

Comprehensive Plan

Town of Locke | Draft Feb. 2025

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1. Executive Summary

■ Planning for Locke's Future

The Town of Locke is at a critical point in ensuring the long-term health of the community and its agricultural lands. Located amidst some of New York State's richest farmlands, Locke must take the necessary steps to preserve its small-town feel while adapting to a changing regional landscape.

Made for the community by the community, comprehensive plans are both a policy document and a planning process that create a decision-making framework to guide policy priorities, future land use decisions, and resource allocation within a municipality.

The planning process includes taking a hard look at a community's present-day demographics, resources, and financial assets to develop a future vision of what the community hopes to be 15-20 years in the future and then outline the steps necessary to achieve that vision.

The Town of Locke Comprehensive Plan is a policy document that will help elected officials, Town staff, community organizations, and Locke residents plan for the future of the community and allocate resources accordingly. This document provides a streamlined approach to planning, whereby the document foregrounds the community vision, planning principles, and priority policy areas as the foundation of the plan. Building from this foundation, the document then provides a framework to achieve the community vision and uphold the planning principles through an implementation matrix of aspirational yet achievable action items.

Public engagement and best long-range planning practices led the plan's steering committee to concentrate on the four priority policy areas of 1) infrastructure, 2) community revitalization, 3) natural resource conservation & sustainability, and 4) connected community & resilience. These identified priority policy areas intend to leverage the Town's existing resources and enable the prioritization of efforts to implement policies and projects that will have the greatest impact on advancing the Town toward the future.

Recognizing the uncertainty of the future, planning empowers the Town to shape outcomes toward a unified vision for the community. Rather than remaining at the mercy of regional development pressure or the whims of elected officials, Locke can use this plan as a foundational document to guide decision-making over the next several years.

■ Plan Activation

Solely adopting the plan is not enough. Consistent and intentional effort from elected officials, Town staff, and community members is essential to ensure the vision within this plan comes to fruition. Upon the adoption of this plan a number of steps and actions must occur to set the Town up for success in the implementation of this plan, including:

1. A Comprehensive Plan Implementation Committee (CPIC) should be appointed by the Town Board and charged with accelerating and advocating for plan implementation.

The CPIC should meet regularly (at least quarterly) and convene other local and regional partners as necessary to ensure the advancement of the plan. The CPIC should include members that represent key constituent groups, organizations, businesses, and other leaders within the Locke community to provide for a diversity of thought and experiences. The CPIC will work with Town staff and the Locke community to develop creative and innovative approaches for plan implementation. Additionally, the CPIC will inform the community about plan priorities and support local and regional leadership advocate for implementation funding.

2. Identify upcoming grant cycles for potential funding sources that align with plan priorities and action items.

Town leaders should review the priorities and action items listed in the implementation matrix and identify priorities for the 2025 Consolidated Funding Application (CFA) cycles and beyond to action key plan elements. Priority items include securing funding for essential water district improvements, the development of a Local Waterfront Revitalization Program (LWRP) and Capital Improvement Plan (CIP), and code enforcement measures to improve resilience and sustainability within the Town. As the CFAs are currently an annual process, the Town should be strategic in terms of which grants to apply for and when based on community and funding capacity.

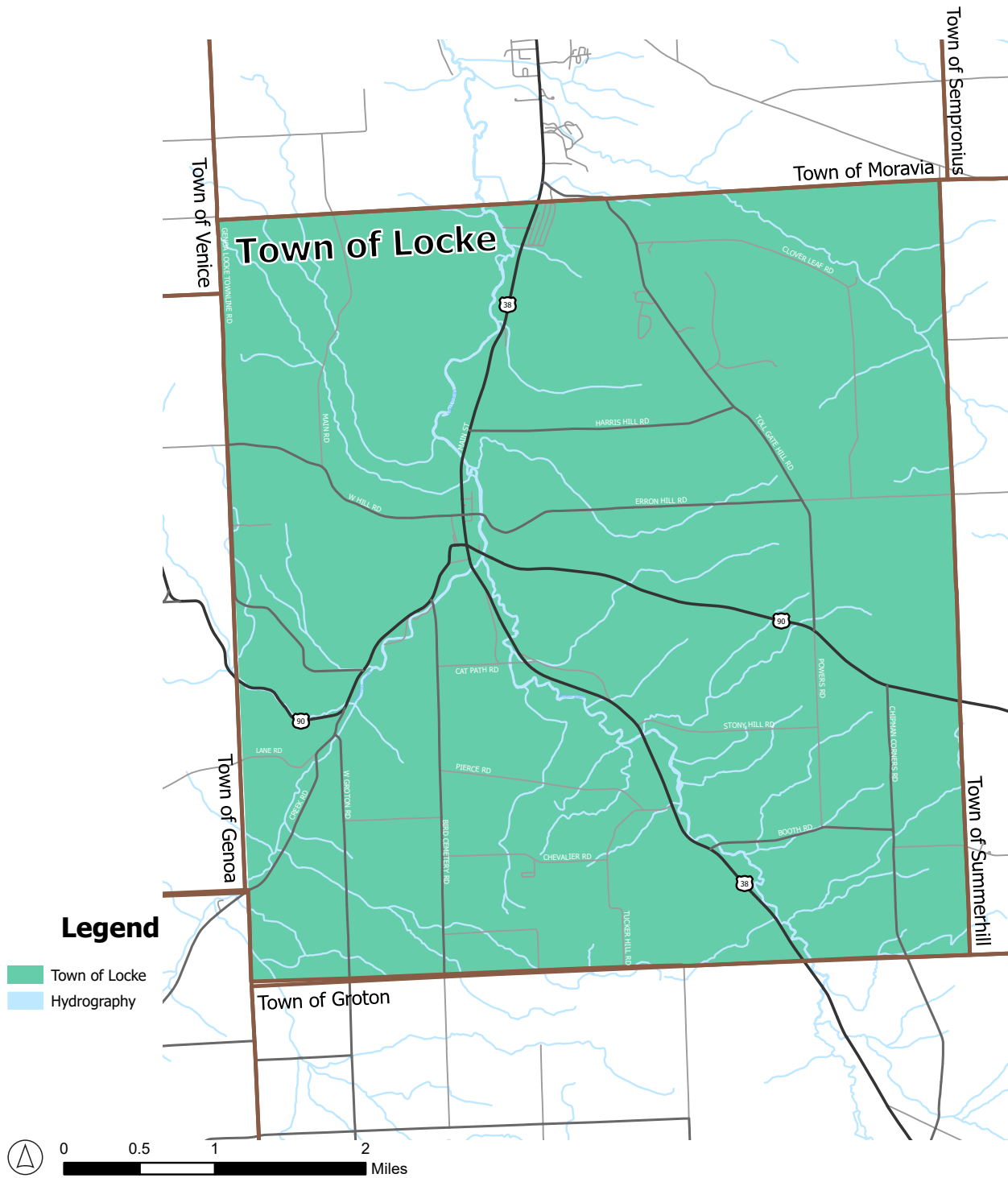
3. Convene Town staff to identify immediate, low-cost action items to advance while obtaining funding for larger projects.

It's essential to demonstrate small wins early on following the adoption process to gain community buy-in for the plan implementation process. Potential "small-win" opportunities include convening with the Town's Code Enforcement Officer to outline property maintenance code updates, applying for the NYS Climate Smart Communities Program, and building relationships with regional partners to enhance local capacity and projects, among other action items.

These three items are by no means all-encompassing, but rather immediate steps the Town should take to jump-start the plan implementation process.

The following sections of the plan provide additional details about the purpose of comprehensive planning, the plan's strategic framework, and implementation matrices to guide the future of Locke.

Locke's Planning Geography



■ Locke's Regional Context



2. Introduction

■ The Purpose of Our Comprehensive Plan

A comprehensive plan is both a document and a process of defining a community's vision, priority policy areas, and desired future land uses.

In New York State, municipalities are encouraged to develop a comprehensive plan because the process and final document provide several benefits for the community, including:



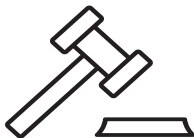
Defined Vision

A comprehensive plan establishes a defined vision for the community with supporting planning values, priority policy areas, and actions to guide future development and planning.



Action Plan

To advance the vision and values, the comprehensive plan includes an action plan matrix of implementable strategies.



Legal Defense

The plan creates a legal defense for land use regulations per New York State's statutes that require land use regulations to comply with a municipality's comprehensive plan.



Policy Document

The plan elements create a policy document to guide land use regulations, budgetary, capital improvement, and community development decisions.

■ How to Use the Plan

The Town of Locke Comprehensive Plan creates a framework to guide land use and decision-making within the community. Local leadership will utilize the plan to ensure their actions align with the vision and values outlined in the document to address key issues and opportunities in the Town.

As a decision-making framework, Town's plan is both a policy document and implementation plan. As community conditions change, the document provides a litmus test to enable local leadership to gauge how proposed projects and policies map into the community's vision for the future.

Recognizing that community conditions are constantly changing, the priorities and action items in this document should be regularly revisited and evaluated.

At a minimum, Town officials, staff, and community members should conduct an annual review of the implementation process. This will allow local leadership to reflect on the advancement of the plan and adjust as necessary as community needs change over time.

The Town should be prepared to conduct a more extensive update five-seven years from now, and a complete overhaul of the plan in 15-20 years. Regular small updates with substantial large updates every two decades will enable the Town to stay ahead of issues and changing conditions and ensure policies and allocation of resources are effectively advancing the community's vision.



■ Our Planning Process

The Town of Locke strategic planning process began in the summer of 2024 and continued through the beginning of 2025. Led by a steering committee of local stakeholders with input from the local community and advised by a multidisciplinary consultant team, this plan is aspirational for the future of Locke, yet grounded in reality to create an actionable policy document to guide future decision-making and development in the Town.

Phase I: Discovery & Existing Conditions Assessment

In the early summer of 2024, the planning process began with the steering committee's kick-off meeting. Following the plan kick-off, the first phase of the planning process consisted of a deep dive into the past, present, and projected future demographic and economic conditions of Locke. The consultant team conducted research using data from Esri, the U.S. Decennial Census, and the American Community Survey. With this data, the consultant team examined the current conditions of the community, assessing Locke's position within Cayuga County. The data and information collected by the consultant team and vetted by the steering committee provided the basis for understanding critical trends and areas for improvement in Locke. During this phase, the steering committee launched the community survey in July 2024 to gather insights regarding issues and opportunities in the community to guide the policy priorities of the plan.

Phase II: Visioning & Strategy Development

The second phase of the planning process began in the late summer, focusing on developing a vision for Locke and defining the planning principles for the community.

In August 2024, the steering committee held a workshop to engage the public in solidifying the community's vision, identifying issues and opportunities facing the community, and brainstorming potential action items. This workshop created an opportunity for the public to learn about the Town's comprehensive planning process and participate in interactive activities to gather feedback to inform the plan. The combination of the workshop and survey results enabled the steering committee and consultant team to draft a vision statement, planning

principles, and priority policy areas which create the "planning foundation" of the plan.

Phase III: Implementation & Action Planning

In phase three, the consultant team assisted the steering committee in identifying priority policy areas and developing a five-year action plan to advance the vision outlined in the plan. During this phase, the steering committee brainstormed the key issues that would have the greatest impact on advancing the Town's vision for Locke and upholding the community's values. The five-year action plan creates an implementation matrix of near-term, medium-term, and long-term actions. This action plan will guide the implementation of the comprehensive plan and provide a decision-making framework for the Town Board.

Phase IV: Plan Development

In the fall of 2024, the steering committee and consultant team assembled the major components of the comprehensive plan, including the existing conditions, vision statement, planning principles, priority policy areas, future land use character areas, and the implementation matrix.

Once the draft plan was created, the steering committee shared it with the public for review. Feedback was refined and incorporated into the final draft version of the plan.

Phase V: Adoption

The steering committee presented the plan to the Town Board in January 2025, reviewing the major highlights from the planning and community engagement processes and key findings in the document. After approving the draft plan, the Town Board initiated the State Environmental Quality Review (SEQR) process required to formally adopt the plan. A public hearing as part of the SEQR process was held in (month) for residents and stakeholders to share additional thoughts and comments on the plan. Following the public hearing and additional revisions, the comprehensive plan was referred to the Cayuga County Planning Board for additional comments. Once all County comments were addressed, the Town Board acted to adopt the Town of Locke Comprehensive Plan in (month).

