### State Agencies

New York State Dept. Of Environmental Conservation  
 New York State Dept. Of Environmental Conservation  
 New York State Department of Agriculture and Markets  
 NY Office of Parks, Recreation & Historic Preservation  
 New York State Department of Health  
 Bureau of Public Water Supply Protection  
 New York State Dept. Of Transportation

#### Regional Agencies

The Central New York Regional Planning & Development Board



## Potential Funding Sources

Funding is critical to the successful implementation of the Comprehensive Plan. Below is a list of potential resources including federal, state, and local funding sources. The list below is not meant to be exhaustive, therefore, the Town of Throop should consult with the NYS Consolidated Funding Application (CFA) Available Funding booklet which is released by NYS annually for an updated list of state funding agencies, programs and requirements.

### Federal Agencies/Programs

- National Park Service- Historic Preservation Grants & Tax Incentives
- National Trust for Historic Preservation
- Water and Wastewater Disposal Loan and Grant Program

### State Agencies/Programs

- Empire State Development
- Environmental Facilities Corporation
- New York State Department of Environmental Conservation
- New York State Department of State
- New York State Homes and Community Renewal
- New York State Office of Parks, Recreation & Historic Preservation
- New York State Department of Transportation

### Local Agencies/Programs

- Town and County Parks and Public Works Department
- Cayuga County Soil & Water Conservation District
- Private and Non-Profit Sector Involvement

### Implementation Schedule

Goals	Actions	Responsible Board(s)	Potential Partners	Time Frame for Completion*	Date Started	Status
<b>1. Preserve the rural character of the Town of Throop by supporting farmers, promoting farmland protection, and limiting the expansion of residential and commercial development into areas of active farmland and open space.</b>	Strengthen the Agricultural Zoning District to encourage a future for farming.	Town Board, Planning Board	Cayuga County Dept. of Planning & Economic Development	1 Year		
	Adopt subdivision regulations that would reduce the impacts of new development on farm operations and productive farmland.	Town Board, Planning Board	Cayuga County Dept. of Planning & Economic Development	1 Year		
	Reduce farm/ neighbor conflicts in areas adjacent to high density residential zoning districts.	Town Board, Planning Board	Cayuga County Dept. of Planning & Economic Development	1 Year		
	Pro-actively work to encourage siting of non-farm public infrastructure near developed areas and away from the Town’s Agricultural Zoning District.	Town Board, Town Highway Superintendent, Town Water Works Superintendent		Continuous		
	Continue dialogue about farm practices and opportunities for working with farmers on conserving and protecting natural resources.	Town Board	Cornell Cooperative Extension, Soil & Water Conservation District	Continuous		
	Adopt a Right-to-Farm Law for the Town of Throop.	Town Board, Planning Board	Cayuga County Dept. of Planning & Economic Development	1 Year		
	Establish a Town Agricultural Advisory Committee.	Town Board		3 Years		
	Update the zoning ordinance to require Agricultural Data Statement forms to be submitted with development applications.	Town Board, Planning Board	Cayuga County Dept. of Planning & Economic Development	1 Year		
<b>2. Foster a safe, peaceful and livable environment for all residents.</b>	Develop subdivision regulations.	Town Board, Planning Board	Cayuga County Dept. of Planning & Economic Development	1 Year		
	Make land use regulations clearer and easier to use.	Town Board, Planning Board	Cayuga County Dept. of Planning & Economic Development	1 Year		
	Land use training for local officials.	Town Board, Planning Board, Zoning Board of Appeals	Cayuga County Dept. of Planning & Economic Development	Continuous		
	Continue a high level of enforcement of building code and other local regulatory compliance.	Town Board, Code Enforcement Officer, Town Constable		Continuous		
<b>3. Promote and preserve an affordable cost of living for all residents.</b>	Determine the future need for housing and how best to proactively allow for various housing types and sizes within the town.	Town Board, Planning Board	Cayuga County Dept. of Planning & Economic Development	1 Year		
	Structure the utility rate system to be self-supporting with regard to operating and capital costs.	Town Board		3 Years		

\* From the date of adoption of the Comprehensive Plan

Goals	Actions	Responsible Board(s)	Potential Partners	Time Frame for Completion*	Date Started	Status
<b>4. Promote and maintain residentially developed areas which are compatible with the preservation of the rural character of the Town.</b>	Update the zoning ordinance to encourage new residential growth in desired areas.	Town Board, Planning Board	Cayuga County Dept. of Planning & Economic Development	1 Year		
<b>5. Maintain existing commercially developed areas and discourage commercial growth beyond existing development, especially corridor sprawl and strip mall development, to ensure protection of the Town's rural character.</b>	Update the Commercial Zoning District.	Town Board, Planning Board	Cayuga County Dept. of Planning & Economic Development	1 Year		
	Examine buildings outside of the Commercial Zoning District that were previously constructed and used for commercial purposes to determine which structures are suitable and appropriate for future commercial uses.	Town Board, Planning Board	Cayuga County Dept. of Planning & Economic Development	1 Year		
<b>6. Protect, preserve, and enhance natural, historic, and scenic resources to reflect the community's pride in its setting and celebrate the heritage of the Town.</b>	Create a list Town's cemeteries, and grave sites of historical significance. Work with private property owners to preserve grave sites on their property.	Town Historian, Planning Board	SHPO	3 Years		
	Check to see if any of the Town's municipal lands qualify for protection under the state and federal historic classification	Town Historian, Planning Board	SHPO	5 Years		
	Develop a driving tour of the Town's historic structures.	Town Historian	SHPO	5 Years		
<b>7. Protect the quality of drinking water sources, streams and the Owasco River.</b>	Continue to monitor the water quality of the Owasco River.	Town Board	Cayuga County Water Quality Management Agency	Continuous		
	Support the development of drainage plans for activities taking place within 500 feet of a stream, wetland or floodplain area.	Town Board, Planning Board	Cayuga County Dept. of Planning & Economic Development, Soil & Water Conservation District	1 Year		
	Establish a relationship with the Cayuga County Water Quality Management Agency to assist in preserving water quality in the Town.	Town Board	Cayuga County Water Quality Management Agency	1 Year		
	Develop a Town of Throop Stormwater Management Plan.	Town Board, Town Highway Superintendent, Town Water Works Superintendent	Cayuga County Dept. of Planning & Economic Development, Soil & Water Conservation District, NYS DOT	5 Years		

\* From the date of adoption of the Comprehensive Plan

Goals	Actions	Responsible Board(s)	Potential Partners	Time Frame for Completion*	Date Started	Status
<b>8. Develop facilities and services that accommodate and encourage community interaction and expand upon existing recreational opportunities within the Town.</b>	Improve and expand recreational facilities in the Town of Throop and ensure that they are accessible and meet the diverse recreational needs of all residents.	Town Board	NYS Office of Parks, Recreation & Historic Preservation	2 Years		
	Create a development and management plan for the park to determine what maintenance activities are needed and what improvements are required to meet the needs of the residents.	Town Board	NYS Office of Parks, Recreation & Historic Preservation	2 Years		
	Compile a list of the social and recreational activities currently available within the Town and the organizations that offer them.	Town Board		2 Years		
	Support the recreation department.	All Town Agencies		Continuous		
	Provide support for the Senior Citizen’s volunteer group.	Town Board		Continuous		
<b>9. Maintain adequate and safe public infrastructure systems</b>	Develop an inventory of the existing water delivery system.	Town Water Works Superintendent	City of Auburn	2 Years		
	Establish opportunities for expansion of the water system.	Town Board, Town Water Works Superintendent	City of Auburn	3 Years		
	Explore ways to unify the entire water system within the Town of Throop under the Town.	Town Board, Town Water Works Superintendent	City of Auburn	5 Years		
	Continue to ensure adequate water pressure.	Town Board, Town Water Works Superintendent	City of Auburn	Continuous		
	Evaluate fire hydrants.	Town Board, Town Water Works Superintendent	City of Auburn	1 Year		
	Publicize town regulations and services via the Town of Throop website.	Town Board		1 Year, then Continuous		
	Encourage inter-governmental cooperation.	All Town Agencies	Various Town, City, County & State Agencies	Continuous		

