



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

CANTON – A COMMUNITY CONNECTED APPENDICES

ADOPTED OCTOBER 7, 2019



Engineering and
Land Surveying, P.C.

RIVER STREET
PLANNING & DEVELOPMENT



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Appendices

Appendix A – Inventory and Analysis

Appendix B – Public Engagement Strategy

Appendix C – Stakeholder Meeting Summaries

Appendix D – Additional Comprehensive Plan Committee Outreach

Appendix E – Public Workshop Summaries

Appendix F – Analysis of Past Planning Efforts

Appendix G – Taylor Park Programming Plan

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Appendix A

Inventory and Analysis

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

CANTON – A COMMUNITY CONNECTED INVENTORY AND ANALYSIS

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Inventory and Analysis

Table of Contents

| | |
|---|----|
| Land Use and Zoning..... | 1 |
| Economic Development | 6 |
| Agricultural Resources | 11 |
| Transportation | 14 |
| Utilities | 16 |
| Community Facilities and Services..... | 18 |
| Parks, Recreation and Historic Resources..... | 19 |
| Natural Resources and Water Quality | 22 |
| Hamlet Revitalization | 24 |
| Demographic and Socio-Economic Resources..... | 25 |

Tables, Charts and Maps

| | |
|--|-----|
| Table 1: Land Use as a Percent of Total Land Area..... | 2 |
| Table 2: Distribution of Prime Agricultural Land in St. Lawrence County..... | 11 |
| Table 3: Population 2000-2010 | 25 |
| Table 4: Age Distribution 2000-2010 | 25 |
| Table 5: Household Size | 26 |
| Table 6: Housing units by Tenure | 27 |
| Chart 1: Median Household Income | 26 |
| Chart 2: Employment Sectors | 28 |
| Map 1: Existing Land Uses..... | 1A |
| Map 2: Zoning | 5A |
| Map 3: Publicly Owned Lands | 10A |
| Map 4: Study Area | 14A |
| Map 5: Parks, Recreation and Historic Resources | 19A |
| Map 6: Environmental Features | 22A |

Inventory and Analysis

The Inventory and Analysis was developed to provide a baseline and understanding of current conditions in Canton. Each of the sections provides information about current conditions related to particular topic areas within the community, followed by challenges and opportunities for each topic area. This analysis provides the necessary background information to support the goals and recommended actions of the comprehensive plan. Topic areas include:

- Land Use and Zoning
- Economic Development
- Agricultural Resources
- Transportation
- Utilities
- Community Facilities and Services
- Parks, Recreation and Historic Resources
- Natural Features
- Hamlet Revitalization
- Socioeconomic and Demographic Resources

LAND USE AND ZONING

Land use and zoning are important factors for understanding what types of uses are currently taking place in the community as well as what types of uses are allowed based on the current zoning. These uses are a direct reflection of the current character of the community. Input from the public and stakeholders helped to inform land use related recommendations in the plan. **Map 1: Existing Land Uses** illustrates the variety of land uses throughout the Town of Canton, Village of Canton and Village of Rensselaer Falls based on real property classifications provided by St. Lawrence County.

Land Use

Town of Canton

The Town of Canton is a rural community with primarily agricultural and low-density residential land uses surrounding higher-density villages and hamlets. A significant portion of the Town is open space, primarily in the northwestern part of Town in the Upper and Lower Lakes Wildlife Management Area (WMA), a protected area owned and managed by the New York State Department of Environmental Conservation (DEC). This land is managed for habitat protection and can be used for passive recreation and hunting. While most of the land uses in the Town are rural, there are several commercial corridors. The areas of commercial activity are found primarily along transportation corridors that branch out from the Village of Canton. These roadways include U.S. Route 11, County Route 27, State Route 68, and State Route 310.

The largest active land use in the Town of Canton is low-density residential (36.9%), followed by agricultural (32.7%) and parks and conservation lands (18.6%). Low-density residential and agricultural lands are distributed throughout the Town and radiate out from the Villages of Canton and Rensselaer Falls.