Public Engagement

Steering Committee

A steering committee of seven individuals representing the residents, business owners, and Town staff in Locke worked closely with the consultant team to guide the strategic planning process. Steering committee members provided insight regarding their personal experiences living and working in Locke and acted as representatives for the community regarding current priorities and hopes for the future.

Public Workshop

Community engagement was an important part of the Town's comprehensive planning process as it provided opportunities for the public to weigh in and shape the future of the Town. The planning process included a public workshop, which took place in August 2025, to gather feedback for the plan. The workshop created an in-person opportunity for the public to learn about the planning process and the importance of strategic planning for long-term development. At the workshop, participants completed interactive SWOT (strength/weakness/opportunity/threat) analyses for community amenities and resources and conducted vision exercises to shape the plan's vision statement. This engagement event generated the public feedback required to develop a vision statement and priority policy areas grounded in the community's desires for the future of Locke.

Community Survey

To provide multiple opportunities for engagement, the steering committee and consultant team developed a community survey to gather input from residents and business owners in Locke. Survey participants answered questions regarding strengths and weaknesses in the community, their hopes for the future, and their thoughts for priorities in the community. The survey was open from May to August 2024 to allow ample time for participation and was available online with hard copies available at Town Hall and during Public Workshop #1. The survey responses were critical to identifying key community priorities to shape the plan's priority policy areas and action items.

Plan Website

At the beginning of the planning process, Town staff coordinated with Cayuga County to create a dedicated comprehensive plan section on the Town's webpage. Throughout the development of the plan, this section contained important information regarding the planning process, public engagement opportunities, and draft plan elements.



3. Strategic Planning Framework

■ How Long-Range Planning Empowers Our Decisions

Strategic plans help communities plan for the short- and long-term. Short-term in the sense that the planning document creates a decision-making framework to guide policy and resource allocation on a day-to-day basis; long-term in the sense that the plan provides a long-term strategy and comprehensive set of action items that outline what a municipality values and the steps they need to take to advance their community's vision.

The Town of Locke Comprehensive Plan is useful at all levels of governmental decision-making, from small everyday tasks to monumental choices about which projects to fund. Town staff, elected officials, appointed bodies, and community members can utilize the plan to make choices about Locke's future.

Recognizing that the outcomes of some decisions can be anticipated while others cannot, the unpredictability of the future poses challenges to how the community prioritizes effort amidst an ever-evolving world.

Our “planning foundation” of our vision statement, planning principles, and priority policy areas creates a filter to evaluate how policies and actions align with the desired future for the community. Created through community engagement, the vision statement creates a direction to aim for while the planning principles outline our shared community values to enable the Town to take a dynamic approach to evaluating whether a project or policy fits with the agreed-upon path for Locke.

The priority policy areas identified in this plan build upon the vision statement and planning principles, illuminating the areas that pose the greatest challenges and opportunities for the community. With limited resources, the Town must strategically allocate funding and human capital to catalyze investment through targeted and consistent effort.

The following vision statement, planning principles, and priority policy areas create the framework for future decision-making in the Town of Locke.

■ Vision Statement

Our vision statement explicitly state our shared aspiration for the future of the Town of Locke. It describes our “why” for our intentions behind developing the comprehensive plan.

The vision statement is intentionally written in the present tense and outlines what we hope to preserve and work toward over the next 20 years.

Our Vision for the Town of Locke...

The Town of Locke is dedicated to being a welcoming and safe community. We look toward the future and learn from the past to protect our natural resources and ensure the viability of our agricultural lands. We maintain our municipal infrastructure and encourage a clean and tidy Town to preserve an inviting and quaint local image of our community. We cultivate access to essential resources and amenities, fostering sustainable local businesses that support the regional economy. We cherish our small-town feel and nurture a connected community of engaged residents.

■ Planning Principles

Our planning principles guide us in how we evaluate decisions both big and small. We use our planning principles as the litmus test to determine if a proposed policy, project, or action aligns with our vision and our collective community values. We will use our planning principles to guide how we allocate time, resources, and funding.

Our decisions will be based on a collective understanding that we need to be:

CONNECTED & COLLABORATIVE



Decision-making doesn't happen in a vacuum. We are committed to fostering an engaged community, enhancing inter-municipal relationships with our neighbors, and making decisions that take a holistic approach to our residents' well-being.

We will...

- Be transparent in Town decision-making to build public trust in our local government.
- Foster a culture of communication to proactively engage residents in Town affairs and build relationships within the community.
- Nurture the social networks and organizations that support Locke.
- Strengthen our relationships with neighboring communities, recognizing the need for collaboration for all to thrive.

We ask the QUESTIONS...

- Are we effectively and proactively communicating with the public about Town decisions?
- Are we providing opportunities for meaningful engagement from the community?
- Are we creating regular opportunities to engage with our neighboring communities to align efforts and resources?

STEWARDS OF OUR VITAL RESOURCES



Part of what makes Locke a great place to live is its access to local and regional natural resources and recreational amenities. We recognize the importance of preserving these resources through intentional choices and policy decisions.

We will...

- Make informed choices that protect our natural resources, ensuring the viability of our agricultural lands, watersheds, and flora and fauna.
- Enhance access to—and connectivity between—open spaces and active recreation opportunities.
- Develop strategies for the flood zone to enhance resiliency.

We ask the QUESTIONS...

- Are we encroaching on the character or function of agricultural land with this decision?
- Is this decision protecting the short- and long-term viability of the environment?
- Will the flood zone be impacted or will potential flooding affect this decision?
- Are local resources being exploited for non-local profit?

ECONOMICALLY RESILIENT



Promoting economic resilience for residents and businesses in our community is vital for the Town's current and future success. We aim to make decisions that enhance the financial wellbeing of the Town and our residents, setting ourselves up for success for decades to come.

We will...

- Prioritize and strategically direct our financial resources toward impactful investments.
- Plan and create policies that support our hamlet as an attractive, safe, and diverse commercial area where business thrives.
- Attract businesses and workers by leveraging our unique assets and streamlining support.
- Work with local and regional partners to support training, education, and workforce development opportunities for our residents.

We ask the QUESTIONS...

- Will this decision help support business within Locke?
- Will this decision create favorable market conditions?
- Will this decision help owners invest in their buildings and businesses?
- Are we optimizing the utilization of our resources and connections to support economic and workforce development in the Town?

■ Priority Policy Areas

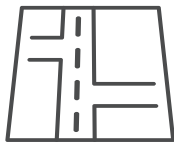
Our priority policy areas identify the issues and opportunities that are vital to advancing the Town of Locke toward its vision for the future. With the community's limited time, capacity, and resources, it is essential to have a targeted strategy that focuses on the areas that will have the greatest impact.

Our priority policy areas were determined through public engagement and steering committee feedback. In conjunction with our vision and planning principles, these priority policy areas round out how the Town will evaluate and advance policies and projects that action the strategies outlined in this plan.

Our decisions will be based on the recognition that we need to prioritize:

Priority Policy Area #1

INFRASTRUCTURE & COMMUNITY SERVICES



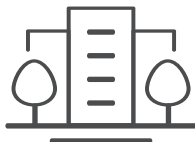
Recognizing the need to make prudent fiscal decisions and pursue funding opportunities, the infrastructure priority area focuses on maintaining and expanding upon the existing water, transportation, and broadband infrastructure in the Town in order to meet current and future needs.

Objectives:

1. Make prudent fiscal decisions and pursue funding opportunities to enable the Town to financially maintain and improve its infrastructure.
2. Ensure infrastructure maintenance and upgrades improve the Town's resilience and sustainability.
3. Enhance the Town's transportation infrastructure, balancing connectivity and accessibility for vehicular and non-vehicular modes of transportation infrastructure improvements that include roads, sidewalks, and trails.
4. Work with regional transportation partners to enhance road safety for all users.

Priority Policy Area #2

COMMUNITY REVITALIZATION



The community revitalization priority area involves pursuing revitalization efforts to reinvigorate the Town's main residential areas as thriving community spaces for housing, commerce, and social interaction.

Objectives:

1. Address blighted residential and commercial properties.
2. Support development of small businesses and housing choices affordable to all residents.
3. Work with regional partners to promote economic and workforce development in Locke.
4. Ensure the continued maintenance of pedestrian infrastructure in the hamlet.
5. Promote infill and new development that maximizes existing infrastructure to create a compact and walkable area in the center of the Town.

Priority Policy Area #3

NATURAL RESOURCE CONSERVATION & AGRICULTURAL SUSTAINABILITY



The natural resource conservation and agricultural sustainability priority area intends to protect the vitality of Locke's natural resources and agricultural lands.

Objectives:

1. Create policies and regulations to protect the natural environment that recognize the need for balance between sound farming practices, environmental health, and preservation of our natural resources.
2. Pursue avenues to support farmland preservation.
3. Identify opportunities to educate the public about the regenerative effects of sound farming practices.
4. Promote environmentally responsible practices among residents and businesses.
5. Spearhead environmental protection and sustainability initiatives within the Central New York region and New York State.

Priority Policy Area #4

CONNECTED COMMUNITY & RESILIENCE



The community connectivity and resilience priority area focuses on supporting the short- and long-term well-being of all who live, visit, and work in Locke.

Objectives:

1. Incorporate systems-oriented thinking and policies into Town governance to increase community resilience and self-sufficiency.
2. Foster opportunities to build community engagement and inclusion.
3. Preserve and explore opportunities to enhance accessibility and connectivity between existing and future greenspaces and trails to support community health and wellness.
4. Work with regional partners to support recreation and other opportunities to attract and retrain families and youth.
5. Strengthen county and regional cooperation and partnerships to maximize resources and capacity.

■ Priority Policy Area Framework

The priority policy areas are the elements that the plan identifies as the most essential to moving the Town of Locke toward the community's vision for the future. As the Town does not have unlimited time and resources, it's essential to focus on the issues and opportunities that will have the greatest impact on the community.

Alignment to Vision

The vision is a general statement that **describes the ideal Locke 20 years in the future**. While specific conditions change year to year, a consistent vision helps to create a direction to work towards. Specific issues and opportunities may arise, but our vision shouldn't deviate substantially during the planning horizon, as it is both authentic to the community and an aspiration of what we hope to become.

Policy Statements

Our policy statements are general statements of a future condition we aim to achieve. Policy statements are narrower in scope than our vision and address particular issues impacting the community. **Our policies aim to guide decision-making and investment over the next 5-10 years** until it's time to complete a comprehensive plan audit. As community conditions change over time, we will amend our policies to adapt to new opportunities and concerns.

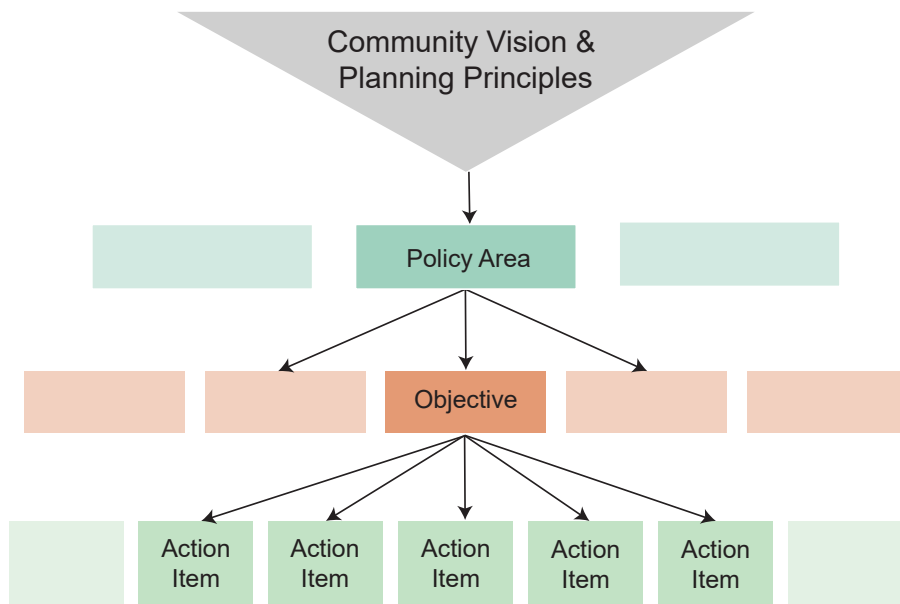
Input from the steering committee and public engagement process helped to determine the priority policy areas. In conjunction with the vision statement and planning principles, the priority policy areas round out how the Town will evaluate strategies and projects to action the comprehensive plan.