\* From the date of adoption of the Comprehensive Plan

# Appendix A: Inventory Maps

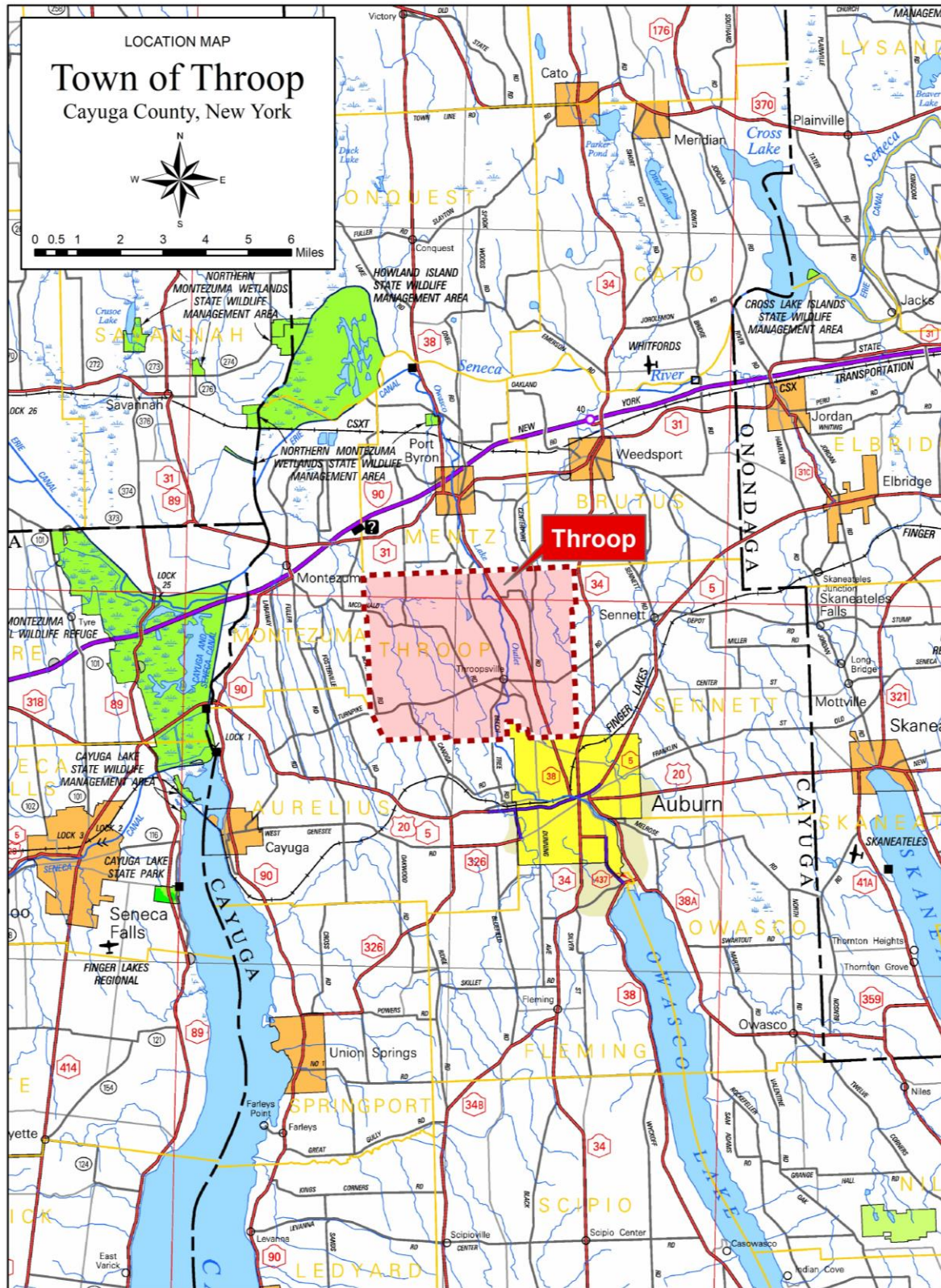


Figure 1: Location Map



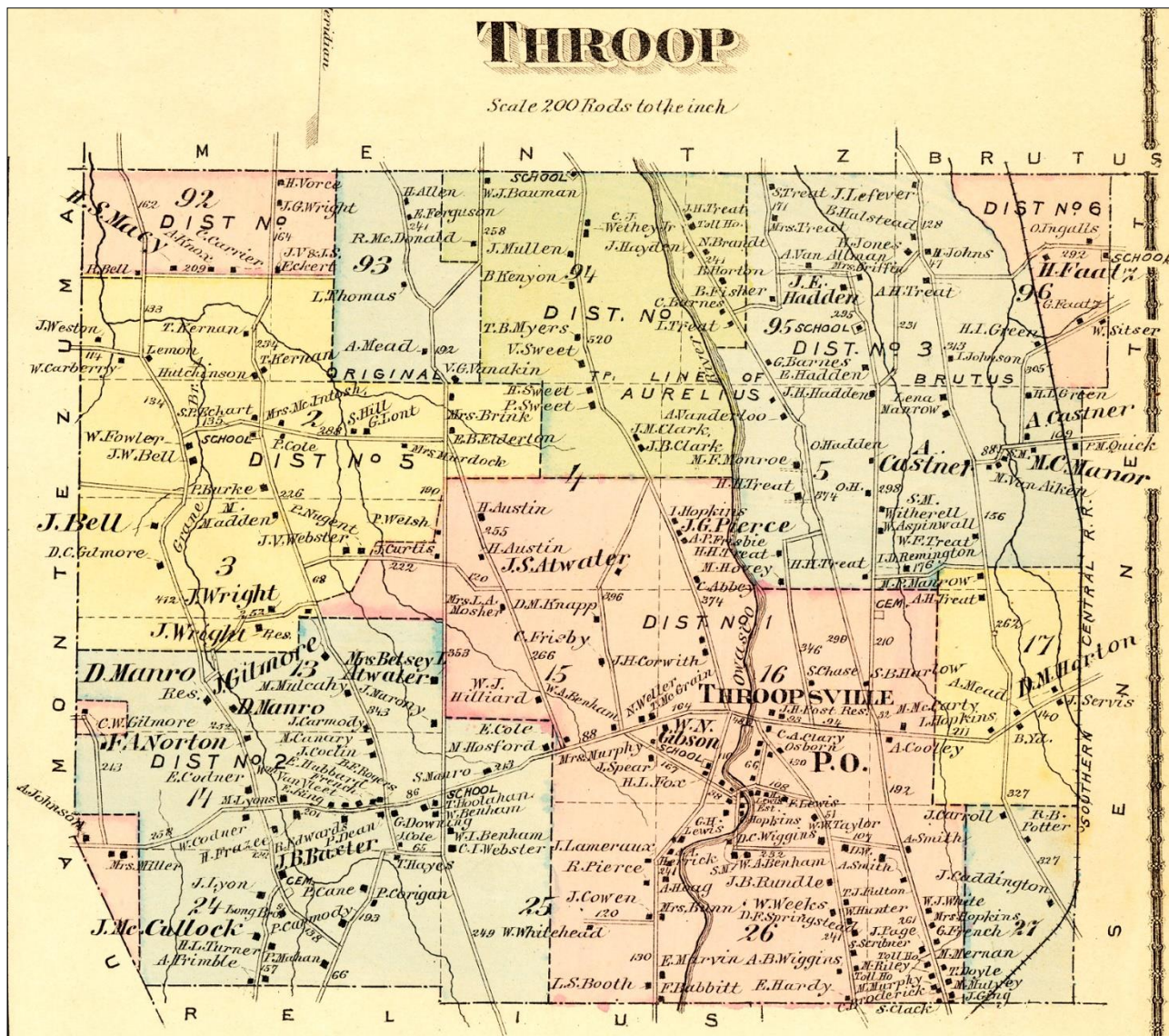


