



TOWN OF CANTON, VILLAGE OF CANTON AND
VILLAGE OF RENSSELAER FALLS

CANTON – A COMMUNITY CONNECTED

ADOPTED OCTOBER 7, 2019



Engineering and
Land Surveying, P.C.

RIVER STREET
PLANNING & DEVELOPMENT



Department
of State

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Acknowledgments

In September 2017, the Town of Canton, Village of Canton and Village of Rensselaer Falls, initiated the development of a comprehensive plan. The Canton Comprehensive Plan was created through a collaboration led by the Comprehensive Plan Committee, community members, local elected officials, Town and Village staff and dedicated local experts and volunteers. Thank you to the following for their generous contributions towards the development of the Comprehensive Plan.

TOWN OF CANTON

Mary Ann Ashley, Town Supervisor

Canton Town Board

Bob Washo, Town Council
Phil LaMarche, Town Council
Jim Smith, Town Council
Tim Danehy, Town Council

VILLAGE OF CANTON

Michael Dalton, Mayor

Canton Village Board

Sean O'Brien, Village Trustee
Carol Pynchon, Village Trustee
Klaus Proemm, Village Trustee
Beth Larrabee, Village Trustee

VILLAGE OF RENSSELAER FALLS

Michael Hammond, Mayor

Rensselaer Falls Village Board

Jolene LaSiege, Village Trustee
Stacy Gushea, Village Trustee
Charles Fifield, Village Trustee
Connie McAllister, Village Trustee

COMMUNITY ECONOMIC DEVELOPMENT OFFICE

Leigh Rodriguez, Director of Economic Development
Rebecca Bliss, Community Economic Development Assistant

CANTON COMPREHENSIVE PLAN COMMITTEE

Committee Co-Chairs:

Carol Pynchon, Village Trustee
Jim Smith, Town Council

Committee Members:

Ryan Ames, At-Large, Canton
Karin Blackburn, At-Large, Rensselaer Falls
Dakota Casserly, At-Large, Canton
Tim Danehy, Town Council
Michael Hammond, Rensselaer Falls Mayor
Jake Newman, At-Large, Canton
Sean O'Brien, Canton Village Trustee
Leigh Rodriguez, Economic Development Director
Charles Rouse, Canton Village Planning Board
Conrad Stuntz, Canton Village Zoning Board of Appeals
Don Tracy, Town Planning Board
Ginger Thomas, Recording Secretary

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EXECUTIVE SUMMARY



Executive Summary

In September 2017, the Town of Canton, Village of Canton and Village of Rensselaer Falls initiated the development of a joint comprehensive plan to address the current and future needs of the community. This plan is both a snapshot in time that outlines existing local and regional trends, as well as a roadmap to the future development of Canton.

While this is the first comprehensive plan for Canton since 1968, numerous planning efforts have taken place since that time to address the needs of the community. This plan brings together past efforts and presents a direction for the future of Canton. This plan helps to prioritize the investments to be made to achieve the community vision.

The vision, goals and recommendations of this plan were developed through an extensive public engagement effort which included three public open houses, stakeholder meetings, student input, outreach in the Hamlets of Pyrites and Morley and with local organizations.

Canton's vision for the future is captured in the following statement:

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 includes guiding principles and goals that set the direction for the future of Canton. The plan is organized into four main recommended action sections that align with the guiding principles:

- Community Identity
- Economic Growth
- Resiliency and Sustainability
- Transportation and Mobility

Nearly 130 recommended actions were identified that, when implemented, will achieve the vision. The following is a summary of priority actions recommended in this plan, presented by section. Please note that unless specifically indicated, recommendations for the Town of Canton also apply to the Village of Canton and Village of Rensselaer Falls.

COMMUNITY IDENTITY

The Community Identity section explores the resources in the community that create a sense of place, which is critical to the character and longevity of Canton. This includes historic resources, arts and culture and education.

Guiding Principle

Strengthen Canton's proud identity as the hub of St. Lawrence County by enhancing waterfront resources while supporting downtown reinvestment. Ensure that Canton's accessible downtown promotes a vibrant, active community for residents and visitors of all ages and income levels. Build on opportunities for recreation, agriculture, heritage-based tourism, the arts and Canton's educational institutions.

Goals

- Make downtown a more vibrant, active and functional place for residents, employees, students and visitors.
- Ensure growth occurs in a manner that preserves the quality of life, history and community character of Canton.
- Expand opportunities for residents and visitors to experience history, arts and culture.

Priority Recommended Actions

Town of Canton

- Encourage coordination between the Town and Village of Canton, SUNY Canton and St. Lawrence University to increase participation in the community by students, professors and visitors.
- Encourage participation of local public and private schools in cultural and educational opportunities in the community.
- Provide opportunities for student involvement in the community to facilitate civic and community engagement.

Village of Canton

- Create opportunities for outdoor music events, specifically at Taylor Park and Canton Island Park.
- Foster and encourage opportunities for live music and entertainment downtown in both Villages.
- Create vibrant experiences to attract college students downtown and connect with students in a meaningful way.
- Provide cultural diversity training for local businesses.

ECONOMIC GROWTH

The Economic Growth section provides background information on the current state of the Canton economy as it relates to local businesses and the tax base, tourism and hospitality, agriculture, housing, partnerships and health and human services.

Guiding Principle

Expand opportunities for employment and entrepreneurship by supporting local businesses and innovation. Leverage Canton's central location in St. Lawrence County to create a cultural and economic center by providing quality infrastructure and technology, expanding existing businesses and enhancing housing options to attract active community members and skilled employees.

Goals

- Develop and maintain a strong, diversified and sustainable local economy.
- Promote reinvestment in downtown Canton to attract and retain businesses and expand employment opportunities.
- Provide safe, quality housing choices to attract and retain residents.

Priority Recommended Actions

Town of Canton

- Promote the redevelopment of existing properties and reuse of existing buildings to retain a compact development pattern and support downtown and the hamlets.
- Encourage economic development that builds on Canton's strengths including its history, arts and cultural resources as well as outdoor recreational resources.
- Support redevelopment of brownfield properties in the community.
- Develop tourism as an economic engine.
- Coordinate with Cornell Cooperative Extension to explore potential Agri-tourism opportunities in the Canton Community.
- Distinguish the land uses of small- and large-scale farm operations and update zoning to reflect those differences.
- Support value-added agriculture that meets the needs of today's niche farmers.
- Expand the farmer's market to support more local farmers and increase the availability of fresh local food.
- Provide a diversity of quality housing options for young professionals, professors, seniors and families.
- Develop a strategy to utilize funds previously received from a NYS Department of Housing and Community Renewal HOME grant to improve and upgrade the existing housing stock through window replacement, lead paint removal, etc.
- Work with local partners to find approaches to support local businesses and entrepreneurship.
- Formalize the agreement with the Economic Development Consortium with a memorandum of understanding (MOU) to codify the fiscal shares of each party.

- Develop additional childcare opportunities in the community.

Village of Canton

- 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.

Village of Rensselaer Falls

- Explore opportunities for waterfront development along the Oswegatchie River waterfront on Front Street and West Front Street.
- Support existing downtown businesses and encourage the development of new small businesses.

RESILIENCY AND SUSTAINABILITY

The Resiliency and Sustainability section explores areas including economic and environmental sustainability, open space, recreation and the waterfront, public services and safety and shared services.

Guiding Principle

Enhance environmental, fiscal and economic resiliency through sound, deliberate and efficient sustainable practices. Support local government efficiency and the application of smart growth techniques to achieve long-term community resiliency.

Goals

- Ensure the availability of public facilities, infrastructure and emergency services that adequately serve Canton's present and future needs.
- Encourage smart growth techniques for future growth.
- Consider Canton's fiscal and environmental health in future decisions.

Priority Recommended Actions

Town of Canton

- Support the efforts of the Sustainability Committee.
- Amend local zoning regulations to plan for commercial-scale solar energy projects.
- Promote the use of alternative, renewable energy sources for public buildings; coordinate with NYSERDA to determine options for more energy-efficient systems.
- Continue implementation efforts of the Master Trail Plan, the Grasse River Blueway Trail Plan, the Oswegatchie River Blueway Trail Plan and the Canton Grasse River Waterfront Revitalization Plan and CCAP.
- Support the St. Lawrence County Land Trust in their efforts to protect the Grasse River and Oswegatchie River watersheds.
- Maintain and enhance existing and develop new waterfront parks to provide greater public access and enjoyment of the Grasse River and

Oswegatchie Rivers. This includes a cartop boat launch in the Village of Canton, improvements to the boat launch on the Little River, kayak and canoe launch in Pyrites and formal fishing access in the Village of Canton.

- Develop more sporting opportunities for children outside of the public-school system.
- Provide broadband service to entire Canton community.
- Explore opportunities for shared services among fire departments.
- Work with internet providers to secure additional funding to connect areas of the Town that remain unconnected.
- Coordinate with fire and emergency service providers in the Town regarding service and long-term planning for facilities.

Village of Rensselaer Falls

- Pursue New York State Energy Research and Development Authority's Clean Energy Communitites designation.
- Develop Rensselaer Falls as a key snowmobile destination to attract visitors and expand winter tourism opportunities.
- Relocate municipal office space to a location that is larger and accessible.
- Explore options for municipal water, natural gas and alternative energy.

TRANSPORTATION AND MOBILITY

An efficient and effective transportation system provides for a variety of travel options, by car, by foot, by bus or by bike. The Transportation and Mobility section describes the transportation related resources in Canton, including vehicular mobility, bicycle and pedestrian mobility and public transit.

Guiding Principle

Support a transportation system that is safe, convenient and accessible to people of all ages and abilities, with walkable downtowns, diverse transit options and bicycle-friendly streets.

Goals

- Maintain a safe and efficient transportation system that provides multi-modal access to all while maintaining the character of Canton.
- Encourage expanded bicycle, pedestrian and public transit options.

Priority Recommended Action

Town of Canton

- Continue to coordinate with stakeholders including DOT, the Town, Villages, businesses, and residents to gain a better understanding of potential benefits and impacts of the Route 11 bypass.
- Ensure land uses along key transportation corridors like Route 11 comply with the sustainable development goals of this comprehensive plan.
- Prioritize bicycle and pedestrian infrastructure in future transportation improvement plans at local and state levels.

- Evaluate existing traffic control measures at key intersections to determine if changes are necessary for better flow of vehicles, pedestrians and cyclists.
- Support the priority enhancements developed in the Canton Master Trail Plan.
- Consider formalizing a sidewalk replacement program to improve property aesthetics and improve walkability and pedestrian safety. Developing a sidewalk plan can help increase walkability and establish a regular schedule of maintenance.
- Evaluate opportunities to provide consistent and reliable public transportation.
- Support current public transportation offered through St. Lawrence NYSARC.

Village of Canton

- Develop bicycle infrastructure to establish Canton as a North Country bicycle hub. This can include the installation of bike racks, bike lanes, shared-use paths, sharrows or bike rental programs.
- Develop a bicycle network that utilizes streets beyond Main Street in the Village of Canton and consider collaborating with neighboring communities like Potsdam and Ogdensburg on a regional trail network. This will include an assessment of current and future bicycle routes to determine the best routes.
- Expand and enhance the trail networks and pedestrian linkages within and to the riverfront along the Grasse River in the Village of Canton.

FUTURE LAND USE

To be successful in preparing for the future, Canton must have land use regulations that provide the flexibility to accommodate the rapidly changing needs of business, commerce and residents while maintaining and enhancing the physical, cultural and social amenities that make Canton an attractive and vibrant community. The Future Land Use section provides a guide and recommended actions for ensuring that land use regulations in the Town of Canton, Village of Canton and Village of Rensselaer Falls are in line with the vision established in this plan.

Priority Recommended Actions

Town of Canton

- Organize regular joint land use board meetings.
- Limit sprawl along key Town/Village corridors
- Review and evaluate the Town's zoning ordinance and subdivision regulations to ensure consistency with this comprehensive plan.
- Provide and/or support training for land use board members to keep up to date on current planning and zoning practices and laws and meet the minimum four-hour training requirement as per Town Law §271.7-a.
- Continue enforcing existing land use regulations.
- Create a Citizen's Guide to Land Use and Development Regulations.

- Illustrate zoning standards and guidelines graphically.
- Encourage a pre-application conference with applicants and prospective developers to review requirements and guidelines to foster a development review process that considers the comprehensive plan vision and is efficient.
- Establish a Comprehensive Plan Oversight Committee to guide the plan implementation effort.

Village of Canton

- Organize regular joint land use board meetings.
- Limit sprawl along key Town/Village corridors
- Review and evaluate the Village's zoning ordinance and subdivision regulations to ensure consistency with this comprehensive plan.
- Provide and/or support training for land use board members to keep up to date on current planning and zoning practices and laws and meet the minimum four-hour training requirement as per Village Law §7-718.7-a.
- Continue enforcing existing land use regulations.
- Create a Citizen's Guide to Land Use and Development Regulations.
- Illustrate zoning standards and guidelines graphically.
- Encourage a pre-application conference with applicants and prospective developers to review requirements and guidelines to foster a development review process that considers the comprehensive plan vision and is efficient.
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Village of Rensselaer Falls

- Organize regular joint land use board meetings.
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- Provide and/or support training for land use board members to keep up to date on current planning and zoning practices and laws and meet the minimum four-hour training requirement as per Village Law §7-718.7-a.
- Continue enforcing existing land use regulations.
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- Illustrate zoning standards and guidelines graphically.
- Encourage a pre-application conference with applicants and prospective developers to review requirements and guidelines to foster a development review process that considers the comprehensive plan vision and is efficient.
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SECTION ONE

INTRODUCTION



Introduction

In September 2017, the Town of Canton, Village of Canton and Village of Rensselaer Falls initiated the development of a joint comprehensive plan to address the current and future needs of the community. This plan is both a snapshot in time that outlines existing local and regional trends, as well as a roadmap to the future development of Canton.

CANTON – A COMMUNITY CONNECTED

Canton includes the Town and both Villages collectively. Canton is connected **physically** to the region and its North Country neighbors through major transportation routes and scenic rivers. It is a community connected **internally** through its cultural and historic resources, working farmland, safe neighborhoods, walkable downtowns and its caring people. It is a community connected **economically** through employment centers, healthcare institutions and businesses attracting people from around the region and because it is the center of activity in St. Lawrence County as the county government seat. As host to St. Lawrence University and the State University of New York (SUNY) at Canton, Canton is an **educationally** connected community hosting 5,693 collegiate students each year in addition to the public and private school students. Canton is a community connected to its **natural environment and a sustainable** future through its natural resources, nature preserves, parks and waterfront areas.



Barn in the Town of Canton



Canton is a community that also has work to do. Maintaining existing connections requires constant dedication and attention. The community, through this planning process, has expressed a need for more connections that could be made to further enhance the development goals of the Town and Villages. Enhanced digital connections, improved transportation connections, more waterfront connections, better connections with educational institutions and employment centers, the connection between land use, transportation and community character, and improved working connections between municipalities. This comprehensive plan identifies existing connections that can and should be strengthened as well as new connections that should be made to prepare Canton for a future as a community connected.

Town of Canton

The Town of Canton is located near the geographic center of St. Lawrence County, bounded by the Towns of Pierrepont and Russell to the south, Lisbon to the north, Potsdam to the east and DeKalb to the west. **(See Map 4 – Study Area)** The Town includes the Village of Canton, located along the Grasse River, and the Village of Rensselaer Falls along the Oswegatchie River. The Town also includes the Hamlets

Agricultural Lands. Town of Canton



of Morley and Pyrites, both of which were significant to Canton's early history as a hub of industry in the mid-to late-19th Century. From 2000 to 2010 the overall population for the Town of Canton increased 6.4% from 10,335 to 10,995.¹ The population of Canton makes up nearly 10% of the overall population of St. Lawrence County, making it a significant population center in the region. Canton also serves as the County Seat, housing government offices and services. As of 2015, the median household

income for the Town was \$50,456, which is higher than St. Lawrence County at \$44,705, but lower than New York State at \$59,609.²

The Town of Canton derives much of its character from its agricultural past, which continues to this day. The Town is mostly rural with family farms and historic hamlets nestled among low rolling hills, forests, open grass lands, lakes and rivers. There are many opportunities for the future of Canton, including continued growth of small and large-scale agriculture, recreation opportunities through parks and trail networks and rural living.

Village of Canton

The Village of Canton is located near the eastern-central portion of the Town along the Grasse River. In 1800, Stillman Foote arrived in Canton and settled a one-square mile area of land, which eventually became the Village. Foote established

Main Street, Village of Canton



the first sawmill on the Grasse River and several families soon followed. The population began to build as did opportunities for industry along the Grasse River and agriculture on the rich soils in the area.³ Industry and the population in Canton continued to grow through the mid-20th Century, creating a vibrant and diverse local economy.

The Village of Canton contains the community's main business district along Main Street and includes a diversity of small businesses, restaurants and services. The Village also houses educational institutions like SUNY Canton and St. Lawrence University and county and municipal government services. While the Village of Canton has experienced a loss of industry and large-scale investment since the mid-20th Century, the community remains vibrant and economically diverse. The vibrancy of the Village is exemplified by its unique small-town feel, cultural and educational institutions and connections to the rich history and people that make up the community.

From 2000 to 2010 the Village of Canton population increased 7.3% from 5,882 to 6,314.⁴ The biggest population increase was among 20 to 34-year olds, which indicates an increase in those who are beginning their careers, buying homes for the first time and starting families. This age group also accounts for the college student population, an important population that can be tapped into to improve the vibrancy of downtown. This is also a group of well-educated individuals who may decide to stay in Canton to live and work. There are many opportunities for the future in the Village, including the redevelopment of the riverfront, diversification of local businesses along Main Street and the redevelopment of underutilized areas such as the Jubilee Plaza.

Village of Rensselaer Falls

The Village of Rensselaer Falls is located in the northwest corner of the Town of Canton along the Oswegatchie River. The Village was established in 1839 and was



Oswegatchie River, Village of Rensselaer Falls

originally named Tateville after the forge that was started by Tate, Chafee and Co. The Village continued to develop around the Oswegatchie River, which provided a source of water power that drove industry. With the establishment of a post office in 1851, the Village was renamed Rensselaer Falls after the original land lord, Stephen van Rensselaer.⁵ The Village continued to develop and by the 1870s, was bustling with mills, factories,

schools, hotels, shops and restaurants. By the mid-20th Century, all of the factories and mills had closed, which significantly impacted the local economy. Unlike the Village of Canton, Rensselaer Falls did not have other sectors like county government, education and healthcare to rely on. Today, the Village is ripe for redevelopment with numerous opportunities for waterfront and business development along Rensselaer Street, the Village's main business district, and Front Street. The Village offers compact, walkable neighborhoods with easy access to the Oswegatchie riverfront.

From 2000 to 2010 the population of the Village decreased slightly from 337 to 332. The largest increase in population was among the 20 to 34-year old age group, which increased by 32.7%.⁶ While the overall population decreased during this time period, the increase by this age group is a good sign that younger residents who are starting careers, buying homes and starting families are choosing to stay in Rensselaer Falls.

Hamlets

The Hamlets in the Town of Canton are historically significant population centers that represent an important connection to the Town's history and heritage. The Hamlets of Morley and Pyrites have strong community identities with residents who have ties to the communities that date back generations. These areas were prominent centers of industry and commerce and were paramount to the development of the Town.

Hamlet of Morley

The Hamlet of Morley developed around the Harrison Grist Mill, built in 1840 by Thomas Ludlow Harrison, which still stands today. By the late 1870s, the Hamlet had two churches, a butter-tub factory, two asheries, one hotel, small shops and stores and a post office.⁷ Today, the hamlet is a crossroads community with residents that have strong ties to the hamlet. Morley is an historically significant

Pyrites Fire Station



community that presents a number of opportunities to draw visitors and potentially new residents to Canton.

Hamlet of Pyrites

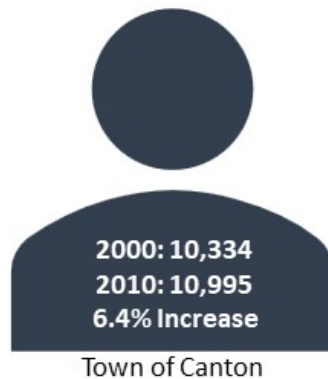
The Hamlet of Pyrites was first established as an industrial area due its abundance of the mineral iron pyrite, used in the process of making sulfuric acid to process paper pulp. The Hamlet grew with the development of the Pyrites Papermill. At one time the population of the Hamlet surpassed

1,500 people, which led to the establishment of schools, hotels, businesses and a fire department. After the stock market crash of 1929, the papermill never recovered and closed the following year. This greatly impacted the Hamlet, forcing

many to leave the community. Today the Hamlet is a crossroads community with a small population of residents with close ties to the region. A hydro-electric power generating facility operated by Enel Green Power North America, Inc is located in Pyrites. The facility produces 8.2 mega-watts of electricity and is located on an 80-acre parcel on both sides of the Grasse River between Eddy-Pyrites Road and Bridge Street.⁸

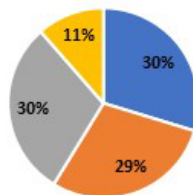
Demographics at a Glance

Population 2000-2010

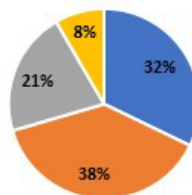


Population Breakdown by Age in 2010

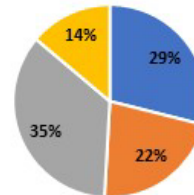
Town of Canton



Village of Canton



Village of Rensselaer Falls



Under 20 20-34 35-64 65+

Median Household Income 2015

\$50,456

Town of Canton

\$44,705

St. Lawrence County

\$59,609

New York State

Data Sources:

U.S. Census Bureau, 2000 and 2010 Decennial Census

American Community Survey, 2011-2015 Five-Year Estimates

THE PLANNING PROCESS AND PUBLIC ENGAGEMENT

The planning process began in September 2017 with the appointment of a 15-member Comprehensive Plan Committee (CPC) whose role was to oversee the development of the Comprehensive Plan. The CPC was comprised of representatives from the Canton Town Council, Canton Village Board, Rensselaer Falls Village Board, Town and Village Planning and Zoning Boards and at-large

Comprehensive Plan Committee Meeting



community members. The CPC held monthly committee meetings over the course of the plan development, working closely with the community and relying on the assistance of staff from the Community Economic Development Office, local elected officials and the consultant team from M.J. Engineering and Land Surveying, PC and River Street Planning and Development. This plan represents the CPC's effort to synthesize the diverse opinions it heard and respond to the issues facing the community.

Another component to the development of this plan was a review of past planning initiatives. Canton has undergone a number of planning efforts including the Canton Grasse River Waterfront Revitalization Plan, Canton Community Action Plan, the Canton Village Brownfield Opportunity Area Study, the Pyrites Brownfield Opportunity Area Study, the Grasse River Blueway Trail Plan and the Canton Master Trail Plan. The Comprehensive Plan is not separate from these plans, but rather incorporates and supports the recommendations and guidance from these plans.

Public Workshops, Meetings and Open House

The development of this plan was a community-driven process that included a variety of public engagement efforts. The recommendations from this plan were developed based on input from the public and various stakeholder groups. Public engagement and input were critical to the plan's successful implementation. Below is a list of public engagement opportunities that informed the development of this plan, followed by a brief description of each. Summaries of public input received during the development of this plan are presented in **Appendix A**.

Public engagement included:

- Three public open houses/workshops
- Stakeholder group meetings
- CPC outreach including input from students and meetings in the Hamlets of Pyrites and Morley
- Other community outreach including a meeting with the Canton Rotary Club and Campus Kitchens Free Will Dinner
- One-on-one phone conversations with stakeholders
- Interactive project website
- CPC meetings
- Town/Village website

Public Open House #1 – The first open house for the plan took place on November 16, 2017 at the St. Lawrence-Lewis BOCES, Canton. The open house included a

series of activity stations that introduced the project and gathered information about needs and opportunities within the Town over the next five to ten years. The open house also included a presentation outlining the project timeline followed by a question and answer session.

Public Open House #2



Public Open House #2 – The second Public Open House took place on May 24, 2018 at the St. Lawrence-Lewis BOCES in Canton. The open house included a series of activity stations that presented the draft Vision, Guiding Principles and Preliminary Recommendations of the Comprehensive Plan. At each station, participants had the opportunity to comment on the preliminary recommendations and indicate which recommendations were most important to them. The open house also included a presentation providing a project update and outlining next steps, followed by a question and answer session.

Stakeholder Group Meetings (Round One) – The first round of stakeholder meetings took place on November 15-17, 2017. The purpose of these meetings was to speak with leaders and key stakeholders of the community on a variety of topic areas to help establish the community vision and understand needs and opportunities for the community over the next five to ten years. In some cases, a phone call or separate meeting was held to accommodate schedules of the participants.

The CPC assisted the project team to identify key stakeholders and topic areas. All stakeholder groups were also encouraged to participate in the ongoing planning process and help spread the word about public engagement opportunities.

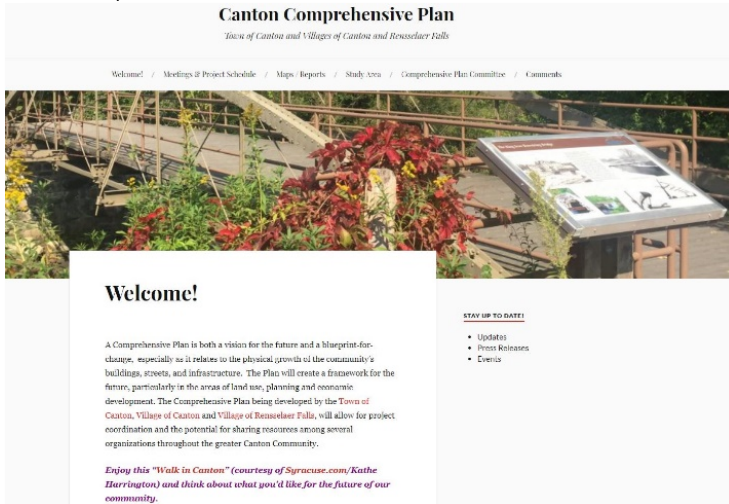
The following topic areas were covered during the first round of stakeholder group meetings:

- History and Culture
- Education
- Open Space and Recreation
- Economic Development
- Building, Development and Housing
- Agriculture
- Infrastructure, Mobility and Transportation

Along with the stakeholder group meetings, comments and ideas were gathered at meetings with the Canton Sustainability Committee, the Economic Development Consortium and the Economic Development Steering Committee.

Stakeholder Group Meetings (Round Two) – The second round of stakeholder group meetings took place on February 5-6, 2018. The purpose of these meetings was to listen to and learn from community leaders and key stakeholders on a variety of topics to help understand needs and opportunities over the next five to ten years. In some cases, a phone call or separate meeting was held to accommodate participant schedules.