Objectives

The priority policy area objectives are statements of measurable activities the Town intends to pursue to action the plan. These objectives outline specific goals that are reasonably attainable and aim to advance the community towards a collective future vision.

Action Items

Our action items are discrete policies, projects, plans and strategies we will implement to accomplish the objectives of this plan. Our action plan matrices **outline action items that range from immediate implementation to 5+ years away**, depending on the scope, cost, and priority of the item.



ACTION PLAN ABBREVIATIONS

The following list details the abbreviations used in the action plan matrices in the following sections.

ConnectALL: NYS ConnectALL Funding Opportunities

ESD CIG: NYS Empire State Development (ESD) Capital Improvement Grants for Pro-Housing Communities Program (CIG)

ESD Strategic Planning: NYS Empire State Development (ESD) Strategic Planning & Feasibility Studies

EFC EPG: NYS Environmental Facilities Corporation (EFC) Water Infrastructure Engineering Planning Grant

EFC WIIA/IMG: NYS Environmental Facilities Corporation (EFC) Water Infrastructure Improvement Program (WIIA) and Intermunicipal Grant Program (IMG)

FEMA FMA: FEMA Flood Mitigation Assistance Grant Program (FMA)

HCR CDBG BEST: NYS Office of Homes and Community Renewal (HCR) Community Development Block Grant (CDBG) Business Expansion and Start-up (BEST)

HCR CDBG Housing: NYS Office of Homes and Community Renewal (HCR) Community Development Block Grant (CDBG) Housing

HCR CDBG Facilities, Infrastructure, Planning: NYS Office of Homes and Community Renewal (HCR) Community Development Block Grant (CDBG) Public Facilities, Infrastructure and Planning

HCR CDBG VPCP: NYS Office of Homes and Community Renewal (HCR) Community Development Block Grant (CDBG) Vacant Property Clearance Program (VPCP)

HCR MAP: NYS Office of Homes and Community Renewal (HCR) Microenterprise Assistance Program (MAP)

HCR NYMS: NYS Office of Homes and Community Renewal (HCR) New York Main Street Grant (NYMS)

Hometown: T-Mobile Hometown Grants

I LOVE NY: NYS Empire State Development (ESD) I LOVE NY Tourism Matching Funds

MARKET NY: NYS Empire State Development (ESD) Market New York Program

NYSCA ARTISTS: New York State Council on the Arts (NYSCA) Support for Artists Program

NYS DEC CSC: NYS Department of Environmental Conservation (DEC) Climate Smart Communities Grant Program (CSC)

NPS MS4: NYS Department of Environmental Conservation (DEC) Non-Agricultural Nonpoint Source Planning and MS4 Mapping Grant (NPS MS4)

NYS DEC UCF: NYS Department of Environmental Conservation (DEC) Urban and Community Forestry Grants (UCF)

NYS DEC WQIP: NYS Department of Environmental Conservation (DEC) Water Quality Improvement Project (WQIP) Program

NYS DOS LGE: NYS Department of State (DOS) Local Government Efficiency (LGE)

NYS DOS LWRP: NYS Department of State (DOS) Local Waterfront Revitalization Program (LWRP)

NYS DOS Smart Growth: NYS Department of State (DOS) Office of Planning Development, and Community Infrastructure (OPDCI) Smart Growth Community Planning and Zoning Grant

NYSDOT TAP: NYS Department of State (DOS) Office of Planning Development, and Community Infrastructure (OPDCI) Smart Growth Community Planning and Zoning Grant

NYS EPF Parks: NYS Office of Parks, Recreation, and Historic Preservation (OPRHP) Environmental Protection Fund Grants Program for Parks, Preservation, and Heritage (EPF)

OPRHP RTP: NYS Office of Parks, Recreation, and Historic Preservation (OPRHP) Recreational Trails Program (RTP)

Parks & Trails: Parks & Trails New York Partnership Grants

US EPA WIFIA: U.S. Environmental Protection Agency (US EPA) Water Infrastructure Finance and Innovation Act (WIFIA)

US FRA CRISI: U.S. Federal Railroad Administration (FRA) Consolidated Rail Infrastructure and Safety Improvements (CRISI) Program

USDA RD CF: U.S. Department of Agriculture Rural Development (USDA RD) Community Facilities Direct Loan & Grant Program

5. Priority Policy Area 1 - Infrastructure

■ POLICY STATEMENT

Infrastructure is the foundation of a community, as it provides services such as roads and trails, clean water, and internet/broadband that are essential for community health and wellbeing. Infrastructure maintenance continues to be a major priority of the Town of Locke to ensure the municipal government can continue to meet the needs of residents. Fiscal sustainability and long-term capital improvement planning will be necessary to enable the Town to plan for and undertake needed improvements to vital infrastructure. Future projects seek to maximize existing resources and promote the long-term fiscal and environmental sustainability of the Town's infrastructure. The Town will seek to enhance connectivity within the hamlet and neighboring communities through investments in multi-modal transportation infrastructure to improve mobility and community resiliency. The Town will leverage local, County, and regional resources to obtain grants and other funding sources to support essential upgrades to community infrastructure.

■ OBJECTIVES

- Make prudent fiscal decisions and pursue funding opportunities to enable the Town to financially maintain and improve its infrastructure
- Ensure infrastructure maintenance and upgrades improve the Town's resilience and sustainability
- Enhance the Town's transportation infrastructure, balancing connectivity and accessibility for vehicular and non-vehicular modes through improving transportation infrastructure, including roads, sidewalks, and trails, to enable residents, businesses, and visitors to safely access amenities and benefit from the Town's location in the Central New York Region
- Work with regional transportation partners to enhance road safety for all users

PP1 ACTION PLAN

#	Action Item Description	Time frame	Partners	Potential Funding Sources
1	Develop a Capital Improvement Plan (CIP) to plan for and complete major capital improvement projects to maintain the Town's infrastructure.	Immediate	CPIC, Town Board, Town Staff	ESD Strategic Planning; HCR CDBG Facilities, Infrastructure, Planning
2	Conduct a feasibility study to understand existing conditions and constraints and plan for future infrastructure maintenance and improvements to support existing and future development.	Short-Term	Town Board, DPW, Consultants	ESD Strategic Planning; HCR CDBG Facilities, Infrastructure, Planning
3	Conduct a comprehensive Water District Supply and Maintenance Study to identify maintenance and other needed improvements to the Town's Water District. <ul style="list-style-type: none"> Once the study is complete, secure funding and pursue long-term solutions to identified maintenance needs. 	Medium-Term	Town Board, DPW, Consultants	EFC EPG; NPS MS4; NYS DEC WQIP
4	Create and adopt a Complete Streets policy to enhance the hamlet's overall walkability through balancing the needs of different modes of transportation, pedestrian safety, user age and ability, and land use. <ul style="list-style-type: none"> As part of the Complete Streets policy, examine the existing pedestrian network and identify areas that need repairs and enhancements to improve usability, safety, and enjoyment. 	Medium-Term	Town Board, CPIC, Cayuga County, Consultants	NYSDOT TAP; NYS DEC CSC; ESD Strategic Planning
5	Create a Stormwater Management Plan to review opportunities to address stormwater runoff and flood mitigation in the Town. <ul style="list-style-type: none"> Develop stormwater and erosion control measures to help existing farms keep valuable top soil on their properties and prevent erosion and sediment from entering streams and creeks. Coordinate efforts with Cayuga County and the Cayuga County Soil & Water Conservation District to right-size stormwater flow barriers and channels (i.e. bridges and culverts). 	Long-Term	Town Board, Cayuga County, NYS DEC	EFC EPG; NPS MS4; NYS DEC WQIP; EFC WIIA/IMG; US EPA WIFIA
6	Complete a Transportation Improvement Study to determine opportunities to address vehicular traffic and speed, improve hamlet walkability and pedestrian amenities, and multi-modal transportation infrastructure. <ul style="list-style-type: none"> Coordinate efforts with NYSDOT and Cayuga County to examine key transportation routes (such as Main Street, Routes 38 and 90) and roads with safety concerns (such as West Hill Road, Tucker Hill Road, and Stony Hill Road). Examine opportunities to install traffic control elements to improve road safety. 	Long-Term	Town Board, DPW, Highway Department, Consultants	NYSDOT TAP
7	Work with the County to enhance access to internet/broadband to address equity gaps in education and employment opportunities.	Ongoing	Town Board, Cayuga County	ConnectALL

6. Priority Policy Area 2 - Community Revitalization

■ POLICY STATEMENT

Community and economic development in Locke has stagnated over the past few decades, necessitating the need for community revitalization. Revitalization in this context intends to rebuild the historic character of the hamlet, as well as create economic conditions to attract businesses and residents to reinvigorate these areas as social and commercial hubs for the local community. Revitalization of the hamlet will require a multipronged approach to address the variety of infrastructure, economic development, and social needs of the community. With intentional and consistent effort, the hamlet will transform into a center of civic life and become a place where people and businesses want to locate in Locke.

As a predominantly rural community, the Town will concentrate efforts on maintaining and enhancing the quality of housing within the hamlet and working with County and regional partners to support small businesses throughout the Town. To maintain Locke's rural appeal, the Town will work to ensure new development fits within the character of the community, preserving the agrarian landscape and maintaining high-quality farmland while providing for a diversity of housing needs and enhancing resilience in the Town.

■ OBJECTIVES

- Address blighted residential and commercial properties
- Support development of small businesses and housing choices affordable to all residents
- Work with regional partners to promote economic and workforce development in Locke
- Ensure the continued maintenance of pedestrian infrastructure in the hamlet
- Promote infill and new development that maximizes existing infrastructure to create a compact and walkable area in the center of the Town

PP2 ACTION PLAN

#	Action Item Description	Time frame	Partners	Potential Funding Sources
1	<p>Complete a review of existing Town Code and the NYS Property Maintenance Code to explore opportunities to increase code enforcement measures to support property maintenance and blight remediation.</p> <ul style="list-style-type: none"> Revise the Town Code as needed to adopt proactive code enforcement measures, including administrative and court remedies, to address blight and deterioration. The Town Board should work with the Code Enforcement Officer (CEO) to identify priorities and outline a course of action. Work with the CEO to make Town Codes accessible online. Ensure the respective websites are easily navigable and maintain the necessary information on forms and code enforcement processes. 	Short-Term	Town Board, Town CEO, Town Staff, Cayuga County, Consultants	NYS DOS Smart Growth; HCR NYMS
2	<p>Review the Town Code and revise as needed to ensure it encourages a variety of housing types that support residents of all ages and life stages.</p> <ul style="list-style-type: none"> Review and update the Town Code as needed to ensure the feasibility of housing solutions such as Accessory Dwelling Units and other types of development that allow for incremental density. 	Short-Term	Town Board, Town CEO, Town Staff, Cayuga County, Consultants	NYS DOS Smart Growth
3	<p>Pursue opportunities to sell Town-owned property that are no longer needed or underutilized.</p> <ul style="list-style-type: none"> Explore opportunities to sell the Town Office building located at 906 Main Street. Explore opportunities to sell the 172 acres of currently Town-owned property on Main Road. 	Short-Term	Town Board	
4	<p>Work with Cayuga County Department of Planning and Economic Development to develop a placemaking program to support public space improvements, public art, and other placemaking initiatives to create an inviting hamlet atmosphere.</p> <ul style="list-style-type: none"> Add public space amenities, such as benches, light fixtures, and planters, that fit with the historic and quaint character of the Downtown. 	Short-Term	Town Board, CPIC, Cayuga County	Market NY; I LOVE NY; ESD CIG; NYSCA Artists; Hometown; NYS DEC CSC
5	<p>Work with Cayuga County Department of Planning and Economic Development to pursue remediation strategies to address deteriorating and blighted properties.</p> <ul style="list-style-type: none"> Pursue funding through the Community Development Block Grant program to rehabilitate housing for low and moderate income households. Support adaptive reuse and infill development opportunities for vacant and blighted lots in the hamlet. 	Medium-Term	Town Board, CPIC, Cayuga County, Town CEO	Restore NY; HCR CDBG Housing; HCR CDBG Facilities, Infrastructure, Planning; HCR CDBG VPCP; HCR NYMS
6	<p>Develop a marketing package that promotes Locke's strengths in the sectors of ag-related businesses, outdoor recreation, and regional tourism.</p>	Medium-Term	Town Board, CPIC, Cayuga County	Market NY; I LOVE NY
7	<p>Obtain funding to support small business development and hamlet revitalization.</p> <ul style="list-style-type: none"> Funding should be utilized to support small business development and expansion, capital projects, and building façade improvements that add to the vibrancy of the downtown. 	Long-Term	Town Board, CPIC, Cayuga County, Local Developers	HCR MAP; HCR CDBG BEST

7. Priority Policy Area 3 - Natural Resource Conservation & Agricultural Sustainability

■ POLICY STATEMENT

Agricultural lands and open spaces play a significant role in shaping the character of Locke. Encompassing rolling scenic vistas to active agricultural farms, the Town's agricultural lands and natural resources are vital to ensuring the longevity of the environment and community, and the preservation of these assets is crucial. Therefore, the Town will continue to support the farming community to ensure the long-term sustainability of local agricultural operations. The Town will collaborate with farmers and agricultural support businesses, connecting them with local, County, and regional resources to ensure continued operations and that the impacts of agricultural practices do not detract from Locke residents' quality of life or degrade the Town's natural environment. The Town will work closely with Cayuga County, the NYS Department of Agriculture and Markets, and the NYS Department of Environmental Conservation to achieve the objectives and action items outlined below.

