



The Madison County Planning Department

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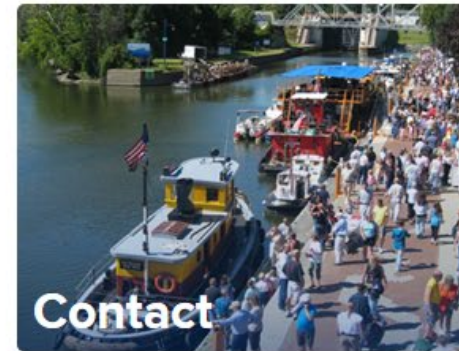
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Areas of Focus

- Land Use Planning
- Environmental Protection
- Open Space Preservation
- Agricultural Protection/Promotion
- Economic Development
- Public Transportation
- Main Street Revitalization/Façade Improvement
- Recreation/Trails
- Energy

A Competition to Reimagine the New York State Canal System



[Home](#)

[Meet the Winners](#)

[Meet the Finalists](#)

[Jury](#)

[Background](#)

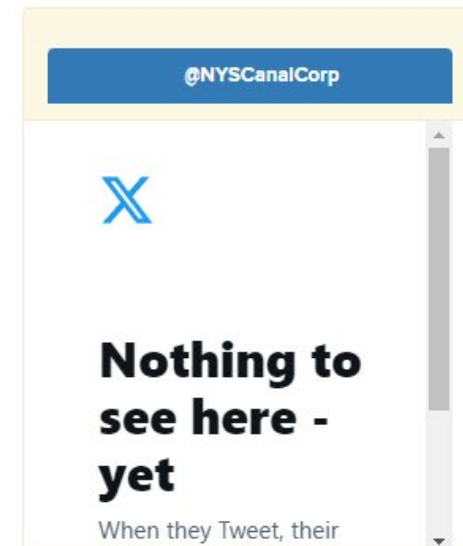
[Contact Us](#)

Two Winners Emerge!

October 3, 2018 marked a historic day for the New York State Canal System. After months of careful consideration of seven project proposals through public comments and expert feedback, Erie Armada and Canalside Pocket Neighborhoods have emerged as the winners of the Reimagine the Canals Competition. Meet the Winners here!

Thank you to all that submitted ideas, provided feedback, and helped make this a dynamic competition, refueling the spirit of innovation that drove the Erie Canal's original construction.

About the Competition

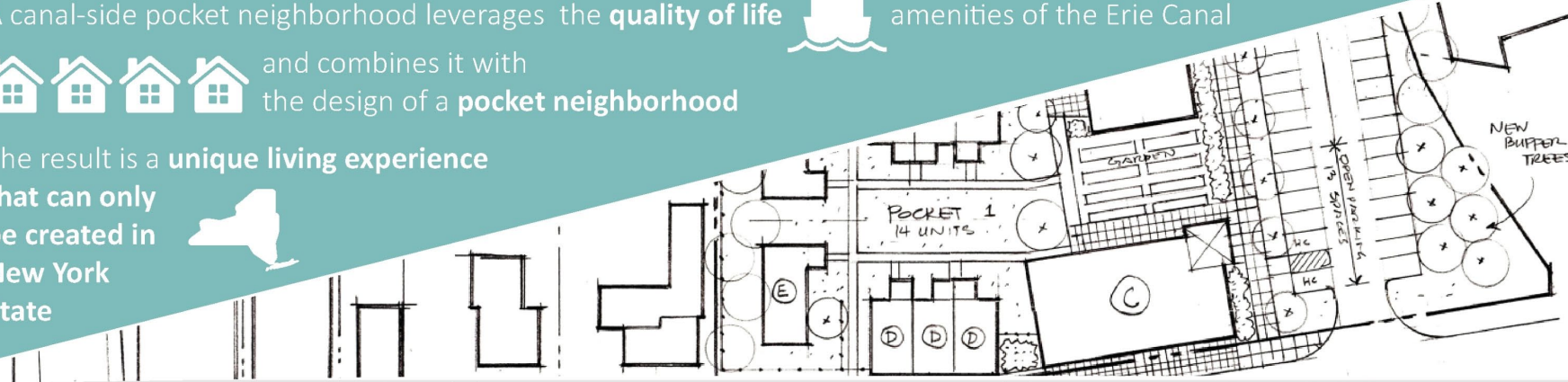


A canal-side pocket neighborhood leverages the **quality of life** amenities of the Erie Canal



and combines it with the design of a **pocket neighborhood**

The result is a **unique living experience** that can only be created in **New York State**



Erie Canal



Pocket Neighborhood



Canal-Side Pocket Neighborhood

- + Trail system
- + Waterway
- + Recreation
- + Non-motorized transportation
- + Unique viewshed of the historic and scenic canal
- + Runs through the downtown of many NY communities

The Erie Canal is a special place that attracts and inspires the imagination of people from all over the world. People also want to live next to trails: according to the National Association of Homebuilders, trails are the number one amenity that potential homeowners cite when choosing a new community. The Erie Canal represents one of the largest, intact off-road trail networks in the country (in fact, when the Empire State Trail is completed, it will be the largest connected trail system in the entire country).

- + Homes surround a common greenspace
- + Location and layout promotes walkability and neighbor interaction
- + Emphasis is on the entire space created not just the house

This type of housing and neighborhood is in demand. Numerous trends have shown that millennials, empty-nesters, couples, families, and seniors are looking for a different lifestyle than that which comes with conventional housing. Preferences have shifted and the ability to access greenspace, live within walking distance to services and amenities, have a shorter commute time to work, age in place, and have a sense of community are all priorities and concerns of a growing demographic.



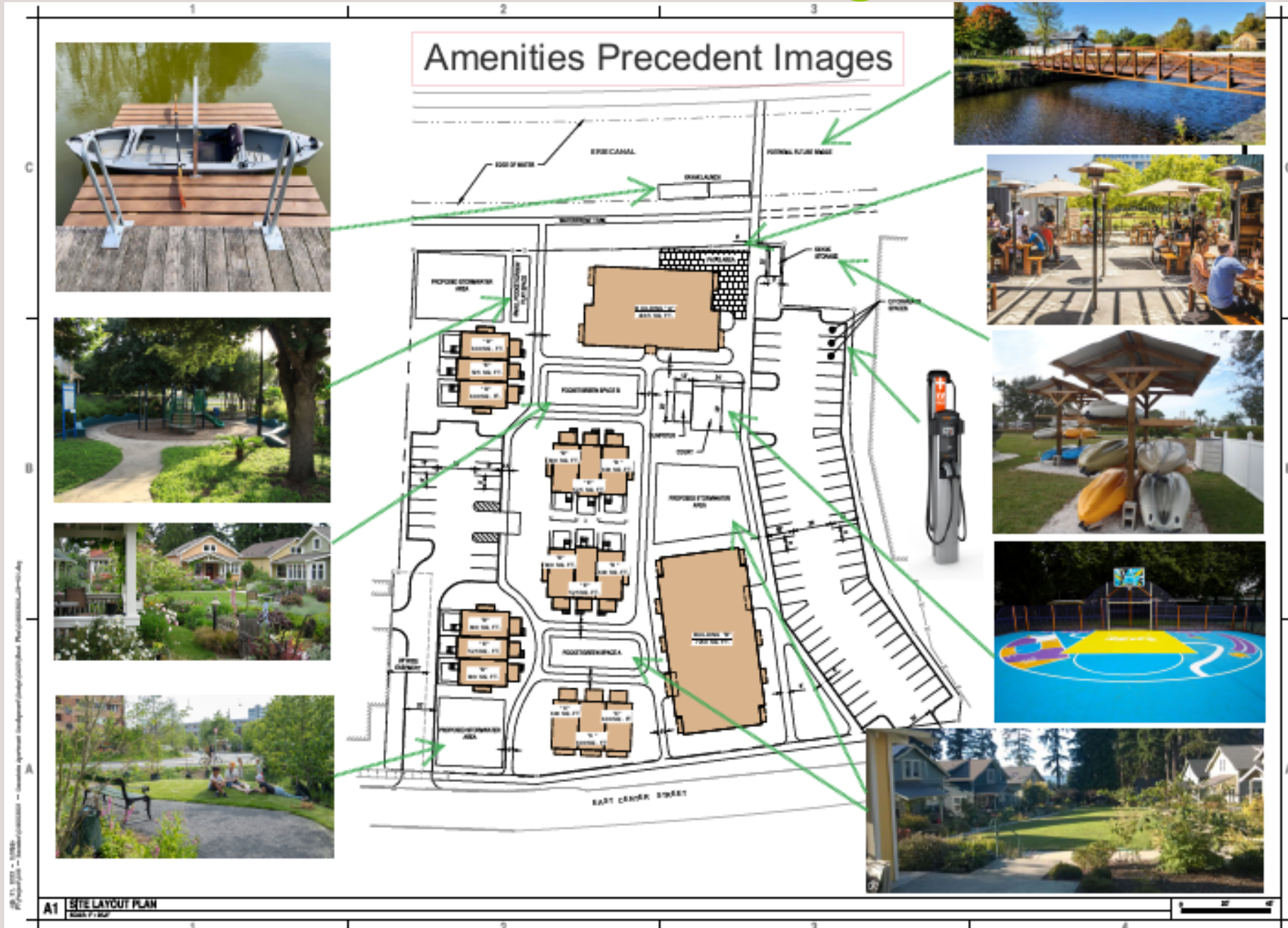
Unique living experience like no other to retain and attract new residents to canal-side communities throughout New York State

By linking new desirable housing choices to the Erie Canal, this proposal would help reinvent the canal by leveraging the quality of life aspects the canal is uniquely poised to play in its post-industrial role as a one-of-a-kind trail system and waterway.