Figure 2: 1875 Map of the Town of Throop



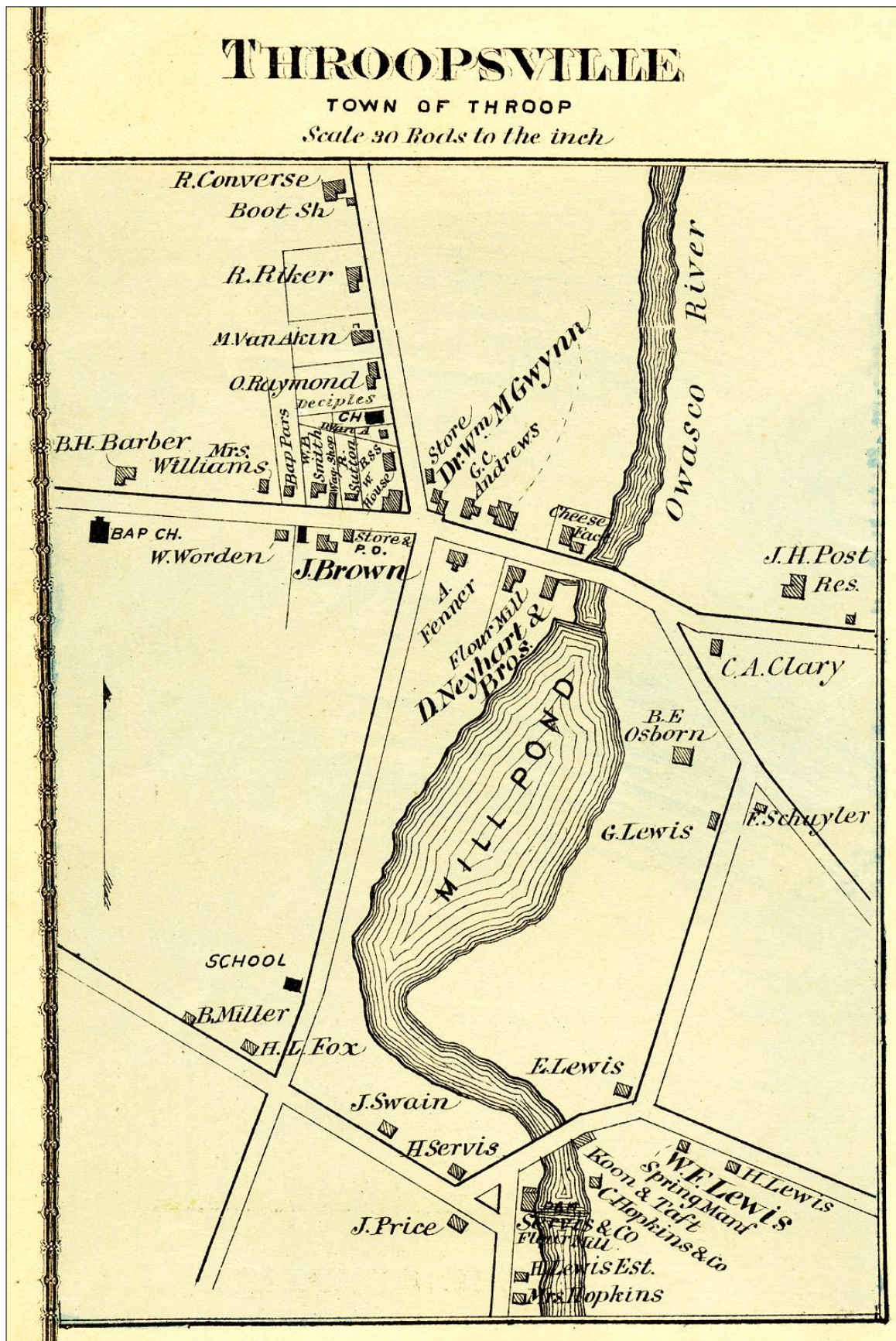


Figure 3: 1875 Map of the Hamlet of Throopsville in the Town of Throop