■ OBJECTIVES

- Create environmental policies and regulations to protect the natural environment and recognize the need for balance between sound farming practices, environmental health, and preservation of our natural resources
- Pursue avenues to support farmland preservation and to educate local farmers regarding sustainable farming practices
- Identify opportunities to educate the public about the regenerative effects of sound farming practices
- Promote environmentally responsible practices among residents and businesses
- Spearhead environmental protection and sustainability initiatives within the Central New York region and New York State

PP3 ACTION PLAN

#	Action Item Description	Time frame	Partners	Potential Funding Sources
1	Review and revise land use regulations to strengthen hazard mitigation and resiliency through enhanced protection of natural resources and environmentally sensitive areas. <ul style="list-style-type: none"> Update development review applications to include sustainability elements to maximize resiliency. Elements should include green infrastructure, native landscaping, renewable energy resources, etc. 	Short-Term	Town Board, Town CEO, Cayuga County, CPIC, Consultants	NYS DOS Smart Growth; HCR CDBG Facilities, Infrastructure, Planning; FEMA FMA; NYS DEC CSC; HCR NYMS
2	Register for the NYS Climate Smart Communities Program and pursue actions to achieve Bronze Certification status.	Short-Term	Town Board, CPIC, Town Staff	NYS DEC CSC
3	Review and enforce local code regarding the Town's preferences for siting of renewable energy assets, including solar and wind installations, to preserve viable agricultural land while supporting renewable energy resources.	Short-Term/ Ongoing	Town Board, Town CEO, Cayuga County, Consultants	NYS DOS Smart Growth
4	Complete a Local Waterfront Revitalization Program to ensure the protection of the Owasco Lake watershed.	Medium-Term	Town Board, Cayuga County, NYS DEC, NYS DOS	NYS DOS LWRP
5	Support land conservation easements and other efforts by local land conservation organizations such as the Finger Lakes Land Trust and similar organizations.	Medium-Term	Town Board, Finger Lakes Land Trust, NYS DEC	NYS DOS Smart Growth
6	Regularly review and revise, as needed, all local land use regulations dealing with stormwater runoff and retention to maximize protection of surface and groundwater resources. <ul style="list-style-type: none"> Consider implementing resiliency measures such as overlay districts, enhanced stream buffers, and design standards to protect natural features. 	Long-Term	Town Board, Town CEO, Cayuga County, CPIC, Consultants	NYS DOS Smart Growth; NPS MS4; NYS DEC WQIP
7	Continue to protect and enhance the Town's tree canopy to support resiliency and green infrastructure. <ul style="list-style-type: none"> Become a Tree City USA and participate in the requirements to support the Town's tree canopy. Invest in opportunities to increase tree plantings on Town-owned properties and greenspaces. 	Long-Term	Town Board, CPIC, DPW, Town Staff	NYS DEC CSC; NYS DEC UCF
8	Consider developing an Agricultural Overlay District in the Town to preserve prime farmland and protect farming operations.	Long-Term	Town Board, Cayuga County, Cayuga County Farm Bureau	NYS DOS Smart Growth
9	Consider developing a Right to Farm Law to protect local agriculture from potential nuisance threats from regional development pressure.	Long-Term	Town Board, Cayuga County, Cayuga County Farm Bureau	NYS DOS Smart Growth

8. Priority Policy Area 4 - Community Connectivity & Resilience

■ POLICY STATEMENT

The ability to bounce back from anticipated and unanticipated challenges requires the Town to develop a systems-oriented approach to governance including developing processes, policies, and action items to support municipal self-sufficiency and improve overall community resilience for all who live in, work in, and visit Locke. This approach to municipal governance foregrounds taking a proactive stance to how the Town operates, understanding the interplay between decision-making, breaking down communication barriers, and maximizing efficiencies. Quality of life, including recreation and connectivity among the Town's residents, will improve as the Town uses a holistic lens to evaluate decision-making and seeks to build relationships with local, County, and regional partners. Long-term community health and wellbeing require the Town to weigh short-term needs with long-term consequences to ensure the application of time, resources, and funding maximizes quality of life for the community and the preservation of the natural environment.

■ OBJECTIVES

- Incorporate systems-oriented thinking and policies into Town governance to increase community resilience and self-sufficiency
- Foster opportunities to build community engagement and inclusion
- Preserve and explore opportunities to enhance accessibility and connectivity between existing and future greenspaces and trails to support community health and wellness
- Work with regional partners to support recreation and other opportunities to attract and retrain families and youth
- Strengthen County and regional cooperation and partnerships to maximize resources and capacity

PP 4 ACTION PLAN

#	Action Item Description	Time frame	Partners	Potential Funding Sources
1	<p>Establish the Comprehensive Plan Implementation Committee (CPIC) to ensure the advancement of the goals, policies, and action items in this plan.</p> <ul style="list-style-type: none"> The CPIC should meet at least quarterly to discuss plan implementation and the appropriate allocation of time and resources. The CPIC should meet with the Town Board at least bi-annually (twice a year) to ensure the Town Board is informed of plan implementation progress and can allocate resources accordingly. 	Immediate	CPIC, Town Board, Town Staff	NYS DOS Smart Growth; NYS DOS LGE
2	Work with Cayuga County Department of Planning and Economic Development to explore opportunities to connect to regional trail networks.	Short-Term	CPIC, Town Board, Town Staff, Cayuga County, Owasco Lake Watershed Management Council, Cayuga Council Soil and Water Conservation District	Parks & Trails; OPRHP RTP; ESD Strategic Planning
3	Work with local and regional partners to create events and programming that encourage community connectivity and resident engagement.	Short-Term	CPIC, Town Board, Cayuga County	Hometown; ESD Strategic Planning
4	<p>Explore and implement opportunities to enhance and streamline Town communication to improve information sharing and resident engagement in Town affairs.</p> <ul style="list-style-type: none"> Consider developing a Town Facebook page to enhance communication. 	Short-Term	CPIC, Town Board	NYS DOS LGE
5	Actively participate in regional parks/recreation and transportation decision-making through coordination with local and regional partners.	Short-Term	Town Board, CPIC, Town Staff, Owasco Lake Watershed Management Council, Cayuga County Soil and Water Conservation District	Parks & Trails; OPRHP RTP; ESD Strategic Planning; NYS EPF Parks
6	Explore opportunities to enhance amenities such as lighting, benches, picnic tables at Millstone Park.	Medium-Term	CPIC, Town Board, Town Staff, DPW	Parks & Trails; NYS EPF Parks
7	<p>Continue working with the local school districts to support youth engagement in Town affairs.</p> <ul style="list-style-type: none"> Consider supporting the mentorship and/or job placement programs. Consider supporting independent study programs to advance community development projects in the Town. 	Long-Term	CPIC, Town Board	Town General Fund
8	Create and maintain Mutual Aid Agreements with neighboring municipalities for continuity of operations.	Ongoing	Town Board, Town Staff	NYS DOS LGE

9. Current & Future Land Use

■ Why Land Use Matters for Locke

The nature of land use in Locke will depend on the ability of the Town to make strategic decisions that adequately consider the Town's housing, agricultural, commercial, and various other land use needs. Land in the Town is predominately used for agriculture and other related uses, with small clusters of housing development concentrated in pockets throughout the community.

The majority of Town residents choose to live in Locke for its rural lifestyle and hope to preserve the community's small town charm and scenic landscape. Given the limited water and sewer infrastructure, sustainable new development is unlikely without significant infrastructure investment to ensure the appropriate environmental protections and public health regulations.

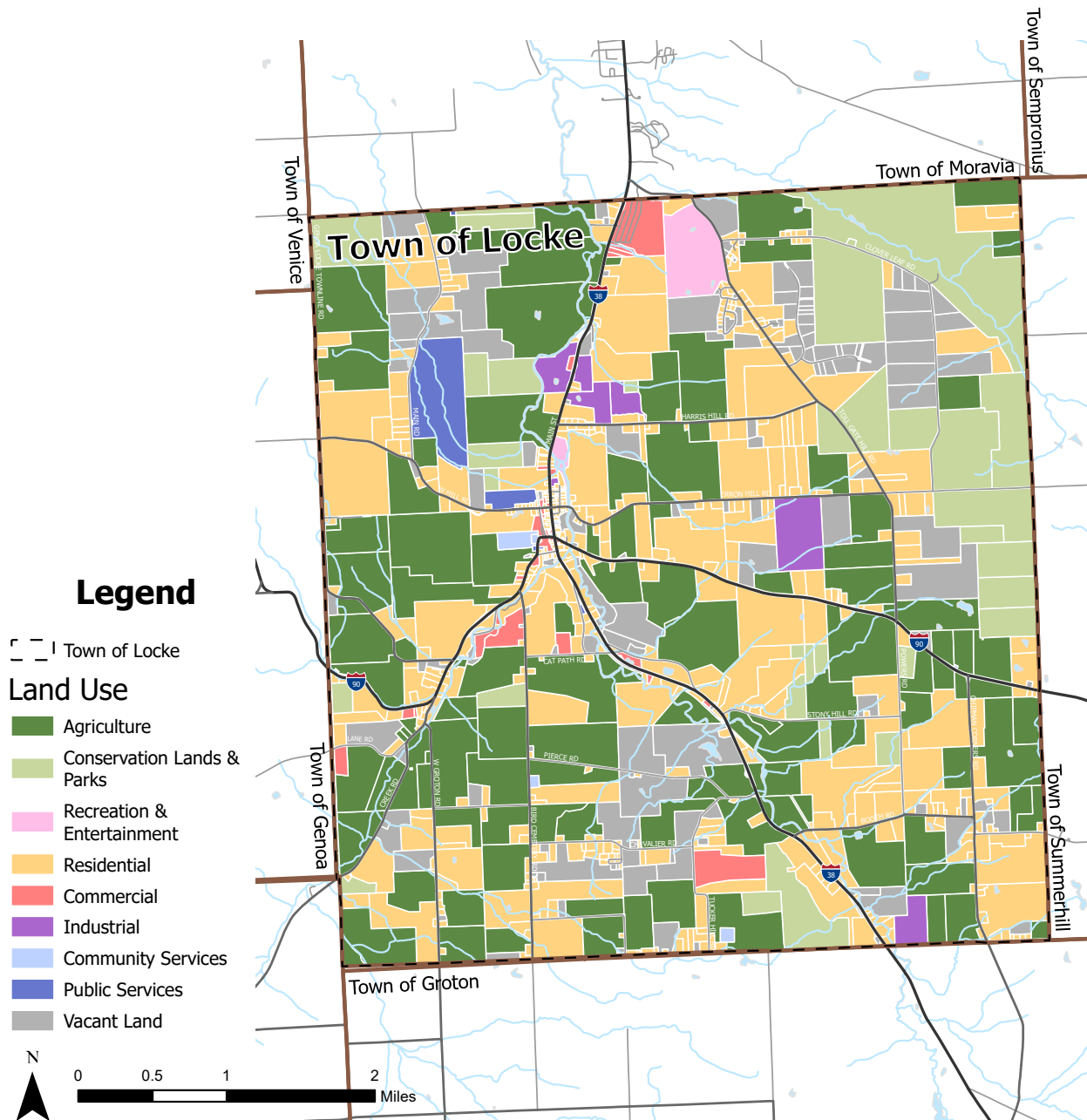
While the Town of Locke has historically been spared from regional development pressure, the future is uncertain and the Town must take intentional steps to be prepared to face a changing regional landscape. The Town's limited land use regulations intend to create local autonomy and limit government involvement in how property owners utilize their land. This freedom can be beneficial, but the existing lack of regulations could pose a challenge if the Town were to start to face development pressure. Land use regulations, when implemented appropriately, can empower municipalities to shape the type of development they want to take place in their community without stifling development. When land use regulations are weak or don't exist, municipalities have limited options to push back against development that does not align with the community's vision or values.