Canalside Pocket Neighborhood





Delphi Falls – Past and Present

Madison County's "Newest" Park



Delphi Falls County Park 2023



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Scale: 1:2,012

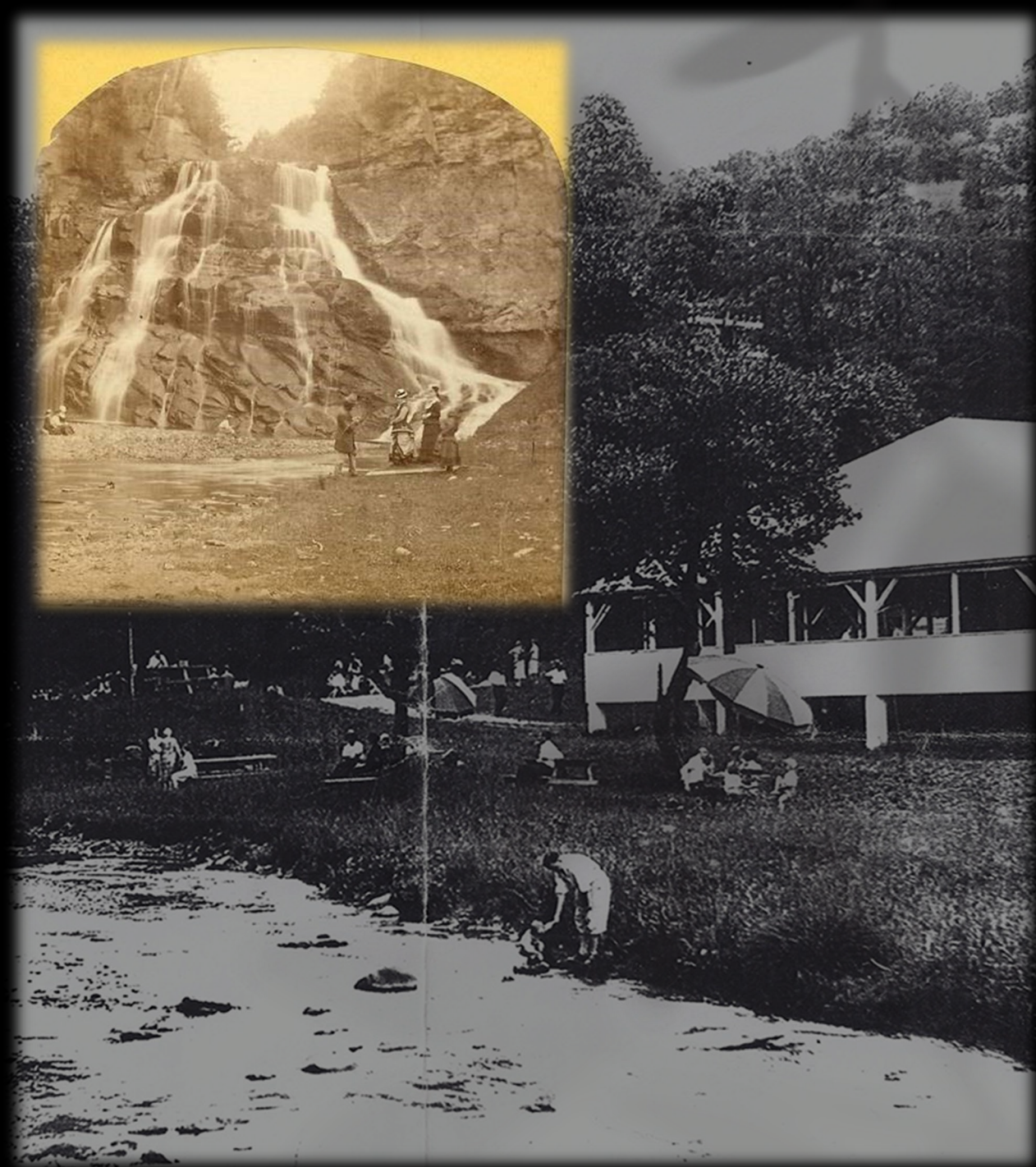
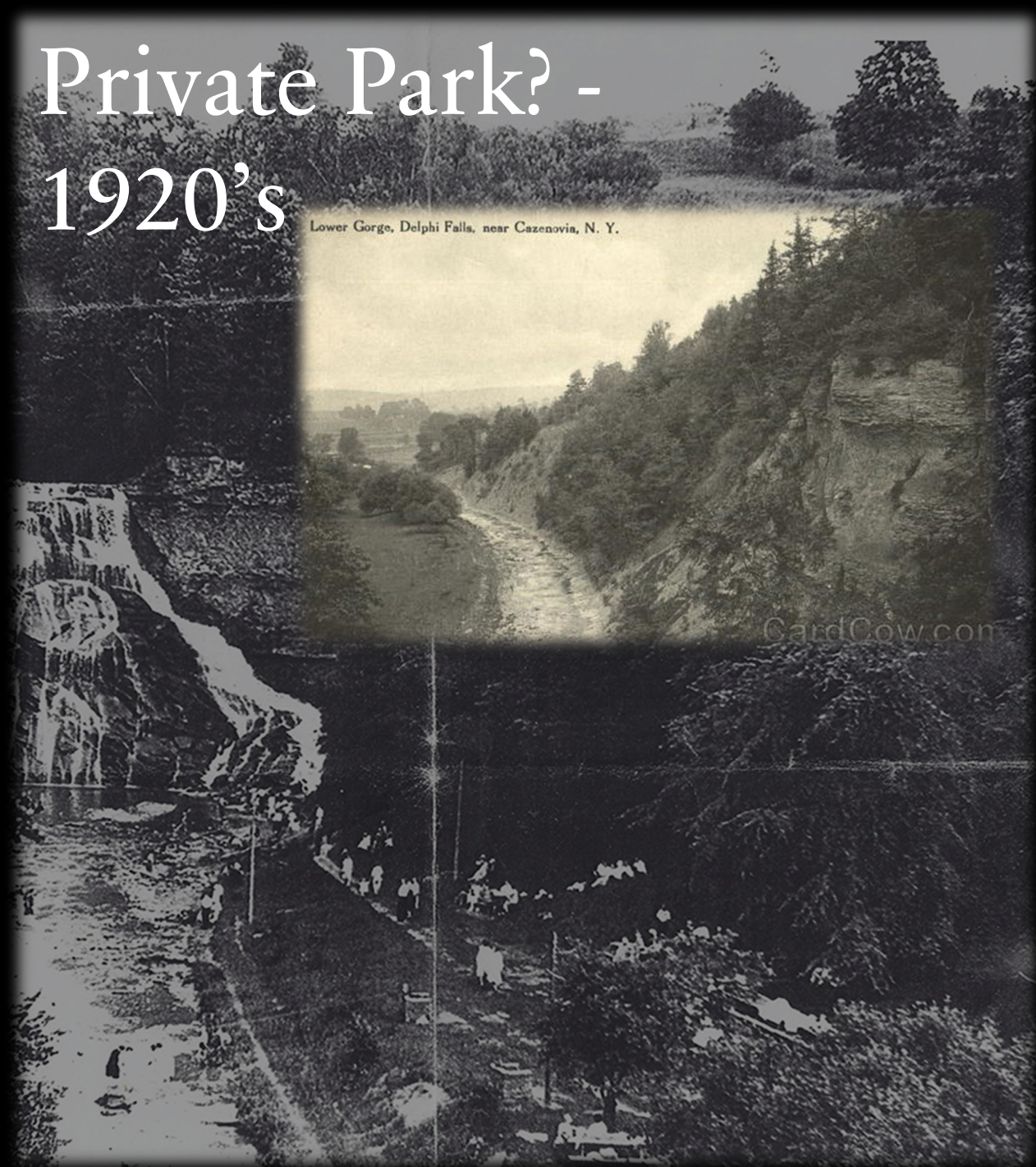
History...