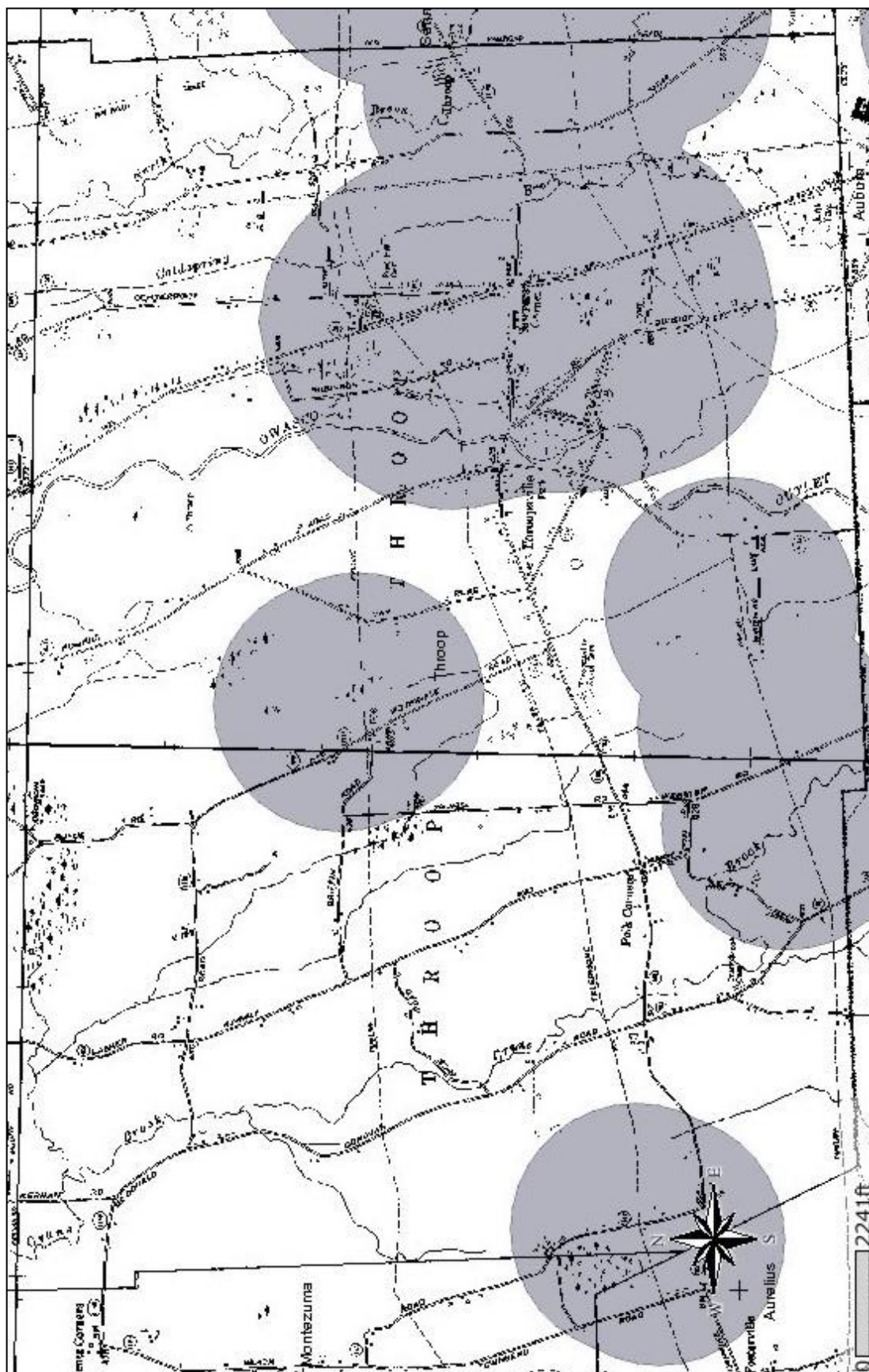


Figure 4: NYS SHPO Archeological Sensitivity map for the Town of Throop

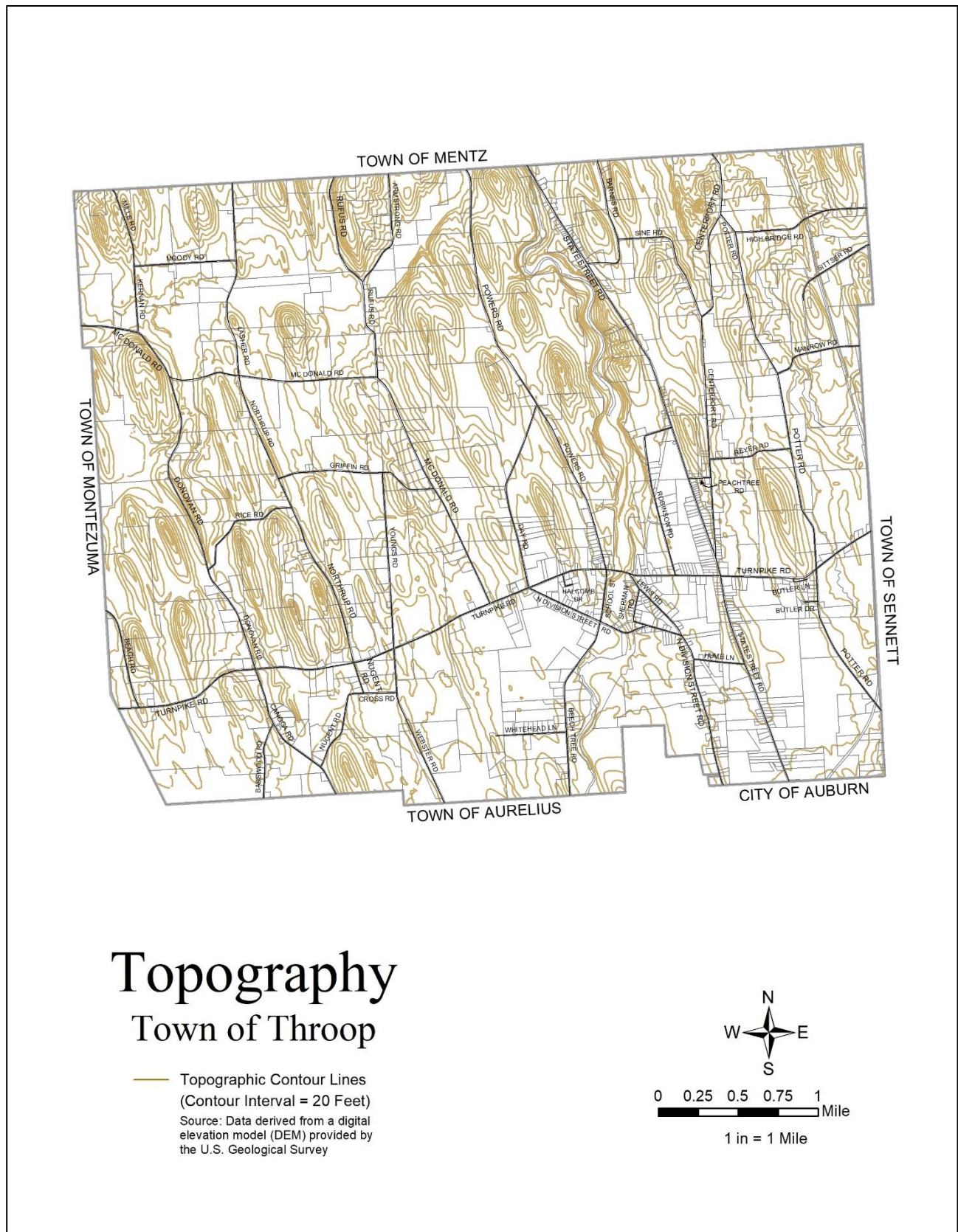
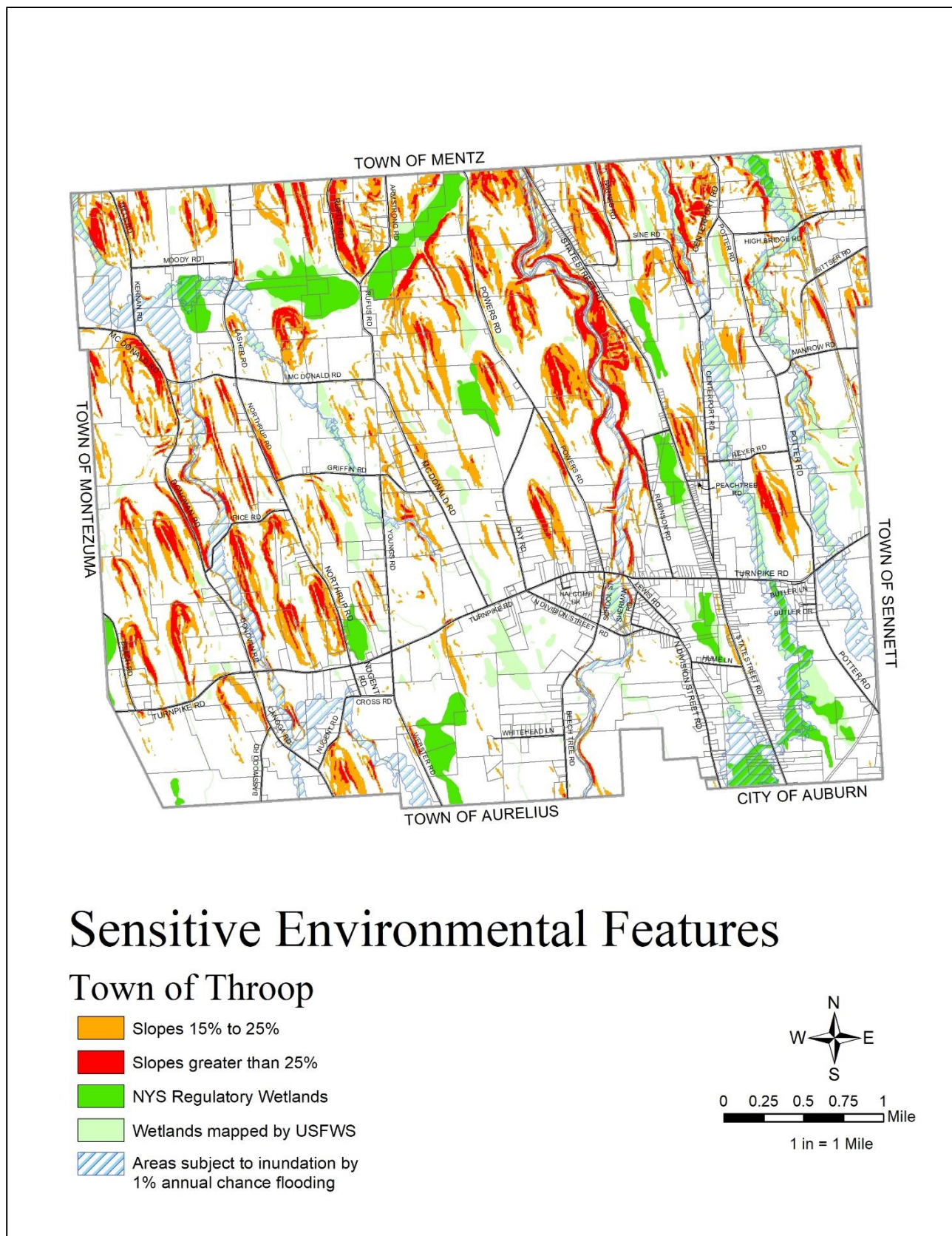