The planning process revealed a strong desire from the community to preserve the Town's viable agricultural land while exploring opportunities to foster housing development to support current and future residents in a variety of life stages. Residents also identified concerns regarding solar development, flooding, and environmental degradation as potential threats to quality of life in Locke. These concerns are real and necessitate critical analysis to ensure the Town's natural resources and residential developments are protected.

To accomplish these goals, the Town will need to think carefully about land use decisions and determine opportunities to strengthen local controls to guide development that aligns with the vision and values identified in this plan. Future land use in the Town should aim to incorporate Smart Growth principles to make the best use of land regarding environmental, economic, and social sustainability through the maintenance of existing infrastructure and strategic placement of new development.

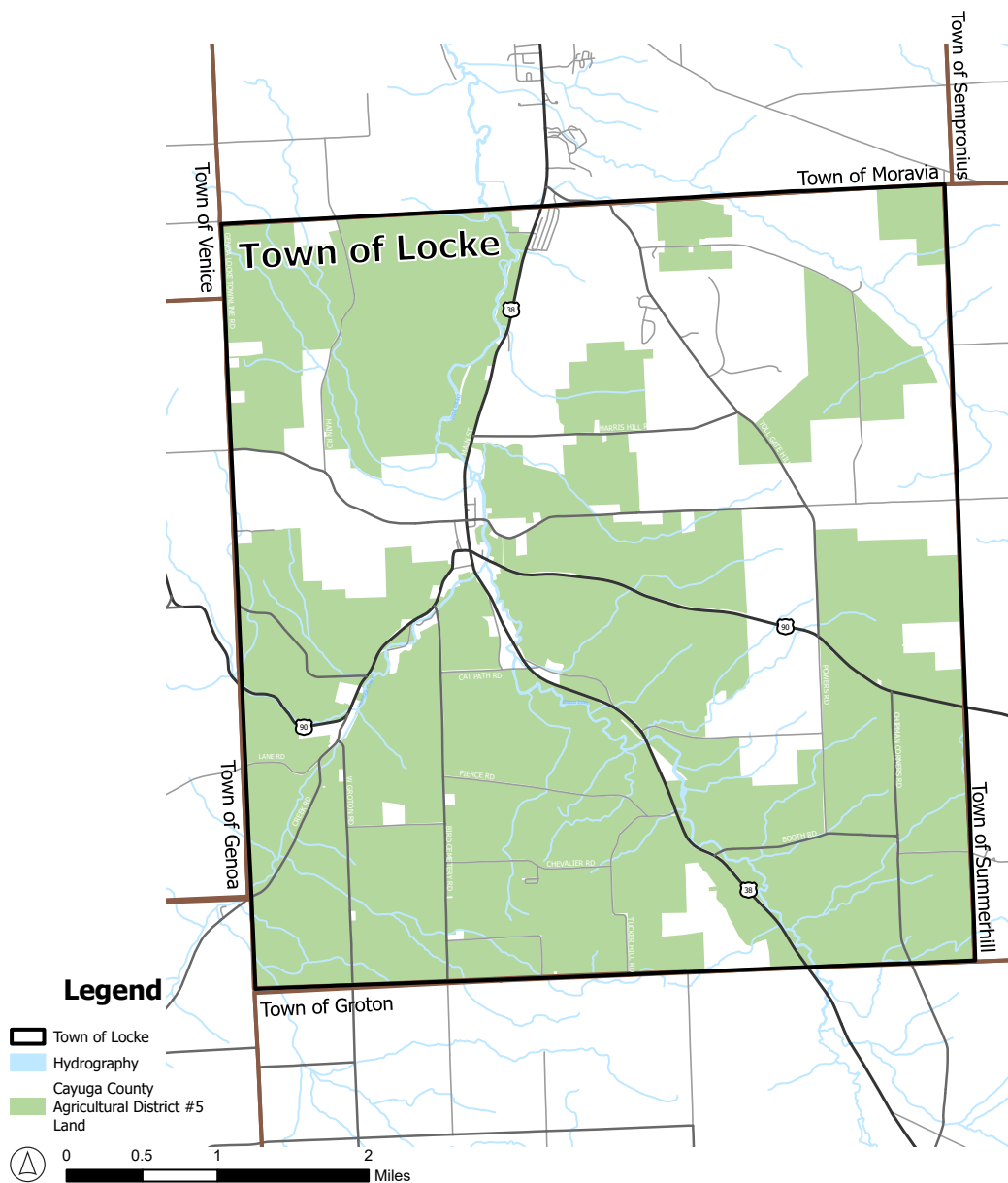
The following land use analysis utilizes 2023 parcel data from Cayuga County and Geographic Information System (GIS) mapping software to visualize and categorize land uses in the Town. It's important to note that the following land analysis creates a snapshot of a point in time for the Town, as land use data is constantly changing.

Current Land Use Map



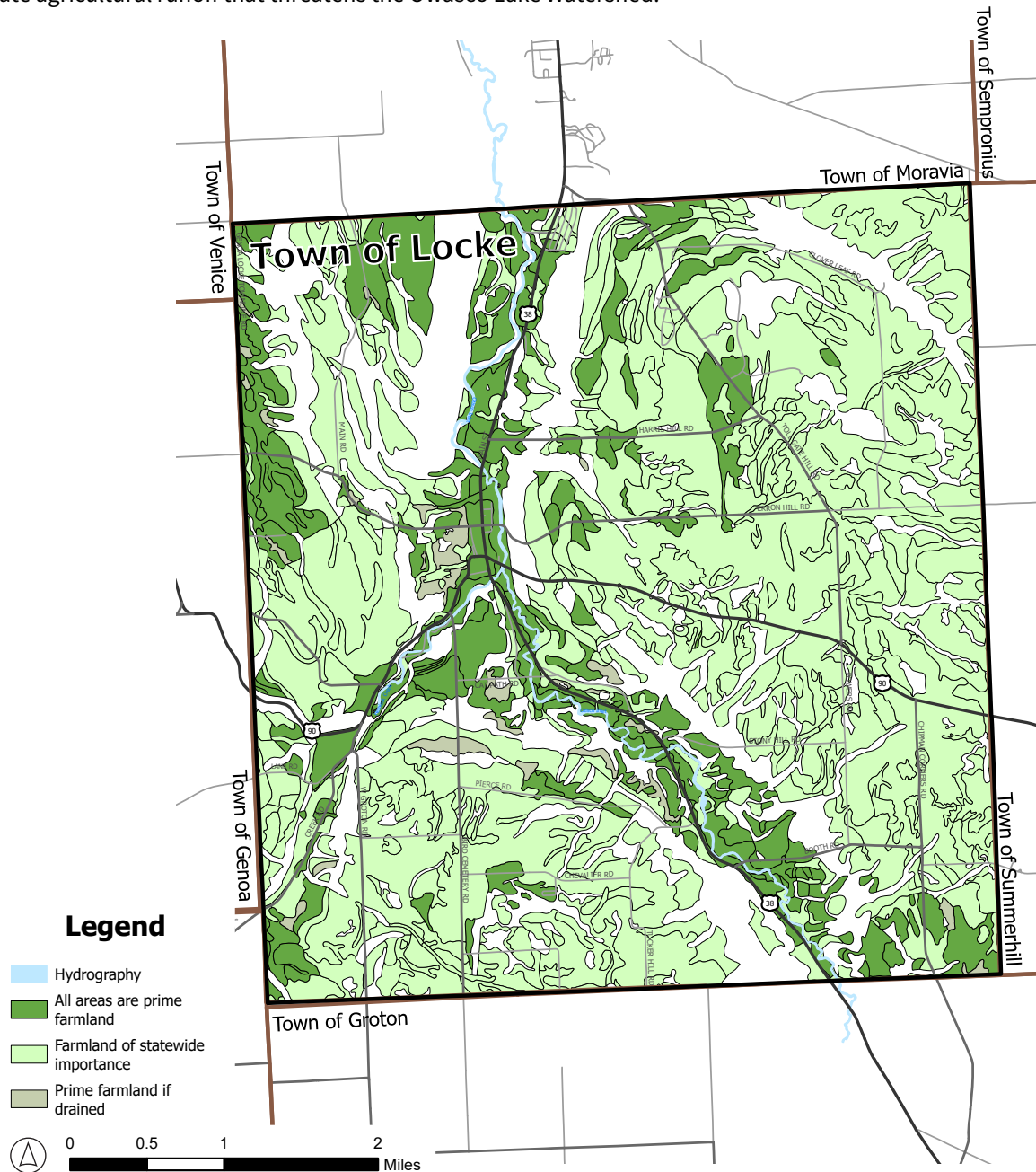
Agricultural Land

The Town's agricultural land and pastoral landscape is the defining feature of Locke. This farmland creates the vibrant green pastures located between the rolling hills and wooded areas throughout the Town. Active agriculture is a key part of Locke's heritage. However, regional and national trends indicate that the local agricultural community, specifically small farmers, are becoming scarce due to rising costs and struggles with succession planning. When long-standing local farmers are unable to pass on their land, this creates opportunities for larger commercial farms to purchase or lease their land, leading to consolidation of farms throughout the state (Cayuga County Agriculture and Farmland Protection Plan 2014). Locke aims to preserve its agricultural heritage, which necessitates leveraging a variety of County, regional, state, and federal resources to support farmers in the community. The map below visualizes the agricultural parcels recognized within Cayuga County Agricultural District #5, certified by the NYS Department of Ag & Markets.