Canton Comprehensive Plan Website



The project team met with stakeholders in these topic areas for the second round of meetings:

- Recreation - Taylor Park
- Agriculture
- Planning Board and Zoning Board of Appeals Chairs
- Health and Human Services
- Tourism and Hospitality
- Business Owners
- Internet Access/Connectivity

Along with these stakeholder groups, comments and ideas were gathered at meetings with the Canton Rotary Club and the free will meal sponsored by the Campus Kitchen Project at the Unitarian Universalist Church.

Comprehensive Plan Committee Outreach – Members of the CPC held outreach events at various locations throughout the Town of Canton to gather input from a wide range of community members. Outreach events took place in the Village of Rensselaer Falls on April 2, 2018, Hamlet of Morley on April 18, 2018 and the Hamlet of Pyrites at the Pyrites Fire Station on April 20, 2018.

Committee members also met with local students at Canton High School on Thursday, March 15, 2018 to learn about issues and opportunities from the perspective of the younger generation of Canton residents. Questions posed to students included, what do you like about Canton, what's missing and what would make you want to move back to Canton after college?

Interactive Project Website - The CPC developed an interactive website for the Comprehensive Plan. This website was an important way to reach an expanded audience within the community. The website provided information about the plan including project updates, public meeting announcements and information about the Comprehensive Plan Committee. The website also allowed site visitors to leave comments about the plan as another way to gather input about issues and opportunities in Canton.

Comprehensive Plan Committee Meetings - The CPC held regular meetings to provide feedback, discuss progress and determine next steps throughout the planning process to keep the project focused and on track.

Town/Village Website – The Town/Village website was utilized to announce public meetings, post press releases and provide links to the comprehensive plan website.

PLAN ORGANIZATION

The plan includes a Vision and Guiding Principles section, which sets the direction for the future of Canton. Following the Vision and Guiding Principles section, the plan is organized into four main recommended action sections that align with the Guiding Principles:

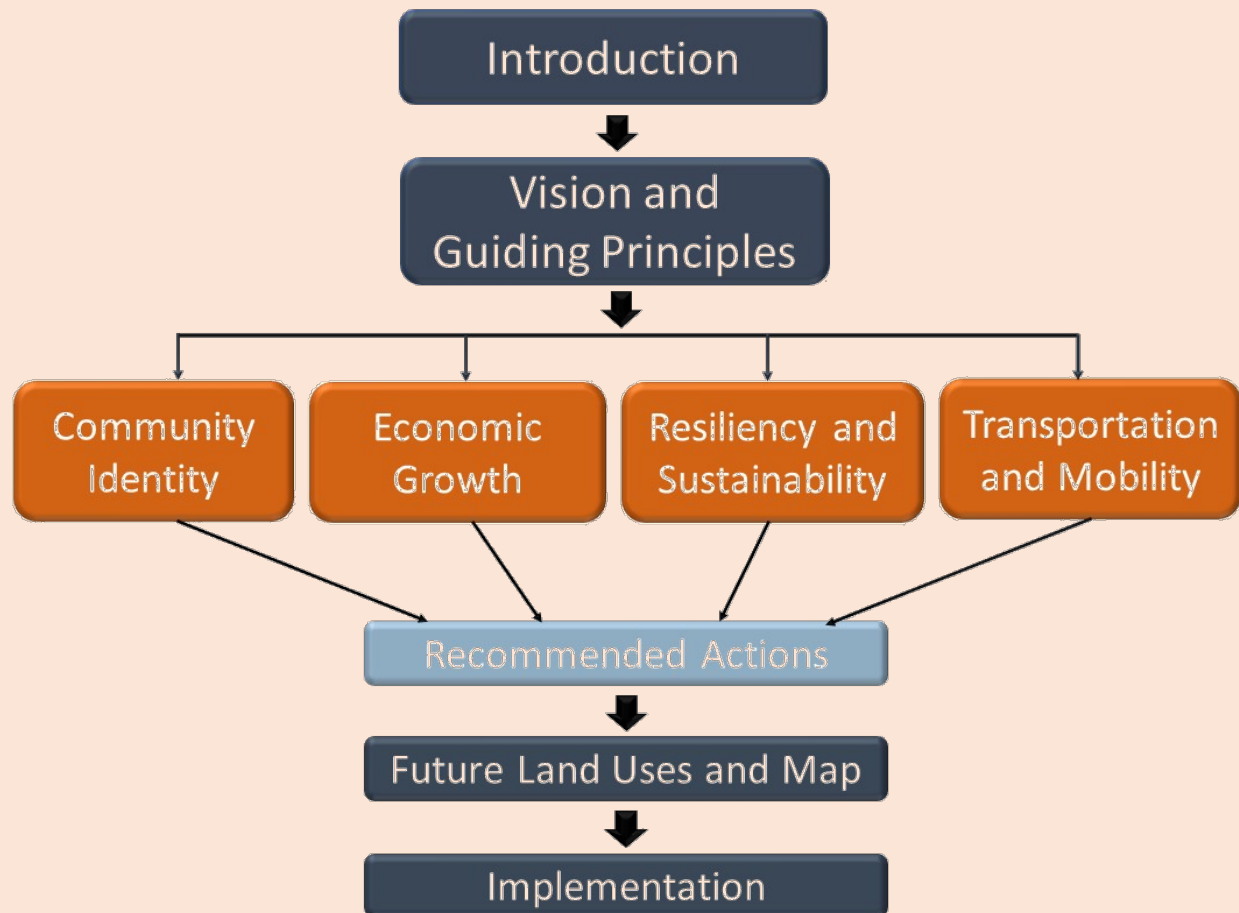
- Community Identity
- Economic Growth
- Resiliency and Sustainability
- Transportation and Mobility

Each recommendation section includes a Background, Opportunities and Challenges and Recommended Actions section. It should be noted that some recommendations may overlap with one another in different sections. This is an important reminder of how interrelated each aspect of the Canton has been and will continue to be. It is these interrelationships and connections that will sustain the community economically, socially and environmentally into the future.

The plan then looks at future land use within the community and illustrates the Town and Village’s vision for future land uses. Finally, the plan discusses implementation of the recommended action items and includes an implementation matrix to guide Canton in making this plan a reality. Each recommendation in the plan has a number identification. Please note that this number does not indicate the prioritization of recommendations. Instead, the prioritization of recommendations can be found in the implementation matrix.

The Appendices of the plan contains documentation and background information to support the recommendations. The appendices include an inventory and analysis of existing conditions in Canton, the Community Outreach Process and Plan, stakeholder meeting summaries, public workshop summaries, comments received on the project website, an overview of past planning efforts and the Taylor Park Programming Plan.

Plan Organization at a Glance



¹ American Community Survey, 2015 5-Year Estimates

² American Community Survey, 2015 5-Year Estimates

³ Liscum, J. C. (1996). *Canton: The Town Friendliness Built*. Commercial Press

⁴ U.S. Census Bureau, 2000 and 2010 Decennial Census

⁵ Liscum, J. C. (1996). *Canton: The Town Friendliness Built*. Commercial Press

⁶ American Community Survey, 2015 5-Year Estimates

⁷ Liscum, J. C. (1996). *Canton: The Town Friendliness Built*. Commercial Press

⁸ Town and Village of Canton Grasse River Waterfront Revitalization Plan, 2010

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SECTION TWO

VISION AND GUIDING PRINCIPLES



Vision & Guiding Principles

A vision statement establishes the direction of the community over the next five to ten years. It forms the basis for the comprehensive plan and all subsequent recommendations aim to achieve the established vision. The vision below was developed with input gathered from the public at public open houses, stakeholder meetings, CPC meetings and comments received through the project website.

VISION STATEMENT

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.





To achieve the Vision, a series of guiding principles were developed. Taken together, these guiding principles present a sustainable framework for a healthy, productive and creative community.

GUIDING PRINCIPLES

These guiding principles are intended to be an overarching guide to the specific recommendations that will follow. A community is a series of interconnected systems and networks – each dependent on the success of the other. As such, these guiding principles are closely interconnected and interrelated. The synergy and connectivity between the recommendations within each guiding principle will be paramount to the overall success of Canton achieving its desired vision.

Community Identity

Strengthen Canton's proud identity as the hub of St. Lawrence County by enhancing waterfront resources while supporting downtown reinvestment. Ensure that Canton's accessible downtown promotes a vibrant, active community for residents and visitors of all ages and income levels. Build on opportunities for recreation, agriculture, heritage-based tourism, the arts and Canton's innovative educational institutions.

Economic Growth

Expand opportunities for employment and entrepreneurship by supporting local businesses and innovation. Leverage Canton's central location in St. Lawrence County to create a cultural and economic center by providing quality infrastructure and technology, expanding existing businesses and enhancing housing options to attract active community members and skilled employees.

Resiliency and Sustainability

Enhance environmental, fiscal and economic resiliency through sound, deliberate and efficient sustainable practices. Support local government efficiency and the application of smart growth techniques to achieve long-term community resiliency.

Transportation and Mobility

Support a transportation system that is safe, convenient and accessible to people of all ages and abilities, with walkable downtowns, diverse transit options and bicycle-friendly streets.

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SECTION THREE

COMMUNITY IDENTITY



Community Identity

Guiding Principle

Strengthen Canton's proud identity as the hub of St. Lawrence County by enhancing waterfront resources while supporting downtown reinvestment. Ensure that Canton's accessible downtown promotes a vibrant, active community for residents and visitors of all ages and income levels. Build on opportunities for recreation, agriculture, heritage-based tourism, the arts and Canton's innovative educational institutions.

Goals

- Make downtown a more vibrant, active and functional place for residents, employees, students and visitors.
- Ensure growth occurs in a manner that preserves the quality of life, history and community character of Canton.
- Expand opportunities for residents and visitors to experience history, arts and culture.

Canton is rich in history, culture and the arts. This section explores the resources in the community that give Canton its sense of place, which is critical to the character and longevity of the community. Canton is many different things to many different people, all of which combine to create a unique and special place. Canton is the Village green, kayaking on the Grasse River, skating in the Pavilion, enjoying live music, grabbing coffee and a bagel, golfing at St. Lawrence University or

Silas Wright House, Village of Canton



Civil War Memorial, Village of Canton



Partridge Run Golf Course, shopping at local small businesses and traveling to work at one of the many employment centers. It's a community working together to create a safe playground for its children in Rensselaer Falls. It's a bike ride or walk at Heritage Park, Canton Island Park or the Remington Recreation Trail. It's visiting TAUNY or the Gallery of Art and Learning (G.O.A.L.) for a one-of-a-kind gift. It's visiting an Amish farm stand for fresh produce and a handmade basket or buying maple syrup from one of Canton's maple producers. All of these aspects of life in Canton work together to create a sense of place that attracts visitors to Canton and retains residents.

Placemaking focuses on creating communities that emphasize people and quality of life through the development of neighborhoods, inviting public spaces and amenities to facilitate community revitalization. An effective placemaking process capitalizes on a local community's assets, inspiration and potential, ultimately creating good public spaces that promote people's health, happiness and wellbeing. This in turn attracts visitors and

residents that support the local economy.¹ Enhancing and preserving this sense of place, while also embracing the changes necessary to compete with today's ever-changing world requires a careful balance.

This section includes recommendations for the following elements that are intended to preserve and enhance this balance in Canton:

- Historic Resources
- Arts and Culture
- Education

Historic Resources

Background

Canton's rich history is evident around every corner. The historic Main Street in downtown Canton remains much as it has since the 19th Century and has avoided the urban renewal that swept the nation in the 1960's. A short walk down Main Street provides a glimpse into the history of the community from the Silas Wright house, the home of a prominent Canton figure and former Governor of New York, to Heritage Park, the former site of factories and saw mills around which the community developed. The Village of Rensselaer Falls' historic downtown along Rensselaer Street retains much of the historic footprint that the Village developed around despite losing a number of buildings to fire. Mill ruins on the Oswegatchie River provide a glimpse into the Village's industrial past.

Morley Grist Mill



Morley Grist Mill

The Morley Grist Mill was built in 1840 by Thomas Ludlow Harrison. By the 1870s, the Hamlet of Morley was a bustling community with two churches, one flouring mill, a butter-tub factory, two asheries, one hotel, four stores, several small shops, a post office and a population of nearly 300 people.

Canton has taken proactive steps towards the preservation of historically significant areas throughout the community. To protect the historic built environment, the Village of Canton established the Canton Village Park Historic District in section 325-112 of the Village of Canton Zoning Code (**See Map 5: Parks, Recreation and Historic Resources**). The purpose of this historic district is to protect the physical and aesthetic environment of the community, encourage public knowledge and understanding of the community's past and foster civic and neighborhood pride and sense of identity.² The boundaries of the Canton Village Park Historic District encompass the area from Church Street to Riverside Drive and also includes

Willow Island and Falls Island. This creates a level of protection and preservation for buildings along and surrounding Main Street to retain the historic character of the area.

The social history of Canton is maintained and overseen by the Canton Historian. The Historian's office is located on the second floor of the Municipal Building and contains a collection of memorabilia, diaries, maps, cemetery records, minutes, school books, photos, books, walking tour brochures and much more. The Village of Rensselaer Falls also has a local Historian and houses a number of historical artifacts and resources at the Rensselaer Falls Historical Society located in the former Congregational Church on Rensselaer Street.

Opportunities and Challenges

The historical resources in Canton present a number of opportunities. The regional history can be utilized to develop the tourism economy and can include historic walking tours and museums like the Silas Wright House. Historic walking tours can also be developed as a way to draw visitors to the Hamlets of Pyrites and Morley. Opportunities exist for self-guided paddling tours using maps or mobile applications to identify mill ruins and other landmarks and sites from the river.

A number of opportunities exist to develop attractions related to Frederic Remington, an American painter born in Canton, and John Henry Rushton, a renowned boat builder whose shop was located in Canton on the Grasse River.

A challenge for improving and showcasing the historic resources of Canton is a lack of municipal staff capacity and volunteers to develop and run new programs and initiatives. Another challenge is a lack of space in the Municipal Building for the Historian's office. Space is limited, and the office and its historical resources are inaccessible to those with mobility issues due to incompliance with the Americans with Disabilities Act regulations. The Town and Village of Canton should consider relocating historic exhibits to a location that is accessible. This could potentially be tied in with the addition of a new visitor center in the Village.

Another challenge includes insufficient amenities to offer visitors once they arrive in Canton. A lack of dining and entertainment options was noted in stakeholder discussions as a barrier to attracting more visitors to Canton. Also, the heavy truck traffic along Main Street may deter visitors from participating in walking tours due to noise and air quality concerns.

Heritage Park, Village of Canton



Historic Resources Recommended Actions

Town-wide Recommendations

- 3.1 Increase cultural and heritage preservation activities and continue efforts to protect historic properties throughout Canton, including the Hamlets of Pyrites and Morley.
- 3.2 Create destinations that highlight local historic figures such as J. Henry Rushton and Frederic Remington. The contributions of these figures were significant to the early history and development of Canton. Remembering their history and celebrating their accomplishments keep Canton's history alive and contributes to the community's identity.
- 3.3 Promote cultural and historic resources offered through local colleges and universities as well as nonprofit organizations.
- 3.4 Improve accessibility to Canton's historic and cultural resources in the Historian's office by adhering to Americans With Disabilities Act guidelines and standards.
- 3.5 Become a Certified Local Government (CLG) to assist with historic preservation and eligibility of grant opportunities. The CLG program directly links a community's preservation goals to state and federal preservation programs.³ In New York State this program is administered by the New York State Office of Parks, Recreation and Historic Preservation and provides technical assistance and legal advice on historic preservation activities and access to grants specifically for CLGs.
- 3.6 Support restoration of the Morley Harrison Grist Mill and promote it as a historical and cultural destination to draw visitors to the Hamlet of Morley.
- 3.7 Develop a hamlet master plan for Pyrites and Morley. A hamlet master plan would identify hamlet-specific concerns and the most appropriate recommendations to address those concerns. Once prepared, the Town Board could adopt a hamlet master plan as an amendment to the comprehensive plan.

Village of Canton Recommendations

- 3.8 Coordinate with nonprofit organizations, educational institutions and the Canton Historian to develop historic walking tours of Canton's villages and hamlets.

- 3.9 Establish design guidelines to maintain the historic character of Village of Canton core and strengthen the historic district by developing and enforcing design guidelines.

J. Henry Rushton Carving, Heritage Park



Arts and Culture

Background

Canton offers a variety of arts and cultural resources through local educational and nonprofit institutions that contribute to Canton's sense of place. Canton's arts and cultural resources include art galleries, performing arts, museums and a growing music scene.

Below are examples of arts and cultural organizations and resources in Canton:

St. Lawrence County Historical Association

The St Lawrence County Historical Association (SLCHA) is a nonprofit membership organization and museum that serves as an educational resource for the use and benefit of the citizens of St. Lawrence County and others interested in the County's history and traditions. The Association collects and preserves archival material and artifacts pertinent to the County's history. In cooperation and collaboration with other local organizations, the Association

promotes an understanding of and appreciation for the County's rich history through publications, exhibits and programs. The SLCHA operates within museum standards established by the American Alliance of Museums.

Grasse River Heritage Park

The Grasse River Heritage Park is located on Coakley Island and Falls Island in the Village of Canton. This is the site of old mills and the heart of the Village's historic manufacturing district in the 19th Century. Features of this park include walking trails, interpretive signage and a scenic overlook at the western cascade waterfalls.

Traditional Arts in Upstate New York

Traditional Arts in Upstate New York (TAUNY) is a nonprofit organization dedicated to teaching about the folk culture and living traditions of New York's North Country. TAUNY showcases a diversity of customs and traditions like storytelling, music, crafts, local food and folk art, that make life special in the North Country. TAUNY offers workshops taught by local artists and two to three changing exhibits each year.

Richard F. Brush Art Gallery

The Richard F. Brush Art Gallery at St. Lawrence University is open to students and the public. The Gallery provides a forum for the creative and critical expression of artists, historians and curators. Activities include lectures, panel discussions, residencies, tours, acquisitions, conservation projects and cultural opportunities for a variety of audiences.

Canton Island Sculpture Park

Located on Willow Island in the Village of Canton, this park features sculptures by regional and national artists. The park was designed to help improve the aesthetics of Willow Island and to showcase local artists. The park is owned by the Grasse River Heritage Area Development Corporation (GRH), an organization dedicated to promoting and developing economic, cultural, educational and recreational opportunities and to improve the aesthetic appearance and environmental quality along the Grasse River Corridor in the Town of Canton.

Opportunities and Challenges

Canton's arts and cultural resources add vibrancy to the community that can attract residents and visitors and create a potential demand for tourism. Drawing visitors to Canton supports the local economy and strengthens the local tax base. Stakeholder and public input have indicated that while Canton has a great variety of arts and cultural resources, there are a number of challenges to be overcome to attract and retain visitors in Canton. This includes a lack of restaurant options, retail shops and lodging options like bed and breakfasts. Another challenge is that a number of establishments close relatively early, leaving few nighttime activities for visitors to enjoy.

Arts and Culture Recommended Actions

Town-wide Recommendations

- 3.10 Promote cultural institutions including the Canton Historian's Office, TAUNY, and the St. Lawrence Historical Association, as tourism destinations and community gathering spaces.
- 3.11 Support arts and cultural festivals as well as the various organizations that work to organize those events, including TAUNY, the Canton and St. Lawrence County Chamber of Commerce, and the universities.
- 3.12 Develop a bike tour program, working with local cycling enthusiasts and the Chamber of Commerce, that highlights Canton's historic and scenic resources.
- 3.13 Work with arts and cultural institutions to develop programming for elementary, middle and high school students that focuses on Canton's history and culture.
- 3.14 Create more community gathering spaces to provide activities for children and teens. These gathering spaces can provide entertainment and also create connections with the local community and encourage community engagement.

Village of Canton Recommendations

- 3.15 Improve wayfinding to parking areas and local attractions to make it easier for visitors to find their way around the community. This encourages visitors to stop and spend time and money in the community.
- 3.16 Create opportunities for outdoor music events, specifically at Taylor Park and Canton Island Park. Providing venues for live music can help create and expand the cultural outlets of the community and create regional attractions that boost the local economy.
- 3.17 Construct a bandshell at one of Canton's waterfront parks to provide space for events and create a local attraction.
- 3.18 Foster and encourage opportunities for live music and entertainment downtown in both Villages.
- 3.19 Collaborate with other Grasse River communities to develop a visitor center or museum in the Village of Canton.

Education

Background

Canton is part of a regional education hub that includes St. Lawrence University and SUNY Canton, as well as Clarkson University and SUNY Potsdam in the neighboring Town of Potsdam. Also located in Canton is the St. Lawrence-Lewis BOCES, which provides career training for high-school students and adults, special

education, alternative schools, technology education and teacher training, as well as dozens of programs to expand educational opportunity and help school districts operate more efficiently. Together, these education institutions provide many professional jobs in the North Country, create arts and cultural outlets for residents and visitors and act as institutional anchors that contribute to the sense of place in the community.

Residents of Canton are served by a combination of public and private educational resources. Most students attend schools that are part of the Canton Central School District at the elementary, middle and high school. There are also several private nonprofit educational organizations that serve the community, including St. Mary's parochial school, Little River Community School and Deep Root Center for self-directed learning.

The Canton Free Library is an important institution in Canton that provides enriching educational opportunities through its lectures, performances, cultural programs and instructional and informational workshops. The library offers educational programming for children throughout the school year and summer. The present library dates to 1887 and has been an integral part of downtown since the construction of its current Park Street location in 1907. A

SUNY Canton



portion of the funding for the library was previously provided by the Town and Village of Canton. Funding is now provided through an additional tax collected by the Canton Central School District. The library has two other branches in Rensselaer Falls on Rensselaer Street and in Morley on County Route 27.

Another important educational resource in Canton is the St. Lawrence County Cornell Cooperative Extension. With an education focused mission, the organization provides unbiased research, education and demonstration in food and agricultural systems, life skills, community enhancement, rural stewardship and youth development.

Opportunities and Challenges

Educational institutions including SUNY Canton and St. Lawrence University, present a number of opportunities to develop and enhance the town-gown relationship within the community. The population of students and faculty utilize downtown shops and restaurants and contribute greatly to the local economy. A steady flow of visitors from family visits and college sporting events contributes to downtown commerce and also creates a demand for lodging. The Town and Villages should continue to work together with these institutions to ensure that the needs of these populations are being met. This coordination will result in higher contributions to the local economy for the Town and Villages and can help improve the attractiveness of these institutions for prospective students and the retention of current students.

Public and stakeholder input indicates a number of challenges related to education and those involved with educational institutions in the community. These conversations indicated that there are not enough amenities to attract students downtown. There is a need for more student-centered businesses including more restaurant options, music venues and gathering spaces. The Village of Canton should be a magnet for students to create a vibrant experience.

Education Recommended Actions

Town-wide Recommendations

- 3.20 Encourage coordination between the Town and Village of Canton, SUNY Canton and St. Lawrence University to increase participation in the community by students, professors and visitors.
- 3.21 Encourage participation of local public and private schools in cultural and educational opportunities in the community.
- 3.22 Provide opportunities for student involvement in the community to facilitate civic and community engagement.

Village of Canton Recommendations

- 3.23 Support programs and outreach efforts of Canton Public Library.
- 3.24 Encourage businesses to provide goods and services that appeal to a wide variety of ethnicities and cultural backgrounds to meet the needs of the diverse student bodies of SUNY Canton and St. Lawrence University.

- 3.25 Create vibrant experiences to attract college students downtown and connect with students in a meaningful way. This may include new music venues, event spaces, and easy access to goods and services.
- 3.26 Provide cultural diversity training for local businesses.

¹ Project for Public Spaces

² Canton Village Code, Section 325, Article 14

³ New York State Office of Parks, Recreation and Historic Preservation, <https://parks.ny.gov/shpo/certified-local-governments/>



SECTION FOUR

ECONOMIC GROWTH



Economic Growth

Guiding Principle

Expand opportunities for employment and entrepreneurship by supporting local businesses and innovation. Leverage Canton's central location in St. Lawrence County to create a cultural and economic center by providing quality infrastructure and technology, expanding existing businesses and enhancing housing options to attract active community members and skilled employees.

Goals

- *Develop and maintain a strong, diversified and sustainable local economy.*
- *Promote re-investment in downtown Canton to attract and retain businesses and expand employment opportunities.*
- *Provide safe, quality housing choices to attract and retain residents.*

Economic growth is foundational to Canton's success and is interconnected with many aspects of daily life. The connections between local businesses, tourism and hospitality, agriculture, housing, health and human services and the strength of community partnerships, all play a role in supporting the Canton economy. Strengthening and developing these connections will support economic growth in the community, providing critical tax revenue for maintaining the community long-term.

Main Street, Village of Canton



This section includes recommendations for the following elements:

- Business and Tax Base
- Tourism and Hospitality
- Agriculture
- Housing
- Partnerships
- Health and Human Services

The recommendations presented in this section were developed based on CPC and community input and are supportive of several past planning efforts. Taken together these recommendations are intended to achieve the vision of this Plan.

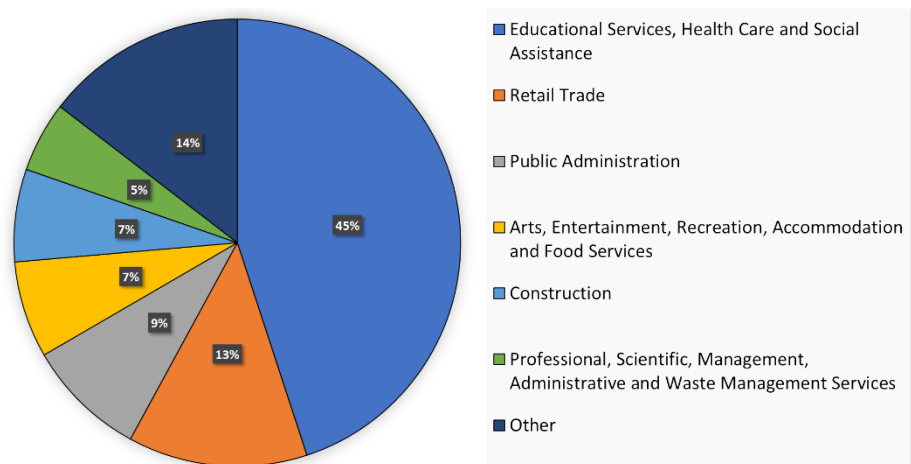
Business and Tax Base

Background

A community's tax base is the total amount of taxable assets, income and assessed value of property within a tax jurisdiction.¹ The tax base is impacted by commercial businesses and sales tax revenue as well as the types of properties that are being taxed in a given area. For example, properties that are government or nonprofit-owned are exempt from paying property taxes. This can negatively impact the tax base and place a higher financial burden on taxpaying property owners. A strong and healthy tax base results in higher revenues for municipalities through property and sales taxes, allowing them to better serve residents with necessary services like fire, police and infrastructure improvements.

