



2025 Comprehensive Plan Public Engagement Session

October 7, 2025



AGENDA

- Welcome by Mayor Gary Butterfield
- Overview of 2005 Comprehensive Plan
- Review of Current Conditions
- Visual Preferences Survey
- Break Out Session

01.

WELCOME

Village Comprehensive Committee

Village Members

Mayor Gary Butterfield

Mike Beckett

Dianne Kufel

Greg Lancette

William Meadows

Larry Nestell

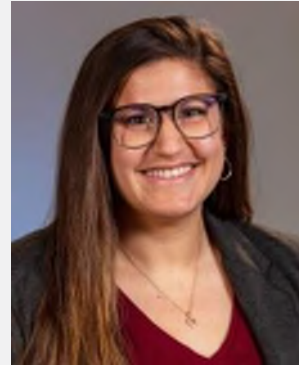
David Robinson

Ed Ware

CHA Team



Nick Schwartz, RLA, LEED AP
Project Manager



Diane Tirinato, RLA
Lead Planner



Jenna Greco
Planner



Amy Franco, RLA
Village Engineering Representative

02. ■

OVERVIEW OF 2005 COMPREHESIVE PLAN

What is a Comprehensive Plan

A comprehensive plan, once adopted, serves as a legal document representing a collective vision for the future growth and development of the village.

It represents a consensus among the village administration, village residents, village merchants and all other associated stakeholders and requires the village administration to utilize the plan to guide decisions about development and growth within the Village.



2005 Comprehensive Plan Conditions

- Population trends were representative of the area with early age individuals moving out of the area
- Home prices were within the median price range and rentals were increasing in monthly rents
- Mid age and late age individuals were increasing as renters
- Transportation was a hot button issue as increasing development outside of the Village influenced traffic
- Emergency services were looking at the need for additional or renovated facilities



2005 Comprehensive Plan Vision Statement

Quaint.... Vibrant..... Friendly

“The Village of North Syracuse will be a vibrant, quaint village with friendly neighborhoods, beautiful parks and a village center that is inviting to residents and shoppers alike.”



- Update Zoning Ordinance
- Prepare a Park Master Plan
- Route 11 Streetscape and Access Management Master Plan
- Prepare a Village Center Plan
- Create a Village-wide Marketing Strategy
- Relocation of Village Services Feasibility Study
- Village-wide Infrastructure Inventory Study



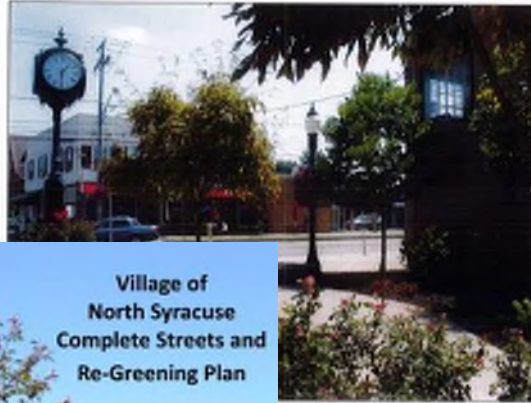
Accomplishments of 2005 Implementation Plan