- Pasture
- Privately Owned Park
- The Antil Family
- The Allen Family
- Madison County -2018

Delphi Falls, NY.

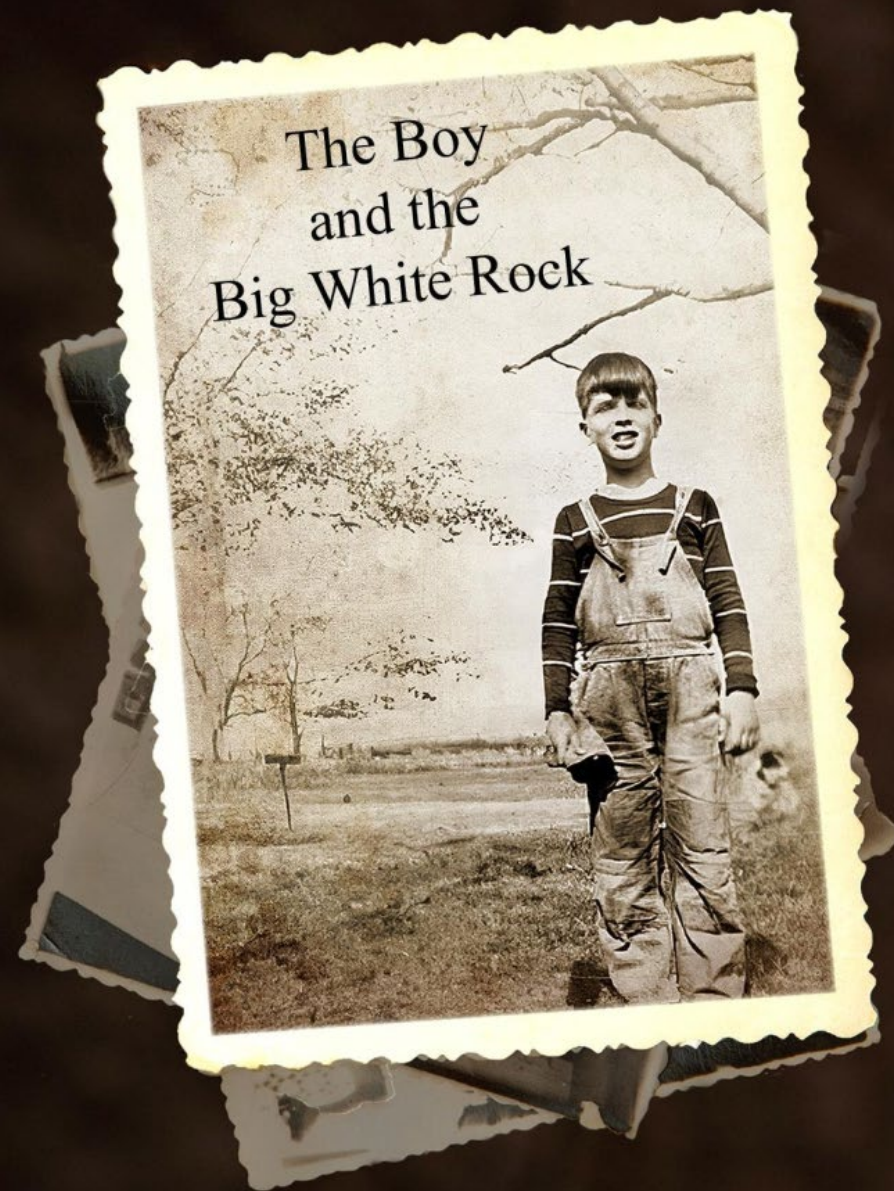
Private Park? - 1920's

Lower Gorge, Delphi Falls, near Cazenovia, N. Y.



The Antil Family: 1938-1959

You're Always Welcome At Our Home... Drop In Anytime... The Antils



*a memoir by
JEROME MARK ANTIL*

Dance Hall and Picnic Pavilion – Run by the Antil's before they moved there permanently and made it their home in 1947

**BALLOON NOVELTY
DANCE**
Every Friday Night

Delphi Falls Park
HAL ROGERS'S BAND
and

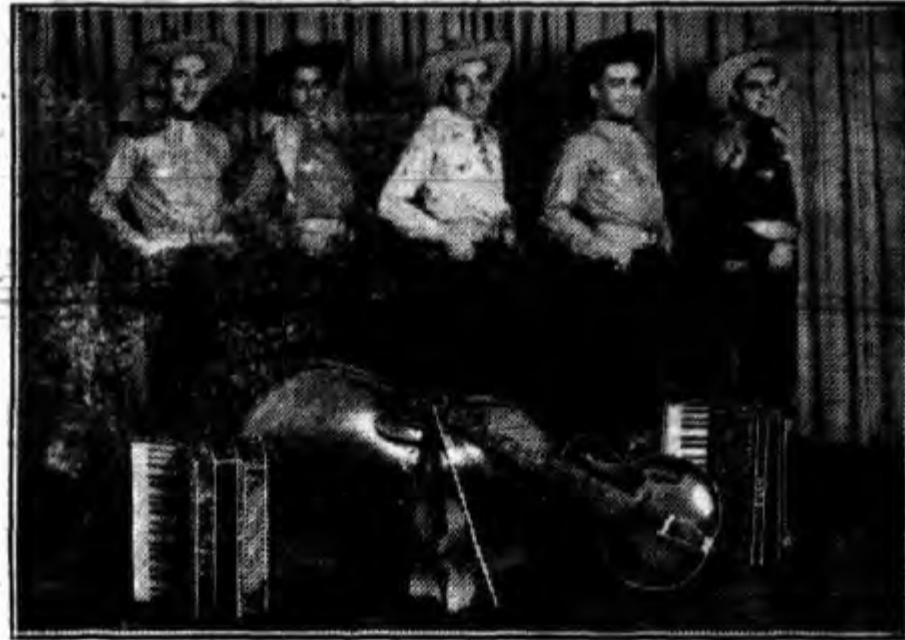
CALLER—LEADS THEM ALL!
Round and Square Dancing
9 to 1 (S. T.)

5 Door Prizes Set of Dishes
Novelties

Free Souvenirs to Each Lady
(All Rights Reserved)

Gents, 40c Ladies, 35c

BIG OPENING DANCE of the SEASON!



Delphi Falls Park, Friday, April 19th

ROUND and SQUARE

Music by the "Round-up Riders"

Dancing 9 to 1

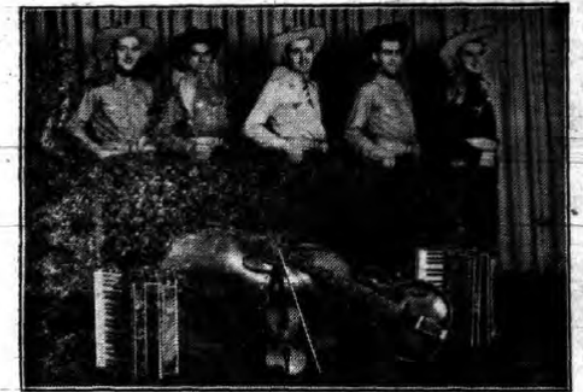
★ **LET'S GO TO THE SECOND DANCE!** ★

Delphi Falls Park

WEDNESDAY, APRIL 24th, 1940

ROUND and SQUARE 9:00 to 1:00

Music by the "Round-up Riders"



"JOHNNY" BAKEMAN, Caller "LEE" HAYDEN, Vocalist

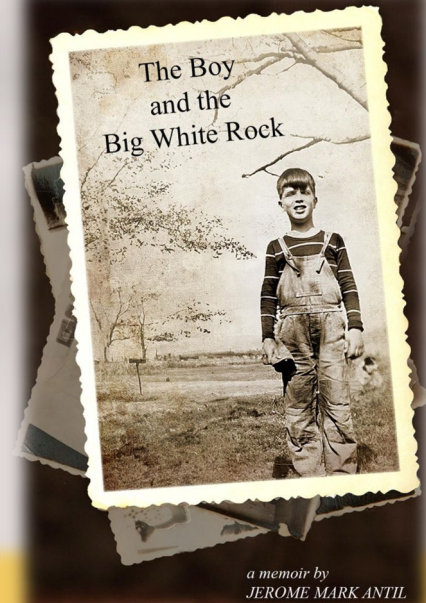
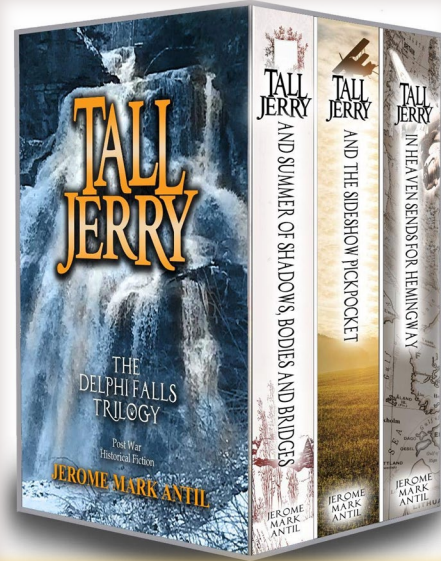
Door Prizes Souvenirs

Gents, 40c (All Rights Reserved) Ladies, 35c

It was their permanent residence from 1947- 1957



Jerome Mark Antil - "Tall Jerry" went on to write a series of best selling books about his boyhood home here at Delphi Falls!