Canton's economy includes a diversity of small businesses, local and county government, educational institutions, medical facilities and nonprofit organizations. The largest employment sector in the Town is Educational Services, Health Care and Social Assistance at 45% of the workforce.² This sector includes educational institutions like SUNY Canton, St. Lawrence University, St. Lawrence-Lewis BOCES

Canton Employment Sectors 2016



American Community Survey, 2016 Five-year Estimates

and medical institutions, including the St. Lawrence Health System, Claxton Hepburn Medical Center, United Helpers and St. Lawrence County NYSARC. These institutions provide employment opportunities for Canton and the greater North Country region and create a diverse customer base to support local businesses. A population of nearly 10,000 people and 3,200 households live within one mile of Canton's downtown center. From a regional context, Canton is part of a market area of nearly 44,000 people within 15 miles of downtown.³ Included in this market area is a large student and faculty population between SUNY Canton and St. Lawrence University and SUNY Potsdam and Clarkson University in the neighboring Town of Potsdam. The critical mass of students, faculty and visiting family make great contributions to the local economy.

The next largest employment sectors in the Town of Canton includes Retail Trade at 13%, followed by Public Administration at 9% of the workforce. This represents the diversity of small businesses in the Town and Canton's role as the St. Lawrence County Seat. As the County Seat, Canton is the center of regional civic activity and helps to create job opportunities.

Historically, Canton's downtown along Main Street and the Grasse River was the center of industry and commercial activity. This activity has steadily declined since the 1970s with the onset of deindustrialization and a significant decline in manufacturing experienced in many upstate New York communities. While Canton's downtown remains the center of commerce and civic activity, a number of vacant and underutilized properties along the Grasse River waterfront and scattered throughout downtown present opportunities for redevelopment. Downtown revitalization is a significant focus of this plan as well as other planning efforts that Canton has undertaken, including the Grasse River Waterfront Revitalization Plan, Canton Village Brownfield Opportunity Area Step One: Pre-Nomination Study (BOA), Canton Community Action Plan and the Master Trail Plan. Downtown revitalization in Canton includes diversifying and improving the local economy, reusing vacant and underutilized properties and improving bicycle and pedestrian infrastructure.

Economic development efforts in Canton are led by the Community Economic Development Office and a unique public-private partnership, which includes an advisory group, known as the Economic Development Consortium, and the Canton Economic Development Steering Committee. The Consortium is composed of the principals of several of the area's largest employers who contribute their expertise and finances to bolster efforts to grow the Canton economy. The Economic Development Steering Committee comprises representatives of the Consortium and meets monthly to help implement strategic priorities in cooperation with the Director of Economic Development and the municipal governments. Specifically, the Steering Committee is responsible for updating and implementing the Canton Community Action Plan, which includes input from a wide variety of stakeholders from both the private and public sectors about the future development and focus of the community. The development of a comprehensive plan was one of the priority projects identified in the 2015 Canton Community Action Plan.

The following is an overview of recent grants and economic development initiatives that Canton has administered:

Grasse River Corridor Blueway Trail Planning and Implementation – This grant in the amount of \$85,000, funded efforts related to the Grasse River Corridor Blueway Plan, installation of Blueway Trail directional signs, the Comprehensive Trail Master Plan for the Town of Canton, and the Pyrites Canoe and Kayak Launch.

Land Use Waterfront Planning – This grant was in the amount of \$47,500 and included the funding of this joint comprehensive plan between the Town of Canton, Village of Canton and Village of Rensselaer Falls. This grant will also include Part 1 of the Local Waterfront Redevelopment Plan for the Oswegatchie River and a Grasse River Blueway Marketing Plan.

St. Lawrence River Valley Redevelopment Agency Community Development and Environmental Improvement Program – This \$25,000 grant will be used for the planned Maple Hill Water Expansion Project, which will extend municipal water across the Grasse River to the Maple Hill subdivision.

Northern Border Regional Commission – This \$250,000 grant will be used for the planned Maple Hill Water Expansion project.

Empire State Development – This \$236,000 grant will be used for the planned Maple Hill Water Expansion project.

New York Main Street Program – The New York Main Street Program (NYMS), administered by the Office of Community Renewal, provides financial resources and technical assistance to communities to strengthen the economic vitality of traditional Main Streets across New York State. The program funds projects including façade renovations, interior commercial and residential upgrades and streetscape enhancements. In 2016, Canton received a \$300,000 NYMS grant which funded seven different projects, including interior and exterior improvements, HVAC replacements, sewer repairs, roof repairs, and the renovation and creation of second floor apartments.

Community Development Block Grant Microenterprise Program - The Microenterprise Grant is designed to support existing and start-up businesses with business expenses, including machinery, equipment, inventory, employee training and working capital. In 2016, Canton received a \$200,000 Microenterprise grant which funded six projects, including three new business start-ups and the expansion of three existing businesses.

A full summary of active grants in Canton is available in **Appendix A**.

Opportunities and Challenges

As the St. Lawrence County Seat, Canton is the center of county government activity and public employment for the region. This attracts visitors from across the County to downtown Canton who visit local restaurants and shops and utilize community services. A challenge as the County Seat is that much of the property in the Village is utilized by tax-exempt organizations. Nearly 66% of properties within the Village are tax-exempt, including publicly-owned property, nonprofit organizations and educational and religious institutions. The high percentage of untaxed property places a significant tax burden on property owners and can be a deterrent to prospective home buyers and businesses looking to relocate to Canton.

Many of the nonprofit and social service-based offices downtown occupy Main Street storefronts. It is important that these services remain downtown to serve the needs of the community. However, identifying alternative locations for these services within downtown, off Main Street, may better serve to strengthen the tax base. See the Future Land Uses section for more information on recommended land uses along Main Street and throughout downtown.

Canton is primarily a professional community with jobs in government, finance, higher education and healthcare. Being within proximity of four colleges, Canton provides a large supply of well-educated potential employees that can help attract new businesses to the region and retain college graduates. With SUNY Canton's engineering and technology-based degrees, efforts should be made to draw technology-based firms to locate in Canton where they can gain access to a well-educated workforce. Proximity to the Canadian border also gives businesses easy access to the Canadian market. A significant challenge that hinders the ability to attract these types of firms is a lack of technological infrastructure. Highspeed internet access is a key piece of infrastructure that is needed to attract technology-based industries. See the **Resiliency and Sustainability** section for further discussion of broadband infrastructure needs.

Canton's proximity to Fort Drum, located approximately 50 miles southwest of Canton, creates a potential opportunity to attract new residents and employees to the community. More than 15,000 service members work at Fort Drum. Those transitioning out of the military may find that Canton is the best location to live, work and raise families.

Many communities throughout the country are seeking new and innovative approaches to spur downtown redevelopment. One way is through the development of the "maker economy". A maker economy refers to an economy that is supported by locally produced goods through small-scale manufacturing and retail sales. Traditional manufacturing in the 20th Century was characterized by large factories that produced significant pollution, noise and other issues that required them to be located away from population centers. Small-scale manufacturing requires less space and produces fewer environmental impacts, providing more flexibility for its location. Vacant areas in downtown Canton along Riverside Drive or

Jubilee Plaza may provide infill opportunities to develop maker spaces and accommodate small-scale manufacturing and retail businesses. This would not only create jobs downtown, but also create destinations to draw visitors. Maker spaces may include small breweries, confectionary shops, furniture makers, clothing manufacturers and much more.

The Canton Industrial Park presents an opportunity for future business and commercial development in Canton. The Canton Industrial Park is located on Commerce Lane in the Village of Canton and is owned and operated by the St. Lawrence County Industrial Development Agency (IDA). The IDA is a public benefit corporation created under New York State General Municipal Law, Title 2, Section 914. Its mission is to promote, encourage, attract and develop job opportunities and economically sound commerce and industry in St. Lawrence County. As of 2019, existing commercial space in the Industrial park has been filled, which demonstrates the strengthening business climate in Canton. Available land in the industrial park presents an opportunity for future commercial and industrial growth in Canton.

Vacant buildings and properties downtown create eyesores, lower surrounding property values and limit access to the Grasse River waterfront. The Canton Village Brownfield Opportunity Area Step One: Pre-Nomination Study (BOA), recommends actions to remediate and utilize vacant sites to promote greater access to the Grasse River and redevelop key areas of Canton's downtown. Areas of focus include Riverside Drive, Jubilee Plaza, the County Highway Department area along Miner and Park Streets, Bend in the River area along Lincoln Street and former industrial sites along Gouverneur Street. The need for redevelopment of these areas should be focused on commercial, residential and mixed-use land uses to enhance the tax base and spur activity in downtown Canton. The redevelopment of vacant and underutilized properties remains one of the greatest barriers towards the revitalization of downtown. Vacant properties detract from the community character, cost municipalities significant amounts of lost tax revenue and can lead to unsafe conditions that lower surrounding property values.⁴

Another common barrier to the revitalization of downtowns is unresponsive property owners. This can include issues of unkempt landscaping, dilapidated building exteriors and refuse left on the property. The following is an overview of tools that communities can utilize to deal with unresponsive property owners.

- **Uniform Building Code** - The New York State Department of State, Division of Building Standards and Codes administers a mandatory Uniform Fire Prevention and Building Code (Uniform Code) and the State Energy Conservation Construction Code (Energy Code) statewide. This code is the standard followed by local building code enforcement officers to ensure the public health and safety of the built environment. The Uniform Code provides consistent standards for new construction, building rehabilitation, fire safety and housing maintenance. The Uniform Code and Energy Code can be found here: https://www.dos.ny.gov/DCEA/laws_regs.html

Many communities have adopted procedures to support code enforcement officers to uphold the Uniform Code as well as local codes. Failure of a property owner to comply may lead to penalties and fines, depending on the local procedures.

- **Local Property Maintenance Codes** – Local property maintenance codes are designed to set standards for the physical condition of existing housing and non-residential property, including commercial or industrial land uses. The codes make property and building maintenance a legal requirement instead of an option.

Municipalities can adopt a property maintenance code using model codes such as the International Property Maintenance Code created by the International Code Council (ICC). ICC is an organization that develops model codes and standards used in the design, build and compliance process to construct safe, sustainable, affordable and resilient structures. New York State has adopted the ICC Property Maintenance Code as a model code for municipalities to utilize and is available for review at the following link: <https://codes.iccsafe.org/public/document/toc/1052/>. This code includes provisions for the condition of property exteriors and covers areas such as sanitation, grading and drainage, weeds, motor vehicles, and generally unsafe conditions among other provisions. The model code that New York State has adopted also covers interior provisions for light, ventilation and occupancy limitations, plumbing facilities and fixture requirements, mechanical and electrical requirements and fire safety requirements. A municipality can implement a property maintenance code using the same process used to adopt other new laws or ordinances.

- **Abandoned Property Neighborhood Relief Act** – Vacant abandoned properties (also known as ‘zombie properties’) often are the result of unresponsive property owners and typically become involved in a foreclosure process. Properties in a foreclosure process are of serious concern for local governments. According to an April 2016 Research Brief of the Office of the New York State Comptroller, a survey of mortgage servicers in New York State found that “approximately 31% of homes in foreclosure process upstate started out vacant or became vacant at some point during foreclosure.” This same report also indicated that in 2016, New York State had the fourth-slowest foreclosure process in the nation at 2.5 years per property on average.

To combat the blight created by vacant and abandoned properties, the Abandoned Property Neighborhood Relief Act was signed into law in June 2016. This law imposes a pre-foreclosure duty on banks and servicers to maintain vacant and abandoned properties (or face civil penalties), creates a statewide electronic registry of abandoned properties and expedites

foreclosure for vacant properties to return to the market and local tax rolls. This law also includes the Community Restoration Fund, which is intended to assist property owners facing foreclosure.

Many of these tools are already being utilized and are part of the Village of Canton and Town of Canton Codes but have not been enforced effectively.

Stakeholder meeting discussions and conversations with Village staff have indicated that there is a lack of adequate office space in Canton. Some downtown buildings have vacant second floors that could provide usable office space. However, due to current code and Americans with Disabilities Act (ADA) requirements, the rehabilitation of these spaces is often cost prohibitive. Rehabilitating existing buildings preserves the historic character of downtown and has the potential to reestablish street level activity, encourage economic investment and enhance the local tax base.

The rehabilitation of vacant buildings requires several basic, yet technical steps to understand the current condition of a structure and evaluate the appropriate actions involved in its rehabilitation. This includes a structural conditions assessment followed by a building systems assessment which includes HVAC, electrical and plumbing systems. The next steps include a hazardous materials investigation, researching the historic significance of the structure and finally, evaluate the economic feasibility of the building rehabilitation.

Business and Tax Base Recommended Actions

Town-wide Recommendations

- 4.1 Promote the redevelopment of existing properties and reuse of existing buildings to retain a compact development pattern and support downtown and the hamlets.
- 4.2 Implement land use tools as stated in the Future Land Use section to direct growth and investment to the downtown core, where infrastructure already exists and there is capacity to support future growth.
- 4.3 Encourage economic development that builds on Canton's strengths including its history, arts and cultural resources as well as outdoor recreational resources.
- 4.4 Provide business and technology training for small business owners.
- 4.5 Support recommendations of the St. Lawrence County Comprehensive Economic Development Strategy.
- 4.6 Create opportunities to retain college graduates and soldiers transitioning out of service at Fort Drum to live and work in Canton.
- 4.7 Support redevelopment of brownfield properties in the community.
- 4.8 Encourage County employees and others utilizing the many public service agencies based in Canton to spend time and resources downtown.

Village of Rensselaer Falls Recommendations

- 4.9 Explore opportunities for waterfront development along the Oswegatchie River waterfront on Front Street and West Front Street.
- 4.10 Support existing downtown businesses and encourage the development new small businesses.

Village of Canton Recommendations

- 4.11 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. Areas to focus waterfront redevelopment include areas along Riverside Drive, Miner Street Road, commercial areas along Buck Street and commercial areas along Lincoln Street.
- 4.12 Initiate Step 2: Nomination of the Brownfield Opportunity Area Program and its components.
- 4.13 Broaden and diversify tax base by creating mixed-use zones in key locations that support a vibrant downtown core.
- 4.14 Encourage growth and development of restaurants, shops and boutique lodging options like inns and bed and breakfasts beyond Main Street in the Village of Canton.
- 4.15 Work with property owners to revitalize underutilized properties.
- 4.16 Work with the IDA to market the Canton Industrial Park with a focus on small-scale manufacturing, maker space, incubators and accelerators to increase employment opportunities, support local entrepreneurs and grow local businesses. Coordinate with other partners that are also supporting these types of ventures, such as Cornell Cooperative Extension's value-added agricultural efforts.

Tourism and Hospitality

Background

Tourism and hospitality play an important role in Canton's local economy. Canton is within close proximity to the Adirondack Mountains, Canada and the Thousand Islands region of New York, which presents numerous opportunities for local and regional tourism. Many tourists may travel through Canton to reach a destination, creating opportunities that encourage those passing through to stop and visit. Visitors can explore Canton's historic Main Street, two golf courses, parks and museums. Canton's many historic and recreational resources provide opportunities for visitors and include the Silas Wright House, Heritage Park, the Grasse River Heritage Trail and Traditional Arts in Upstate New York (TAUNY). Local colleges and universities also create a demand for tourism and hospitality. Students visiting for their college searches and parents visiting students need lodging, places to eat and sites to explore. Both the St. Lawrence County Chamber of Commerce and the Canton Chamber of Commerce provide information and promote tourism in the region.

Canton's natural and recreational resources are an asset to the community that can help drive and improve the tourism industry. The Grasse and Oswegatchie Rivers draw hundreds of people each year for paddling and fishing. The Canton Canoe Weekend is an annual event that attracts nearly 300 paddlers and even more spectators. The event honors John Henry Rushton and his famous boat works, founded in 1875 along the Grasse River in downtown Canton.⁵

Canton's agricultural resources are another asset that can attract visitors and bolster the tourism and hospitality industry. Agritourism creates a link between agricultural production and processing with a unique visitor experience. This may include farmer's markets, demonstration farms, farm breweries, cut-your-own Christmas tree farms, winery tours, rural bed and breakfasts, apple orchards or any value-added farming business. This type of tourism can be very beneficial to the economic growth of a rural community like Canton, as it supports local agriculture and attracts visitors.

Opportunities and Challenges

The tourism and hospitality industry in Canton can be further developed to make Canton a premier destination and help support the local economy. SUNY Canton and St. Lawrence University create a demand for tourism through the visitation of parents of current and prospective students. Visitors of these institutions require lodging, food options and entertainment. The town-gown relationship between Canton and these institutions is more important than ever. By strengthening these relationships, Canton and these institutions can work together to make improvements that help increase visitation to Canton, increase enrollment at the colleges and universities and improve the local economy.

Tourism and hospitality are also impacted by the recreation and arts and cultural resources available. Golf courses, access to the Grasse and Oswegatchie Rivers and Indian Creek Nature Center in the scenic Upper and Lower Lakes Wildlife Management Area provide attractions that draw visitors. Canton has many recreational opportunities available to attract visitors to the community; the challenge is providing enough offerings to encourage an extended stay. In order to achieve this, Canton will need to provide more variety in dining, lodging, retail and entertainment options.

Canton's agricultural resources create many opportunities for the expansion of agritourism in the community. Partnering with organizations like Cornell Cooperative Extension and local agriculture-based businesses can help drive the expansion of agritourism. The Cornell Cooperative Extension Learning Farm on Route 68 hosts educational programs events and demonstrations of innovative crops, products and farm practices.

Tourism and Hospitality Recommended Actions

Town-wide Recommendations

- 4.17 Develop tourism as an economic engine.
- 4.18 Coordinate with Cornell Cooperative Extension to explore potential agri-tourism opportunities in the Canton Community.
- 4.19 Promote existing recreational opportunities including golf courses, natural resources and cultural institutions as tourist destinations.
- 4.20 Promote Canton as a destination for Canadian tourists.
- 4.21 Expand opportunities to connect with college students and visitors by partnering with local universities.
- 4.22 Highlight the various cultural destinations and events offered in Canton by partnering with organizations such as TAUNY, the County Historical Association and local community historians.
- 4.23 Promote Canton as a four-season destination through small and large-scale events and entertainment including weekly concert series, canoe weekends and winter festivals.
- 4.24 Encourage the development of a campground or riverside camping facility on the Grasse River.
- 4.25 Collaborate with St. Lawrence County Chamber to become a designated North Country REDC Tourism Destination Area.

Agriculture

Background

Agriculture has played an important role in Canton's history and continues today. Agricultural lands cover approximately 32% of the Town's land area. As of the 2012 USDA Agricultural Census, St. Lawrence County ranked sixth in the State for total value of agricultural products sold and fourth in the state for the value of livestock, poultry and their related products.⁶ Canton ranks among the top tier of prime agricultural land in St. Lawrence County with approximately 16% of the Town's land area being prime farmland.⁷ The presence of prime farmland presents a number of opportunities for the development of large-and-small-scale farm operations. In addition to more traditional farm operations, Canton is also home to a thriving Amish community, involved in agriculture and active cottage industries like quilt making, maple syrup production and furniture production.

Fobare's Fruit Farm, Town of Canton



The following is a list of agricultural resources available in Canton and St. Lawrence County:

St. Lawrence County Cornell Cooperative Extension (CCE) – The CCE provides unbiased, educational outreach to the North Country through research, education and demonstration in food and agricultural systems, life skills, community enhancement, rural stewardship and youth development. The CCE Harvest Kitchen offers a commercial shared-use and teaching kitchen at the Extension Learning Farm in Canton. Resources offered through CCE

can aid in the development of value-added agricultural products in Canton and the surrounding region.

St. Lawrence County Soil and Water Conservation District (SWCD) – The SWCD helps landowners care for their natural resources. The mission of the SWCD is to represent the County in obtaining technical, financial and educational resources from federal, state and other sources and coordinate them to meet local needs in natural resource conservation, management and development.

St. Lawrence-Lewis BOCES: Agricultural Studies Academy – The Agricultural Studies Academy (ASA) operates in partnership with the Cornell Cooperative Extension. Senior students have the opportunity to attend the full day Agricultural Studies Academy with a comprehensive introduction to agricultural science and business management while completing senior high school requirements.

SUNY Canton: Agribusiness Management Program – The Agribusiness Management Program at SUNY Canton is designed for students who desire an academically rigorous curriculum offering advanced opportunities to focus on agriculture and modern farming.

Canton Farmer's Market – The Canton Farmer's Market is offered May through October on Tuesdays and Fridays at the Village Park in the heart of downtown Canton. The Farmer's Market includes numerous local produce and value-added vendors.

GardenShare – GardenShare is a locally led, nonprofit organization seeking to end hunger and strengthen food security in northern New York State. Their mission is to solve the problem of hunger in St. Lawrence County through policy advocacy and by strengthening the food system to benefit all county residents.

Farm Credit East – Farm Credit East is part of the Farm Credit System, a nationwide agricultural network providing credit and affiliated services to those in agriculture and related industries across the United States.

St. Lawrence County Agricultural and Farmland Protection Board – The St. Lawrence County Agricultural and Farmland Protection Board advises on the establishment, modification, continuation or termination of agricultural districts within St. Lawrence County.

USDA Rural Development Office – The USDA Rural Development Office helps to improve the economy and quality of life in rural America through a variety of grant and loan programs, including agriculture-based programs like the Value-Added Producer Grants Program.

USDA Farm Service Agency – The USDA Farm Service Agency serves all farmers, ranchers and agricultural partners through the delivery of effective, efficient agricultural programs for all Americans.

North Country Grown Cooperative – The North Country Grown Cooperative markets and delivers locally produced goods to colleges, restaurants and other regional institutions. Products offered by the cooperative include seasonal produce, and year-round meats, honey, and maple syrup.

Opportunities and Challenges

Canton's ranking among the top tier of prime farmland in St. Lawrence County presents opportunities for continued agricultural development and protection of prime farmland. The Farmer's Market in Canton currently has forty-two vendors, most of whom are local farmers. The location of the Farmer's Market, coupled with a market for local foods and access to prime farmland, presents opportunities for both large-and small-scale farmers to establish in Canton. The Community Supported Agriculture (CSA) market is quite large in Canton and supports the businesses of local farmers. Locally available agricultural resources create an opportunity for the development of farm-to-table and natural food businesses to flourish. Restaurants that use local produce help support the local economy and adds to the vibrancy of downtown by providing high-quality fresh food to visitors and residents.



Agricultural Lands, Town of Canton

Resources are available in Canton that support local agriculture and help low-income individuals and families gain better access to fresh food. GardenShare provides the technology necessary for electronic forms of payment at farmers markets that allows low-income individuals to use SNAP benefits to purchase fresh food. SNAP benefits are leveraged with assistance from the Farmers Market Nutrition Program to make fresh food more affordable.

Agricultural Lands in Canton

- Agricultural lands make up 32% of Canton's land area.
- 16% of Canton's agricultural land is prime farmland.
- Prime farmlands are those lands that have high quality soils and are most suitable for agricultural production.

A challenge that hinders agricultural development in Canton is that many small-scale farmers have difficulty meeting the strict state and federal regulatory requirements for agriculture while still maintaining a profit. Other barriers to agricultural development include high start-up costs, access to affordable, yet high-quality agricultural land and market access.

A current trend across the country that may impact agriculture in Canton is the legalization of marijuana. Currently, 29 states and Washington D.C. have established medical marijuana programs and eight states and Washington D.C. have legalized marijuana for adult recreational use.⁸ New York State has started to evaluate the feasibility of legalizing recreational marijuana use with the publication of the *Assessment of the Potential Impact of Regulated Marijuana in New York State* in July 2018. With the state and country moving in the direction of legalization, the cultivation and dispensation of marijuana has become a local planning issue that communities will need to take into consideration for future planning purposes. The following are some local issues to consider if New York State legalizes recreational marijuana:

- The types of farming operations that will be permitted in the Town and Village zoning code for the cultivation of marijuana.
- Retail Sales – While the State ultimately determines the number of dispensaries that will be allowed statewide, local municipalities will have to determine where these establishments can be located through their zoning codes. Local codes may also address permanent structures, outdoor activities, odors and ventilation, on-site consumption, hours of operation and various operational requirements.⁹

Agriculture Recommended Actions

Town-wide Recommendations

- 4.26 Distinguish the land uses of small- and large-scale farm operations and update zoning to reflect those differences.
- 4.27 Partner with Cornell Cooperative Extension to support value-added agriculture that meets the needs of today's niche farmers.
- 4.28 Expand the Farmer's Market to support more local farmers and increase the availability for fresh local food.
- 4.29 Encourage local restaurants to partner with local food producers to consider farm to table dining options.
- 4.30 Develop an agricultural economic strategy specific to Canton. Formalizing an agricultural economic strategy can encourage agri-business at all scales and build on Cornell Cooperative Extension's efforts to support value-added agriculture.
- 4.31 Continue to update and implement the 2015 Local Food Local Places Strategy.
- 4.32 Continue participation on Local Food Advisory Committee through Cornell Cooperative Extension.
- 4.33 Explore agricultural and economic opportunities for cannabis cultivation.

Housing

Background

From 2000 to 2010 the number of households in the Town of Canton increased from 3,198 to 3,402 while the average number of people per household decreased from 2.40 to 2.35 people. The Villages of Canton and Rensselaer Falls followed similar trends. In the Village of Canton, the number of households increased from 1,531 to 1,693 while the average number of people per household decreased from 2.13 to 2.04. In the Village of Rensselaer Falls the number of households increased from 124 to 127 while the average number of people per household decreased from 2.62 to 2.50.

In the Town of Canton, the most prominent housing type is a single-family detached house, which accounted for nearly 64% of the total housing units in 2016. The remaining housing types are a mix of multi-family units, mobile homes and apartment buildings.¹⁰ In the Village of Canton, the primary housing type in 2013 was a single family, detached house which accounts for nearly 45% of the housing units. This is followed by five to nine-unit buildings at 13%, two-family buildings at 13% and buildings of fifty or more units at 8% of the housing units.¹¹

The following are housing-related resources available in Canton and St. Lawrence County:

St. Lawrence County Community Development Program – The St. Lawrence County Community Development Program (CDP) is a private, nonprofit agency that serves St. Lawrence County. CDP operates programs and services for low-income families

to assist them toward self-sufficiency. CDP programs related to housing include their Weatherization Program, Home Ownership Program and Housing Choice Voucher Program. CDP is also the authorized administrator for St. Lawrence County under New York State Housing and Community Renewal.

North Country Housing Council – The North Country Housing Council (Council) is a nonprofit organization that offers housing and community revitalization resources to rural communities across St. Lawrence County. The Council provides technical assistance in three key areas: direct housing assistance to low-and moderate-income households; technical assistance, grant preparation and program administration to the County and its units of local government; and technical assistance, grant preparation, program administration and property management services to local nonprofit organizations or groups interested in the development of affordable housing and community facilities.

