



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."



2005 Implementation Plan

- 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



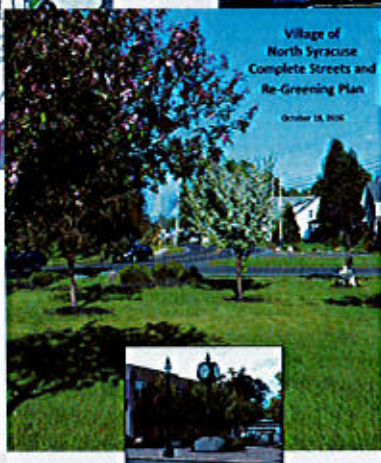
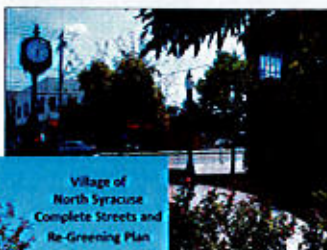
Accomplishments of 2005 Implementation Plan



Parks Master Plan



VILLAGE OF NORTH SYRACUSE Village Center Master Plan 2012



- 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

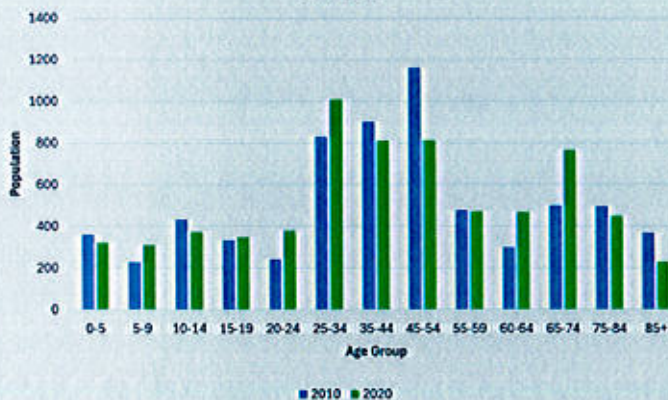


03.

CURRENT CONDITIONS WITHIN THE VILLAGE

Current Conditions within the Village

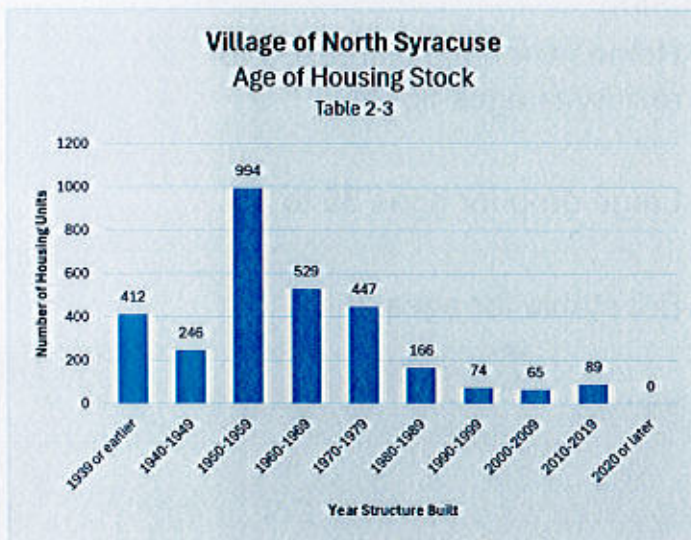
Village of North Syracuse
Population by Age Group, 2010 and 2020
Table 2-2