Figure 6: Topographic Map of Throop





# Sensitive Environmental Features

## Town of Throop

- Slopes 15% to 25%
- Slopes greater than 25%
- NYS Regulatory Wetlands
- Wetlands mapped by USFWS
- Areas subject to inundation by 1% annual chance flooding

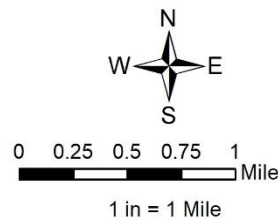


Figure 7: Map of Sensitive Environmental Features

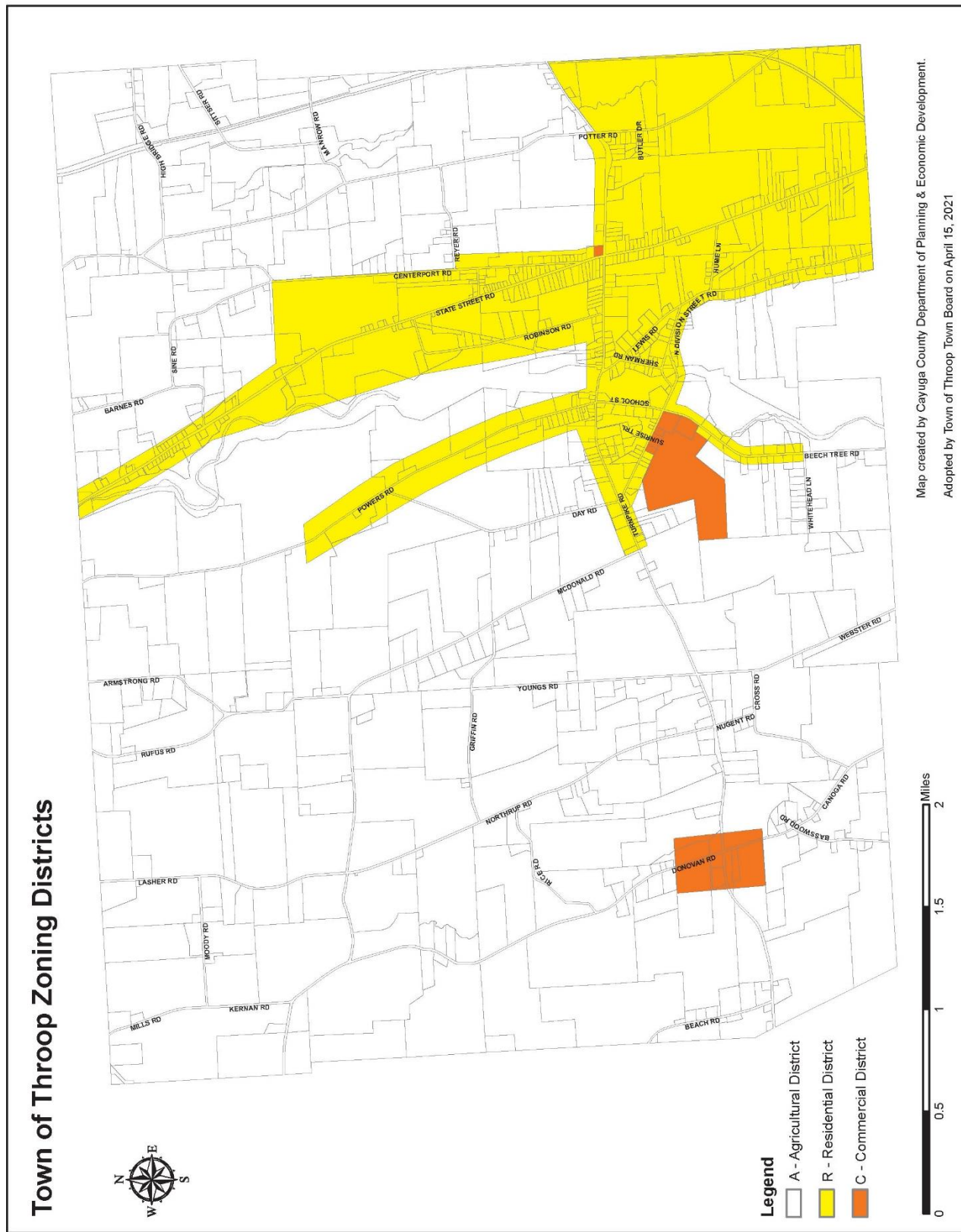


Figure 8: Zoning Map from the 2012 Town of Throop Zoning Law



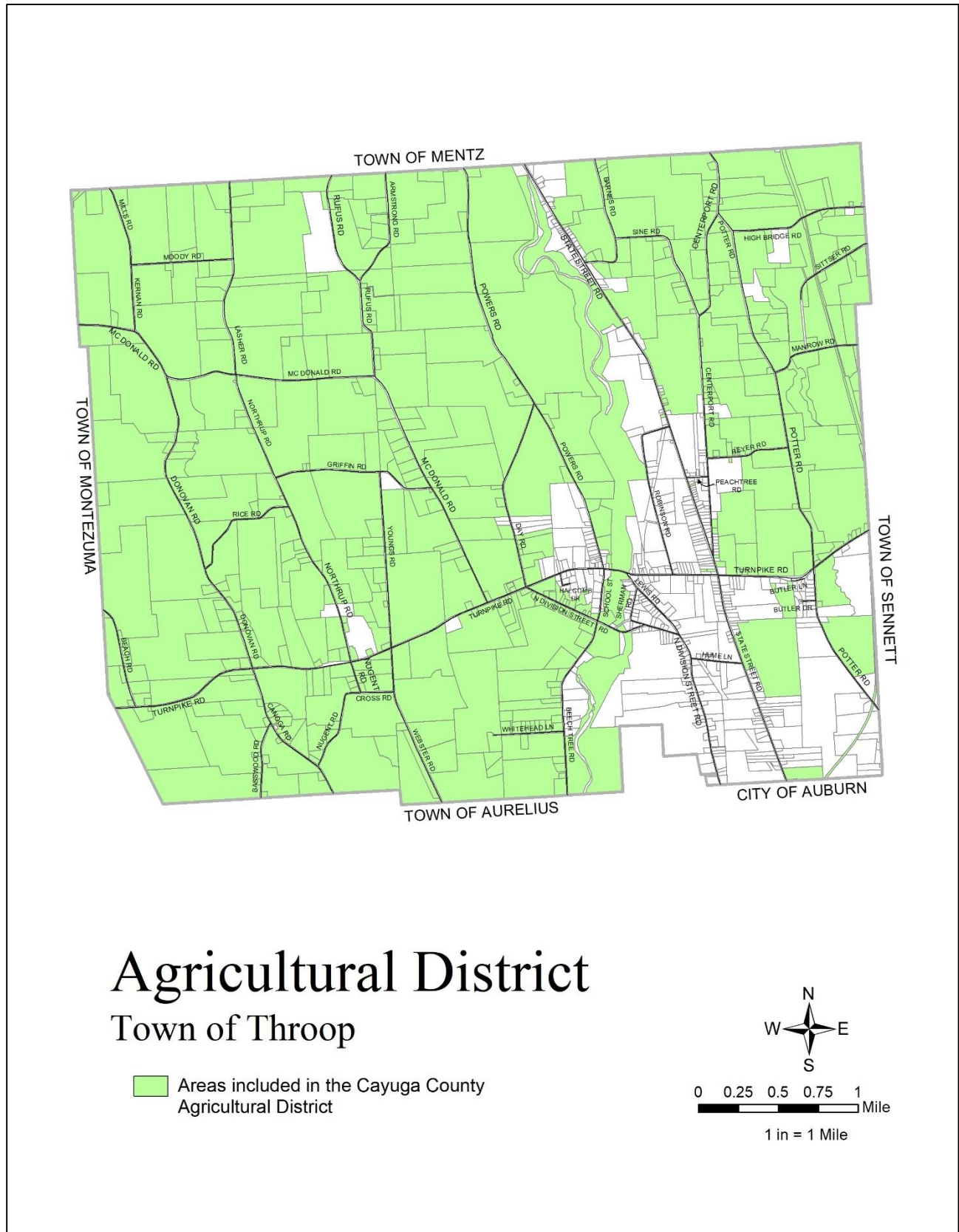