Residential Housing, Village of Canton



Opportunities and Challenges

Stakeholder group discussions and community input indicated that a lack of quality affordable rental housing is an ongoing issue throughout Canton. In 2016, nearly 50% of households that rented were spending 30% or more of their monthly income on housing, which creates a significant cost burden for residents.¹² The Federal Housing and Urban Development Department guideline for affordability is that housing costs should consume no more than 30% of household income. Households spending more than 30% of their income on housing are considered cost-burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care.¹³

Another issue raised by stakeholders is the age of the housing stock in Canton. Nearly 41% of the housing stock in the Town was built prior to 1939 and 55% was

built prior to 1970. Houses of this age are typically in need of significant renovations or upgrades that create a significant cost burden for new homeowners. This makes it more difficult to attract young professionals who are beginning their careers, starting families and looking to relocate.¹⁴

Housing availability is a challenge at the root of many issues within Canton and is interconnected with many of the issues and recommendations offered in this plan. From an employment standpoint, it is difficult to attract new employees to the area when there is a lack of good quality, market rate housing, particularly if people are relocating their families to Canton. From a town-gown standpoint, providing student housing downtown is a way to encourage students to live downtown and be participants in the community. This adds to the vibrancy of downtown and creates more of a demand for goods and services and supports the local economy.

Canton's Participation in the Brownfield Opportunity Area Program (BOA) presents a number of opportunities for downtown revitalization, including housing. The Town and Village of Canton have recently received funding to complete Step 2: Nomination of the BOA program. The Nomination step provides an in-depth and thorough description and analysis, including an economic and market trends analysis, existing conditions, assets, opportunities, and reuse potential of strategic brownfield sites that are catalysts for revitalization.¹⁵ As part of this process, Canton will be completing a Housing Study to determine the full extent of housing needs existing in the community.

Housing Recommended Actions

Town-wide Recommendations

- 4.34 Inventory current housing stock and develop a comprehensive housing plan to address sub-standard structures and vacant parcels.
- 4.35 Provide a diversity of quality housing options for young professionals, seniors and families.
- 4.36 Establish programs to assist homeowner (and potential homeowner) investment and improvement in current housing stock.
- 4.37 Develop a strategy to utilize funds previously received from a NYS Department of Housing and Community Renewal HOME grant to improve and upgrade the existing housing stock through window replacement, lead paint removal, etc.

Partnerships

Background

Like most communities, Canton has many different stakeholders working toward similar goals and outcomes that benefit the community. In a small town like Canton, the most efficient and beneficial way to reach these goals is through the formation of community partnerships. This can include partnerships among local businesses and nonprofits, among local educational institutions, community-business partnerships and town-gown partnerships. Working together creates a

stronger and more resilient economy that allows the community to grow during economic upswings and is more protected during economic downturns. The Associated Colleges of the St. Lawrence Valley is an example of a partnership among higher education institutions in the region. This is a partnership between Clarkson University, SUNY Potsdam, SUNY Canton and St. Lawrence University. The partnership was established as a regional multipurpose organization to expand the number and variety of educational opportunities for students, faculty and the community, to share resources, to avoid needless duplication and to innovate through joint action.¹⁶

A significant partnership in Canton is the Economic Development Consortium, a partnership between the Town and Village of Canton and principals of some of the area's largest employers who contribute their expertise and finances to bolster economic development efforts in Canton. The Consortium includes, the Village and Town of Canton, Canton Central School District, SUNY Canton, St. Lawrence University, United Helpers/Sparx and the St. Lawrence Health System. Members of the Consortium generously provide funding for the Community Economic Development Office to further the economic development goals of the community.

Opportunities and Challenges

Developing and supporting partnerships presents a number of opportunities to build capacity in the community to implement the many economic development initiatives that have been outlined in Canton's planning documents. The Economic Development Consortium offers a unique opportunity to gather key stakeholders and provide financial support to implement these projects.

A challenge with any partnership is ensuring that each party of a partnership is accountable and contributing fairly to move projects forward. For the Economic Development Consortium, it will be key to formalize the agreement between the members and municipalities and codify the percent share each party is contributing. This will help to create predictability during the budgeting process and ensure that there is staff capacity for project implementation.

Partnerships Recommended Actions

Town-wide Recommendations

- 4.38 Work with local partners to find approaches to support local businesses and entrepreneurship.
- 4.39 Coordinate with the Canton Chamber of Commerce and the St. Lawrence County Chamber of Commerce to support existing businesses and attract new businesses.
- 4.40 Support efforts of the Community Economic Development Office and partners to pursue projects beneficial to Canton's success.
- 4.41 Establish a mechanism to coordinate regularly with local business owners to address their challenges and needs.

- 4.42 Partner with the St. Lawrence County Industrial Development Agency to attract and retain businesses and industry, particularly in the Canton Industrial Park.
- 4.43 Formalize the agreement with the Economic Development Consortium with a memorandum of understanding (MOU) to codify the fiscal shares of each party.

Partridge Knoll Independent Retirement Center, United Helpers



Health and Human Services

Background

Canton is served by a variety of healthcare providers and services that contribute to the quality of life in Canton and the surrounding region. Canton-Potsdam Hospital is a major healthcare provider in Canton. The hospital is a nonprofit healthcare facility that has core programs in emergency medicine, acute care, hospitalist medicine and critical care supplemented by outpatient health services in Brasher Falls, Canton, Colton, Massena, Norfolk, Norwood and Potsdam. Canton-Potsdam Hospital operates within the St. Lawrence Health System, a parent

corporation formed to give structure and coherence to the coordination of care in Northern New York. Another important healthcare provider is the Claxton-Hepburn Medical Center (CHMC). CHMC is a non-profit community hospital located in Ogdensburg, NY. The medical center provides medical care to residents of Ogdensburg and the surrounding area. CHMC has a location at the Community Health Center of the North Country. This location provides pediatric, adolescent, adult and geriatric primary care in Canton. Planned Parenthood of the North Country is another healthcare provider and has a location in the Village of Canton that provides high-quality, affordable health care to adult women and men. Along with these providers are several private practices that provide primary and specialty care.

Canton is also served by a number of community service providers. Community services are provided by the following:

Church and Community Program – The mission of the Church and Community Program is to provide food and clothing to those in need, to offer referrals for additional assistance, and to do so with respect for those they serve. This program, which was initiated by six churches in Canton, continues to operate with generous contributions not only from these churches, but also from individuals, groups and businesses who faithfully support the program. Other programs sponsored by the program include the School Supply Project and the Holiday Program.

E.J. Noble Hospital Guild – The E.J. Noble Guild’s mission is to benefit the Canton-Potsdam Hospital through a series of community-wide fundraising events and outreach. With generous community support, the Guild donated more than \$400,000 to the hospital during the last 10 years. With these contributions, the hospital has purchased a wide range of equipment and funded many hospital projects.

Head Start - The Head Start Program is a federally funded school readiness pre-school program for economically disadvantaged families and their children between the ages of 3 and 5 which was established in St. Lawrence County in 1965. The Head Start program is administered by the St. Lawrence County Community Development Program, a nonprofit that assists individuals and families to attain self-reliance, dignity and self-sufficiency through education, guidance and services.

Literacy of Northern New York - Literacy of Northern New York is a nonprofit agency that provides adults with individualized tutoring in either basic literacy, including reading, writing and math or speaking and understanding English as a second language. Tutoring is done by volunteers in a public place at a time convenient for the student and the tutor. Online tutor training is available at any time during the year.

NYSARC - St. Lawrence NYSARC is a highly diversified service organization. The mission of St. Lawrence NYSARC’s Volunteer Program is to integrate individuals with intellectual and other developmental disabilities into their communities by providing quality learning experiences that are charitable and build strong relationships within the community.

Renewal House – Renewal House is a nonprofit organization that is dedicated to providing services and shelter for woman and children that are the victims of domestic violence. Services offered include crisis counseling, emotional support, women’s support group, advocacy, information and referrals, youth programs, transportation, safe housing, sexual assault nurse examiners and community outreach.

United Helpers – United Helpers is a nonprofit organization dedicated to providing developmental disability services, home support services, mental health services, senior living solutions, and therapy services to people of the North Country.

Canton Day Care Center – The Canton Day Care Center, located on State Street, is a nonprofit, community-based child care program, functioning to enhance the development of the whole child in a safe, healthy and positive learning environment.

Canton Neighborhood Center – The Canton Neighborhood Center is a food pantry affiliated with the St. Lawrence County Community Development

Program. The center has a food pantry and assists with food and other emergencies such as utilities, fuel and shelter. The Directors work with families in the area of family development, budgeting, education and job search.

Canton Freedom Homes – Canton Freedom Homes is an organization that provides community residential services to recovering individuals to promote and maintain abstinence from alcohol, other mood-altering drugs and substances.

Opportunities and Challenges

Healthcare is a significant sector in Canton. Institutions like Canton-Potsdam Hospital, private practices, Planned Parenthood and the availability of other services present a number of opportunities for Canton to be a hub of medical care in the North Country. Stakeholder and community input have indicated that there is a shortage of healthcare services, particularly in the area of women’s and children’s healthcare and specialized medicine. This shortage exists throughout St. Lawrence County, leaving many residents to seek medical attention elsewhere. Canton has the opportunity to become a premier medical destination in the region.

The availability of childcare has also been identified as a challenge in Canton. There are few childcare providers and the ones that are available are mostly at capacity. Private, in-home daycare is an option for many in the community but is not adequate to meet the current daycare demand. This presents a challenge to current residents and may be a deterrent to families looking to relocate to Canton. An opportunity lies in the planned expansion of the Canton Day Care Center. The \$450,000 expansion will build out the second floor of the facility on State Street. The expansion will double the Center’s capacity to accommodate 52 additional children ranging in age from six weeks to 12 years.¹⁷

Health and Human Services Recommended Actions

Town-wide Recommendations

- 4.44 Explore opportunities to partner with healthcare providers across St. Lawrence County to seek consolidation of healthcare services.
- 4.45 Partner with SUNY Canton and its Early Childhood Studies Program to develop additional childcare opportunities in Canton.
- 4.46 Explore opportunities to develop a childcare center similar to the SUNY Potsdam Childcare Center, Inc. This is a childcare program through SUNY Potsdam and offers childcare to faculty, students and the general public. SUNY Canton and St. Lawrence University can explore the options of creating a similar program to provide another childcare provider in Canton.
- 4.47 Support Canton Day Care Center’s planned expansion.

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- ¹ Businessdictionary.com
- ² U.S. Census Bureau, 2010
- ³ Business Guide and Community Profile for Canton, New York, 2008
- ⁴ Center for Community Progress, *Restoring Properties, Rebuilding Communities*
- ⁵ [Canton Canoe Weekend Website](#)
- ⁶ USDA Census of Agriculture, 2012
- ⁷ (St. Lawrence County Agricultural Development Plan, 2016
- ⁸ *Assessment of the Potential Impact of Regulated Marijuana in New York State*, July 2018
- ⁹ American planning Association
- ¹⁰ American Community Survey, 2016 Five-Year Estimates
- ¹¹ American Community Survey, 2013 Five-Year Estimates
- ¹² American Community Survey, 2016 Five-Year Estimates
- ¹³ Capital District Regional Planning Commission, Capital Region Indicators, 2016
- ¹⁴ American Community Survey, 2015 5-year Estimates
- ¹⁵ Department of State – BOA Program Steps and Outcomes
- ¹⁶ Associated Colleges of St. Lawrence Valley, www.associatedcolleges.org
- ¹⁷ [Watertown Daily Times, July 2018](#)

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SECTION FIVE

RESILIENCY AND SUSTAINABILITY



Resiliency and Sustainability

Guiding Principle

Enhance environmental, fiscal and economic resiliency through sound, deliberate and efficient sustainable practices. Support local government efficiency and the application of smart growth techniques to achieve long-term community resiliency.

Goals

- *Ensure the availability of public facilities, infrastructure and emergency services that adequately serve Canton's present and future needs.*
- *Encourage smart growth techniques for future growth.*
- *Consider Canton's fiscal and environmental health in future decisions.*

The long-term success of Canton requires a commitment to prudent, sustainable, and forward-looking stewardship of natural resources as well as the economic structures that are the foundation for the quality of life and attractiveness of the community. The economy and environment are fundamentally interconnected and contribute to the long-term success of Canton. Climate change, and other regional, national and global environmental trends, require Canton to structure and design future development in ways that protect watershed resources, minimize pollution, use energy wisely, protect meaningful and linked parcels of open space, and design infrastructure that utilizes (or mimics) natural ecosystem processes to ensure the long-term sustainability and environmental quality. Environmental health also

Heritage Park, Village of Canton



Canoe/Kayak Launch in Pyrites



encourages an active, healthy community that is accessible and provides opportunities for recreation. Economic resiliency focuses on strengthening the local economy to grow during economic upswings and survive through economic downturns. This requires investments in affordable housing, infrastructure improvements and support for local businesses and start-ups. This also may require shared municipal services and public-private partnerships that help to improve local government efficiency.

Economic development and open spaces are interdependent and there is compelling evidence that the presence of ample, publicly accessible open space and natural areas increases community property values and contributes to economic growth. There are several types of open space and recreation resources worthy of protection and enhancement to preserve the image and experience of Canton. This includes natural features like the Grasse and Oswegatchie Rivers, rural viewsheds along Routes 11 and 68 and gateways into the community, linkages that provide natural corridors for wildlife and promote greater

accessibility to existing areas like the Upper and Lower Lakes Wildlife Management Area. Farmland, while taxed at a lower rate than developed property, does not require services, provides visual beauty and contributes to the local economy; and public recreation areas including parks and trails.

This section includes a variety of topics and recommendations that relate to resiliency and sustainability, both from an environmental and economic standpoint. The following are discussed below:

- Sustainability
- Open Space, Recreation and the Waterfront
- Public Services and Safety

Sustainability

Background

The Town of Canton has been closely tied to its natural resources throughout its history, from the utilization of hydropower on the Grasse and Oswegatchie Rivers, to harvesting crops on the Town's rich agricultural soils. In recent years, Canton has taken steps to move towards a more sustainable and resilient community that recognizes the importance of the natural environment from a health, economic and social perspective.

Canton has established a Sustainability Committee to oversee and advance sustainable initiatives. The Sustainability Committee has successfully guided Canton through the process to be designated a Clean Energy Community, through the New York State Energy Research and Development Authority's (NYSERDA) Clean Energy Communities Program. The program recognizes communities across the State for their leadership in reducing energy use, cutting costs and driving clean energy locally.¹ To become designated, communities must complete four out of ten, high-impact actions that contribute to reduced and more sustainable energy usage. The four action items implemented by the Village of Canton include the adoption of the New York State Unified Solar Permit, launch of a Solarize Campaign that resulted in nearly 40 residential solar installations, energy code enforcement training and the benchmarking of energy usage for municipal facilities. By completing the steps towards designation, the Village won a grant of \$100,000 to be used for upgrades to the Village's water treatment plant. The upgrades will reduce greenhouse gas emissions by upwards of 187 tons per year and will result in energy cost savings of approximately \$18,500 annually.²

Climate resilience is a significant priority for Canton. While the effects of climate change may be less pronounced in the North County than in other more environmentally sensitive regions, the impacts on the community still should be taken into consideration at the local level. Climate change is expected to impact the northeastern United States in a number of ways including increased precipitation and flooding events, increased frequency and duration of droughts and heatwaves, changes in growing seasons and loss of biodiversity in environmentally sensitive areas like wetlands. From 1895 to 2011, temperatures in the Northeast increased by 2°F, and precipitation increased by approximately five inches, or 10%.³

The Town and Village of Canton have taken steps towards combatting climate change and building a more resilient community to withstand its effects. Under the guidance of the Sustainability Committee, the Village and Town have taken the Climate Smart Communities Pledge, the first step as part of the Department of Environmental Conservation (DEC) Climate Smart Communities Program that encourages communities across the State to reduce greenhouse gas emissions and improve climate resilience by implementing practices for mitigating and adapting to climate change.⁴

Grasse River at Heritage Park, Village of Canton



Another step that Canton has taken towards a more sustainable future is with the development of a municipal solar array to reduce energy costs in municipal buildings. The 16-acre site is located off Route 11 within the Village of Canton. The solar array is rated at just under one megawatt of power and is expected to save the Village an estimated \$60,000 to \$70,000 per year in energy costs. The continued development of utility grade solar projects should be encouraged, but the protection of prime farmland should also be prioritized in any future planning.

Sustainability goes beyond environmental sustainability and also extends to fiscal and economic sustainability. Economic development is dependent on sound practices that create a more resilient and sustainable local economy. St. Lawrence County has incorporated economic resilience as a key component of the St. Lawrence County Comprehensive Economic Development Strategy (CEDS). According to the CEDS, economic prosperity depends on a community's ability to prevent, withstand and quickly recover from major disruptions to its economy. Economic resilience includes the ability to prevent or minimize such disruptions, to endure them and to recover quickly from them.⁵ The main categories of disruption include:

- Specific external shocks (a natural or human-caused disaster, closure of a military base, exit of a major employer, impacts of climate change, etc.).
- Downturns or other significant events in the national or international economy that impact demand for locally produced goods.
- Downturns in particular industries that constitute a critical component of the region's economic activity.

Opportunities and Challenges

Canton has taken a number of steps to be a more sustainable community, including completing steps to become a Clean Energy Community and taking the Climate Smart Communities Pledge. The Village of Rensselaer Falls should consider these programs to not only reach sustainability goals, but also to tap into potential sources of funding, available through NYSEDA's Clean Energy Communities Program as well as the Department of Environmental Conservation's Climate Smart Communities Grant Program.

There are a number of challenges related to the economic resilience of Canton. Canton's downtown core is the center of economic activity and should therefore be a focus for improving economic resilience. Certain challenges that make Canton less economically resilient include vacant parcels along the waterfront and Jubilee Plaza, and the fact that nearly 66% of property in the Village of Canton is tax exempt. This high percentage of tax-exempt property not only places a higher tax-burden on current residents and business owners, it provides less revenue to the municipality during times of economic downturns. Recommendations to improve these conditions are included in the **Economic Growth** section of this plan.

Sustainability Recommended Actions

Sustainability includes the implementation of steps towards protecting natural resources as well as ensuring a strong and resilient local economy. Part of pursuing a more sustainable Canton, is understanding and exploring options for alternative renewable energy sources like solar and wind energy and how to control potential impacts of both commercial and residential uses. The following recommendations relate to sustainability in Canton:

Town-wide Recommendations

- 5.1 Support the efforts of the Sustainability Committee.
- 5.2 Support efforts to jointly complete Climate Smart Communities Certification among the Town of Canton, Village of Canton and Village of Rensselaer Falls.
- 5.3 Amend local zoning regulations to plan for commercial-scale solar energy projects. This involves working with the community to define commercial scale and developing standards and guidelines for the development of solar projects that reduce impacts to the community.
- 5.4 Promote the use of alternative, renewable energy sources for public buildings. The community should coordinate with NYSERDA to determine options for more energy-efficient systems. The community could, for example, replace less efficient heating and cooling systems and utilize alternatives such as solar, wind or geothermal energy. The protection of prime farmland should be prioritized for any utility grade solar or wind projects planned for the future.
- 5.5 Preserve stream corridors and associated wetlands to maintain and improve water quality and habitat and to preserve natural buffers between incompatible land uses. Consideration should be given to the quality of the stream corridor, steepness of slopes, erodibility, habitat, and other factors to determine appropriate setbacks.
- 5.6 Require projects to comply with the New York State Department of Environmental Conservation (DEC) State Pollutant Discharge Elimination System (SPDES) permit requirements. This should include the provision of a stormwater management plan and pollution prevention plan as required.
- 5.7 Explore opportunities for municipal composting to reduce the current waste stream.

Village of Rensselaer Falls Recommendations

- 5.8 Consider New York State Energy Research and Development Authority's (NYSERDA) Clean Energy Communities designation.
- 5.9 Consider taking the Climate Smart Community pledge and work towards certification.

Recreational Resources

Remington Recreation Trail - a 3.2-mile paved loop that circles around the perimeter of the Partridge Run Golf Course.

Taylor Park Community Beach – A park located off Miner Street Road that offers a swimming beach, picnic area, playground and softball field.

Bend in the River Park – A park located at the end of Lincoln Street that offers a picnic shelter, barbecue grills, beach volleyball and a paved pedestrian path along the Grasse River.

Canton Pavilion – An indoor hockey and ice-skating rink with roller/street hockey in the spring and summer.

Buck Street Playground – Playground located at the corner of Buck and Lincoln Street.

Priest Field – Village-owned tennis and pickleball courts located between Judson Street and Main Street between Court and Church Streets.

Canton Island Park – A park located on Willow Island on the Grasse River and includes a picnic area with barbecue grills.

Open Space, Recreation and Waterfront

Background

Canton has an abundance of open space, recreation and waterfront resources that provide environmental and economic benefits and contribute to the quality of life in the community. For a full list of parks and recreation areas in the Town and Village of Canton and the Village of Rensselaer Falls, see Appendix A: Inventory and Analysis.

Open space includes areas of primarily undeveloped land that is accessible to the public. This can include parks, schoolyards, playgrounds, nature preserves and farmland. The protection and availability of open space provides a number of benefits to a community including recreational resources, economic benefits like increased property values and natural resource protection. Canton's open space is an asset to the community and a potential driver of economic development.

Canton has engaged in a number of planning activities that have contributed to the protection and sustainable development of open space and waterfront resources. In 2010, the Town of Canton developed the Canton Grasse River Waterfront Revitalization Plan (updated September 2017) to focus on the community's waterfront and provide a structure within which critical waterfront issues can be addressed. The plan focuses on public access to the waterfront, revitalization of Main Street and Riverside Drive in the Village of Canton, developing efficient, pedestrian and bicycle friendly transportation, protecting sensitive waterfront resources, open space and scenic resources, preservation of historic resources and growth management and protection of community character. The recommendations of the Waterfront Revitalization Plan have been incorporated into this comprehensive plan.

The Village of Canton has established a Tree Committee that works to improve the environmental quality of the Village through the protection of existing trees, the planting of new trees, and the maintenance of all trees for the benefit of the community. In 2015, the Village of Canton received a \$17,000 DEC Urban Forestry Grant to complete a Tree Inventory of the Village which was completed by the Development Authority of the North County (DANC). To build on this inventory, the Village will be developing a full Forest Management Plan to guide future planning of Canton's urban forest. Canton has also been designated under the Tree City USA program. This program is sponsored by The National Arbor Day Foundation in cooperation with the USDA Forest Service and the state forestry agencies.

Taylor Park has been identified by the community and the CPC as an important asset in need of improvement. As part of the comprehensive planning process, the current conditions of the park were examined, and the community provided input on issues and opportunities. From this analysis and community input the Taylor Park Programming Plan was developed which offers recommendations for

Recreational Resources Continued...

Heritage Park – A park located on Falls Island and Coakley Island on the Grasse River. Located on the site of old sawmills and factories that originally drove the development of Canton, this park offers walking paths, interpretive signage and scenic overlooks of the falls on the Grasse River.

Upper and Lower Lakes NYS Wildlife Management Area – 8,757-acre protected area located just east of the Village of Rensselaer Falls that includes three canoe launches, fishing areas and nature viewing areas.

Indian Creek Nature Center – Nature center located just outside the boundary of the Upper and Lower Lakes NYS Wildlife Management Area that includes 4.5 miles of trails, boardwalks, observation areas and a picnic pavilion.

State Street Playground/Park – A park located on State Street in the Village of Rensselaer Falls and includes a playground and picnic area.

improvements to the park. The Taylor Park Programming Plan can be found in Appendix F: Taylor Park Programming Plan.

Opportunities and Challenge

There are a number of opportunities to capitalize on related to open space, recreation and the waterfront. Canton is an ideal location for the development of recreation-based businesses with the accessibility of the Grasse and Oswegatchie Rivers. In 2016, a study was completed to determine the feasibility of a whitewater play park on the Grasse River in the Village of Canton along Riverside Drive. This plan is part of a regional effort of the Village of Canton, Village of Potsdam and the Town of Colton to determine the feasibility of whitewater parks in each location, with varying degrees of skill level required. The study determined that a whitewater park is feasible and could make St. Lawrence County a destination that would encourage visitors to stay in the area for multiple days at a time. This type of project would create a draw that combines recreational resources with downtown revitalization and a boost to the local economy. The tourism sector and the economic development of the community can be strengthened by capitalizing on Canton's abundant natural resources.

Bend in the River Park, Village of Canton



Open Space, Recreation and Waterfront Recommended Actions

Canton's open space, recreation and waterfront resources are significant assets that set the community apart. Access to the Grasse and Oswegatchie Rivers, the Upper and Lower Lakes Wildlife Management Area, rich agricultural land and scenic viewsheds create a draw to attract residents and visitors and add to the sense of place that is uniquely Canton. The following recommendations relate to Canton's open space, recreation and waterfront resources.

Town-wide Recommendations

- 5.10 Continue implementation efforts of the Master Trail Plan, the Grasse River Blueway Trail Plan, the Oswegatchie River Blueway Trail Plan and the Canton Grasse River Waterfront Revitalization Plan and the Canton Community Action Plan.
- 5.11 Identify and protect important community viewsheds, particularly along Route 11 commercial corridors. (See **Future Land Use** Section for more information)
- 5.12 Encourage utilization of the Upper and Lower Lakes Wildlife Management Area for recreational opportunities including hiking, hunting and trapping, fishing, canoeing and kayaking and wildlife viewing. This can be accomplished by coordinating with Indian Creek Nature Center to advertise and host events.
- 5.13 Investigate equestrian opportunities present throughout the Town of Canton. The expansion and development of equestrian trails can help attract visitors to Canton as well as build connection between different areas of the community.
- 5.14 Support the St. Lawrence County Land Trust in their efforts to protect the Grasse River and Oswegatchie River watersheds.
- 5.15 Support efforts to upgrade and improve facilities at the Indian Creek Nature Center including bathrooms and electricity.

Grasse River, Hamlet of Pyrites



- 5.16 Maintain and enhance existing and develop new waterfront parks to provide greater public access and enjoyment of the Grasse River and Oswegatchie Rivers. This includes a cartop boat launch in the Village of Canton, improvements to the boat launch on the Little River, kayak and canoe launch in Pyrites and formal fishing access in the Village of Canton.
- 5.17 Support the protection of sensitive waterfront, open space and agricultural resources.
- 5.18 Ensure planning documents and local laws support the protection of the Grasse River waterfront while encouraging waterfront-based economic development in appropriate locations.
- 5.19 Develop more sporting opportunities for children outside of the public-school system.
- 5.20 Support the Grasse River Heritage Area Development Corporation.

Village of Canton Recommendations

- 5.21 Continue to explore development a whitewater play park on the Grasse River.
- 5.22 Examine the structure of the Village Recreation Department to determine the most efficient use of staff resources for facility maintenance and recreational programming activities.
- 5.23 Support the recommendations of the Taylor Park Programming Plan.

Village of Rensselaer Falls Recommendations

- 5.24 Develop Rensselaer Falls and Hamlet of Morley as key snowmobile destinations to attract visitors and expand winter tourism opportunities. These communities are along the State snowmobile route, which presents opportunities for developing as a winter tourist destination.