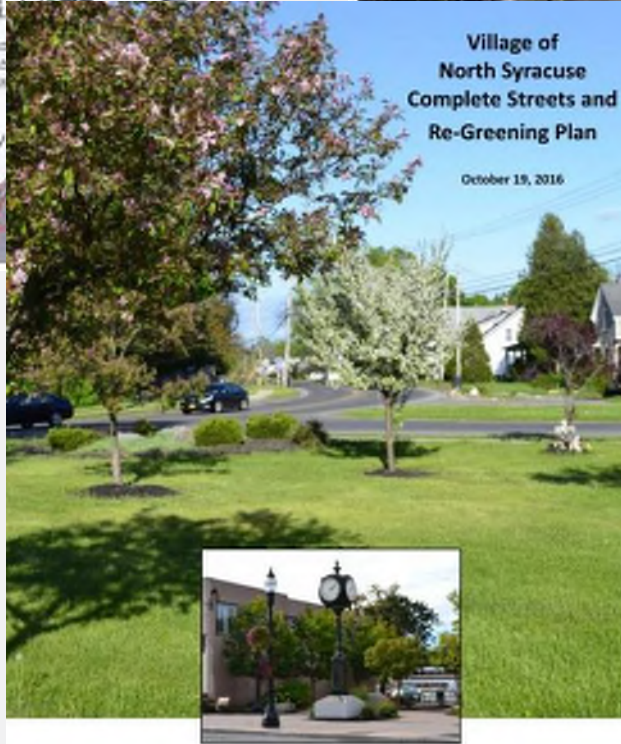
Parks Master Plan



VILLAGE OF NORTH SYRACUSE Village Center Master Plan 2025



Village of North Syracuse Complete Streets and Re-Greening Plan October 19, 2016



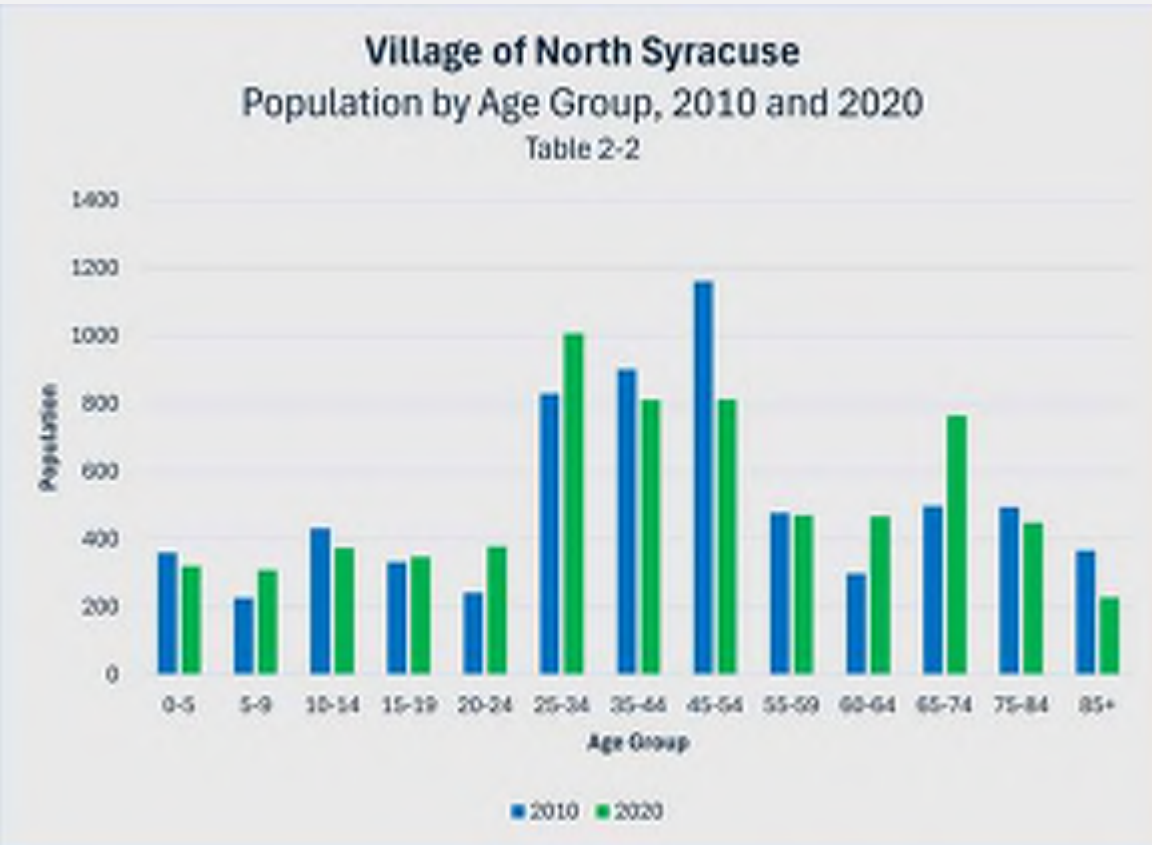
- Parks Master Plan-2006
- Village Center Master Plan-2012
- Complete Street and Re-Greening Plan-2016
- Updated Zoning Code-2014
- Village-wide Infrastructure Inventory Study