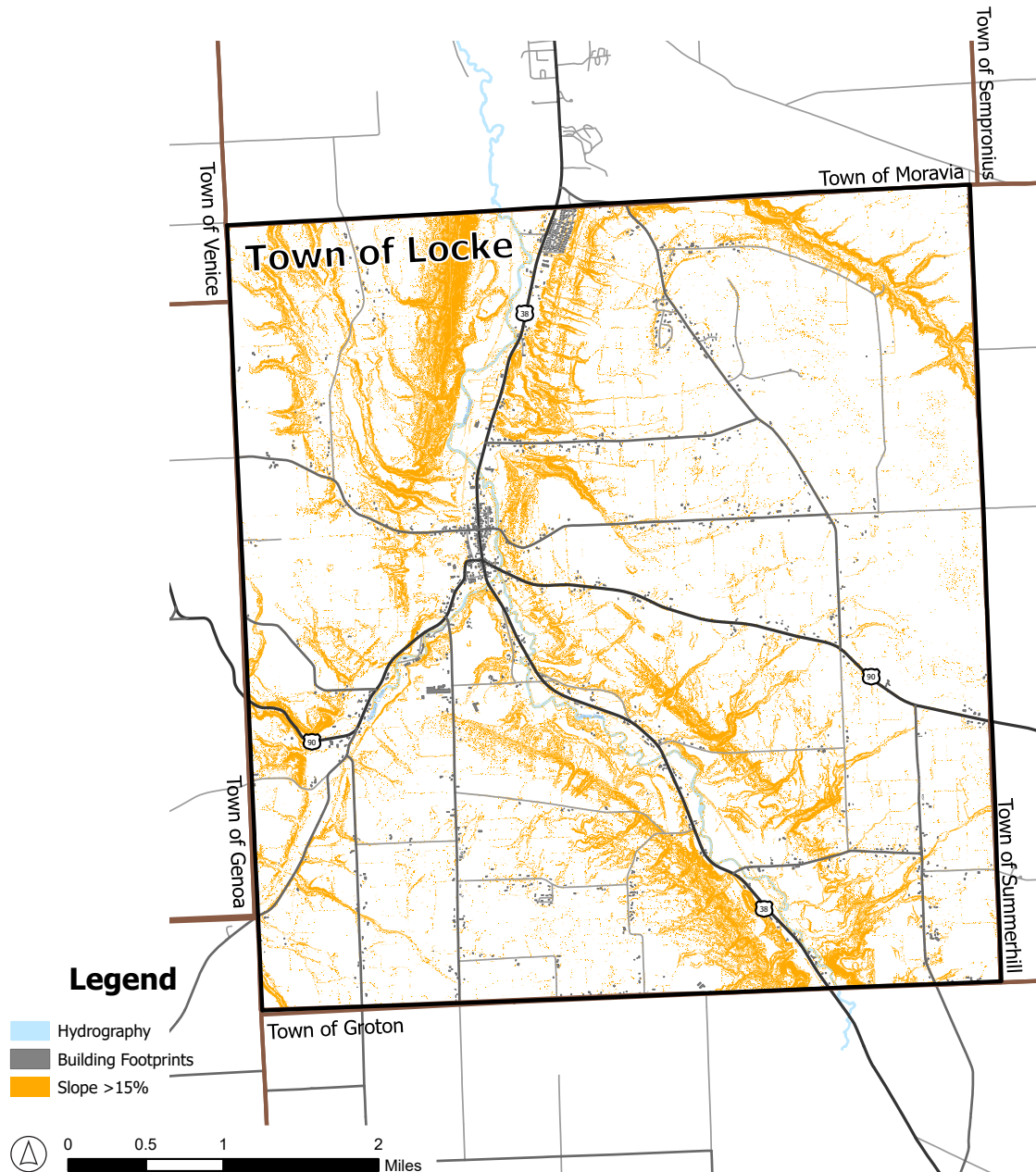
■ Prime Farmland

Looking towards the future, it's essential to preserve the Town's prime farmland as this is the best land suited for agricultural production. The U.S. Department of Agriculture defines prime farmland as the land "that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses." The map below provides a visualization of the prime farmland in Locke, and thus the areas in which to concentrate agricultural conservation efforts. The Town seeks to continue to build relationships with the Cayuga County Farm Bureau to support efforts to preserve prime farmland and implement strategies to mitigate agricultural runoff that threatens the Owasco Lake Watershed.



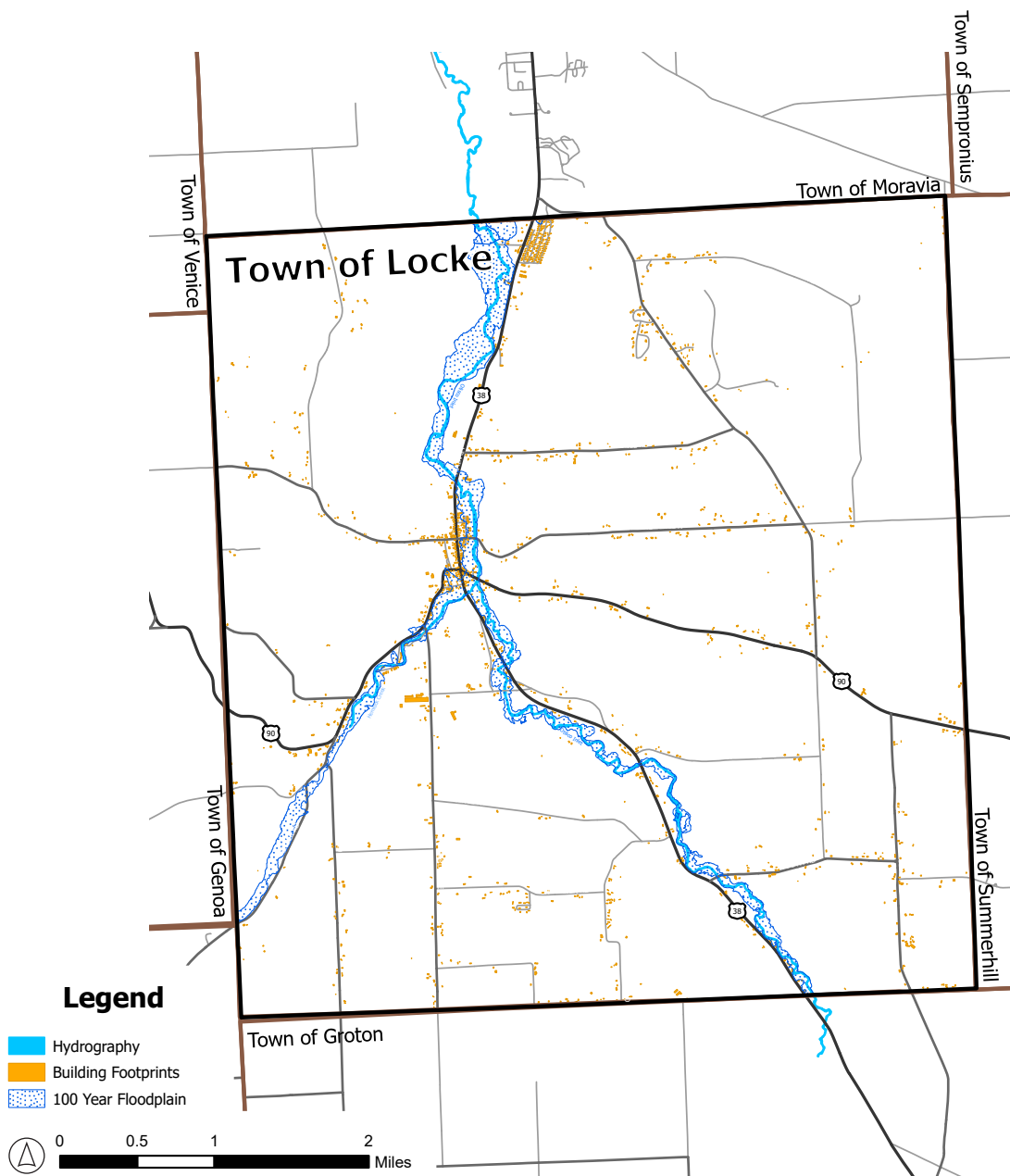
Steep Slopes

The variety of steep slopes, wooded areas, and flat agricultural lands influenced the traditional development pattern of the Town. The hamlet is located at the base of the valley, along Hemlock Street. Steep slopes frame the hamlet along the East and West corridors. Understanding the topography of the town is essential to uncovering opportunities for potential development. The map below visualizes the steep slopes throughout Locke. Steep slopes are typically defined as hillsides with a vertical rise of at least 15 feet over a horizontal rise of 100 feet and/or an angle of more than 33 degrees. Steep slopes pose potential problems such as erosion, landslides, stream sedimentation, and flooding if not properly maintained. Cooperation with Cayuga County and the Cayuga County Soil and Water Conservation district will be essential to ensure the preservation of sensitive areas throughout the Town.



Floodplain

The Town of Locke is situated within the Owasco Lake watershed in Cayuga County. The Owasco Inlet and Hemlock Creek converge just south of NYS Route 90 in the Hamlet of Locke. The map below illustrates the FEMA 100-Year floodplain in the Town, highlighting flood hazard areas within the community. Floodplain maps are essential tools for identifying potential flooding risks and environmentally sensitive areas. In light of increasing climate volatility and severe weather events across the state, the Town should enhance its climate resiliency efforts. This includes limiting development within the floodplain and implementing green infrastructure and other stormwater management strategies to reduce flood risk.



■ Smart Growth Principles

A Smart Growth approach to land use covers a range of development and conservation strategies that help protect our health and natural environment and make our communities more attractive, economically stronger, and more socially diverse (Environmental Protection Agency). New York State identifies 15 interlocking principles to advance Smart Growth:



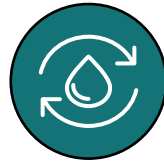
Promote Mixed Land Uses



Promote Walkable/Bikeable Neighborhood Designs



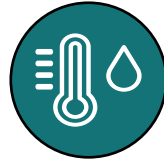
Provide Adequate Range of Housing Opportunities and Choices



Integrate Clean Energy Resources and Related Incentives



Encourage Development and Redevelopment Where Infrastructure is Sustainable and Adequate



Enhance Resiliency to Extreme Weather Events



Foster Distinctive and Attractive Communities with Sense of Place



Improve Green Infrastructure with Resident's Participation



Develop Well-planned and Well-placed Public Spaces



Encourage Social Diversity and Integration



Promote Sustainable Compact Neighborhoods



Expand Planning and Implementation Efforts Across Jurisdictions



Increase Mobility and Circulation Within and Between Jurisdictions



Promote Community and Stakeholder Collaboration



Encourage Sustainable Mass Transit to Reduce Local Levels of Greenhouse Gas Emissions

■ Future Land Use

Where & How Do We Want To Develop?

Future land use planning in the Town of Locke is crucial to ensure the preservation of its viable agricultural land and the protection of its natural resources. Future land use planning in the Town of Locke is essential to preserving its agricultural land and protecting natural resources. Efficient use of existing infrastructure and resources will be key to avoiding the degradation of its environmental resources and comprising the community's valued agrarian landscape.

Future land use should follow Smart Growth principles to ensure land is used in a way that supports environmental, economic, and social sustainability. As such, future development in the Town should be focused near the hamlet and along the transportation corridor with Moravia. The Town should prioritize creating an environment that encourages the revitalization of its existing housing stock and commercial areas.

The recommendations in the following section of the plan are intended to guide future land use in the Town. These land use recommendations are not land use or development regulations, nor do they provide an exhaustive list of land uses or development types. Rather, this section provides a framework to evaluate future land use decisions and outline potential land use types that align with the vision and values of the Locke community.

Similar to the rest of the plan, the future land use section is not meant to remain unchanged for the next two decades. As community conditions change, Town leadership can revisit the land use character areas and future land use map to ensure alignment with the community's vision and values.

This Section Contains Two Components:

Character Areas:

Character areas are descriptions of potential land uses assigned to specific geographies in the Town of Locke. These suggested uses are meant to conceptualize a high-level depiction of potential development within the identified geographic boundary. Character areas will guide future development regulations to advance the vision and goals of the comprehensive plan.

Future Land Use Map:

The future land use map is a visual representation of the character areas. The future land use map will be used as a reference should the Town develop new or revise existing land use regulations.

■ Future Land Use Character Areas

Hamlet (H)

The hamlet character area serves as the service and growth center for the Town. Land uses within this character area provide for a variety of residential, commercial, and civic uses to foster community connectivity and a vibrant hamlet atmosphere. The Town should aim to cultivate a mix of services and local businesses, a spectrum of housing types to support a range of housing needs, and community anchor institutions. Encouraging multi-modal transportation infrastructure in the hamlet should be prioritized to ensure pedestrian and biking accessibility to residents. This character area covers the central hamlet of Locke, located at the intersection of NY State Routes 38 and 90.

Compatible Uses Include:

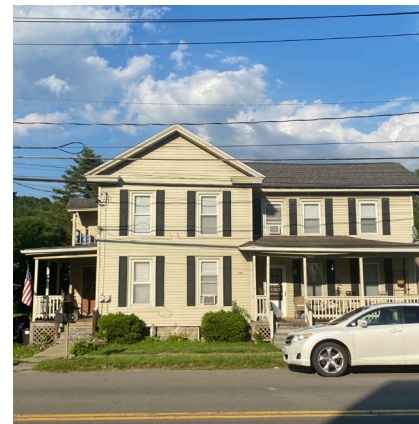
- Mixed-use developments featuring higher-density (attached) residential, retail, and services uses
- Attached multi-family residential (generally upper-story residential units, small apartment buildings, and/or duplexes, triplexes, and quadplexes)
- Single-family residential on lots less than 1 acre
- Retail, office, and service-oriented uses (excluding “big box” development)
- Community service and medical uses
- Education and cultural uses
- Parks, recreation, natural areas, and associated services (public or private)
- Lodging, tourism, and entertainment-related uses
- Small- to moderate-scale manufacturing related uses



Residential Street in the Hamlet



First-Floor Commercial & Upper-story Residential



Residential Duplex (2 Unit Structure)

Agricultural (Ag)

This character area applies to the majority of land outside of the hamlet and features low-density single-family homes and agricultural uses. The agricultural character of Locke necessitates intentional efforts to preserve the Town's prime agricultural land for farming operations. Future development should be prohibited on prime farmland whenever possible. Housing within this character area will feature low densities and larger lot sizes, typically accompanying adjacent agricultural lands. The Town should consider adopting Right to Farm legislation as well as other regulations to preserve agricultural land.