Public Services & Safety

Background

Water

The water supply for the Village of Canton comes from a combination of sources, the primary one being groundwater from the Upland System located on Waterman Hill in the Towns of Canton, Pierrepont and Russell. This system, built originally in 1917, consists of subsurface galleries and collection wells. The water is chlorinated and conveyed six miles to the Village by a twelve-inch transmission main from Waterman Hill. The water reaches consumers through a distribution system of two, one-million-gallon storage towers, a flow control station and miles of four, six, eight and twelve-inch water mains. The water system serves approximately 7,055 people with a daily average of 593,000 gallons treated and distributed per day.⁶ Those who are not connected to the Village of Canton are serviced with private wells. The Village has plans to extend the water supply across the Grasse River to the properties along Remington and Tullman Avenue and has completed preliminary engineering necessary to apply for funding through the New York State Environmental Facilities Corporation Drinking Water State Revolving Loan Fund and the United States Department of Agriculture, Rural Development program. The Village is currently in the process of developing an emergency water supply to supplement the main water supply during times of drought. The current emergency water supply comes from an old water treatment facility on the Grasse River off Lincoln Street. The facility will be available for redevelopment once it is decommissioned as a supplemental water supply. A full description of proposed water system improvements is available in **Appendix A: Inventory and Analysis**.

The Village of Rensselaer Falls currently obtains drinking water from private wells, but due to drainage issues and a high sulfur content, the community would like to seek opportunities for a more consistent municipal water supply.

Sewer

The Village of Canton is served by a wastewater treatment facility that opened in 1995. The facility is located at the southern end of the Village. Treated water is discharged into the Grasse River. Those in the Town of Canton, not connected to the sewer system, are serviced by private septic systems. The wastewater treatment facility will be receiving an upgrade funded through the Clean Energy Communities grant that the Village received. The upgrades will reduce greenhouse gas emissions by upwards of 187 tons per year and will result in energy cost savings of approximately \$18,500 annually.

The Village of Rensselaer Falls is served by a wastewater treatment facility that provides service to all residents within the Village boundary as well as the Corning Inc. facility, located approximately two and a half miles south of the treatment facility. Corning accounts for approximately one-third of the facility's current capacity. The facility is operated by the Village Superintendent of Public Works and one part-time employee.

A challenge of both the Village of Canton and Village of Rensselaer Falls facilities are the age of the plants which are both twenty or more years old. While the facilities are both well maintained and currently are not experiencing any major maintenance issues, regular maintenance costs for upgrades will need to be considered given the age of the plants. The Village of Canton is currently in the process of developing a supplemental emergency water supply to create a more resilient system to serve the needs of the community in times of drought and low ground water levels.

Broadband

Internet access is as necessary as sewer, water and roads. It is necessary in just about every aspect of life and creates connections among the community as well as access to the global economy. Internet is critical to successful economic development to operate and attract businesses, for educational institutions and for local government functions. While much of Canton has access to high-speed internet, some areas of the Town still lack high-speed connections, or any connection at all. The areas of Town where gaps in internet exist generally include those that are least densely populated. The reason for this primarily comes down to economics. Installing broadband infrastructure is expensive, ranging anywhere from \$25,000 to \$35,000 per mile, which includes materials and labor. Aside from the upfront capital costs to install this infrastructure, utility companies also pay property taxes on the land they use to run cables and install utility poles. Without a subsidy, utility companies generally require at least 15 to 20 home connections in a given area to run new infrastructure. Anything less than this would require a subsidy through grants or property tax forgiveness.

New York State has made great strides in connecting rural areas of the with high speed internet. In Round III of Governor Andrew M. Cuomo's New York Broadband

Program, several internet providers will receive funding, totaling \$83,450, to extend internet service in the Town and Village of Canton. Some of this funding will go towards providing satellite internet connections to homeowners where it is not feasible to extend fiber-optic and cable internet lines. These areas are located primarily along Irish Settlement Road and DeKalb Junction-Rensselaer Falls Road.

Fire and Police

The Canton Village Police Department serves a population of nearly 7,000 residents and students. The department is located in the Municipal Building on Main Street and offers a range of services from computerized crime analysis and accident scene reports to drug enforcement programs. The department was first accredited in 1993 by the New York State Accreditation Council. To achieve this accreditation, a police department must meet a high standard of training and level of service. Fire and emergency medical services are provided by Canton Fire and Rescue, which serves Canton and surrounding communities. Canton Fire and Rescue is located on Riverside Drive beside the Grasse River. The Village of Rensselaer Falls and Hamlets of Morley and Pyrites each have their own volunteer fire departments which are pillars of the community. The volunteer fire departments serve not only as an emergency service, but also as community gathering spaces.

Opportunities and Challenges

Public services and safety include the major infrastructure and services provided by the Town and Village of Canton and Village of Rensselaer Falls. These are critical aspects of the community and present a number of opportunities and challenges related to the sustainability and resiliency of Canton.

A significant opportunity lies in the fact that the Village of Canton has ample capacity in its sewer system for increased commercial and residential infill development of downtown. The decommissioning of the old emergency water supply presents an opportunity to redevelop the old pump station and treatment facility located near Bend in the River Park.

A challenge related to the current water and sewer systems is their age. As these systems and infrastructure continue to age, the establishment of a formal process to allocate and budget funds to address upgrades, such as a five-year Capital Improvement Program, would be beneficial.

A challenge related to the police department is the availability of space and lack of power back-up in the Municipal Building. The department has outgrown the current space and it does not meet the needs of a modern police force. The current municipal building would also require significant upgrades to bring it into compliance with the Americans with Disabilities Act.

Public Services and Safety Recommended Actions

Town-wide Recommendations

- 5.25 Encourage the use of green infrastructure to address stormwater management and function as streetscape enhancements.
- 5.26 Evaluate responsible options for reconstructing or relocating the current Municipal Building to meet current and future needs of the Town and Village of Canton and police department.
- 5.27 Provide broadband service to entire Canton community.
- 5.28 Develop a plan to enhance resiliency during seasonal flooding and promote sustainable building practices in flood prone areas of the community.
- 5.29 Explore opportunities for shared services among fire departments.
- 5.30 Coordinate with fire and emergency service providers in the Town regarding service and long-term planning for facilities. The community and emergency responders could work collectively to establish an inventory and needs assessment for fire and emergency services. The community should also encourage emergency service providers to consider the vision and goals of the comprehensive plan when preparing their own long-range plans for facilities and for their ability to provide services to a growing community.
- 5.31 Work with internet providers to secure additional funding to connect areas of the Town that remain unconnected.

Village of Canton Recommendations

- 5.32 Develop a supplemental emergency water supply.
- 5.33 Maintain and improve the wastewater treatment system.
- 5.34 Establish a five-year Capital Improvement Program and budget.
- 5.35 Explore options for a back-up power supply for the Municipal Building.

Village of Rensselaer Falls Recommendations

- 5.36 Relocate municipal office space to a location that is larger and accessible. The current municipal office does not have adequate space and is inaccessible to those with mobility issues.
- 5.37 Explore options for municipal water, natural gas and alternative energy.

Shared Services

Background

Shared services can help municipalities increase the effectiveness and efficiency of their operation as well as reduce the cost to provide those services. In 2013, the Town of Canton, Village of Canton and St. Lawrence County conducted a feasibility study to determine the feasibility of a shared fuel depot, shared salt and sand storage facility and a shared maintenance garage. The Village's current highway facilities are approaching the end of their useful life span and the maintenance building is too small to properly store and maintain the Village's equipment. The Town's facilities are in relatively good condition, but the current maintenance building is undersized and not as energy efficient as a newer building. The Town currently stores salt and sand outdoors which poses environmental and quality of

life issues. The County highway facilities are in fair to poor condition and meet the county's current needs but are in need of upgrades and allow no room for future expansion. All of these factors led to the development of a feasibility study to find out if it made sense to share these resources between the Town and Village of Canton and St. Lawrence County.

The study concluded that sharing these services would result in significant cost savings through bulk purchase of fuel, sand and salt and by reduced equipment and operating needs. The new facility would also increase the capacity for salt and sand storage.

The Canton Parks and Recreation Department is a shared resource between the Village and Town of Canton. The department oversees the maintenance and operation of the Canton Pavilion and Taylor Park. The Canton Pavilion is a public ice-skating facility located off Lincoln Street in the Village of Canton.

The Town and Village of Canton utilize a shared services approach to a number of other municipal functions, including a historian, code enforcement, information technology, assessor, economic development, town court and municipal building maintenance.

Opportunities and Challenges

There are a number of opportunities related to shared services in Canton. An opportunity exists for the Town and Village of Canton and St. Lawrence County to share a fuel depot, salt and sand storage facility and maintenance garage. A challenge related to this is that The Town and Village would be sharing the cost of fuel with the County which travels considerably longer distances for snow removal and other maintenance activities.

Shared Services Recommended Actions

Town-wide Recommendations

- 5.38 Reaffirm and clarify relationships and responsibilities among county, Town and Villages.
- 5.39 Perform a needs assessment to determine which local government functions can be provided more cost effectively through a cooperative agreement.
- 5.40 Evaluate feasibility of a shared services approach to salt and sand storage with the Village and Town of Canton to minimize impacts to the Grasse River and improve government efficiency.
- 5.41 Conduct a needs assessment of the Pavilion to identify necessary improvements and costs and examine possible future uses to better accommodate recreational needs of the community and the region that complements, rather than competes with, other local arenas. This study may also reexamine the shared cost arrangement between the Village of Canton and the Town to ensure fairness and consistency.

¹ North Country Now, 2017: <http://northcountrynow.com/news/canton-earns-clean-energy-community-designation-demonstrates-commitment-cut-costs-and-reduce>

² North Country Now, 2017: <http://northcountrynow.com/news/canton-earns-clean-energy-community-designation-demonstrates-commitment-cut-costs-and-reduce>

³ U.S. Global Change Research Program (2014). *Climate Change Impacts in the United States, U.S. National Climate Assessment*.

⁴ New York State Department of Environmental Conservation: <https://www.dec.ny.gov/energy/50845.html>

⁵ St. Lawrence County Comprehensive Economic Development Strategy, 2017

⁶ Village of Canton Water Quality Report, 2016

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SECTION SIX

TRANSPORTATION AND MOBILITY



Transportation and Mobility

Guiding Principle

Support a transportation system that is safe, convenient and accessible to people of all ages and abilities, with walkable downtowns, diverse transit options and bicycle-friendly streets.

Goals

- Maintain a safe and efficient transportation system that provides multi-modal access to all while maintaining the character of Canton.
- Encourage expanded bicycle, pedestrian and public transit options.

Transportation and mobility are not just about moving vehicles but moving and connecting people. An efficient and effective transportation system provides for a variety of travel options, by car, by foot, by bus or by bike and travel routes. While this section focuses on transportation and mobility, it is important to acknowledge that the effectiveness of transportation options is directly correlated with land use. For example, a compact, mixed-use neighborhood can more efficiently support reaching destinations on foot, bike and public transit than a suburban-style residential neighborhood.

Canton is located at the center of several key North Country transportation corridors including U.S. Route 11 and State Routes 68 and 310. Canton also offers

Main Street, Village of Canton



walkable villages and hamlets, which creates opportunities for alternative modes of transportation that contribute to the vibrancy and accessibility of the community.

This section focuses on several key areas that describe the types of transportation networks and mobility options in Canton as well as opportunities and challenges associated with each. Transportation and mobility focus on:

- Vehicular Mobility
- Bicycle and Pedestrian Mobility
- Public Transportation

Vehicular Mobility

Background

The Town and Village of Canton and Village of Rensselaer Falls are primarily vehicle-dependent communities with limited availability of public transportation. The Village of Canton lies at the junction of several important transportation routes in St. Lawrence County that connect to other communities including Potsdam, Ogdensburg, Gouverneur and Canada to the north. The most significant is U.S. Route 11, which connects Canton with Potsdam to the east, and Gouverneur to the southwest. The Canton-Potsdam corridor is the most heavily traveled section of Route 11. The most recent New York State Department of Transportation reports

Traffic along Main Street, Village of Canton



Truck Traffic on Main Street, Village of Canton



of annual average daily traffic (AADT), indicate an average two-way count of 16,401 to 18,442 vehicles between Gouverneur Street and Route 310 along Route 11.¹

The Town and Village of Canton have made efforts to improve transportation in the community through the formation of a Complete Streets Committee. Under the guidance of this committee the Town and Village of Canton have adopted a Complete Streets Policy. The focus of the Complete Streets Policy is to incorporate sustainable planning practices into the design of development projects, roadway repairs and construction. This includes developing streets that are safe, convenient and comfortable for all ages and abilities using any mode of transportation whether it be motor vehicle, public transportation, bicycle or pedestrian use. By adopting a Complete Streets Policy, both the Town and Village of Canton are working towards a more multi-modal transportation system that reduces automobile dependence and improves the quality of life for residents and visitors.

Opportunities and Challenges

Heavy traffic along Route 11 presents a number of challenges for the Village of Canton, including congestion, noise and air pollution. Route 11 is a major truck route through northern New York which adds to the congestion and noise pollution downtown. This has been an issue for many years, dating back to the 1968 Canton Master Plan. Since then, a number of studies have been conducted to determine the best course of action for the Canton-Potsdam Route 11 corridor. Most recently, the New York State Department of Transportation (DOT) conducted the North Country Access Improvements Study. The primary objective of this study was to provide a focused transportation assessment of the Canton-Potsdam corridor for the purpose of improving traffic flow, including potential bypass options and their associated costs and benefits. The possibility of bypassing Route 11 has been discussed and the community has yet to come to a consensus on the issue.

Intersection of Rensselaer Street, Canton Street and State Street, Village of Rensselaer Falls



The bypass option comes with a number of benefits and drawbacks. Benefits of a bypass include faster travel times along Route 11 and decreased traffic congestion in the core of downtown Canton. This could potentially reduce noise and the impacts of truck traffic. A drawback of a bypass may include an overall decrease in activity in the downtown area, which could have a negative impact on businesses by limiting the amount of traffic in the downtown core. Traffic in a downtown is generally good for businesses and economic development. Eventually, the community will have to come to a consensus on the best course of action for Route 11.

The heavy traffic through the Village of Canton can also be considered an opportunity. Many communities struggle to get any kind of traffic through their downtowns. The key for Canton is to provide goods and services that encourage those passing through to visit and stay instead of just pass through. A number of communities in upstate New York have thriving downtowns that also have truck routes running through them. Saratoga Springs, Glens Falls, and Ithaca can serve as examples of how other communities capitalize on this traffic flow.

Presently, there is sufficient parking to accommodate visitors to downtown Canton. As downtown revitalizes, infill opportunities are realized and more people are drawn to the area, the availability of parking may become more of a challenge. When the need for more parking arises, the community should evaluate options like shared parking, improved parking enforcement, improvements to public transit and parking meter upgrades.

Vehicular Mobility Recommended Actions

Town-wide Recommendations

- 6.1 Continue to coordinate with stakeholders including DOT, the Town, Villages, businesses, and residents to gain a better understanding of potential benefits and impacts of the Route 11 bypass.
- 6.2 Ensure land uses along key transportation corridors like Route 11 comply with the sustainable development goals of this comprehensive plan.
- 6.3 Prepare an access management plan for each major corridor within the Town, specifically Route 11, Route 68 and Route 310. The plan should include an evaluation of existing access, an identification of existing conflict points and potential shared driveway opportunities, and development of specific solutions to provide shared access, shared parking, new access roads and possibly parallel service roads. This analysis will require parcel level planning as well as coordination with DOT, the County and the Village of Canton.

Village of Canton Recommendations

- 6.4 Evaluate downtown parking needs and establish a wayfinding system to guide drivers to available parking locations.

Bicycle and Pedestrian Mobility

Background

The Town of Canton is mostly rural with long expanses of roadways that travel between more urban and densely populated villages and hamlets. Transportation between communities is difficult without a car, but efforts are being made to improve transportation alternatives in Canton's villages and hamlets and the connections between them.

Canton has a number of paths creating safe loops for recreating and connecting key destinations within the community. These can be separated into categories of trails, designated bicycle lanes, paved shoulders and wide, lane-shared roadways. In addition to the typical non-motorized forms of transportation, roadways are heavily utilized by Amish horse and buggy drivers. Although a large number of paths exist, some are fragments in need of connection and others are inadequate in terms of safety.²

Village Green



Current trails and paths include:

- **The Remington Recreation Trail** – A 5K paved year-round fitness trail around the Partridge Knoll Golf Course, designed for bicycles, roller blades, walking, jogging, or cross-country skiing.
- **Canton Central School Cross-Country Trails** – A network of short, hard-pack dirt trails that link the Remington Recreation Trail to the school's athletic field complex.
- **SUNY Canton Trails** – A trail network around and through the campus, including the cross-country trail. Trails also connect the campus with the Village of Canton: a trail and footbridges connect to Riverside Drive and the Martin Tract trails connect to Main Street via Stillman Drive and Hammond Drive.
- **Heritage Park Trail on Falls Island** – A well-maintained stone dust trail encircling Falls Island, once the site of several mills. The trail includes scenic vistas of the Grasse River, former mill sites, and interpretive signage of mill ruins and Village history, plant, and wildlife.
- **St. Lawrence University Campus and Trails** - The University's walking campus includes pedestrian paths that connect and integrate well with the Village and are bicycle friendly. The recreation trail network is easily accessible from campus and composed of six primary trails: Susan Ferguson Trail, Cross Country/Woods Trail, Avenue of the Elms,

Saddlemire Trail, Kip Trail, and the Sandbanks Trails. These trails have varied surface types, including cinder, gravel, hardpack dirt and wood chips and are popular with pedestrians, bicyclists and Nordic skiers because of the relative flat layout and their alignment along rivers, through forests and over fields.

The Town and Village of Canton have recently completed a Master Trail Plan (MTP) that is intended to inspire people to choose non-motorized means of travel, promote recreational activities like hiking, biking and walking, and improve the connections among the different communities within the Town. The MTP offers recommendations and plans for new as well as improved trail networks across the Town for improved crosswalks for pedestrian safety and roundabouts in key locations to improve traffic flow and incorporate bike and pedestrian trails.

The MTP has identified several priority areas where significant gaps exist that create barriers to creating an integrated, safe and more usable non-motorized trail system that connects the most people to popular destinations within Canton. The MTP offers recommendations to fill these gap segments to increase access and use of recreational trail amenities.

The priority gap areas include:

- Miner Street Road to Taylor Park
- Riverside Drive to the Remington Trail
- State Street Intersection with Riverside Drive
- State Street from Canton Central School to NY Route 310
- Farmer Street
- NY Route 310 from State Street to Intersection of US Route 11 and NY Route 68
- Village Gateway and the Intersection of US Route 11 and NY Route 310 and 68
- Main Street at Park and Court Streets Intersection

Opportunities and Challenges

The most significant challenge related to bicycle and pedestrian mobility is filling the gap segments between already existing or planned trail systems. Filling the gaps will increase the walkability of downtown Canton and create safer connections that encourage more bicyclists and pedestrians to travel downtown.

Another challenge that impacts pedestrian mobility is the current condition of sidewalks in the Village of Canton. Most of the sidewalks in the Village of Canton are in good condition, but approximately 23%, or 19,364 linear feet of sidewalks are in need of repair. The locations with poor to fair sidewalk conditions include areas along State Street, Judson Street, Pearl Street, Chapel Street, Harrison Street, Pleasant Street, Miner Street, Maple Street and Lincoln Street. While most of the sidewalks in the Village are to be maintained by property owners, the Village has not enforced this.

Bicycle and Pedestrian Recommended Actions

Town-wide Recommendations

- 6.5 Prioritize bicycle and pedestrian infrastructure in future transportation improvement plans at local and state levels.
- 6.6 Create pedestrian linkages between core activity centers such as residential areas, schools and downtown businesses.
- 6.7 Provide adequate bicycle facilities and establish a signed system of bicycle routes throughout the Town. Biking functions not only as a recreational activity, but also as an alternative mode of transportation. The Town should provide facilities to ensure the safety and convenience of bicycling. The addition of bike lanes, proper pavement markings and signage, and a map of bike routes in the Town should be considered. The opportunity exists for the Town to connect with regional bicycle routes.
- 6.8 Evaluate existing traffic control measures at key intersections to determine if changes are necessary for better flow of vehicles, pedestrians and cyclists. Some key intersections include:
 - Route 11 and Route 68
 - Main Street, Court Street and Park Street
 - Main Street and Riverside Drive
 - Main Street and Gouverneur Street
- 6.9 Support the priority enhancements developed in the Canton Master Trail Plan.
- 6.10 Consider formalizing a sidewalk replacement program to improve property aesthetics and improve walkability and pedestrian safety. Developing a sidewalk plan can help increase walkability and establish a regular schedule of maintenance.

Village of Canton Recommendations

- 6.11 Develop bicycle infrastructure to establish Canton as a North Country bicycle hub. This can include the installation of bike racks, bike lanes, shared-use paths, sharrows or bike rental programs.
- 6.12 Develop a bicycle network that utilizes streets beyond Main Street in the Village of Canton and consider collaborating with neighboring communities like Potsdam and Ogdensburg on a regional trail network. This will include an assessment of current and future bicycle routes to determine the best routes.
- 6.13 Explore the feasibility of a bike share program and partner with SUNY Canton and St. Lawrence University to develop a pilot program.
- 6.14 Expand and enhance the trail networks and pedestrian linkages within and to the riverfront along the Grasse River in the Village of Canton.

Public Transit

Background

Public transportation in Canton is currently being offered through St. Lawrence NYSARC, the official operator of St. Lawrence County's public transportation, with the county as administrator.³ St. Lawrence NYSARC is a nonprofit membership organization that provides services to the community for persons with intellectual and other developmental disabilities. St. Lawrence NYSARC has a fleet of nearly 200 vehicles with busses that are fully handicap accessible. Their busses stop at 50 different locations throughout St. Lawrence County, including the Village of Canton and Rensselaer Falls. According to the St. Lawrence NYSARC website, there are several stops in Canton, including SUNY Canton, the Human Services Building on Route 310, the St. Lawrence County Department of Social Services on Judson Street, the Presbyterian Church on Park Street and the Save-A-Lot on Route 11. There is one stop available in Rensselaer Falls at Washburn's General Store on Canton Street. Using this service, residents without access to a vehicle can travel to the nearby Walmart in Potsdam, the shopping mall in Massena, and Claxton-Hepburn Hospital in Ogdensburg, among other stops.

St. Lawrence NYSARC Bus



Users of the St. Lawrence NYSARC bus system are typically low-income county residents, members of the Amish community and those needing county services, though the bus system is available to anyone. While the bus stops at a number of places in Canton including the Save-A-Lot on Route 11, with services more spread out, it limits the ability to participate in downtown commerce for those without a vehicle. When Jubilee Plaza contained a grocery store and pharmacy, those without a car had access to most goods and services within a relatively short walk. With the closure of most of the stores in this plaza, these services are far more spread out, making it difficult to shop as a pedestrian.

For long-distance travel, Canton is serviced by Adirondack Trailways, a long-distance bus company, that connects Canton to Montreal, New York City, Buffalo and dozens of other locations throughout New York State.

Opportunities and Challenges

While St. Lawrence NYSARC provides public transportation service in Canton, the number and location of stops is limited and there is currently no weekend service. Those who cannot drive or do not have access to a car are limited to where and when they can travel. Anyone living outside of the Village of Canton, must have a car to access goods and services. Even those living within the Village are limited due to the location of grocery stores and pharmacies. Grocery stores and pharmacies that were once located in the Village core, are now located on the edge of the Village, too far to walk to for most.

There are several private and volunteer transportation services available that fill some of the public transit gaps, including:

Roo Express Shuttle Vans – The Roo Express Shuttle is a transit service available to students through SUNY Canton. The shuttle operates seven days a week with limited stops and hours of operation. Stops include Liberty Apartments, Riverside Drive at Main Street, West gate Apartments, Miller Campus Center, Rite Aid, University Plaza, and Walmart in Potsdam.

Canton Taxi – A private taxi company that operates in the Village of Canton

Volunteer Transportation Center, Inc. – The Volunteer Transportation Center is a nonprofit organization that provides essential rides to health, social, and other destinations for residents of Northern New York who have no other transportation alternatives.

Public Transit Recommended Actions

Town-wide Recommendations

6.15 Evaluate opportunities to provide more consistent and reliable public transportation.

6.16 Support current public transportation offered through St. Lawrence NYSARC.

¹ New York State Department of Transportation

² Canton Master Trail Plan Draft, 2018

³ St. Lawrence County Coordinated Transportation Plan, 2015



SECTION SEVEN

FUTURE LAND USE



Future Land Use

To be successful in preparing for the future, Canton must have land use regulations that provide the flexibility to accommodate the changing needs of business, commerce and residents while maintaining and enhancing the physical, cultural and social amenities that make Canton an attractive and vibrant community.

Canton is currently in the position to capitalize on its collective strengths and community enthusiasm. To maintain and improve upon the community's current position, a close look was given to future land uses for each municipality. The Comprehensive Plan Future Land Use Maps at the end of this section, set the direction for future land uses within the Town of Canton, Village of Canton and Village of Rensselaer Falls. The Future Land Use Maps are **not** zoning; however, the zoning must follow the direction set forth in the comprehensive plan in accordance with General Town Law §272-a and General Village Law §7-722. The zoning ordinance is the regulatory document that addresses densities, area and bulk standards and permitted uses.

A key factor in developing the maps for this plan is to ensure the maps reflect the community's Vision and Guiding Principles. That Vision includes the most intense uses and greatest mix of uses in the Village and Hamlet cores surrounded by agricultural lands, low density residential and open space. The intensity of uses decreases as one travels away from the Villages and Hamlet cores.

The various land use categories shown on the maps represent the intended uses desired or anticipated for the community in the future. A number of important points about these land use categories and recommendations related to land use include:

- The land use categories on the maps are not zoning districts. The land use categories are broader and more general than zoning districts.
- The boundaries for each of the land use categories are intentionally non-precise and are meant to be fluid. The boundaries of zoning districts are far more specific and detailed and are to be determined during a zoning update process.
- The land use categories are general guides to future zoning or other regulations. State law mandates that zoning must be in conformance with the policies of the comprehensive plan.
- The land use categories reflect a vision for the community in the future. It may take many years for the proposed changes to occur. The vision is something to aim for and work towards. Since zoning is the primary tool to

implement this plan, the zoning for an area may be changed or updated in an effort reflect community input.

- Implementation of the future land use recommendations in each respective community would be required to follow a zoning amendment procedure in accordance with Town and Village law.

Village of Rensselaer Falls

The future land uses in the Village of Rensselaer Falls are generally consistent with current land uses. Future growth in the Village is intended to enhance the rural, small town sense of place unique to Rensselaer Falls, while supporting new business and tourism opportunities in a scale, size and aesthetic that complements existing uses. The following proposed future land uses are illustrated on the accompanying Future Land Use Map.

