Appendix 3-E
Local Land Use Plans

The Canton Grasse River Waterfront Revitalization Plan, 2018

Canton Grasse River

Waterfront Revitalization Plan

March 2018

FINAL

This Waterfront Revitalization Plan was prepared for the New York State Department of State Division of Coastal Resources with funds provided under Title 11 of the Environmental Protection Fund.

Canton Grasse River

Waterfront Revitalization Plan

First Approved January 2010

Waterfront Advisory Committee:

David Button, Supervisor, Town of Canton
Charlotte Ramsay, Mayor, Village of Canton
Joseph Kennedy, President, State University of New York at Canton
Baylor Johnson, Director, Outdoor Studies Department, St. Lawrence University
Tom Cutter, Grasse River Heritage Corporation
Jane Semple, Grasse River Heritage Corporation

Staff Assistance:

Linda McQuinn, Director, Town and Village of Canton Economic Development Office

Special Thanks to:

St. Lawrence University Faculty Member, Carol Cady, and GIS Students Adria Bregani, Jose Domingas, Johanna Palmer, for their assistance with GIS Mapping for this project.

Linda McQuinn for the use of her photographs of Canton

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Canton Grasse River

Waterfront Revitalization Plan

Revised May 2017

Waterfront Advisory Committee:

David Button, Supervisor, Town of Canton
Phil LaMarche, Member, Town of Canton Board
Dwight Stevenson, Trustee, Village of Canton Board
Jill Savage, Representative, Village of Canton
Tom Langen, Grasse River Heritage Area Development Corp.
Louis Tremaine, Grasse River Heritage Area Development Corp.

Staff Assistance:

Leigh Rodriguez, Director of Economic Development,
Village and Town of Canton

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INTRODUCTION

The Grasse River corridor will remain a richly diverse and healthy ecosystem with visually attractive buildings, farms, wood lots and natural landscapes. Trails, parks, and boat launches will maximize public access to the river and help to create high-quality recreational opportunities. New development will emphasize uses that are enhanced by riverfront and consistent with local architecture and character. Within the Village of Canton, the riverfront will be attractive, accessible, walkable, and culturally vibrant, benefiting from and enhancing the quality of life inherent in a small college town.

-Vision Statement from the Canton Grasse River Waterfront Revitalization Plan

Process Used to Develop the Plan

In 2005-06, the Town of Canton applied for and received a grant through the New York State Department of State Division of Coastal Resources Local Waterfront Revitalization Program through the Environmental Protection Fund to develop an inter-municipal Local Waterfront Revitalization Program for the Grasse River waterfront in the Town and Village of Canton.

A waterfront advisory committee was established in 2007 to oversee the preparation of the Plan. With the Town of Canton as lead-agency, the six-member committee was appointed by the Town, Village and Grass River Heritage Corporation. The role of the committee was, and continues to be, to guide and lead the planning process, communicate with municipal leaders, and help facilitate community involvement in the development of the Plan.

Along with the grant from the NYS Department of State, the project was funded with monetary and in-kind contributions from each of the participating communities and members of the Advisory Committee. In addition, a significant in-kind contribution of faculty and student resources from St. Lawrence University was used for the GIS mapping included in the Plan. The Town of Canton hired a consultant, River Street Planning & Development, LLC, to work with the advisory committee in developing the Local Waterfront Revitalization Program. Over time, the approach to the project was modified and the project became the development of a Waterfront Revitalization Plan, rather than a Local Waterfront Revitalization Program as defined by New York State. The committee held approximately ten committee

meetings to plan and publicize the public participation process, discuss critical issues, review research, findings and techniques prepared by the consultant, and work with the consultant on the development of a property owner survey, the vision statement, planning principles, goals and key projects and initiatives.

In June of 2016 the Canton Waterfront Advisory Committee began discussions leading to an updated version of the Plan. Those discussion continued through 2017, leading eventually to a draft that was distributed to the public, a meeting and comment period to collect public response, and final revisions to the document.

What Is a Waterfront Revitalization Plan?

A Waterfront Revitalization Plan is a locally prepared, comprehensive land and water use plan for a community's waterfront. It provides a comprehensive structure within which critical waterfront issues can be addressed. The Waterfront Revitalization Plan addresses the following issues:

- Enhancing opportunities for public access to water-based recreation on the waterways;
- Revitalizing Main street and Riverside Drive and underutilized waterfront commercial properties;
- Developing efficient, pedestrian and bicycle friendly transportation access;
- Protecting sensitive waterfront resources, open space and scenic resources;
- Preservation of historic resources and enhanced opportunities for heritage tourism; and
- Growth management and protection of community character and quality of life.

This Waterfront Revitalization Plan is a voluntary, grass roots effort which brings together local and state governments, commerce and industry, environmental interests, private organizations, and community citizens to assess current opportunities and constraints and to build a consensus on the desired future of the community's waterfront. More importantly, this Waterfront Revitalization Plan provides a strategy for achieving that vision and for managing local resources. Decision makers will then be able to respond with increased knowledge and purpose to future events affecting their waterfront area and to actively pursue an agreed upon program.

One of the components of such programs is the identification of long-term uses along the waterfront and specific projects for implementation. These uses and projects, in conjunction with an established management program, can significantly increase a community's ability to attract development activities that will best take advantage of the unique cultural and natural characteristics of their waterfront. This Waterfront Revitalization Plan also serves to enhance the conservation and protection of natural resources. As such, the Plan represents a balance between economic development and environmental protection that permits the beneficial use of waterfront resources, while preventing the loss of valuable resources and public access opportunities to the waterfront.

The Waterfront Revitalization Plan consists of the following major sections:

- *Waterfront Revitalization Area (WRA) Boundaries* - The WRA boundaries establish the focus area for the plan.

- *Inventory and Analysis* – The inventory and analysis is an overview of existing natural and man-made resources and conditions within the waterfront area. It addresses topics from existing land and water uses to historic and natural resources.

- *Vision Statement and Planning Principles* - This section establishes a vision statement for the Canton Grasse River Waterfront and a set of planning principles to guide future land use, economic development and resource allocation decisions by the Town and Village.

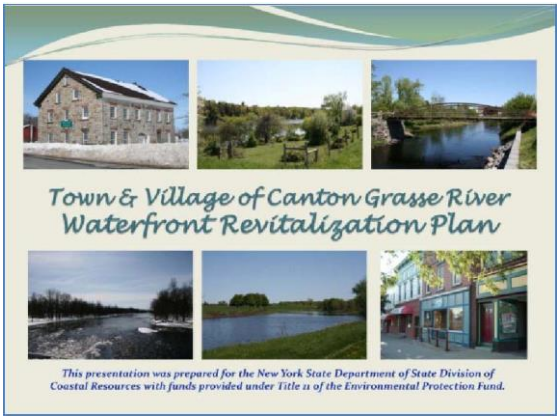
- *Land and Water Goals, Initiatives and Projects* – This section identifies a set of goals and corresponding initiatives and projects necessary to meet the goals. The initiatives and projects are summarized under each goal.

- *Implementation Strategy and Matrix* – The Implementation Strategy provides a discussion of tools and techniques available to the Town and Village that could be utilized and the basic steps to be taken in order to achieve the Vision and Goals of the Plan. The matrix is a table of the proposed projects and uses that identifies a lead agency, a timeframe for the projects, a budget estimate where applicable, partners and stakeholders, and potential funding sources.

- *Appendices of Local Techniques for Implementation* – The appendices include a waterfront overlay district and map that could be utilized or adapted by the Town or Village; a waterfront commercial district and map that could be used or adapted by the Village; model Conservation Subdivision language that could be adopted by the Town or Village as part of zoning or subdivision regulations; a set of building improvement guidelines to revitalize downtown and protect historically significant buildings and architecture within the Village of Canton; and a list of public partners and funding sources to assist Canton in implementing the Plan.

Public Participation

A Public Participation Plan was developed to identify a community visioning process aimed at soliciting public input on local issues and needs, consensus building, proposed actions and strategies to be considered in the plan, and completeness and accuracy of the plan. The public participation plan identifies key individuals and organizations to be included, a schedule of public meetings and a description of outreach efforts.



A community Visioning Workshop was conducted in June 2008. Residents and stakeholders participated in the workshops providing insight into what they love about their waterfront, what they would like to change or see accomplished, and what the waterfront would be like when the changes have been made. As a follow-up to the Vision Workshop, focus group meetings were held in June 2008 to discuss specific topics relevant to the Grasse River waterfront including recreation, tourism, economic development, open space and rural preservation and environmental protection. The comments provided by residents and stakeholders present at the visioning workshop and focus group sessions were used to develop the Plan. Several ideas and "visions" for the waterfront and Town and Village of Canton were heard repeatedly including:

- The Grasse River is a critical community asset enjoyed by all.
- More recreation and public access, including trails (walking, hiking, biking), boat launches and fishing access points are needed on Canton's waterfront and throughout the community.
- The natural and biological systems, heritage resources, rural landscapes and open space should be protected through land management practices and education.
- There is opportunity and desire for water enhanced economic development on the waterfront in the Village including retail and service establishments for residents and visitors, such as restaurants, pubs, entertainment/recreation venues and overnight accommodations such as inns.
- The Town and Village need tax base enhancement and job creation.
- Further emphasis should be placed on tourism as an economic industry in Canton.

In order to ensure that waterfront property owners were part of the process, in October 2008 a written survey was mailed to all identified property owners on the waterfront in the Town and Village derived from the Town and Village real property tax roll. 267 property owners were surveyed with a response

rate 23%. Many of the property owners had a common enthusiasm for the existing Grasse River waterfront and its preferred future, including the following statements:

- I love the unspoiled, natural beauty, clean water and "peace and quiet." The River is and should be used for recreation or passive enjoyment.
- The waterfront should remain as undeveloped as it is today or more so – especially outside the Village.
- Outside of the Village, the Canton waterfront should be used for parks, open space and residential uses.

Public presentations of proposed waterfront projects, land uses and policies were conducted January 2009 to seek community input on the vision and goals, objectives and activities proposed for the Waterfront Revitalization Plan. The feedback received from participants was taken into consideration as the Plan was developed.

A draft of the proposed 2018 update of the Waterfront Revitalization Plan was posted on the Canton Town and Village website for public review, and a meeting was held on September 26, 2017, to invite comments from the public. Nineteen members of the public attended, in addition to the members of the Waterfront Advisory Committee. The following comments were offered.

- It would help to expand the Implementation Matrix so as to show which items from the 2010 Plan have been accomplished, removed, revised, etc. This would help to "memorialize the successes."
- The Oswagatchie River might be incorporated into the Plan.
- Wildlife has been largely taken for granted in the Plan. Projects could be added to support wildlife and enhance habitat.
- Attention could be given to potential flooding and to the adequacy of culverts to handle flood events, wildlife passage, etc.
- The boundaries of the Waterfront Revitalization Area might be widened. Mention of issues outside the current boundaries could be useful when the Plan is cited in support of various projects.

- The document might address the issue of salt, sand, and fuel containment and the problem of these finding their way into the river.
- The document might address the problem of use of herbicides near bodies of water.

This meeting was followed by a 30-day period during which further comments from the public were invited. The following were received.

- A list of accomplishments under the Plan might be published on a regular basis.
- A list of the 6-7 top priority items to be addressed next might be published.
- A canoe/kayak launch site might be added on the Little River.
- The Plan might address pollutants in addition to the ones mentioned above, including agricultural runoff, lawn products, plastics, trash, and sewage.
- Public reporting procedures could be put in place that would address both good work/ideas and abuses of the river corridor.

The Waterfront Advisory Committee considered all of these suggestions in the final revision of the Plan that was eventually submitted to the Boards of the Town of Canton, Village of Canton, and Grasse River Heritage for approval.

SECTION I:
Waterfront Revitalization Area Boundary

The Waterfront Revitalization Area (WRA) incorporates the Grasse River corridor and adjacent portions of the Town of Canton and Village of Canton. Lands and waterways within the boundary are directly related to, or supportive of, local, regional and state efforts to protect and enhance natural and cultural resources and stimulate additional tourism and economic revitalization along the Grasse River and key tributaries. The WRA boundary is shown on the maps in Appendix F with a narrative description below. For all instances where roadways are utilized as a WRA boundary demarcation, it is the centerline of the roadway that is the boundary line.

NORTH AND EAST OF THE RIVER

The northeast corner of the boundary starts at the Town of Canton and Town of Potsdam line, follows a 45 degree angle to Pollock Road and the Town of Canton/Town of Potsdam line and then follows Pollock Road west to County Road 27. It then goes south along County Road 27 to Riverside Drive; east on Fairlane Drive and then southeast on Woods Drive to State Street. On State Street the boundary goes southwest to Court Street crossing Route 11/Main Street to follow Park Street. It then follows the St. Lawrence University property boundary following Avenue of the Elms and back to County Route 27. The boundary follows County Route 27 until it splits with County Route 25 and follows County Route 25 until meets County Route 21. The boundary follows County Route 21 and then County Route 21 Extension adjacent to the Grasse River. It then follows the River on Churchill Street in the Hamlet of Pyrites and then goes southeast and follows Pyrites Russell Road along the Town of Canton/Town of Russell line and crosses the River.

SOUTH AND WEST OF THE RIVER

The southwestern boundary crosses the Grasse River at the Town of Canton and Town of Russell municipal boundary southwest to North Woods Road and follows North Woods Road to Hermon-Pyrites Road and then northeast to Eddy Pyrites Road. On Eddy Pyrites Road the line crosses Harrison Creek and follows Miner Street Road northeast and follows the Grasse River. The boundary then leaves Miner Street Road heading west incorporating Fairview Cemetery and a portion of the Maple Hill residential

development on the shoreline boundaries to Route 11. From Route 11 it travels to Gouverneur Street and then follows West Main Street in a northwest direction to State Highway 68. The boundary follows State Highway 68 northwest to Conger Road and then follows Conger Road. Conger Road meets County Route 14 and follows County Route 14 northeast to the Town of Canton/Town of Lisbon municipal line at which point the WRA boundary travels east along the town line crossing the Grasse River.

SECTION II: Inventory and Analysis

• REGIONAL SETTINGS AND COMMUNITY CHARACTERISTICS

The Town and Village of Canton are located in St. Lawrence County in New York State. The Town of Canton encompasses 105.89 square miles while the Village is 3.34 square miles. Canton is located in the center of St. Lawrence County in the Adirondack foothills, twenty miles from the Canadian border, and nineteen miles from the St. Lawrence River. Canton has been the county seat since 1830, and as such, many of the County's government operations are located in Canton. The Village is also home to St. Lawrence University, a private liberal arts school of 2,100 students and the State University of New York-Canton, a four-year residential school with 3,000 students that focuses on the opportunities and challenges that technology has created in the 21st century.

Once a mill town and agricultural community, today Canton's largest industries are education and government although agriculture continues to play a significant role in Canton's local economy and rural character. The Town of Canton includes the Villages of Canton and Rensselaer Falls and the Hamlets of Morley and Pyrites.

Table 1: Population and Households

	Population			Households		
Municipality	2000	2010	% Change	2000	2010	% Change
Town of Canton	10,334	10,995	6.0%	3,198	3,405	6.1%
Village of Canton	5,882	6,314	6.8%	1,531	1,693	9.6%
St. Lawrence County	111,931	111,944	0.10%	40,506	41,605	2.6%

Source: U.S. Census Bureau, 2000 and 2010

The Town of Canton had a 2010 Census population of 10,995, including 6,314 people in the Village. Both the Town and Village lost population between 1990 and 2000, recovering most of those losses by 2010, and while this also occurred in St. Lawrence County, the fluctuation was higher in Canton. In terms of households, the number of households grew in the Town, the Village, and the County. Increasing numbers of households is a common trend across the region, state, and country and has been attributed to more people living alone and more single-parent headed households. The Village decrease between 1990 and 2000 may be related to a fluctuation in student households rather than some other factor.

Issues

- The Town and Village of Canton lost a great deal more population between 1990 and 2000 as compared with a slight decrease in St. Lawrence County's population.

- Employment opportunities within the Town and Village rely heavily on the County, the universities and retail and service sector industries.

- Although agriculture continues to be an important industry in Canton, its contribution to the local economy has decreased considerably.

- In the Village of Canton, 66%of the tax roll consists of tax-exempt properties. ..

Opportunities

- The location of two universities and the County Seat in Canton provides for some economic stability in terms of employment, residents, and visitors (tourism).

B. HISTORICAL BACKGROUND

Historically, Canton was an important location for farming and a prosperous mill town as lumber and grist mills utilized the power of the Grasse River. Daniel Harrington of Connecticut established Canton's first settlement along the Grasse River. Stillman Foote, an emigrant from Middlebury, Vermont, built the first gristmill on the Grasse River. In 1801, he purchased a one-square mile area on the Grasse River (which is now the Village of Canton). The Town was incorporated in 1805 as St. Lawrence County's sixth town. The Village was incorporated on May 14, 1845.

Canton developed as a north-country industrial center in the early to mid-nineteenth century due to the abundant power of the Grasse River at Falls Island (as it's known today) which attracted numerous mills; the road network from Canton to the St. Lawrence River at Ogdensburg provided access to important shipping routes via the Black River Canal at Watertown. The dense settlement of downtown Canton, still prevalent in the Village today, is attributed to the location of grist mills and saw mills established on both sides of the River as well as other industries such as J. Henry Rushton's boat building; the construction of Main Street (NYS Route 11) in the late 1840s; and the selection of Canton as the County seat in 1830 bringing government offices, services and jobs.

In the early 1890's, as described in *Images of America: Canton,* the Hamlet of Pyrites, approximately 6 miles upstream from the Village of Canton, developed rapidly due to a successful pulp making industry. Iron pyrite, found in abundance in the region, was used in pulp-making. The success of the Pyrites Paper Mill led to other businesses, stores, hotels and schools. At its peak, the population exceeded 1,500 residents. The DeGrasse Paper Company and later the International Paper Company employed 500 workers and made 200 tons of newsprint daily. Unfortunately, Pyrites was hit hard by the stock market crash of 1929 which forced the closing of the paper mill.

The Hamlet of Morley, 6 miles downstream from the Village of Canton, was established in 1810 when Stillman Foote led a small group of settlers to the area. A dam and sawmill were constructed. The small settlement that followed included the Trinity Chapel (still standing), a grist mill built in 1840 (still standing), the Spaulding Store (still standing), a hotel, meat market and the Morley School (still standing).

Canton remained a mill town into the twentieth century. Still active in the 1940's was the Sheffield Farms condensory, the International Paper Plant in Pyrites, two woodworking mills and several feed mills and lumber/coal depots.

While industries dependent on the power of the River dominated, the educational industry became more prominent with the founding of St. Lawrence University in 1856 and the Agricultural School at St. Lawrence University in 1906, a state sponsored school which became independent from the University in 1925. Canton's focus on the educational industry came with the expansion of the State Agricultural and Technical College on the west side of the Grasse River and St. Lawrence University's expansion on the east side. Today, St. Lawrence University and the State University of New York-Canton (now a four-year institution with some graduate offerings) are the major employers in the community with a combined student population of approximately 5,100 students.

Issues

- The industries that established Canton no longer exist.

Opportunities

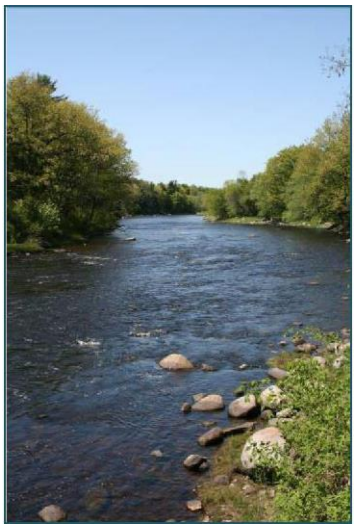
- Canton's rich history is well preserved in its large inventory of historically and architecturally contributing buildings and properties both in the Town and Village.

- The Village's architecture, streetscapes and green coupled with the River create a very attractive community that enhances the quality of life for residents and enhances tourism efforts.

- Revitalization of the Hamlets of Morley and Pyrites

C. EXISTING WATER BODIES

The Grasse River



Approximately 19 miles of the Grasse River are located in the Town and Village of Canton. At its highest point in the Adirondacks, it is 2,350 feet above sea level. The River originates in St. Lawrence County and flows from the Town of Russell to Pyrites in the Town of Canton, through the Village of Canton past the Hamlet of Morley, into the Town of Madrid and then on to Massena where the Grasse flows into the St. Lawrence River. One of the Grasse River's two dams is located in Pyrites in the Town of Canton, while the other is in Madrid. The Grasse River is fairly shallow—anywhere from 3 to 12 feet deep—and is especially shallow in the summer months when passage by kayak can be nearly impossible.

The Grasse River is utilized for small water craft recreational uses such as canoeing, kayaking and fishing. The St. Lawrence Valley Paddlers Club offers canoeing and kayaking events year round including the popular Rushton Canoe Races in the spring. The River's rocks and islets created from the old logging industry create rapids and obstacles on the River that can be challenging for canoeists and kayakers.

Fishing is a prevalent activity on the Grasse River. Anglers can find muskies, smallmouth bass, and walleyes among other fish species (see below section on NYS significant coastal fish and wildlife habitat). Anglers fish by floating with the current or wading in shallow areas, particularly below dams and falls.

Tributaries

Several tributaries of the Grasse River are located in the Waterfront Revitalization Area including the Little River, Nettle Creek, Harrison Creek and Indian Creek and Upper Lake. The Little River is an important tributary utilized by boaters and anglers and Indian Creek and Upper Lake is part of the Upper and Lower Lakes NYS Wildlife Management Area.

Wetlands

Wetlands are areas saturated by surface or ground water sufficient to support distinctive vegetation adapted for life in saturated soil conditions. Wetlands serve as natural habitat for many species of plants and animals and absorb the forces of flood and erosion to prevent loss of upland soil.

Wetlands are transition areas between uplands and aquatic habitats. They are known by many names, such as marshes, swamps, bogs, and wet meadows. Standing water is only one clue that a wetland may be present. The Freshwater Wetlands Act identifies wetlands on the basis of vegetation because certain types of plants out-compete others when they are in wet soils, and so are good indicators of wet conditions over time. These characteristic plants include wetland trees and shrubs, such as willows and alders; emergent plants such as cattails and sedges; aquatic plants, such as water-lily, and bog mat vegetation, such as sphagnum moss.

Freshwater Wetlands are protected under Article 24 of the Environmental Conservation Law of the State of New York. The Department of Environmental Conservation requires permits for certain activities in, and within 100 feet of, the boundary of wetlands 12.4 acres or larger that are shown on freshwater wetlands regulatory maps. Smaller wetlands are regulated under federal law (Section 404 of the Clean Waters Act) by the U.S. Army Corps of Engineers.

Within the Canton Grasse River Waterfront Revitalization Area, there are a number of New York State and Federally designated Freshwater Wetlands and most of them are adjacent to or directly on the Grasse River. As the Hydrography Map (Appendix F) illustrates, the largest wetland in the Town is the Upper and Lower Lakes NYS Wildlife Management Area, a State designated freshwater wetland. A small portion of this area is located in the Waterfront Revitalization Area.

Issues

- The Grasse River is a regional and community asset that is used for industry, education and recreation.
- Wetlands are prevalent along the Grasse River limiting land use potential.
- Seasonal fluctuations in river level affect recreational opportunities.

Opportunities

- The rapids created by the River provide challenging kayaking and canoeing and may provide new recreational opportunities such as a white water play park.
- Wetlands constraints will likely limit some development of the Riverfront which will aid in preserving rural character.
- Wetlands create important, unique habitats such as can be found in the Upper and Lower Lakes NYS WMA (Wildlife Management Area).

D. EXISTING LAND AND WATER USES

The Grasse River Waterfront Revitalization Area in the Town and Village of Canton largely consists of agricultural land, open space, commercial and residential uses.

Town of Canton

Lands in the Waterfront Revitalization Area in the Town of Canton are generally rural in nature with a large percentage of agricultural land. North of the Village, the Town's waterfront is mostly agricultural and residential with some vacant land. In addition there are two areas of private wild and forested land of approximately 287 acres and 211 acres. The eastern boundary of the Upper and Lower Lakes NYS Wildlife Management Area is the Grasse River in northern Canton at State Highway 68. It is a large developed wetland complex that has 8,756 total acres. A total of

approximately 8,422 acres or 13.2 square miles of land are located in the Canton Waterfront Revitalization Area.

Morley Cemetery is located off of County Route 14 and Church Street.

The remaining areas of this portion of the Town's Waterfront Revitalization Area are predominantly residential and agricultural, although there are a number of vacant parcels dispersed throughout. Most of the vacant parcels are located directly on the Grasse River. The largest parcels are located at the northern end on the Town of Canton line (approximately 34 acres – 2 owners), four parcels are located between the Grasse River and County Route 14 (83 acres – 4 owners), and two parcels located between the Village line and the Grasse River and State Highway 68 (160 acres – 2 owners).

The southern portion of the Town Waterfront Revitalization Area includes the area south of the Village of Canton line to the town boundary with the Town of Russell. Community facilities found in this part of the town include Fairview Cemetery and Taylor Park Community Beach. Fairview Cemetery is located on Miner Street Road, just below the Village line. Taylor Park Community Beach is located on the Grasse River, off of Miner Street Road. The Canton Sportsman Club is located on Nickerson Road.

The majority of land uses in the middle portion of the Town's southern WRA are a mix of residential, agriculture, vacant land, and wild and forested lands. Like the Town's northern WRA, there are a significant number of sizeable vacant parcels located on the Grasse River between Miner Street Road and the River totaling more than 300 acres.

In the Hamlet of Pyrites, between Bridge Street and Eddy Pyrites Road, land uses are mostly residential and public services (Hydro-electric power generating facility – 80.3 acres), and some small vacant parcels. There is a small Town park on Churchill Street with dated playground equipment but the park is presently closed. There are a few commercial parcels located along County Route 27 and 25.

Village of Canton

As illustrated by the Village Land Use Map, The Village of Canton is a compact Village, the seat of St. Lawrence County government, home to SUNY-Canton and St. Lawrence University, as well as an historic main street area. Within the Waterfront Revitalization Area are a number of St. Lawrence County properties, St. Lawrence University, SUNY-Canton, Bend in the River Park, as well as residential, commercial, a small number of industrial uses and some vacant properties.

On the west side of the River, SUNY-Canton is located in the northern corner of the WRA and encompasses most of the land area north of West Main Street. Access to downtown without a car requires crossing either the pedestrian bridge from Campus to Riverside Drive or a much longer hike to the Route 11 Bridge. The area immediately south of the campus is primarily residential, with some commercial and public service parcels (Board of Cooperative Educational Services) on West Main Street. This area is generally bounded by the Grasse River, West Main Street, Bird Street and Craig Drive.

The Grasse River has several islands within its narrow waters. Coakley Island located on Main Street and surrounded by the Grasse River on three sides and Willow Island on the fourth side (as Willow and Coakley Islands are the same land mass). Located directly north is Falls Island. The Grasse River Heritage Area Development Corporation has redeveloped Coakley and Falls Island, Canton's 19th century industrial/commercial center, as a downtown waterfront Heritage Park. Willow Island and Canton Island Park are south of the US Route 11 Bridge. There is further discussion of these islands later in the discussion of water-dependent and water-enhanced uses.

Most of the commercial land uses in the Village are concentrated on the east side of the River along Main Street, Riverside Drive, Ike Noble Drive, Court Street, and Miner Street. A key riverfront redevelopment site, the former Gray Lanes, is located on the corner of Main Street and Riverside Drive. With assistance from a Restore-NY grant, this building has been rehabilitated as Rushton Place, now serving both commercial and residential uses. There is one industrial use parcel located in the Village that is bounded by the Grasse River and Buck Street. The site is owned by St. Lawrence County Manufacturing in what formerly housed the Kraft Inc. plant.

Residential uses are dispersed throughout the Village Waterfront Revitalization Area. On the east side of the River, large concentrations of residential uses are located north and south of the railroad tracks and north of Chapel Street. Residential uses dominate the west side of the Village particularly north of West Main Street. There are several recreational and entertainment uses in the Village Waterfront Revitalization Area. All of these uses are discussed in detail either in this section's "water dependent and water-enhanced uses" or in Section II G, Recreational Uses.

Community services located within the Village Waterfront Revitalization Area include the Canton Municipal Building (Main Street), U.S. Post Office (Main Street), Canton Free Library (Court Street), State Police (Court Street), and Fire Station (Riverside Drive). The Silas Wright Cemetery is located on West Street. The St. Lawrence County Highway Garage is located on Park Street and the inactive Village of Canton Water Supply Facility is located on Lincoln Street.

The largest parcels of vacant land within the Village Waterfront Revitalization Area are located primarily on the western bank of the Grasse River adjacent to the new Maple Hill residential development. This village owned land is directly across from Bend in the River Park on the eastern bank and is a good opportunity for new waterfront access and recreation with a possible connection across the River to Bend in the River Park. There are other parcels of vacant land dispersed throughout the Village, mostly in the southern part of the waterfront area boundary.

Below is a summary of the acreage within the Waterfront Revitalization Area for each of the land use categories depicted on the Village Land Use Map.

Table 2: Land Use Distribution in Waterfront Revitalization Area		
Land Use	Total Acreage	% of WRA Land Area
Town of Canton		
Agricultural	1532.8	20.2%
Commercial	19.8	0.3%
Community Services	780.8	10.3%
Industrial	0	0.0%
Public Services	66.7	0.9%
Recreation & Entertainment	86.4	1.1%
Residential	3278.1	43.2%
Vacant Land	941.3	12.4%
Wild, Forested, Conservation Lands & Public Parks	877.2	11.6%
Village of Canton		
Agricultural	0	0.0%
Commercial	57.7	6.9%
Community Services	497.6	59.3%
Industrial	6.7	0.8%
Public Services	24.6	2.9%
Recreation & Entertainment	14.2	1.7%
Residential	168.3	20.1%
Vacant Land	69.5	8.3%
Wild, Forested, Conservation Lands & Public Parks	0.3	0.0%
Source: St. Lawrence County Office of Real Property & Tax Services		

Water-Dependent and Water-Enhanced Uses

Like most formerly industrial communities, the power of the River was critical to the development of the Town and Village of Canton. And like so many river communities, the River no longer serves that purpose but continues to be a central feature in the community. Today, the only commercial use directly associated

with the Grasse River in Canton is the hydro-electric power generating facility in Pyrites. For recreational purposes, the Grasse River is utilized for small water craft such as canoeing, kayaking and fishing. The St. Lawrence Valley Paddlers Club offers canoeing and kayaking events year round including the Rushton Canoe Races in the spring.

A description of the water-dependent and water-enhanced uses located on the Grasse River in Canton is included below. Water-dependent uses are defined as those activities that can only be conducted on, in, over or adjacent to a water body because such activity requires direct access to that water body, and that involve, as an integral part of such activity, the use of the water. Water-enhanced uses are defined as an activity which does not require a location adjacent to coastal waters, but whose location on the waterfront adds to the public use and enjoyment of the water's edge. Water-enhanced uses are primarily recreational, cultural, retail, or entertainment uses.

Existing water-dependent uses located in the Waterfront Revitalization Area include:

- Pyrites Associates Hydro-electric Power Generating Facility– This hydro-electric power generation facility produces 8.2 mega-watts and is located on an 80 acre parcel on both sides of the river between Eddy-Pyrites Road and Bridge Street in the southern portion of the waterfront area.
- Grasse River State Boat Launch – This boat launch is located on Route 68 in the Upper and Lower Lakes NYS Wildlife Management Area. There is a hard surface ramp and parking for 14 cars and trailers. The boat launch is suitable for canoes and small motor boats.
- Little River Boat Launch – This boat launch is a kayak/canoe launch located adjacent to the Park Street Bridge that is owned by St. Lawrence University but open to the public via a permit for usage with the Town of Canton. This site includes a parking lot but there is no signage indicating public usage.
- Taylor Park Community Beach – This beach is located in the Town of Canton on the Grasse River, off of Miner Street Road. It is open seasonally and includes changing rooms, a playground, picnic areas and a beach staffed with lifeguards for summertime swimming.
- Village of Canton waste water treatment facility – Located at the southern end of the Village along Canton Morley Road, this facility opened in 1995. The facility's effluent discharges into the Grasse River.

- Pyrites Boat Launch - This is a kayak/canoe launch located just north of Pyrites with access from Route 21. This site includes safe parking for loading and unloading parallel to the highway and is ADA accessible.

Existing water-enhanced uses located in the Waterfront Revitalization Area include:

- Bend in the River Park – This Park is located at the end of Lincoln Street adjacent to the Canton Pavilion. The park has a picnic shelter, barbecue grills, a lighted softball field, paved pedestrian paths, and volleyball and basketball areas on the Grasse River.

- Canton Island Park – This Park is located on West Main Street between the twin bridges in the downtown. The park has picnic areas and barbecue grills.
- Heritage Park – Located on Coakley and Falls Islands, this park includes a pedestrian footbridge, an information center and parking area, an interpretative trail around the Falls Island Mill ruins (nine mill and workshop sites) and a scenic overlook at the western cascade waterfalls. There is also a landscaped park on Coakley Island between the footbridge and NYS Route 11.
- Grasse River Heritage Sculpture Garden - Located on Willow Island, this park features an exhibition of outdoor sculptures by nationally renowned artists.
- Dwight Church Park - This pocket park is located on West Main Street overlooking the western shoreline of the river. It provides benches with views of the river and the sculpture garden beyond and signage celebrating a figure of historical importance to the Grasse River and surrounding area.
- Pyrites Park – This small neighborhood park is located on Churchill Street and the Grasse River in the southern end of the WRA but is closed.

Issues

- There are vacant, blighted or underutilized lands located within the Canton WRA, most of which are located directly on the Grasse River in the Village.
- There are no direct public access points such as boat launches to the River in the Village.

- It is important for there to be good access to downtown Canton for SUNY Canton residents via the pedestrian footbridge and Riverside Drive.
- There are few water-related or water-enhanced uses on the Grasse River in the Town or Village of Canton. More recreational access to the River is needed as well as uses that are enhanced by their location on the waterfront such as parks, land trails, restaurants, pubs, inns and cultural facilities.

Opportunities

- There are underutilized and vacant parcels on the Grasse River in the Village that present redevelopment opportunities and opportunities for public access to the River. In particular the Village parcel on the west bank of the River adjacent to the Maple Hill commercial and residential development represents a great opportunity for new waterfront recreation and cross-connection via a bridge to Bend in the River park on the east side of the River.
- Vacant parcels in the Town south of the Village may be opportunities for a boat launch.
- The Town and Village of Canton received a NYS Brownfield Opportunity Area (BOA) grant award from the NYS Department of State to complete a pre-nomination study for approximately 57 acres characterized with 10 brownfield sites located along the shoreline of the Grasse River (included within the Canton WRA). With this study complete, the Town and Village are now able to pursue a more in-depth analysis of the selected study areas, including market analysis of the economic development opportunities for each study area and implementation strategy. A grant application for a BOA nomination study is currently being prepared
- Willow Island represents an opportunity for cultural or community uses that would complement the Heritage Park development on Coakley and Falls Islands.

E. EXISTING PLANNING DOCUMENTS AND ZONING

The Town and Village of Canton have conducted a number of planning and economic development initiatives over the last decade. The Town and Village are currently in the process of developing a new Comprehensive Plan, their first since 1968. The following is a summary of planning initiatives since the first Master Plan.

- *The Master Plan – Canton Town and Village (1968)* – This plan summarized Canton's community character, population trends, land use and housing characteristics and provided a capital program for Canton.

- *Canton Town and Village: A Summary of Township Planning and Village Design Report (1976)* – This plan summarized a series of five community workshops on population and economics, housing analysis, planning factors in rural Canton, urban design factors in the Village, and Town and Village implementation. Following this plan, a new zoning ordinance was created for the Town.

- *Town of Canton Plan (1982)* – This plan addressed housing, community facilities, businesses, energy transmission lines, and soils as well as offered a series of goals and planning objectives.

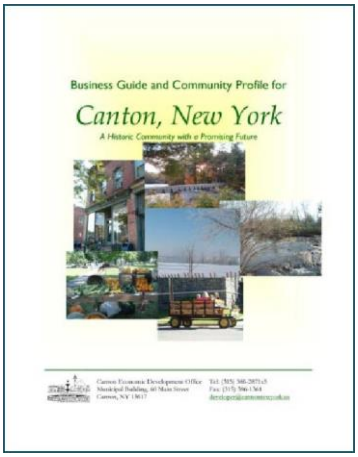
- *Economic Development Planning Report (1993)* – This report included a needs assessment survey and identified potential economic development initiatives for the Canton Local Development Corporation.

- *Report on Parking, Village of Canton (1996)* – This report included an analysis of employees in downtown and looked at potential sources of parking revenue.

- *Downtown Canton, New York: A Snapshot of Its Strengths, Weaknesses, Threats and Opportunities (1996)* – This report was prepared following a two-day visit to Downtown Canton where meetings were held with citizens, business owners, public officials, and university representatives. Strengths, weaknesses, threats, and opportunities were identified and recommendations were made for future development goals.

- *Canton Community Action Plan (1998 and 2016)* – This plan identified barriers to community development, suggested strategies to address those barriers, and identified fifty recommendations. The plan was updated in 2016 by the Canton Economic Development Steering Committee.

- *Forging Our Future: A Six-year Economic Development Initiative for the Town and Village of Canton (2001)* –This report discussed the development climate, described existing economic development initiatives, and provided specific projects for the future.



- *Town of Canton: Strategic Planning Initiative (2004)* – This plan consolidated and prioritized recommendations from previous studies for the Town and Village of Canton from the previous 40 years. A summary policy matrix includes potential partners, funding sources, and implementation steps.