Compatible Uses Include:

- Traditional and modern farm operations
- Low-density residential (1 acre lots or greater)
- Farm-related industries including processing, storage, logistics, and associated operations
- Other agricultural - dependent operations, businesses, and services
- Parks, recreation, and associated services (public or private)
- Lodging and tourism uses dependent upon agriculture, agri-tourism, or open space provisions



Shepherd's Way Farms



Farmland



Rural Land

Transportation Corridor (TC)

The transportation corridor features geographic areas that allow for a variety of land uses such as commercial, retail, residential, and industrial. These land uses should prioritize connectivity between residential areas within the Town and between neighboring communities, specifically along Route 38 toward the Town of Moravia municipal boundary and from Route 90 toward the Town of Genoa municipal boundary to Route 38. When possible, multi-modal transportation infrastructure should be developed and maintained to enhance mobility within the Town. This character area is concentrated along Main Street to connect the hamlet of Locke with the Town of Moravia.

Compatible Uses Include:

- Mixed-use developments featuring higher-density (attached) residential, retail, and service uses
- Mobile homes
- Retail, office/commercial, and service-oriented uses.
- Manufacturing, research, and warehousing, and associated uses
- Medical and community service uses
- Lodging, entertainment, and tourism uses
- Education and cultural uses
- Parks, natural areas, recreation, and associated uses (public or private)



Locke Volunteer Fire Department

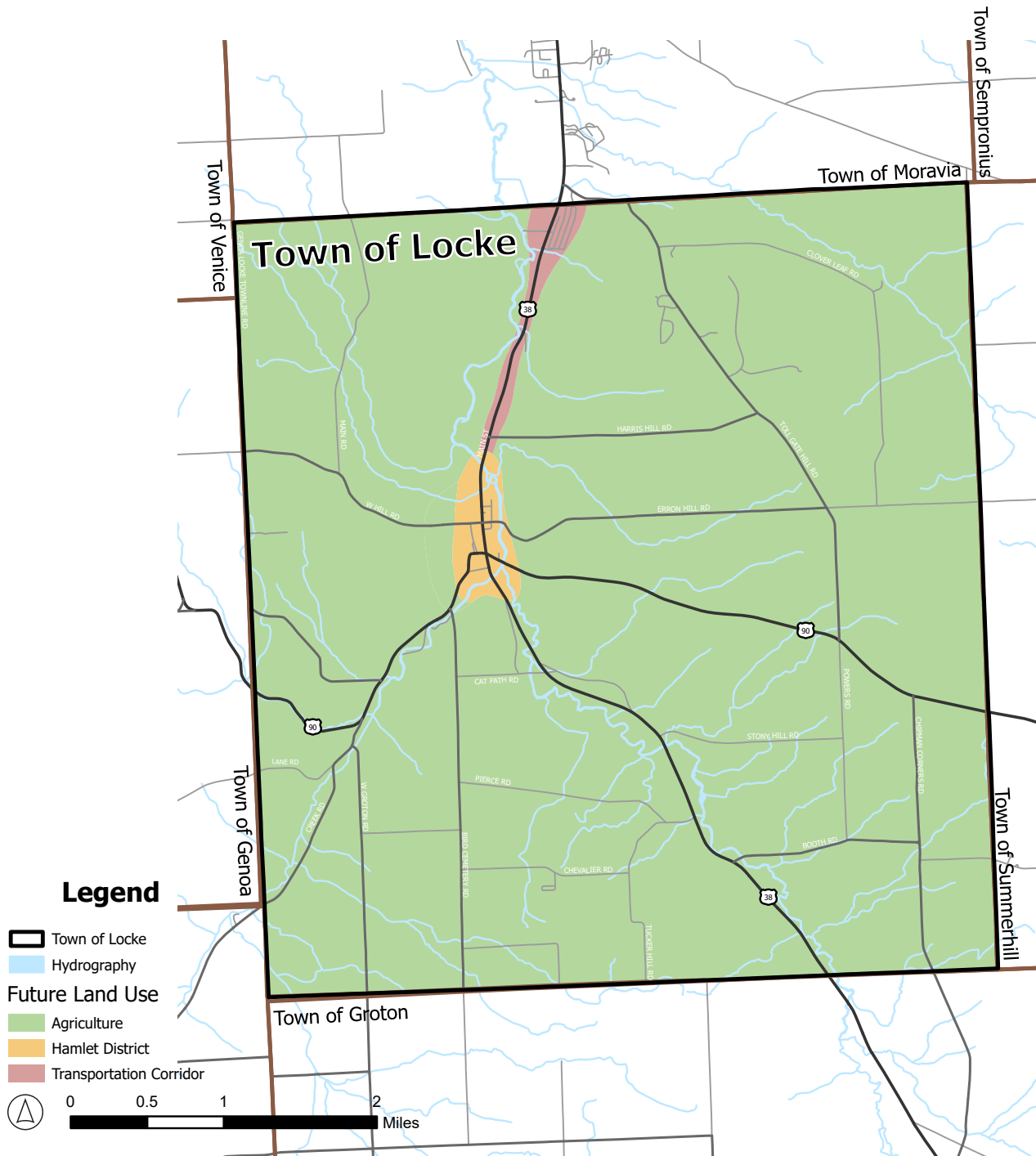


Commercial Buildings

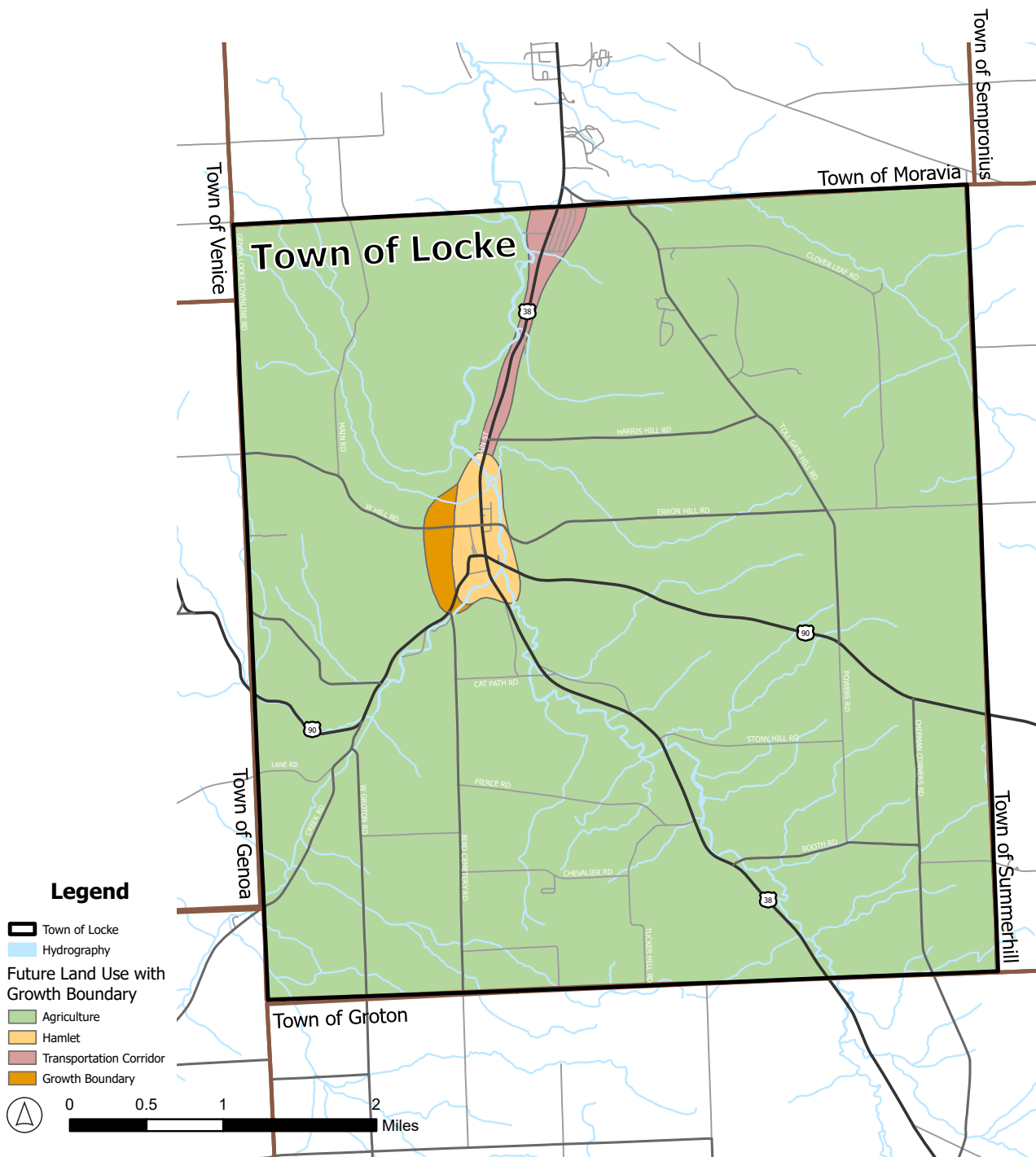


Mobile Home

Future Land Use Map



Future Land Use Map + Growth Boundary



10. Community Profile

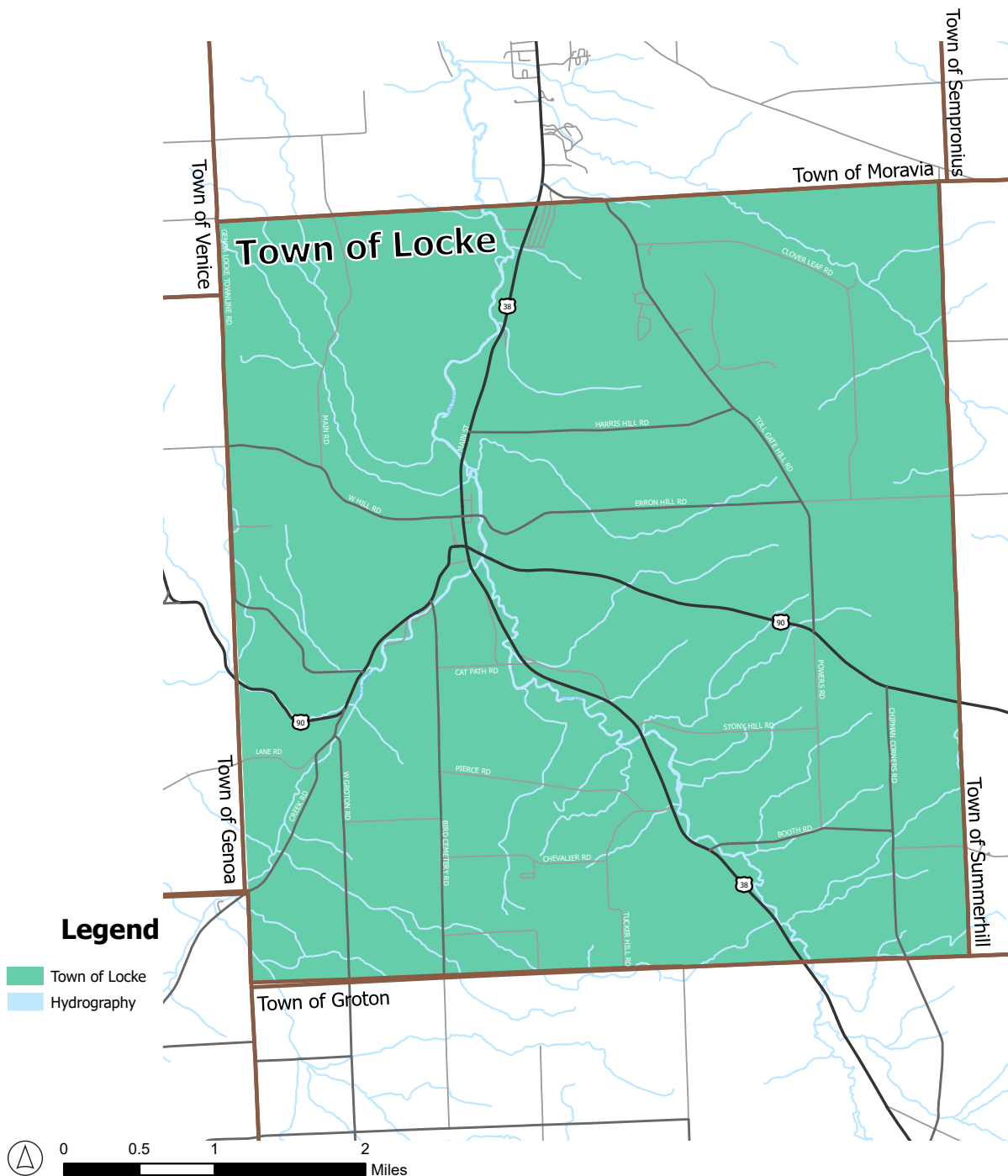
■ Using Data to Inform Our Planning Process

In order to plan for the future, it is essential to examine the past, present, and future demographic and socioeconomic trends of the Town. This section provides a summary of Locke's demographic and economic data. While this summary is only a snapshot of existing conditions in the Town, it provides insight into current issues, validates many perceptions of what Locke is today, and provides a foundation to plan for the Town's future.