Figure 9: Cayuga County Agricultural District within the Town of Throop



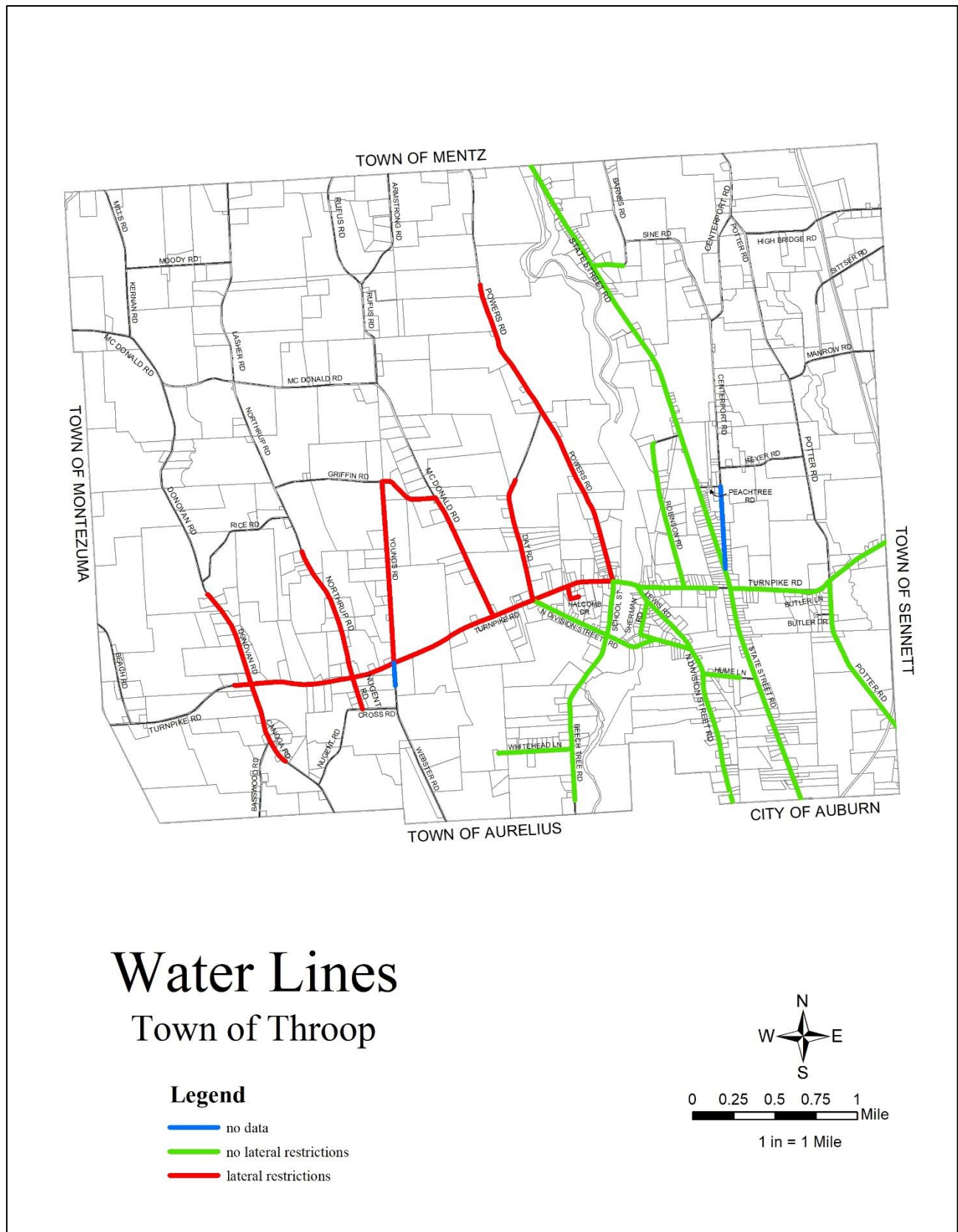


Figure 10: Public Water Infrastructure in the Town of Throop

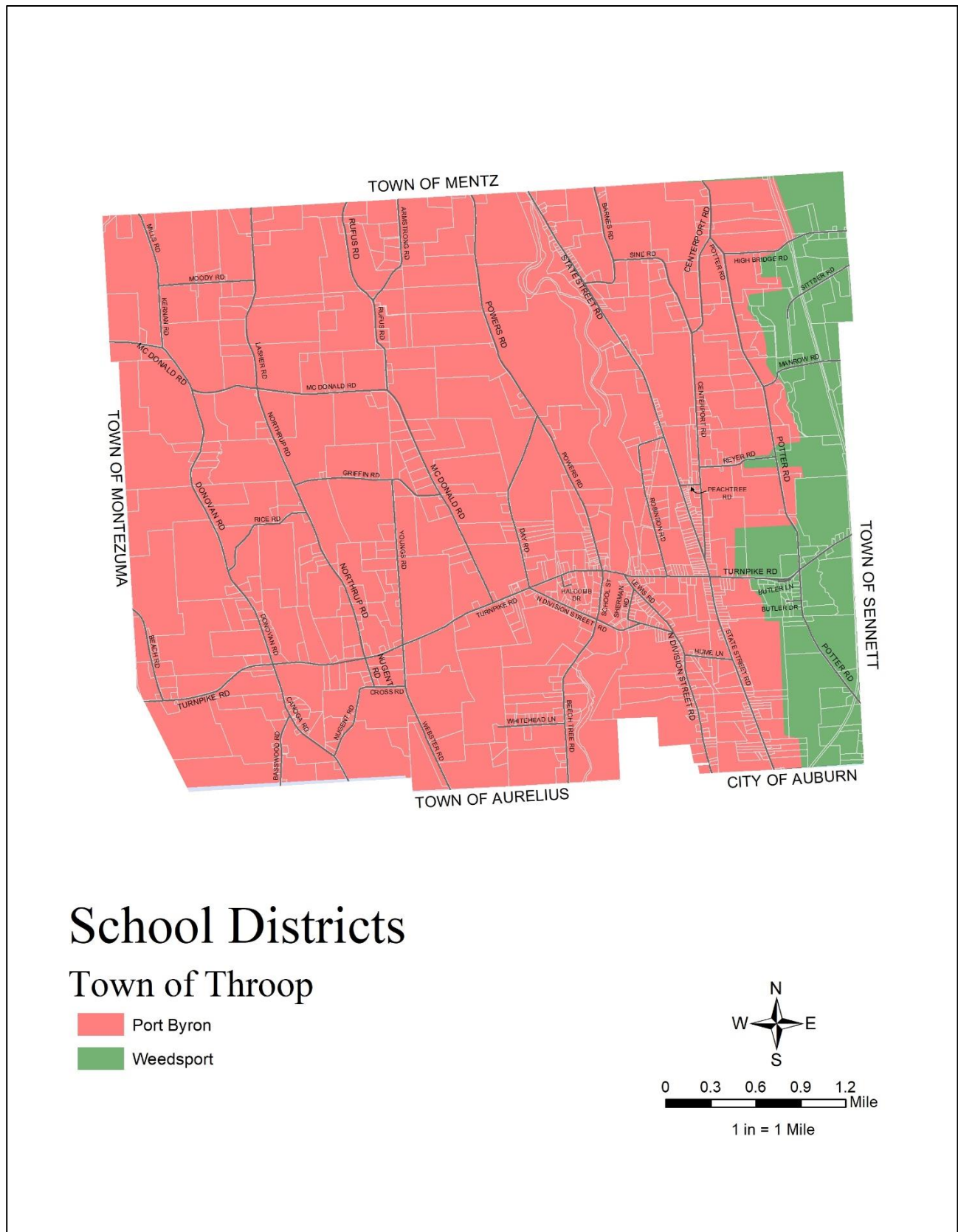
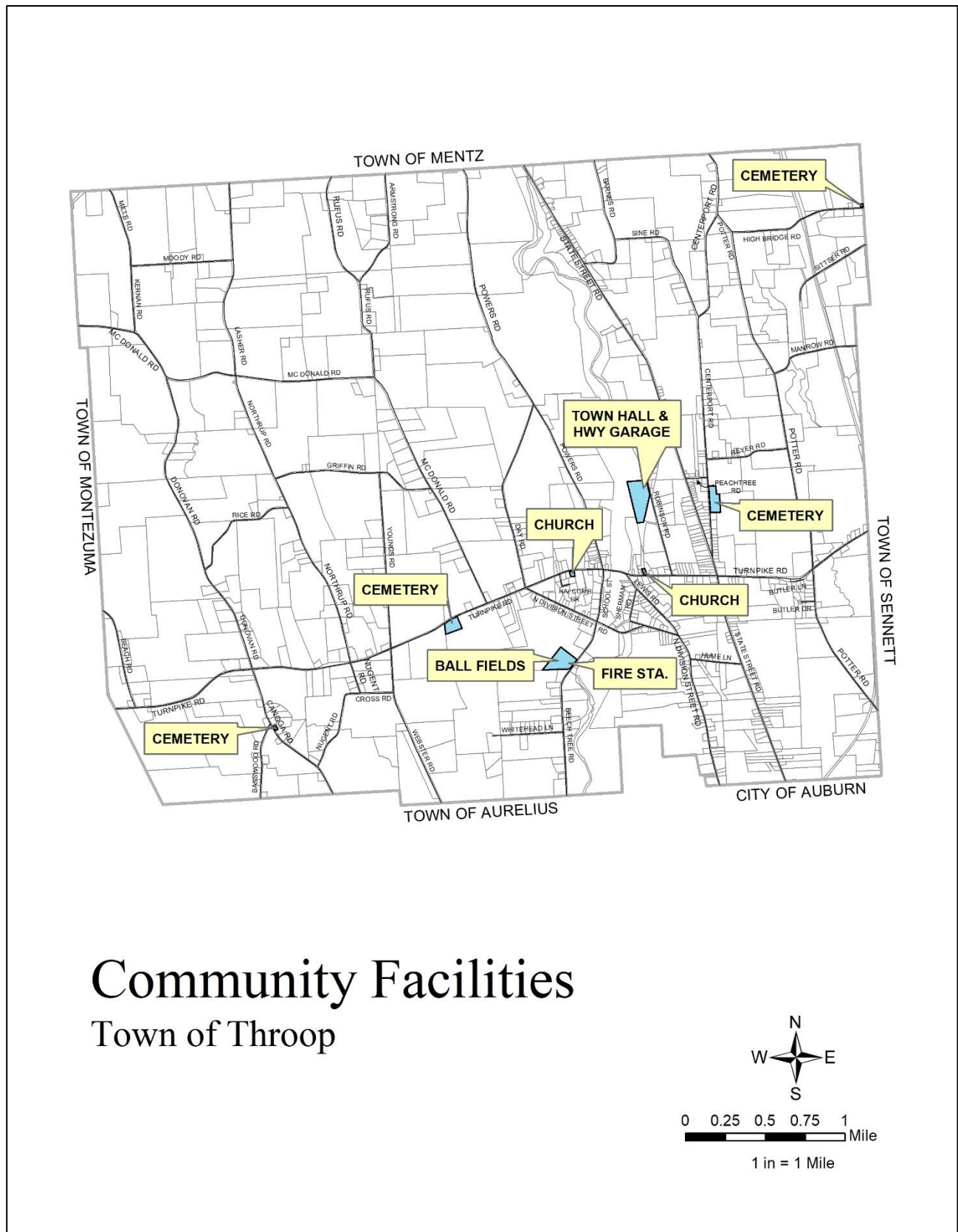