The Many Worlds of
Jerome Mark Antil
— A Writer's Life —

The Allen Family: 1959-2018



Doreen & Bill 2/1962



Madison County and “House of the Week”

- Planning Department Staff (Jim and Jamie) visit the property with Doreen Allen in the Spring of 2017. Mrs. Allen was interested in the property becoming a public park (State Parks had been asked in the past, but didn't visit the site and had not shown any interest in the property).
- Early efforts by the County to potentially purchase the property were met with a lack of support and an inability to pay the asking price.



The house went up for sale and became the “House of the Week” on Syracuse.com - \$925,000

REAL ESTATE NEWS

House of the Week: Home includes beautiful Delphi Falls in its backyard

Updated: Sep. 01, 2017, 11:33 a.m. | Published: Sep. 01, 2017, 10:33 a.m.



House of the Week: Delphi Falls in backyard



By [Johnathan Croyle](#) | jcroyle@syracuse.com

You Might Like

NEW WOODSTOCK, N.Y. - When discussing her mother's house on Cardner Road in New Woostock, Becky Rizzi uses adjectives like "jaw-dropping" and "mesmerizing," before finishing with, "you'll never see anything like this again."

It's not every week a home is spotlighted which was built on 66 acres and has a 65 foot and 52-foot-tall [waterfalls](#) in its backyard.



It is the stunning landscape that makes a first impression, as it did with Rizzi's father, William Allen, back when he was a boy.

A Possible Deal Starts to Come Together

Delphi Falls

Stunning, two-tiered waterfall:

Lower Falls: 65 feet

Upper Falls: 52 feet

60+ Acres

5 to 1 match: \$750k donation with \$150k input from the County

Economic Development Potential:

Waterfalls are Destinations & Attract Visitors:

Buttermilk Falls	246,249 visitors in 2016
Taughannock Falls	563,851 visitors in 2016
Chittenango Falls	96,238 visitors in 2017

Estimated Annual Visitation to Delphi Falls:
100,000 visitors/year to the park and trail system; more if use of the house is developed

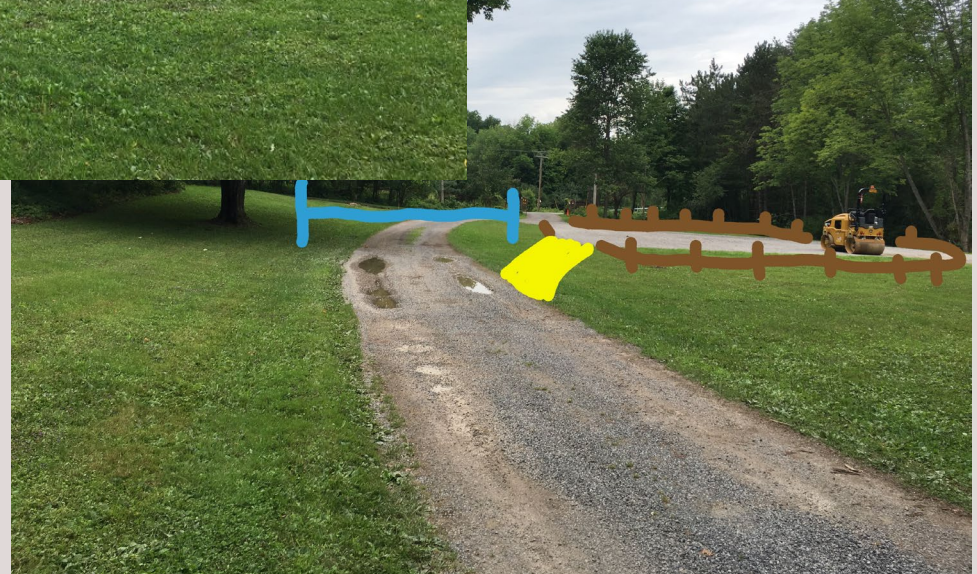
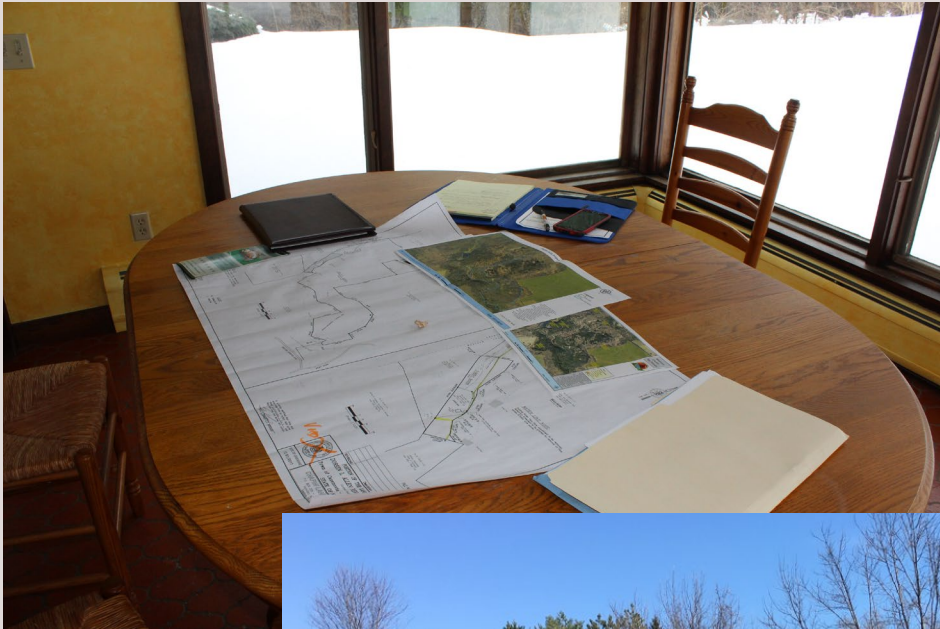
Visitors to waterfalls spend \$\$\$ on gas, food, and more increasing sales tax revenue and creating spin-off benefits to local businesses.

- The Board of Supervisors agree to contribute \$150,000 toward the purchase.
- Harold Jones (retired Syracuse University Professor) with the help of Allen Olmstead, proposes a \$750,000 donation toward the purchase and they would retain 3 acres and a small cabin for 50 years, at which time ownership will revert to Madison County.

Now What?!



2018 - Open it to the Public for the first time in 68 Years!



Pre-Opening Picnic for the Neighbors: August 2018



Madison County
DEPARTMENT OF PLANNING
AND
WORKFORCE DEVELOPMENT



Dear Neighbor,

As you may already be aware, Madison County has recently acquired approximately 65 acres of property containing Delphi Falls and related buildings, formerly owned by the Allen Family. Though the process is anticipated to take multiple years, Madison County is undertaking an effort to make this into a premier public park destination. If you've had the privilege to see the falls before, you know what an amazing sight they are.

We intend to have a "soft opening" of the facility to the public on August 26th, with plans underway for a more formal "grand opening" later in the fall. Before the site is opened to the public, we are planning to install a parking lot and a gate to the site. We are currently working on the design of the parking lot and gate. We are also planning to install a gate to the site. We are currently working on the design of the parking lot and gate.



The Park is Open – Late summer 2018!