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



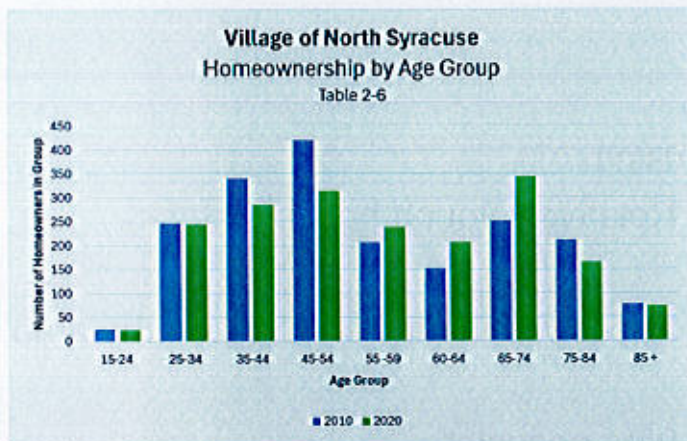
Current Conditions within the Village



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



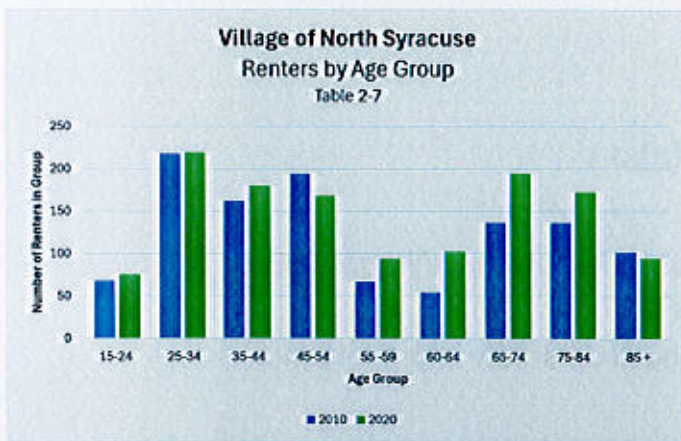
Current Conditions within the Village



- 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



- 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





Google street view 2025



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://www.wjix.com/news/local/north-branch-police-department-adopts-new-therapy-pup-for-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



Maple Photos.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



Interviews with Department Representatives

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



Current Conditions within the Village



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)



Current Conditions within the Village

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)
- OCWA (Onondaga County Water Authority)



Current Conditions within the Village

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

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.endevelopment.com/our-properties/staygreen-plus/4>

B.



<https://www.redhackett.com/properties/maria-center-2545-route-9-maria-2/>

A.



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

B.



<https://www.42development.com/our-properties/maybank-square/>

A.



<http://www.rpmadefo.com/portfolio-items/west-main-marketplace/>

B.



<http://www.properties.squarespace.com/our-portfolio>

Category 2:

Residential Development

A.



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

B.



<https://media.istockphoto.com/id/1851917680/photo/new-england-suburbia.jpg?h=612x612&w=612&size=675&bv7&g9t1b&v&id=8760093&K=5&from=buyphoto&from=buyphoto>

A.



<https://www.dhr.virginia.gov/historic-registry/000-7622/>

B.



<https://www.reedn.com/VA/Balston-564/10-Virginia-Ct-22020/home/9158638>

A.



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

B.



<https://www.huntingdonstock.com/real-estate/apartments/andover-ny/>

Category 3:

Streetscape Development

A.



<https://www.rginc.com/portfolio/north-andan-avenue-streetscape>

B.



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

A.



<http://this.org/events/first-tier-suburban-council-meeting/>

B.



<https://www.timesunion.com/business/article/New-Scotland-Avenue-estates-offering-deals-for-14462480.php>

A.



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

B.



<https://www.timesunion.com/business/article/Here-Scotland-Avenue-walkers-offering-look-14362430.php>

Category 4:

Multimodal Development

A.



<https://beiswood.com/technical-expertise/is-your-community-prepared-for-streetscaping/>

B.



<https://www.bizjournals.com/pittsburgh/news/2025/07/11/red-torial-bike-lane-park-pennsylvania.html>

A.



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

B.