- *Business Guide and Community Profile for Canton New York: A Historic Community with a Promising Future (2007)* – This plan provides a community profile which includes demographics and employer information, discusses the retail market and business climate, provides information on available properties and business resources as well as provides information on the history of Canton and its quality of life.

Regional Planning Documents

St. Lawrence County Public Policy Guide (1995) – This Guide identified key issues facing St. Lawrence County residents to be used by the County Board of Legislature to guide their decision making. The Guide covered such issues as community character, economic development, environmental and natural resources, health care, government effectiveness, housing and human services, transportation and infrastructure. This Plan describes the County as consisting of "vast working landscapes of agriculture or forestry interspersed with small villages and hamlets". It also discusses the need to "protect and enhance the special physical resources that help to create community character and reinforce a sense of place".

2006 Economic Impact of Expenditures by Tourists on Northern New York State – This report analyzes the economic impacts and importance of tourism as a key segment of Northern New York's economy. The study area includes the Adirondack Region (Clinton, Essex, Franklin, Hamilton, Herkimer, Lewis and Warren Counties) and the Thousand Islands/Seaway Region (Jefferson, Oswego and St. Lawrence Counties). The estimated economic impact of the visitor expenditures is measured in four ways: by the number of full-time equivalent jobs supported; the amount of wages, salaries and proprietary income generated; state government revenues generated; and local government revenues generated.

According to the Study, approximately 2,576 jobs in 2006 St. Lawrence County were supported by tourist expenditures (directly and indirectly). A total of $44 million in income earned by business owners and wages and salaries earned by residents was due to tourist expenditures. Throughout the County, visitor expenditures are estimated to have generated over $13 million in local governmental revenues and over $10 million in State governmental revenues. Government revenues include items such as sales taxes, occupancy taxes, property taxes, licenses, fees, and income taxes on dollars earned by people whose work is supported by tourism. Further, the study found that without tourism expenditures in 2006, unemployment in St. Lawrence County would have increased to 14% and local resident taxes would have increased an estimated $332 per household in order to maintain government services at current levels.

Land Management and Zoning

This section is designed to provide a basic description of the existing zoning laws and relevant local laws for the Town and Village of Canton in terms of their purposes and intents, administrative procedures, performance standards, impact on waterfront areas, historic resources, and new development, and their ability to protect natural, historic and cultural resources. The purpose of this section is to develop an understanding of existing zoning and land management practices in order to identify new tools and programs that might be needed to implement the Waterfront Plan's Vision, Planning Principles and future projects and initiatives.

The following table summarizes the existing plans and land use regulations adopted by the Town and Village of Canton. A more specific discussion of the zoning in the Waterfront Revitalization Area follows the table.

Table 3: Existing Plans and Land Use Regulations

Plans and Regulations	Town of Canton	Village of Canton
Comprehensive Plan	Yes, 1968	Yes, 1968
Zoning	Yes, 1997, Chapter 70, Zoning Law - Last Amendment 2006	Yes, 1975, Chapter 325, Zoning Law - Last Amendment 2007
Subdivision Regulations	Yes, Chapter 56 Subdivision of Land	Yes, Chapter 280 Subdivision of Land
Site Plan Review	Yes	Yes
Flood Plain Management	Yes, Chapter 29 Flood Damage Prevention	Yes, Chapter 172 Flood Damage Prevention
Historic Preservation Regulations	Yes, Section 70-37 of the Zoning Law, State, Federal or Local Government Designated Historic Buildings	Article XIV of the Zoning Law, Canton Historic District
Sign Regulations	Yes, Section 70-42 of the Zoning	Yes, Chapter 264
Architectural Review/Design Control	No	Yes, Section 325-38, Architectural Review
Local SEQR	No	No
Wetlands	No	No
Land Conservation	No	No

Town of Canton

Within the Waterfront Revitalization Area in the Town, the zoning districts include the Hamlet, Residential, Rural Districts, and Commercial Districts. The Wildlife Management Area District for the Upper and Lower Lakes Wildlife Management Area is partially within the Waterfront Revitalization Area. These districts are illustrated on the Zoning Map included in this Plan.

The Hamlet District allows for a mix of homes and small business in the crossroads hamlet area. Permitted uses include one and two family dwellings and mobile homes by right and a number of commercial and additional residential uses by special permit such as multiple family dwellings, mobile home parks, camping, agricultural structures/uses, retail, restaurant and services uses. The minimum lot size is one-half acre.

The purpose of the Residential District is to protect and enhance the existing residential uses while allowing for orderly future residential growth. The District permits single family dwellings (excluding mobile homes) by right and permits institutional uses, camping, home occupations, and one-family conversions by special permit. The minimum lot size is one acre for this district.

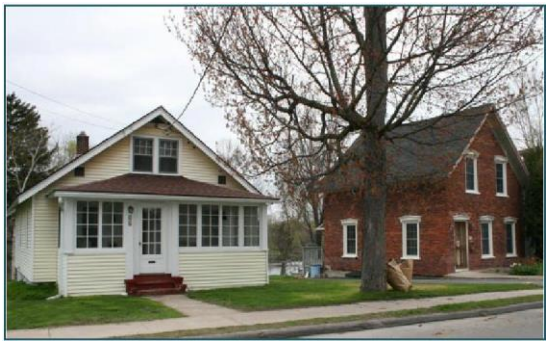
The Rural District is intended to delineate agricultural, rural, and open space areas and to provide for compatible growth while maintaining the rural character of the area. Permitted uses include agricultural and agri-business, one and two family dwellings and mobile homes by right. By special permit, the uses permitted are home occupations, airports, camping, small rural businesses, mobile home parks, multiple family dwellings, kennels and animal hospitals, institutional and recreation facilities, transfer stations and junkyards. The minimum lot size is one acre for the area.

The Commercial District's purpose is to allow for appropriate general and special commercial uses. The district permits uses allowed by right in the Residential, Rural, and Hamlet Districts, plus business and professional offices and services and retail by right and junkyards, manufacturing, transfer stations, adult entertainment, airports, kennels and animal hospitals by special permit. The minimum lot size is one acre.

The Wildlife Management Area District covers the whole Upper and Lower Lakes Wildlife Management Area. The District's purpose is to recognize the area designated by New York Department of Environmental Conservation and to only permit uses as designated by DEC.

Village of Canton

Within the Waterfront Revitalization Area in the Village, the zoning districts include the B-1 Business, the C-1 Retail Commercial, the C-2 General Commercial, the O-S Open Space, the R-1 Residential–Single Family and R-2 Residential-General, the M-1 Manufacturing, and the U-1 University Districts.



The B-1 Business District is intended for offices, institutional uses, and medium-density residential uses. The District permits one and two family dwellings, government and institutional uses, offices, personal services, and retail by right. By special exception, group dwellings and schools are permitted. Minimum lot size is 25,000 sq. ft. for commercial uses.

The C-1 Retail Commercial District is the central business district where shopping, recreational, and cultural facilities are provided. A range of commercial and office uses are permitted by right. Group dwellings and condominiums are permitted by special exception. There are no minimum lot size requirements except for filling stations and research center or laboratories which require 10,000 sq. ft.

The C-2 General Commercial District provides for highway commercial uses. The District permits uses that are permitted by right in the C-1 Retail Commercial District, as well as a variety of residential uses, and automobile-oriented commercial uses. This district has no minimum lot size requirements except for car washes and drive-in restaurants which requires 12,500 sq. ft.

The O-S Open Space District intended to protect the Village's important environmental features and preserve significant natural and scenic areas. Permitted uses include parks and playgrounds, marina,

beach, golf course, athletic fields, utility or municipal buildings, and educational or institutional grounds without principal structures. There are no minimum lot size requirements in this district.

The R-1 Residential-Single Family and the R-2 Residential-General Districts are intended to preserve and upgrade the character of residential areas, establish where new residential growth occurs, and provide for the appropriate location of education and religious uses. The R-1 District permits single family residential, parks or playgrounds and existing farms by right. With a special exception permit, accessory apartments, schools, universities, religious institutions and home occupations are permitted. Minimum lot sizes range from 12,500 SF for a single family dwelling to 10 acres for an existing farm. The R-2 District permits uses permitted in the R-1 Residential District (one-family dwelling, existing farm, parks), plus two-family and multiple family dwellings, condominiums, apartment housing cooperative, and townhouses by right By special exception, uses permitted are accessory apartments, schools and universities, and institutional and religious uses. Minimum lot sizes range from 10,000 sq. ft. for a one-family dwelling to 4,000 sq. ft. for a multiple family dwelling. The M-1 Manufacturing District provides for areas that are best suited for industrial uses and is intended to preserve the integrity of the manufacturing areas. Manufacturing uses that are permitted include development or research centers, assembly or processing manufacturing by right and ready-mix concrete plant permitted by special exception. There is no minimum lot size required.

Finally, the U-1 University District's purpose is to preserve and enhance the character of the college and university campuses. Permitted uses include college and university buildings, dormitories and student housing, and other associated uses. The minimum lot size for this district is 10,000 sq. ft.

Local Laws and Regulations Related to Community Character and Protection of Historic Resources

The Town and Village of Canton both have historic preservation regulations within their respective zoning laws. Additionally, the Village of Canton also provides for architectural review/design control.

The Town of Canton Code provides regulations for the State, Federal or Local Government designated Historic Buildings, where The Town Board may designate buildings that it deems to be of historic significance to the Town of Canton, only upon request by owner.

The Village of Canton established a local historic district by adopting Local Law No. 11-2007 on April 16, 2007 (Article XIV of the Village of Canton Zoning Law). The law states that historic and heritage resources are part of the community's physical and visual environment. Protection of these resources serves not only to enhance the physical and aesthetic environment of the community, but also encourages public knowledge and understanding of the community's past, and fosters civic and neighborhood pride and sense of identity.

The Canton Historic District includes the Village Park Historic District (part of which is located in the Canton WRA), Willow Island and Falls Island, and all other property on Main Street, East Main Street, West Main Street, Park Place, Park Street, Court Street, Hodskin Street and Riverside Drive. These properties are included within the boundaries of the map titled "Downtown Properties Included Within Historic District" (portions of this area are located in the Canton Waterfront Revitalization Area).

The Village of Canton's Architectural Review regulations are in place to improve community appearance, and to protect and enhance property values.

Issues

- An updated Town/Village Comprehensive Plan is currently being prepared, the first since 1968. Comprehensive Plans should be updated every five to ten years and serve as the blueprint for future land development in the community. For a Waterfront Revitalization Plan to be most effective it should complement a community's current Comprehensive Plan.

- While the Village does have an Open Space District along portions of the Grasse River, the remaining districts adjacent to the River do not address the protection of the waterfront or permit water-dependent, water-enhanced or water-related uses.

- The Town does not have open space or waterfront related districts that would clearly protect the waterfront as a natural resource or address the propriety of water-related uses along the waterfront. Neither the Town nor the Village has design standards or guidelines to guide commercial development.

Opportunities

- In terms of historic preservation, the Village has the opportunity to expand its historic district to include additional eligible properties.

- The Town could expand upon its regulations on the preservation of historic buildings to include additional criteria to increase protection of the Town's historic resources.

- By undertaking this Waterfront Revitalization Plan, the Town and Village have the opportunity to review its zoning and adopt land management practices that will encourage the protection and enhancement of the Grasse River.

F. RECREATIONAL RESOURCES

The Town and Village of Canton are rich with recreational resources. The natural asset of the Grasse River has created opportunities for canoeing, kayaking and fishing. Trails on the university campuses and golf course offer walking, running and cross-country skiing opportunities, however, there are very few walking trails along the Grasse River itself. (A Comprehensive Trail Plan is currently being prepared under a grant from the NYS Department of State, which may partially address this issue.) The rolling terrain and scenery of local roadways has created popular cycling routes. Although outside the Waterfront Revitalization Area, two golf courses exist in the Village of Canton. The Partridge Run Golf Course is a municipally owned, 18-hole par 72 course and country club located in the Village on State Street. St. Lawrence University Oliver D. Appleton is an 18-hole, par-72

course located on the SLU campus on Route 11 but is open to the public. The Town and Village of Canton each have municipal parks on the Grasse River that provide an assortment of playgrounds, basketball courts, ball fields, pavilions and picnicking facilities. Despite these resources, there is clearly a desire within the community for development of new recreational resources and enhancement to those that exist.

Town and Village Community Parks and Recreation Facilities

The following community parks and recreation facilities are either located in the Waterfront Revitalization Area or are otherwise related or important recreation facilities in Canton. (See also the Town and Village Recreation Resources Maps.)

Taylor Park Community Beach – This Park is located on Miner Street Road. The park has changing rooms, a softball area, playground, kayak rentals, and picnic areas and is the location of both the Town and Village Recreation Department summer swimming. The beach may also be used as a car-top boat launch, however, the entire facility is closed when no life guard is on duty creating very limited hours during which you could launch from this site. The wells that serve the park are shallow and sometimes run dry.

Pyrites Park – Although currently closed, this small park is located on the Grasse River off of Churchill Street in Pyrites. Facilities include dated playground equipment, a pavilion and picnic tables.

Bend in the River Park – This Park is located at the end of Lincoln Street adjacent to the Canton Pavilion. The park has a picnic shelter, barbecue grills, a lighted softball field, paved pedestrian paths and volleyball and basketball areas on the Grasse River. This park does not contain playground equipment or other activities for young children.

Canton Pavilion – This facility is a community hockey and ice skating rink with indoor roller/street hockey in the spring and summer.

Buck Street Playground - This playground is located on the corner of Buck Street and Lincoln Street. The playground has swings, slides, merry go-rounds and monkey bars.

Priest Field – This Village-owned playground is located between Judson Street and Main Street between Court and Church Streets.

Remington Recreational Trail – This recreational trail is a 5K paved fitness trail circling the edge of Partridge Run Golf Course. While outside the Waterfront Revitalization Area in the Village, it is a popular trail that is used for walking, running, crossing-country skiing, rollerblading and biking. When considering future trail network linkages connections to this trail should be taken into account.

Canton Island Park – This Park is a predominantly passive park located on West Main Street between the twin bridges in the downtown. The park has a limited picnic area with barbecue grills.

Heritage Park – This park includes a pedestrian footbridge, kiosks, parking area, an interpretative trail around the Falls Island Mill ruins (nine mill and workshop sites) and a scenic overlook at the western cascade waterfalls. There is a landscaped park on Coakley Island between the footbridge and NYS Route 11. Heritage Park includes a pedestrian footbridge that connects Falls and Coakley Islands. It has a rehabilitated historic King Iron Bowstring Bridge which allows pedestrians to walk between Falls and Coakley Islands.

Dwight Church Park - This is a passive park located at the corner of Main and Gouverneur Streets overlooking the River.

Indian Creek Nature Center – Located just outside the boundary at the east end of the Upper and Lower Lakes NYS Wildlife Management Area, this nature center has an observation tower and walkway that overlooks the refuge as well as trails, boardwalks, observation areas, picnic pavilion, and restroom facilities. The trail network is 4.5 miles long and the boardwalk trail is accessible to people with disabilities.

Upper and Lower Lakes NYS Wildlife Management Area (WMA) – This large wetland complex is located between the Grasse River and the Oswegatchie River and is mostly adjacent to the Waterfront Revitalization Area with its eastern boundary being the Grasse River. There are three canoe launches within the WMA, one of which is on the Grasse River off Route 68.

Boating, Kayaking and Canoeing

As discussed in previous sections, the Grasse River (and Little River) is very popular for kayakers and canoeists. Events, including the Rushton Canoe Races, take place annually on the Grasse River in Canton. The shallow depths and swift currents create interesting and challenging water trails but allow for only small water craft on the River. Even kayaking and canoeing become nearly impossible in the late summer and fall. Rocks and islets in the River provide for obstacles and rapids.

Despite this enthusiastic boating, there are only three formal public boat launches within the Town and Village, including:

Grasse River State Boat Launch – This boat launch is located on Route 68, three miles northwest of the Village of Canton. There is a hard surface ramp and parking for 14 cars and trailers. The boat launch is suitable for canoes and small motor boats.

Kayak/Canoe Launch on the Little River – Located on St. Lawrence University property just over the Park Street Bridge (across from the SLU boat launch), this kayak/canoe launch is accessible to the public and has parking for a limited number of vehicles. There is also shoreline fishing at this site. There is no signage indicating that it is accessible to the public and it appears to be unknown to some residents that this is a public access site.

Kayak/Canoe Launch at Pyrites - Located just north of Pyrites on the Grasse River, with access from Route 21, this site is ADA accessible and features safe roadside parking for loading and unloading.

There are some popular informal launch sites in the Town known for their relative ease of entry into the River and their picturesque location. Nonetheless, lack of parking or formal public access make these launches less than ideal. Formalized agreements with property owners for use of these informal sites or site acquisition by the Town or Village should be considered.

Fishing

Fishing on the Grasse River, particularly for Muskies, is very popular. Fishing is largely done by boat, fly fishing or standing on the shoreline. There are no fishing piers in the Town or Village. While a pier is not necessary for experienced anglers, there is concern that for children, fishing on the shoreline is hazardous given the rapid current of the River. A small fishing pier as part of an existing park would allow families and those persons with handicaps to enjoy fishing safely.

Cycling

Cycling is an important recreational activity in Canton. Many roadways in the Waterfront Revitalization Area are used regularly by cycling enthusiasts such as the Canton Bicycle Club. While many of the county roads are utilized, the sometimes hilly terrain and lack of shoulder on many of these roads create blind spots and unsafe conditions for cyclists. Creating better awareness of the use of roadways by cyclists through signage and increased road shoulder width would improve safety. A map of ideal good cycling routes with levels of safety would direct cyclists to the best and safest routes. This material could be

electronically available on the Town, Village and county website and provided at the Chamber of Commerce and establishments providing guest accommodations.

Issues

- There is limited public access to the Grasse River for recreational purposes.
- There is limited public information about existing boat launches and little wayfinding signage for all parks and recreation amenities in the Town and Village
- There are few walking or hiking trails along the Grasse River.
- Many of the parks and recreation facilities should be upgraded for handicap accessibility.
- The Grasse River is a challenging water course with few opportunities for portage or public information regarding potentially dangerous points along the River.
- Route 11 is a barrier for walking or biking along the river

Opportunities

- SUNY Canton and St. Lawrence University are large property owners on the River. Their partnerships with the Town and Village might create new public access opportunities on the Grasse River.
- The formalization of informal boat launches or the identification of new boat launch sites along the River would increase safe access to the River. This could be done through easements, permits for usage and operation or site acquisition.

- The popularity of kayaking in the region and the characteristics of the Grasse River create an opportunity for a white water play park in the Village. A feasibility study for such a park has been completed and funding for design has been secured through a State grant.

- Development of the Heritage Park on Falls Island has increased cultural and recreational opportunities in Canton and draws community attention back to the River.

- Bend in the River Park could be more family oriented with additional activities for young children and handicapped persons.

- A small fishing pier, perhaps at an existing community park, would create a safe venue for young and handicapped anglers.

- Opening up Taylor Park for additional usage (with or without swimming) would increase park usage.

- The waterfront land owned by the Village adjacent to the Maple Hill development offers an opportunity for a new park, trails, and perhaps pedestrian bridge across the River to Bend in the River Park on the east bank.

G. INFRASTRUCTURE

The ready availability and adequate capacity of utility services is a major factor for meeting basic resident service needs and for attracting new residential or commercial development to the Town and Village. This element of the Inventory and Analysis includes an assessment of the opportunities and constraints of Canton's utility infrastructure system, including sewer, water, solid waste and transportation.

Water Supply

The Village of Canton as well as 104 users in the Town are served by public water. The remaining Town is served by wells. According to the *Annual Drinking Water Quality Report for 2007*, the Village's primary source of water is groundwater drawn from the Upland System. The Upland System consists of subsurface collection galleries and wells located on Waterman Hill in the Towns of Canton, Pierrepont and Russell about six miles from the Village. The Upland System was constructed around 1917 and has had upgrades over the years including recently in 2002. The Upland System consists of a 1.0 million gallon reservoir, caisson and groundwater extraction wells located at Dinsdale and Barrett Roads, and infiltration galleries located at O'Brien, Coller and Barriger Roads, about three miles of six-inch water transmission main, and six miles of eight-inch transmission main, respectively. Water from this source is chlorinated before being conveyed to the Village via six miles of 12-inch transmission main from Waterman Hill.

Use of the Upland System for water is at capacity. Additional potential sources of water for the Village have been identified and are currently being developed.

The Grasse River water source was reclassified as an emergency supply in 2003 and has not been utilized since March of 2003. There are no further expansion plans for the water supply system.

Sewage Disposal

There is a municipal sewer system in the Village with four users in the Town. The wastewater treatment facility, opened in 1995, is located on Canton Morley road at the southern end of Village. Its effluence discharges into the Grasse River. This system will be extended to the Maple Hill subdivision. The majority of the Town is supplied by septic systems.

Solid Waste Disposal

St. Lawrence County Solid Waste Department provides recycling and solid waste disposal services for residents at four transfer stations in Ogdensburg, Massena, Gouverneur and Star Lake. The Department also oversees three closed landfills in Canton, Ogdensburg and Massena. The Canton Landfill, closed in 1991, is located on County Route 21, near Cousintown Road in the southern most portion of the Town of Canton. Owned by the County, it has a rubber membrane cap, and leachate collection.

Transportation

Table 4: Traffic Counts for Major Roadways

Road/Highway	Annual Average Daily Traffic	Count Year
Town of Canton		
Eddy Pyrites Road from CR 21 to US 11	400	2001
Miner Street Road from Jingleville Road to the Village line	800	2000
Village of Canton		
Buck Street from Dies Street to Miner Street	500	2005
Park Street between West Street and Railroad Avenue	5,300	2005
Route 11 to Riverside Drive	18,480	2006
Route 11 from Riverside Dr to Court Street	15,510	2006

Route 11 from Route 68 to Route 310 Junction	15,680	2006

Source: NYS DOT Traffic Volume Report

U.S. Route 11 is Canton's most significant roadway. Other major roads within the Waterfront Revitalization area include State Highways 68 and 310 and County Roads 14, 21, 27 and 32. Traffic counts for the area's roadways are provided in the Table below. Through Canton, CSX Transportation operates freight service traveling to Massena, Gouverneur, Potsdam and Norwood. Ogdensburg can be reached through New York and Ogdensburg Railway. Greyhound, Adirondack Trailways, Thousand Island Bus lines, St. Lawrence County Public Transportation and Birnie Bus tours provide bus service to and from Canton. Service is provided to Massena, Ogdensburg, Potsdam, Gouverneur, Watertown, Syracuse, Plattsburgh, Utica, Rochester, Albany, New York City, Buffalo, Burlington and Montreal.

There is air service from Ogdensburg, Massena, and Watertown to Albany and other destinations.

Issues

- NYS Route 11 serves as a barrier and hinders access to the River.

H. HISTORIC RESOURCES

Facilitated by strategies such as the National Trust for Historic Preservation's Main Street program, communities are integrating and relying on historic preservation as part of their community and economic development programs. In doing so, these communities have taken steps to identify, protect, enhance and promote their historic and cultural resources. These strategies help maintain and enhance property values, enhance community pride, establish a unique sense of place, stabilize neighborhoods, facilitate tourism and attract additional investment.

Historic resources including residential buildings, agricultural buildings, institutional buildings, industrial buildings, transportation structures, etc. are important, but often undervalued, community resources and can be the cornerstone of a heritage tourism destination. They define the authentic character and sense of place that sets one community apart from another, help instill a sense of pride in residents, and attract the curiosity of visitors. Formal identification and interpretation of these sites help to educate and entertain visitors.

This element of the Inventory and Analysis includes an inventory of sites and districts listed on the *National and State Register Listings of Historic Places*, identifies local historic resources and provides a description of existing historic preservation programs and initiatives.

Most states, including New York, have developed state registers of historic places to complement the National Register, and some municipalities have developed local registers of historic places (or formally identified and designated local landmarks), establishing their own criteria for determining the significance of local landmarks. The eligibility criteria for state and local registers of historic places are generally modeled on and are similar to the National Register criteria. The purpose of eligibility criteria is to ensure that designated (and protected) buildings and sites meet strict standards that help determine a building, site or district's special character and provide a fair and rational basis for historic designation and protection.

Listings in the National and State Registers of Historic Places

The National Historic Preservation Act and New York State Historic Preservation Act establish criteria by which buildings, sites, and structures are determined historic. In order to be designated historic, and listed in the National and State Registers of Historic Places, buildings, structures, sites and neighborhoods are evaluated through a formal survey and nomination process, and, if determined significant based on the established criteria. Listed resources are afforded a basic level of protection from federal and state actions, but local regulation is needed to prevent demolition and other actions.

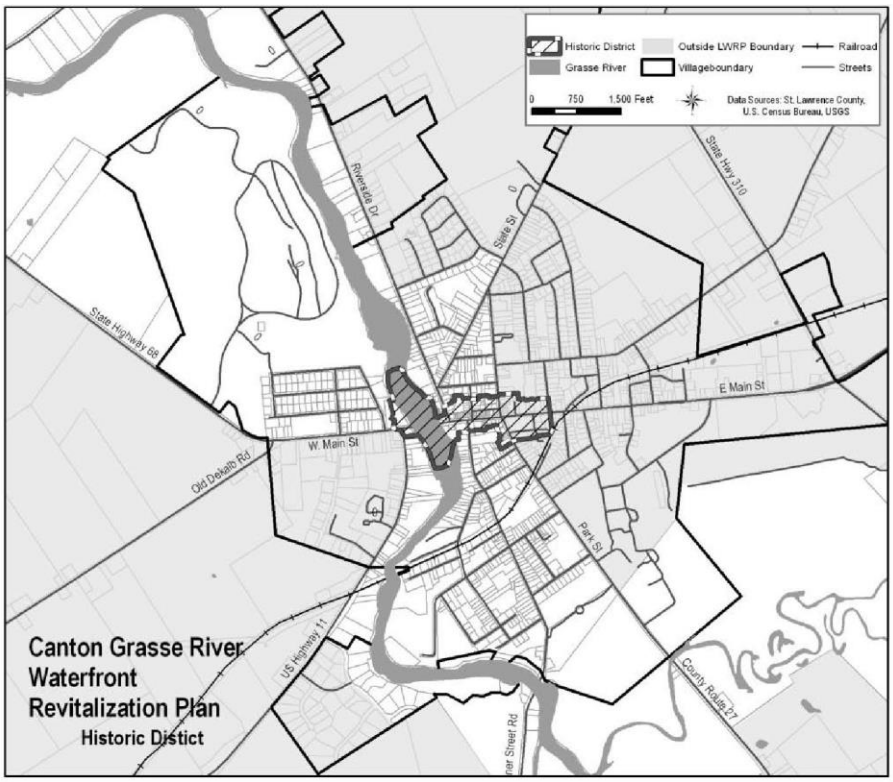
Table 5: Historic Resources in the Waterfront Revitalization Area		
Site/Address	Description	National Register Site, State or Local Landmark
Town of Canton		
Harison Gristmill	Located in Morley on CR 27, built in 1840, a three-story Federal stone mill on the Grasse River.	State and National Register
Trinity Episcopal Chapel	Located in Morley, this Gothic Revival fieldstone chapel was designed by Charles C. Haight; built c. 1870. There is an adjacent 19th century cemetery.	State and National Register
Village of Canton		
Canton Village Historic District	This local district includes the Village Park Historic District, the US Post Office, Willow Island, Falls Island, and all other property on Main Street, East Main Street, West Main Street, Park Place, Park Street, Court Street, Hodskin Street, and Riverside Drive.	Local District
Grave and Monument of Silas Wright	Grave and monument are located in the cemetery	NYS Marker
US Post Office – Canton, Park Street	A Colonial Revival brick post office which was built in 1936-1937. Interior sculptural relief from 1939 by Berta Margoulies. Part of the United States Postal Offices in New York State, 1858-1943, Thematic Resources.	State and National Register
Village Park Historic District	Both sides of Main and Park Streets, Park Place, 7-100 Main St N and 70, 76, 80, 90 Main Street S. This district includes portions of the Main Street commercial district, the Village Park (which includes a war memorial and restored fountain from the 1800s), as well as the National Register listed US Post Office building, the Greek Revival Silas Wright House (1834), and the Victorian Gothic Presbyterian Church (1876, Lawrence B. Valk). These buildings are from the 19th and early 20th century.	State and National Register

The table above was prepared following a review of a number of sources including:

- New York State Office of Parks, Recreation and Historic Preservation's (NYS OPRHP) State and National Register Document Imaging Programs.
- U.S. Department of Interior, National Park Service, National Register Information System.
- The National Register of Historic Places in New York State (1993)
- The Business Guide and Community Profile for Canton, New York (2007)

Local Laws and Regulations Related to Community Character and Protection of Historic Resources

The Town and Village of Canton both have historic preservation regulations within their respective zoning laws. Additionally, the Village of Canton also provides for architectural review/design control.



The Town of Canton Code provides regulations for State, Federal or Local Government designated Historic Buildings. The Town Board may designate buildings that it deems to be of historic significance to the Town of Canton, only upon request by owner.

The Village of Canton established a local historic district by adopting Local Law No. 11-2007 on April 16, 2007 (Article XIV of the Village of Canton Zoning Law). The law states that historic and heritage resources are part of the community's physical and visual environment. Protection of these resources serves not only to enhance the physical and aesthetic environment of the community, but also encourages public knowledge and understanding of the community's past, and fosters civic and neighborhood pride and sense of identity. The boundary of this district is depicted on the previous page.

The Village of Canton's Architectural Review regulations are in place to improve community appearance, and to protect and enhance property values.

Archeological Resources

There are no confirmed archeologically sensitive areas.

Issues

- Historic Resources in the Village are fairly well protected by local districts and those properties on the State and National Registers, however, the development of design guidelines or standards for building renovations, expansions and new infill development would ensure greater protection of existing properties and would ensure that new infill development is in keeping with the Village architecture.

Opportunities

- The Town of Canton is currently working on a Riverside Drive Renaissance which includes rehabilitation of historically significant buildings that will make this approach to the downtown area more aesthetically inviting.

I. SCENIC RESOURCES

Scenic resources are abundant in the Waterfront Revitalization Area. Important viewsheds of the River, rural landscapes and historic resources are prevalent in Canton along the Grasse River. The Scenic Resources maps included in the Plan indicate the locations of several scenic viewsheds, particularly of the River. Some notable corridors and vantage points and resources are highlighted below.

Scenic Roads

Riverside Drive/County Route 27 - Riverside Drive beginning in the Village and heading north provides several opportunities to view the River. On Riverside Drive the SUNY Canton pedestrian bridge provides views of the River. Once outside the Village CR 27 moves away from the River, but the picturesque rural landscape of rolling hills and farms remains.

County Route 14 - This route provides several scenic views of agriculture and the River just south of the Hamlet of Morley. The Trinity Church and Cemetery (on National Register of Historic Places) are also located on this route.

NY 68 - Route 68 provides views of the Grasse River and wildlife and habitats in the wetlands of the Upper and Lower Lakes State Wildlife Management Area.

Miner Street Road - South of the Village on Miner Street, particularly as it intersects with Eddy Pyrites Road provides views of the River.

Vantage Points

CR 27 Bridge in Morley - This bridge is a picturesque vantage point of the Harison Grist Mill (on National Register of Historic Places), and the River looking north and south.

View of the Grasse River can be found at the following locations:

- CR 21 Bridge in Pyrites
- Bridge Street in Pyrites
- Taylor Park
- Pyrites Gorge
- Bend in the River

- Willow and Coakley Islands

Other vantage points:

- Coakley Island/Falls Island, Willow Island: Provides views of the Village of Canton.
- Cascade Inn: Provides a view of the River, the islands and the Village of Canton.
- Park Street Bridge: Provide views of the Little River.

Issues

- There are no land management practices in place to protect scenic resources such as land conservation, scenic overlays or waterfront protection standards.

Opportunities

- Identification of important scenic areas and their viewsheds
- Establishing land management tools that allow the Town and Village to address the protection of these resources.

J. TOPOGRAPHY AND GEOLOGY

The topography and geology of St. Lawrence County is largely derived from glaciation which ended with the Wisconsin Glaciation only 10,000 to 12,000 years ago. According to the Soil Survey for St. Lawrence County[1], the Wisconsin Glacier scoured and abraded the terrain and then deposited various thicknesses of till directly from the ice and stratified materials from the associated meltwater. The glacier significantly modified the surface expression of the County. St. Lawrence County is comprised of two physiographic provinces, the northern three-fifths of the County (including Canton) is in the St. Lawrence Lowlands and the southern two-fifths, in the Adirondack Mountains. There are four major river systems that drain the County including the Oswegatchie, Grasse, Racquette and St. Regis Rivers. All four rivers flow to the St. Lawrence River.

Surface Geology

A Surficial Geology Map included in the Plan, indicates the depositional environment for Canton in and around the Waterfront Revitalization Area. Within the Waterfront Revitalization Area, particularly the Grasse River and its banks, it is largely comprised of alluvium. Alluvium is soil or sediments deposited by a river and are typically made up of a variety of materials including fine particles of silt and clay and larger particles of sand and gravel; undifferentiated marine and lacustrine silt and clay deposits which contain marine shells, whale and seal fossils (deposited by the Atlantic Ocean which flooded the St. Lawrence Lowlands as the Champlain Sea) and lacustrine silt and clay (deposits created by a lake which covered the region after the ice melt); till, which is glacial sediments varying from clays to mixtures of clay, sand, gravel and boulders; and lacustrine delta which is an accumulation of alluvium laid down where rivers flow into lakes and the water movement slows and with it the water's capacity to carry sediments and the sediments are deposited.

[1] The Soil Survey of St. Lawrence County, New York (2005) by the USDA, Natural Resources Conservation Service in cooperation with Cornell University.

Soils

Within the Waterfront Revitalization Area, there are five general soil map units.[2] The first series is the Kalurah-Pyrites-Malone series comprised of soils that are very deep, well drained to somewhat poorly drained and are loamy soils that were formed in glacial till on the tops and side slopes of hills and knolls. Most areas of this general map series are suitable for farming although there are some surface stones in some areas. This soil series has moderate to high tree productivity. On Kalurah and Malonesoils, there is a high seasonal water table which is the main limitation to development. The second series, the Malone-Kalurah-Hailesboro series are made up of soils that are very deep, somewhat poorly and moderately well drained loamy soils that were formed in glacial till and lacustrine sediments, are found on gentle ridges, knolls, intervening basins and on broad footslopes. Most areas of this general map series are suitable for farming and there is moderate to high productivity for trees. The seasonal high water table is also a major limitation for development. The third series, the Insula-Rock outcrop-Adjidaumo series is made up of rock outcrops and shallow and very deep, well drained to poorly drained, loamy and clayey soils that were formed in glacial till and marine deposits along the tops and sides of ridges and hills, in basins, and on the floors of narrow valleys. Most areas of this series are poorly suited for cultivated crops and hay as well as tree productivity. The rock outcrops, shallow depth to bedrock and wetness are severe limitations for development.

The fourth series is the Muskellunge-Adjidaumo-Swanton general map series. This series is very deep, somewhat poorly to very poorly drained, loamy and clayey soils that were formed in marine deposits on narrow to broad plains. The series is particularly unsuited to cultivated crops or hay and best suited to trees. Wetness, slow permeability, shrink-swell potential and the potential for frost action are the main limitations to development. The fifth series is Carbondale-Dorval general map series. These soils are very deep, very poorly drained, murky soils formed in organic materials in basins. These soils are poorly suited to cultivated crops and hay due to wetness and poorly suited to trees. This extreme wetness is also the main limitation to development.

Steep Slopes

[2] The Soil Survey of St. Lawrence County, New York (2005) by the USDA, Natural Resources Conservation Service in cooperation with Cornell University.

There is a significant portion of land with slopes over 15% in the eastern area of the Town. The rest of the Town has steep slopes scattered throughout. There are numerous sharp-ridged ravines with slopes well in excess of 15%. Although it is somewhat difficult to describe the location of these slopes in a narrative format, the existence of steep slopes is generally reflected in the development patterns of the Town and Village. A map of Steep Slopes included in the Plan, best locates the steep slopes in the waterfront revitalization area.

Issues

- Some steep slopes can found in the WRA constraining land use along the River and increasing the possibility of erosion along the River. Steep slopes may act as a natural barrier to some development but may constrain some desired development as well.

Opportunities

- Waterfront areas identified as having steep slopes could be protected by the Town through land management practices such as restricting permitted land uses and development through zoning and subdivision, protecting the River's existing riparian buffers or encouraging the development of new ones and other mechanisms, such as structural setbacks.

K. FLOODING AND EROSION

The National Flood Insurance Program Flood Insurance Rate Maps, provided by the Federal Emergency Management Agency, indicate that there are no special flood hazard areas in the Village of Canton. Within the Town waterfront revitalization area, outside the Village, there are flood hazards areas. In the area of State Route 68, there are areas of Zone A and Zone X. Zone A is found along the Grasse River and within the Upper and Lower Lakes Wildlife Management Area.

Zone A is defined as areas that will be inundated by the one percent annual chance flood where no base flood elevations have been determined. Zone A requires mandatory flood insurance. Zone X is defined as areas outside the one percent annual chance floodplain, areas of one percent annual chance sheet flow flooding where average depths are less than one foot, areas of one percent annual chance stream flooding where the contributing drainage area is less than one square mile, or areas protected from the one percent annual chance flood by levees. Insurance purchase is not required in Zone X.

Natural erosion on the banks of the Grasse River exists but the St. Lawrence County Department of Soil and Water Conservation, which regularly monitors the Grasse River, has identified no areas of particular concern.

Issues

- If access to the River increases, it is important that erosion be mitigated through the use of buffers and other mechanisms particularly on the extensive privately owned lands

- Zone A flood hazards are areas of the Town that are not suitable for development.