Delphi Falls County Park



Welcome to
Madison County's
Delphi Falls County
Park



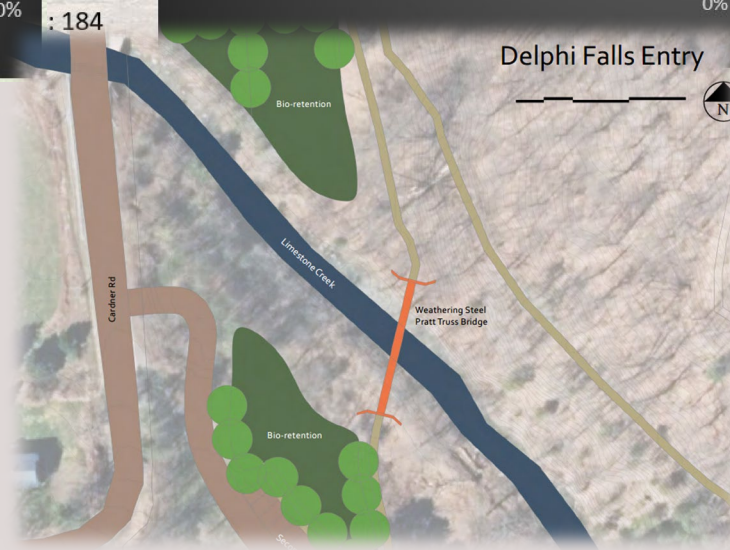
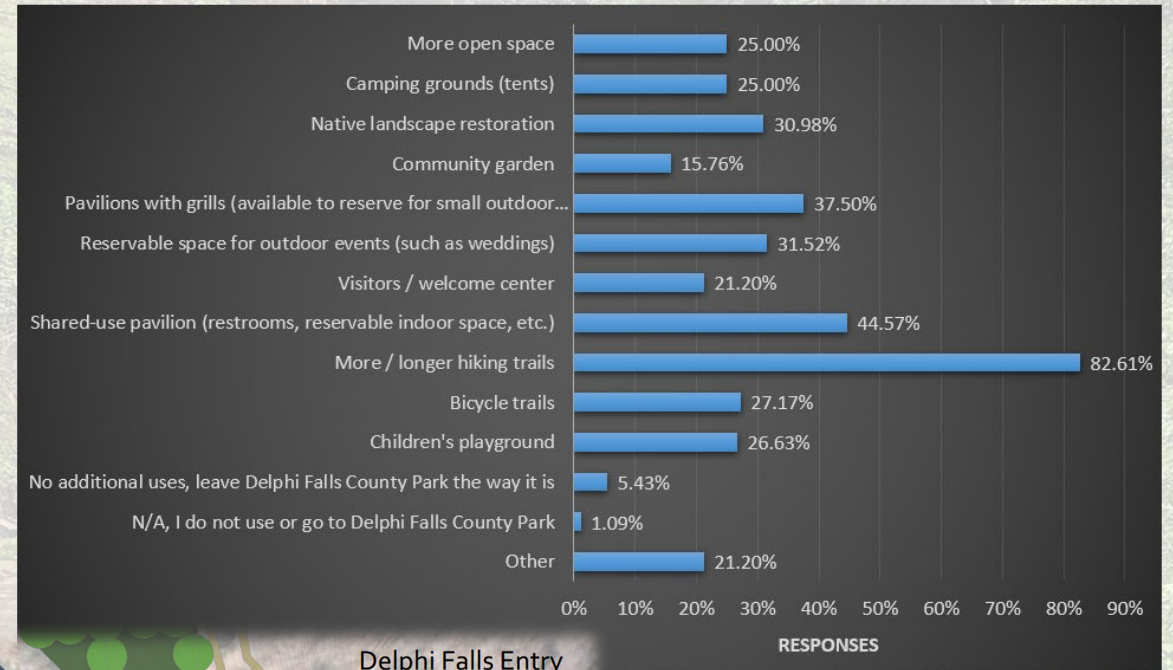
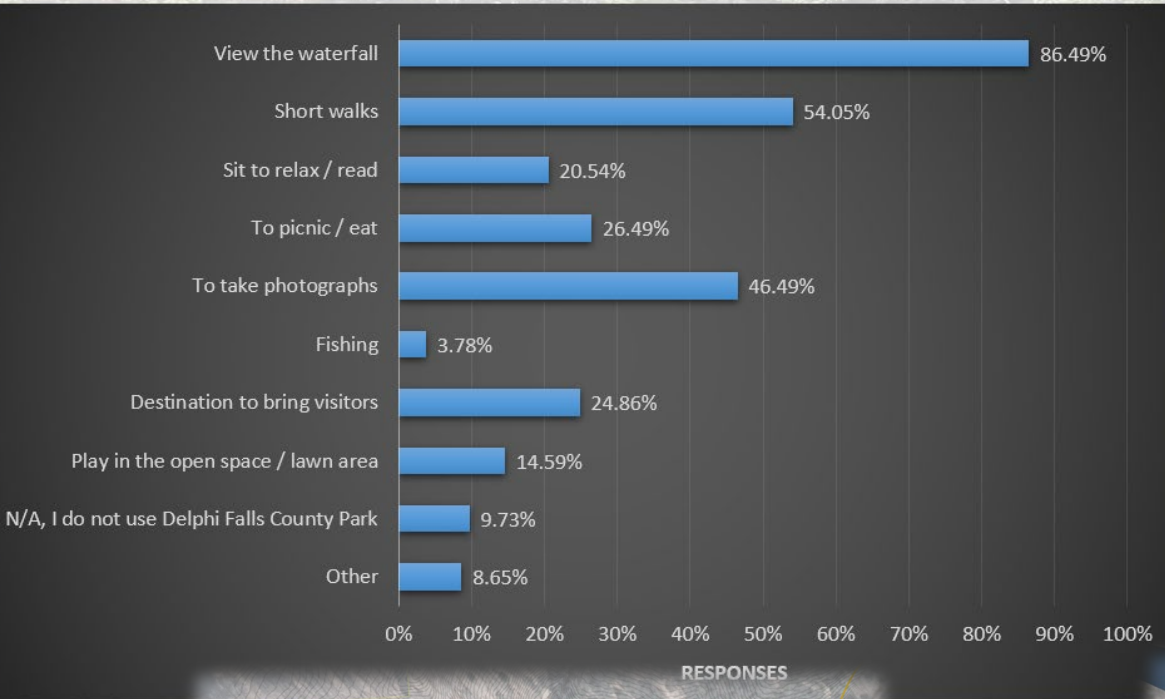
Park Rules

- Park is open all year from sunrise to sunset
- Carry in/Carry out
- Be respectful of others and their mutual enjoyment of the park
- Please protect and use the park as if it were your own
- Dogs must be leashed and please clean up their waste
- Fishing is permitted
- No unauthorized building access
- No swimming permitted at any time
- No glass containers
- No hunting or trapping
- No artifacts or plants to be disturbed or removed
- No off road vehicles
- This Park is tobacco free

Public Survey and SUNY ESF Collaboration

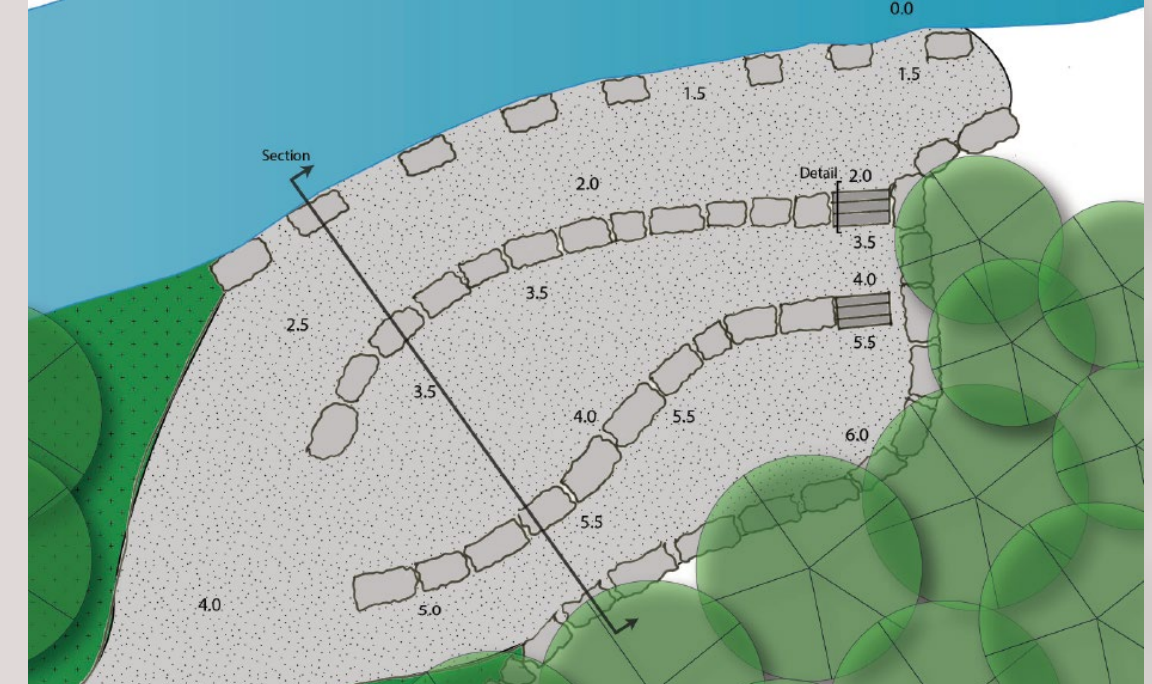
“How do you currently use Delphi Falls County Park? (Select all that apply).”