03 ■

CURRENT CONDITIONS WITHIN THE VILLAGE

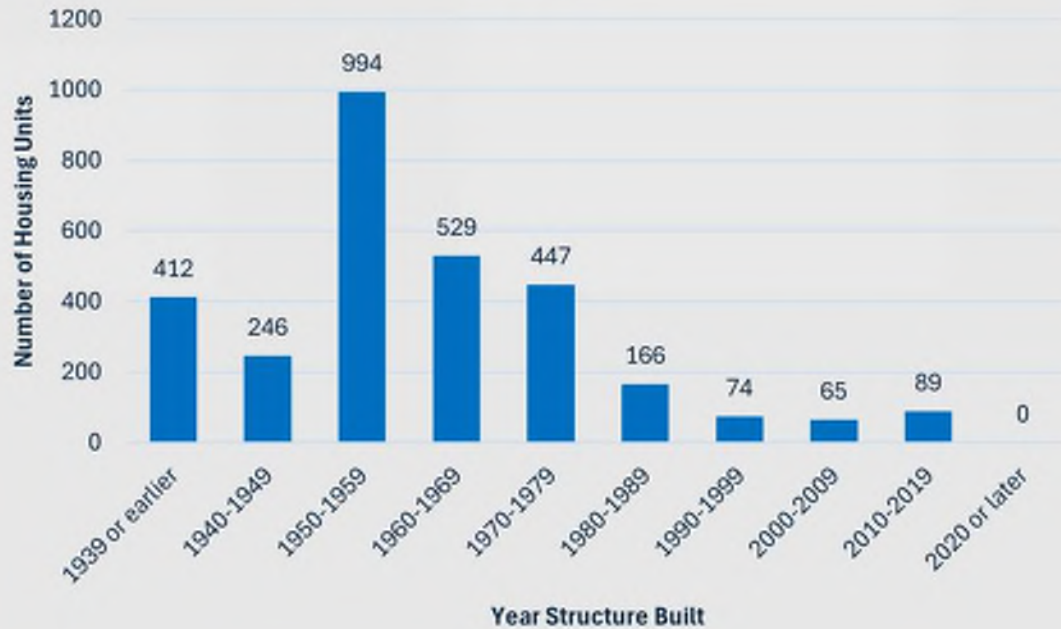
Current Conditions within the Village

- Population Trends
 - Village is generally aging
 - However, also seeing increases for those in the 25-34 age ranges



Current Conditions within the Village

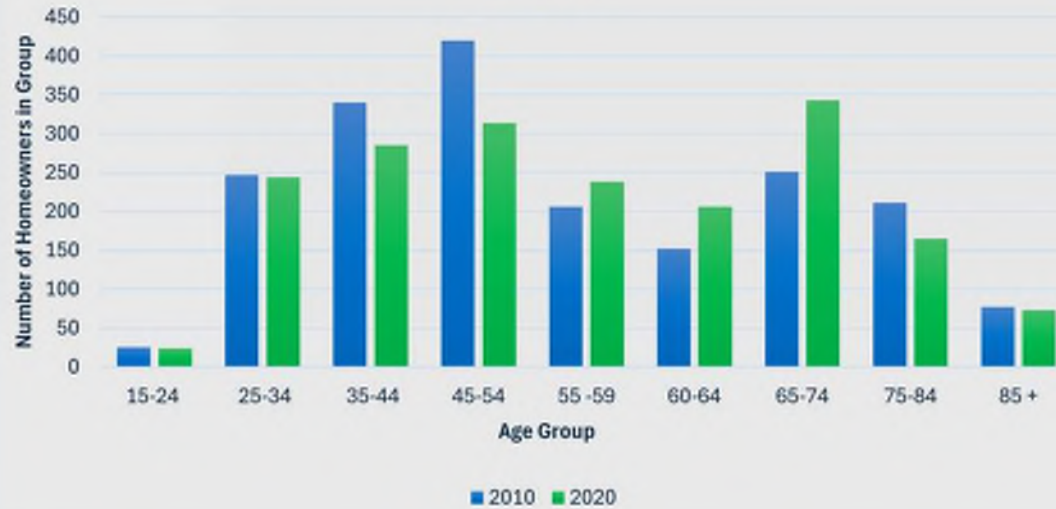
Village of North Syracuse
Age of Housing Stock
Table 2-3



- Housing
 - Relatively young housing stock
 - Prices within median range in the area
 - 95% occupied
 - Not a lot of room for new development