Opportunities

- The Town and Village could support programs that assist in the development of buffers of natural vegetation along the River to mitigate erosion and pollution.

L. NYS SIGNIFICANT FISH AND WILDLIFE HABITAT

The wildlife and fish species found in and along the Grasse River are some of the greatest natural assets of the Grasse River.

The Grasse River supports cool and warm water fish populations which are summarized in the table below. Muskies can be found in the Little River, above the falls on the Grasse River in the Village and below Falls Island to Morley. Small mouth bass can be found throughout the Grasse River.

The Grasse River area has a variety of other wildlife including waterfowl, passerine birds and furbearers such as muskrat and beaver.

Table 6: Fish Species

Bullhead
Lake Sturgeon
Largemouth Bass
Muskellunge
Northern Pike
Rock Bass
Smallmouth Bass
Walleye
Yellow Perch

According to the New York Natural Heritage Program database from DEC, there is one endangered plant species, one endangered animal species, two threatened plant species and three threatened animal species in the Grasse River corridor.

- The Drummond's Rock-cress (Boechera stricta) is an endangered plant species. It was last noted on February 6, 2002 on the west bank of the Grasse River about 3,000 feet downstream of the Village of Canton.
- The Black Tern (Childonias niger) is an endangered animal species. It was last noted on June 23, 2004 in wetlands bordering the Grasse River along the NYS DEC Upper and Lower Lakes Wildlife Management Area
- The Mock-pennyroyal (Hedeoma hispida) is a threatened plant species. The last recorded date for the plant was June 12, 1915 and it was found along dry banks

and sandy hillsides. Because the plant was found near the river, the entire Grasse River is included as potential habitat.

- The Meadow Horsetail (Equisetum pretense) is a threatened plant species. It was last recorded on June 8, 2001 near the tail of an island just downstream from the Village of Canton (about 1,000 feet) along the west bank of the Grasse River.
- The Blandings turtle (Emys Blandingii) is a threatened animal species and was documented in wetlands east of the Grasse River, just upstream from the Village of Canton and recently approximately opposite the Fairview Cemetery.
- The Sedge Wren (Cistothorus platensis) is a threatened animal species and was last noted in 1983 in the same general area as the Black Tern.
- The Eastern Sand Darter (Ammocrypta pellucida) is a threatened animal species. It was last observed on July 21, 1998 along the east shore of the Grasse River, about 3,000 feet downstream of NYS Route 68 where it borders the Upper and Lower Lakes Wildlife Management Area.

The Upper and Lower Lakes WMA provides significant habitat for fish and wildlife. While only a small sliver of the WMA is in the waterfront revitalization area, it has one major impoundment with 4,341 acres of wetland that consists of both shallow and deep water emergent marsh with flooded shrub swamp, cattail, and other emergent plants. There are water control structures to regulate water levels to allow for a nesting area for water-dependent birds, a migratory bird concentration area, and wetland furbearer habitat. The rest of the habitat includes forested upland, brush land and open meadow. The woodland upland has both softwood and hardwood species which are managed through commercial cutting. Six hundred acres of open meadow and grasslands provide habitat for grassland nesting birds. Species of birds that use the area include grouse, turkey, pheasant, woodcock and rare species including the northern harrier, common loon, black tern, sedge wren and osprey. Common mammals include white-tailed deer, snowshoe hare, cottontail rabbit, raccoon, fisher, beaver, muskrat, mink and otter. The Upper and Lower Lakes WMA is divided into three areas: refuge, restricted use and public hunting. There is no public access in the refuge area although there is an observation tower at the west end of the refuge

which is open year-round. The restricted use area is closed to the public from June – August 15th with pedestrian access from April 15th – May 31st. Trapping is by permit within this area. The public hunting area is open year round. At the boat launch on the Grasse River off of Route 68, smallmouth bass, walleye and muskellunge can be found.

Issues

- There are several endangered or threatened plant and animal species in the Waterfront Revitalization Area that must be protected. Further education of residents about these species would raise awareness.

- Muskie fishing is important to maintain for anglers who utilize the Grasse River. The current DEC fishing regulations are adequate to maintain muskie.

- Existing land management in the Town and Village may not provide enough protection of endangered species and important habitats.

Opportunities

- Faculty of SLU and SUNY Canton can provide support and knowledge for protecting important habitats and species.

- The Upper and Lower Lake NYS Wildlife Management Area already serves as a protected area for endangered species.

M. IMPORTANT AGRICULTURAL LANDS

Agriculture continues to be a dominant land use and industry in the Town of Canton. Within the Waterfront Revitalization Area, 1,532.8 acres are assessed as lands in agricultural use. As the Prime Agricultural Soils Map and Land Use Maps illustrate, within the Waterfront Revitalization Area the most prevalent prime agricultural lands are in the northern portion of the Town.

South of the Village in the Waterfront Revitalization Area, prime agricultural lands are less common as steep slopes and wetlands constrain land usage. However, prime agricultural lands are identified along the Little River on St. Lawrence University's property and south on Country Route 25 near Taylor Park Road (west side of River). These lands are identified for agricultural use.

Much of the agricultural land in the Town of Canton is in one of St. Lawrence County's two Consolidated Agricultural Districts as defined by Article 25-AA of the NYS Agriculture and Markets Law. Further, St. Lawrence County has adopted a Right-to-Farm Law which pertains to all farmland in the Agricultural Districts as defined by Article 25-AA. The purpose of agricultural districting is to encourage the continued use of farmland for agricultural production. The Right-to-Farm Law is based on a combination of landowner incentives and protections, all of which are designed to forestall the conversion of farmland to non-agricultural uses. Included in these benefits are preferential real property tax treatment (agricultural assessment and special benefit assessment) and protections against overly restrictive local laws, government funded acquisition or construction projects and private nuisance suits involving agricultural practices. Agricultural District #2 covers the entirety of the Waterfront Revitalization Area north of the Village but very little of the Waterfront Revitalization Area south of the Village. District #2 does cover the agricultural lands on County Route 25 near Taylor Park Road mentioned above.

Issues

- Agriculture continues to be a dominant land use in portions of the Town of Canton. It is important that the Town and County work to create new business opportunities for the farming community so that the industry is sustainable.

- While the existence of an Agricultural District is beneficial, the large open spaces along the Grasse River created by a history of agricultural industry could be jeopardized without protection from development.

Opportunities

- The abundance of agricultural land uses in the northern part of the Waterfront Revitalization Area has maintained large spans of open space and rural landscapes. These spaces should be maintained by supporting agricultural industries and preserved through land conservation tools and programs and conservation and scenic overlay districts.

N. ENVIRONMENTAL ISSUES

Water Quality

The Grasse River water source was reclassified as an emergency supply in 2003 and has not been utilized since March of 2003.

The NYS DEC classifies the quality of New York State streams using a New York State Stream Classification and Usage System. DEC has classified the waters of the Grasse River from the southern boundary of the Town of Canton to Miner Street as Class B. It turns to Class A from Miner Street to US Route 11 and then returns to Class B from Route 11 to the Town's northern border. Class A waters can be a source of water supply for drinking, culinary and food processing purposes and are suitable for primary contact (swimming, diving etc), secondary contact (boating and fishing) and fish propagation and survival. It should be noted that this classification may be given to waters which are treated to meet New York State Department of Health drinking water standards. Class B waters are suitable for primary and secondary contact and fish propagation and survival. NYS DEC is in the process of updating the water classification of the Grasse River based on recent testing. According to the St. Lawrence County Department of Soil and Water Conservation, the current classifications are not expected to change.

The Little River in Canton has also been classified by DEC as Class AA (suitable for the same uses as Class A except less water treatment may be required before use as drinking water). It should be noted, however, that a sampling in 2005 in Canton (at Pike Road) found that aquatic life is "*thought to experience minor impacts due to nutrient and silt/sediment loadings from agricultural and other nonpoint sources." (NYS DEC Waterbody Inventory for Grasse River Watershed Little River, Upper and tribs 2/13/09).*

Direct and Indirect Pollutants

Direct discharges of pollutants (point source pollution) into the Grasse River would be those that have an identifiable source, such as a development site, industrial operation, or wastewater treatment plant. At this time only the Village wastewater treatment facility directly discharges into the River and no permits issued with NYS Department of Environmental Conservation.

Indirect pollutants or non-point source pollution is pollution that originates from sources that are not localized or easily identifiable. Non-point source pollution includes run-off from urban areas and agricultural operations. Due to the prevalence of agriculture within the Waterfront Revitalization Area, non-point pollution does exist[3]; however, it is far less of an issue than in the past as farmers have taken advantage of State programs to reduce non-point source pollution.

According to the NYS Department of Environmental Conservation, there are no hazardous waste sites or hazardous waste dumps in the Waterfront Revitalization Area.

Brownfields

The NYS Department of Environmental Conservation maintains a database of sites which have been remediated or are being managed under one of the Division of Environmental Remediation's remedial programs (i.e. State Superfund, Brownfield Cleanup, etc.) including all sites listed on the "Registry of Inactive Hazardous Waste Disposal Sites in New York State" and the "Registry of Institutional and Engineering Controls in New York State". According to the database, there are two sites within the Canton Waterfront Revitalization Area that are listed.

Former Willow Island Restaurant Property – Located at One West Main Street, on Willow Island in the Village of Canton, this property encompasses 0.69 acres. According to the NYS Department of Environmental Conservation's Environmental Site Remediation Database, several gas stations have occupied the site from the 1930's to the 1970's. The site was then occupied by a restaurant from 1982 to the late 1990's. Further, several underground storage tanks have been removed over time and a site investigation was conducted in April of 2004. Results from the investigation indicated evidence that both groundwater and soil contamination beneath and around the site exists. Numerous investigations were performed of the site as well, including a Phase I/II Environmental Site Assessment.

[3] Telephone conversation on 5/12/08 with Dawn Howard, Director of the Dept. of Soil and Water Conservation for St. Lawrence County

St. Lawrence County was accepted into the Environmental Restoration Program (ERP) on May 26, 2005 in cooperation with the Grasse River Heritage Area Development Corporation to investigate and remediate the property. Under the ERP, the County conducted Interim Remedial Measures (IRM) to remove a large mass of petroleum contaminated soils and groundwater that had been identified beneath the site. In 2006 the IRM was conducted and included an asbestos survey and abatement program; demolition and off-site disposal of the on-site building at an approved solid waste disposal facility; excavation of all petroleum contaminated soils found above TAGM 4046 within the limits of the site and the boundaries established by the New York State Department of Transportation; handling and disposing of all contaminated water collected during the excavation; confirmation sampling to show compliance with the soil cleanup objectives; restoration of the site, including backfilling, grading, topsoil, seeding, and reestablishment of the on-site road and parking lot. The IRM restored the site and a No Further Action ROD was signed in March of 2007. The parcel was transferred to Grasse River Heritage Area Development Corporation in April 2008.

On-site contaminated soil was removed and properly disposed of during IRM activity. Residual contamination remains directly adjacent, along the northern boundary, in the off-site DOT right of way. Future construction or excavation work in the area of remaining off-site soil contamination has the potential to result in exposures. Exposure to site related contaminants in drinking water is not expected since the site as well as homes and businesses near the site are connected to a public water supply.

Bendix and Bandbox Buildings – Located at 2 and 6 Hodskin Street in the Village of Canton, the site (100x50 foot lot) was the former location of several dry cleaning operations which ceased operations due to fire and/or changes in ownership. Stoddard solvents, a petroleum based dry cleaning fluid, was used and released at the site. A block building was formerly at the site but has been raised and removed for disposal. Removal of the building, contaminated soil and excavation water was conducted and no further environmental issues remain. The Village was given their release from liability and the site is now used as public parking lot.

In 2011 the Town of Canton completed a Brownfield Opportunity Area pre-nomination study for 57 acres characterized with 10 potential brownfield sites that are located along the shoreline of the Grasse River and within the Canton Waterfront Revitalization Area. A grant application to proceed to a BOA nomination study of portions of this area has recently been submitted.

Issues

- Non-point source pollution of the Grasse River related to agricultural operations.

- Known or anecdotal evidence of environmental contamination exists along the Grasse River in the Village of Canton.

Opportunities

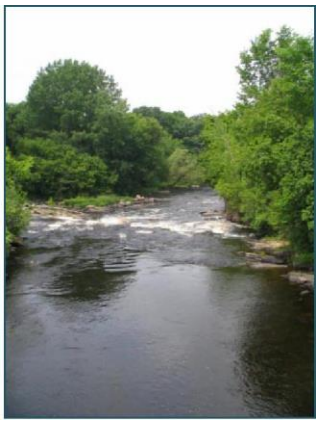
- While non-point source pollution from agriculture has diminished on the Grasse River, there are still opportunities to further reduce such pollution by encouraging land management practices that reduce non-point source pollution from run-off.

- The Town and Village of Canton have received New York State funding to address the redevelopment of brownfield sites on the waterfront through the Brownfield Opportunity Area program.

- With the redevelopment of brownfield sites the Town and Village have an opportunity to create public access and recreational opportunities on the River as part of the redevelopment.

O. NAVIGATION AND DREDGING ISSUES

The Grasse River is only navigable by small watercraft due to the River's shallow depths (only 3 feet in the Village.) The Army Corps of Engineers has no restrictions on dredging of the Grasse River.



Issues

- The shallow depth of the Grasse River constrains its usage to small watercraft and fishing for recreational purposes.

Opportunities

- The power of the Grasse River allows commercial use of the River for hydro-electric power generation.

SECTION III:
Vision Statement and Planning Principles

Using feedback from the visioning workshop and focus group workshops, a draft vision statement and set of planning principles for the Canton Grasse River Waterfront were developed. The Vision Statement and Planning Principles are intended to be the guiding principles to be considered with any future waterfront decisions of the Town and Village. These are followed by specific goals and actions identified to achieve each goal. The goals address key elements including enhancing waterfront access and recreation opportunities; protecting natural resources, open space, agriculture, heritage and culture resources; and encouraging new appropriate land uses, economic development and tourism infrastructure and amenities.

The purpose of a vision statement is to provide direction for growth and development on the Grasse River, serving as a foundation underlying the development of goals and strategies for implementation. Reflecting the common values of local residents, it expresses the "ideal future" that the community hopes to attain.

Vision Statement

The Grasse River corridor will remain a richly diverse and healthy ecosystem with visually attractive buildings, farms, wood lots, and natural landscapes. Trails, parks, and boat launches will maximize public access to the river and help to create high-quality recreational opportunities. New development will emphasize uses that are enhanced by riverfront and be consistent with local architecture and character. Within the Village of Canton, the riverfront will be attractive, accessible, walkable, and culturally vibrant, benefiting from and enhancing the quality of life inherent in a small college town.

Accompanying the Vision Statement are the following planning principles which will be considered by the Town and Village for all future waterfront activities and initiatives.

Planning Principles

- *Protect and enhance scenic and aesthetic beauty*
- *Conserve and enhance water quality and natural and biological resources.*
- *Promote public access to and enjoyment of the river.*
- *Foster economic development for waterfront dependent and enhanced uses.*
- *Preserve agricultural, recreational, commercial and residential assets consistent with conservation of water, scenic and natural resources*

SECTION IV:
Land & Water Goals, Initiatives & Projects

The vision statement and planning principles laid out in Section III provide guidance and a foundation for an array of goals, initiatives, and projects for development in the Waterfront Revitalization Area. A number of the measures recommended in the 2010 Plan have already been undertaken and, in many cases, completed. They include the following.

- Usage of Bend in the River Park has undergone a major overhaul, with grant support, including the addition of a bath house, handicap accessible picnic benches and grills, and new paving.
- Taylor Park has undergone extensive upgrades, with grant support, including completion of a pavilion for weather protection, a paint job and upgrades to the bath house, the addition of kayak rentals, improvements to the basketball court, and replacement of the floating dock.
- The parks on Willow Island have been enhanced by the installation of an outdoor sculpture garden by Grasse River Heritage on the portion of the island adjacent to Main Street, and discussions are underway for an expansion of arts activities onto the Village-owned section of the island.
- The 2010 Plan proposes a pedestrian bridge across the Grasse River from Bend in the River Park to the western shore. A positive feasibility study, the first stage in such a project, has been completed.
- A NYS grant has been awarded to support design and construction of a pedestrian walkway underneath the Main Street bridge to provide easier and safer access between Coakley and Willow Islands.
- A Canton Master-Trail Plan is nearing completion, with grant support. This will enhance SUNY Canton pedestrian access to downtown Canton and also promote non-motorized transportation in the area.
- A Grasse River Blueway Trail plan is nearing completion, also with grant support and in collaboration with other communities on the Grasse River. This will clarify the existence and location of boat launches and other waterfront recreational facilities and promote regional development as well as responsible use of the river.
- A canoe and kayak launch has been constructed on the Grasse River just north of Pyrites, with grant support, including safe parking for roadside loading/unloading and an ADA accessible trail to the launch site.

- A positive feasibility study for a whitewater recreation-park adjacent to downtown Canton has been completed with grant support as part of a larger regional whitewater project in collaboration with the Village of Potsdam and Town of Colton.
- A step toward development of water-dependent and –enhanced commerce providing public access to the river is underway with a proposed project to convert currently unused properties along Riverside Drive.
- Support for the local agricultural industry has increased through expansion of the Canton Farmer's Market, the work of GardenShare, and the growth of local CSAs.
- Work is underway toward the remediation of brownfield sites through completion of pre-nomination studies for Canton and Pyrites and grant application for nomination for Canton.
- Grasse River Heritage has maintained Heritage Park and added several improvements, including development of eastern Coakley Island, construction of a picnic pavilion, construction of stairways to allow safe access around Falls Island, and additional interpretive signage. It has also developed a new pocket park, Dwight Church Park, overlooking the Grasse River at the western entrance to the village on Main Street.
- A Canton Community Action Plan has been updated and a new Comprehensive Plan is underway.

The 2018 iteration of the Plan recommends continued attention to many of the goals, initiatives, and projects named in the 2010 Plan as well as new objectives. Those recommendations are as follows.

Goal 1: Enhance existing and develop new waterfront parks to provide for greater public access and enjoyment of the Grasse River.

1.1 Create a new Park on the Village parcel on west bank of the Grasse River for water dependent and enhanced uses.

The Village owns a 13 acre riverfront parcel on the west bank of the Grasse River adjacent to the Maple Hill development and across from Bend in the River Park across the River. This proposed "West Bank Park" could be connected to Bend in the River Park via a pedestrian bridge. This area would be

conducive as a nature area with a nature trail. In addition, this area could also have a bike path with a future connection to Miner Street Bridge.

1.2 Enhance usage of Bend in the River Park.

The Bend in the River Park area has a number of opportunities including the former water treatment plant and adjacent underutilized commercial sites. This park is primarily passive in nature although there is a large pavilion, ball field and volley ball court. There are no activities for young children in this park which likely curtails usage by families. There may also be an opportunity for a boat launch in the park and fishing access point.

1.3 Upgrade facilities at and improve access to Taylor Park.

Taylor Park is one of Canton's most important recreational assets for families providing a beach, swimming programs, playground equipment and other amenities. In order to increase the Park's usage, upgrades and increased opportunities for access are recommended including renovation of the bathhouse, upgrades in playground equipment and the designation of an area for launching non-motorized watercraft equipped with a canoe/kayak rack. Park usage could be further increased by allowing residents to launch non-motorized boats during hours and times of the year when the park might otherwise be closed to swimming (no life-guard on duty). Currently the hours of operation are very limited.

1.4 Enhance the parks on Willow Island.

Canton Island Park, which occupies the larger portion of Willow Island south of the parking lot and is owned by the Village, is currently a passive sitting area with picnic and barbecue facilities. The smaller portion to the south, which is owned by Grasse River Heritage, recently saw the installation of an outdoor sculpture garden, featuring work by internationally prominent artists. Further development of the entire

island for more active community usage is important, and further promotion of the cultural arts there would be a step forward. A recent grant from the NYS Department of State will support construction of a pedestrian underpass under Route 11 linking these parks to Heritage Park.

1.5 Improve and reopen the playground in Pyrites.

Pyrites Park, which is currently closed, is a small neighborhood park located on Churchill Street and the Grasse River in the southern end of the WRA. Improvements to the playground should be made so that the park can be reopened and enjoyed by local residents. Reopening the park will also provide public access to the Grasse River.

1.6 Support implementation of the recommendations of the Blueway Trail Plan.

Under a grant from the NYS Department of State, a Blueway Trail Plan for the entire length of the Grasse River in St. Lawrence County is in the final stages of preparation. This plan will recommend ways in which the communities along the River can clarify the existence and location of boat launches and other waterfront recreational facilities for visitors and residents through wayfinding signage, community websites, brochures, maps, and other sources of information. The Town and Village could benefit greatly by close attention to these recommendations.

1.7 Support the development of a publicly accessible boat launch on the SUNY-Canton campus.

SUNY-Canton has identified a location on campus to develop a boat launch on the Grasse River. The Town and Village support the University's efforts to this end, which would provide access from the west bank, where opportunities are currently limited, not only to students and faculty, but to the public as well.

1.8 Identify and develop new public-access boat launches.

A scarcity of boat-launch sites exists in the Town and Village. There is one formal public-access site south of the Village near Pyrites and another to the north on Route 68. Apart from an unmarked launch site at the Little River on the SLU campus, which leads to the Grasse River, there are no boat launches in the Village. Several locations have been identified as existing informal launch sites or potential locations for new launch sites as they are located on publicly owned lands. These sites include:

- Taylor Park Beach: A boat launch could be put in adjacent to the Taylor Park Beach swimming area. This launch could be used even when swimming is not permitted provided the access gates to Taylor Park Beach are open for longer hours.

- Village Fire House on Riverside Drive: Located directly on the River, this village-owned site would make a good location of a boat launch.

- Other potential boat launches could be put in place at Bend in the River Park or at the Miner Street Bridge at the pump station (where there is currently a small parking area).

- Reinforced steps could be built into the bank at the boat launch on the Little River on the SLU campus to aid in the safe launching of canoes and kayaks.

1.9 Prioritize handicap accessibility, as practical, in appropriate locations to encourage children and adults to enjoy the river in safe locations.

The recently completed boat launch at Route 21 near Pyrites was designed with handicap accessibility in mind. This is not true of the other two launch sites in the WRA. As new launch sites and fishing docks are planned, handicap accessibility should be a design feature wherever practicable.

Goal 2: Expand and enhance the land trails network and pedestrian linkages within and to the Waterfront Area.

2.1 Construct a pedestrian bridge across the Grasse River from Bend in the River Park to the Village parcel on the west bank.

The Grasse River creates a natural boundary between the east and west side of the Village. The Route 11 Bridge serves as the only crossing route for vehicular traffic and, as such, it is a potential barrier for pedestrian and non-motorized vehicles due to heavy traffic and a narrow, unprotected sidewalk. At present, SUNY-Canton students who are often without cars, or who wish to walk into downtown, either cross the Route 11 Bridge or use a footbridge that connects the SUNY campus with Riverside Drive several blocks north of Main Street (Route 11). South of the Route 11 bridge, there is no pedestrian/non-motorized vehicle crossing for the residential neighborhoods on the west side of the River who wish to access the St. Lawrence University campus or Village shops and services, which are predominantly located on the east side of the River. By establishing a pedestrian crossing over the Grasse River at Bend in the River Park and the proposed location for a new park on the west bank, a southern east-west connection and additional connections in Canton's trail and park system can be made, creating more recreational opportunities along the waterfront. A study of the feasibility of this project was completed in 2013 under a grant from the NYS Department of State with recommendations as to various design and construction options.

2.2 Improve pedestrian and non-motorized traffic between Coakley and Willow Islands.

As described in Section II, Inventory and Analysis, the Highway Route 11 Bridge is a barrier to pedestrian and non-motorized vehicle access between Willow, Coakley and Falls Islands' Waterfront Parks. A pedestrian crossing underneath the bridge would be aligned along the westerly shorelines of Willow and Coakley Islands. The pathway could also be handicapped accessible. The community shall look for opportunities to use the islands for other cultural activities. Therefore, safe passage to and from the islands is important. The NYS Department of State recently awarded a grant to the Town that includes support for construction of this pathway.

2.3 Expand the land-trail network throughout the waterfront corridor.

There are a number of different trail opportunities and potential river crossings along the River that would connect existing trails such as the SUNY-Canton and SLU trail systems and enhance access to the waterfront. The long-term goal is to establish waterfront public access along the entire length of Canton's Grasse River. The Town and Village of Canton shall seek opportunities to secure public access to the waterfront. These opportunities are from Bend in the River Park, the Village-owned property across from Bend in the River Park (see "West Bank Park" description and Pedestrian Bridge project, each previously described) and from the SLU trail system to the trail loop around the Village sewer plant. The Proposed Projects and Uses Map (located in Appendix F) indicates the potential trail connections. The proposed trail system would go from "West Bank Park" to Bend in the River Park with another extension to Miner Street Bridge and then from Miner Street Bridge back to Bend in the River Park and follow the River up to the islands and connect into the SUNY trail system. Another loop from the Miner Street Bridge following the SLU trails would extend to the trails around the sewer plant. Completing the campus-to-campus link would help better integrate those two institutions with each other and with the community.

The proposed trail system would be a multi-purpose trails system for walking, cross-country skiing, bicycling, and skating and would make the community more sustainable. Sections of the trail system

could be paved for bicycling and skating while other areas would be stone dust or gravel in areas where the emphasis is on creating nature trails. A Canton Comprehensive Trail Plan is currently nearing completion under a grant from the NYS Department of State, which is expected to incorporate many of these features in its recommendations.

2.4 Enhance and promote local and regional cycling opportunities.

The opportunities for cycling on Canton's many local and county roads are abundant. The cycling experience would be enhanced with the creation of cycling lanes on popular Town, Village, and County roads. The development of a map of the best local cycling routes and tips for safe touring would not only promote cycling but increase safety. Posting the map on the Town, Village, County, and other websites and providing hard copies at local and regional vendors and visitor centers will attract visitors to Canton.

2.5 Support development of a Complete Streets plan for Canton.

The National Complete Streets Coalition has issued a set of design principles and guidelines that promote the construction or adaptation of streets, roads, sidewalks, bike lanes, and the like that favor safe and efficient access for all modes of transport and for users of all ages and levels of ability. A Complete Streets project was recently implemented in downtown Watertown, NY. Adoption of these guidelines in future planning in Canton would contribute to the accomplishment of the initiatives listed under Goal 2.

Goal 3: Protect sensitive waterfront, open space, and agricultural resources.

3.1 Develop a Watershed Management Plan for the Grasse River Watershed.

The development of a Grasse River Watershed Management Plan would provide for the study and development of a strategy for addressing the health of natural and biological systems within the Grasse River Watershed as well as many other important issues and concerns. Intermunicipal watershed management plans include a characterization and analysis of watershed features, including land use

and land cover, hydrologic conditions, pollutant types and transport, and invasive species as well as an assessment of existing land use controls and practices.

Watershed plans result in consensus on needed actions and an implementation strategy that prioritizes specific structural and nonstructural actions to control nonpoint source pollution, including revisions to local laws and practices, and capital improvement projects.

3.2 Promote sound land management practices that preserve farms, rural character, conserve open space and protect natural resources.

Communities across the country grapple with the desire to maintain rural character as they face development pressure and the disappearance of traditional agricultural industries and Canton is no exception. There are a growing number of land management and preservation tools used by communities to meet this challenge. Establishing land use regulation in a municipality can be the most cost effective way to protect a community's character. Careful planning, land use regulation and other land management practices can allow for growth and development while protecting community resources and character. Rural character and natural resources may be preserved through the use of overlay districts, conservation subdivision design, conservation and agricultural land use districts, and conservation easement programs such as purchase of development rights and transfer of development rights programs. *See Section V: Implementation Strategy for a discussion of these tools*.

3.3 Protect water resources by adopting land management practices that minimize impacts on waterways, wetlands and riparian areas.

Through the adoption of various land management practices, additional standards for development are placed on zoned areas controlling such things as density, grading, ridgeline development and riparian buffer protection. These restrictions can be in the form of development standards, overlay districts, conservation districts, conservation-design subdivision or performance standards.

Further, non-point source pollution of water resources must be addressed. Non-point source pollution is pollution that originates from sources that are not localized or easily identifiable. Non-point source pollution includes runoff from urban areas and agricultural operations. Limiting non-point sources of pollution can be accomplished by the following: reducing or eliminating the introduction of materials which may contribute to non-point source pollution; avoiding activities that would increase storm water runoff; controlling and managing storm water runoff; retaining or establishing riparian areas and vegetated buffers; providing soil stabilization; and preserving natural hydrologic conditions through maintenance of natural water surface flows, retainage of natural watercourses and drainage systems.

The required use of best practices for stormwater management such as the New York State Stormwater Management Design Manual for new development and the protection of wetland and other watercourses will help protect the Grasse River. Residential septic systems, particularly old systems, may be a source of pollution for the Grasse River in the future, if it is not an existing problem. Careful monitoring of water quality, identification and address of failing septic systems and providing mechanisms within Subdivision Regulations and Site Plan Review that require proper siting and installation of septic systems on the River will help prevent or abate this potential source of pollution.

As agriculture is one of the dominant land uses on the Grasse River, Canton farmers are encouraged to participate in programs such as the New York State Agriculture Environmental Management (AEM) program. Under the umbrella of the AEM program, St. Lawrence County's Soil and Water Conservation District is working with local farmers within the Grasse River Watershed to develop Certified Nutrient Management Plan (CNMP) for Concentrated Animal Feeding Operation (CAFO) regulations. A Comprehensive Nutrient Management Plan (CNMP) is a conservation plan, unique to animal feeding operations, designed to evaluate all aspects of farm production and offer conservation practices that help achieve production and natural resource conservation goals.

3.4 Protect important viewsheds and their vantage points.

The rural landscapes and riverfront beauty of the Grasse River waterfront is one of Canton's greatest assets for residents and visitors. Agricultural land use and a lack of development have facilitated the preservation of the rural landscapes. As the Town and Village encounter new proposed development, whether large or small, it will be important to consider important viewsheds when working with developers on new projects to ensure that these viewsheds and their vantage points are not compromised. The Town and Village will consider using land use regulation techniques such as site plan review, design guidelines, scenic overlay districts (which place additional development restrictions on zoned areas that contain important viewsheds), sign ordinances that prohibit billboards, subdivision regulations that support land conservation and resource protection and conservation easement programs (see action 3.1 and Section V for explanation of these techniques) to ensure viewshed protection.

3.5 Promote wildlife habitat protection through education and other means.

Protection of important and unique wildlife habitats found along the Grasse River waterfront and the Indian Creek Nature Center will be supported through education and research. Working with St. Lawrence County Soil and Water Conservation District staff, SLU, SUNY-Canton and perhaps local high school students, Canton can introduce the public to environmental characteristics of the River through interpretive signage at public access points such the new Coakley Island (Heritage Park) information center, at waterfront municipal parks and boat launches. An educational pamphlet on the Grasse River ecosystem could be developed and posted on the municipal websites.

3.6 Develop land management tools that encourage the clustering of new residential development to maximize the efficiency of land use and protection of natural and scenic resources.

Land management tools such as conservation design subdivision encourages residential development strategies that protect the natural environment, open space and scenic resources by allowing for more flexible densities and housing types. It is essential that residential development on the Grasse River waterfront be approached from the perspective of balancing the desire for new housing opportunities on the waterfront with protection of Canton's most important natural asset.

3.7 Conduct a survey of the Waterfront Area to locate specific areas in need of such protection.

Several local resources exist that could assist in this effort. Among them are the two universities, the St. Lawrence Land Trust, and Nature Up North (an organization based on the SLU campus that supports the work of "citizen scientists" in carrying out research and education about the natural environment in the North Country).

Goal 4: Revitalize and strengthen the local economy by encouraging the development and redevelopment of waterfront properties into an appropriate mix of uses and densities that are compatible with the waterfront and the historic Village of Canton.

4.1 Encourage and support the development of new water-dependent and water-enhanced commercial and residential opportunities that provide direct and indirect public access to the River.

Presently the Grasse River waterfront is comprised of a mix of commercial, community service, recreational, and residential uses with several underutilized or vacant properties. Of the commercial businesses, only two are water-dependent (the Pyrites Hydro-electric Plant) or water-enhanced (the Cascade Inn and Restaurant). While water-dependent commercial uses on the Grasse River may not be practical given the limited size and depth of the River, locating water enhanced uses is desired by the Town and Village. Restaurants, pubs, and inns on waterfronts with patios, decks, and views of waterfronts are long practiced and often successful water-enhanced land uses. Canton residents expressed great support and enthusiasm for the establishment of restaurants and pubs on the Village waterfront, particularly as part of a mixed-use project such as an inn, cultural or entertainment use, or retail establishment to maximize the community benefit of valuable waterfront properties. Many private residences overlook and are enhanced by the River (private homes, the condominiums at Rushton Place

on Riverside Drive, and the apartments managed by the Canton Housing Authority, also on Riverside Drive), but, apart from some open green space associated with the apartment buildings, none of these provides for wider public access to the River.

Therefore, as land uses on the Grasse River evolve over the next 5, 10, or even 15 years, the Town and Village will support and encourage the location of new and existing commercial, cultural, and residential establishments that maximize their presence on the waterfront for public enjoyment by providing either direct access to the River by allowing for public river walkways, trails, or pocket parks or indirect access to the River via decks and patios for customers.

This support will be reflected in Town and Village land management practices and economic development initiatives by developing programs that support commercial and residential activities that provide for public access as described above. An immediate step in this direction would be the successful implementation of a recent grant from the NYS Department of State for the purpose of acquisition and development of currently unoccupied commercial properties on Riverside Drive.

4.2 Identify and work toward the remediation and redevelopment of brownfield sites on the waterfront by investigating known or potentially contaminated sites.

Like most formerly industrial waterfronts, several known or potential environmentally contaminated properties exist along the Grasse River. The identification and investigation of these sites to clarify which sites require remediation are tasks the Town and Village are currently undertaking as part of a NYS Brownfield Opportunity Area through the Department of State. Upon completion of these first steps the Town and Village will be able to pursue a more in-depth analysis of the selected study areas, including market analysis of the economic development opportunities for each study area. This analysis will be followed by a complete plan and implementation strategy, and, as appropriate, environmental site assessments on strategic brownfield sites, along with a marketing campaign.

Goal 5: Increase cultural and heritage preservation activities.

5.*1* ***Promote Canton as the historical home of the Rushton Boatworks.***

During the late 19th and early 20 centuries, the firm of J. Henry Rushton, located on what is now Riverside Drive, produced canoes and guideboats known far and wide for their quality and innovativeness. Many

of his boats remain in use and on display, not only in Canton, but in venues like the Antique Boat Museum in Clayton, NY. An annual canoe race named after Rushton is held every May on the Grasse River in Canton. Additional opportunities could be developed to draw attention to Canton and to the River through events and programs that celebrate Rushton as one of Canton's "big three" legendary figures in history (along with the statesman Silas Wright and the artist Frederic Remington).

5.2 Develop design guidelines for the Historic district to address building rehabilitation and infill development compatible with the Village's physical, historical, and cultural relationship to the River.

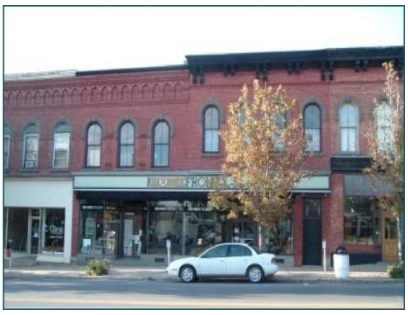
The Village of Canton has an abundance of residential and commercial buildings that makes it unique and has helped establish the community's character and sense of place. It is important as the community struggles to improve the local economy while addressing residential growth pressures that community character and sense of place is preserved. One of the most effective ways to achieve this is through effective land use regulations that include design guidelines for existing buildings, new construction, landscaping and lighting.

The overall purpose of design guidelines is to:

- Help safeguard a community's historic, aesthetic, and cultural heritage;
- Help stabilize and improve property values in the community;
- Encourage civic pride in the beauty and accomplishments of the past;
- Protect and enhance community attractions for tourists, thereby benefiting business and industry;
- Provide an information base and instructions for continuing to improve, enhance and capitalize on a community's unique assets;
- Strengthen a community's economy by encouraging private investment in building rehabilitation and business development; and

- Promote the use of landmarks for the education, pleasure, and welfare of the residents of a community as well as visitors and investors.

5.3 Continue to expand the protection of important individual structures and portions of the Village and Town through the nomination of local landmarks and places of interest identified as eligible for listing on the State and National Register of Historic Places.



The Town and Village of Canton will continue to protect its rich history and architecture by protecting important structures and neighborhoods. While not a necessary step to celebrate the importance of important historic sites, formally surveying and listing buildings and sites in the National and State Registers of Historic Places provides a basic level of protection against impacts on historic resources resulting from federal and state actions[4] and making historic buildings eligible for certain grant, loan and tax abatement programs.[5] Although these programs can be somewhat difficult to utilize, they are important because they can reduce a property owner's or developer's rehabilitation cost burden and related tax burdens.

5.4 Support restoration of the Morley Harison Grist Mill.

[4] Federal and state actions include, for example, highway construction or expansion, building rehabilitation (and other) programs using federal or state funds, granting of permits or licenses, etc.

[5] These include, for example, the Federal Historic Preservation Tax Credit, which provides credits of 10-20% of rehabilitation costs to certified historic buildings; state enabling legislation allowing local municipalities to establish their own historic preservation tax credits (which result in deferred and reduced property tax payments over a ten-year period); and historic preservation grants available from the NYS Office of Parks, Recreation and Historic Preservation.