- **Commercial (C):** This area is intended to allow for smaller scale commercial activities along Rensselaer Street and on the west side of Front Street North and Front Street South (along the waterfront). The commercial land uses within this area could provide services supporting residents and visitors as well as business and office opportunities. This area might also support live/work units or buildings with commercial activity on the first floor and residential uses on upper floors to allow for a variety of housing options within the Village.
- **Residential (R):** The majority of land uses in the Village, current and future, are low-density residential. Single-family neighborhoods are reflective of the community character that the Village intends to preserve in the future.
- **Open Space (O):** The Village currently has three areas identified for open space. Those areas provide important open space, recreation and civic functions and are recommended to continue as open space.
- **Waterfront Overlay District (W):** The Rensselaer Falls community expressed a desire to improve connections and access to the Oswegatchie River waterfront. A Waterfront Overlay District is proposed along the waterfront east of West Front Street and west of Front Street South and Front Street North. An overlay district is a special zoning district placed over an existing base zone that identifies special provisions, uses, and/or design requirements in addition to the requirements of the underlying zoning district.

The purpose of the proposed Waterfront Overlay District is to provide flexibility for property owners and promote enhanced access to the river, a key asset in the Village. The proposed Waterfront Overlay District may allow for a mix of water-based uses that encourage activity along the waterfront in a sustainable manner. Activities may include kayak, canoe or paddle board launch areas; enhanced recreation uses; small-scale recreation-based/water-based businesses such as a kayak shop; cafes and coffee shops with outdoor seating to take advantage of the waterfront views; or facilities for small-scale community events. When and if development is considered in the Waterfront Overlay District, an added layer of review will be required, including site plan review, special use permit, and St. Lawrence County Planning Office guidance to ensure compatibility with underlying allowed uses and minimize impacts on adjacent properties.

It is recommended that criteria be established to guide any future development and minimize impacts on adjacent and nearby property owners. For example, criteria may address traffic, parking, and site layout. Additionally, commercial design guidelines are recommended for the Waterfront Overlay District to protect critical aesthetic character along the waterfront and minimize potential impacts on adjacent land uses. These guidelines may be incorporated into the Waterfront Overlay District area or combined with the Village-wide commercial design guidelines described below.

Land Use Tools

Commercial Design Guidelines: Design guidelines are a set of recommendations providing guidance to designers, developers and land use boards on how to achieve a desired look and feel for a defined area of the community. Design guidelines should be user friendly and graphic based to convey complex design principles. Design guidelines are recommended within the commercial areas of the Village to maintain the community character in these important areas serving as gateways into the community. As new commercial development occurs, or redevelopment of existing properties occurs, these design guidelines can help shape that development in a way that complement the community character. Design guidelines may address design elements for buildings, the streetscape and site design. Building design guidelines may address building height, façade improvements, placement of doors and windows, use of materials and architectural elements. Site design guidelines may include placement of buildings near the street, parking area located to the side or rear of lots and the addition of landscaping. Design guidelines are helpful for future applicants and people investing in the Village to understand what the Village expects and the vision the Village is trying to achieve with future growth. This creates predictability in the development review process and can make for a more efficient process.

Village of Canton

The future land use vision for the Village of Canton reflects the traditional development pattern experienced by the Village in the past, with a compact downtown core, walkable neighborhoods, nearby community services and employment opportunities. While much of that development pattern still exists, commercial sprawl outside the Village downtown and into the Town along Routes 11 and 310 is gradually starting to change the character of these important gateway corridors and pull infill development away from the downtown.

The following land use recommendations are intended to more clearly define the Village boundary, limit sprawl, reconnect with the waterfront, support infill development on vacant parcels and within underutilized buildings downtown, encourage a mix of housing options and refocus pedestrian-scaled development to the Village core. Land use within the Village and Town will need to be carefully coordinated. The following proposed future land uses are illustrated on the accompanying Future Land Use Map.

- **Main Street (MS):** Main Street land uses reflect the traditional, historic architecture and walkability of downtown Canton. Uses are intended to provide opportunities to activate the street level, enhance tax base, and provide entertainment, cultural, commercial and retail activity in a concentrated area. This area includes mixed use buildings with residential and office uses focused on upper floors.

In order to ensure that this district provides the highest level of activity at the street level, permitted uses on the street level should be focused on retail, entertainment and cultural venues such as museums and galleries, eating and drinking establishments and other hospitality businesses and services. This can be accomplished by requiring that the street level floor be occupied by such uses and that other uses such as business and professional offices, social services and other civic uses, and residential uses be conducted on upper floors only.

The historic character and scale of the streetscape and buildings along Main Street should be protected from incompatible infill development by:

- Requiring a build-to line (or maximum setback) to maintain the street wall;
- Including a height minimum of two stories;
- Allowing for off-street parking lots in the rear yard only;
- Addressing elements like roof-type, building materials, street level transparency and windows, and entranceway architectural considerations as part of a set of design standards; and
- Developing a set of building improvement guidelines for maintaining structures in the historic district or on the National

Register. 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 in making 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. An example of design guidelines is located in Appendix D of the Town and Village of Canton Local Waterfront Revitalization Plan.

- **Downtown Mixed Use (DMU):** Downtown Mixed Use represents the core of the Village downtown adjacent to Main Street. This area functions as a transition from Main Street to more residential land uses and includes a vibrant mix of retail, commercial, high-density residential, office and civic space in a compact, walkable area with multi-modal transportation options. The DMU is characterized by mixed-use buildings and/or blocks with architecturally interesting facades, streetscape design with room for street trees, sidewalks, benches and other amenities that make the streets pedestrian friendly and create spontaneous opportunities for community interaction. The designation also provides for mid-rise residential projects and mixed-use projects incorporating housing above non-residential uses.

The DMU area should be urban in character, with a mix of commercial and residential uses and a balance between dense infill development and redevelopment and the creation of attractive public spaces such as plazas and pocket parks. Portions of the DMU area may also be characterized by County government services. Uses generally considered appropriate and compatible should be permitted as of right rather than by special use permit. Special use permits should only be required for those uses that intrinsically may have impacts that could be incompatible with a village-scale, mixed use setting due to their intensity, traffic impacts etc.

The blocks located in the DMU have a variety of different uses, building and lot development architecture and scale. County government services, religious institutions and some other office space and civic uses are located on larger sites, with larger scale buildings setback from the street in some cases. Other blocks maintain a streetscape with shallow to almost no front setbacks with a mix of smaller scale storefronts and residences. As a result, this district requires some flexibility for infill development that supports the prevailing character of the block. Planning and Zoning Boards and administrators need to be provided the guidance to ensure that compatible scale and architecture are maintained. This can be achieved by:

- Allowing all forms of infill development on existing lots of record as long as setbacks can be met;
 - Including a provision for the front yard setback to be based on the prevailing setbacks on the block rather than an arbitrary uniform minimum or maximum for the whole district;
 - Allowing flexibility in terms of lot size and frontage for nonresidential uses and instead allow the required lot size to be dictated by other site development considerations such as setbacks, the maximum amount of impervious surface permitted, minimum pedestrian/bicycle and public access/amenities, landscaping and off-street parking needs and requirements;
 - Providing general design standards for all types of development with regard to scale, massing, building orientation, avoiding blank walls on public right of ways, location of parking lots, driveways and general access management, landscaping and screening.
- **Neighborhood Mixed Use (NMU):** The Neighborhood Mixed Use designation includes areas of moderate density residential and community-supported commercial uses. These areas are characterized by mixed-use neighborhoods that are walkable and connected to adjacent residential neighborhoods and commercial areas. The NMU areas include a variety of neighborhood-scale businesses and services that meet the needs of the surrounding community.

While the character of the NMU areas may vary, they are intended to be pedestrian-oriented with an attractive streetscape and amenities such as small parks and plazas. In some areas, identity is already well established through architecture and streetscape while in others, identity will be shaped by future planning decisions.

Therefore, like the DMU, some flexibility should be incorporated for future development that takes into consideration surrounding development patterns and scale. In general, land management very similar to the infill considerations is recommended for the DMU.

- **Waterfront Mixed-Use (WMU):** The Waterfront Mixed-Use areas provide a mix of uses along the waterfront that offer enhanced connections, use and enjoyment of the waterfront in a manner that protects water quality and maintains or improves community character. Waterfront uses should have a “front door” on the waterfront as well as on the street. A variety of uses may be appropriate including water-based recreation and support services, restaurants, event venues, arts and culture, business, office and residential, preferably with a mix of uses within buildings and/or within a block.

Zoning can be an effective tool for creating a mixed-use waterfront, enhancing public access and providing natural resource protection. Like the DMU and NMU District, providing some flexibility for site redevelopment is appropriate and encouraged in these areas, however additional consideration must be given to protecting water quality and the Grasse River ecosystem by including standards to prevent streambank erosion and manage on-site stormwater run-off. This can be accomplished by creating a waterfront mixed use district and including standards in that or, as an overlay district which would include a layer of development standards in addition to whatever the base zoning district establishes. Regardless of the zoning mechanism, some of the zoning recommendations for development on the Grasse Riverfront include:

- Establishing a waterfront setback rather than a rear yard setback;
 - Requiring a riparian area vegetated buffer for new development to help protect water quality and ecosystems. Riparian areas are maintained with a natural vegetation strip on each parcel or lot between the normal high-water mark of the river and an established point a certain number of feet back;
 - Ensuring use of best practices for stormwater management and erosion control and incentivize the use of green infrastructure;
 - Protecting river views through building massing considerations and avoiding fences, walls and signage that will mar the Grasse River viewshed and the attractiveness of the shoreline from the river or across;
 - Enhancing the aesthetic appearance of new development on the waterfront by avoiding blank walls, unnecessary signage and fencing, and parking lots fronting the river; and
 - Requiring or incentivizing development of, or the set aside of an easement for, future waterfront trail segments for public access through a density bonus or incentive.
-
- **Corridor Commercial (CC):** Corridor Commercial areas primarily include auto-oriented commercial uses that offer necessary services to residents and visitors. This land use is utilized on the larger transportation corridors which are, in some cases, transitional areas between the traditional historic village settlement and more modern, auto-oriented uses and site development. While the uses may tend to be auto-oriented, care should be given to the design of development to provide amenities for pedestrians and bicyclists in the form of multi-use pathways or sidewalks where safe on-road bicycle amenities exist.

Other site development considerations that could be part of the village zoning code include:

- Maximum setbacks could be set to encourage a more consistent development pattern and streetscape over time;
 - Access management is an important part of site development considerations for this district. Shared driveways should be required wherever feasible with the onus on the developer for establishing the need for a single property/use driveway;
 - Parking maximums should be set to discourage over-parking and shared parking lots should be encouraged; and
 - Consideration should be given to require landscaping in the front yard and to screen parking lots or create a defensible space for pedestrians between the road, parking lots etc.
- **General Commercial (GC):** General Commercial designation provides an opportunity for existing commercial and light industrial uses to continue in a manner that can be compatible with adjacent residential, open space and mixed-use areas. These uses generate important tax revenue, yet also create opportunities for future commercial activity and neighborhood services as infill or reuse activities.
 - **Technology, Business and Light Manufacturing (TBL):** These areas provide opportunities for tax base revenue and employment and support the growth of local businesses. The intent of the TBL areas is to create flexibility in allowable land uses to meet changing industry and market needs. Technology-based business, medical facilities, small-scale manufacturing, start-up business, incubators, and accelerators are among the types of use appropriate for these areas. Land development regulations for these areas should consider the following:
 - Land use regulations should be updated to define and permit these new land use activities or reflect changes in terminology;
 - Land use efficiency should be considered by encouraging clustering of buildings, shared parking lots and driveways, parking maximums and additional floors as an incentive for public amenities or maintaining practical open spaces; and
 - Site development considerations should reflect the proximity of these areas to the Village's residential neighborhoods and key corridors and establish pedestrian and bicycle connections that will benefit the workforce employed at these establishments and create more amenities for the general public to utilize.
 - **Single-Family Residential (R-SF):** These land uses are predominantly single-family residential neighborhoods with a traditional residential neighborhood character including sidewalks and tree-lined streets.

The zoning for this district could be streamlined by setting one set of lot development standards for minimum lot size and setbacks for all residential and another for all nonresidential uses and allow other site considerations such as maximum impervious surfaces, required off-

street parking etc., to determine how much land is needed for specific uses.

- **Multi-Family Residential (R-MF):** These land uses allow for a mix of residential land use types including higher density, multi-family as well as single-family residential uses. These areas are characterized by pedestrian-oriented neighborhoods including sidewalks and tree-lined streets. These areas are adjacent to mixed-use areas providing services within walking distance of residential units.

The Village should evaluate the existing land development patterns and densities and ensure that minimum lot development standards in zoning (lot size, setbacks, and coverage) practically allow for infill development, modernization and expansion of existing structures. Consideration should be given to setting maximum front setbacks to maintain existing streetscapes and neighborhood character.

Like the R-SF areas, the zoning for this district could be streamlined by setting one set of lot development standards for minimum lot size and setbacks for all residential and another for all nonresidential uses and allow other site considerations such as maximum impervious surfaces, required off-street parking etc., to determine how much land is needed for specific uses.

- **Educational (E):** St. Lawrence University, SUNY Canton, BOCES, Little River School, Deep Root Center, St. Mary's and the Canton Central School District are important educational resources within the Village and should remain as educational uses.
- **Open Space (OS):** The Open Space uses identified are currently used as public open space and recreation and are intended to remain.

Town of Canton

The future land uses in the Town are generally consistent with current land uses found in the Town, with the addition of special attention to Town gateways both from the Village of Canton and from neighboring towns. The Town's active agriculture, rural and natural resources land uses are the predominant land use types. The following proposed future land uses are illustrated on the accompanying Future Land Use Map.

- **Commercial (C):** The commercial land uses in the Town should be focused along the Route 11, Route 68 (northwest of the Village) and pockets of the Route 27 (south of the Village) corridors. The commercial areas should be small-scale commercial providing services to residents and visitors. These commercial areas transition quickly into

rural land uses and should reflect a rural character. The commercial uses in these areas are generally auto-oriented.

- **Hamlet (H):** Two hamlets are identified in the Town, Pyrites and Morley. It is recommended that these areas remain a hamlet designation in the future.
- **Residential (RES):** Residential uses exist and are proposed to remain along the Route 27 corridor, Miner Street, Route 85 (State Street), and Judson Street.
- **Rural (R):** Rural land uses include a mix of uses commonly found in an agricultural-based rural community such as agriculture, small-scale business and low-density residential. The vast majority of land uses in the Town are proposed to remain rural.
- **Wildlife Management Area (WMA):** This area is the Upper and Lower Lakes Management Area and will remain a recreational and wildlife habitat area. Any growth occurring adjacent to the WMA should take into consideration impacts to this important natural area.
- **Gateways (G):** A gateway is an important entranceway into the community providing a sense of arrival. These areas could be enhanced to be more prominent and welcoming; a well-placed sign with landscaping, banners or flowers can improve the sense of arrival. The Town planning and highway departments should work with businesses and volunteer group to develop beautification improvements at the Town's entranceways and other areas where the visual impression of Town can be enhanced. Additionally, the Town may consider design guidelines for development occurring in these gateway areas. (see below). Several important gateways in the Town have been identified, including:
 - Route 68 – North Gateway
 - Route 68 – South Gateway
 - Route 11 – East Gateway
 - Route 11 – West Gateway
 - Routes 27/4 Gateway
 - Route 27/29 Gateway
 - Route 310 Gateway
- **Waterfront Overlay District (WO):** The WO is proposed to be “overlaid” on to the Grasse River and Oswegatchie River corridors outside of the Villages of Canton and Rensselaer Falls for the purpose of preserving natural, scenic, and historic values and to preserve woodlands, wetlands, and other green space. The WO should also be utilized to regulate uses and structures along the rivers to avoid

increased erosion and sedimentation, encourage compatible land uses, and to recognize areas of significant environmental sensitivity that should not be intensely developed.

The overlay district boundary could be either the Oswegatchie Blueway Trail Plan boundary and the Town and Village of Canton Grasse River Waterfront Revitalization Area boundary or it could be a shoreline area from the mean high-water mark running perpendicular for some number of feet – for example 500 feet inland from the mean high-water mark. All provisions of the underlying zoning districts remain in full force, except where provisions of the WO District differ. In such cases, the more restrictive provision would apply. The principal control mechanisms of the WO would be 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.

The land use and site development considerations would include prohibiting certain uses that often lead to ground contamination such as junk yards, storage of petroleum, and other uses. In addition, the following land use and development standards could be included:

- Establishing a waterfront setback rather than a rear yard setback;
- Addressing docks and surface water usage;
- Requiring a riparian area vegetated buffer for new development to help protect water quality and ecosystems. Riparian areas are maintained with a natural vegetation strip on each parcel or lot between the normal high-water mark of the river and an established point a certain number of feet back;
- Requiring agricultural uses to refrain from tilling within a certain distance of the mean high-water mark and best practices for nonpoint source pollution to be utilized;
- Ensuring use of best practices for stormwater management and erosion control and incentivize the use of green infrastructure;

Land Use Tools

Design Guidelines: Design guidelines are a set of recommendations providing guidance to designers, developers and land use boards on how to achieve a desired look and feel for a defined area of the community. Design guidelines should be user friendly and graphic based to convey complex design principles. Design guidelines are recommended only within the commercial corridors and gateways of the Town to maintain the rural community character in these important areas. As new commercial development occurs, or redevelopment of

existing properties occurs, these design guidelines can help shape that development in a way that complements the rural community character. Design guidelines may address design elements for buildings and site design. Building design guidelines may address building height, façade improvements, placement of doors and windows, use of materials and architectural elements. Site design guidelines may include placement of buildings near the street, parking areas located to the side or rear of lots, landscaping, site circulation and access management. Design guidelines are helpful for future applicants to understand the Town's vision for these corridors. This creates predictability in the development review process and can make for a more efficient process. These design guidelines can be a stand-alone document or integrated into the Town site plan review regulations. It is recommended that design guidelines for areas at the Town/Village municipal boundaries be consistent to allow for an appropriate design transition.

Conservation Subdivision Design – It is recommended that the use of conservation subdivision be added to the Town Code as a voluntary alternative to a traditional subdivision. Conservation subdivision is a land use tool that allows for flexible lot sizes and density incentives to encourage conservation of land. It is a type of clustering that addresses the form of development. By separating the concept of density from the concept of lot size, the Town could permit flexible lot sizes that facilitate creative subdivision design in harmony with the landscape. In addition to the environmental and viewshed benefits of allowing homes to be situated in a creative manner, a network of conserved open lands can be created in the process. These conserved lands, for example, might function as wildlife corridors or create buffers between residential areas and others that continue to be actively farmed. In addition, the conserved lands could provide benefits related to stormwater management.

Conservation Subdivision Design

Uses open space resources present on a site to be developed as the starting point for design (in the same way that a golf-course community is designed).

The **four-step conservation subdivision design process** is quite simple:

1. Identify conservation areas – potential development areas follow once the conservation areas have been “greenlined”
2. Locate house sites
3. Align streets and trails
4. Draw in the lot lines

Conservation easement – a legal tool that ensures that conservation lands set aside as a result of this process remain undeveloped.

Ownership options for conservation lands - an individual landowner or several landowners in the new conservation subdivision, a homeowner's association, the Town of Canton, or a land trust such as the St. Lawrence Land Trust.

See Randall Arendt's, *Conservation Design for Subdivisions*

Incentive Zoning – Incentive zoning is a tool that can be used to encourage the preservation of open space through a provision of facilities and amenities that would benefit the Town. This is carried out by providing incentives through density bonuses to applicants seeking approval of a major subdivision plat to develop residential lots within conservation subdivisions, and applicants seeking approval of multi-family development, when such projects to preserve open space and provide public facilities and amenities. A density bonus is the allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location.¹ The incentive zoning provision must be carefully written to set clear parameters about the extent of the potential density bonus and to specify the public benefits that are required to receive the density bonus. The review process established under the incentive zoning provision would ensure that the benefits gained are worth the incentives provided.

General Considerations for Zoning and Land Management

The following are general considerations for zoning and land management that apply to the Village of Rensselaer Falls, Village of Canton and Town of Canton.

- Update the zoning regulations to incorporate present-day land uses.
- Ensure greater clarity of direction for property owners, developers, Zoning and Planning Boards and administrators by providing:
 - A more comprehensive set of definitions of important terminology used throughout the code
 - Allow more uses “as of right” rather than require a special use permit
 - Group uses together with a more general terminology and remove language regarding “and other similar uses”
 - Provide more guidance during the site plan review and special use permit process with specific standards for certain uses that while permitted, typically require additional considerations because of common impacts and develop a basic set of design standards for buildings and site development
 - Provide simple illustrations to convey key concepts where practical

Recommendations to Guide Future Land Use and Growth

In addition to future land use, there are several tools and approaches available to communities to achieve their vision.

- 7.1 **Organize regular joint Village and Town land use board meetings** - To continue coordinating on growth and development issues, it is

recommended that a joint meeting of the Town and Village of Canton Planning Boards and Zoning Boards of Appeals occur on a quarterly basis. These joint meetings would be an opportunity to check in to share issues and concerns related to land use, growth and development. A quarterly joint meeting is also an opportunity to provide an educational topic that could serve as training for the boards to meet the New York State training requirements. Noticing of such a meeting would need to comply with the New York State Open Meetings Law. The Village of Rensselaer Falls is also encouraged to participate, however, the land use and planning issues raised during this process have been largely focused on growth at the Village of Canton and Town boundaries.

- 7.2 Limit Sprawl along Key Town/Village of Canton Corridors** - The community has expressed concern about growth along the eastern boundary of the Village at the Town/Village municipal boundary. Concerns over impacts related to traffic and community character were raised throughout the comprehensive planning process. A Village practice of annexing parcels located within the Town has allowed the Village to expand its boundary and expand sewer and/or water infrastructure, which has supported the sprawling growth pattern along key travel corridors, including Route 11 and Route 310. In addition to design guidelines for both the Town and Village and access management techniques to address future traffic concerns, a variety of land use tools may also work to limit commercial sprawl in these important areas. Tools to help implement this recommendation might include modifying zoning to reshape or limit the type of commercial activity allowed in these areas, requiring a special use permit for certain commercial activities or establishing a Village growth boundary that would prevent the Village from expanding infrastructure and its municipal borders further into the Town. Should the Village wish to expand in an easterly direction, is it recommended that the growth extend only as far as Route 310 at the intersection of Route 310 and 85 (Canton-Madrid Road) to the north and Route 310 and Judson Street to the south.

These tools are intended to direct growth and investment to the downtown core, where infrastructure already exists and there is capacity to support future growth.

- 7.3 Coordinate with neighboring municipalities, St. Lawrence County, school districts, universities and regional entities in planning-related activities.** The community should encourage the coordination of long-term planning efforts with these regional partners. The impacts of growth do not stop at municipal boundaries. A coordinated effort to address issues such as transportation, waste management and water supply would benefit all parties involved. In addition, this might be an opportunity to work with school districts on related issues and to address long-term planning.

- 7.4 Initiate a dialogue between the Village of Rensselaer Falls and the Town of Canton to address resident concerns about involvement in land use and development decisions on West Front Street in Rensselaer Falls.** This is unique in that West Front Street is a street that traverses both the Town and the Village. The street begins in the Village and terminates in the Town. Therefore, any future land use decisions in the Village along West Front Street have the potential to directly impact Town residents along West Front Street in the Town. It is recommended that the Town and Village explore options and tools to provide a voice to all property owners on this street. Options may include expanded noticing of activities and/or Village annexation of Town parcels on West Front Street.

Enhanced Land Use Review Process

To encourage development that supports the long-term sustainability of Canton, the regulatory and project review process should be clear and streamlined in each community. The following recommendations are intended to enhance the existing land use review processes in each community.

- 7.5 Review and evaluate each community's zoning ordinance and subdivision regulations to ensure consistency with this comprehensive plan.**
- 7.6 Provide and/or support training opportunities for land use board members to keep up to date on current planning and zoning practices and laws and meet the minimum four-hour training requirement as per Village Law §7-718.7-a and Town Law §271.7-a.** This is of particular importance as Canton continues to change and as it considers the use of new planning tools in response to this change. Several organizations offer such programs and hold workshops and conferences or can come to local communities for this purpose. These organizations include but are not limited to the St. Lawrence County Planning Office, the New York State Department of State Division of Local Government, the New York Planning Federation, the Upstate Chapter of the American Planning Association, the Tug Hill Commission and local colleges and universities.
- 7.7 Continue enforcing existing land use regulations.** Each community should focus resources to enforce existing zoning and other land use regulations.
- 7.8 Create a Citizen's Guide to Land Use and Development Regulations.** Each community should provide applicants with an easily understood guide outlining the review processes, including submission requirements and time frames for each step. Similarly, application and informational materials should be streamlined and simplified.

7.9 Illustrate zoning standards and guidelines graphically. Greater use of design examples and guideline graphics will help the public and applicants visualize the desired development, which will also assist land use boards in their review.

7.10 Encourage a pre-application conference with applicants and prospective developers to review requirements and guidelines to foster a development review process that considers the comprehensive plan vision and is efficient.

7.11 Establish a Comprehensive Plan Oversight Committee to guide the plan implementation effort.

Amendments to and Review of the Comprehensive Plan and Land Use Regulations

Significant decisions and actions affecting the immediate and long-range protection, enhancement, growth and development of the State and its communities are made by local governments. The legislative body in each community has the authority to modify the community's comprehensive plan and land use regulations.

Among the most important powers and duties granted by the legislature to a municipal government is the authority and responsibility to undertake comprehensive planning and to regulate land use for the purpose of protecting the public health, safety and general welfare of its citizens. This is outlined in General Town Law §272-a and General Village Law §7-722. Pursuant to General Town Law §272-a and General Village Law §7-722, all land use regulations must be in accordance with a comprehensive plan.