“Delphi Falls County Park includes 63 acres that are currently not accessible to the general public. What other uses / activities would you like to see added to Delphi Falls County Park? (Select all that apply)”



First Waterfall

Seat walls inspiration was derived from the water falls shape and form

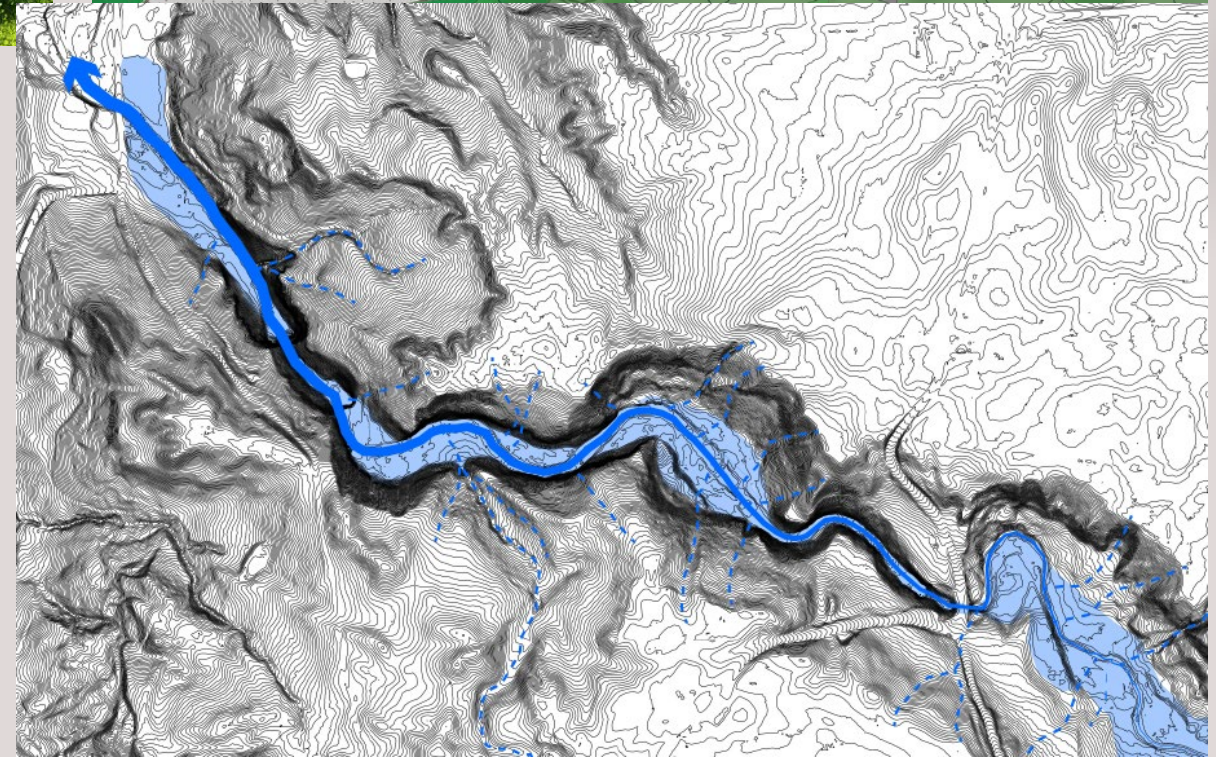


- GUARDRAIL
- STAINLESS STEEL TENSION CABLE
- DECKING
- 5/8" GALVANIZED BOLT
- JOIST
- BEAM
- POST

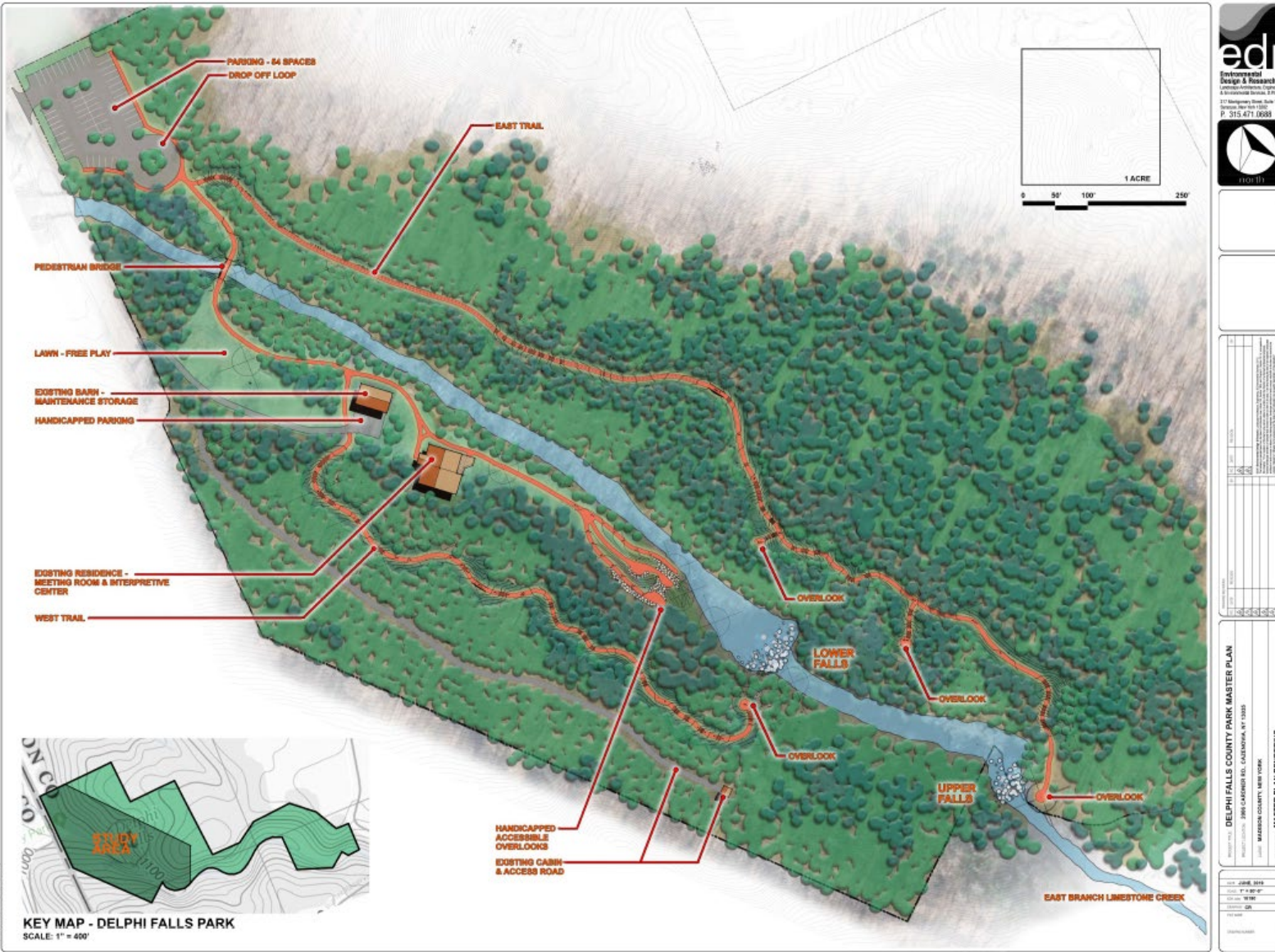
UPPER FALLS OVERLOOK SECTION PERSPECTIVE

DELPHI FALLS MASTER PLAN, FOCUS AREA B

SCALE: 1"=1'



Phase I Improvements – Trails, Parking, Overlook, Restrooms, etc.



