VILLAGE OF CHITTENANGO
222 GENESEE STREET
CHITTENANGO, NEW YORK 13037
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September 2011

Properties:_____

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Dear Business/Property owner,

RE: *Chittenango steps into the 21st Century*

In the last decade new economic challenges have emerged and the Village has tried to respond accordingly. Recently, the Village partnered with the New York State Department of Transportation to enhance both the safety and quality of life within the commercial core by restructuring or resurfacing the highways within the Village. Downtown sidewalks were replaced with stamped concrete to replicate the Yellow Brick Road, thus showing our pride in being the birthplace of L. Frank Baum, who, as many of you know, is the author of the classic 1939 film "The Wizard of Oz".

Other challenges the Village face pose more significant potential impacts. The evolution of mega-malls and commercial development of the surrounding mall areas continues to threaten our commercial core. However, many of our local merchants have developed a specialty niche—a key ingredient to any downtown lifestyle.

Chittenango remains a successful village center. Real estate values, when compared to other municipalities, remained steady; the commercial core areas remained active and the Village is admired for its efforts in planning, designing, and constructing a Village wide pedestrian trail and creek walk.

To ensure this success continues, the Village recently updated its' Comprehensive Plan. The Village's Comprehensive Plan is the centerpiece of our community planning process. The plan functions as a practical guide to coordinate day-to-day decisions as they make sense in the future. It establishes an identifiable destination that allows both the governing body and private interests to plan and budget with an idea as to the direction the village may move in the future.

The Comprehensive Plan is to aid in improving the public realm, to create a positive pedestrian experience, enhance the area's image, and generate long-term economic growth. It is a purpose of this plan to establish a procedure to ensure that all development within the design districts is reviewed for substantial compliance with the Village of Chittenango Site and Architectural Design Standards for Commercial Design Overlay Districts. The boundaries of the Downtown and Gateway Design Overlay Districts are shown on the official Zoning Map for the Village of Chittenango and are on file in the office of the Village Clerk.

This informational letter has been sent to you because you have been identified as a property owner(s) within the Downtown and/or Gateway sections and therefore any new projects within the two districts may be subject to compliance with the Comprehensive Plan. Projects within the Downtown and Gateway Design Overlay Districts are identified as follows:

- **New construction**:

Any new construction or addition(s) to an existing structure that alters the exterior appearance of a building or site. Internal tenant improvements are not subject to compliance.

- **Exterior modification of an existing structure:**

Any exterior modification of an existing structure, including but not limited to facade renovation, new and/or additional windows and doors, and roof- or ground-mounted mechanical equipment.

- **Modification to site layout**:

Any modification to site layout or site improvements, including but not limited to parking, walls and fencing, circulation, landscaping, accessory structures, or trash enclosures.

- **Signage:**

Installation of new signage or replacement of signs.

- **Relocation of an existing structure.**
- **Erection of a fence or wall.**
- **Erection or alteration of a canopy or awning.**
- **Changes to exterior lighting and utilities.**
- **Parking facilities.**

The applicant shall submit a complete site plan application for review and approval to the Village Planning Board, pursuant to § 148-28 of the Village Code.

For more detailed information on the Comprehensive Plan visit the Village of Chittenango's web site or stop into the Village office.

Very truly yours,
Village of Chittenango, NY

Ronny Goeler

Ronny Goeler, Mayor