The Harison Grist Mill, built in 1840, is on the National Register of Historic Places. The mill is located on County Route 27 in Morley. Since 2000 a project to restore the grist mill has been underway by the Heritage Grist Mill Association which has received funding from a New York State grant and other sources. Should the restoration be completed, it is proposed that the mill be used as a historic education center about Canton's mill history.

Riverside
LIQUOR
WINE
Riverside
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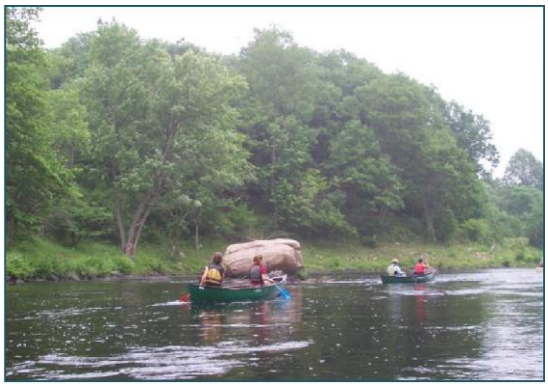
Goal 6: Ensure that planning documents and local laws support the protection of the Grasse River waterfront and its community character and that they encourage appropriate economic development.

6.1 Update the Town and Village zoning regulations to include land management techniques that support the protection of the Grasse River Waterfront.



The Canton Grasse River Waterfront Revitalization Plan recommends future land use strategies for the Waterfront in both the Town and the Village include areas for future commercial and residential development and redevelopment, areas for working rural landscapes, open space, and recreation. The Town and Village should each revisit their existing zoning map and zoning regulations and update them to reflect the land use recommendations of the Waterfront Revitalization Plan.

6.2 Support conservation easements along the Grasse River and in its watershed.

Conservation easements allow private property owners to retain and enjoy use of their land while protecting it from environmental degradation and allowing for responsible public access. The St. Lawrence Land Trust is a local organization that can work with property owners to establish such easements in ways that support the interests both of owners and of the public.

Goal 7: Develop tourism as an economic engine.

7.1 Conduct a tourism market study to determine the viability of additional tourism Infrastructure.

A tourism market study should be undertaken to determine the viability of additional tourism infrastructure to accommodate more overnight guests, dining variety and other related retail and services and to identify other needed tourism amenities such as visitor kiosks, wayfinding signage, rest stations, tour bus parking, and bike racks etc. The study would identify deficiencies based on the existing level of tourism and for a projected increase in tourism. The study will also identify strategies to better capture some of the existing tourism associated with outdoor enthusiasts visiting the North

Country, the Adirondacks and the St Lawrence River, and the regular influx of visitors to SLU and SUNY-Canton.

7.2 Develop an online presence to better market Canton as a tourist destination.

For tourism promotion, effective internet presence is essential. Not only do individual community and organization websites create instant promotion for themselves, but they provide for free and easy cross promotion through links on other websites such as recreation organizations, chambers of commerce, county and regional and state tourism offices. Through the promotion of key tourism "draws" such as kayaking/canoeing on the Grasse River and other tourism opportunities and amenities in Canton could be discovered through the Town and Village websites.

7.3 Capitalize on the recreational opportunities in Canton such as kayaking, canoeing, fishing and biking by attracting more retailers and businesses that cater to outdoor enthusiasts.

Recreational tourism represents a growing segment of the tourism industry. Outdoor enthusiasts visit Canton each year for recreational activities including hiking, kayaking, canoeing, fishing and biking. As recreational opportunities increase with new public access to the River and more trail development, and the potential for a whitewater play park, there is a growing market for retailers and renters of biking gear, cross-country skiing equipment, outerwear, fishing poles, canoes, kayaks and other sporting goods.

7.4 Develop a local "Bird Guide" to enhance the bird watching experience.

The development of a "Bird Guide" of local birds, their habitats and locations where they may be seen in Canton would create another recreational activity that promotes an appreciation and education of wildlife in Canton. This guide could be developed in partnership with St. Lawrence University Ornithologists and students and posted on the Town, Village and County websites.

7.5 Market sport fishing.

Although fishing is a prevalent activity on the Grasse River, sport fishing is not generally promoted in Canton. Freshwater fishing is one of the most popular recreational activities in the United States and according to a 2001 *National Survey of Fishing, Hunting and Wild-life Associated Recreation* (1999) conducted by the US Census, the most common fishing was for Large and Smallmouth Black Bass in terms of the number of anglers and number of days fishing. Canton's fishing assets (including boat and fly fishing for Smallmouth Bass) could be promoted through the same mechanisms as other recreational assets described in the Plan and opportunities for such activities as fishing tournaments could be explored. The community should explore opportunities to enhance the quality of fishing.

SECTION V:
Implementation Strategy

WATERFRONT ACCESS AND RECREATION

The Canton Grasse River Waterfront Revitalization Plan emphasizes revitalization through public access and recreation. The Plan proposes numerous enhancements to Canton's park system and trails network by creating new segments of land trails that connect existing unconnected trails, the waterfront and popular destinations (i.e. downtown, public parks and the two universities' campuses.) The Plan also calls for implementation of the recommendations of the Grasse River Blueway Trail Plan, currently in preparation.

Best Practices
Essential components for successful waterfront revitalization...

- Make the waterfront a community priority
- Look beyond your boundaries
- Set the stage with good planning
- Use milestone projects to build momentum
- Design with heritage in mind
- Add value with connections
- Make it happen with creative partnerships
- Secure strategic public investment
- Attract public investment

The Waterfront Regeneration Trust based on their experience with developing the ***Lake Ontario Waterfront Trail and Greenway*** (280 miles of designated trail and 180 miles undesignated, spans 31 communities and includes 182 parks and natural areas, 152 arts and culture heritage attractions, 37 major annual waterfront festivals, and 170 marinas and yacht clubs.)

Land Trail Development

The creation of new public land trails can be challenging if land is not already publicly owned. Assembling trail segments in Canton will require easements, agreements with property owners, and the use of existing roadways, sidewalks and rights-of-way to fill gaps as trails are developed along and across the Grasse River. The following steps will likely be necessary for land trails development:

- **Planning:** Using the inventory of existing trails and new trail segments identified as part of the Waterfront Revitalization Plan and other planning efforts, establish priority trail segments based on feasibility and segment importance. A Comprehensive Trail Plan to address this goal is currently underway.
- **Land Acquisition/Easements:** Acquire property or easement (if necessary).
- **Design and Permitting:** Develop conceptual drawings, site plans and construction documents for trails and acquire necessary Town and Village permits.

- **Fundraising:** Secure financing for trail development including State and Federal grants, private partnerships and local public investment.

- **Trail and Amenities Construction:** Trail development may be accomplished in phases. The first phase is site preparation, trail construction and signage. A second phase may include landscaping and installation of amenities such as benches, bicycle racks, informational kiosks and parking areas.

Blueway Trail Development

Blueway trails are developed by creating access points along a waterway for launching and portage of kayaks, canoes and other small watercraft, points of interest or activity such as recreation areas, special or unique ecological areas, cultural venues and business establishments such as eating and drinking establishments and retail shops. A Blueway Trail Plan for the entire length of the Grasse River in St. Lawrence County is currently in preparation.

The development of new access points on the blueway trail on the Canton Grasse River will require the following implementation steps:

- **Planning:** Using the inventory of existing boat launches and proposed improvements to those sites, and the identified locations for potential new launches and access points on the Grasse River, developed as part of the Section III of the Waterfront Revitalization Plan, the Town and Village will prioritize projects based on feasibility and need. Feasibility and need will take into account site availability (publicly owned, easements, use permits etc.), conditions of the Grasse River from the site for launching purposes, portage needs to improve boater safety, access to the site by the public and proximity of other existing launches.

White Water Play Parks

White water play parks are being developed all over the country on waterbodies of all shapes and sizes. The flows of the Grasse River may be ideal for a small play park. The steps for developing a white water play park include:

- Identify funding for a feasibility study
- Hire professional assistance for feasibility study
- Site analysis
- Public information meeting
- Preliminary design and conceptual drawings
- Identify organization or agency for administration of project design, construction and maintenance
- Obtain financing for Design and Construction
- Design, Permitting, Construction
- Maintenance

Genesee Waterways Center, Lock 32 Rochester, NY
Photo: www.geneseewaterways.org

- **Land Acquisition/Easements/Permits:** If a site is not already publicly owned, land acquisition, which can be facilitated by purchase or easement by the Town or Village, may be required. Funding for land acquisition and easements is available (see Appendix E for sources).

- **Design and Permitting:** Complete design development plans for the boat launch including location and design of the boat launch itself, any necessary path or trail development to the launch site and parking. All necessary permits that may be required for construction from the Town or Village (Site Plan), New York State (NYS DEC) or the US Army Corp of Engineers must then be acquired.

- **Fundraising:** Secure financing for boat launches including State and Federal grants, private partnerships and local public investment.

- **Construction:** Boat launch development, either car top or ramp, may be accomplished in phases. The first phase is site preparation, access paths, launch construction and signage. A second phase may include landscaping and installation of amenities such as benches, kayak/canoe racks, informational kiosks, and parking areas.

- **Promotion:** Promoting the blueway trail is a critical component of increasing usage of the Grasse River by residents and visitors. This is best accomplished through development of a map and a brochure of access points, recreational activities, points of interest related to waterfront ecology, culture, heritage, amenities such as eating and drinking establishments, shops and galleries. The map is made available on local websites and in hardcopy at local vendors, the Chamber of Commerce, informational kiosks such as that in Heritage Park.

ECONOMIC DEVELOPMENT

The Waterfront Revitalization Plan identifies the development of restaurants and pubs on the Village waterfront, particularly as part of a mixed-use project such as an inn, cultural or entertainment use or retail establishment as ideal uses for vacant and underutilized sites to maximize the community benefit of valuable waterfront properties.

The economic vitality of a community's "Main Street" commercial district and the promotion of small business development are critical components of a successful tourism development strategy. "Main Streets" provide the

services necessary to enhance the visitor experience (accommodations, food service, entertainment, shopping, etc.). Attractive storefronts and pedestrian friendly streetscapes significantly improve the character and sense of place of the downtown commercial district. The Town and Village of Canton have already established an aggressive economic development and revitalization program including the creation of an economic development office which provides assistance to existing and prospective businesses including development incentives and financing, site selection, grants for job creation or retention, technical assistance and customer research. The Town and Village both participate in the New York State 485(b) tax exemption program for improvements to certain commercial and industrial properties. A promotional document for establishing a business in Canton, *Business Guide and Community Profile,* for prospective businesses is available on the Town and Village websites.

Implementation steps to encourage the development of water-enhanced businesses that would provide goods and services underrepresented in Canton include:

- Update Zoning and development regulations to ensure that the waterfront and downtown allow for the appropriate mix of uses.

- Prepare a market study for retail and service establishments based on full-time resident, student and visitor markets.

- Identify sites that are vacant or underutilized and work toward their redevelopment into higher value uses by working with property owners to sell, relocate or redevelop the site.

- Promote positive findings of the market study to attract new businesses to the waterfront.

Canton has several funding opportunities for implementing these economic development strategies including the Department of State Local Waterfront Revitalization Program, the funding partner for this Waterfront Revitalization Plan. In addition, the Brownfield Opportunity Area program through the Department of State, for which Canton has already received a Pre-nomination Study (Step 1) grant, will be a source of financial assistance for the community for all of these implementation activities as part of Step 2 and Step 3 of that program.

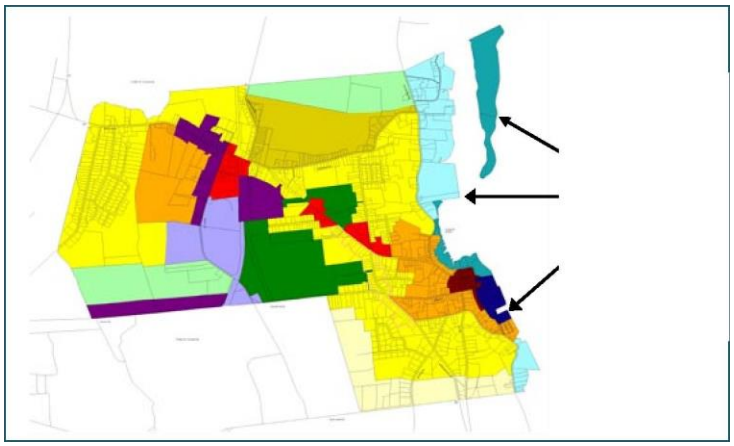
LAND MANAGEMENT TECHNIQUES

The Town and Village of Canton have many land management tools in place that will be necessary to implement the Waterfront Revitalization Plan including zoning, site plan review, subdivision, Flood Plain Management and historic preservation programs. As discussed in Section III, there are several actions related to land management that should take place to better position the Town and Village to meet the Vision, Planning Principles and Goals proposed in the Waterfront Revitalization Plan. These actions include updating the existing zoning regulations and incorporating new tools for creating more public access to the waterfront; attracting mixed-use revitalization projects in the Village while protecting the community's historic character; protecting the River and its waterfront as a natural resource; and protecting the town's rural character by protecting open space and supporting agriculture. This section elaborates on these land management tools and techniques with corresponding examples of zoning and program language that could be adopted by either the Town or Village to support the implementation of the Waterfront Revitalization Plan. Examples of program language that could be incorporated into either the Town or Village Zoning regulations are in Appendices A-C.

Example of Waterfront Development Districts on Hudson River Village of Coxsackie, NY

Waterfront Revitalization and Protection

Town and Village zoning regulations would be enhanced by updating existing Zoning Districts and Zoning Maps to reflect the preferred waterfront land uses described in Section III of this Plan and the Future Land Use Map. The Town and Village are sensitive to protecting the Grasse River as a natural, recreational and cultural resource and its water quality and the habitats and ecosystems it supports. In the Village, a mix of uses is recommended that serve residents and tourists at a scale and architecture that is compatible with the historic Village of Canton and that which will provide more public access to the waterfront. The Town supports the continuation of an open space policy that will establish abundant public access and waterfront protection.



Zoning can be an effective tool for creating a mixed-use waterfront in the Village that also offers protection to the River and encourages public access. Depending on the existing land use, the creation of a *waterfront development district* as a base use district or the creation of a *waterfront overlay district* may be appropriate.

A waterfront district is a base zoning district with a set of permitted uses that are ideal for the Village waterfront and development dimensional standards that take into consideration the district's proximity to the waterfront by allowing water dependent uses, encouraging public access, addressing waterfront setbacks, building orientation, buffering and other issues. An example of a waterfront development district is included in Appendix B of this Plan.

Overlay Districts are used as a framework for conservation or development of special geographical areas. It places additional restrictions on zoned areas and is often used to control density, design, grading, ridgeline development and vegetation. Overlays can be very effective in protecting sensitive environmental areas, neighborhood character, waterfronts, viewsheds and scenic corridors. They are "overlayed" on zoning districts whereby the underlying permitted uses remain intact. This tool would be particularly useful in the Town outside the Village where uses are more homogenous and where there may be more than one district over a large geographic area but protection of the waterfront would be constant. The geographic area used to create the overlay could be the boundary of the Waterfront Revitalization Area identified as part of this plan or it could be a geographic area a specified number of feet (for example. 500 feet) inland from the mean high watermark of the River. An example of a Waterfront Overlay District is included in Appendix C.

Rural Resource Protection

Rural character and natural resources may be preserved through the use of overlay districts, conservation subdivision, conservation and agricultural land use districts and conservation easement programs such as purchase of development rights and transfer of development rights programs. These techniques would be most effective in the Town outside the Village.

An *agricultural zoning district* is a zoning district typically designated for a portion of the municipality where agricultural uses are permitted as of right and non-farm land uses either are prohibited or are allowed subject to limitations or conditions imposed to protect the business of agriculture. This district often has larger minimum lot sizes of 10 to 20

Conventional Subdivision Design

Conservation Subdivision Design

Source: Arendt, Randall, Conservation Design Subdivisions p. 61

acres and is best used in coordination with a subdivision technique that promotes Conservation Design (see discussion below).

Conservation design subdivision is an enhancement of the cluster development concept that enables land to be developed while simultaneously preserving community character, reducing environmental impacts, protecting the rights of property owners, and enabling a developer to benefit from a high-quality project. A conservation subdivision design accomplishes these goals through a creative design process that identifies primary and secondary conservation areas. Wetlands, floodplains, and steep slopes, in addition to a large portion of the flat, dry, and otherwise buildable land are set aside within those conservation areas from clearing, grading, and construction. Instead, lot sizes are reduced and the allowed development is arranged to "fit" onto the unconstrained land. A sample Conservation Subdivision Ordinance is included in Appendix C.

Best Practices in Open Space Protection….

In Washington County and northern Rensselaer County, the Agricultural Stewardship Association (ASA) has helped landowners to conserve over 9,423 acres of land producing food, fiber and forest products by placing those lands under conservation easement. These lands have been protected primarily through the donation of development rights (DDR) and purchase of development rights (PDR), in cooperation with the Washington County Agricultural and Farmland Protection Board, the State of New York and the United States Department of Agriculture. Since 2002, ASA has worked in partnership with The Conservation Fund on high priority farmland protection projects. The Conservation Fund is a national conservation organization that helps local, state and federal agencies, and nonprofit organizations work with willing landowners to protect working landscapes, open space, wildlife habitat, public recreation areas, river corridors and historic places. The New York Conservation Partnership Program is administered by the Land Trust Alliance Northeast Program with support from the State of New York.

A *conservation easement* is a voluntary agreement between a private landowner and a municipal agency or qualified not-for-profit corporation such as the St. Lawrence Land Trust to restrict the development, management or use of land. The agency holds the interest and is empowered to enforce its restrictions.

A *purchase of development rights* (PDR) program allows a municipality to pay a landowner for restricting the future use of the land. The restriction usually takes the form of a conservation easement under which the landowner retains title to the land and the municipality gains the right to enforce the restriction that the easement imposes on the land's development. The cost of the development rights is the difference between the value of the land with the development restriction on it and the value of the land for its "highest and best use," which is usually commercial or residential development. In exchange for placing the development restriction on the property, the owner receives a number of tax benefits including reduced property taxes and estate taxes.

The *transfer of development rights* (TDR) is an alternative strategy to purchasing land. TDRs preserve scenic areas by transferring, or "sending," development rights from sensitive lands to "receiving" areas marked for growth. Most TDR programs offer incentives such as increased density, faster permit processing, less stringent design review, or tax breaks to encourage developers and landowners to take advantage of the program.

IMPLEMENTATION MATRIX

The Implementation Matrix consists of specific projects and uses as described in Section IV. The purpose of the matrix is to provide the Town and Village of Canton with steps for implementing projects, realistic time-frames for implementation, identification of stakeholders and partners, estimates of cost as appropriate and sources of funding.

The “funding source” column refers to channels through which the Town and Village or potentially other organizations can seek funding. A full description of these funding sources can be found in Appendix E. A key to the abbreviations used for these funding sources is included at the end of the matrix. Municipal budgets have not been included as a funding source in the matrix as it is assumed that they are always a potential source of funding. Likewise, a good potential source of funding for any project is through a State or Federal Legislative representative. These “member items” have not been listed as a source of funding as they could be included under most of these projects.

PROJECTS AND USES IMPLEMENTATION MATRIX Short Term = 1-2 years Medium Term: 3-5 years Long Term: 6-8 years					
Project	Time Frame	Lead Agency	Budget Estimate	Potential Funding Source	Potential Partners & Stakeholders
GOAL 1: Enhance existing and develop new waterfront parks to provide for greater public access and enjoyment of the Grasse River.					
1.1 Create a new Park on the Village parcel on west bank of the Grasse River for water dependent and enhanced uses.	Long Term	Town and Village	Park Master Plan: $20,000	NYS DOS EPF, NYS OPRHP EPF	Maple Hill Properties II, Grasse River Heritage
1.2 Enhance usage of Bend in the River Park.	Short Term	Town and Village	Playground equipment: $35,000	NYS DOS EPF, NYS OPRHP EPF	Grasse River Heritage
1.3 Upgrade facilities at and improve access to Taylor Park.	Medium Term	Town of Canton	Unknown	NYS DOS EPF, NYS OPRHP EPF	Grasse River Heritage
1.4 Enhance the parks on Willow Island.	Short Term	Town and Village	Unknown	NYS DOS EPF, NYS OPRHP EPF	Grasse River Heritage
1.5 Improve and reopen the playground in Pyrites.	Medium Term	Town of Canton	Playground equipment: $50,000	NYS DOS EPF, NYS OPRHP EPF	
1.6 Support implementation of the recommendations of the Blueway Trail Plan.	Medium Term	Town of Canton	Unknown		
1.7 Support the development of a publicly accessible boat launch on the SUNY Canton campus	Medium term	Suny Canton	Unknown		
1.8 Identify and develop new public-access boat launches.	Medium term	Town and Village	Unknown		Grasse River Heritage
1.9 Prioritize handicap accessibility, as practical, in appropriate locations to encourage children and adults to enjoy the river in safe locations.	Medium term	Town and Village	Unknown		

PROJECTS AND USES IMPLEMENTATION MATRIX Short Term = 1-2 years Medium Term: 3-5 years Long Term: 6-8 years					
Project	Time Frame	Lead Agency	Budget Estimate	Potential Funding Source	Potential Partners & Stakeholders
GOAL 2: Expand and enhance the land trails network and pedestrian linkages within and to the Waterfront Area.					
2.1 Construct a pedestrian bridge across the Grasse River from Bend in the River Park to the Village parcel on the west bank.	Long Term	Town and Village	$488,000 for delivery and construction of 415 foot prefabricated superstructure	NYS DOS EPF, NYS OPRHP Recreational Trails Program, NYS DOT TEP	SUNY Canton, St. Lawrence University, Canton Bicycle Club
2.2 Improve pedestrian and non-motorized traffic between Coakley and Willow Islands.	Medium Term	Town and Village	Design and Construction costs $216,548	NYS DOS EPF	Grasse River Heritage
2.3 Expand the land trail network throughout the waterfront corridor.	Medium to Long	Town and Village	Paved trail of 3,554 linear feet connecting universities: $312,320	NYS DOS EPF, NYS OPRHP EPF, OPRHP Recreational trails program	SUNY Canton, St. Lawrence University, Grasse River Heritage
2. 4 Enhance and promote local and regional cycling opportunities.	Short Term	Town and Village	Up to $5,000 for map/brochure creation and production	NYS DOS EPF, NYS OPRHP, NYS DOT TEP	Canton Bicycle Club
2.5 Support development of a Complete Streets plan for Canton.	Medium term	Town and Village	Unknown		

PROJECTS AND USES IMPLEMENTATION MATRIX Short Term = 1-2 years Medium Term: 3-5 years Long Term: 6-8 years					
Project	Time Frame	Lead Agency	Budget Estimate	Potential Funding Source	Potential Partners & Stakeholders
Goal 3: Protect Sensitive Waterfront, Open Space and Agricultural Resources.					
3.1Develop a Watershed Management Plan for the Grasse River Watershed.	Medium Term	Town of Canton	$75,000	NYS DOS, NYS DEC	St. Lawrence County Soil and Water Conservation, other Grasse River Watershed Communities
3.2 Promote sound land management practices that preserve farms, rural character, conserve open space and protect natural resources.	Short Term	Town and Village	N/A	NYS DOS EPF, NYS Ag. & Markets	St. Lawrence County, private landowners
3.3 Protect water resources by adopting land management practices that minimize impacts on waterways, wetlands and riparian areas.	Short Term	Town and Village	N/A	NYS DOS EPF, NYS Ag and Markets, NYS DEC	St. Lawrence County
3.4 Protect important viewsheds and their vantage points.	Short Term	Town and Village	$0-5,000	NYS DOS, Land Trusts	St. Lawrence Land Trust and other trusts
3.5 Promote wildlife habitat protection through education and research.	Medium Term	St. Lawrence University, SUNY Canton	Unknown	NYS DOS, NYS DEC	St. Lawrence University, SUNY Canton, Canton School District
3.6 Develop land management tools that encourage the clustering of new residential development to maximize the efficiency of land use and protection of natural and scenic resources.	Short Term	Town and Village	N/A	NYS DOS	Private developers
3.7 Conduct a survey of the Waterfront Area to locate specific areas in need of such protection.	Short term	Town and Village	Unknown		Grasse River Heritage, St. Lawrence Land Trust

PROJECTS AND USES IMPLEMENTATION MATRIX Short Term = 1-2 year Medium Term: 3-5 years Long Term: 6-8 years					
Project	Time Frame	Lead Agency	Budget Estimate	Potential Funding Source	Potential Partners & Stakeholders
Goal 4: Revitalize and strengthen the local economy by encouraging the development and redevelopment of waterfront properties into an appropriate mix of uses and densities that are compatible with the waterfront and the historic Village of Canton.					
4.1 Encourage and support the development of new water-dependent and water-enhanced commerce that provides direct and indirect public access to the river.	Ongoing	Town and Village	N/A	NYS DOS Brownfield Opportunity Area Program	Canton LDC, Chambers of Commerce, St. Lawrence Co. IDA, SBDC
4.2 Identify and work toward the remediation and redevelopment of brownfield sites on the waterfront by investigating known or potentially contaminated sites.	Short Term	Town and Village	Unknown	NYS DOS Brownfield Opportunity Area, Empire State Dev. Environmental Remediation Program, US EPA	Private landowners
GOAL 5: Increase cultural and heritage preservation activities.					
5.1 Promote Canton as the historical home of the Rushton Boatworks	Short term	Village	Unknown		
5.2 Develop design guidelines for the Historic District to address building rehabilitation and infill development compatible with the Village's physical, historical, and sultural relationship to the river.	Short Term	Village	$10,000	NYS DOS EPF, NYS OPRHP Main Street	
5.3 Continue to expand the protection of important individual structures and portions of the Village and Town through the nomination of local landmarks and places of interest identified as eligible for listing on the State and National Register of Historic Places.	Medium Term	N/A	N/A	NYS ORPHP	St. Lawrence Historical Society, Grasse River Heritage, TAUNY
5.4 Support restoration of the Morley Harison Grist Mill.	Medium Term	Town	Unknown	NYS OPRHP	Heritage Grist Mill Association, SLU, Grasse River Heritage

PROJECTS AND USES IMPLEMENTATION MATRIX Short Term = 1-2 years Medium Term: 3-5 years Long Term: 6-8 years					
Project	Time Frame	Lead Agency	Budget Estimate	Potential Funding Source	Potential Partners & Stakeholders
Goal 6: Ensure that planning documents and local laws support the protection of the Grasse River waterfront and its community character and that they encourage appropriate economic development.					
6.1 Update the Town and Village Zoning Regulations to include land management techniques that support the protection of the Grasse River Waterfront	Short Term	Town and Village	Up to $20,000 if consultant hired without using this Plan's	NYS DOS EPF and BOA, NYS OCR Small Cities Technical Assistance	
6.2 Support conservation easements along the Grasse River and its watershed.	Short Term	Town and Village			
Goal 7: Develop tourism as an economic engine.					
7.1 Conduct a tourism market studies to determine the viability of additional tourism infrastructure.	Medium Term	Town and Village	$20,000	NYS DOS EPF and BOA, NYS OPRHP EPF, Chamber of Commerce	Chambers of Commerce, St. Lawrence Co. Tourism
7.2 Develop an online presence to better market Canton as a tourist destination.	Short Term	Town and Village	$1,000	NYS DOS EPF	Chambers of Commerce
7.3 Capitalize on the recreational opportunities in Canton such as kayaking, canoeing, fishing and biking by attracting more retailers and businesses that cater to outdoor enthusiasts.	Ongoing	Town and Village	N/A	NYS Brownfield Opportunity Area program	Chambers of Commerce, St. Lawrence Co. IDA, SBDC
7.4 Develop a local "Bird Guide" to enhance the bird watching experience.	Medium Term	Town or Village	Assumes in-kind partnership with SLU plus expenses	NYS DOS EPF	St. Lawrence University, SUNY Canton
7.5 Market sport fishing	Short Term	Town and Village	See 8.2	See 8.2	Canton Sportsmen's Club, Chambers of Commerce, St. Lawrence Co. Tourism

Key to abbreviated “Sources of Funding”

NYS Ag and Markets – New York State Department of Agriculture and Markets

NYS DEC – New York State Department of Environmental Conservation

NYS DOS EPF – New York State Department of State Local Waterfront Revitalization Program funded by the Environmental Protection Fund

NYS DOT TEP – New York State Department of Transportation, Transportation Enhancement Program

NYS OCR – New York State Office of Community Renewal

NYS OPRHP – New York State Office of Parks, Recreation and Historic Preservation Environmental Protection Fund and other sources

US EPA – United State Environmental Protection Agency

APPENDIX A:
Sample Waterfront Overlay District

The following is a model waterfront overlay district for the Town and Village of Canton's to consider as a land management tool for protecting the Grasse River waterfront.

A. Purpose and intent.

(1) The [Town/Village] intends to protect a scenic corridor along the Grasse River and its tributaries, in accordance with the Canton Grasse River Waterfront Revitalization Plan and the [*insert other relevant locally adopted planning documents or other regional and state plans as appropriate*]. The purpose of the district is to maintain a green, undeveloped corridor along much of the [Town's/Village's] waterfront and to provide a consistent level of protection of the visual, environmental and historic resources within this corridor.

(2) The existing vegetation along the Grasse River is effective in creating a secluded natural experience for waterfront land owners, boaters, hikers and other waterfront users. In addition, a vegetative buffer reduces the velocity and volume of stormwater runoff entering the River, increases infiltration, decreases erosion, and protects water quality. Vegetation filters out pollutants, including nutrients from fertilizers and agricultural pesticides. Therefore protection of the Grasse River waterfront is critical to its users as well as its ecology.

(3) The Waterfront Overlay (WO) District is overlayed onto existing zoning districts. All provisions of the underlying districts remain in full force, except where provisions of the WO District differ. In such cases, the more restrictive provision shall apply. The principal control mechanisms of the WO are construction setbacks from the waterline, restrictions on the removal of natural vegetation within an established buffer zone adjacent to the water, and performance standards governing land use activities within the district.

(4) The specific purposes of this district include the following:

(a) To preserve natural, scenic, and historic values along the Grasse River.

(b) To preserve woodlands, wetlands, and other green space.

(c) To regulate uses and structures along the Grasse River to avoid increased erosion and sedimentation.

(d) To encourage compatible land uses along the Grasse River.

(e) To recognize areas of significant environmental sensitivity that should not be intensely developed.

(f) To allow reasonable uses of lands while directing more intense development to the most appropriate areas of the community.

B. Permitted uses; prohibited uses.

(1) The underlying zoning district determines the permitted principal uses, accessory uses and special permit uses within the Waterfront Overlay District. Underlying districts within the WO District include [*insert zoning district names based on zoning regulations*].

(2) The following uses, however, are specifically prohibited within the WO District:

(a) Junkyards and solid waste disposal or processing facilities.

(b) Mineral extraction or surface mining.

(c) Freight or truck terminals.

(d) Bulk fuel storage.

(e) Bulk industrial chemical storage or processing.

(f) Uses which may be noxious or injurious due to the production or emission of dust, smoke, odor, gases, fumes, solid or liquid waste, noise, light, vibration, or nuclear or electromagnetic radiation or due to the likelihood of injury to persons or damage to property if an accident occurs.

C. Development regulations.

(1) Setback requirements.

(a) The minimum setback from the high water mark of the river shall be 150 [*edit to reflect existing setbacks, needs of preferred water-dependent uses etc.*] feet for principal and accessory buildings.

(b) Structures demonstrated to be directly related to the Grasse River may be authorized within the required setback distance; however, the Planning Board shall have the authority to impose additional conditions as may be warranted.

(2) Riparian area vegetated buffer. Riparian areas shall be maintained with a natural vegetation strip on each parcel or lot between the normal high water mark of the river and a point 100 feet from and perpendicular to the normal high water mark. Removal of vegetation in the riparian area shall require a special permit in accordance with the following requirements:

(a) No clear-cutting shall be allowed.

(b) One hundred percent of the vegetation strip may be selectively thinned as follows. No more than 35% of the number of trees six inches in diameter at 4.5 feet above the ground, or larger, shall be cut in any ten-year period. No more than 25% of trees four inches in diameter at 4.5 feet above the ground, or larger, shall be cut in any ten-year period. Additional trees may be removed if the applicant can demonstrate one or more of the following conditions:

[1] It is clearly necessary for traffic safety.

[2] It is clearly necessary for the development of an approved principal or accessory use or building, street, sidewalk, paved area, driveway, stormwater facility, utility or sewage system.

[3] It is within 25 feet of the foundation of an approved structure.

[4] It is diseased, dead or poses a clear danger to public safety, structure, utility or public improvement.

[5] It is related to agricultural activities, such as orchards or cultivation activities.

(c) Existing soil and organic matter shall not be altered or disturbed within the vegetation strip except in connection with an activity otherwise permitted.

(d) No structures shall be permitted within the vegetation strip, with the exception of docks, boat ramps, bulkhead, pump houses, utilities, pervious walkways, and elevated walkways which provide the property owner with reasonable access to the water. Park-related furnishings (benches, picnic tables, pavilions, refuse containers, etc.) and vehicular parking areas shall be permitted, if associated with public recreation areas or public access to the river.

(e) No potentially polluting material, including but not limited to lawn clippings, leaves, garbage, refuse containers, junk cars, junk appliances, or toxic materials, may be dumped or stored within the natural vegetation strip. The vegetation strip shall not contain commercial or industrial storage or display, manufacturing or processing activity, loading and unloading areas or vehicular parking areas.

(f) Where there is no preexisting natural vegetation, new development requiring Planning Board approval pursuant to this section or Site Plan Review shall include vegetation which shall screen the proposed development from the water and any existing waterfront trails or pathways. The width of this revegetated strip should be at least 75 feet from the high water mark of the river. The plant material should consist of indigenous trees and shrubs.

(g) Reasonable efforts shall be taken during construction to ensure that trees protected by this section are not accidentally injured or removed, including root compaction by equipment or change in grade level. The developer shall replace any protected trees which are destroyed or injured with mature trees of similar diameter.

(3) Protection of water quality.

(a) There shall be no disturbance of existing Federal and New York State wetlands as identified by the NYS Department of Environmental Conservation located within this WO District unless appropriate mitigation measures are defined and approved pursuant to a permit from the Department of Environmental Conservation and US Army Corp of Engineers.

(b) Stormwater and sedimentation control shall be guided by the standards of the New York Standards and Specifications for Erosion and Sediment Control and the New York State *Stormwater Management Design Manual*.

(4) Docks and water surface use.

(a) Not more than one dock shall be permitted per residence.

(b) Multiple boat slips may be clustered.

(c) Bulkhead docks or off-channel basins are preferred for permanent docking.

(5) Agricultural activities.

Soil shall not be tilled within 50 feet of the high water mark of the river or within 50 feet of direct tributaries that are within the WO District.

(6) Additional requirements and standards.

(a) Parking, fences and signs shall not detract from water views and are subject to regulations contained in [insert references to these issues found elsewhere in the zoning regulations], respectively. The following signs are prohibited within 300 [edit based on existing built environment] feet of the river:

[1] Off-premises signs such as billboards.

[2] Freestanding signs on site with a total height of greater than 12 feet above the surrounding average ground level or a sign area of greater than 40 square feet.

[3] Signs intended to be towed from one location to another.

(b) Development shall encourage new and protect existing public access to the waterfront.

(c) New development shall provide opportunities for trail linkages as identified in the Canton Grasse River Waterfront Revitalization Plan and [insert other relevant locally adopted Plans referencing trails]. Any easement or trail construction should accommodate a pedestrian walkway or pathway having a width of at least twenty (20) feet along the length of and abutting the Grasse River shoreline.

(d) When located adjacent to historic structures, new buildings shall reflect the architectural character of the existing historic structure.

D. Site plan.

Any proposed principal building or any proposed or expanded paved area larger than 5,000 square feet that would be partially or entirely located within the WO District shall be submitted for review by the Planning Board. Site plan review shall be conducted in accordance with the procedures established in [insert reference to Site Plan Review process in municipal code].

APPENDIX B:
Sample Waterfront Development District

A. Purpose and intent.

(1) In accordance with the Canton Grasse River Waterfront Revitalization Plan and the [insert other relevant, locally adopted planning documents or Regional/State plans as appropriate], the Waterfront Development (WD) District is established to provide unique opportunities for the development and maintenance of water-oriented uses and other uses compatible with their adjacency to the Grasse River. The WD District permits certain recreational, open space, business and residential uses which will generally benefit from and enhance the unique aesthetic, recreational, environmental and historic qualities of specified areas of the Grasse River waterfront. This district is also designed to protect unique and sensitive environmental and historic features that exist along the shoreline, to promote and encourage public access to the shoreline and to encourage appropriate water-oriented recreational uses along the shoreline.

(2) The specific purposes of this district include the following:

(a) To provide for a desirable mix of water-dependent and water-enhanced recreational opportunities, business uses and residential uses which complement each other and take advantage of the unique locational characteristics of the Grasse River.

(b) To promote the most desirable and appropriate use of land and building development based upon consideration of land and soil characteristics and other natural features, environmental constraints, neighborhood characteristics and overall community needs, while also protecting the character of the district, conserving the value of land and buildings, and protecting the tax revenue base.

(c) To ensure that development and land or water use activities occur in harmony with the environmental and ecological systems that exist along the Grasse River as identified in the Waterfront Revitalization Plan and [insert other local planning documents as appropriate].

(d) To promote the maintenance and/or extension of public access to the river in a manner that is compatible with the primary purpose of a proposed development or activity.

(e) To promote opportunities for increased tourism.

(f) To encourage appropriate and safe water surface use on the river.

(g) To preserve, to the maximum extent practicable, the existing vegetation and natural features along the Grasse River and to prevent, as much as possible, erosion, sedimentation and problems with drainage both during and after construction.