Phase I Implementation

Delphi Falls County Park Improvement Budget Actual	
Grant Funds	Amount
NYS Parks EPF Grant	(\$500,000)
NYS Senator May DASNY	(\$500,000)
Allen Family Bridge Donation	(\$50,000)
FL-LOWPA	(\$40,000)
	(\$1,090,000)
Phase I Project (Trails, Parking, Bridge etc.)	Amount
Base Bid	\$1,301,108
Change Orders	\$191,400
EDR Construction/Stormwater	\$29,600
	\$1,522,108

















Allen Family Bridge Donation and Dedication - October 2023





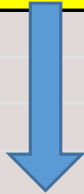
**DELPHI
FALLS
COUNTY
PARK**

**MADISON COUNTY
NEW YORK**

Phase II Design and Implementation



Phase II Visitor/Conference Center	Amount
Design Fee/Construction Admin	\$385,300
Drilled Well	\$38,038
LeChase Contract Construction Mngt. (Full contract)	\$181,000
Construction Bid	\$4,790,115
	\$5,394,453



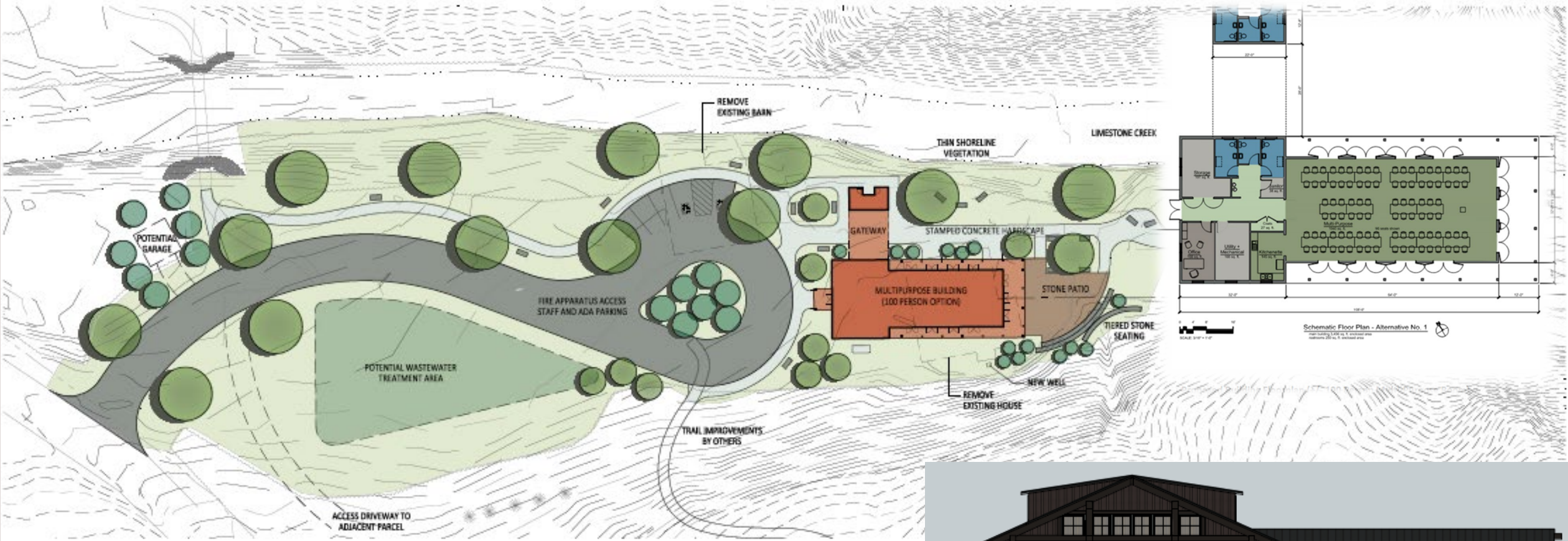
Delphi Falls County Park Visitor Center Bid

Bid Components	Winning Bid Values (w/ Alternates)	Low Bidder
General Construction	\$3,318,100	C&S Companies
Plumbing Contract	\$199,900	P&J Mechanical
Mechanical Contract	\$243,892	Erie Mechanical
Electrical Contract	\$673,400	Knapp Electric
Total	\$4,435,292	
Contingency (8%)	\$354,823	
Grand Total	\$4,790,115	

Proposed New Facility

- Includes publically accessible ADA restrooms (separate from main building)
- Multi-use conference type space
- 100 person meeting capacity
- Small office, kitchenette, storage, etc.





Phase II Construction



Knapp Electric



7012 Potter Rd
Auburn, NY 13021
(315) 255-0398

CLAIM Y
LISTIN









ZIPsystem
R-38
WALL ASSEMBLY
INSULATION
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Open to the Public –
June 5th, 2025!

Cecyl Blask
PHOTOGRAPHY

Madison County Connect – Broadband Project

MADISON COUNTY CONNECT



USDA Rural Development
U.S. DEPARTMENT OF AGRICULTURE

ReConnect Program

Funding to facilitate
broadband deployment in
underserved rural areas



An official website of New York State. [Here's how you know.](#)

ConnectALL Resources Digital Equity Funding Opportunities News & Reports About

Municipal Infrastructure Program

Grants to construct open access, public broadband infrastructure

A dark, low-key photograph of a building at night, possibly a municipal facility, with some lights visible. The image is used as a background for the text in the program description.

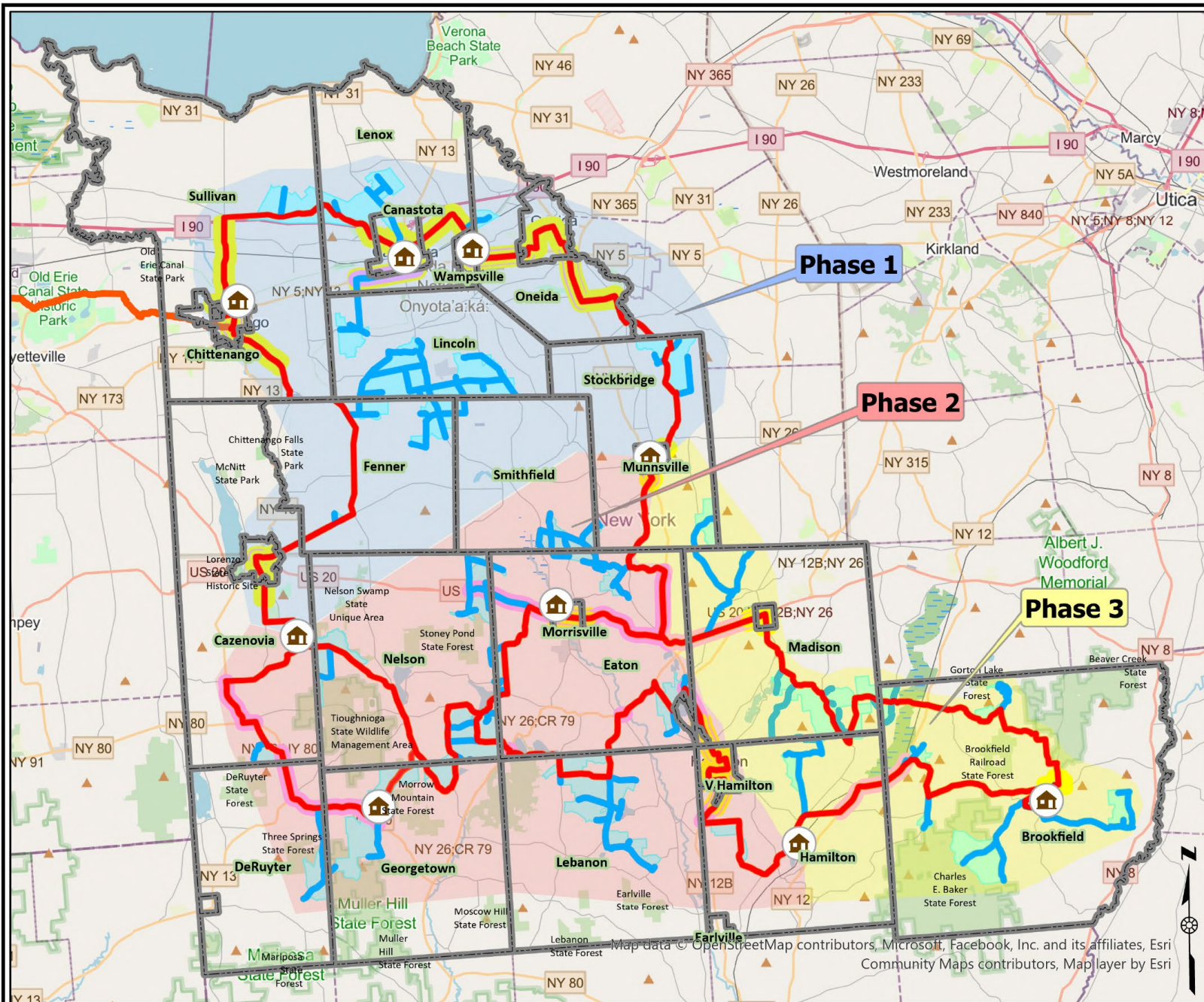
Madison County, NY Broadband Project Phasing



■ State Recreation
🏠 Hut Locations
 Municipal Boundary
Fiber Route
— Lateral
— Backbone
Phases
 Phase
 1
 2
 3

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- Project started in 2021
- 269 Miles of fiber to serve 1,087 unserved homes and bring internet choice to an additional 6,500 homes
- \$18.6 million total cost
- Service Provider is Empire Access
- Phase 1 expected to be operational at the end of 2025



[RESIDENTIAL](#) [BUSINESS SERVICES](#) [STREAMING TV](#) [RESOURCES](#) [ABOUT US](#) [CAREERS](#)

Bringing Communities Together with a Better Internet Experience

Faster Internet. Better Value.