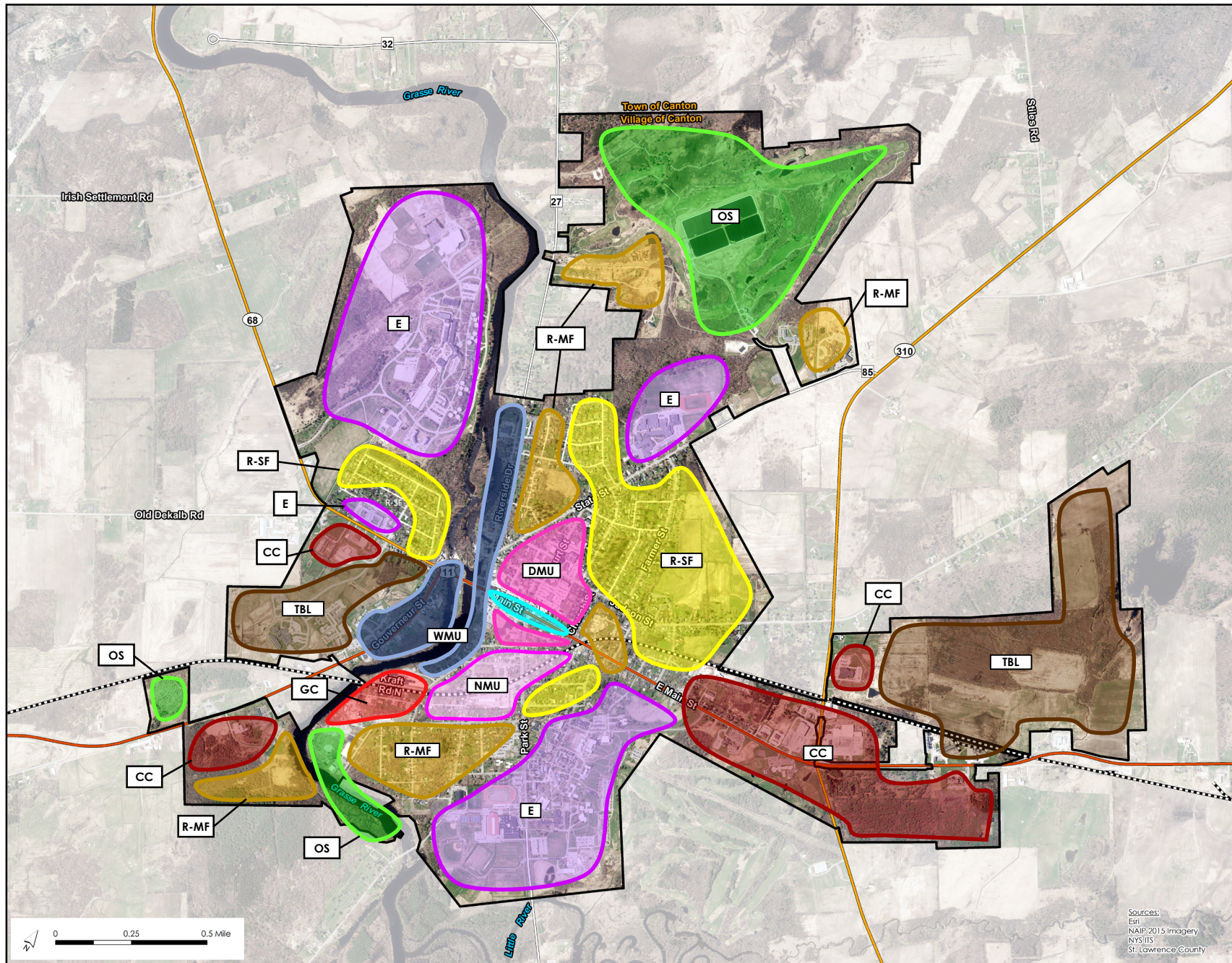
As the community changes over time, its needs and desires change. The comprehensive plan should be a flexible and adaptable document that reflects such changes. Therefore, it is strongly recommended that the Town and Villages review and update, if necessary, the comprehensive plan. An assessment of the progress achieved on the implementation actions would also be beneficial. It is recommended that this comprehensive plan be reviewed every five years and updated as needed.

¹ A Planner's Dictionary, American Planning Association

Town of Canton, Villages of Canton & Rensselaer Falls

Comprehensive Plan

Future Land Use
Village of Canton
April 2019



- Waterfront Mixed Use (WMU)
- Downtown Mixed Use (DMU)
- Neighborhood Mixed Use (NMU)
- Corridor Commercial (CC)
- General Commercial (GC)
- Main Street (MS)
- Technology, Business and Light Manufacturing (TBL)
- Single-Family Residential (R-SF)
- Multi-Family Residential (R-MF)
- Educational (E)
- Open Space (OS)



**Engineering and
Land Surveying, P.C.**

NEW YORK STATE OF OPPORTUNITY
Department of State

This map was prepared with funding provided by the New York State Department of State under Title 11 of the Environmental Protection Fund.

Sources:
Esri
NAIP/2015 Imagery
NYS ITS
St. Lawrence County

0 0.25 0.5 Mile

Town of Canton, Villages of Canton & Rensselaer Falls

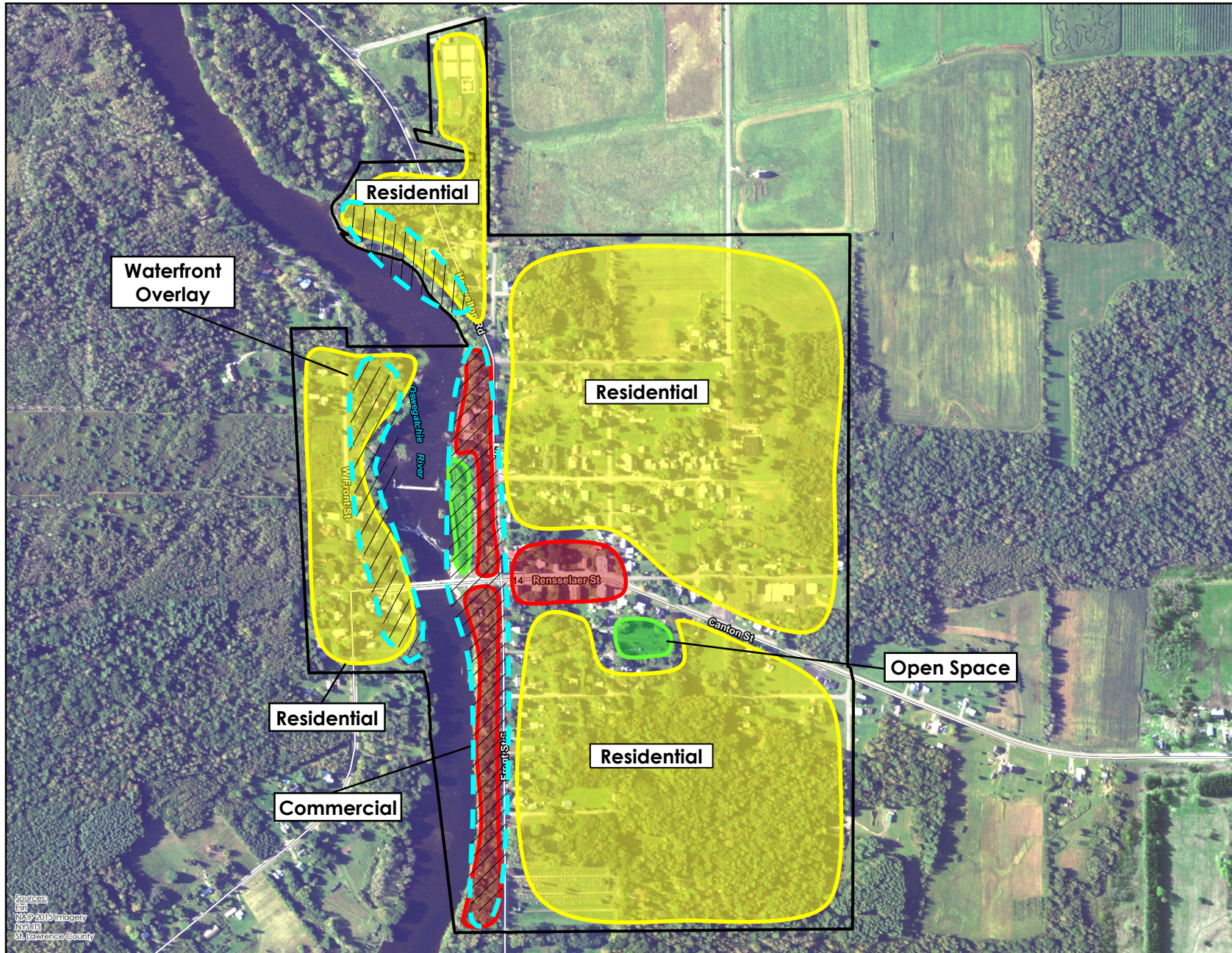
Comprehensive Plan

Future Land Uses
Village of Rensselaer Falls
April 2019

- Residential
- Commercial
- Open Space
- Waterfront Overlay



This map was prepared with funding provided by the New York State Department of State under Title 11 of the Environmental Protection Fund.



Sources:
ESRI
NAP 2015 Imagery
NYGIS
St. Lawrence County





Town of Canton, Villages of Canton & Rensselaer Falls

Comprehensive Plan

Future Land Use
Town of Canton
April 2019

- Residential
- Commercial
- Open Space
- Rural
- Hamlets
- Gateway



Engineering and
Land Surveying, P.C.

NEW YORK
STATE OF
OPPORTUNITY
Department
of State

This map was prepared with funding
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Department of State under Title 11 of
the Environmental Protection Fund.



SECTION EIGHT

IMPLEMENTATION



Implementation

Following adoption of this comprehensive plan the first step in the implementation process is to evaluate the zoning in each community for consistency with the plan and update the zoning to be consistent with the comprehensive plan. This plan is the result of considerable effort on the part of the Town of Canton, Village of Canton, Village of Rensselaer Falls and the respective Boards, Town and Village staff, CPC, volunteers, residents, business owners and concerned citizens. An active implementation process will be necessary for the plan to have a lasting impact. Working with a range of public, private and nonprofit implementation partners, the community can accomplish the recommended actions and continue striving toward its vision.

Prioritization of Recommended Actions

The implementation table that follows represents the prioritization of recommendations based on the input from community members and members of the CPC. Each recommendation has been categorized as a short-, mid- or long-term goal to give guidance to Town and Village staff as to which recommendations to implement in the near term versus the long term.

Recommendations highlighted in **GREEN** are a high priority intended to be implemented in the short term or immediate to two-year timeframe. Recommendations highlighted in **YELLOW** are a medium priority intended to be implemented in the mid-term or two-to five-year timeframe. Recommendations with no highlight are longer term recommendations. In addition to a timeframe for implementation, the table also includes an identification of the recommendation lead and potential partners to assist in implementation. Potential funding sources are also listed to support implementation.

Finally, a recommendation status column has been included to allow for easy tracking and review of comprehensive plan implementation progress related to each recommendation. The recommendation status column can be translated into an annual reporting to the Town and Villages on progress of the recommendations.

Town of Canton Priority Actions

Community Identity

- Encourage coordination between the Town and Village of Canton, SUNY Canton and St. Lawrence University to increase participation in the community by students, professors and visitors.
- Encourage participation of local public and private schools in cultural and educational opportunities in the community.
- Provide opportunities for student involvement in the community to facilitate civic and community engagement.

Economic Growth

- Promote the redevelopment of existing properties and reuse of existing buildings to retain a compact development pattern and support downtown and the hamlets.
- Encourage economic development that builds on Canton's strengths including its history, arts and cultural resources as well as outdoor recreational resources.
- Support redevelopment of brownfield properties in the community.
- Develop tourism as an economic engine.
- Coordinate with Cornell Cooperative Extension to explore potential Agri-tourism opportunities in the Canton Community.
- Distinguish the land uses of small- and large-scale farm operations and update zoning to reflect those differences.
- Support value-added agriculture that meets the needs of today's niche farmers.
- Expand the farmer's market to support more local farmers and increase the availability of fresh local food.
- Provide a diversity of quality housing options for young professionals, professors, seniors and families.
- Develop a strategy to utilize funds previously received from a NYS Department of Housing and Community Renewal HOME grant to improve and upgrade the existing housing stock through window replacement, lead paint removal, etc.
- Work with local partners to find approaches to support local businesses and entrepreneurship.
- Formalize the agreement with the Economic Development Consortium with a memorandum of understanding (MOU) to codify the fiscal shares of each party.
- Develop additional childcare opportunities in the community.

Resiliency and Sustainability

- Support the efforts of the Sustainability Committee.
- Amend local zoning regulations to plan for commercial-scale solar energy projects.
- Promote the use of alternative, renewable energy sources for public buildings; coordinate with NYSERDA to determine options for more energy-efficient systems.
- Continue implementation efforts of the Master Trail Plan, the Grasse River Blueway Trail Plan, the Oswegatchie River Blueway Trail Plan and the Canton Grasse River Waterfront Revitalization Plan and CCAP.
- Support the St. Lawrence County Land Trust in their efforts to protect the Grasse River and Oswegatchie River watersheds.
- Maintain and enhance existing and develop new waterfront parks to provide greater public access and enjoyment of the Grasse River and Oswegatchie Rivers. This includes a cartop boat launch in the Village of Canton, improvements to the boat launch on the Little River, kayak and canoe launch in Pyrites and formal fishing access in the Village of Canton.
- Develop more sporting opportunities for children outside of the public-school system.

- Provide broadband service to entire Canton community.
- Explore opportunities for shared services among fire departments.
- Work with internet providers to secure additional funding to connect areas of the Town that remain unconnected.
- Coordinate with fire and emergency service providers in the Town regarding service and long-term planning for facilities.

Transportation and Mobility

- Continue to coordinate with stakeholders including DOT, the Town, Villages, businesses, and residents to gain a better understanding of potential benefits and impacts of the Route 11 bypass.
- Ensure land uses along key transportation corridors like Route 11 comply with the sustainable development goals of this comprehensive plan.
- Prioritize bicycle and pedestrian infrastructure in future transportation improvement plans at local and state levels.
- Evaluate existing traffic control measures at key intersections to determine if changes are necessary for better flow of vehicles, pedestrians and cyclists.
- Support the priority enhancements developed in the Canton Master Trail Plan.
- Consider formalizing a sidewalk replacement program to improve property aesthetics and improve walkability and pedestrian safety. Developing a sidewalk plan can help increase walkability and establish a regular schedule of maintenance.
- Evaluate opportunities to provide consistent and reliable public transportation.
- Support current public transportation offered through St. Lawrence NYSARC.

Future Land Use

- Organize regular joint land use board meetings.
- Limit sprawl along key Town/Village corridors
- Review and evaluate the Town's zoning ordinance and subdivision regulations to ensure consistency with this comprehensive plan.
- Provide and/or support training for land use board members to keep up to date on current planning and zoning practices and laws and meet the minimum four-hour training requirement as per Town Law §271.7-a.
- Continue enforcing existing land use regulations.
- Create a Citizen's Guide to Land Use and Development Regulations.
- Illustrate zoning standards and guidelines graphically.
- Encourage a pre-application conference with applicants and prospective developers to review requirements and guidelines to foster a development review process that considers the comprehensive plan vision and is efficient.
- Establish a Comprehensive Plan Oversight Committee to guide the plan implementation effort.

Village of Canton Priority Actions

Community Identity

- Create opportunities for outdoor music events, specifically at Taylor Park and Canton Island Park.
- Foster and encourage opportunities for live music and entertainment downtown in both Villages.
- Create vibrant experiences to attract college students downtown and connect with students in a meaningful way.
- Provide cultural diversity training for local businesses.

Economic Growth

- 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.

Transportation and Mobility

- Develop bicycle infrastructure to establish Canton as a North Country bicycle hub. This can include the installation of bike racks, bike lanes, shared-use paths, sharrows or bike rental programs.
- Develop a bicycle network that utilizes streets beyond Main Street in the Village of Canton and consider collaborating with neighboring communities like Potsdam and Ogdensburg on a regional trail network. This will include an assessment of current and future bicycle routes to determine the best routes.
- Expand and enhance the trail networks and pedestrian linkages within and to the riverfront along the Grasse River in the Village of Canton.

Future Land Use

- Organize regular joint land use board meetings.
- Limit sprawl along key Town/Village corridors
- Review and evaluate the Village's zoning ordinance and subdivision regulations to ensure consistency with this comprehensive plan.
- Provide and/or support training for land use board members to keep up to date on current planning and zoning practices and laws and meet the minimum four-hour training requirement as per Village Law §7-718.7-a.
- Continue enforcing existing land use regulations.
- Create a Citizen's Guide to Land Use and Development Regulations.
- Illustrate zoning standards and guidelines graphically.
- Encourage a pre-application conference with applicants and prospective developers to review requirements and guidelines to foster a development review process that considers the comprehensive plan vision and is efficient.
- Establish a Comprehensive Plan Oversight Committee to guide the plan implementation effort.

Village of Rensselaer Falls Priority Actions

Economic Growth

- Explore opportunities for waterfront development along the Oswegatchie River waterfront on Front Street and West Front Street.
- Support existing downtown businesses and encourage the development of new small businesses.

Resiliency and Sustainability

- Pursue New York State Energy Research and Development Authority's Clean Energy Communities designation.
- Develop Rensselaer Falls as a key snowmobile destination to attract visitors and expand winter tourism opportunities.
- Relocate municipal office space to a location that is larger and accessible.
- Explore options for municipal water, natural gas and alternative energy.

Future Land Use

- Organize regular joint land use board meetings.
- Review and evaluate the Village's zoning ordinance and subdivision regulations to ensure consistency with this comprehensive plan.
- Provide and/or support training for land use board members to keep up to date on current planning and zoning practices and laws and meet the minimum four-hour training requirement as per Village Law §7-718.7-a.
- Continue enforcing existing land use regulations.
- Create a Citizen's Guide to Land Use and Development Regulations.
- Illustrate zoning standards and guidelines graphically.
- Encourage a pre-application conference with applicants and prospective developers to review requirements and guidelines to foster a development review process that considers the comprehensive plan vision and is efficient.
- Participate in a Comprehensive Plan Oversight Committee to guide the plan implementation effort.

Canton Comprehensive Plan

Draft Implementation Table (last updated July 2019)

The following Implementation Table represents the prioritization of recommendations based on the input from community members and members of the CPC. Each recommendation has been categorized in terms of a short, mid or long-term goal to give guidance to Town and Village staff as to which recommendations to implement in the near-term versus the long-term. Recommendations highlighted in **GREEN** are a high priority intended to be implemented in the short-term or 0-2 year timeframe. Recommendations highlighted in **YELLOW** are a medium priority intended to be implemented in the mid-term or 2-5 year timeframe. Recommendations with no highlight are longer term recommendations. In addition to a timeframe for implementation, the table also includes an identification of the recommendation lead to assist in implementation. Potential funding sources are also listed to support implementation. A number of potential funding sources can be accessed through the Consolidated Funding Application (CFA) located at www.apps.cio.ny.gov/apps/cfa. Finally, a recommendation status column has been included to allow for easy tracking and review of the comprehensive plan implementation progress related to each recommendation. The recommendation status column can be translated into an annual reporting to the Town and Villages on progress of the recommendations.

3.0 COMMUNITY IDENTITY								
Recommended Action			Timeframe (Years)			Potential Lead and Partners	Potential Funding/ Technical Resources	Status
			0-2	2-5	5-10			
Historic Resources								
Town-wide Recommendations								
3.1	Increase cultural and heritage preservation activities and continue efforts to protect historic properties throughout Canton, including the Hamlets of Pyrites and Morley		X		Town of Canton, Village of Canton, Village of Rensselaer Falls	www.parks.ny.gov/shpo, www.slcha.org		
3.2	Create destinations that highlight local historic figures such as J. Henry Rushton and Frederic Remington.			X	Town of Canton, Village of Canton, Village of Rensselaer Falls, St. Lawrence County Historical Association	www.parks.ny.gov/shpo, www.slcha.org		
3.3	Promote cultural and historic resources offered through local colleges and universities as well as nonprofit organizations.			X	Town of Canton, Village of Canton, SUNY Canton, St. Lawrence University, TAUNY	www.canton.edu, www.stlawu.edu, www.tauny.org		
3.4	Improve accessibility to Canton’s historic and cultural resources in the Historian’s office by adhering to Americans With Disabilities Act guidelines and standards.			X	Town of Canton, Village of Canton	www.parks.ny.gov/shpo, www.dos.ny.gov		
3.5	Become a Certified Local Government (CLG) to assist with historic preservation and eligibility of grant opportunities.		X		Town of Canton and Village of Canton	www.parks.ny.gov/shpo/certified-local-governments		

3.0 COMMUNITY IDENTITY							
Recommended Action		Timeframe (Years)			Potential Lead and Partners	Potential Funding/ Technical Resources	Status
		0-2	2-5	5-10			
3.6	Support restoration of the Morley Harrison Grist Mill and promote it as a historical and cultural destination to draw visitors to the Hamlet of Morley.		X		Town of Canton	www.parks.ny.gov/shpo	
3.7	Develop a hamlet master plan for Pyrites and Morley.		X		Town of Canton	www.dos.ny.gov , www.stlawco.org	
Village of Canton Recommendations							
3.8	Coordinate with nonprofit organizations, educational institutions and the Canton Historian to develop historic walking tours of Canton's villages and hamlets.			X	Town of Canton, Village of Canton	www.parks.ny.gov/shpo	
3.9	Establish design guidelines to maintain the historic character of Village of Canton core and strengthen historic district by developing and enforcing design guidelines.		X		Village of Canton	www.parks.ny.gov/shpo , www.dos.ny.gov	
Town-wide Recommendations							
3.10	Promote cultural institutions including the Canton Historian's Office, TAUNY, and the St. Lawrence Historical Association as tourism destinations and community gathering spaces.		X		Town of Canton, Village of Canton and Village of Rensselaer Falls, TAUNY, St. Lawrence Historical Association	www.slcha.org , www.tauny.org , www.visitstlc.com	
3.11	Support arts and cultural festivals as well as the various organizations that work to organize those events, including TAUNY, the Canton and St. Lawrence County Chamber of Commerce, and the universities.		X		Town of Canton, Village of Canton and Village of Rensselaer Falls, TAUNY, St. Lawrence Historical Association, St. Lawrence County Chamber, SUNY Canton, St. Lawrence University, St. Lawrence County Arts Council	www.slcha.org , www.tauny.org , www.visitstlc.com , www.canton.edu , www.stlawu.edu , www.slcartscouncil.org	
3.12	Develop a bike tour program, working with local cycling enthusiasts and the Chamber of Commerce, that highlights Canton's historic and scenic resources.		X		Town of Canton, Village of Canton, Village of Rensselaer Falls, Canton Chamber of Commerce, St. Lawrence Chamber of Commerce	cantonny.gov/chamber , www.visitstlc.com	
3.13	Work with arts and cultural institutions to develop programming for elementary, middle and high school students that focuses on Canton's history and culture.			X	Canton Central School District, TAUNY, St. Lawrence County Historical Association	www.tauny.org , www.slcha.org , www.sites.google.com/a/cantoncentral.org/district	

3.0 COMMUNITY IDENTITY							
Recommended Action		Timeframe (Years)			Potential Lead and Partners	Potential Funding/ Technical Resources	Status
		0-2	2-5	5-10			
3.14	Create more community gathering spaces to provide activities for children and teens.		X		Town of Canton, Village of Canton Village of Rensselaer Falls	www.parks.ny.gov, www.dos.ny.gov	
<i>Village of Canton Recommendations</i>							
3.15	Improve wayfinding to parking areas and local attractions to make it easier for visitors to find their way around the community.		X		Village of Canton	www.dec.ny.gov/lands/103864.html, www.dos.ny.gov	
3.16	Create opportunities for outdoor music events, specifically at Taylor Park and Canton Island Park.	X			Village of Canton, Canton Chamber of Commerce, Grasse River Heritage	www.grassriverheritage.org www.Cantonny.gov/chamber, www.visitstlc.com	
3.17	Construct a bandshell at one of Canton's waterfront parks to provide space for events and create a local attraction.		X		Village of Canton, Grasse River Heritage	www.cantonny.gov/chamber, www.visitstlc.com	
3.18	Foster and encourage opportunities for live music and entertainment downtown in both Villages.	X			Village of Canton	www.parks.ny.gov, www.dos.ny.gov	
3.19	Collaborate with other Grasse River communities to develop a visitor center or museum in the Village of Canton.			X	Village of Canton	Not Applicable	
<i>Education</i>							
<i>Town-wide Recommendations</i>							
3.20	Encourage coordination between the Town and Village of Canton, SUNY Canton and St. Lawrence University to increase participation in the community by students, professors and visitors.	X			Town of Canton, Village of Canton, SUNY Canton, St. Lawrence University	www.canton.edu, www.stlawu.edu	

3.0 COMMUNITY IDENTITY							
Recommended Action		Timeframe (Years)			Potential Lead and Partners	Potential Funding/ Technical Resources	Status
		0-2	2-5	5-10			
3.21	Encourage participation of local public and private schools in cultural and educational opportunities in the community.	X			Canton Central School District, St. Mary's School, Deep Root Center	www.sites.google.com/a/cantoncentral.org/district, www.stmaryscantonny.com, www.deeprootcenter.org	
3.22	Provide opportunities for student involvement in the community to facilitate civic and community engagement.	X			Canton Central School District	www.sites.google.com/a/cantoncentral.org/district	
<i>Village of Canton Recommendations</i>							
3.23	Support programs and outreach efforts of Canton Public Library.			X	Town of Canton, Village of Canton, Village of Rensselaer Falls, Canton Public Library	www.cantonfreelibrary.org	
3.24	Encourage businesses to provide goods and services that appeal to a wide variety of ethnicities and cultural backgrounds to meet the needs of the diverse student bodies of SUNY Canton and St. Lawrence University.			X	Village of Canton, Canton Chamber of Commerce, St. Lawrence Chamber of Commerce	www.cantonny.gov/chamber, www.visitstlc.com	
3.25	Create vibrant experiences to attract college students downtown and connect with students in a meaningful way.	X			SUNY Canton, St. Lawrence University	www.canton.edu, www.stlawu.edu	
3.26	Provide cultural diversity training for local businesses.	X			Canton Chamber of Commerce, Associated Colleges, Churches, Economic Development Consortium, Economic Development Steering Committee	www.cantonny.gov/chamber, www.canton.edu, www.stlawu.edu	

4.0	ECONOMIC GROWTH								
Recommended Action				Timeframe (Years)			Potential Lead and Partners	Potential Funding/ Technical Resources	Status
				0-2	2-5	5-10			
Business and Tax Base									
Town-wide Recommendations									
4.1	Promote the redevelopment of existing properties and reuse of existing buildings to retain a compact development pattern and support downtown and the hamlets.			X			Town of Canton, Village of Canton, Village of Rensselaer Falls	Not Applicable	
4.2	Implement land use tools as stated in the Future Land Use section to direct growth and investment to the downtown core, where infrastructure already exists and there is capacity to support future growth.					X	Town of Canton, Village of Canton, Village of Rensselaer Falls	Not Applicable	
4.3	Encourage economic development that builds on Canton’s strengths including its history, arts and cultural resources as well as outdoor recreational resources.			X			Town of Canton, Village of Canton, Village of Rensselaer Falls, Canton Chamber of Commerce	www.visitstlc.com	
4.4	Provide business and technology training for small business owners.				X		Town of Canton, Village of Canton, Canton Chamber of Commerce, St. Lawrence County Chamber	www.cantonny.gov/chamber, www.visitstlc.com	
4.5	Support recommendations of the St. Lawrence County Comprehensive Economic Development Strategy.				X		Town of Canton, Village of Canton, Village of Rensselaer Falls	www.slcida.com	
4.6	Create opportunities to retain college graduates and soldiers transitioning out of service at Fort Drum to live and work in Canton.				X		Town of Canton, Village of Canton, Village of Rensselaer Falls, Canton Chamber of Commerce, St. Lawrence County Chamber	www.cantonny.gov/chamber	
4.7	Support redevelopment of brownfield properties in the community.			X			Town of Canton, Village of Canton, Village of Rensselaer Falls	www.dec.ny.gov/chemical/8447.html	
4.8	Encourage County employees and others utilizing the many public service agencies based in Canton to spend time and resources downtown.					X	Village of Canton, Canton Chamber of Commerce, St. Lawrence County Chamber	www.cantonny.gov/chamber, www.visitstlc.com	