(h) To encourage coordination with public agencies and private organizations involved with waterfront planning or waterfront-related development.

B. Permitted principal uses. [edit to reflect appropriate existing uses and preferred uses]

(1) Recreational uses:

(a) Boat slips and docks.

(b) Temporary boat docking facilities.

(c) Launch ramps and cartop boat launching facilities.

(d) Fishing piers or docks

(e) Trails, parks, picnic areas and playgrounds.

(e) Other water-dependent uses.

(2) Commercial uses:

(a) Retail stores, restaurants and other water-enhanced uses.

(b) Specialized service shops oriented to and/or supportive of water-related activities.

(c) Boat rental

(d) Arts and crafts studios.

(e) Upper floor offices (above ground-floor retail uses).

(f) Tourist homes, inns and hotels.

(g) Snack bars and outdoor cafes.

(3) Residential uses:

(a) Apartments and Townhouses.

(b) Upper-floor residences (above ground-floor retail uses).

(4) Combinations of the permitted uses listed above, based on a determination by the [Town/Village] Planning Board that such combinations meet the purposes and intent of the Waterfront Development District.

C. Special permit uses.

The following uses may be permitted upon application to and with the approval of the [Town/Village] Planning Board pursuant to [*include reference to special permit in zoning regulations*]:

(1) Tour boat operations.

(2) Commercial parking lots.

D. Accessory uses.

The following accessory uses are permitted in the WD District, provided that they are incidental to a permitted use listed in Subsection B above:

(1) Minor home occupations in accordance with the regulations established in [*insert other references to home occupations in zoning regulations*]

(2) Storage structures for nonresidential uses (rental boat storage), not to exceed a height of 16 feet, which shall be screened from view by neighboring properties and water bodies with the use of vegetation, fencing or berming, or any combination thereof.

(3) Sheds, private garages or other normal residential accessory structures, provided that they are not located on the side of the property that fronts on the river.

E. Development regulations.

(1) Setback requirements.

(a) The minimum setback from the high water mark of the Grasse River shall be 50 feet horizontally away from and paralleling the River.

Structures of a retail or service business demonstrated to be water-dependent or water-related may be authorized within the required setback distance with an application for a special permit; however, the Planning Board shall have the authority to impose additional conditions as may be warranted.

(2) Maximum building heights. [This section may be adjusted to reflect height standards in Village Historic District and along the River]

(a) Maximum height for principal buildings on lots which abut the river shall not exceed 40 feet.

(b) Maximum height for principal buildings on lots which do not abut the river shall not exceed 60 feet.

(c) Maximum height for accessory buildings shall not exceed 16 feet.

(3) Maximum lot coverage. All buildings, parking areas and other impervious surfaces shall not exceed 70% of lot coverage.

(4) Riparian area vegetated buffer. Riparian areas shall be maintained with a natural vegetation strip on each parcel or lot between the normal high water mark of the river and a point 25 feet from and perpendicular to the normal high water mark. Removal of vegetation in the riparian area shall require a special permit in accordance with the following requirements:

(a) No clear-cutting shall be allowed.

(b) One hundred percent of the vegetation strip may be selectively thinned as follows. No more than 35% of the number of trees six inches in diameter at 4.5 feet above the ground, or larger, shall be cut in any ten-year period. No more than 25% of trees four inches in diameter at 4.5 feet above the ground, or larger, shall be cut in any ten-year period. Additional trees may be removed if the applicant can demonstrate one or more of the following conditions:

[1] It is clearly necessary for traffic safety.

[2] It is clearly necessary for the development of an approved principal or accessory use or building, street, sidewalk, paved area, driveway, stormwater facility, utility or sewage system.

[3] It is within 25 feet of the foundation of an approved structure.

[4] It is diseased, dead or poses a clear danger to public safety, structure, utility or public improvement.

[5] It is related to agricultural activities, such as orchards or cultivation activities.

(c) Existing soil and organic matter shall not be altered or disturbed within the vegetation strip except in connection with an activity otherwise permitted.

(d) No structures shall be permitted within the vegetation strip, with the exception of docks, boat ramps, bulkhead, pump houses, utilities, pervious walkways, and elevated walkways which provide the property owner with reasonable access to the water. Park-related furnishings (benches, picnic tables, pavilions, refuse containers, etc.) and vehicular parking areas shall be permitted, if associated with public recreation areas or public access to the river.

(e) No potentially polluting material, including but not limited to lawn clippings, leaves, garbage, refuse containers, junk cars, junk appliances, or toxic materials, may be dumped or stored within the natural vegetation strip. The vegetation strip shall not contain commercial or industrial storage or display, manufacturing or processing activity, loading and unloading areas or vehicular parking areas.

(f) Where there is no preexisting natural vegetation, new development requiring Planning Board approval pursuant to this section or Site Plan Review shall include vegetation which shall screen the proposed development from the water and any existing waterfront trails or pathways. The width of this revegetated strip should be at least 25 feet from the high water mark of the river. The plant material should consist of indigenous trees and shrubs.

(g) Reasonable efforts shall be taken during construction to ensure that trees protected by this section are not accidentally injured or removed, including root compaction by equipment or change in grade level. The developer shall replace any protected trees which are destroyed or injured with mature trees of similar diameter.

(5) Protection of water quality.

(a) There shall be no disturbance of existing Federal and New York State wetlands as identified by the NYS Department of Environmental Conservation located within this WO District unless appropriate mitigation measures are defined and approved

pursuant to a permit from the Department of Environmental Conservation and US Army Corp of Engineers.

(b) Stormwater and sedimentation control shall be guided by the standards of the New York Standards and Specifications for Erosion and Sediment Control and the New York State *Stormwater Management Design Manual*.

(6) Docks and water surface use.

(a) Not more than one dock shall be permitted per residence.

(b) Commercial uses: docking requirements are flexible based upon the following considerations: parking adequacy, river width and navigation at location.

(7) Additional requirements and standards.

(a) Parking, fences and signs shall not detract from water views and are subject to regulations contained in [*insert references to these issues found elsewhere in the zoning regulations*], respectively. The following signs are prohibited within 300 [*edit based on existing built environment*] feet of the river:

[1] Off-premises signs such as billboards.

[2] Freestanding signs on site with a total height of greater than 12 feet above the surrounding average ground level or a sign area of greater than 40 square feet.

[3] Signs intended to be towed from one location to another.

(b) Development shall not interfere with or in any way prohibit, hinder or discourage the public use waterfront trails.

(c) New development shall provide opportunities for trail linkages as identified in the Canton Grasse River Waterfront Revitalization Plan and [*insert other relevant locally adopted Plans referencing trails*]. Any easement or trail construction should accommodate a pedestrian walkway or pathway having a width of at least 20 feet along the length of and abutting the Grasse River shoreline.

(d) When located adjacent to historic structures, new buildings shall reflect the architectural character of the existing historic structure.

APPENDIX C:
Conservation Subdivision

A. Purpose.

A subdivision is considered a conservation subdivision in which lots and dwelling units are smaller and/or located closer together than otherwise allowed in a conventional subdivision, and where undeveloped space is preserved on the remainder of the property without increasing density for the tract as a whole. Conservation subdivisions are also referred to as cluster subdivisions or open space subdivisions. The purposes of a conservation subdivision are as follows:

(1) To provide greater economy, efficiency and convenience in the siting of services and infrastructure, including the opportunity to reduce road lengths, utility runs, and the amount of paving required;

(2) To conserve important open lands, including those areas containing unique and sensitive natural features, such as steep slopes, floodplains, stream corridors, and wetlands by permanently setting them aside from development;

(3) To protect areas of the Town with productive agricultural soils for continued or future agricultural use;

(4) To provide multiple options for landowners to minimize impacts on environmental resources and natural or cultural features such as mature woodlands, tree lines, critical wildlife habitats, and historic buildings and sites;

(5) To implement policies to conserve a variety of irreplaceable and environmentally sensitive resource lands, encourage the future existence of abundant open spaces and maintain a rural aesthetic quality in connection with the development of lands within the Town;

(6) To conserve scenic views and elements of the Town's rural character, and to minimize perceived density, by limiting views of new development from existing roads.

B. Applicability.

Any applicant for a conventional major subdivision (as defined in the Subdivision Law) in the *[insert zoning districts where conservation subdivision would be used]* shall submit to the Planning Board a conservation analysis as described in Subsection C below. If the Planning Board determines, based upon the conservation analysis, that a proposed conventional subdivision may adversely affect the town's rural landscape or natural resources, the Planning Board may require that such a plan be approved as an alternative to a conventional subdivision.

C. Conservation analysis.

The Planning Board will require a conservation subdivision where it finds the land contains significant resources with conservation value; the lot adjoins other land that, when combined with open space on the lot, would result in a substantial amount of land with conservation value (including any portion of a designated trail corridor), regardless of whether or not the adjoining lots have been protected as open space; or that there are extraordinary circumstances unique to the lot that demonstrates that conservation subdivision is the most appropriate method of subdivision.

The Planning Board will make such a determination through a conservation analysis consisting of inventory maps, narrative descriptions of the land and features of conservation value including natural, cultural or historic resources, scenic features, or preservation of neighborhood character. The conservation analysis shall include a comprehensive analysis of existing conditions, both on the proposed development site and within 500 feet of the site. Conditions beyond the parcel boundaries may be described on the basis of existing published data available from governmental agencies, and from aerial photographs. The conservation analysis shall consist of a Site Context Map and a Natural, Cultural and Historic Features Map as follows:

(1) Site Context Map. A map showing the location of the proposed subdivision within its neighborhood context shall be submitted. This map shall also be provided in digital form in autoCAD or GIS format. For all sites, such map shall be at a scale not less than one-inch equals 500 feet, and shall show the relationship of the subject property to natural and man-made features existing within 500 feet of the site. The features that shall be shown on Site Context Map include existing structures, public roads, utilities, utility easements and rights of way and public land.

(2) Natural, Cultural and Historic Features Map. The applicant shall identify the following natural, cultural and historic features:

a. Slopes: slopes of 15% or greater which are 4,000 square feet or more and which are a contiguous sloped area. Topography, including contour lines, which shall be at two-foot intervals.

b. Water resources: wetlands, aquifer and aquifer recharge areas, public water supply watershed areas, 100 year floodplain areas, New York State classified streams, or a Town-designated water protection area.

c. Agricultural lands: active farmland within or without a New York State certified agricultural district and/or other areas with prime farm soils.

d. Community water and/or sewer: sites where community sewer, or community water are available or planned.

e. Critical environmental areas: lands contiguous to or within a critical environmental area designated pursuant to Article 8 of the Environmental Conservation Law.

f. Designated open space areas: lands contiguous to publicly owned or designated open space areas, privately owned lands or lands owned by a not-for-profit entity having designated conservation areas, or areas identified as open space in any approved conservation subdivision.

g. Historic structures and sites: historic structures or areas of national, state or local importance.

h. Recreation and Trails: lakes, ponds or other significant recreational areas, or recreation sites designated in adopted Town plans. Existing and potential trails, bikeways, and pedestrian routes of local, State or Federal significance.

i. Scenic viewsheds and special features: sites bordering designated Federal, State, or Town scenic roads, or special features or viewsheds identified in adopted Town plans or adopted inventories.

j. Significant natural areas and features: areas with special vegetation, significant habitats, or habitats of endangered or threatened species.

k. Stone walls

l. Trees: Trees 8" in average diameter at 4 feet from the ground or larger, except where such trees are part of a larger stand of trees, in which case the entire stand may be identified as a unit.

D. Conservation Findings.

(1) The Planning Board shall make Conservation Findings. The Conservation Findings shall be expressed in a written report and express the determinations of the Board as to which areas have significant conservation value and should be protected from development by conservation easement or deed restriction. These determinations shall be based upon an analysis that weighs the relative importance of the environmental resources on the site. The Planning Board may incorporate information provided by, but not limited to, its own research, site visits, consultants, other qualified experts or agencies or from public comments. If, as a result of the SEQRA review, information arises to cause the Conservation Analysis to change, such change will be made at that time, by the Planning Board, in its sole discretion.

(2) The outcome of the Conservation Analysis and the Planning Board's Conservation Findings shall be used as the basis for Sketch Plan Review.

E. Sketch Plan Review.

(1) At the conclusion of the Conservation Analysis process a Sketch Plan shall be submitted.

(2) The Sketch Plan shall show the following:

a. Preferred locations for and intensity of development.

b. Density calculation

c. Land to be permanently preserved and recommended conservation uses, ownership, and management guidelines for such land. The open space protected pursuant to this Section must have conservation value, which shall be determined in the course of the Conservation Analysis.

d. Land suitable for stormwater management facilities, which may be located within the preserved land area

e. Proposed lot locations and roads.

F. Density Calculation.

Conservation subdivisions are intended to allow flexibility while preserving important natural attributes of the land. Density is calculated following a formula based upon the net acreage of the property. In order to determine the net acreage of a given area of land, it is necessary to subtract land that is unbuildable or that presents other development constraints. The maximum density allowed for residential units is calculated by a formula based upon the acreage of "unconstrained land" on the property.

(1) To determine unconstrained acreage, subtract from the total (gross) acreage of the proposed development parcel the acreage of "constrained land." Constrained land includes future road rights-of-way; existing utility rights-of-way; stormwater management features; land which is not contiguous or which is separated from the parcel by a road, railroad, wetlands, watercourses, one hundred year floodplains, and slopes of 15% or greater which are 4,000 square feet or more of contiguous sloped.

(2) To determine the "base" number of allowable residential units on the site, multiply the net acreage of unconstrained land by .85 (to account for roads and lot shape irregularities) and then divide by the allowable number of acres per unit. Round down fractional units of 0.5 or less and round up fractional units greater than 0.5. The resulting number is the "base density" allowed on the site.

G. Density Bonuses.

The maximum density permitted in Subsection F above may be increased through density bonuses designed to advance important goals of the Comprehensive Plan, Waterfront Revitalization Plan [edit to reflect relevant land use plans.] These density bonuses may be combined to result in a total density bonus not exceeding 100%. The density permitted by this section shall not be reduced as a result of the conservation analysis required in Subsection C above or as a result of the reservation of parkland during the subdivision

process. Density bonuses are given at the discretion of the Planning Board based upon written findings by the Planning Board documenting the expected public benefit.

Density bonuses are calculated by first determining the allowable base density under Subsection F above and then multiplying that number by 100% plus the percentages that follow:

(1) If the applicant allows public access to the protected open space on the property and the Planning Board finds that such public access provides a significant recreational benefit to the Town (such as a trail connector or access to an important natural area): a maximum of 25%.

(2) If the applicant preserves at least 60% of the parcel as working farmland (including the creation and preservation of new working farmland): a maximum of 25%.

(3) If the applicant preserves as permanent open space more than the required amount of land: a maximum 10% density bonus per additional 5% of the parcel preserved as open space.

H. Minimum Lot Size and Dimensional Requirements.

(1) The Planning Board shall determine appropriate lot sizes in the course of its review of a Conservation Subdivision based upon the criteria established in this section and the requirements of the NYS Department of Health. Town services and or private water/sewage systems may be used to meet NYS requirements.

(2) In order to permit a clustered lot configuration, wells and septic systems may also be located in areas of protected open space, provided that necessary easements are provided for maintenance of these facilities and the conservation value and/or environmental quality of the protected open space or other natural resources are protected.

(3) Appropriate minimum yard setbacks in a conservation subdivision will depend upon the lot sizes, the type of road frontage and the character of the subdivision. Accordingly, yard requirements shall be established at the time of plat approval. The Planning Board may vary bulk requirements to accommodate a Conservation Subdivision.

I. Preliminary Plat and Final Plat.

Once the sketch plan is approved, the applicant must follow all processes and requirements pertaining to Preliminary and Final Plat for Major Subdivisions pursuant to _____ Subdivision of Land.

J. Conservation subdivision with reserved land.

(1) In order to encourage small subdivisions to follow conservation subdivision principles, there is no minimum tract size or number of lots required for a conservation subdivision. An applicant may create a conservation subdivision on a portion of a large parcel and reserve the remainder of the parcel for future development. In approving a subdivision of fewer than 15 lots on a parcel of land which may be further subdivided in the future, the Planning Board may require the applicant to execute a conservation easement that sets aside open space land on a pro rata basis in connection with the land being subdivided, rather than for the entire parcel. The land that is neither subdivided nor protected by a conservation easement shall be considered to be "reserved land" that is available for future subdivision and future open space protection. For example, if a parcel is large enough to have thirty lots, but the applicant is only proposing ten, the applicant may do a conservation subdivision on one-third of the property, preserving the amount of open space required only for the portion to be developed rather than the amount required if the entire property were developed.

(2) The open space land must be in a configuration that will preserve buildable land of conservation value based upon a conservation analysis, and must allow for subsequent extension of the conservation subdivision, unless the applicant elects to preserve the remainder of the parcel as open space land.

(3) The preserved open space therefore does not need to be contiguous with the building lots. The Planning Board may require a conservation easement to limit future development of the parcel to the lot count permitted by Subsection D. The Planning Board may waive submission of documentation of the full lot count where, in the Planning Board's judgment, the number of lots proposed is substantially less than the total allowable lot count. This provision may not be used to circumvent the restrictions on segmentation of development under SEQRA.

K. Minimum area and configuration of open space.

(1) Since one of the major purposes of conservation subdivision is to preserve open space, conservation subdivisions shall preserve at least 50% of the land as open space. The requirements for preserving such open space are described in subsection L below.

(2) Preserved open space may be included as a portion of one or more large lots or may be contained in a separate open space lot. Such open space may be owned by a homeowners' association, private landowner(s), a nonprofit organization or the town or another governmental entity, as long as it is protected from development by a conservation easement and does not result in fragmentation of the open space land in a manner that compromises its conservation value.

(3) The required open space land may not include private yards located within 100 feet of a principal structure.

(4) The required open space land may contain up to 25% land that is not buildable, except in the case of a partial conservation subdivision (see J above) where all of the open space land must be buildable land.

L. Permanent Preservation of Open space.

Open space set aside in a conservation subdivision, or as a condition of any special permit or site plan approval, shall be permanently preserved by a conservation easement. Such land may, but need not be, a separate tax parcel. Such land may be included as a portion of one or more large parcels on which dwellings and other structures are permitted, provided that a conservation easement is placed on such land pursuant to Subsection (3) below, and provided that the Planning Board approves such configuration of the open space as part of its approval. Any development permitted in connection with the setting aside of open space land shall not compromise the conservation value of such open space land as established in the conservation analysis required by Subsection C above.

(1) Conservation value of open space. The open space protected must have conservation value as established by the conservation analysis and conservation findings. Examples of lands with conservation value include view corridors along scenic roads, agricultural land, ridgelines, steep slopes, designated Critical Environmental Areas, large areas of mature forest, wetlands, water bodies and stream corridors. Prime and statewide important agricultural land, even if suitable for development, shall be considered land of conservation value.

(2) Notations on plat or site plan. Preserved open space land shall be clearly delineated and labeled on the final subdivision plat or site plan as to its use, ownership, management, method of preservation and the rights, if any, of the owners of other lots in the subdivision to such land. The plat or site plan shall clearly show that the open space land is permanently reserved for open space purposes and shall contain a notation indicating the deed reference of any conservation easements or deed restrictions required to be filed to implement such restrictions.

(3) Requirements for conservation easements.

a. A perpetual conservation easement restricting development of the open space land and allowing use only for agriculture, forestry, recreation, protection of natural resources or similar conservation purposes, pursuant to § 247 of the General Municipal Law and/or §§49-0301 through 49-0311 of the

Environmental Conservation Law, shall be granted to the Town, with the approval of the Town Board, or to a qualified not-for-profit conservation organization acceptable to the Planning Board. Such conservation easement shall be approved by the Planning Board and shall be required as a condition of approval. The Planning Board may require that the conservation easement be enforceable by the Town if the Town is not the holder of the conservation easement. The conservation easement shall be recorded in the County Clerk's office prior to or simultaneously with the filing of the final subdivision plat in the County Clerk's office. In the case of subdivisions of less than five lots and minor projects, a deed covenant enforceable by the town may be substituted for a conservation easement.

b. The conservation easement shall protect the conservation values identified in the conservation analysis. It shall prohibit residential, industrial or commercial use of open space land (except in connection with agriculture, forestry and recreation) and shall not be amendable to permit such use. Access roads, driveways, local utility distribution lines, subsurface wastewater disposal systems, trails, temporary structures for outdoor recreation and agricultural structures shall be permitted on preserved open space land, provided that they do not impair the conservation value of the land. Dwellings may be constructed on portions of parcels that include protected open space land, provided that the dwellings are not constructed on the portion of the parcel that is protected by the conservation easement. The configuration of the open space land and dwellings shall not result in fragmentation of the open space land in a manner that interferes with its proper management and protection of its conservation values.

(4) Ownership of open space land.

a. Open space land that is protected by a conservation easement may be, dedicated to town, county or state governments, transferred to a nonprofit organization acceptable to the Planning Board, held in private ownership, owned in common by a homeowner's association (HOA), or held in such other form of ownership as the Planning Board finds adequate to properly manage

the open space land and to protect its conservation value, based upon the conservation analysis.

b. If the land is owned in common by an HOA, such HOA shall be established in accordance with the following:

[1] The HOA must be set up before the final subdivision plat is approved and must comply with all applicable provisions of the General Business Law.

[2] Membership must be mandatory for each lot owner, who must be required by recorded covenants and restrictions to pay fees to the HOA for taxes, insurance and maintenance of common open space, private roads and other common facilities.

[3] The open space restrictions must be in perpetuity.

[4] The HOA must be responsible for liability insurance, property taxes and the maintenance of recreational and other facilities and private roads.

[5] Property owners must pay their pro rata share of the costs in Subsection L(4) above, and the assessment levied by the HOA must be able to become a lien on the property.

[6] The HOA must be able to adjust the assessment to meet changed needs.

[7] The applicant shall make a conditional offer of dedication to the town, binding upon the HOA, for all open space to be conveyed to the HOA. Such offer may be accepted by the town, at the discretion of the Town Board, upon the failure of the HOA to take title to the open space from the applicant or other current owner, upon dissolution of the association at any future time, or upon failure of the HOA to fulfill its maintenance obligations hereunder or to pay its real property taxes.

[8] Ownership shall be structured in such a manner that real property taxing authorities may satisfy property tax claims against the open space lands by proceeding against individual owners in the HOA and the dwelling units they each own. The attorney for the Planning Board shall find that the HOA documents presented satisfy the conditions in Subsections L(1) through (8) above and such other conditions as the Planning Board shall deem necessary.

(5) Maintenance standards.

a. Ongoing maintenance standards shall be established, enforceable by the town against an owner of open space land as a condition of subdivision approval, to ensure that the open space land is not used for storage or dumping of refuse, junk or other offensive or hazardous materials.

b. If the Town Board finds that the provisions of §121-20L(5)(a) above are being violated such that the condition of the land constitutes a public nuisance, it may, upon 30 days' written notice to the owner, enter the premises for necessary maintenance, and the cost of such maintenance by the town shall be assessed ratably against the landowner or, in the case of an HOA, the owners of properties within the development and shall, if unpaid, become a tax lien on such property or properties.

APPENDIX D:

Sample Building Improvement Guidelines

INTRODUCTION

Design Guidelines are typically created to guide physical change. They seek to preserve and reinforce a commercial or residential area's positive physical elements and unique character, while eliminating or improving negative ones. Guidelines also help to ensure that public investments made in physical improvements in commercial and residential areas are coordinated and cohesive. Well-crafted design guidelines provide guidance to those undertaking a project, and aid the decision-making process for determining the appropriateness of proposed changes. Guidelines are not intended to prevent change or stifle creative design, but to ensure that when change does occur, it enhances the character of the Village of Canton's physical character.

The overall purpose of these building improvement guidelines is to:

- Help safeguard a community's historic, aesthetic, and cultural heritage;
- Help stabilize and improve property values;
- Encourage civic pride in the beauty and accomplishments of the past;
- Protect and enhance a community's attractions for tourists, thereby benefiting business and industry;
- Provide an information base and instructions for continuing to improve, enhance and capitalize on a community's unique assets;
- Strengthen the local economy by encouraging private investment in building rehabilitation and business development; and
- Promote the use of landmarks for the education, pleasure, and welfare of local residents as well as visitors and investors.

The intent of the building improvement guidelines is not to "freeze" buildings in a particular time or architectural style, but to assist property owners and others to make changes that are in keeping with the building's character in order to protect and enhance the building's economic value. Furthermore, the intent is not to require complete restoration, but to ensure that as a building is repaired and updated, the original character is not obscured by unsympathetic alterations.

APPROACH

Exterior and interior residential and commercial building rehabilitation of older and historic residential and commercial buildings should include the following steps:

- Researching the property before undertaking any work, locating old photographs or other views to guide improvement work.
- Analyzing and evaluating your building's historic character and significant remaining architectural details.
- Assessing architectural integrity, including physical condition.
- Planning the rehabilitation work.
- Reviewing building codes and other legal requirements.
- Determining if you are eligible for grant funding, technical assistance or tax incentives.
- Investigating project planning options.

ARCHITECTURAL METALS

Architectural metal features such as cast iron facades, porches and steps, sheet metal cornices, roofs, roof cresting and storefronts; and cast or rolled metal doors, window sash, entablatures and hardware are often highly decorative and may be important in defining the overall historic character of the building. Their retention, protection and repair should be a prime consideration in rehabilitation projects.

Typical Problems

- Lack of maintenance.
- Paint failure.
- Corrosion.
- Missing elements such as finials and roof crestings.

Improvement Goals

- Identify, retain and preserve architectural metal features such as columns, capitals, window hoods or stairways that are important in defining the overall historic character of the building and their finishes and colors.
- Avoid removing any major portions of the historic architectural metal from a façade. Repair or replace the deteriorated metal.
- Do not reconstruct the façade of a building with new material in order to create a uniform, or "improved" appearance.
- Do not radically change the type of metal finish or its historic color or accent scheme.

- Protect and maintain architectural metals from corrosion by providing drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved, decorative features.

ARCHITECTURAL MOLDINGS AND TRIM

See section on cornices also.

Architectural moldings and trim are essential in defining and expressing the architectural style of a building. These elements also give a building scale and value. They include cornices decorated with dentils, frieze bands and/or brackets, corner boards, finials, pendants, bargeboards, and window and door casings. Every effort should be made to retain and preserve the special character-defining details that make each building unique and attractive.

Typical Problems

- Decorative architectural moldings or trim have been removed or significantly damaged during installation of synthetic siding materials.
- Architectural moldings and trim have often been removed or seriously damaged during installation of modern siding materials or as part of a "modernization" effort by the property owner.
- Architectural moldings and trim have deteriorated or been damaged over time and are in need of maintenance and repair. Examples of deterioration include rusting, missing pieces, damaged pieces, etc.

- Architectural moldings and trim have been covered by synthetic siding materials, obscuring the building's architectural style.

Improvement Goals

- Strong preference is given to retaining, repairing or restoring original or historic architectural moldings and trim because these details are important expressions of a building's architectural style. Restoration of these elements should be based on existing physical or photographic evidence.
- Whenever possible, architectural moldings and trim that have been covered over by synthetic siding or other modern materials should be carefully uncovered to allow evaluation of their condition followed by repair, maintenance or restoration.

BUILDING DEMOLITION

As communities continue to change and grapple with continuing projected growth, there will be corresponding changes in their physical, or built, environments. The purpose of these building improvement guidelines is to help manage this change, ensuring that historically and architecturally distinctive and significant buildings are protected, preserved, and adaptively reused, with new buildings that enable new uses while maintaining the character of the surrounding neighborhood. These guidelines will also help property owners make informed decisions about changes to their buildings, helping stabilize and improve property values by encouraging good design and facilitating building improvements that enhance, rather than detract from, existing buildings and neighborhoods.

Typical Problems

- Building damage or deterioration resulting from vandalism or neglect, deferred maintenance, fire, floor, or other natural causes.
- Loss of important historic and architectural building elements because of later additions and alterations.
- Extended building vacancy or neglect causes increased repair and rehabilitation costs, and imposes direct expenses on the municipality.

- New development or related investment pressures threaten one or more historic buildings.
- Perceived or real building obsolescence discourages potential investors.

Improvement Goals

- Strong preference is given to building rehabilitation, with demolition strongly discouraged. When demolition is approved, efforts should be made to ensure that a formally adopted or approved plan has been developed for the property, and that committed financing is in place for proposed redevelopment. Avoid demolition situations where the result is a poorly maintained vacant lot or minimally used parcel that contributes little to the unique character of the community.
- Work with code enforcement, property owners, and interested others to proactively identify buildings threatened with demolition, to stabilize and maintain these buildings, and to develop appropriate plans for redevelopment (rehabilitation and reuse or compatible new development).
- Replacement of demolished buildings with incompatible infill is strongly discouraged. New construction that conforms to these design guidelines, as well as to community character (in building height, width, setbacks, and similar characteristics) is encouraged.

CORNICES

A cornice is any continuous molded projection that crowns or finishes the part to which it is affixed, such as a wall or door opening; most notably the exterior trim of a structure at the meeting of the roof and wall; in classical terms, the upper projecting part of the entablature.

Cornices are an important part of a building's architectural style and overall design, providing important decorative characteristics. They can be made of brick, stone, wood, metal, terra cotta, or other material.

Typical Problems

- *Modern materials cover original cornice elements.*
- Original cornice elements are missing or severely altered.
- Metal cornice elements are rusting or paint is failing (peeling, crazing, etc.) on wood cornice elements.
- "Modern" or replacement cornices installed in place of original cornice or added to a building without a cornice.
- Cornice elements have been removed as part of building "modernization."

Improvement Goals

- Strong preference is given to retaining, repairing or restoring original or historic cornices because they are important expressions of a building's architectural style and character. Restoration of these elements should be based on existing physical or photographic evidence.

- Whenever possible, cornices that have been covered over by synthetic siding or other modern materials should be carefully uncovered to allow evaluation of their condition followed by repair, maintenance or restoration.

Include decorative cornice elements when determining new paint schemes.

DOORS

Doors are important functional and decorative elements of a building. They express a building's architectural style and include the door itself, hardware such as hinges, knobs, and locks, and the door frame that holds it in place. A building's front or principal entrance is often reinforced as the main focal point of the front façade by the elaborate treatment of the door and its surrounding features. Doors often display fine craftsmanship in their detailing and choice of materials. Sidelights, fanlights and transom windows are often incorporated into the entrance assembly and are framed by decorative surrounds consisting of hoods, brackets and columns. Doors are often part of the expression of a particular architectural style and contribute to the overall recognition of that style on a particular building. Before any project that might affect the building's doors or entrances is undertaken, their contribution to the overall historic character of the building must be carefully assessed. Like windows, doors are among the most frequently replaced items of a building. Door replacement includes replacement of original doors with doors from later historical periods as well as replacement of historic (original) doors with modern stock doors commonly available at home improvement stores.

Typical Problems

- Original and historic doors have been replaced by modern doors or have been obscured by modern storm or screen doors. Like windows, doors are among the most frequently replaced elements of a building. Typical door alterations include replacement of original doors with doors from later historical periods as well as replacement of historic doors with modern stock doors that are more common in, and appropriate for, new commercial or residential construction.
- Door or entrance elements have been removed or obscured through building "modernization." Fanlights, transom windows and sidelights are closed up, painted over, or covered up with modern materials.
- Door openings are reduced in size or "blocked down" to accommodate modern, suburban style wood or steel doors.
- Storm doors have been installed at many entrances.

Improvement Goals

- Strong preference is given to retaining, repairing or restoring original or historic doors and entrances. Restoration should always be based on existing physical or photographic evidence.
- Whenever possible, doors and entrances that have been covered over or blocked down to accommodate modern doors should be restored based on existing physical or photographic evidence.
- Whenever possible, modern doors and storm doors should be removed and replaced with other doors and storm doors that are consistent with the building's architectural style. These include historic doors salvaged from other buildings or replicas made by historic millwork shops.
- Whenever possible, storm doors should be restricted to full view combination models that do not obstruct view of the historic door and its details.

Typical Problems

- Original and historic entrances and porches have been removed, partially removed, or replaced with incompatible materials and elements.
- Suburban deck-style porches or entrances have been added to some residential buildings.
- Porches and entrances have been enclosed or covered over by modern materials or new additions, many of which conflict with or detract from the building's original architectural character and style.

Improvement Goals

- Strong preference is given to retaining, repairing or restoring original or historic porches and entrances because they are important expressions of a building's architectural style. Restoration of these elements should be based on existing physical or photographic evidence.
- Whenever possible, incompatible modern porches, entrances, or similar elements should be removed and replaced with a more compatible porch or entrance.

MASONRY

Brick and stone are the prevalent masonry materials used. Masonry is used to form walls, wall surfaces, and effects (such as modeling, tooling, bonding patterns, joint size, and color) as well as decorative building elements (such as brick cornices and pediments; stone window architraves,

lintels, and sills; terra cotta brackets and railings). It is important to maintain and preserve masonry materials and details because they provide important clues that enable property owners and others to define the historic character of a building.

Masonry consists of the unit itself (brick, stone, concrete block, terra cotta tile, etc.), the mortar used to fill joints between masonry units, and the pattern (or bond) the masonry is laid up in. Masonry bonds and mortar joints add visual interest to buildings and help establish the date of construction.

Although masonry is among the most durable of building materials, it is also the most susceptible to damage by improper maintenance or repair techniques and by harsh, abrasive cleaning methods. Because of this, most preservation guidance on masonry focuses on concerns such as non-destructive cleaning and the process of repointing or tuckpointing.

The maintenance of masonry surfaces and materials includes surface cleaning, surface painting, repointing of masonry joints, and repair and replacement of damaged or missing masonry units.

Typical Problems

- Open mortar joints and crumbling mortar.
- Original masonry covered with modern synthetic siding.
- Biological growth such as ivy or moss on brick or mortar joints.
- Deteriorated or discolored brick surfaces.
- Missing or loose masonry units.
- Cracks.

Improvement Goals

- Protect and maintain masonry by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved decorative features.
- Always use the least destructive treatment possible to accomplish project goals. Unpainted masonry should be left unpainted. Water, steam and abrasive cleaning should involve the lowest pressure and least surface scrubbing possible.

- Avoid sandblasting masonry, as this high-pressure abrasion often causes permanent damage, generally changes the physical and visual character of the masonry, and results in additional continuing maintenance challenges.

- Avoid covering masonry with metal, vinyl, or other substitute siding materials. Siding may hide existing or future problems and will not lower maintenance costs.

For additional information on cleaning, painting, repointing, repair and replacement, see the section on additional resources at the end of this document.

SIDING

Siding refers to the exterior (or surface) wall materials, sheathing or covering of a building or structure. Wall cladding materials are also called clapboards, shingles, and sheathing. Siding was traditionally applied primarily to wood frame buildings, although in more recent years, modern siding materials have also been applied to masonry buildings to cover various cosmetic and structural problems and update a building's appearance. Original siding on older and historic buildings generally consisted of wood clapboards or shingles. From the 1930s onward, these traditional siding materials have frequently been replaced or covered over by substitute synthetic or artificial siding materials made of asbestos, asphalt, steel, aluminum and vinyl.

The application of substitute or replacement artificial siding materials over traditional wood clapboards or shingles is one of the most noticeable alterations of older buildings in the region. Much of the substitute siding is several decades old and is exhibiting signs of age and deterioration. While restoration of original façade and siding materials is strongly preferred, these guidelines also allow improvement or replacement of existing artificial siding as long as existing historic building components are protected and maintained. All siding modifications and colors should reflect historic façade materials as closely as possible based on photographic or physical evidence.

Typical Problems

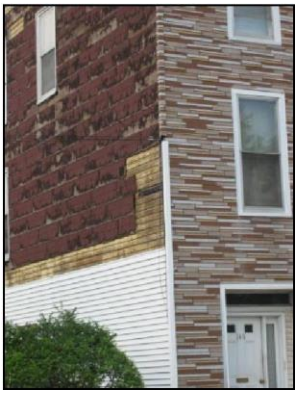
- Among the most noticeable alterations of older and historic buildings is the application of synthetic siding materials, such as faux stone, asbestos and asphalt shingles, and aluminum and vinyl siding, over or in place of original masonry or wood. Although sensitively applied in some cases, the application of replacement siding typically results in the removal and alteration of original building elements (such as

cornices, window and door trim, and other character-defining decorative elements) and obscures the building's original architectural character.

- Much of this replacement siding has reached, or is nearing, the end of its useful life.

Typical problems include:

- Paint failure in the form of peeling, cracking and bubbling, or lack of any paint or other protective finish on wood siding. Cracking, denting, warping, fading, dirt accumulation and breakage of artificial siding materials such as asbestos, asphalt, aluminum and vinyl.
- Missing or mismatched siding materials where repairs or other alterations have been made to artificial siding materials.
- Concealment of a building's original architectural character and character-defining features, as well as concealment of potential problems, in a manner similar to the way fabric slipcovers hide wear on an aging sofa. Hidden problems may include such things as moisture penetration, rotting, cracks and pest infestation.



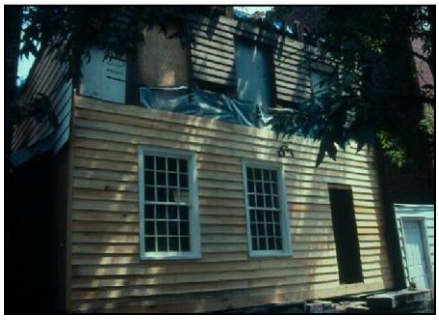
- Loss of original character-defining materials such as cornices, decorative moldings, corner boards and other building elements that are often removed when artificial replacement siding is installed on an older or historic building.