Current Conditions within the Village

Village of North Syracuse
Homeownership by Age Group
Table 2-6

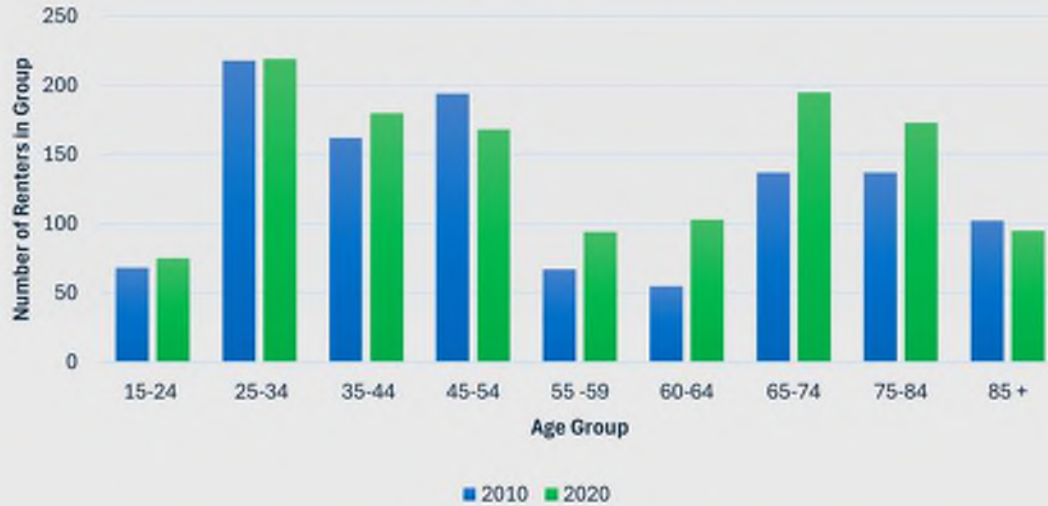


- Housing
 - Homeownership increased for residents ages 55-74
 - Large drop for ages 35 to 55
 - But stable for ages 25-34



Current Conditions within the Village

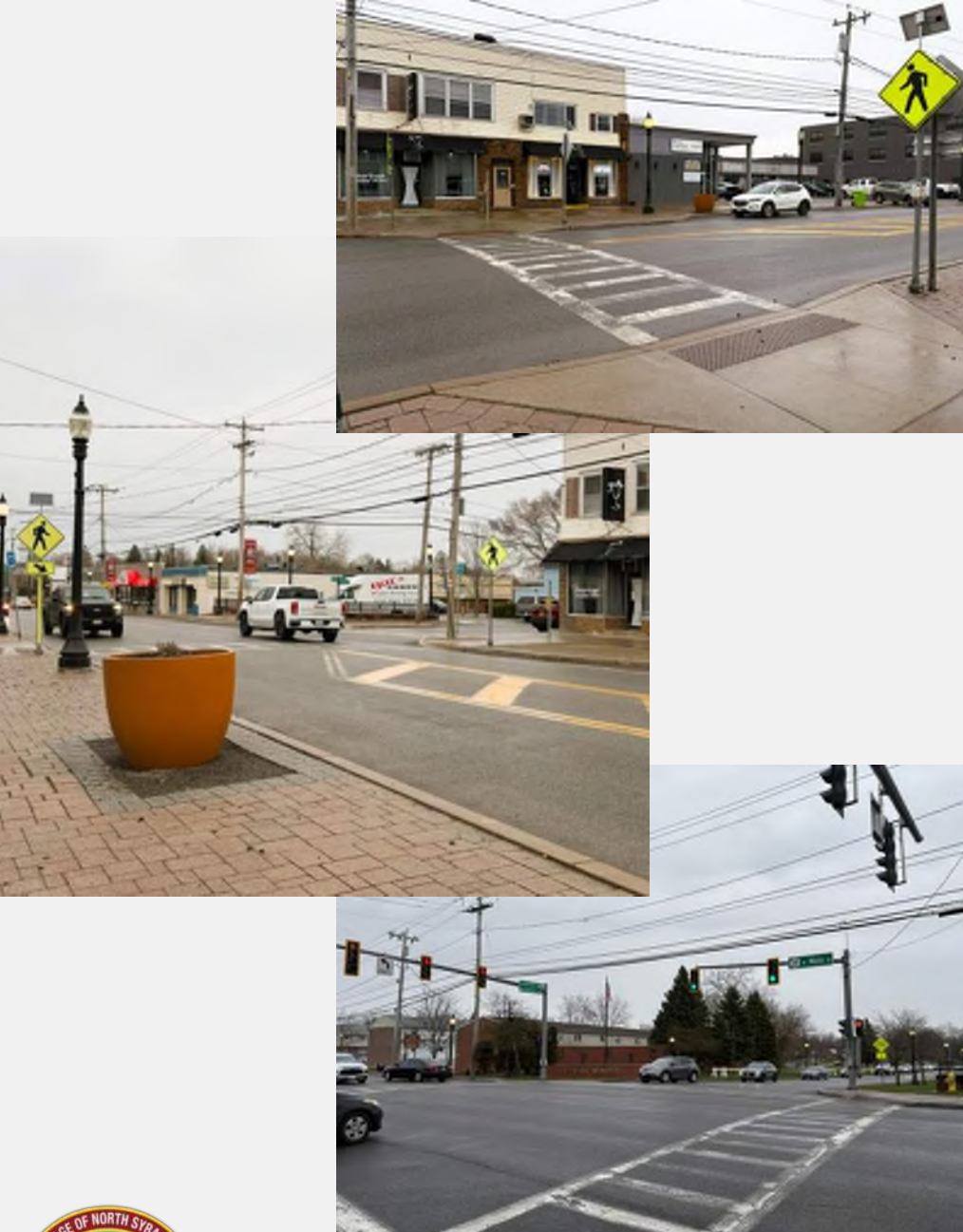
Village of North Syracuse
Renters by Age Group
Table 2-7