MADISON COUNTY CONNECT



Madison County Connect 2025 NYS MIP Grant



Legend:

- State Recreation
- HutLocations
- Municipal Boundary

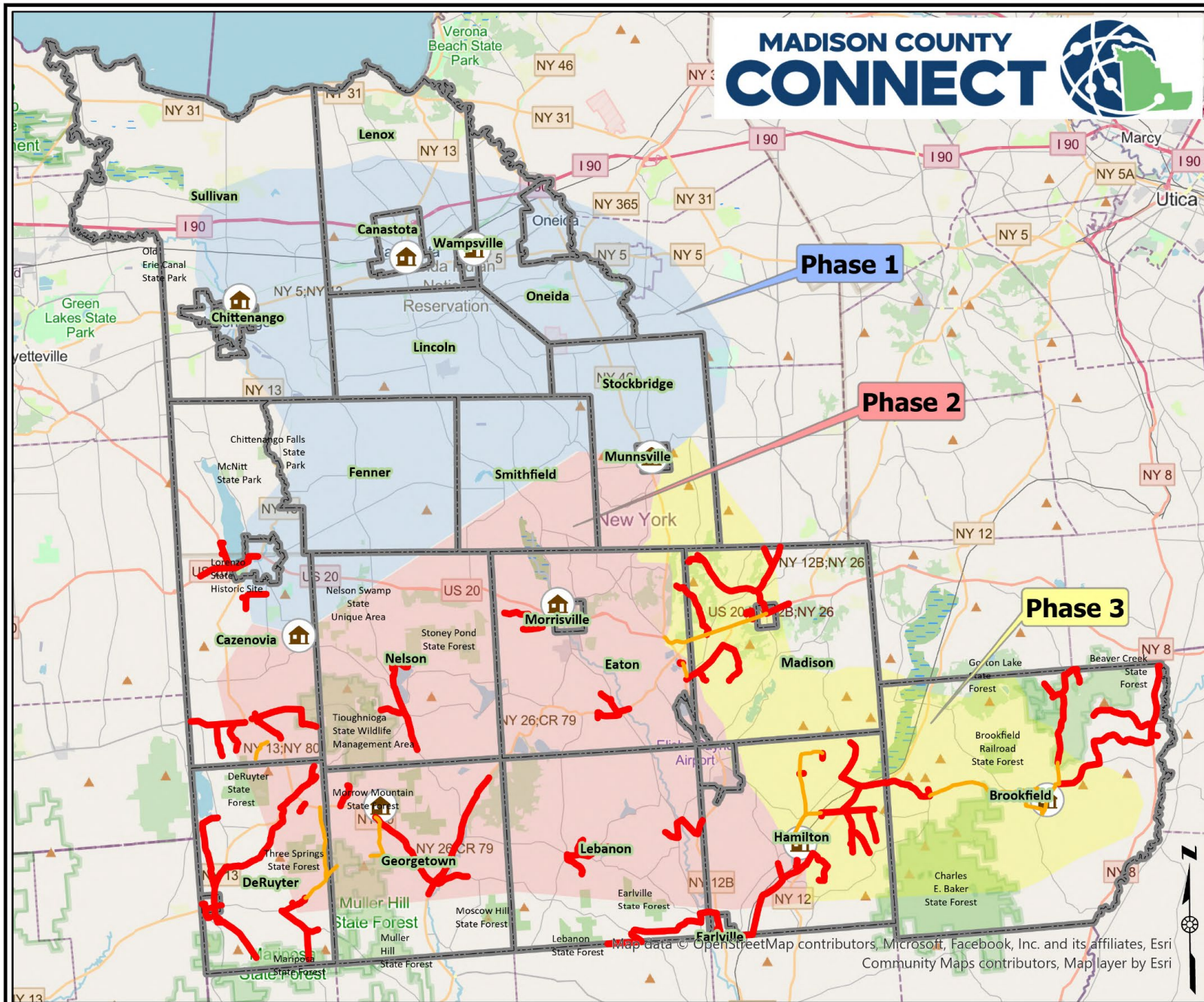
Phases

- Phase 1
- Phase 2
- Phase 3

Polylines

- Fiber Route
- MIP Laterals
- Addl. Needed

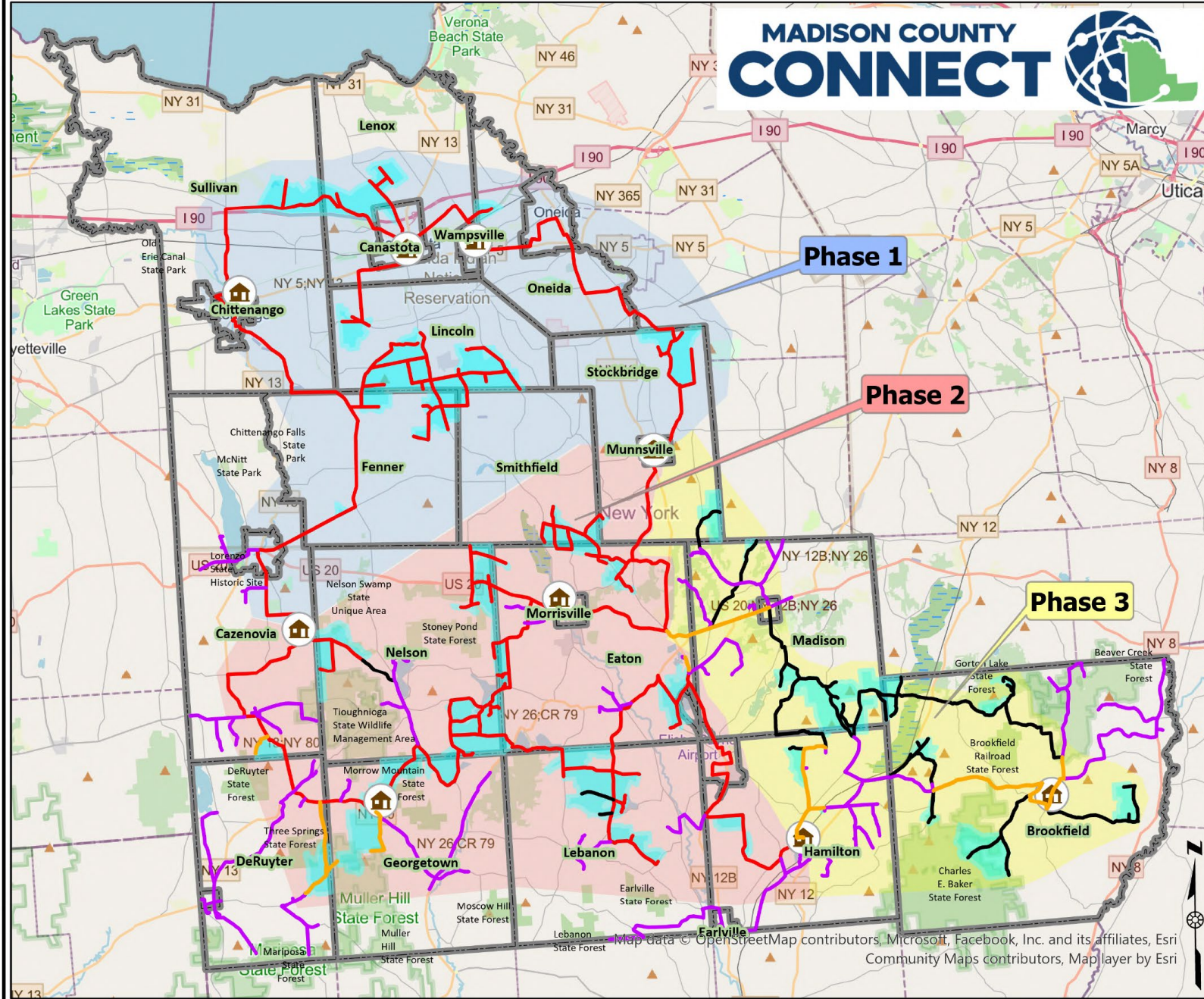
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- First applied in 2024 for \$30 million to serve every underserved/unserved address in the County
- We reapplied in 2025 and were just awarded \$9.9 Million to build 120 miles of fiber to serve 2,600 addresses
- Project must be completed by 12/31/2026



Madison County Connect 2025 All Fiber



Fiber Routes

- USDA ReConnect
- Decommissioned Routes

Polylines

Fiber Route

- MIP Laterals
- Adtl. Needed

PFSA's

- PFSA's
- State Recreation

HutLocations

Municipal Boundary

Phases

Phase

- 1
- 2
- 3

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