Improvement Goals

- To improve overall appearance, the principal goal of these design guidelines is to restore deteriorated wood and brick facades and upgrade facades covered with artificial siding that has become faded, damaged, and deteriorated.
- Strong preference is given to retaining, repairing or restoring original or historic siding materials because they are important expressions of a building's architectural style. Restoration of original historic wood siding, clapboards, sheathing and shingles should be based on existing physical or photographic evidence.
- Whenever possible, wood siding that has been covered over by artificial siding materials such as asbestos, asphalt, aluminum or vinyl should be carefully uncovered to allow evaluation of their condition followed by repair, maintenance or restoration.
- Artificial siding should be installed or replaced only as a last resort. When it has already been installed on a building, the preferred improvement will always be

repairing and restoring historic wood siding materials. However, in situations where this is not feasible because the architectural character of a building has already been compromised or because of costs, the preferred treatment will be installation of new siding in a way that is as sympathetic to the architectural character of the building as possible. See below for additional guidance.

As research by the Connecticut Historic Trust has shown, there are many good reasons not to install artificial or synthetic siding materials. Although materials such as aluminum and vinyl are often advertised as cost-saving measures, the hidden costs from possible deterioration often make it less cost effective. It also offers little or no long-term gain over the cost of painting. Normally vinyl or aluminum will cost from two to three times as much as a good paint job on the same building (more if the application is sensitive to trim and historical detail), while paint should last from 8-10 years. For vinyl or aluminum to save money over the long haul, it must last for 16 to 30 years and not require any painting. By themselves, vinyl and aluminum offer no increase in insulation, and the insulation backing applied to them is too thin to add appreciable savings. Finally, application of such siding results in a loss of the unique qualities of a building, and this reduces its property value.



Ideally, the use of artificial siding materials would be restricted to new construction or used only on a building addition or secondary façade (side or rear) that is not readily visible to the public.

ROOFS

The roof shape and features such as cresting, dormers, cupolas, and chimneys, along with size, color, and patterning of the roofing material can be extremely important in defining the building's overall

character. Protecting and maintaining the roof as a "cover" is a critical aspect of every rehabilitation project. It is equally important to ensure that gutters, downspouts, flashing and other roof elements are properly installed, regularly cleaned out and periodically inspected and maintained.

A watertight or weatherproof roof is absolutely essential to prevent moisture penetration and deterioration of other building elements. A leaky roof can cause problems with, or failure of, walls, ceilings, electrical systems, and masonry.

Typical Problems

- Lack of maintenance, indicated by missing or damaged shingles, gutters, flashing, and other roof elements and causing roof leaks and moisture penetration.
- Missing or damaged decorative roof elements such as finials, crestings, and balustrades.
- Deteriorated and poorly maintained chimneys (see Masonry section also).
- Roof sagging, indicating possible structural problems.

Improvement Goals

- Strong preference is given to retaining, repairing or restoring original or historic roofing materials and decorative elements because they are important expressions of a building's architectural style. Restoration of original historic roof materials such as wood shingles, slate, and metal should be based on existing physical or photographic evidence.
- Whenever possible, missing decorative elements such as balustrades and finials should be replaced based on existing physical or graphical evidence. Poorly maintained decorative elements should be repaired in accordance with these building improvement guidelines.

WINDOWS

- Windows are among the most important functional and decorative elements of a building. They allow light and fresh air to enter the building, enable building occupants to view the world outside and express a building's architectural style. The size, type, arrangement, location, material and color of windows affect the appearance of every building.
- Windows can be fixed in place (unmovable) or operable. The most common types of operable windows are double- and triple-hung sash, pivot sash, casement windows. Window parts include the frame a window is set into, a lintel made of wood, brick, or stone; a sill at the bottom of the window; and one or more window sash made up of structural elements (traditionally wood) and glass (called lights or panes). Windows often include interior or exterior shutters constructed of wood in solid panels or louvers.
- Because of the quality and durability of wood used for window sash in older and historic buildings, they are still in use in many buildings. If well-maintained and kept in good working order, it is likely that these window sash will last for many more years. At the same time, replacing window sash with new wood sash or modern aluminum, vinyl or wood sash has always been fairly expensive. Because of this, property owners have often replaced windows only when they are thought to be beyond repair or on a piecemeal basis to "modernize" their building. For example, a property owner might only have replaced window sash in a front façade to give their property a more up to date appearance. Or front façade windows might have been repaired using sash from side or rear façade windows, with the corresponding rear or side façade windows replaced with new wood, aluminum or vinyl units.

- While sometimes necessary, replacement of original wood sash with aluminum or vinyl units detracts from the historic appearance of a building and limits the opportunities for decorative paint schemes. Repairing wood windows is often less expensive than replacing them with aluminum or vinyl windows. However, repair of replacement windows is generally difficult. If an aluminum or vinyl window frame breaks, the entire window must often be replaced. If the window unit is more than a few years old, it will be difficult to find matching units, resulting in a building with mismatched windows.

- It is important to consider all of these issues when thinking about window improvements.

Typical Problems

- Closing up or "blocking down" window openings to hide unwanted windows or enable installation of smaller modern replacement aluminum or vinyl windows that come in stock sizes that are smaller than original window openings.
  - Replacement of original or later historic wood sash with modern aluminum or vinyl sash.
  - Installation of modern aluminum or vinyl storm windows.
  - Poorly maintained wood, aluminum or vinyl windows and storm sash, with conditions including peeling paint, broken glass, warped sash, and missing aluminum or vinyl parts.
  - Covering of window lintels, sills and frames with aluminum or vinyl (in some cases, with loss of decorative historic building elements).

Improvement Goals

- Strong preference is given to retaining, repairing, or restoring original or historic wood sash and replacing modern aluminum and vinyl sash and storm windows with traditional wood window sash based on existing physical or photographic evidence.
- When retention, repair, restoration or wood replacement is not possible or practical because of substantial window modification at some point in the past, preference is given to repair or upgrading of existing modern window units. Replacement units should be designed to replicate original wood sash as closely as possible, based on existing physical or photographic evidence.
- Window elements should be included in decorative paint schemes.

COMMERCIAL DISTRICTS AND STOREFRONTS

A community's commercial buildings and districts reflect the overall well-being of the area and can help to attract or discourage new business. Buildings and storefronts that are well maintained, that retain original architectural detail and character, and that exhibit creative use of paint colors and signage, communicate volumes about neighborhood, business, and community pride and well-being. Vacant space signals a lack of concern or interest, as well as disinvestment. As many Hudson Valley commercial districts are discovering, well-maintained spaces and districts that emphasize good design, high quality materials, and good retail mix actually attract visitors and customers and can serve as destinations.

Traditional Storefront Design & Function

The storefront is the most important architectural feature of most historic commercial buildings. Storefronts have always been designed to bring customers into the business, and have always been a key aspect of the store's advertising, merchandising and sales strategy. As architectural styles changed and business sales strategies evolved, storefront designs also changed, and storefronts built in earlier years were often updated to reflect these changes. In many cases, storefront modifications retained the building's original architectural materials and scale. In other cases, however, important architectural elements were removed in favor of modern elements, or covered over in an attempt to modernize.

Before beginning any commercial façade improvement project, it is important to understand that historic commercial buildings generally consist of three major parts:

- Ground floor storefront for retail and commercial uses.
- Upper floor spaces used for professional offices, storage or living quarters.
- Decorative cornice at the roofline.

Storefronts were, and are, an important functional element of a commercial building. They are designed to accomplish two major goals: providing the maximum possible area for the display of

merchandise, and providing the maximum amount of light into the display area and sales floor behind it.

To accomplish these goals, traditional storefronts are vertically divided into four major parts:

- Solid lower window panel or bulkhead (sometimes also called a "kickplate").
- Large display windows for exhibiting merchandise.
- Transom windows to bring additional light into the building
- Visual or physical separation of the storefront from the upper floors by means of a decorative cornice or signboard.

Traditional storefronts usually have two entrances. The principal or commercial entrance was usually given a central location in the façade, although in some cases it was located to the side. It was often recessed to provide a physical transition between the sidewalk and the sales area that also provided additional display space. A secondary entrance, providing access to upper floors, was usually located at either side of the façade.

Although storefront designs changed as architectural and commercial styles changed, this traditional three-part design was generally maintained until the mid-twentieth century.

Typical Problems

- Missing or damaged historic building elements such as cornices or balustrades.

- Deterioration of painted surfaces shown by dirty surfaces and/or paint that is peeling, cracking, or stained.

- Clear vertical division between storefront and upper floors caused by use of different materials, paint colors, or design elements.

- Storefront signage that is too large, too small, garish or clutters up window display areas, presenting an excessively "busy" appearance.

- Use of materials that do not relate well to the historic façade in terms of type, color, texture and style.

- Door and window openings that have been reduced in size or "blocked down" to accommodate modern window or door units.

- Replacement windows and doors that detract from a building's historic and architectural character.
- Residential conversions of former storefronts.
- Vacant storefronts that are dirty and untidy.

Improvement Goals

- Work with property owners to maintain and/or repair all existing traditional storefronts.
- Restore altered storefronts with traditional materials and design elements as described above, based on photographic or physical evidence.
- Use creative signage to highlight the traditional character of the storefront as well as the related business.
- Maintain or reestablish a clear division between ground floor commercial space and upper floor residential or office space.
- Avoid modifying or "modernizing" traditional storefronts.

WOOD

Wood is among the most commonly used materials for making architectural features and decorative elements, because it can be easily shaped by sawing, planning, carving, and gouging with hand and mechanical tools. Wood features, including clapboards, cornices, brackets, shutters, entablatures, columns, finials, and balustrades, are both functional and decorative.

These features are extremely important in defining the architectural character of a building, and their retention, protection, and repair are of particular importance in rehabilitation projects. They also add value to the properties they adorn because they are integral parts of the original architectural design, they are important expressions of a building's style, and they have been handcrafted and have historic value.

Typical Problems

- Original wood building elements are missing or damaged.
- Wood elements show signs of rot or insect infestation.
- Portions of wood decorative elements are covered with other materials (such as synthetic siding), or have been modified, altered, or obscured by paint buildup.

Improvement Goals

- To improve the overall appearance of buildings in the principal goal of these building improvement guidelines is to restore deteriorated wood and brick facades, upgrade facades covered with artificial siding that has become faded, damaged, or deteriorated, and restore, protect, and maintain historic decorative elements.
- Strong preference is given to retaining, repairing or restoring original wood siding materials and decorative elements. Restoration of deteriorated or missing elements should be based on existing physical evidence or photographic evidence.
- Whenever possible, wood siding and decorative elements that have been covered over by artificial siding materials such as asbestos, asphalt, aluminum or vinyl should be carefully uncovered to allow evaluation of their condition followed by repair, maintenance or restoration.
- Artificial siding should be installed or replaced only as a last resort. When it has already been installed on a building, the preferred improvement will be always be repairing and restoring original siding materials. However, in situations where this is not feasible because the architectural character of a building has already been compromised or because of costs, the preferred treatment will be installation of new siding in such a way that is as sympathetic to the architectural character of the building as possible.
- Stock decorative building elements, such as those commonly available at large retail hardware and home improvement stores, should be avoided as they are usually inappropriate in terms of scale, size, material, and finish.

NEW CONSTRUCTION/INFILL

These building improvement guidelines are not intended to prevent change or new construction. Their purpose is to help ensure that changes to existing buildings are compatible with the original

architectural character of those buildings, and that new/infill construction is compatible with existing architectural styles and development patterns in the Old Saratoga region. "Infill" is a word applied to newly constructed buildings that are erected in an already developed area, for example, on a vacant lot between two historic buildings.

Typical Problems

- New infill buildings are constructed of inexpensive materials and fail to reflect existing surrounding buildings in size, materials, style or character.
    - New/infill buildings are set back from the front street property line or "edge", leaving a "gap" in the façade wall.
    - New/infill buildings lack detail, are vehicle-oriented or fail to respond to surrounding neighborhood character in any way.

Improvement Goals

- New/infill buildings should reflect surrounding buildings in height, width, depth, siting, setbacks and materials.
- New/infill buildings should be constructed using the highest quality materials possible.
- New/infill buildings should reflect the fenestration patterns (patterns of window openings within walls) of surrounding buildings.
- New/infill buildings should blend in with the colors of the surrounding buildings.
- Copying of historic buildings should be avoided. New designs are encouraged, but should reflect characteristics of existing buildings while expressing modern styles and materials.

PAINT & PAINT COLORS

See the Siding and Masonry sections of this document as well.

Painting a building's façade is one of the most cost effective ways to improve a building and enhance its property value. And, although paint color is a personal choice and people's preferences vary considerably, paint colors play an important role in expressing historic building styles, and because repainting a building is one of the most visible building changes that can be made, this section is provided as guidance for owners of older and historic houses and

commercial buildings. Paint is also a critical part of building maintenance. Since it is a coating that protects building elements from weather extremes and sunlight, maintaining painted surfaces is an important part of building ownership.

Like decorative building elements such as cornices, columns, balustrades, doors, windows, roofs, chimneys, and porches, paint colors have historically been an expression of a building's architectural style as well as an owner's personal taste. Paint schemes, or the use of multiple colors on a building, were designed to highlight and contrast different building components and decorative elements. In most cases, no more than three colors are used in a paint scheme.

A house of one period rarely looks its best when painted with colors from another period. For example, a late nineteen hundreds wood frame building with clapboards, shingles, and decorative elements looks rather anemic when painted white. However, when color distinctions are made between various decorative elements and materials, the building's true architectural character becomes readily evident. Similarly, a brick or stone house requires a dark window sash so that the windows will appear to recede into the façade. A white or light colored sash, as might be seen on a Colonial Revival style house, makes the windows appear to project, changing the relationship between the walls and the window openings.

Typical Problems

- Deterioration of paint through natural weathering processes such as the effects of wind, sun, rain, snow, etc. Common problems include bare wood exposure, blistering, cracking, chalking or powdering, crazing, peeling, and fading.
- Accumulated dirt, soot, pollution, cobwebs, insect cocoons, and similar conditions.
- Mildewing caused by excessive surface moisture
- Staining from metallic fasteners and building elements or from chemical reactions between moisture and natural extractives from certain types of wood such as red cedar or redwood.

Improvement Goals

- Whenever possible, restore and repaint historic wood surfaces using historically appropriate colors.

- Evaluate and maintain painted surfaces on an as needed basis to ensure the stability and longevity of historic building materials. Periodic touch-ups will prolong the life of a paint job and save money over the years.
- Painting a historic building a single color, particularly white, is discouraged. Also avoid covering buildings in a single color of synthetic siding. Color should be used to highlight key components of buildings – foundation, body, window and door trim, etc.

ADDITIONAL RESOURCES

- John J.G. Blumenson, Identifying American Architecture: A Pictorial Guide to Styles and Terms, 1600-1945 (New York, NY: W. W. Norton & Co., 1981).
- Gordon Bock. "Colorful Issues in Choosing Exterior Paint." The Old House Journal Online. http://www.oldhousejournal.com/magazine/2001/march_april/exterior_paint/defau lt.shtml.
- Jan Cunningham, "Vinyl Siding: The Real Issues, A Preservation Guide for Property Owners, Historic District Commissions, Historic Property Commissions," Connecticut Trust for Historic Preservation, 2001, http://www.cttrust.org.
- "Electronic Rehab" (National Park Service) – A brief, electronic interactive web class on the Secretary of Interior's Standards for Rehabilitation (http://www2.cr.nps.gov/e-rehab/), including sections on getting to know the standards, things to keep in mind or do before you begin building rehabilitation, applying the Secretary of Interior's ten standards for rehabilitation, and testing your knowledge.
- Edward F. Gala, "Avoiding Mistakes in Exterior Painting." The Old House Journal (Vol. 4, No. 6, June 1976, pp. 1, 45).
- The "Good Guides" (National Park Service) – http://www2.cr.nps.gov/tps/care/sitemap.htm.

- Paul J. Jakubovich. As Good As New: A Guide for Rehabilitating the Exterior of Your Old Milwaukee Home (Milwaukee, WI: Dept. of City Development, 1993).
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- Norman Mintz. A Practical Guide to Storefront Rehabilitation (Albany, NY: Preservation League of New York State, Technical Series, No. 2, 1979). James Morgan, If These Walls Had Ears: The Biography of a House (New York, NY: Warner Books, 1996).
    - Roger Moss, Century of Color: Exterior Decoration for American Buildings, 1820-1920 (New York: Amer Life Foundation, 1981).
    - Roger Moss and Gail Caskey Winter, Victorian Exterior Decoration: How to Paint Your Nineteenth Century House Historically (New York: Henry Holt & Company, 1992).
    - Roger Moss, ed. Paint in America: The Colors of Historic Buildings (New York: Wiley, 1994).
    - National Park Service, PreservationBriefs, http://www2.cr.nps.gov/tps/briefs/presbhom.htm.
    - Old House Journal – http://www.oldhousejournal.com/index.shtml.
    - "Special Issue: Exterior Painting." The Old House Journal (Vol. 4, No. 4, April 1981, pp. 7194).

- George Stephen. Remodeling Old Houses Without Destroying Their Character (New York, NY: Alfred A. Knopf, 1973).
- Traditional Building – http://www.traditional-building.com.
- Historic photographs.
- Historic building components can often be found at architectural salvage stores. There is at least one in the Capital District – Historic Albany's Parts Warehouse. They carry historic window sash, doors, hardware, glass, and a wide range of other historic building materials that can be purchased and reused on other buildings.

APPENDIX E:
Partners in Waterfront Revitalization

(Some of the following information has been provided by the NYS Department of State Division of Coastal Resources Local Waterfront Revitalization Program Guidebook: Making the Most of Your Waterfront. It has been modified to include only those partners and funding sources relevant to the Town and Village of Canton.)

Local Governments

Local governments - whether county, city, town or village - may have planning, design, engineering and economic development staff and local committees who can be instrumental in helping you revitalize your waterfront. They can provide information in the form of local plans, and consultant studies such as appraisals, cost estimates, feasibility studies, market studies, reuse analyses, engineering reports, land use studies, marketability studies, etc. and technical assistance at all stages of developing and implementing a Local Waterfront Revitalization Program.

The New York State Conference of Mayors and Municipal Officials (www.nycom.org) can provide technical assistance to its members and holds a Main Street conference annually that addresses many issues related to the redevelopment of waterfronts and how they can link to downtowns. The Association of Towns of New York State (www.nytowns.org) can provide technical assistance to its members and may be able to help with your project. The New York Association of Counties (www.nysac.org) provides information on local governments and county links.

Local industrial development agencies and local development corporations can be important partners in economic revitalization. The Canton Local Development Corporation provides low interest loans to local businesses. St. Lawrence County Industrial Development Agency (IDA) (www.slcida) assists local communities to develop the economic environment and support infrastructure. An IDA is a corporate governmental body, constituting a public benefit corporation created pursuant to General Municipal Law, Article 18-A. IDAs work to provide appropriate financial incentives and assistance to eligible private-sector businesses to induce the construction, expansion, or equipping of facilities to stimulate

capital investment and job creation for a wide range of commercial and industrial projects. Financial assistance may involve issuance of tax-exempt or taxable bonds to cover the costs of construction, rehabilitation and equipping of a wide range of projects. The North Country Alliance (www.northcountryallicance.org) is a consortium of local IDAs and LDCs such as the Canton LDC that partner to provide assistance to businesses in the North Country.

Nonprofit Organizations

The Grasse River Heritage Area Development Corporation is a very active partner in heritage revitalization on the Grasse River. Another organization is the Traditional Arts in Upstate New York (TAUNY) (www.tauny.org), a non-profit organization dedicated to helping people understand and appreciate the folk traditions and local culture of everyday life--present and past--in the North Country. To do so, TAUNY seeks to research and preserve a record of diverse groups, customs and traditions; to recognize and empower traditional arts and artists; to identify and promote regional identity; and to provide opportunities for people of all ages to learn about folklore and local culture.

The Development Authority of the North Country (DANC) (www.danc.org), provides technical services and financing to businesses, municipalities, and area organizations in order to promote community development to Jefferson, St. Lawrence and Lewis Counties.

There are several not-for-profit organizations specializing in waterfront planning and revitalization. The Glynwood Center (www.glynwood.org/) helps communities with balancing economic development and conservation of natural and cultural resources. The New York Planning Federation (www.nypf.org) and American Planning Association (www.planning.org) have information on planning and zoning for local communities

A source of assistance is local land trusts such as the St. Lawrence Land Trust (www.stlawlandtrust.org) which is a community-based land trust whose mission is to help interested landowners find ways to protect their land in the face of ever-growing development pressure. The Land Trust Alliance provides a full array of advice on land trusts and how they can help communities (www.lta.org). The Open Space Institute protects significant recreational, environmental, agricultural, and historic landscapes in New York State (www.openspaceinstitute.org). The Trust for Public Land (www.tpl.org) can be another resource for information. Local land trusts in your area

should be contacted as well. The American Farmland Trust (www.farmland.org) should be contacted if your community had agricultural resources.

Some conservation organizations may be useful in providing information on protecting or restoring natural habitats and river or stream corridorsThe Conservation Foundation (www.theconservationfoundation.org) provides assistance on land and watershed protection. The Society of Wetland Scientists (www.sws.org) provides links to other wetlands organizations. The National Audubon Society (www.audubon.org), The Nature Conservancy (www.tnc.org), and the Sierra Club (www.sierraclub.org) are also good sources of information and assistance.

Resource specific organizations may be useful. These include the Association of State Floodplain Managers (www.floods.org), the Center for Watershed Protection (www.cwp.org), and the Nature Conservancy (www.nature.org).

Parks, greenways, trails, heritage corridors and other public spaces are important elements in waterfront planning and implementation. The Project for Public Spaces (www.pps.org), the National Recreation and Parks Association, (www.rrpa.org) and the National Parks and Conservation Association (www.npca.org) are useful resources. The Center for Livable Communities (Local Government Commission) (www.lgc.org) and Partners for Livable Communities (www.livable.com) provide information on enhancing community quality, and restoring and renewing communities. The Sustainable Communities Network (www.sustainable.org) and Smart Growth (www.smartgrowth.org) are also good resources.

The National Trust for Historic Preservation can be an important partner. The Trust is a national nonprofit organization that provides leadership, education and advocacy to save America's diverse historic places and revitalize communities. On its website, the Trust (www.nthp.org) provides details of its programs. It also provides links to other programs that can help with your rehabilitation.

Another heritage preservation partner is the Preservation League of New York State. This non-profit organization is dedicated to the protection of New York's diverse and rich heritage of historic buildings, districts, and landscapes. On its web site, the Preservation League (www.preservenys.org) provides details of its own small grant program and summaries of other grant programs that deal with the historic preservation aspects of your vision. For waterfronts adjacent to a community's main street or downtown

area, one important program that can help you understand your building's role in the revitalization of your community is the Trust's National Main Street Program (www.mainstreet.org). This program seeks to help communities revitalize their traditional commercial areas, using historic preservation and grass roots-based economic development. It serves as the nation's clearinghouse for information, technical assistance, research and advocacy on preservation-based commercial district revitalization.

Universities

Along with the wealth of local university resources available from State University of New York at Canton, St. Lawrence University, State University of New York at Potsdam and Clarkson University other universities provide assistance to communities across New York State. The Council for Community Design Research is an outreach program within the State University of New York, College of Environmental Science and Forestry (SUNY ESF) Faculty of Landscape Architecture. The Council works in partnership with communities, elected officials, agencies and nonprofits to provide technical assistance, educational programs, and research projects that build community capacity to manage sustainable futures. SUNY ESF prepared the SUNY Sourcebook of Community Assistance Programs (www.esf.edu/la/ccdr/Resources/resources.htm). The SUNY Sourcebook provides a list of SUNY-wide resources to address redevelopment issues.

Cornell University through Cooperative Extension (www.cce.cornell.edu) and the Community and Rural Development Institute (www.cardi.cornell.edu) provides assistance to communities. The Community and Rural Development Institute (CaRDI) located at Cornell University has partnered with Penn State University to create the Community and Economic Development Toolbox (www.cdtoolbox.net). This web site contains a wide variety of resources and information that can strengthen community capacity and provide you with information that will help in your redevelopment project. The Pace University's Land Use Law Center (www.law.pace.edu/landuse/) provides assistance on the development of sustainable communities in New York State.

State and Federal Agencies

The Public Waterfront: Parks, Trails and Boat Launches

New York State

1. Assistance with waterfront recreation projects including planning, design and construction of waterfront parks, trails, docks and other methods of access is available through the New York State Department of State Division of Coastal Resources (www.nyswaterfronts.com) through the Environmental Protection Fund Local Waterfront.

2. Assistance with waterfront projects including park acquisition, park development, or trail development is available from the New York State Office of Parks, Recreation and Historic Preservation (www.nysparks.state.ny.us/grants/). Through the Environmental Protection Fund and, in some cases in partnership with federal grant programs, grant assistance is provided to municipalities (including state agencies) and nonprofit organizations through the following programs:

   a) The Parks Program for the acquisition and/or development of parks and recreational facilities and for the protection of open space;
   b) The Acquisition Program for all three program areas for projects where acquisition is of more importance than development; and
   c) The Recreational Trails Program the acquisition, development, rehabilitation and maintenance of trails and trail-related projects.

3. Assistance in trail development may be provided through the New York State Department of Transportation Enhancement Program (TEP) (hwww.nysdot.gov/programs/tep) which funds transportation projects of cultural, aesthetic, historic and environmental significance.

Federal

4. The National Park Service Land and Water Conservation Fund Program can provide funding assistance for the acquisition, development and/or rehabilitation of outdoor park and recreation facilities. Funds are available to municipal public agencies and Indian tribal governments (www.nps.gov/lwcf/).
5. The National Park Service Rivers, Trails, and Conservation Assistance Program can provide assistance to conserve rivers, preserve open space, and develop trails and greenways (www.nps.gov/rtca/).

6. The National Park Service Federal Lands to Parks Program helps communities create new parks and recreation areas by transferring surplus Federal land to state and local governments (www.nps.gov/flp/).
7. The Center for Watershed Protection has publications which can assist you in both assessing the problems and crafting solutions (http://www.cwp.org).

Land Use and Development

New York State

8. The Department of State's Division of Local Government Services can provide training assistance to municipalities related to zoning procedures and other practical legal and technical advice (www.dos.state.ny.us/lgss/index.htm).
9. Empire State Development (ESD) can provide assistance if you are looking to start up a company, establish a presence, or expand already existing operations (www.nylovesbiz.com/default.asp).
10. Empire Zones are designated areas throughout the state that offer significant incentives to encourage economic development, business investment and job creation (www.nylovesbiz.com/Tax_and_Financial_Incentives/Empire_Zones).
11. The Office of Community Renewal Community Development Block Grant Program for the State of New York provides grants to eligible cities, towns, and villages with a population under 50,000 and counties with an area population under 200,000 to revitalize neighborhoods, expand affordable housing and economic opportunities and or improve community facilities and services (www.nysocr.org).
12. The Governor's Office of Regulatory Reform (GORR) can provide assistance on developing language for zoning ordinances to site certain business uses within the municipality for the purpose of promoting economic development within the jurisdiction (www.gorr.state.ny.us/BuildNow-NY/overview.htm).
13. Department of Transportation (DOT) can provide assistance related to promoting economic growth by planning, coordinating, and implementing strategies to improve the State's transportation network (https://www.nysdot.gov/index). The Office of Environment in the Engineering Department of DOT has as its mission, in partnership with regional environmental

personnel, to provide NYSDOT with leadership, liaison and expertise on environmental matters to promote safe, effective, balanced, environmentally sound transportation services (https://www.nysdot.gov/divisions/engineering/environmental-analysis).

14. The Environmental Facilities Corporation can provide public and private entities with assistance in complying with federal and State environmental requirements (www.nysefc.org).

15. The New York State Energy Research and Development Authority (NYSERDA) is a public benefit corporation created in 1975 by the New York State Legislature and provides a wide variety of funding opportunities (www.nyserda.org/Funding/default.asp) in support of their programs ranging from agricultural innovation, environmental protection, community revitalization, and alternative transportation. NYSERDA administers the New York Energy $martSM Program (www.nyserda.org/programs.html).

16. The Division of Housing and Community Renewal is responsible for the supervision, maintenance and development of affordable low and moderate income housing in New York State. DHCR has a number of capital programs with funding available for the development of affordable housing in New York State, including the Housing Trust Fund (HTF), the HOME Program, New York State Housing Finance Agency (HFA), Homes for Working Families (HWF), Senior Housing Initiative (SHI), Housing Development Funds (HDF), Low Income Housing Credit Program (LIHC), and HouseNY (www.dhcr.state.ny.us).

Federal

17. U.S. Department of Housing and Urban Development (HUD) can provide assistance on a range of Economic development and community renewal programs (www.hud.gov/offices/cpd/economicdevelopment/programs/index.cfm).

18. U.S. Environmental Protection Agency (EPA) Green Communities Program can provide assistance on sustainable community development (www.epa.gov/greenkit/index.htm).

19. U.S. Department of Defense Office of Economic Adjustment can provide assistance to communities adversely impacted by significant Defense program changes (www.oea.gov/OEAWeb.nsf/Home?OpenForm).

20. The National Park Service Rivers, Trails and Conservation Assistance program can provide new ways to help communities work together to improve their special places (www.nps.gov/phso/rtcatoolbox/).
21. U.S. Department of Energy Smart Communities Network can provide key planning principles as well as resources for strategies, tools, and civic participation to help your community with sustainable land use planning (www.smartcommunities.ncat.org/).
22. The Metropolitan Capacity Building (MCB) Program is a collaborative effort of the Federal Transit Administration (FTA) and the Federal Highway Administration (FHWA), the American Association of State Highway and Transportation Officials (AASHTO), the American Public Transportation Association (APTA), and the Association of Metropolitan Planning Organizations (AMPO). MCB Program can provide information, training, and technical assistance related to local transportation systems (www.planning.dot.gov/).

Abandoned Sites and Buildings for Redevelopment

New York State

23. Funding is available for environmental restoration, with grant assistance covering up to 75 percent of the cost of investigating and cleaning up contamination at abandoned sites (brownfields) that are municipally owned. These properties may then be marketed by the municipality for redevelopment or used by the municipality for a variety of activities including industrial, commercial, or public use. If the waterfront project is going to involve environmental remediation, consider reviewing the Department of Environmental Conservation's brownfields manual. This provides assistance to municipalities and the private sector in the redevelopment of brownfield sites in New York State (www.sustainableli.org/documents/BrownfieldstoGreenfields-Final.pdf). The manual outlines state, federal and private funding and financial incentives, as well as technical assistance and liability protection available for the cleanup and redevelopment of brownfield sites. For more information on the New York State brownfields program contact the Division of Environmental Remediation staff at (518) 402-9711. You may also want to visit the brownfields web page at: (www.dec.ny.gov/chemical/brownfields.html).
24. The Brownfields Opportunity Area Program, is administered by the Department of State (www.nyswaterfronts.com/grantopps_BOA.asp) in cooperation with the Department of

Environmental Conservation (www.dec.ny.gov/chemical/8447.html), provides communities and qualified community based organizations with assistance to complete area-wide approaches to brownfields redevelopment planning. Through the Brownfield Opportunity Area Program, communities will have opportunities to address a range of problems posed by multiple brownfield sites and to establish the multi-agency and private-sector partnerships necessary to leverage assistance and investments to revitalize communities by returning idle areas back to productive use and restoring environmental quality.

Federal

25. The United States Environmental Protection Agency (USEPA) Brownfields (www.epa.gov/swerosps/bf/index.html) program provides assistance to link environmental protection with economic and community revitalization. USEPA also participates in the Brownfields Environmental Development Initiative (www.hud.gov/offices/cpd/economicdevelopment/programs/bedi/index.cfm)(BEDI) in partnership with the U.S. Department of Housing and Urban Development.

Historic Resources

New York State

26. If a waterfront project includes a historic property, the New York State Office of Parks, Recreation and Historic Preservation may be able to help (www.nysparks.state.ny.us/grants/). Through the Environmental Protection Fund and, in some cases in partnership with federal grant programs, grant assistance is provided to municipalities (including state agencies) and nonprofit organizations through the following programs:

27. a) Historic Preservation Program for the acquisition and/or rehabilitation of properties listed on the National or State Registers of Historic Places; and

28.(b) Heritage Areas Program Areas to fund facilities, exhibits and programs in legislatively designated Heritage Area.

29. The New York State Council on the Arts (NYSCA) is a state funding agency that can provide support for activities of nonprofit arts and cultural organizations (www.nysca.org/public/resources/index.htm).

Federal

30. The National Park Service administers grant programs focused on cultural resources and historic preservation (www.nps.gov/history/preservation.htm), as well as the Land and Water Conservation Fund, managed in New York by the Office of Parks, Recreation and Historic Preservation, which is intended to create and maintain a nationwide legacy of high quality recreation areas and facilities, and stimulate non-federal investments in recreation resources (www.nps.gov/lwcf/). The National Park Service's Heritage Preservation Services (www.nps.gov/history/hps/) helps individuals and communities identify, evaluate, protect and preserve historic properties for future generations. It provides a broad range of products and services, financial assistance and incentives, educational guidance, and technical information in support of this mission Work with a historic building, the Heritage Preservation Services will be able to help with almost every aspect of the project, from planning and evaluation to repair and rehabilitation.

31. The Advisory Council on Historic Preservation can provide assistance related to the preservation, enhancement and productive use of our nation's historic resources (www.achp.gov).

Scenic Resources

New York State

32. Department of Transportation (DOT) can provide assistance related to State Scenic Byways (www.nysdot.gov/programs/scenic-byways).

33. The Office of Parks, Recreation and Historic Preservation (OPRHP) can provide assistance related to the protection of historic landscapes: (www.nysparks.state.ny.us/shpo/).

Federal

34. U.S. Department of Transportation Federal Highway Administration can provide assistance with the federal Scenic Byways Program (www.byways.org/).

Agriculture Protection

New York State

35. The Department of Agriculture and Markets administers several funding programs including the New York State Agricultural Nonpoint Source Abatement and Control Program (ANSCAP), the Agricultural and Farmland Protection Implementation Project Program, and the Farmland Viability Program (www.agmkt.state.ny.us/).

Federal

36. The U.S. Department of Agriculture, Natural Resources and Environment, can provide assistance with rural development and help communities with natural resource concerns, such as erosion control, watershed protection, and forestry. NRE is composed of the Forest Service (FS) and the Natural Resources Conservation Service (NRCS) (www.usda.gov/wps/portal/!ut/p/_s.7_0_A/7_0_1OB?navtype=SU&navid=NATURAL_RESOURCES).

The Natural Waterfront

Flooding and Erosion

New York State

37. Department of Environmental Conservation (DEC), Department of Resource Management and Flood Protection (www.dec.state.ny.us/website/dow/bfp/gisfpm/index.htm) provides community outreach and assistance; flood mitigation; flood mapping; flood modeling; flood insurance program; work with DOW GIS Section.
38. The State Emergency Management Office (SEMO) organizes disaster response, emergency preparedness and hazard mitigation for New York State (www.semo.state.ny.us/index.cfm). SEMO is the primary contact for municipalities working with FEMA. SEMO prepares the State Hazard Mitigation Plan and manages FEMA grants for local Hazard Mitigation Plans.
39. The Association of State Floodplain Managers (ASFPM) is an organization of professionals involved in floodplain management, flood hazard mitigation, the National Flood Insurance Program, and flood preparedness, warning and recovery (www.floods.org).

Federal

40. The Federal Emergency Management Agency (FEMA), now the Department of Homeland Security, is a primary source of federal assistance in the event of a disaster. FEMA administers several programs to reduce hazard risk, including the Flood Mitigation Assistance Program which provides funding for preparation of State Hazard Mitigation Plans. FEMA also awards Hazard Mitigation Grants, which provide partial funding in support of projects that reduce potential future damages. FEMA also coordinates hazard mitigation loans from the Federal Small Business Administration (www.fema.gov).
41. The FEMA National Flood Insurance Program (NFIP) (www.fema.gov/business/nfip/) enables property owners in participating communities to purchase insurance protection against losses from flooding, if an appropriate floodplain management ordinance in identified flood risk areas is adopted and enforced. FEMA has also developed the Community Rating System (www.fema.gov/business/nfip/crs.shtm) (CRS) to correlate community standards for reducing flood risks with rates for flood insurance, and help communities reduce insurance premiums.

42. The US Army Corps of Engineers (USACE) has long been a source of assistance for shore protection information and project funding, and has a special interest in maintenance of federal navigation projects. The USACE can provide assistance related to shore protection, project funding, and maintenance of federal navigation projects (www.usace.army.mil/Pages/Default.aspx).
43. The Environmental Protection Agency (EPA) can provide information related to hazards reduction including dredged material management and smart growth (www.epa.gov/owow/oceans/).

Water Quality

New York State

44. There are numerous Intermunicipal and Regional Waterbody Management Plans completed or underway throughout the State, if your community is in an area covered by such a plan you should be fully aware of its content. The Department of State, Division of Coastal Resources, can inform of status of any such plans in your area and assist you in obtaining information (www.nyswaterfronts.com). Department of Environmental Conservation (DEC) can provide

assistance with conserving, improving, and protecting natural resources and environment, and controlling water, land and air pollution (www.dec.ny.gov/). Of interest to waterfront communities are the funds for protecting clean water. Under this program, funds are available for municipal wastewater treatment improvement, pollution prevention, agricultural and non-agricultural nonpoint source abatement and control and aquatic habitat restoration. Significant support is available to acquire open space that protects water resources, and to acquire public parklands and protect farmland. Funding is also available to help small businesses protect the environment and to address flood control for small municipalities and improve the safety of dams throughout New York. In addition to the Bond Act, the Department of Environmental Conservation offers a variety of other grant programs to protect and enhance water quality (www.dec.ny.gov/pubs/4774.html).