- Housing
 - Renting is trending up in middle age and older populations
 - Trend of increasing multifamily homes



Current Conditions within the Village



- Transportation
 - Improvements in the Village Center & along Rt 11
 - Pedestrian safety improvements
 - Sidewalk expansion project
 - Increased traffic along Rt 11

Current Conditions within the Village



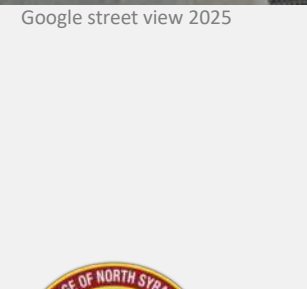
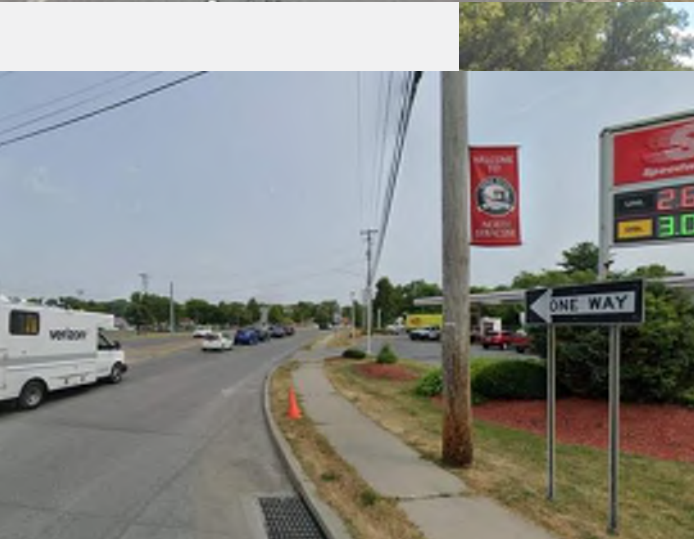
- Transportation cont.
 - Multiple studies, including...
 - Bike and pedestrian infrastructure along S Bay Rd
 - Grove St and Van Mara Drive cut-through traffic



Current Conditions within the Village

Village Entrances

- Here are your current village gateways
 - North Main Street on the left
 - South Bay Rd on the right



Current Conditions within the Village

Interviews with Department Representatives



Current Conditions within the Village

Interviews with Department Representatives

- Police Department



<https://cnycentral.com/news/local/north-syracuse-police-department-welcomes-new-therapy-pup-to-community>



Current Conditions within the Village



Interviews with Department Representatives

- Police Department
- Fire Department

Current Conditions within the Village



Interviews with Department Representatives

- Police Department
- Fire Department
- Parks Department



Current Conditions within the Village



Interviews with Department Representatives

- Police Department
- Fire Department
- Parks Department
- Department of Public Works

Current Conditions within the Village



<https://fnseep.org/>

Interviews with Department Representatives

- Police Department
- Fire Department
- Parks Department
- Department of Public Works
- CNCSD North Syracuse Central School District