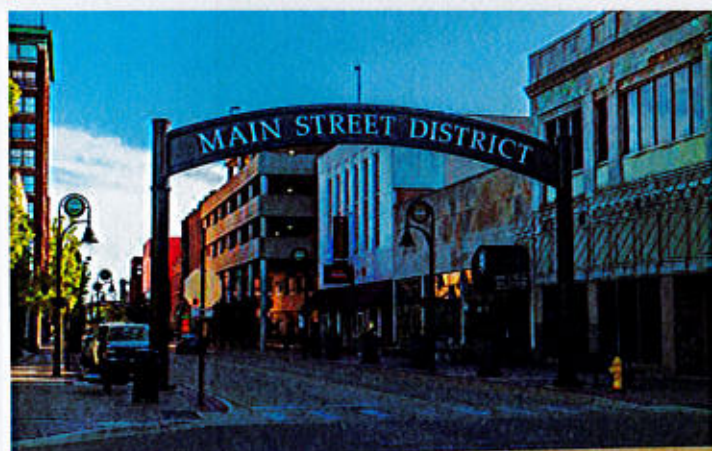


<http://www.aia.org/universstreets.aspx>

Category 5:

Gateway Development and Wayfinding

A.



<https://www.iStockphoto.com/search/2/image-11m7pphrasevillage%20gateway%20arch%20upth%20downtown>

B.



<https://www.homes.com/local-guide/ellenville-ny/?tab=2&id=61608&pg=4>

05.

BREAKOUT
SESSION

Sign In Sheet

Village of North Syracuse Comprehensive Plan

Public Engagement Session

Oct. 7th, 2025

<u>Name:</u>	<u>Address:</u>
Mike & Kris Buckett	315 Single Dr No Syr 13212
Mary Newell	119 Wulshurst Dr. N. Syr.
Ron LUKOWSKI	201 LYNHURST AVE, N. SYR.
Patrick Greenfield	205 Sunnybrook Dr
Christina Adams	205 Sunnybrook Dr
Kena Linda Ryan	211 Herman Dr
MARY Gauthier	Catherine St.
Amy Franco	—
Vera L Desimone	304 Bolmore Dr, No. Syr
JOHN & CHRIS BOLTON	79 COULAGE RD
Carol Murphy	140 Slindes Wds Cir
Dan Levesque	106 1/2 Northfield Dr
Mary Kay Dwyer	128 FORD Dr -

Andrea Vasquez-German	106 Wadsworth Rd

File

Patricia Gustafson
137 Maxwell Avenue
North Syracuse, NY 13212
PatriciaGustafson@aol.com
(315) 458-3420

Date:

To:
Mayor Gary Butterfield
Village of North Syracuse
North Syracuse, NY

Dear Mayor Butterfield and Members of the Board,

It is with a heavy heart and deep reflection that I formally submit my resignation from my position as Village Trustee for the Village of North Syracuse, effective 9/26/25

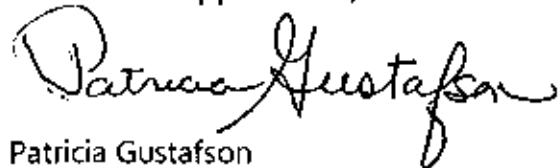
Serving this community over the past ten years has been one of the greatest honors of my life. I have been proud to be a voice for the people—to listen, to advocate, and to help in ways both big and small. I've had the privilege of meeting incredible residents and working alongside dedicated public servants. I am especially grateful to the community for placing their trust in me and allowing me the opportunity to represent them.

I hold great respect for the Office of the Mayor and for those who genuinely serve with integrity and purpose. However, it would be dishonest not to acknowledge the reason behind my departure. Over time, the environment within the current leadership has become increasingly toxic, making it difficult to serve in good conscience or continue to be effective in the role I was elected to fulfill.

This decision did not come lightly, but I believe stepping away is the healthiest and most responsible course of action at this time—for both myself and for the continued well-being of the village.

Thank you again for the opportunity to serve. I will always care deeply for the people of North Syracuse and remain hopeful for a future where unity, transparency, and respect guide every decision made on their behalf.

With sincere appreciation,



Patricia Gustafson
Village Trustee