Figure 11: School District Map for the Town of Throop



# Community Facilities

## Town of Throop

Figure 12: Town of Throop Community Facilities



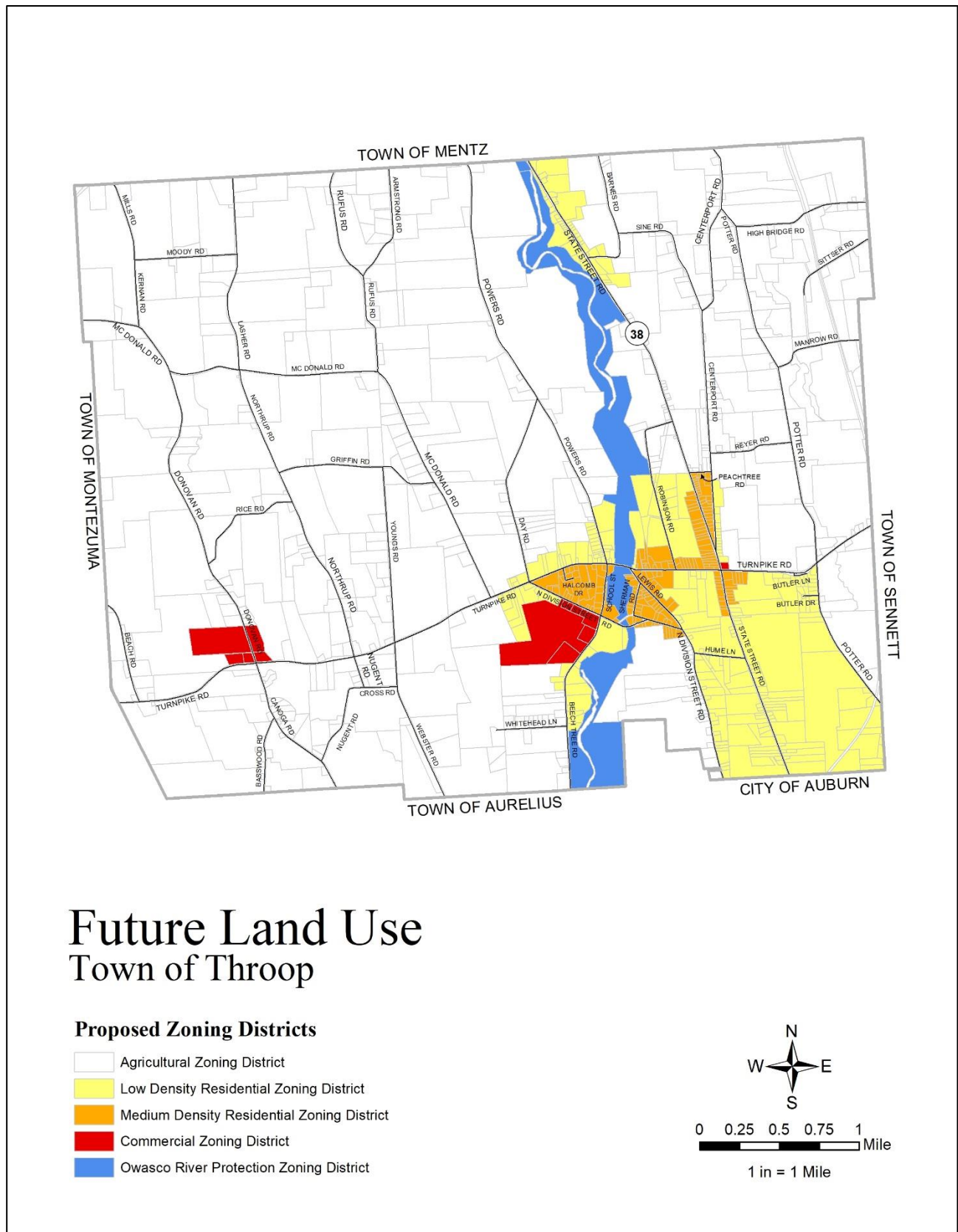


Figure 13: Town of Throop Future Land Use

# Appendix B: Community Survey Results

## Town of Throop Community Survey Results

This document provides the complete results of the community survey for the Town of Throop Comprehensive Plan Update project from October 2021. The survey was conducted by staff from the Cayuga County Department of Planning & Economic Development via direct mailing of paper surveys to all 782 property owners in the town. Overall there were 136 total responses to the survey which equates to a 17.3% return rate.

### Answers to Opinion Statements:

The opinion statements below were produced as a result of comments received at the public meeting held on September 23<sup>rd</sup>, 2021 at the Throop Fire Hall. Opinion statements 1-5 were formulated based on the majority opinion on each topic gathered at the meeting. Opinion statements 6-7 offered two different opinions on the same topic of water infrastructure. Opinions on this topic had the least amount of consensus at the public meeting.

1. It should be a priority in the plan to protect and support agricultural operations.

ANSWER CHOICES	RESPONSES	
Agree	124	91.2 %
Unsure/No Opinion	6	4.4 %
Disagree	5	3.7 %
<b>Total Responses Received</b>	<b>135</b>	

2. It is important to protect Throop’s character by preserving open space and keeping housing densities as they are across town.

ANSWER CHOICES	RESPONSES	
Agree	103	75.7 %
Unsure/No Opinion	16	11.8 %
Disagree	15	11.0 %
<b>Total Responses Received</b>	<b>134</b>	

3. New residential growth should be limited, particularly where agriculture and open space is most prevalent.

ANSWER CHOICES	RESPONSES	
Agree	99	72.8 %
Unsure/No Opinion	17	12.5 %
Disagree	18	13.2 %
<b>Total Responses Received</b>	<b>134</b>	

4. There should not be any new commercial development in Throop beyond the areas where it is allowed now.

ANSWER CHOICES	RESPONSES	
Agree	84	61.8 %
Unsure/No Opinion	23	16.9 %
Disagree	28	20.6 %
<b>Total Responses Received</b>	<b>135</b>	

5. Overall, Throop does not need new public outdoor recreation facilities, but instead resources should be focused on improving and maintaining current facilities, such as Throop Park.

ANSWER CHOICES	RESPONSES	
Agree	117	86.0 %
Unsure/No Opinion	11	8.1 %
Disagree	8	5.9 %
<b>Total Responses Received</b>	<b>136</b>	

6. I support expanding water infrastructure into more remote areas of town, despite creating potential development pressure on agricultural uses.

ANSWER CHOICES	RESPONSES	
Agree	36	26.5 %
Unsure/No Opinion	35	25.7 %
Disagree	63	46.3 %
<b>Total Responses Received</b>	<b>134</b>	

7. I support focusing on improving water infrastructure only in areas of town with higher residential density, rather than expanding water infrastructure elsewhere.

ANSWER CHOICES	RESPONSES	
Agree	86	63.2 %
Unsure/No Opinion	17	12.5 %
Disagree	31	22.8 %
<b>Total Responses Received</b>	<b>134</b>	

A complete version of the community survey results including all written comments received is available separately at Town Hall.