

## Town of LaFayette, Onondaga County

The Town of LaFayette is situated in Onondaga County and lies within the southwestern portion of the Oneida Lake watershed. The town encompasses 39.6 square miles of land area, about half of which is within the Oneida Lake watershed. According to the Census, 4,833 people lived in LaFayette in 2000 and the town had experienced a 5.3% population decrease between 1990 and 2000. The median age in 2000 was 40 years and the average household size was 2.6 persons. Median household income was \$50,179. There were 1,925 housing units in the town, 5.5% of which had been built between 1990 and 2000.

The northern portion of Onondaga County is within the Lake Plain region, while the southern portion, where LaFayette is located, is part of the Appalachian Upland region. LaFayette is drained by Butternut Creek, which flows north to Oneida Lake. Upland soils in the Butternut Creek subwatershed are characterized by good drainage, and agriculture and forestry are the largest land uses in this part of the county. Dairying is the principal type of farming and pollution loading is primarily attributed to agricultural and small residential sources. Most of the forest acres are commercial, the majority of which occur in small, scattered woodlots. Forests in this portion of the county are mostly natural and reforested areas owned by the county or state. The northern portion of Onondaga County is much more populated and developed than the rural farm and forestland to the south.

### Assessment Results

Town of Lafayette	Full or Partial Implementation	Not Applicable
1. Development - total	33 of 42 (79%)	1
1a. Existing	12 of 20 (60%)	1
1b. New and substantial redevelopment	21 of 22 (95%)	0
2. Forestry / Agriculture - total	2 of 12 (17%)	7
2a. Forestry	1 of 10 (10%)	7
2b. Agriculture	1 of 2 (50%)	0
3. Waterways / Wetlands - total	15 of 16 (94%)	1
3a. Modified waterways	9 of 10 (90%)	1
3b. Wetlands and Riparian Area Mgmt/Restoration	6 of 6 (100%)	0
4. Marinas - total	1 of 48 (2%)	47
4a. Existing Marinas	1 of 20 (5%)	19
4b. New Marinas	0 of 18 (0%)	18
4c. Existing and New Marinas	0 of 10 (0%)	10
5. Roads and Bridges - total	22 of 26 (85%)	0
5a. New Roads and Bridges	6 of 6 (100%)	0
5b. Existing Roads and Bridges	12 of 13 (92%)	0
5c. New & Existing Roads & Bridges	4 of 7 (57%)	0
OWTS	7 of 7(100%)	0

The Onondaga County Water Authority (OCWA) is the principal source of retail water service for Onondaga County outside of the City of Syracuse. Within the Oneida Lake watershed OCWA's wholesale and retail service area includes the Towns of Cicero, Dewitt, Manlius, Onondaga, LaFayette, Pompey, and the Villages of East Syracuse, Minoa, Fayetteville and Manlius.

All sanitary sewage disposal systems are required to meet guidelines set by the Onondaga County Department of Health and the State Department of Environmental Conservation. Wetland controls have been established and the town shares resources with other municipalities in order to improve program efficiency.

The LaFayette zoning ordinance includes information on district formation, agricultural districts, flood plain districts, and guidelines for site plan reviews. The subdivision control regulations contain information on sewage disposal, unique and natural features, and open space preservation. Road design standards and road construction are listed in Article 5 of the Town code. LaFayette has an active Planning Board but has no comprehensive plan.

## **Summary and Recommendations**

Based on the local law assessment process, the CNY RPDB recommends that LaFayette adopt a comprehensive plan. Comprehensive plans, zoning laws, and subdivision regulations establish a community's overall vision and means for its implementation. They are considered the building blocks of municipal land use regulation in New York State. The comprehensive plan defines a community's goals for the future and is developed through widespread community participation and visioning. It provides an opportunity to identify goals such as the type and intensity of development, open space preservation, and infrastructure and is normally used by planning boards, code enforcement officers, and other elected officials. A model comprehensive plan is available in Appendix G. Additional information is also available in the Genesee Finger Lakes Regional Planning Council resource titled, "Protecting Water Resources Through Local Controls and Practices: An Assessment Manual for New York Municipalities."

Municipalities have authority and primary responsibility for local roadway, bridge, and drainage maintenance. The CNY RPDB recommends that municipalities continue to implement stormwater controls and provide educational opportunities to update highway and public works department staff on current road, bridge, and drainage BMPs. Additional recommendations are found in a section titled "Road, Drainage Way, and Bridge Recommendations" (IV B) of the introductory narrative.

## **Municipal Contacts**

- John Dunkle, P.E., Town Engineer
- Karen Kitney, Syracuse Onondaga County Planning Agency

## **Local Laws Reviewed**

- 1970 zoning ordinance with amendments made in 1999
- Zoning map
- Flood Damage Protection Local Law (1984)
- Subdivision Control Regulations (1987)