45. The Stormwater Phase II Program (www.dec.ny.gov/chemical/8468.html) requires permits for stormwater discharges from Municipal Separate Storm Sewer Systems (MS4s) in urbanized areas and for construction activities disturbing one or more acres.
46. New York State has developed the Clean Vessel Assistance Program to reduce pollution from vessel waste. The NYS Environmental Facilities Corporation provides grants to marinas, municipalities and not-for-profit organizations to install pumpout and wash-down facilities to receive sewage (www.nysefc.org/home/index.asp?page=21).
47. The Department of Transportation funds and implements environmental benefit projects that improve water quality, restore wetlands, promote eco-tourism, protect fish and wildlife, and Enhance transportation corridors through its Environmental Initiative (www.dot.state.ny.us/eab/envinit.html).

Natural Resources

New York State

48. In recent years, the centerpiece of New York's environmental program has been the $1.75 billion Clean Water/ Clean Air Bond Act, which New Yorkers approved overwhelmingly in November 1996. Coordinated and managed by the Department of Environmental Conservation, the bond act provides funding for projects to protect and restore New York's environment (www.dec.ny.gov/chemical/8652.html).

49. The Environmental Facilities Corporation's (EFC) mission is to promote environmental quality by providing low-cost capital and expert technical assistance to municipalities, businesses and State agencies for environmental projects in New York State. Its purpose is to help public and private entities comply with federal and State environmental requirements (www.nysefc.org). EFC's primary activities are the State Revolving Funds (SRF), the Industrial Finance Program (IFP), Technical Advisory Services (TAS) and the 1996 Clean Water/Clean Air Bond Act Financial Assistance to Business (FAB). EFC also administers the NYS Clean Vessel Assistance Program to increase the availability, public awareness and public use of pumpout stations for marine recreational vessels (www.nysefc.org/home/index.asp?page=21).

Federal

51. The United States Fish and Wildlife Service administers a variety of important natural resource protection and land management grant programs, including Coastal Wetland Conservation Grants, North American Wetlands Conservation Act (NAWCA) grants, and Endangered Species Grants (www.grants.fws.gov/).

52. The United States Environmental Protection Agency (USEPA) provides grant funding (www.epa.gov/epahome/grants.htm) for projects ranging from wetland protection and restoration, environmental education, water quality improvement, environmental justice, and brownfield redevelopment.

53. US Army Corps of Engineers (USACE) has long been a source of assistance for shore protection information and project funding, and has a special interest in maintenance of federal navigation projects. The USACE can provide assistance related to shore protection, project funding, and maintenance of federal navigation projects (www.usace.army.mil/Pages/Default.aspx).

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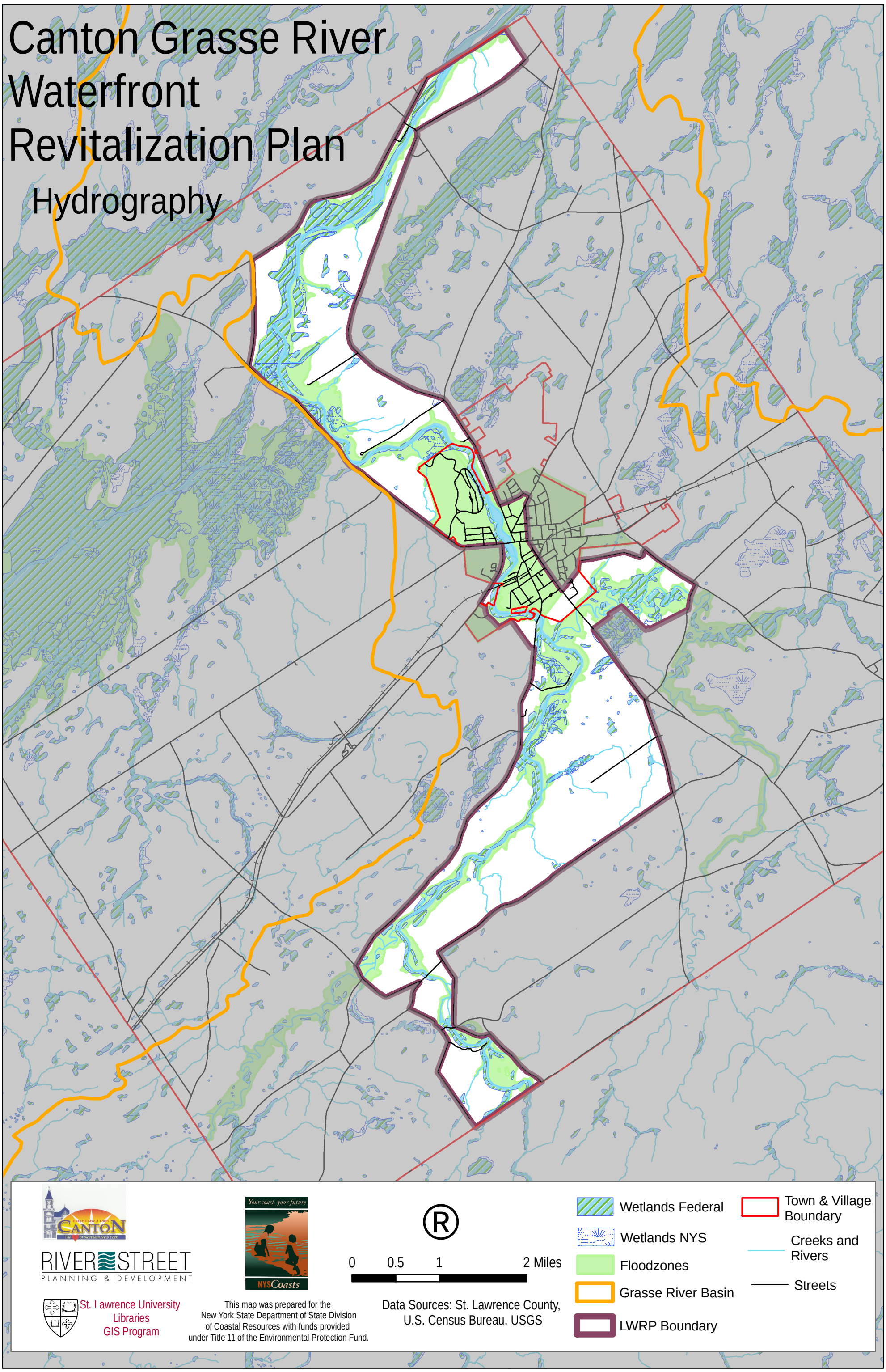
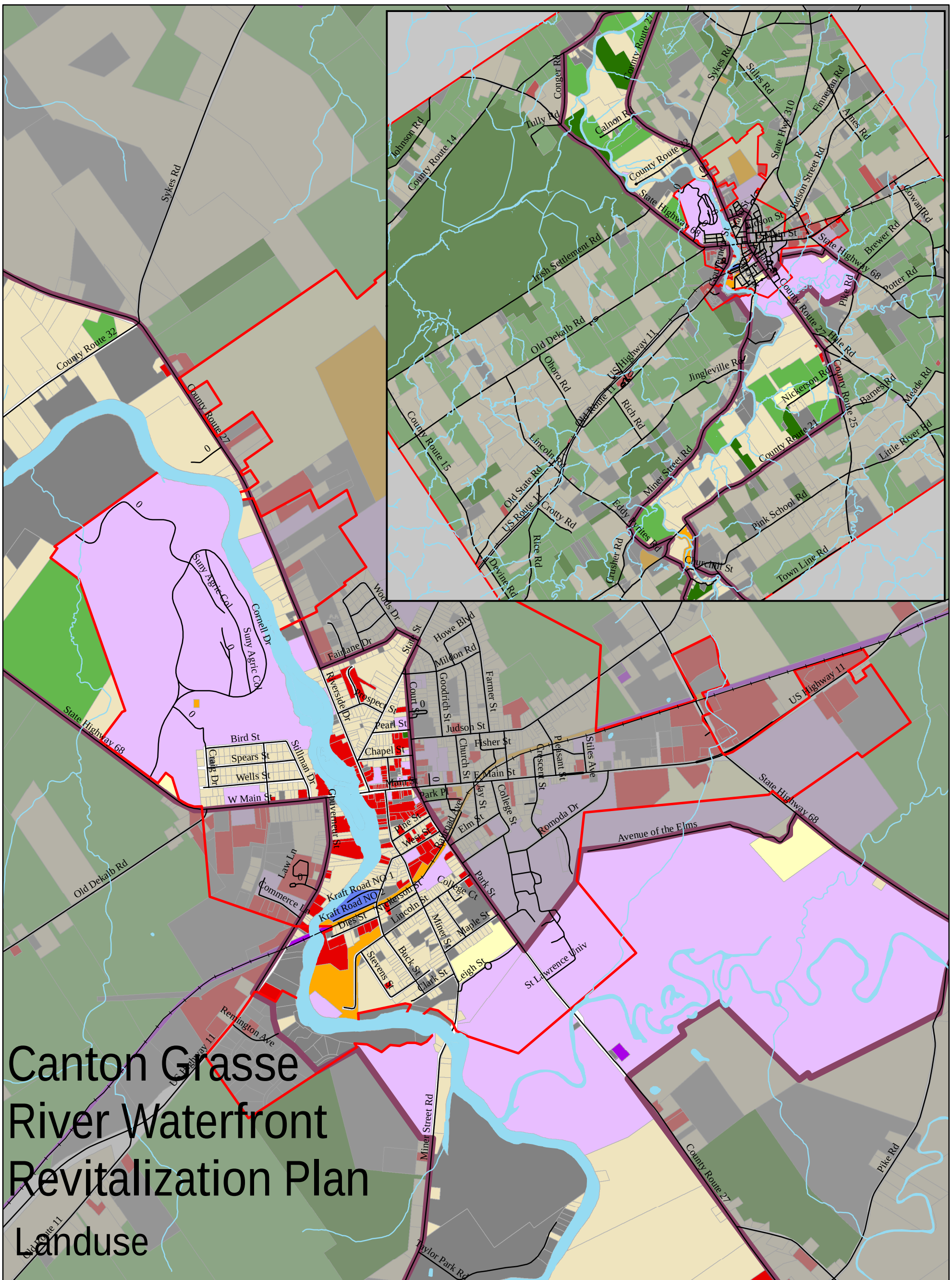
Canton Grasse River Waterfront Revitalization Plan

Hydrography



Canton Grasse River Waterfront Revitalization Plan

Landuse



Data Sources: St. Lawrence County, NYS Museum, U.S. Census Bureau, USGS

0 0.125 0.25 0.5 Miles

Land Use

- Agricultural
- Commercial
- Community Services
- Industrial
- Public Services
- Recreation & Entertainment
- Residential
- River
- Vacant Land
- Wild, Forested, Conservation Lands & Public Parks
- LWRP Boundary
- Town and Village Boundary
- Creeks and Rivers
- Railroad
- Streets

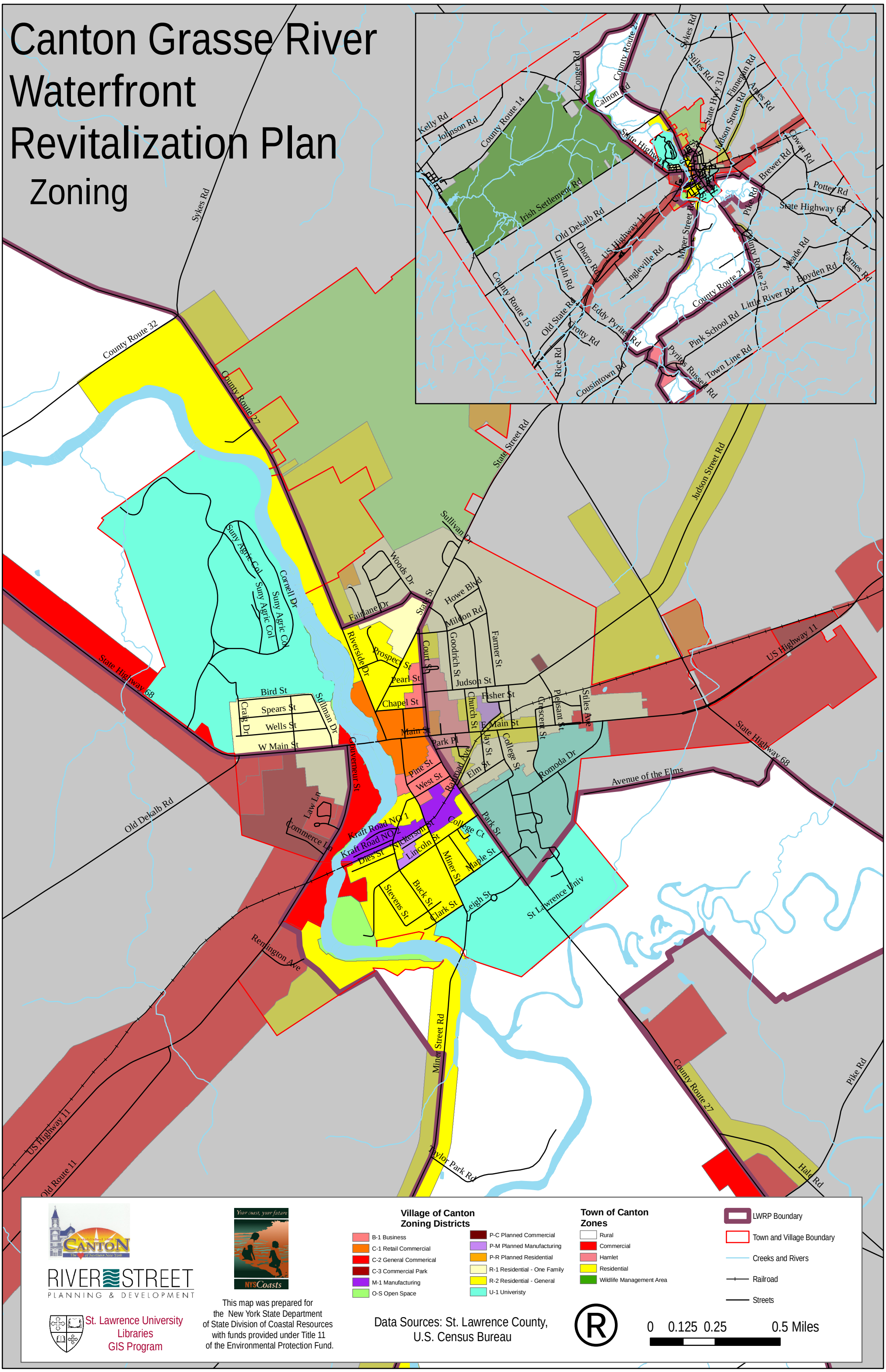
RIVER STREET PLANNING & DEVELOPMENT

St. Lawrence University Libraries GIS Program

This map was prepared for the New York State Department of State Division of Coastal Resources with funds provided under Title 11 of the Environmental Protection Fund.

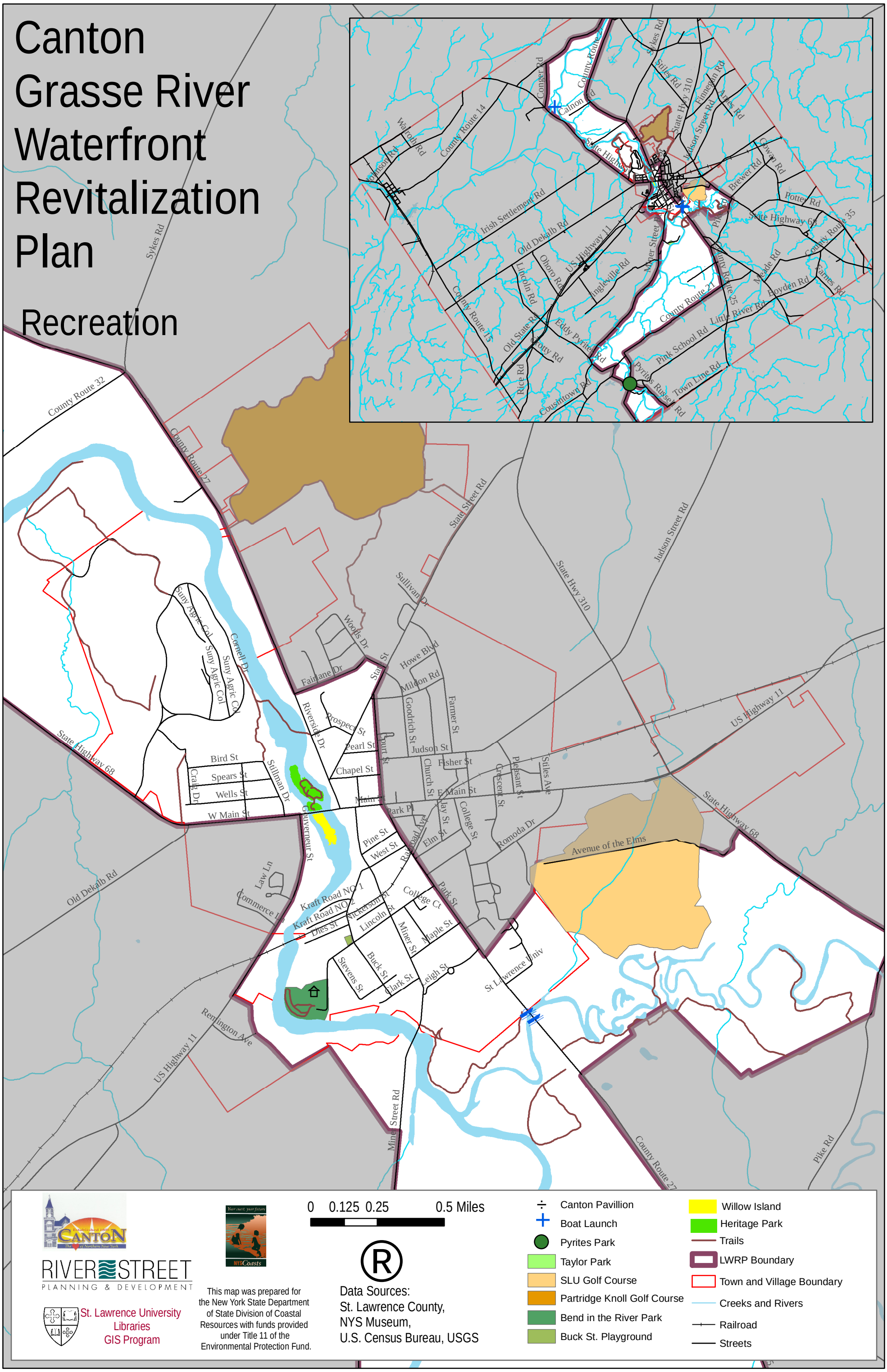
Canton Grasse River Waterfront Revitalization Plan

Zoning



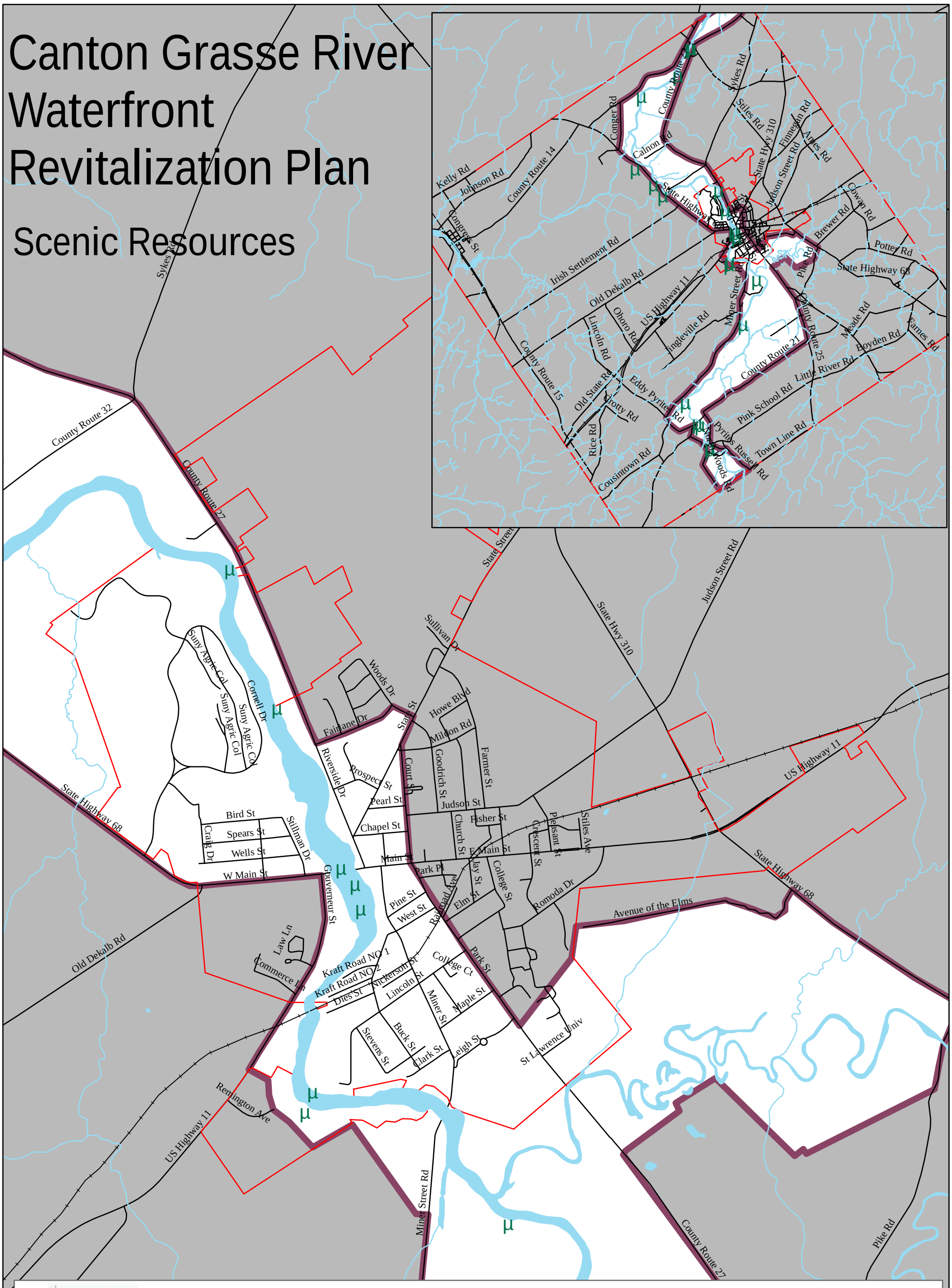
Canton Grasse River Waterfront Revitalization Plan

Recreation



Canton Grasse River Waterfront Revitalization Plan

Scenic Resources



RIVER STREET PLANNING & DEVELOPMENT

St. Lawrence University Libraries GIS Program

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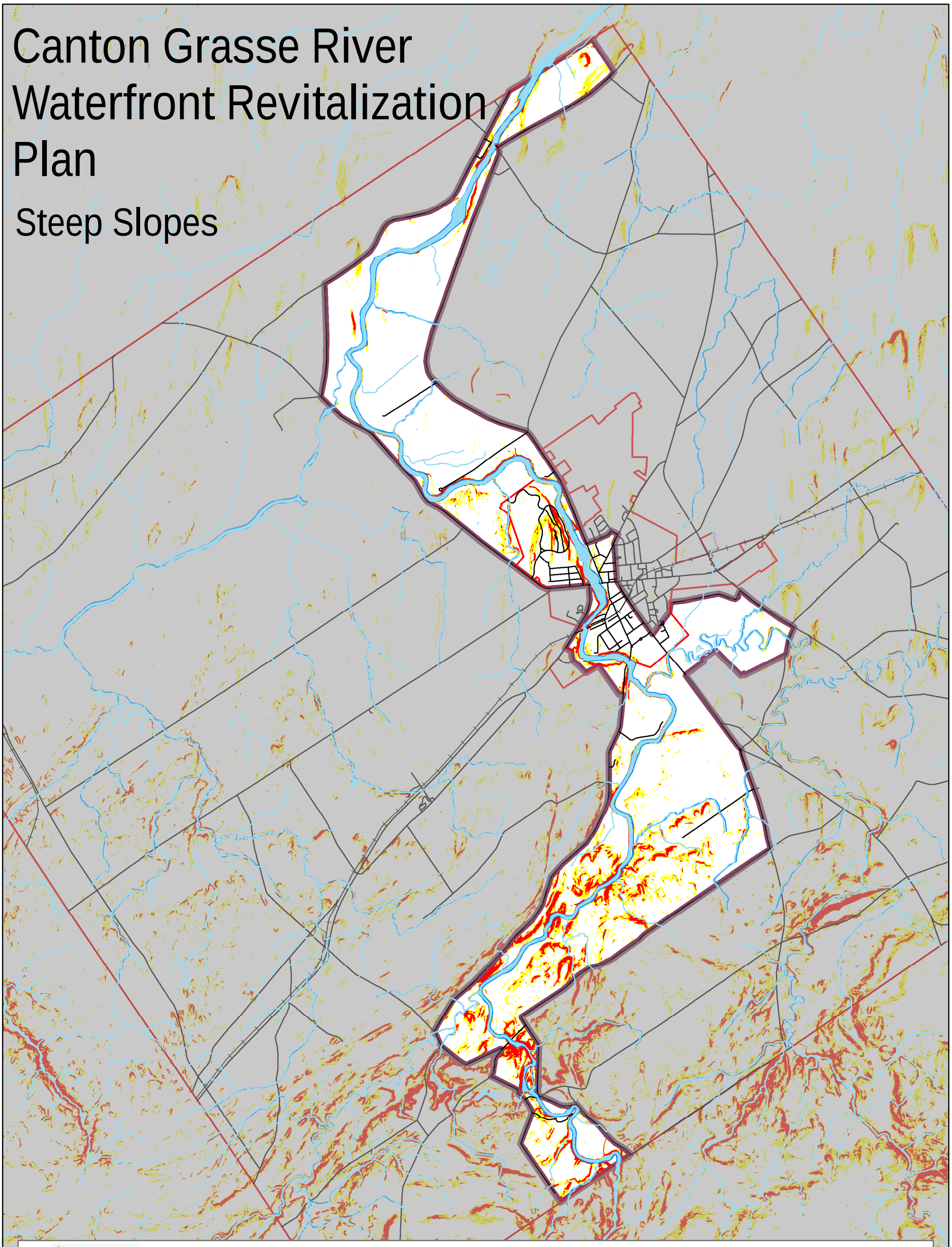
0 0.125 0.25 0.5 Miles

Data Sources: St. Lawrence County, U.S. Census Bureau, USGS

- LWRP Boundary
- Town and Village Boundary
- Creeks and Rivers
- Railroad
- Streets
- Scenic Resources

Canton Grasse River Waterfront Revitalization Plan

Steep Slopes



Steep Slopes

- 10 -15% slope
- 15% or more slope

- LWRP Boundary
- Town and Village Boundary
- Creeks and Rivers
- Railroad
- Streets

0 0.5 1 2 Miles

Data Sources: St. Lawrence County, U.S. Census Bureau, USGS

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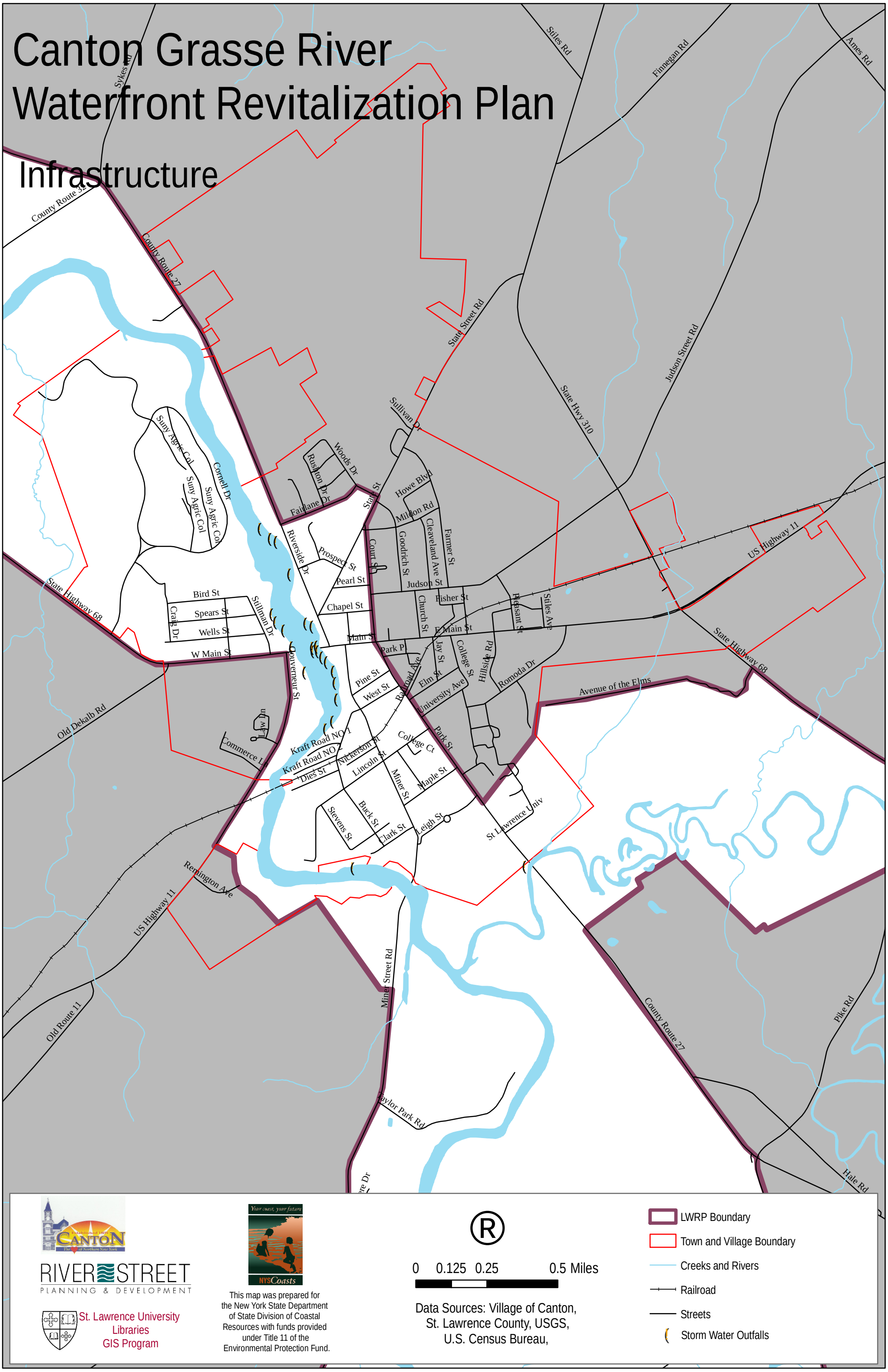
St. Lawrence University Libraries GIS Program

Canton Grasse River Waterfront Revitalization Plan

Infrastructure



RIVER STREET PLANNING & DEVELOPMENT

St. Lawrence University Libraries GIS Program

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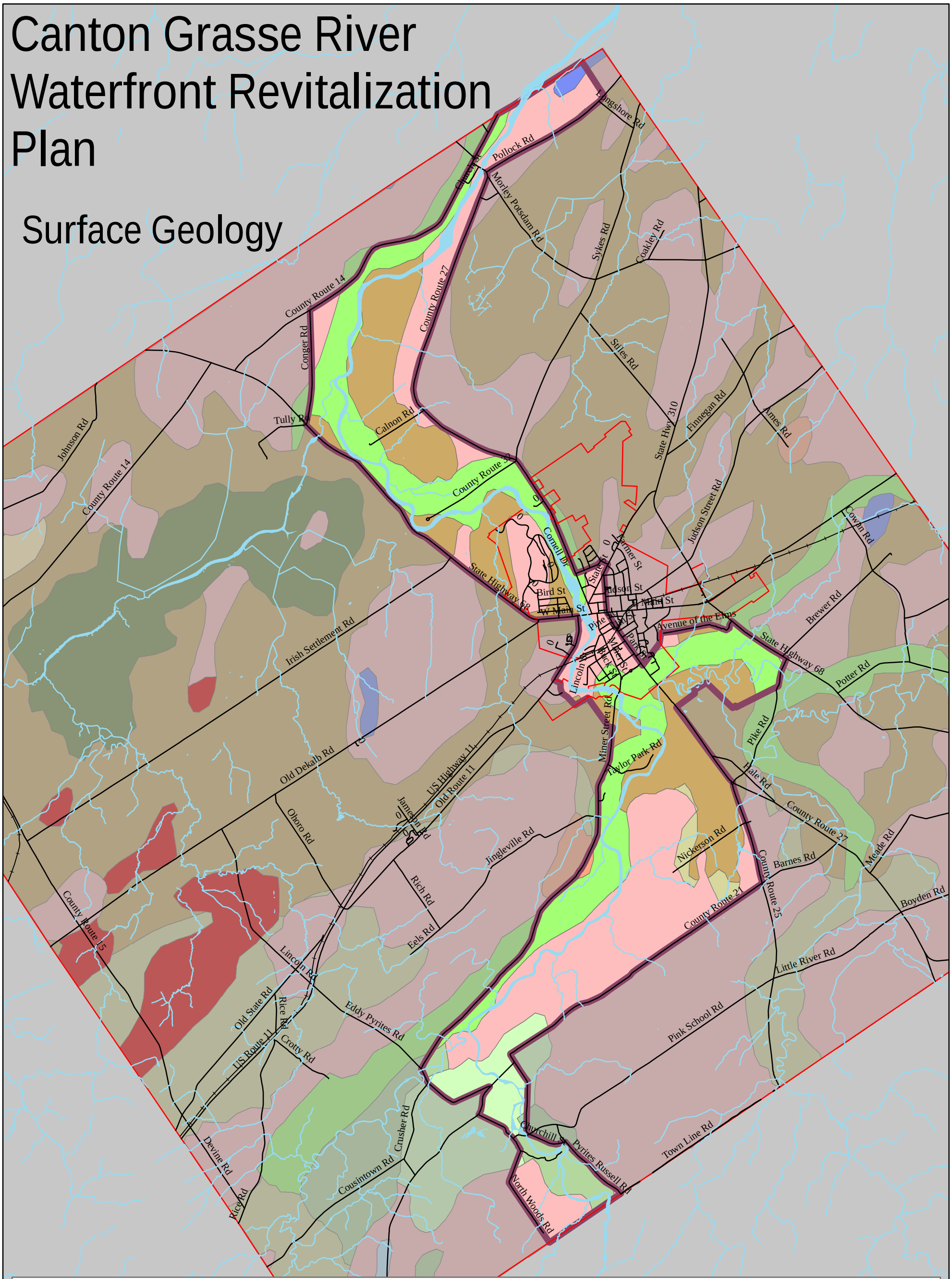
0 0.125 0.25 0.5 Miles

Data Sources: Village of Canton, St. Lawrence County, USGS, U.S. Census Bureau,

- LWRP Boundary
- Town and Village Boundary
- Creeks and Rivers
- Railroad
- Streets
- Storm Water Outfalls

Canton Grasse River Waterfront Revitalization Plan

Surface Geology



Bedrock
Kame deposits
Lacustrine beach
Recent alluvium
Lacustrine delta
Lacustrine sand
Lacustrine silt and clay
Marine beach
Swamp deposits
Till
Till moraine
Undifferentiated marine and lacustrine sand
Undifferentiated marine and lacustrine silt and clay
LWRP Boundary
Town and Village Boundary
Creeks and Rivers
Railroad
Streets

RIVER STREET PLANNING & DEVELOPMENT

St. Lawrence University Libraries GIS Program

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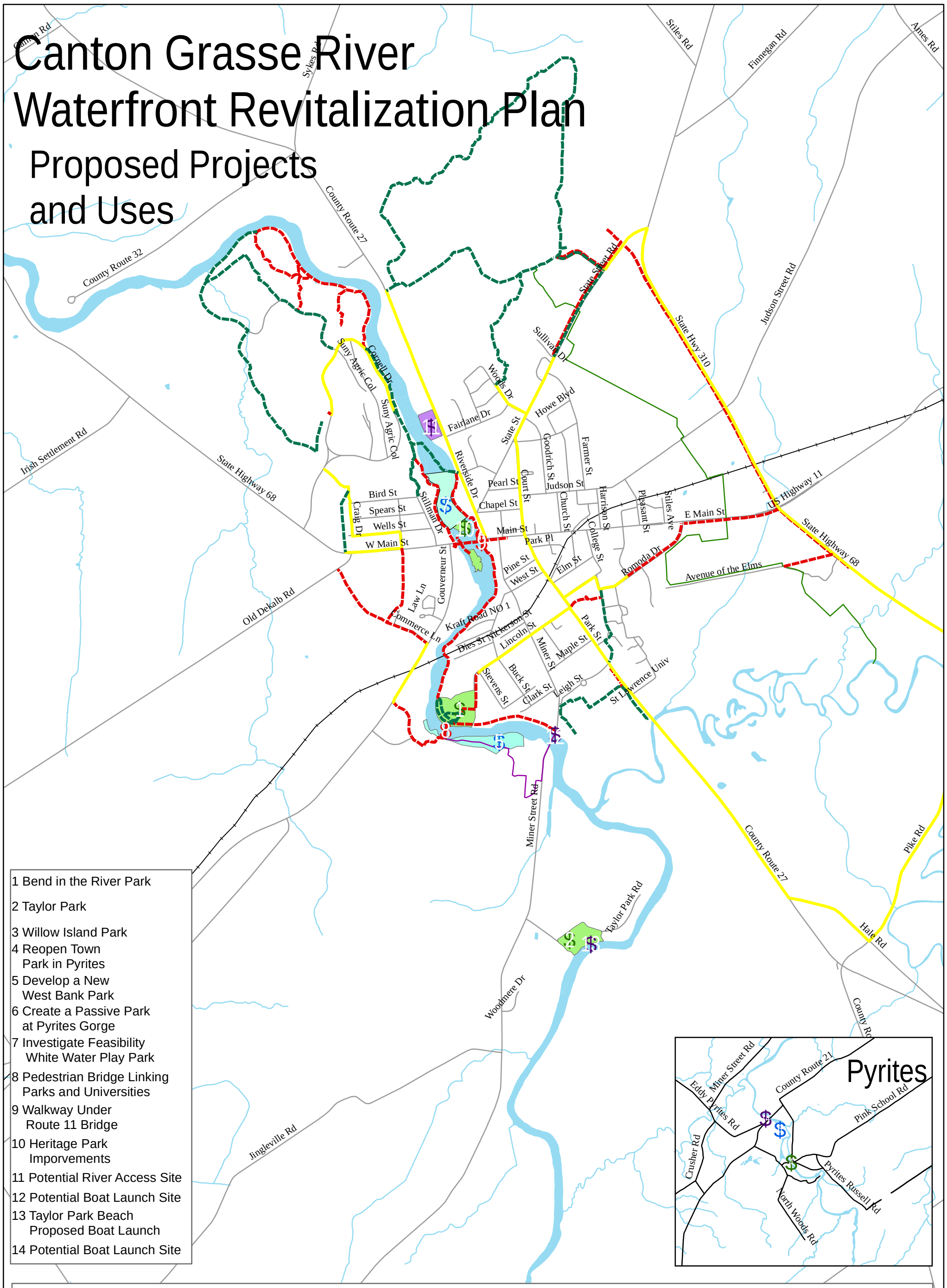
Data Sources: St. Lawrence County, NYS Museum, U.S. Census Bureau, USGS

Canton Grasse River Waterfront Revitalization Plan

Proposed Projects and Uses



RIVER STREET PLANNING & DEVELOPMENT

St. Lawrence University Libraries GIS Program

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Canton Grasse River Waterfront Revitalization Plan Proposed Zoning Techniques

RIVER STREET PLANNING & DEVELOPMENT

Established 1805 CANTON The of Northern New York

Your coast, your future NYSCoasts

This map was preparedf or the NYS Department of State Division of Coastal Resources with funds provided under Title 11 of the Envirnmental Pretection Fund.