Current Conditions within the Village



<https://www.onlib.org/locations/suburban-libraries/north-syracuse-nopl>

Interviews with Department Representatives

- Police Department
- Fire Department
- Parks Department
- Department of Public Works
- CNCSD North Syracuse Central School District
- North Syracuse Public Library



<https://www.vciambulances.com/inventory/north-area-volunteer-ambulance-corps/>

Interviews with Department Representatives

- Police Department
- Fire Department
- Parks Department
- Department of Public Works
- CNCSD North Syracuse Central School District
- North Syracuse Public Library
- NAVAC (North Area Volunteer Ambulance Corp)



Interviews with Department Representatives

- Police Department
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- North Syracuse Public Library
- NAVAC (North Area Volunteer Ambulance Corp)
- OCWA (Onondaga County Water Authority)

Google street view 2025

2005 Vision Statement



2025 Draft Vision Statement

The Village of North Syracuse will grow to be a more vibrant, attractive, and inclusive community with clearly defined gateways, walkable neighborhoods, and a unified village identity.

04.

VISUAL
PREFERENCES
SURVEY



How it works:

- You will see two photos side by side, labeled **A** and **B**, showing different examples of 5 different categories
- For each pair of images:
 - **Look carefully** at both photos.
 - **Raise your hand** for the image you prefer: either **A** or **B**.
- Please keep your hand raised until we've recorded the general response.
- There are no right or wrong answers, we're interested in your opinion!

Category 1:

Commercial Development

A.



<https://www.wsdevelopment.com/our-properties/stuyvesant-plaza/#>

B.



<https://www.redmarkrealty.com/properties/malta-center-2545-route-9-malta-2/>

A.



<https://www.greshamsmith.com/projects/martin-corner-mixed-use-development/>

B.



<https://www.wsdevelopment.com/our-properties/stuyvesant-plaza/#>

A.



<https://www.rpmasiello.com/portfolio-item/west-main-marketplace/>

B.



<https://bsg-properties.squarespace.com/current-portfolio>

Category 2:

Residential Development

A.



<https://www.apartments.com/the-lofts-at-saratoga-blvd-malta-ny/gxvnw6x/>

B.



https://media.istockphoto.com/id/1351317630/photo/new-england-suburbia.jpg?s=612x612&w=0&k=20&c=Js_k7av_hVZQg8TfbXnSsqXDd1BPhtC293j-XJ_Gg2c=

A.



<https://www.dhr.virginia.gov/historic-registers/000-7821/>

B.



<https://www.redfin.com/NY/Ballston-Spa/10-Vettura-Ct-12020/home/92598838>

A.



<https://www.apartments.com/the-lofts-at-saratoga-blvd-malta-ny/gxvnw6x/>

B.



<https://www.huntingtonassoc.com/malta/ny/apartments/landon-lane/9/>

Category 3:

Streetscape Development

A.



<https://www.isginc.com/portfolio/north-cedar-avenue-streetscape>

B.



<https://www.preinnewhof.com/from-vision-to-reality-streetscape-design-enhances-urban-spaces/>

A.



<http://nlc.org/events/first-tier-suburbs-council-meeting/>

B.



<https://www.timesunion.com/business/article/New-Scotland-Avenue-eateries-offering-deals-this-14462430.php>

A.



<https://ruraldesignguide.com/physically-separated/sidewalk>

B.



<https://www.timesunion.com/business/article/New-Scotland-Avenue-eateries-offering-deals-this-14462430.php>

Category 4:

Multimodal Development

A.



<https://keckwood.com/technical-expertise/is-your-community-prepared-for-streetscapes/>

B.



<https://www.bizjournals.com/pittsburgh/news/2025/07/11/editorial-bike-lane-plan-penn-avenue.html>

A.



<https://keckwood.com/technical-expertise/is-your-community-prepared-for-streetscapes/>

B.



<https://www.asla.org/universalstreets.aspx>

Category 5:

Gateway Development and Wayfinding

A.



<https://www.istockphoto.com/search/2/image-film?phrase=village%20gateway%20arch%20sign%20downtown>

B.



<https://www.homes.com/local-guide/ellenville-ny/?tab=2&dk=kble8bn8sgpx4>

A.



<https://frazierassociates.com/portfolio-item/holly-springs-wayfinding/>

B.



<https://www.homes.com/local-guide/ellenville-ny/?tab=2&dk=kble8bn8sgpx4>

05.

BREAKOUT
SESSION