Data included in this section comes from the 2010 and 2020 US Decennial Census, US Census American Community Survey 5-year Estimates (2019 -2024), and Esri Business Analyst Online (Esri).

Our Planning Geography

This comprehensive plan examines the Town of Locke, located in Cayuga County. The Town is bordered to the north, the Town of Moravia to the west, the Town of Genoa to the south, and the Town of Summerhill to the east. According to the U.S. Census Bureau, the Town has a total area of 24.4 square miles. The central hamlet in the Town is located at the intersection of New York State Route 38 and New York State Route 90.



Demographics

Population Trends

For 2024, the estimated population for the Town of Locke was 1,819 according to the American Community Survey (ACS). Since 2010, the Town has experienced an approximate 6.8% population decline. Estimates indicate a continued population decline of 2.6% through 2029. In 2024, the Town had approximately 731 households and an average household size of 2.49. The majority of Town residents identify as White (91.6%).

The median age in the Town in 2024 was 41.5. Over 33% of Town residents are over the age of 55 and just under 32% of residents are under the age of 25. It is important to note the Town’s aging population, as elderly residents require additional services and support. Given the Town’s lack of senior housing and relatively remote location, ensuring senior populations have access to essential health and community services will be important for the future.

Total Population

Population	Town of Locke	% Change
2010	1,951	N/A
2024	1,819	- 6.8%
2029	1,771	-2.6%

Source: Esri

Households

Households	Town of Locke	% Change
2010	740	N/A
2024	731	-1.2%
2029	729	-.3%

Source: Esri

Age Distribution

Age Distribution 2024	Town of Locke
0-14	19.6%
15-24	12.1%
25-34	10.3%
35-44	12.4%
45-54	11.3%
55-64	15.1%
65-74	11.4%
75+	7.2%

Source: Esri

Racial Composition

Racial Composition	Town of Locke
White Alone	91.6
Black Alone	0.5%
American Indian Alone	0.1%
Asian Alone	0.1%
Some Other Race Alone	0.7%
Two or More Race	7.0%
Hispanic Origin	1.9%

Source: Esri

Median Age

Median Age	Town of Locke	% Change
2024	41.5	N/A
2029	42.1	1.4%

Source: Esri

Demographics

Income Trends

In 2024, the median household income in the Town was \$69,603 and the per-capita income was \$34,950. The Town’s household income distribution is relatively spread out. An income comparison for 2024 revealed that 32.1% of Town households earned less than \$50,000 annually and almost 29% of households earned over \$100,000 annually. The majority of Town households earn between \$50,000 - \$149,999 annually.

Median Household Income

Median Household Income	Town of Locke
2024	\$69,603
2029	\$78,893

Source: Esri

Per Capita Income

Per Capita Income	Town of Locke
2024	\$34,950
2029	\$42,033

Source: Esri

Household Income Distribution

Household Income Distribution 2024	Locke of Locke
< \$15,000	6.6%
\$15,000 - \$24,999	6.6%
\$25,000 - \$34,999	4.0%
\$35,000 - \$49,999	9.5%
\$50,000 - \$74,999	20.2%
\$75,000 - \$99,999	15.9%
\$100,000 - \$149,999	22.9%
\$150,000 - \$199,000	8.2%
\$200,000+	6.7%

Source: Esri

Demographics

At-Risk Populations

Municipalities need to be aware of the at-risk populations living within their communities in order to provide the necessary resources and support. At-risk populations can include people with developmental and physical disabilities, people experiencing economic vulnerability, and the elderly. These populations are considered at-risk as they may require additional support or resources in times of crisis such as extreme weather events, disasters, or economic disruptions.

In general, the Town’s at-risk populations are comparable to those of the County and region. The Town’s population is on the older side with almost 20% of residents over the age of 65. The Town’s percentage of households with a disability is relatively high at 31.2%. However, the Town’s high percentage of elderly residents may influence this disability percentage, as often times these populations experience declining health resulting in additional healthcare and disability service needs.

The data suggests that the Town’s poverty level is relatively high at 15%. However, given the Town’s agricultural sector, this number may be skewed as farming families often have significant investments in land and equipment that are not necessarily reflected in annual income, which is a factor used to calculate poverty levels.

At-Risk Populations

At-Risk Populations 2024	Town of Locke
Households with Disability	31.2%
Population 65+	19.2%
Households without a Vehicle	5.2%
Households below the Poverty Level (%) ¹	15%
Households below the Poverty Level (#)	106

Source: Esri

¹ Esri uses the American Community Survey (ACS) household poverty levels to calculate the poverty levels in the Town. Poverty thresholds are determined based on family size and number of related children under 18 years old in a household. In 2024, the poverty threshold for a 1 person and two person household under 65 was \$16,320 and \$21,006, respectively. The poverty threshold for a two parent and two children household was \$31,812.

Demographics

Education

The Town of Locke has a relatively educated population, with 90.2% of Town residents possessing at least a high school diploma or equivalent. Almost 33% of Town residents possess an associate degree or higher. Just under 10% of Town residents have not completed high school.

The Town of Locke does not have its own school district. Residents in Locke send their children to the following school districts: Lansing Central School District, Southern Cayuga Central School District, Moravia Central School District, and Groton Central School District.

Educational Attainment

Educational Attainment 2024	Town of Locke
Less than 9th Grade	1.5%
9-12th Grade	8.3%
High School Graduate/ GED	38.4%
Some College, No Degree	18.9%
Associate Degree	13.3%
Bachelor's Degree	14.3%
Graduate Degree or Higher	5.3%

Source: Esri

Housing

Housing Trends

A robust housing stock, in both the quality and variety of housing types, is an essential element for a healthy community. In 2024, the Town’s housing tenure included 71.8% owner-occupied units, 17.9% renter-occupied units, and 10.3% vacant units. Of these three categories, the Town’s vacancy rate is of particular note, as while some vacancy is expected, rates above 10% can indicate issues in the housing market. Based on feedback from public engagement and focus group meetings with Town staff, the vacancy rate is likely a reflection of a surplus of uninhabitable units, suggesting a need for housing rehabilitation and additional support for home maintenance.

In 2024, the median home value in the Town was \$268,929. The Town’s home value distribution reflects the area’s concentration of agricultural lands. Over 20% of the Town’s housing stock falls within the value range of \$400,000 - \$499,999 and over 10% falls within the \$750,000 - \$999,999 range.

Housing Tenure

Housing Tenure 2024	Town of Locke
Owner-Occupied	71.8%
Renter-Occupied	17.9%
Vacant Units, Rate	10.3%

Source: Esri

Median Home Value

Median Home Value	Town of Locke	% Change
2024	\$268,929	N/A
2029	\$295,139	9.7%

Source: Esri

Home Value Distribution

Home Value Distribution 2024	Locke of Locke
< \$50,000	9.7%
\$50,000 - \$99,999	7.5%
\$100,000 - \$149,999	6.7%
\$150,000 - \$199,999	10.1%
\$200,000 - \$249,999	11.5%
\$250,000 - \$299,999	12.0%
\$300,000 - \$399,999	7.0%
\$400,000 - \$499,000	21.9%
\$500,000 - \$749,00	1.7%
\$750,000 - \$999,999	10.1%
\$1,000,000 - \$1,499,999	1.5%
\$1,500,000 - \$1,999,999	0.3%

Source: Esri

Housing

Housing Characteristics

The Town's housing stock is predominantly single-family detached units comprising 65% of all units, followed by mobile homes at 31.5%. Approximately 30% of the Town's housing stock was built prior to 1939 and almost 39% of units were built between 1970-1999. More recent housing development in the Town has predominantly focused on mobile home construction at the Town line with Moravia.

For a rural community, the Town of Locke's housing stock is on par with the region. However, the Town's aging population raises concerns regarding the availability of housing to support aging in place. The Town should look for opportunities to support a variety of housing types to support a range of housing needs in the community.

Housing Units

Housing Units by Units in Structure 2023	Locke of Locke
Total	828
1, detached	65%
1, attached	0.8%
2	0.5%
3 or 4	1.7%
5 to 9	0.5%
10 to 19q	0.0%
20 to 49	0.0%
50 or More	0.0%
Mobile home	31.5%
Boat, RV, Van, etc.	0.0%

Source: Esri

Housing Age

Housing Units by Year Structure Built 2023	Locke of Locke
Built 2020 or later	0.5%
Built 2010 to 2019	7.7%
Built 2000 to 2009	7.2%
Built 1990 to 1999	10.3%
Built 1980 to 1989	16.2%
Built 1970 to 1979	12.3%
Built 1960 to 1969	9.2%
Built 1950 to 1959	3.1%
Built 1940 to 1949	3.3%
Built 1939 or earlier	30.2%

Source: Esri

■ Community Resources

Local Government & Services

The Town of Locke is governed by a Town Board comprised of the Supervisor, Deputy Supervisor, and three board members.

Local Services

Town Hall

The Town Hall is located at 900 Main Street, Locke, NY 13092. Town operations utilize this building. In 2024, the Town of Locke purchased the Franklin Shooting Supplies Store located at 1215 NY-38, Locke, NY 13092 and intends to move the Town Hall from its current location at 900 Main Street to the new building to provide more space for Town operations.

Fire Safety

The Town of Locke is served by a volunteer fire department that provides fire and EMS services. The Fire Hall is located at 1050-1060 NY-38, Locke NY 13092

Locke Highway Department

The Town of Locke Highway Garage is located at 12167 Water Street, Locke, NY 13092. This location is the base for the Town's Highway Supervisor and Highway Department.

Locke Water District

The Town of Locke Water District serves 139 service connections and contains water from two groundwater wells located on Cruthers Road and West Hill Road. Water from the wells is chlorinated prior to distribution. There have been no major infrastructure improvements to the Town's Water Treatment Plant since 2003. The Town recognizes the need to address aging infrastructure, as well as complete necessary improvements to the Town's Water Treatment Plant to continue safely serving its residents.

Public Safety

The Town of Locke is within the Cayuga County Sheriff's Department jurisdiction, which provides public safety services to Town residents.

Local Recreational Amenities

Millstone Park

The Town of Locke owns and maintains Millstone Park, a small greenspace located in the heart of the hamlet on Main Street. This park features a gazebo and seating.

Fillmore Glen State Park

Located in the neighboring community of Moravia, the Fillmore Glen State Park is a great recreational amenity for the Locke community. The park features 60 campsites, a stream-fed swimming pool, picnic amenities, a playground, and sports fields. In the summer it is a great location for hiking, camping, picnicking, and hunting, and in the winter it features a network of snowmobile trails.

Fishing Access

Hemlock Creek and the Owasco Inlet converge south of NYS Route 90 in the hamlet. Residents can access the creek at a fishing access point located at 12075 NY-90, Locke, NY 13092.

Acknowledgements

Prepared For

Town of Locke

Steering Committee

Thane Benson
Marcia Clark
Philip Franklin
Melanie Funk
Paul Hargett
Gerald Sharpsteen
Robert Wagner

Consultant Team

Emma Falkenstein
Mark Blask



With Thanks To

Town Board

Thane Benson, Supervisor
Fred Mackey, Deputy Supervisor
John Carey
Jeremy Fenner
Courtney Mantey

The Locke Community

To all participants in the Town's planning process. Thank you for your time, inspiration, and dedication to the future of Locke.

TOWN OF LOCKE, NY

Comprehensive Plan