- Hamlet
- Waterfront Commercial
- Waterfront Mixed Use
- Waterfront Residential
- WRP Boundary
- Waterfront Overlay

0 550 1,100 2,200 3,300 4,400 Feet

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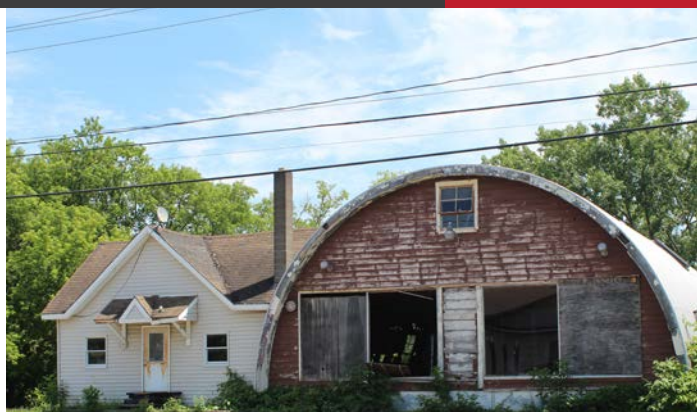
Canton Village Brownfield Opportunity Area Study, 2021



Canton
Step 2 Brownfield Opportunity Area Nomination Study

September 2021

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Acknowledgments

Canton Office of Community and Economic Development
Leigh Rodriguez, Director of Economic Development
Jeni Reed, Assistant

Project Steering Committee

Mary Ann Ashley, Town of Canton Supervisor
Michael Dalton, Village of Canton Mayor
Anna Sorensen, Village of Canton Trustee
Carol Pynchon, Village of Canton Trustee
Martha Foley Smith, Town of Canton councilmember
Lenore VanderZee, SUNY Canton
Paul Redfern, St. Lawrence University
John Gray, Canton Chamber of Commerce
Ron Burke, Canton Central School District
Varick Chittenden, Grasse River Heritage
Katherine Schleider, St. Lawrence Health System
Cindy Lawrence, United Helpers
Tammy Mackin, Canton Chamber of Commerce
Lesley Zlatev, New York State Department of State

Project Team

C&S Companies
Joy Kuebler Landscape Architect
EM Pemrick & Co

Special thanks to former Committee Members

Tim Danehy
Klaus Proemm
Ben Dixon
Carlos Alberto

Lead Project Sponsors

The Village of Canton Step 2 Brownfield Opportunity Area Nomination Study is sponsored by the Town and Village of Canton through the Office of Community Economic Development with funding provided through the New York State Department of State (DOS) Brownfield Opportunity Areas (BOA) Program.

Project Partners

The Program is a three-step process that provides grants and technical support to help municipalities and organizations complete and implement strategies that work towards revitalization within their communities. During the program, communities are formally designated as Brownfield Opportunity Areas, thus increasing their competitive position for access to funding as well as incentives under the New York State Department of Environmental Conservation's (DEC) Brownfield Cleanup Program, the Empire State Development Corporation's economic development

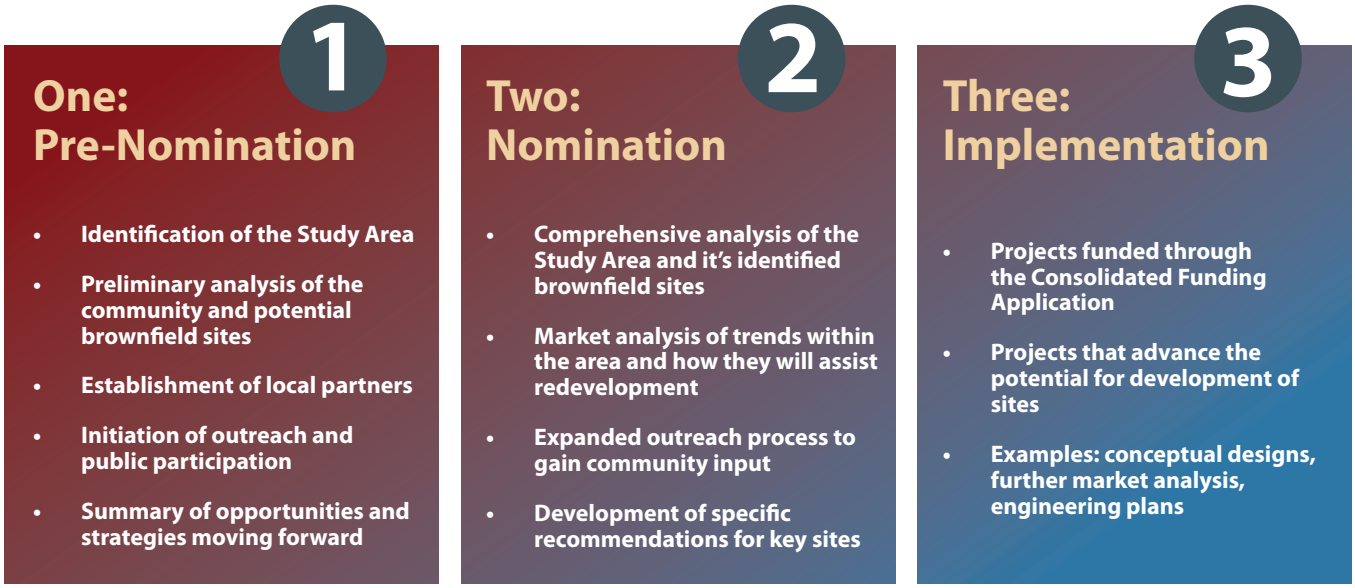

Figure 1: Three Step BOA Program

programs, as well as other State and Federal assistance opportunities.

Brownfield sites are typically former industrial, manufacturing or commercial properties where historic operations have either resulted in environmental contamination or are perceived as having resulted in environmental contamination. Many of these sites now sit vacant and detract from the strength of the surrounding area. The DOS and DEC have recognized that these sites have a tremendous negative impact on neighborhoods around them as a result.

The overall vitality of neighborhoods and corridors can be negatively impacted by the presence of vacant, underutilized, and brownfield sites. In many cases, property values

decline, reinvestment in the area decreases, and issues of safety arise when brownfield sites sit undeveloped. To combat these issues, the BOA Program assists communities in identifying and further analyzing these sources of neighborhood decline and then provides resources and capacity to develop implementation strategies that work towards the revitalization of sites that will catalyze resurgence in the neighborhoods surrounding them. However, being a planning program, the BOA does not provide direct funds for cleanup efforts. State and Federal programs exist for the cleanup and remediation of sites, such as the DEC Environmental Restoration Program and Brownfield Cleanup Program, and the United States Environmental Protection Agency's (EPA) Brownfields Program. These programs focus on physical investigations and cleanup and provide further assistance to municipalities that deal with brownfield impacts on a day-to-day basis.

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SECTION

1 PROJECT DESCRIPTION

The Town and Village of Canton completed their Step 1 BOA Pre-Nomination Study in July 2011. The Pre-Nomination Study was for a 207-acre study area within the Village of Canton focused on the downtown corridor along Main Street and surrounding major thoroughfares that were once lively centers of industrial activity along the Grasse River including Riverside Drive, Miner Street and Gouverneur Street.

In 2019, Canton was awarded funding to complete Step 2 of the BOA Program and move towards BOA designation. BOA designation typically happens directly after the completion of a Nomination document (Step 2).

BOA designation provides tools for communities such as support from DOS, priority and preference when being considered for NYS grants, and opens the door for tax credit opportunities through the New York State Brownfield Cleanup Program (BCP).

The Town and Village of Canton's Step 1 boundary encompassed public and privately owned land as well as roadways and rights-of-way with the Village's downtown as the heart of the Study Area. Of the 207 acres, 27 sites totaling 65 acres were identified as potential brownfields. Additionally, 9 sites totaling 8 acres were identified for being either vacant or underutilized. As such, the vacant, underutilized, and brownfield sites occupied over 35% of the overall Study Area. The identified brownfield, vacant, and underutilized sites were primarily located along or within close proximity to five primary established focus areas for redevelopment which assisted with shaping the BOA boundary. The focus areas included:

- Riverside Area – Riverside Drive and portions of Main Street.
- Jubilee Area – Focus on vacant storefronts within the Jubilee Plaza and surrounding vacant lots located on Miner Street.
- County Highway Department Area – Focus on rail line that runs through the Village and directly abutting properties (Hoot Owl, St. Lawrence County Highway facility, residences).
- Bend in the River Area – Bend in the River Park and surrounding properties (inactive water treatment facility, Atlantic Testing, Recreation Pavilion).
- Gouverneur Area – Gateway corridor and properties abutting Gouverneur Street / the westerly bank of Grasse River.

These focus areas for redevelopment were selected during Step 1 of the BOA Program due to the high number of vacancies; deterioration of structures within the areas; potential for reuse that will directly impact the community; past commercial and

industrial uses on properties which may have caused environmental contamination; and possible contamination within close proximity to Canton's natural resources. In recent years, the Village of Canton has experienced significant challenges for years with attracting new investment on vacant properties within their downtown and surrounding major thoroughfares. New investment would assist the Village of Canton with their goal of not just being a college-town but rather being a destination for people to live, work, play and study year-round. Year-round activity within the Village would help small businesses, encourage the safe use of the Village's natural resources and build a continued population of community members who contribute to enhancing the Village's vitality.

During the Step 2 process, the BOA Steering Committee decided that the Study Area boundary for the Step 2 BOA should include all of the properties and streets identified in Step 1, but would also extend to include all parcels along Gouverneur Street within the Village. The target-area acreage increased to 215 acres and now includes all parcels that are located directly east and west of the Gouverneur Street right of way within the Village of Canton (Map 1).

Related Planning Studies and Existing Materials

The Brownfield Opportunity Areas program is designed to align with previous planning efforts undertaken by the community and to continue momentum within the area towards revitalization. In doing so, the Village and surrounding areas will benefit from years of thoughtful planning, analysis and idea generation, and can leverage additional data to further strategies and decision-making. The following section presents a brief summary of planning efforts that have been reviewed, considered and incorporated into this study starting with the most recent.

Town of Canton, Village of Canton, and Village of Rensselaer Falls Comprehensive Plan

The Town of Canton, Village of Canton and Village of Rensselaer Falls initiated the development of a joint comprehensive plan in the fall of 2017 funded by New York State Department of State's Environmental Protection Fund (EFP). The plan's purpose was to outline a current inventory and analysis of the study areas as well as provide a roadmap for future development. The Comprehensive Plan outlined a vision for the three municipalities:

"In ten years, Canton will be the most connected and accessible community in the North Country. Situated between the foothills of the Adirondacks and the St. Lawrence River, and home to two institutions of higher learning, Canton will offer an attractive, safe, and healthy environment for its residents and visitors to live, learn, work and play. With abundant waterfront resources along the Grasse and Oswegatchie Rivers,

a vibrant, historic downtown, and quiet independent communities, residents and visitors to Canton will benefit from its broad array of educational, recreational, and agricultural opportunities. Canton will continue to encourage innovation, connectivity and entrepreneurship while building upon its commitment to sustainability and diversity to welcome visitors and businesses."

The plan also included four guiding principles:

1. **Community identity**
2. **Economic growth**
3. **Resiliency and sustainability**
4. **Transportation and mobility**

The document also included goals for the three municipalities and almost 130 recommended actions to achieve the vision of being the most connected and accessible community in the North Country.

The Comprehensive Plan will guide the municipalities on future planning to ensure cohesive and thoughtful development.

Canton Community Action Plan

In 2015, an Economic Development Steering Committee that consisted of multiple representatives from the Town and Village Boards, Economic and Community Development offices, local schools and universities and the Canton business community created a 5-year action plan for the Village and Town of Canton for 2016-2021.

The action plan included a vision to celebrate the vibrancy of the area as well as its rich history, culture, natural resources and available recreation. It also established five pillars to focus Canton's energies. Action items to support each pillar were identified, and a total of 29 action items were identified.

Five Pillars of the Community Action Plan

Ensure Canton is an attractive, safe, convenient, healthy place to live, learn, work, and play.	Support and expand local business and increase available jobs.	Enhance local government efficiency and encourage civic engagement.	Support and promote community resiliency and smart growth practices.	Support and promote tourism.

Figure 2: Priority Goals

Canton is now in the process of updating the Community Action Plan to reflect new goals for the next five years.

Canton Grasse River Waterfront Revitalization Program (LWRP)

The Town of Canton received a grant in 2006 to develop an inter-municipal Local Waterfront Revitalization Program (LWRP) for the Grasse River waterfront within the Town and Village of Canton and completed the project in 2010. The LWRP was updated in 2018 and established an updated Waterfront Revitalization Area Boundary that encompassed the Grasse River waterfront south of the Town of Potsdam line, hugged the waterfront travelling south through the Village of Canton and stopped north of the Town of Russell line. An Inventory and Analysis was completed for the established boundary including factors such as land use, flooding and erosion, wildlife habitat, and environmental issues such as water quality or potential contamination. The LWRP then established land and water goals, initiatives, and projects and discussed projects that were completed following the 2010 LWRP. A number of new goals were established in 2018 that included items such as:

- Enhance existing and develop new waterfront parks to provide for greater public access and enjoyment of the Grasse River.
- Expand and enhance the land trails network and pedestrian linkages within and to the Waterfront Area.
- Protect sensitive waterfront, open space, and agricultural resources.
- Revitalize and strengthen the local economy by encouraging the development and redevelopment of waterfront properties into an appropriate mix of uses and densities that are compatible with the waterfront and the historic Village of Canton.
- Increase cultural and heritage preservation activities.
- Ensure that planning documents and local laws support the protection of the Grasse River waterfront and its community character and that they encourage appropriate economic development.
- Develop tourism as an economic engine.

Grasse River Blueway Trail Plan

In 2015 the Town of Canton was awarded funding from NYS DOS Environmental Protection Fund (EPF) to develop a Grasse River Blueway Trail Plan. The purpose of the plan was to bring communities surrounding the Grasse River together to create a holistic identity based on their connection to the river, to fully understand existing recreational resources and to identify ways to enhance the experience of the Grasse

as well as create new enhancement opportunities within the Grasse River corridor for both residents and visitors. The Blueway Trail boundary includes the length of the Grasse River starting in the Towns of Colton and Clare to the river's confluence with the St. Lawrence River in the Town of Massena. It includes the Main, North, Middle and South branches and most of the river's watershed. It also includes off-river land along the main branch with the exception of the Upper and Lower Lakes Wildlife Management Area and the Little River outside of the Village of Canton.

The Blueway Trail Plan was framed using the following goals:

- Promote and market the Blueway as a four-season natural resource and recreational amenity for residents and visitors.
- Increase and enhance safe access to on-river activities including paddling, fishing and swimming.
- Improve on-land amenities to enhance and complement the river experience including parks, land trails for different users, camping and other visitor infrastructure.
- Enhance community revitalization by connecting the river to hamlets, "main streets" and other intrinsic resources.
- Guide stewardship through education about the river's ecological importance and heritage and provide guidance on protection at the individual, community and regional levels.

Canton Master Trail Plan

The Canton Master Trail Plan was funded under the 2015 grant that also funded the Grasse River Blueway Trail Plan. The Canton Master Trail Plan was developed in 2018 for the Town and Village of Canton to act as a blueprint for further development of the multi-use non-motorized network of trails and pathways that act as a connection to infrastructure and recreational assets within the community. The Master Trail Plan provided details on existing trail networks and bike lands, proposed enhancement strategies and priorities and funding opportunities. Priorities for the Canton Master Trail Plan included:

- Inspire people to choose non-motorized means of travel.
- Promote recreational activities such as walking, hiking, bicycling, rollerblading, skiing, snowshoeing, and roller skiing.
- Integrate different people and locations within the Village and Town of Canton and enhanced encounters among community members / visitors.

BOA Boundary Description and Justification

The 215-acre Study Area encompasses the southwest portion of the Village of Canton and includes a portion of Grasse River which flows from south to north through the center of the Study Area. The Study Area includes Bend in the River Park as its southern boundary; the State University of New York at Canton (SUNY Canton) footbridge as its northern boundary; Gouverneur Street as its western boundary; and Park Street as its eastern boundary.

The Study Area contains a wide mix of uses including Canton's Main Street and associated commercial and retail businesses, former industrial properties that directly border the Grasse River, community parks and open space, large vacant commercial plazas, mixed-use areas that include single- and multi-family homes, automotive repair shops and the Canton Highway Garage. The Study Area also contains sites outlined in Step 1 and new sites added to the list throughout the Step 2 process.

Figure 3: Boundary Map Area

The Study Area includes a number of important corridors and gateways within the Village. Riverside Drive, makes up a majority of the northern portion of the Study Area. Riverside Drive was once a major industrial, retail and commercial hub for the Village of Canton. Since the decline of industrialism, Riverside Drive went through major changes in land use and now lacks pedestrian activity. This is due to types of current land use, vacancies and lack of pedestrian-oriented streetscaping. The corridor has been auto focused for many years with a number of auto parts shops and mechanics. Due to past industrial uses and former garages that have since been demolished, there is uncertainty about the environmental integrity of properties along the Grasse River. There is also opportunity for reuse of vacant properties and new development to activate the corridor.

The Gouverneur Gateway, which is the main entrance into the Village of Canton for travelers coming from the south, has a wide-variety of uses ranging from human

services to gas stations to residential homes. Unfortunately, the thoroughfare still suffers from a high amount of vacancy and streetscaping. Due to past uses, contamination may be a barrier to redevelopment. Furthermore, a majority of the vacancy directly abuts the Grasse River which then creates barriers to access for community members and visitors.

Key sites and features in the East End Study Area include:

Northern Boundary
The northern portion of the BOA includes all parcels abutting Riverside Drive and ends just south of the SUNY Canton footbridge that connects Riverside Drive to the SUNY Canton campus. The northern portion of the BOA also includes a portion of the Village's Main Street corridor. Prominent features in the northern portion of the BOA include Grasse River Heritage Park, the Cascade Inn, Canton's Town and Village Municipal Building, and the Wight & Patterson Feed Mill.

Southern Boundary
The southern portion of the BOA encompasses all parcels east of Stevens Street and parcels along Lincoln and Buck streets. Features within the southern portion of the BOA include Bend in the River Park, the Recreational Pavilion, vacant water treatment building, the St. Lawrence County Manufacturing building (past Kraft Food Plant), and the Atlantic Testing building.

Western Boundary
The western portion of the BOA includes the Gouverneur corridor starting north of the Train Trestle. The western boundary is primarily comprised of all parcels directly abutting the Gouverneur Street corridor, but also includes the westerly bank of Grasse River. Notable properties near the western BOA boundary include the Dairy Queen, the former Triple A Lumber, Bimbos Bakery USA building, and Mace Motors.

Eastern Boundary
The eastern portion of the BOA includes all parcels that fall west of Park Street and east of Grasse River. Notable properties near the eastern boundary of the BOA include the former Jubilee Plaza, the St. Lawrence County highway department and garage, and the Hoot Owl Express.

Figure 4: Keys Sites and Features

As the planning process progressed in Step 2, the boundary was expanded to include all parcels directly abutting Gouverneur Street. Since Gouverneur Street is one of Canton's gateways into the Village of Canton and the community vocalized that the entirety of the corridor should be taken into consideration when planning reuse of sites that could negatively impact visitors' perceptions of the area.

SECTION

2 COMMUNITY PARTICIPATION

Purpose

Brownfield Opportunity Area Nomination Studies provide in-depth and thorough descriptions of existing conditions, identify new development opportunities and re-use potential for properties located within a community's Brownfield Study Area. The program emphasizes the identification and re-use potential of strategic sites to serve as catalysts for revitalization.

The Village and Town of Canton have been focused on many aspects of community renewal and revitalization with an understanding that, in order to succeed, the community must find new ways to take advantage of its assets and its setting. The community has been at work developing approaches specific to its Grasse River setting, and to address trails and multimodal accessibility. A new comprehensive plan, adopted in 2019, painted a vision for the community's future that emphasizes its Grasse and Oswegatchie rivers setting, historic downtown, and its diverse educational, recreational, and agricultural resources. In addition to the comprehensive plan, the community created the Grasse River Blueway Plan in 2018 and initiated a marketing plan in 2020 to support sustainable tourism and recreation on the entire river corridor from Russell to Massena; as well as a Master Trail Plan for the Village and Town, also published in 2018, These initiatives, like Brownfield Opportunity Area Step 1 Pre-Nomination and the present Step 2 Nomination Studies, position Canton to realize its vision for its future, to pursue funding, and to exploit opportunities highlighted in the market analysis.

To place itself in the best possible position to capitalize upon positive trends and augment existing efforts, Canton crafted a bold vision for the BOA that complements and supports the array of planning that has come before. The New York State Department of State Brownfield Opportunity Area program-funded study follows a Step 1 Pre-Nomination Study completed in 2011.

The BOA program ensures that the ideas for the future are local and aids implementation through a future, third step of the program. The local community's

strong voice in redevelopment planning for the study area ensures the recommendations have local support. To this end, the project team developed and implemented a series of engagement activities throughout the project. Public engagement is a cornerstone of the BOA program's success and the engagement activities were designed to gather community input and gauge sentiment about redevelopment options for the Canton Brownfield Opportunity Area. The public engagement program is designed to reach people who may not have been engaged previously and who could well become implementers and project partners in the future.

Community Participation & Visioning

This Brownfield Opportunities Area project included a Community Visioning process for vacant, underutilized, known and suspected environmental trouble spots throughout the BOA study area. To ensure that the scale of engagement was appropriate to the community it seeks to understand, the project followed a Placemaking methodology that utilized public engagement to build consensus, craft approaches to revitalization through creativity and collaboration, and to empower the community.

The project team was tasked not only with identifying site-specific solutions for vacant, underutilized and potentially contaminated sites, but also with finding possible solutions to quality-of-life concerns in the community, while seeking to ensure that the triple bottom line of economic, social, and environmental benefits can be met through the recommendations. Larger community initiatives – such as improvements to public and transportation infrastructure, future or proposed new developments and/or housing, and public amenities and recreational opportunities – were considered for appropriate placement in the BOA and were studied as part of the site analysis where the existing context of place best supports them as well as where future linkages, opportunities and community needs can be met.

Consultation Methods and Techniques to Enlist Partners

Due to the lack of interest and citizen participation in traditional public engagement methods, the project team approached these BOAs using non-traditional methods. The "Placemaking Vision Strategy" used in this Study is based on the way organizational development and team building experts approach problem solving and strategic planning with diverse user groups.

This approach to visioning is an excellent way to interact with citizens and stakeholders that is approachable and engaging. The "Placemaking Vision Strategy" helped the team obtain creative ideas, build relationships, and inspire imagination about the future of the Canton Brownfield Opportunity Area.

Specific Engagement Techniques

A Public Engagement Plan (PEP) was created at the onset of the BOA project to ensure a deliberate and comprehensive process to ensure the local community voice about redevelopment planning would be heard. This document is attached in Appendix A and includes the combination of methods for accomplishing public outreach activities. The specific methodology instituted included the following techniques:

- Steering Committee Meetings
- Small Conversations About Town
- Traditional Public Meetings
- Site Analysis and Visioning Tours
- Community Survey
- Social media

The Economic Development Committee and project team on the September 2019 "walkabout." Above left, discussing the vacant Dollar Store. Above right, SUNY Jubilee Plaza. Left, considering Riverside Drive.

From the onset of the BOA project, the Village and Town Economic Development Committee served as the project Economic Development Committee and played a vital role supervising the BOA project. The committee members ensured that the project proceeded smoothly, that the engagement activities were sufficient in terms of frequency and content and worked closely and collaboratively with the project team. The project team and the Economic Development Committee met on a regular basis for review and feedback of analysis, project opportunities and the development of the BOA plans. The committee met with the project team three times in person (before the global Coronavirus pandemic ruled out in-person meetings) and additional times on the Zoom platform. The meeting minutes from these conversations are provided in the Appendix. At project kickoff, the group went on a walking tour of the study area with the project team, sharing unique perspectives and engaging in wide-ranging conversations about the study area.

STEERING COMMITTEE MEMBERS		
Michael	Dalton	Village of Canton Mayor
Mary Ann	Ashley	Town of Canton Supervisor
Leigh	Rodriguez	Village and Town Economic Development Office
Jeni	Reed	Village and Town Economic Development Office
Karin	Blackburn	Former Town Clerk
Ron	Burke	Superintendent of Schools
Varick	Chittenden	Community Member
Tim	Danehy	Town Council
Ben	Dixon	St. Lawrence University
Cindy	Lawrence	United Helpers
Tammy	Macklin	Canton Chamber of Commerce
Carol	Pynchon	Village Trustee
Katherine	Schleider	Canton Potsdam Hospital
Anna	Sorenson	Village Trustee
Lenore	VanderZee	SUNY Canton
STATE ADVISORS		
Julie	Sweet	New York State Department of State
Lesley	Zlatev	New York State Department of State of Environmental Conservation Team
PROJECT TEAM		
Dan	Riker	The C&S Companies
Emma	Phillips	The C&S Companies
Ellen	Pemrick	E.M. Pemrick & Company
Eve	Holberg	Joy Kuebler Landscape Architect

Figure 5: Steering Committee Members

College students visit the BOA project table at the Farmer's Market, Sept, 27,2019, above left. Left, Mr. & Mrs. Remington stopped by the table at the Remington Arts Fesitval Sept. 28, 2019, left. Above, gathering input at the Feb. 6, 2020 Canton Chamber Dinner.

Small Conversations About Town and Small Group Engagement

Small Conversations About Town outreach includes "meeting the public in public," that is, where they are, rather than inviting them to come to the project team. These small community discussions may occur at grocery and department stores, in the main area of the library, at local community services locations and even at school functions and sporting events.

The goal of the project team is to hear local perspectives from as many viewpoints as possible. By going to community members where they are, the team had many casual conversations that made real and valuable contributions to the study knowledge base, educated and informed the public about the studies, and recruited citizen-champions for the study.

The project team held small community discussions at the Canton Farmer's Market on September 27, 2019 and again at the Remington Festival of the Arts on Sept. 28, 2019.

The team had a table with a large map of the BOA study area and engaged passers-by in conversation, On February 6, 2020, the team had a presence at the Canton Chamber of Commerce annual dinner. Additional planned events were suspended because of the pandemic.

Input gathered during these events is summarized in the Appendix.

At each engagement event, the team distributed what came to be called "small conversations questions" for participants to complete. The questions were:

- I want a _____ on_____Street in Canton's BOA Area!
- How can Canton's gateway areas be enhanced so they are more appealing?
- "My family and I would visit the Grasse River parks in the BOA more often if we could _____."
- What kinds events and activities would enhance the Canton BOA?

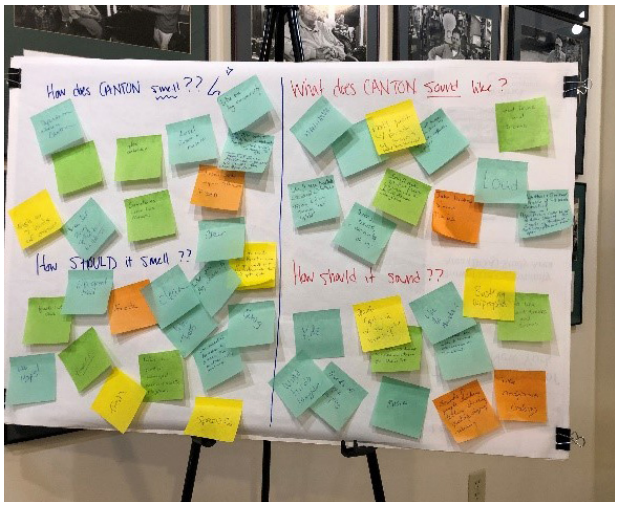
A final question invited participants to rank a series of statements about revitalization in order of importance with 1 being most important to them and 4 being least important to them. The statements are:

- Revitalize the housing stock in Canton's BOA
- Revitalize commercial areas with new shopping and dining options.
- Reuse vacant, underutilized, and abandoned commercial and industrial buildings to bring in more jobs.
- Develop Canton's tourism assets to support economic development.

Traditional Public Meetings

The project team understands that the public is the ultimate constituent and potentially the biggest champion for the Canton Brownfield Opportunity Area. The project team planned two public meetings for the BOA: one at the project's onset to explain the BOA program, review the BOA project scope of work, and to gather initial public input for the plan, and a second to introduce the study's vision, goals and objectives, and the findings and recommendations of the study.

The first public workshop was held on the evening of Nov. 20, 2019 in the upstairs community room at Traditional Arts in Upstate New York (TAUNY), 53 Main St. About 30 people participated in the meeting. The evening's activities began with a brief PowerPoint presentation about the Brownfield Opportunity Area and the study's purpose. Throughout the evening a member of the consultant team was available to answer questions about the Brownfield Opportunity Areas program and about the



Participants in the November 2019 Canton BOA workshop work on collaging their visions for the BOA's future, left. Above, Post-It Note answers to questions about the present and future of the BOA.

Canton Brownfield Opportunity Area in particular. A poster-sized map of the area was available to aid this discussion. Following the presentation, attendees were invited to participate in activities designed to draw participants out on their visions for a revitalized Canton BOA.

Two final public meetings were held on August 25th, 2021 at 2:30 and 5:30 PM. The meetings reviewed key findings from the Inventory and Analysis, Community Participation, discussed the Strategic Sites and next steps for Canton.

Site Analysis Tours

Site analysis tours are a 'boots-on-the-ground' approach to public and Steering Committee engagement. Together, participants discovered the challenges and constraints of the sites, discussed real solutions in real time, and identified creative ways to re-envision the areas as integral parts of the community. These tours allowed participants to move toward consensus much faster than traditional public meeting methods and provided participants with a shared sense of pride and ownership of the ongoing development of the final community vision and redevelopment plan. Visioning activity packet provided during the site analysis tour and an account of the discussions held during the tour are provided in the Appendix.

The project team, Steering Committee, municipal department heads, community members, and stakeholders participated in these Canton site analysis and visioning tours:

November 21, 2019 – Members of the steering committee and members of the community participated in an interactive site tour of the Gouverneur Gateway on Nov. 21, 2019. There were about a dozen participants on the tour. The tour began and ended at the Cascade Inn on West Main Street. The site analysis group walked the west

side of Gouverneur Street to the train trestle just beyond the Village line and back on the east side of Gouverneur Street.

The Gouverneur Street Gateway is one of St. Lawrence County's busiest corridors with almost 7,700 cars entering the Village from the south on Route 11 each day.

This was once a thriving mixed-use corridor with homes, local businesses and services including the local bakery, one of Canton's two lumber yards and a car dealership among many other uses. Over the years the character of the corridor has eroded. It lacks defined curb cuts, and features narrow sidewalks, few streetscape amenities, and no bike lanes. There are some deteriorating vacant and underutilized properties. The Gouverneur Street Gateway can be a welcoming image for the Village of Canton. It should communicate a sense of prosperity and vitality.

March 5, 2020 Interactive Site Tour – Members of the steering committee gathered for an interactive site tour of Main Street and Riverside Drive on Mar. 5, 2020. The tour was postponed from February 7, 2020 because of a winter storm. There were approximately eight steering committee and consultant team members on the tour. The tour began at the corner of Court, Park and Main streets and concluded on Riverside Drive.

Main Street and Riverside Drive define the downtown portion of the Brownfield Opportunity Area. The downtown area includes two of St. Lawrence County's busiest intersections: Main Street and Riverside Drive, and Main Street and Gouverneur Street, which was the focus of a November interactive site tour.

On Main Street, a diverse mix of businesses and services are present, and there is room for plenty more. NYS DOT has implemented some traffic calming measures, but the corridor lacks human scale and character. After some clean-ups and demolitions, Riverside Drive would provide a world of new opportunity for river access and views.

On March 22, 2020, New York State went into "New York on Pause" in response to the global COVID-19 pandemic. The remainder of meetings were held virtually.

Community Survey

A community survey was developed to gauge community sentiments about several BOA-related issues. The community survey is part of a robust community engagement program for the Step 2 Nomination Study and is the only engagement technique that results in scientifically quantifiable results.

With the support of the Economic Development Committee, the survey instrument was developed for launching on the on-line Survey Monkey platform. The instrument included 11 questions, including numerous opened -ended questions and opportunities to add comments to closed-ended questions. Open-ended questions and closed-ended questions that allow a comment are important because they help overcome any unintended bias in the survey instrument and to allow survey

respondents to clarify their responses. To publicize the survey, news releases were distributed to local media and the survey was also promoted through the project's social media.

The survey opened on December 4, 2019 and stayed open until January 31, 2020. There were 291 responses received with a completion rate of 64%, meaning that 64% of respondents answered all questions, a respectable response rate. The responses to the survey can be assumed to accurately reflect public sentiment and revealed a high level of community consensus. As a result, there is no concern about the margin of error introducing a lack of confidence in the instrument or in responses to its individual questions.

Survey respondents' answers to the open-ended question: What Would You Like to Add about Revitalizing the Canton BOA?

Figure 6: Canton Area Ward Cloud

Detailed charts, tables and discussion about the survey can be found in the Appendix of this document.

Social Media

At the project outset a social media presence was established on Facebook. The Facebook page was updated frequently throughout the project and was used to publicize tours, workshops, and the survey. Later on, survey results were posted for review.

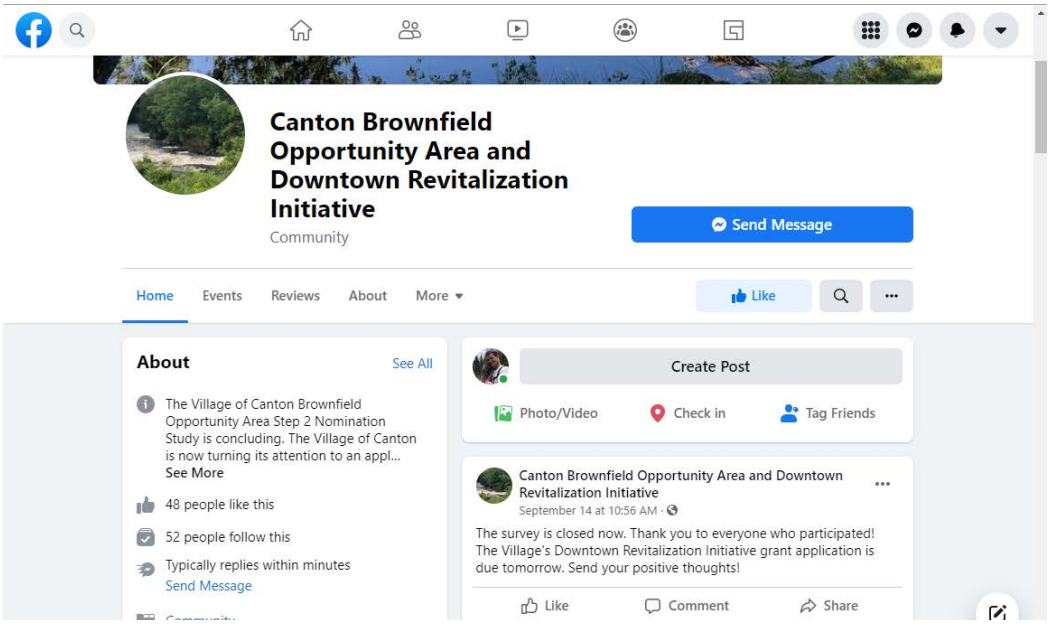


Figure 7: Canton Brownfield Area Facebook Page