4.0 ECONOMIC GROWTH							
Recommended Action		Timeframe (Years)			Potential Lead and Partners	Potential Funding/ Technical Resources	Status
		0-2	2-5	5-10			

<i>Village of Rensselaer Falls Recommendations</i>							
4.9	Explore opportunities for waterfront development along the Oswegatchie River waterfront on Front Street and West Front Street.	X			Village of Rensselaer Falls	www.dec.ny.gov/chemical/8447.html	
4.10	Support existing downtown businesses and encourage the development of new small businesses.			X	Village of Rensselaer Falls, Canton Chamber, St. Lawrence County Chamber	www.cantonny.gov/chamber , www.visitstlc.com	
<i>Village of Canton Recommendations</i>							
4.11	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.	X			Village of Canton	www.dec.ny.gov/chemical/8447.html , www.hcr.ny.gov/new-york-main-street	
4.12	Initiate Step 2: Nomination of the Brownfield Opportunity Area Program and its components.	X			Village of Canton	www.dec.ny.gov/chemical/8447.html	
4.13	Broaden and diversify tax base by creating mixed-use zones in key locations that support a vibrant downtown core.		X		Village of Canton	Not Applicable	
4.14	Encourage growth and development of restaurants, shops and boutique lodging options like inns and bed and breakfasts in the Village of Canton.		X		Village of Canton, Canton Chamber of Commerce, St. Lawrence County Chamber	www.cantonny.gov/chamber , www.visitstlc.com	
4.15	Work with property owners to revitalize underutilized properties.			X	Village of Canton	Not Applicable	

4.0 ECONOMIC GROWTH							
Recommended Action		Timeframe (Years)			Potential Lead and Partners	Potential Funding/ Technical Resources	Status
		0-2	2-5	5-10			
4.16	Work with the IDA to market the Canton Industrial Park with a focus on small-scale manufacturing, maker space, incubators and accelerators to increase employment opportunities, support local entrepreneurs and grow local businesses. Coordinate with other partners that are also supporting these types of ventures, such as Cornell Cooperative Extension's value-added agricultural efforts.			X	Village of Canton, Canton Industrial Development Agency Cornell Cooperative Extension	www.slcida.com	
<i>Tourism and Hospitality</i>							
<i>Town-wide Recommendations</i>							
4.17	Develop tourism as an economic engine.	X			Town of Canton, Village of Canton, Village of Rensselaer Falls, Canton Chamber, St. Lawrence County Chamber	www.cantonny.gov/chamber, www.visitstlc.com	
4.18	Coordinate with Cornell Cooperative Extension to explore potential Agri-tourism opportunities in the Canton Community.	X			Town of Canton, Cornell Cooperative Extension	www.stlawrence.cce.cornell.edu	
4.19	Promote existing recreational opportunities including golf courses, natural resources and cultural institutions as tourist destinations.		X		Town of Canton, Village of Canton, Village of Rensselaer Falls, Canton Chamber, St. Lawrence County Chamber	www.visitstlc.com	
4.20	Promote Canton as a destination for Canadian tourists.			X	Town of Canton, Village of Canton, Village of Rensselaer Falls, St. Lawrence County Chamber	www.visitstlc.com	
4.21	Expand opportunities to connect with college students and visitors by partnering with local universities.		X		Town of Canton, Village of Canton, SUNY Canton, St. Lawrence University	www.canton.edu, www.stlawu.edu	
4.22	Highlight the various cultural destinations and events offered in Canton.			X	Town of Canton, Village of Canton, Village of Rensselaer Falls, TAUNY, St. Lawrence County Historical Association	www.slcha.org, www.tauny.org	

4.0 ECONOMIC GROWTH							
Recommended Action		Timeframe (Years)			Potential Lead and Partners	Potential Funding/ Technical Resources	Status
		0-2	2-5	5-10			
4.23	Promote Canton as a four-season destination through small and large-scale events and entertainment including weekly concert series, canoe weekends and winter festivals.			X	St. Lawrence County Chamber	www.visitstlc.com	
4.24	Encourage the development of a campground or riverside camping facility on the Grasse River.			X	Town of Canton	Not Applicable	
4.25	Collaborate with St. Lawrence County Chamber to become a designated North Country REDC Tourism Destination Area.			X	Town of Canton, Village of Canton, St. Lawrence County Chamber of Commerce	www.visitstlc.com	
Agriculture							
Town-wide Recommendations							
4.26	Distinguish the land uses of small- and large-scale farm operations and update zoning to reflect those differences.	X			Town of Canton	www.dos.ny.gov/lg	
4.27	Support value-added agriculture that meets the needs of today's niche farmers.	X			Town of Canton, Cornell Cooperative Extension	www.stlawrence.cce.cornell.edu	
4.28	Expand the farmer's market to support more local farmers and increase the availability of fresh local food.	X			Town of Canton, Cornell Cooperative Extension, Canton Farmer's Market, GardenShare	www.stlawrence.cce.cornell.edu, www.gardenshare.org	
4.29	Encourage local restaurants to partner with local food producers to consider farm to table dining options.			X	Town of Canton, Cornell Cooperative Extension	www.stlawrence.cce.cornell.edu	
4.30	Develop an agricultural economic strategy specific to Canton.			X	Town of Canton, Cornell Cooperative Extension, Canton Farmer's Market, GardenShare	www.stlawrence.cce.cornell.edu, www.gardenshare.org	
4.31	Continue to update and implement the 2015 Local Food Local Places Strategy.			X	Town of Canton	www.epa.gov/smartgrowth/local-foods-local-places	
4.32	Continue participation on Local Food Advisory Board through Cornell Cooperative Extension.			X	Town of Canton, Cornell Cooperative Extension	www.stlawrence.cce.cornell.edu	

4.0 ECONOMIC GROWTH							
Recommended Action		Timeframe (Years)			Potential Lead and Partners	Potential Funding/ Technical Resources	Status
		0-2	2-5	5-10			
4.33	Explore agricultural and economic opportunities for cannabis cultivation.				Town of Canton	www.stlawrence.cce.cornell.edu	
Housing							
Town-wide Recommendations							
4.34	Inventory current housing stock and develop a comprehensive housing plan to address sub-standard structures and vacant parcels.		X		Town of Canton, Village of Canton, Village of Rensselaer Falls	www.hcr.ny.gov	
4.35	Provide a diversity of quality housing options for young professionals, professors, seniors and families.	X			Town of Canton, Village of Canton, Village of Rensselaer Falls	www.hcr.ny.gov	
4.36	Establish programs to assist homeowner and potential homeowner investment and improvement in current housing stock.		X		Town of Canton, Village of Canton, Village of Rensselaer Falls	www.hcr.ny.gov	
4.37	Develop a strategy to utilize funds previously received from a NYS Department of Housing and Community Renewal HOME grant to improve and upgrade the existing housing stock through window replacement, lead paint removal, etc.	X			Town of Canton, Village of Canton, Village of Rensselaer Falls	www.hcr.ny.gov	
Partnerships							
Town-wide Recommendations							
4.38	Work with local partners to find approaches to support local businesses and entrepreneurship.	X			SUNY Canton, St. Lawrence University, St. Lawrence County Chamber, Canton Chamber of Commerce	www.cantonny.gov/chamber, www.visitstlc.com, www.canton.edu, www.stlawu.edu	
4.39	Coordinate with the Canton Chamber of Commerce and the St. Lawrence County Chamber of Commerce to support existing businesses and attract new businesses.		X		Town of Canton, Village of Canton, Village of Rensselaer Falls, Canton Chamber, St. Lawrence County Chamber	www.cantonny.gov/chamber, www.visitstlc.com	

4.0 ECONOMIC GROWTH							
Recommended Action		Timeframe (Years)			Potential Lead and Partners	Potential Funding/ Technical Resources	Status
		0-2	2-5	5-10			
4.40	Support efforts of the Community Economic Development Office and partners to pursue projects beneficial to Canton's success.		X		Town of Canton, Village of Canton, Village of Rensselaer Falls	www.cantonny.gov/government/business	
4.41	Establish a mechanism to coordinate regularly with local business owners to address their challenges and needs.		X		Canton Chamber of Commerce, St. Lawrence County Chamber of Commerce, Canton Office of Community Economic Development	www.cantonny.gov/chamber , www.visitstlc.com , www.cantonny.gov/government/business	
4.42	Partner with the St. Lawrence County Industrial Development Agency to attract and retain businesses and industry, particularly in the Canton Industrial Park.		X		Town of Canton, Village of Canton, St. Lawrence County IDA	www.slcida.com	
4.43	Formalize the agreement with the Economic Development Consortium with a memorandum of understanding (MOU) to codify the fiscal shares of each party.	X			Town of Canton, Village of Canton, Economic Development Consortium		
Health and Human Services							
Town-wide Recommendations							
4.44	Explore opportunities to partner with healthcare providers across St. Lawrence County to seek consolidation of healthcare services.		X		Town of Canton, Village of Canton, Village of Rensselaer Falls, St. Lawrence Health System	www.stlawrencehealthsystem.org	
4.45	Develop additional childcare opportunities in the community.	X			Town of Canton, Village of Canton, Village of Rensselaer Falls, SUNY Canton, United Helpers, Canton Daycare	www.canton.edu , www.unitedhelpers.org , www.cantondaycarecenter.org	
4.46	Explore opportunities to develop a childcare center similar to the SUNY Potsdam Childcare Center, Inc. This is a childcare program through SUNY Potsdam and offers childcare to faculty, students and the general public. SUNY Canton and St. Lawrence University can explore the options of creating a similar program to provide another childcare provider in Canton.		X		Town of Canton	www.canton.edu , www.stlawu.edu	
4.47	Support Canton Day Care Center's planned expansion.	X			Town of Canton, Village of Canton, Village of Rensselaer Falls, Canton Day Care Center	www.cantondaycarecenter.org	

5.0 RESILIENCY AND SUSTAINABILITY							
Recommended Action		Timeframe (Years)			Potential Lead and Partners	Potential Funding/ Technical Resources	Status
		0-2	2-5	5-10			
Sustainability							
Town-wide Recommendations							
5.1	Support the efforts of the Sustainability Committee.	X			Town of Canton, Village of Canton	Not Applicable	
5.2	Support efforts to jointly complete Climate Smart Communities certification among the Town of Canton, Village of Canton and Village of Rensselaer Falls.		X		Town of Canton, Village of Canton	www.climatesmart.ny.gov	
5.3	Amend local zoning regulations to plan for commercial-scale solar energy projects.	X			Town of Canton, Village of Canton	www.nyserda.ny.gov	
5.4	Promote the use of alternative, renewable energy sources for public buildings; coordinate with NYSDERDA to determine options for more energy-efficient systems.	X			Town of Canton, Village of Canton	www.nyserda.ny.gov	
5.5	Preserve stream corridors and associated wetlands to maintain and improve water quality and habitat and to preserve natural buffers between incompatible land uses.			X	Town of Canton, Village of Canton, Village of Rensselaer Falls, St. Lawrence Land Trust	www.stlawlandtrust.org	
5.6	Require projects to comply with the NYSDEC State Pollutant Discharge Elimination System (SPDES) permit requirements. This should include the provision of a stormwater management plan and pollution prevention plan as required.	X			Town of Canton, Village of Canton, Village of Rensselaer Falls	www.dec.ny.gov	
5.7	Explore opportunities for municipal composting to reduce the current waste stream.				Village of Canton	www.dec.ny.gov/chemical/97456.html	
Village of Rensselaer Falls Recommendations							
5.8	Consider New York State Energy Research and Development Authority’s Clean Energy Comminutes designation.		X		Village of Rensselaer Falls	www.nyserda.ny.gov/All-Programs/Programs/Clean-Energy-Communities	

5.0 RESILIENCY AND SUSTAINABILITY							
Recommended Action		Timeframe (Years)			Potential Lead and Partners	Potential Funding/ Technical Resources	Status
		0-2	2-5	5-10			
5.9	Consider taking the Climate Smart Community pledge and work towards certification.	X			Village of Rensselaer Falls	www.climatesmart.ny.gov	
Open Space, Recreation and Waterfront							
Town-wide Recommendations							
5.10	Continue implementation efforts of the Master Trail Plan, the Grasse River Blueway Trail Plan, the Oswegatchie River Blueway Trail Plan and the Canton Grasse River Waterfront Revitalization Plan and CCAP.	X			Town of Canton, Village of Canton, Village of Rensselaer Falls	Not Applicable	
5.11	Identify and protect important community viewsheds, particularly along Route 11 commercial corridors.			X	Town of Canton, St. Lawrence Land Trust	www.stlawlandtrust.org	
5.12	Encourage utilization of the Upper and Lower Lakes Wildlife Management Area for recreational opportunities including hiking, hunting and trapping, fishing, canoeing and kayaking and wildlife viewing.		X		Town of Canton, DEC, Indian Creek Nature Center	www.dec.ny.gov , www.indiancreeknaturecenter.us	
5.13	Investigate equestrian opportunities present throughout the Town of Canton.			X	Town of Canton	Not Applicable	
5.14	Support the St. Lawrence County Land Trust in their efforts to protect the Grasse River and Oswegatchie River watersheds.	X			Town of Canton, Village of Canton, Village of Rensselaer Falls, St. Lawrence Land Trust	www.stlawlandtrust.org	
5.15	Support efforts to upgrade and improve facilities at the Indian Creek Nature Center including bathrooms and electricity.		X		Town of Canton, Indian Creek Nature Center	www.indiancreeknaturecenter.us	
5.16	Maintain and enhance existing and develop new waterfront parks to provide greater public access and enjoyment of the Grasse River and Oswegatchie Rivers. This includes a cartop boat launch in the Village of Canton, improvements to the boat launch on the Little River, kayak and canoe launch in Pyrites and formal fishing access in the Village of Canton.	X			Town of Canton, Village of Canton, Village of Rensselaer Falls	www.parks.ny.gov	

5.0 RESILIENCY AND SUSTAINABILITY							
Recommended Action		Timeframe (Years)			Potential Lead and Partners	Potential Funding/ Technical Resources	Status
		0-2	2-5	5-10			
5.17	Support the protection of sensitive waterfront, open space and agricultural resources.		X		Town of Canton, Village of Canton, Village of Rensselaer Falls, St. Lawrence Land Trust	www.stlawlandtrust.org	
5.18	Ensure planning documents and local laws support the protection of the Grasse River waterfront while encouraging waterfront-based economic development in appropriate locations.		X		Town of Canton, Village of Canton, Village of Rensselaer Falls		
5.19	Develop more sporting opportunities for children outside of the public-school system.	X			Town of Canton, Village of Canton		
5.20	Support the Grasse River Heritage Area Development Corporation.			X	Town of Canton	www.grasseriverheritage.org	
<i>Village of Canton Recommendations</i>							
5.21	Continue to explore the development of a whitewater park on the Grasse River.			X	Village of Canton	Not Applicable	
5.22	Examine the structure of the Village Recreation Department to determine the most efficient use of staff resources for facility maintenance and recreational programming activities.			X	Town of Canton, Village of Canton, Village of Rensselaer Falls	Not Applicable	
5.23	Support the recommendations of the Taylor Park Programming Plan.			X	Village of Canton	Not Applicable	
<i>Village of Rensselaer Falls Recommendations</i>							
5.24	Develop Rensselaer Falls and Hamlet of Morley as key snowmobile destinations to attract visitors and expand winter tourism opportunities.		X		Village of Rensselaer, Town of Canton, St. Lawrence County Trails Coordinator, St. Lawrence County Chamber of Commerce	www.slcsa.org, www.visitstlc.com	
<i>Public Services and Safety</i>							
<i>Town-wide Recommendations</i>							
5.25	Encourage the use of green infrastructure to address stormwater management and function as streetscape enhancements.		X		Town of Canton, Village of Canton, Village of Rensselaer Falls	www.dec.ny.gov	

5.0 RESILIENCY AND SUSTAINABILITY							
Recommended Action		Timeframe (Years)			Potential Lead and Partners	Potential Funding/ Technical Resources	Status
		0-2	2-5	5-10			
5.26	Evaluate options for reconstructing or relocating the current Municipal Building to meet current and future needs of the Town and Village of Canton and Police Department.			X	Town of Canton, Village of Canton	Not Applicable	
5.27	Provide broadband service to entire Canton community.	X			Town of Canton	www.nysbroadband.ny.gov , www.slic.com , www.danc.org	
5.28	Develop a plan to enhance resiliency during seasonal flooding and promote sustainable building practices in flood prone areas of the community.			X	Town of Canton	www.dec.ny.gov	
5.29	Explore opportunities for shared services among fire departments.	X			Town of Canton, Village of Canton, Village of Rensselaer Falls	www.ny.gov/programs/shared-services-initiative	
5.30	Coordinate with fire and emergency service providers in the Town regarding service and long-term planning for facilities.	X			Town of Canton, Village of Canton, Village of Rensselaer Falls	Not Applicable	
5.31	Work with internet providers to secure additional funding to connect areas of the Town that remain unconnected.	X			Town of Canton	www.slic.com	
<i>Village of Canton Recommendations</i>							
5.32	Develop a supplemental emergency water supply.			X	Village of Canton	www.dec.ny.gov	
5.33	Maintain and improve the wastewater treatment system.			X	Village of Canton	www.dec.ny.gov	
5.34	Establish a five-year Capital Improvement Program and budget.			X	Village of Canton	Not Applicable	
5.35	Explore options for a back-up power supply for the Municipal Building			X	Village of Canton	Not Applicable	
<i>Village of Rensselaer Falls Recommendations</i>							
5.36	Relocate municipal office space to a location that is larger and accessible.			X	Village of Rensselaer Falls	Not Applicable	

5.0 RESILIENCY AND SUSTAINABILITY							
Recommended Action		Timeframe (Years)			Potential Lead and Partners	Potential Funding/ Technical Resources	Status
		0-2	2-5	5-10			
5.37	Explore options for municipal water, natural gas and alternative energy.				Village of Rensselaer Falls	www.dec.ny.gov , www.nyserda.ny.gov	
<i>Shared Services</i>							
<i>Town-wide Recommendations</i>							
5.38	Reaffirm and clarify relationships and responsibilities among county, Town and Villages.			X	Town of Canton, Village of Canton, Village of Rensselaer Falls, St. Lawrence County	www.dos.ny.gov/lglge/index.html	
5.39	Perform a needs assessment to determine which local government functions can be provided more cost effectively through a cooperative agreement.			X	Town of Canton, Village of Canton, Village of Rensselaer Falls	www.dos.ny.gov/lglge/index.html , www.ny.gov/programs/shared-services-initiative	
5.40	Evaluate feasibility of a shared services approach to salt and sand storage to minimize impacts to the Grasse River and improve government efficiency.	X			Town of Canton, Village of Canton, Village of Rensselaer Falls, St. Lawrence County	www.dos.ny.gov/lglge/index.html , www.ny.gov/programs/shared-services-initiative	
5.41	Conduct a needs assessment of the Pavilion to identify necessary improvements and costs and examine possible future uses to better accommodate recreational needs of the community and the region that complements, rather than competes with, other local arenas. This study may also reexamine the shared cost arrangement between the Village of Canton and the Town to ensure fairness and consistency.	X			Town of Canton, Village of Canton	www.dos.ny.gov/lglge/index.html , www.nyserda.ny.gov	

6.0	TRANSPORTATION AND MOBILITY							
Recommended Action			Timeframe (Years)			Potential Lead and Partners	Potential Funding/ Technical Resources	Status
			0-2	2-5	5-10			
Vehicular								
Town-wide Recommendations								
6.1	Continue to coordinate with stakeholders including DOT, the Town, Villages, businesses, and residents to gain a better understanding of potential benefits and impacts of the Route 11 bypass.	X			Town of Canton, Village of Canton	www.dot.ny.gov		
6.2	Ensure land uses along key transportation corridors like Route 11 comply with the sustainable development goals of this comprehensive plan.	X			Town of Canton, Village of Canton	www.dos.ny.gov		
6.3	Prepare an access management plan for each major corridor within the Town, specifically Route 11, Route 68 and Route 310.			X	Town of Canton, Village of Canton, St. Lawrence County, NYSDOT	www.dot.ny.gov		
Village of Canton Recommendations								
6.4	Evaluate downtown parking and establish a wayfinding system to guide drivers to available parking locations.		X		Village of Canton	www.dos.ny.gov		
Bicycle and Pedestrian								
Town-wide Recommendations								
6.5	Prioritize bicycle and pedestrian infrastructure in future transportation improvement plans at local and state levels.	X			Town of Canton, Village of Canton, Village of Rensselaer Falls	www.dot.ny.gov		
6.6	Create pedestrian linkages between core activity centers such as residential areas, schools and downtown businesses.		X		Town of Canton, Village of Canton, Village of Rensselaer Falls	www.dot.ny.gov, www.dos.ny.gov		
6.7	Provide adequate bicycle facilities and establish a signed system of bicycle routes throughout the Town.		X		Town of Canton, Village of Canton, Village of Rensselaer Falls, Complete Streets Committee	www.dot.ny.gov, www.dos.ny.gov		

6.0 TRANSPORTATION AND MOBILITY							
Recommended Action		Timeframe (Years)			Potential Lead and Partners	Potential Funding/ Technical Resources	Status
		0-2	2-5	5-10			
6.8	Evaluate existing traffic control measures at key intersections to determine if changes are necessary for better flow of vehicles, pedestrians and cyclists.	X			Town of Canton, Village of Canton, NYSDOT, Complete Streets Committee	www.dot.ny.gov	
6.9	Support the priority enhancements developed in the Canton Master Trail Plan.	X			Village of Canton, NYSDOT	www.dot.ny.gov	
6.10	Consider formalizing a sidewalk replacement program to improve property aesthetics and improve walkability and pedestrian safety. Developing a sidewalk plan can help increase walkability and establish a regular schedule of maintenance.	X			Town of Canton, Village of Canton, Village of Rensselaer Falls, Complete Streets Committee	www.dot.ny.gov, www.dos.ny.gov	
<i>Village of Canton Recommendations</i>							
6.11	Develop bicycle infrastructure to establish Canton as a North Country bicycle hub. This can include the installation of bike racks, bike lanes, shared-use paths, sharrows or bike rental programs.	X			Village of Canton	www.dot.ny.gov, www.dos.ny.gov, www.parks.ny.gov, www.stlawco.org	
6.12	Develop a bicycle network that utilizes streets beyond Main Street in the Village of Canton and consider collaborating with neighboring communities like Potsdam and Ogdensburg on a regional trail network. This will include an assessment of current and future bicycle routes to determine the best routes.	X			Village of Canton, Complete Streets Committee, Trails Committee, St. Lawrence County	www.dot.ny.gov, www.dos.ny.gov, www.parks.ny.gov, www.stlawco.org	
6.13	Explore the feasibility of a bike share program.		X		Village of Canton, SUNY Canton, St. Lawrence University	www.canton.edu, www.stlawu.edu	
6.14	Expand and enhance the trail networks and pedestrian linkages within and to the riverfront along the Grasse River in the Village of Canton.	X			Village of Canton, Trails Committee	www.dot.ny.gov, www.dos.ny.gov, www.parks.ny.gov, www.stlawco.org	

6.0	TRANSPORTATION AND MOBILITY								
Recommended Action				Timeframe (Years)			Potential Lead and Partners	Potential Funding/ Technical Resources	Status
				0-2	2-5	5-10			
Public Transit									
Town-wide Recommendations									
6.15	Evaluate opportunities to provide consistent and reliable public transportation.			X			Town of Canton, Village of Canton, Village of Rensselaer Falls, St. Lawrence NYSARC, St. Lawrence County	www.dot.ny.gov, www.stlawco.org	
6.16	Support current public transportation offered through St. Lawrence NYSARC.			X			Town of Canton, Village of Canton, Village of Rensselaer Falls, St. Lawrence NYSARC, St. Lawrence County	www.dot.ny.gov, www.stlawco.org	

7.0	FUTURE LAND USE							
Recommended Action		Timeframe (Years)			Lead	Potential Funding/ Technical Resources	Status	
		0-2	2-5	5-10				
Recommendations to Guide Future Land Use and Growth								
7.1	Organize regular joint Village and Town land use board meetings	X			Town of Canton, Village of Canton, Village of Rensselaer Falls	Not Applicable		
7.2	Limit sprawl along key Town/Village corridors	X			Town of Canton, Village of Canton	www.dos.ny.gov		
7.3	Coordinate with neighboring municipalities, St. Lawrence County, school districts, universities and regional entities in planning-related activities.	X			Town of Canton, Village of Canton, Village of Rensselaer Falls	www.stlawco.org		
7.4	Initiate a dialogue between the Village of Rensselaer Falls and the Town of Canton to address resident concerns about involvement in land use and development decisions on West Front Street in Rensselaer Falls.	X			Town of Canton, Village of Rensselaer Falls	www.dos.ny.gov		
7.5	Review and evaluate each community’s zoning ordinance and subdivision regulations to ensure consistency with this comprehensive plan.	X			Town of Canton, Village of Canton, Village of Rensselaer Falls	www.dos.ny.gov		
7.6	Provide and/or support training for land use board members to keep up to date on current planning and zoning practices and laws and meet the minimum four-hour training requirement as per Village Law §7-718.7-a and Town Law §271.7-a.	X			Town of Canton, Village of Canton, Village of Rensselaer Falls	www.dos.ny.gov		
7.7	Continue enforcing existing land use regulations. Each community should focus resources to enforce existing zoning and other land use regulations.	X			Town of Canton, Village of Canton, Village of Rensselaer Falls	www.dos.ny.gov		
7.8	Create a Citizen’s Guide to Land Use and Development Regulations.	X			Town of Canton, Village of Canton, Village of Rensselaer Falls	www.dos.ny.gov		
7.9	Illustrate zoning standards and guidelines graphically.	X			Town of Canton, Village of Canton, Village of Rensselaer Falls	www.dos.ny.gov		
7.10	Encourage a pre-application conference with applicants and prospective developers to review requirements and guidelines to foster a development review process that considers the comprehensive plan vision and is efficient.	X			Town of Canton, Village of Canton, Village of Rensselaer Falls	Not Applicable		
7.11	Establish a Comprehensive Plan Oversight Committee to guide the plan implementation effort.	X			Town of Canton, Village of Canton, Village of Rensselaer Falls	Not Applicable		