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

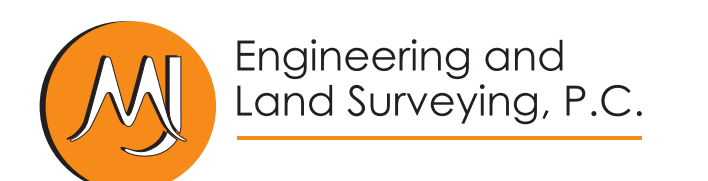
Town of Canton, Villages of Canton & Rensselaer Falls Comprehensive Plan

Existing
Land Uses
March 2018

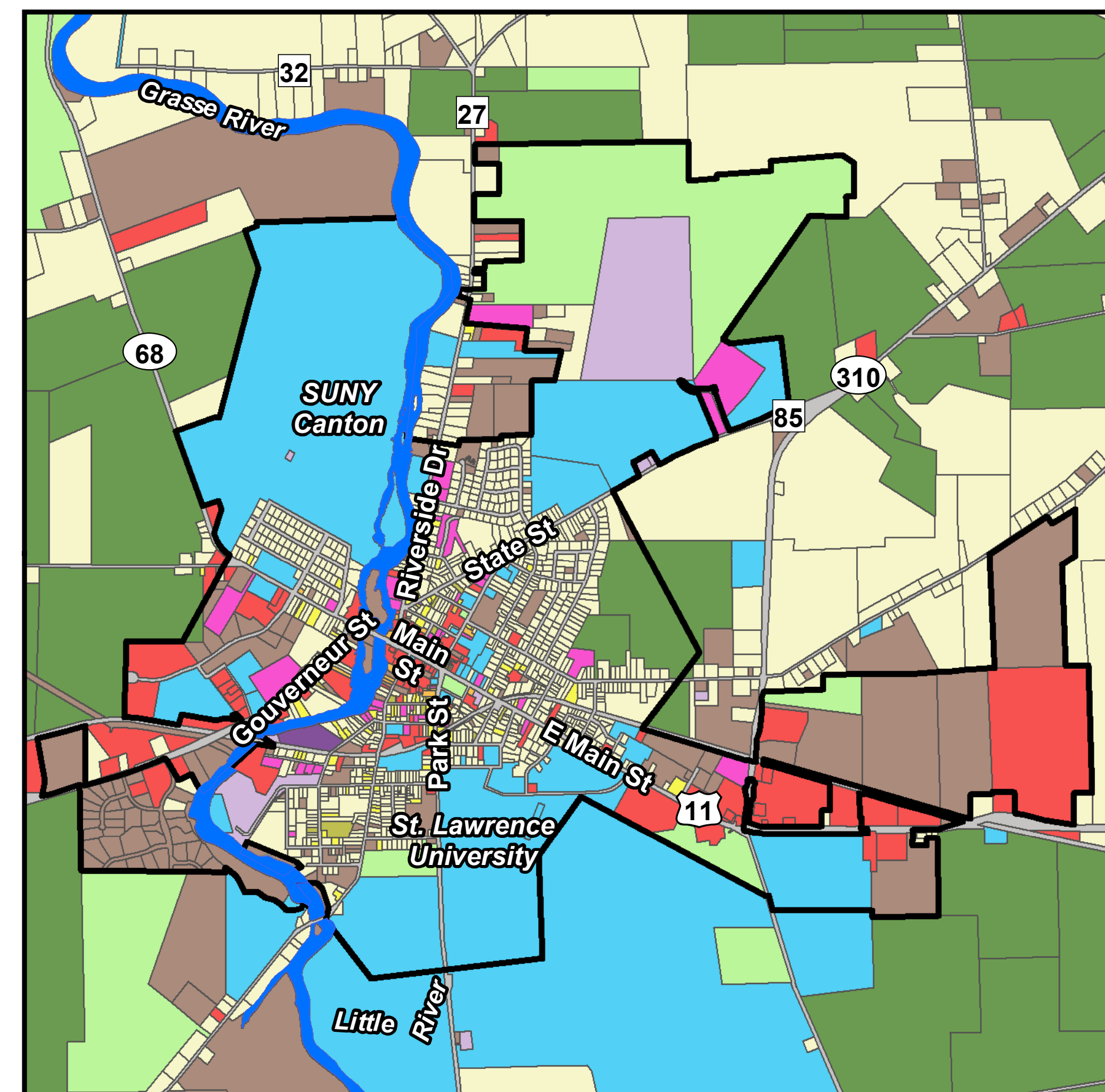


Sources:
 Esri
 NAIP 2015 Imagery
 NYS ITS
 St. Lawrence County

*Land Use classifications
 per St. Lawrence County
 tax parcel data.



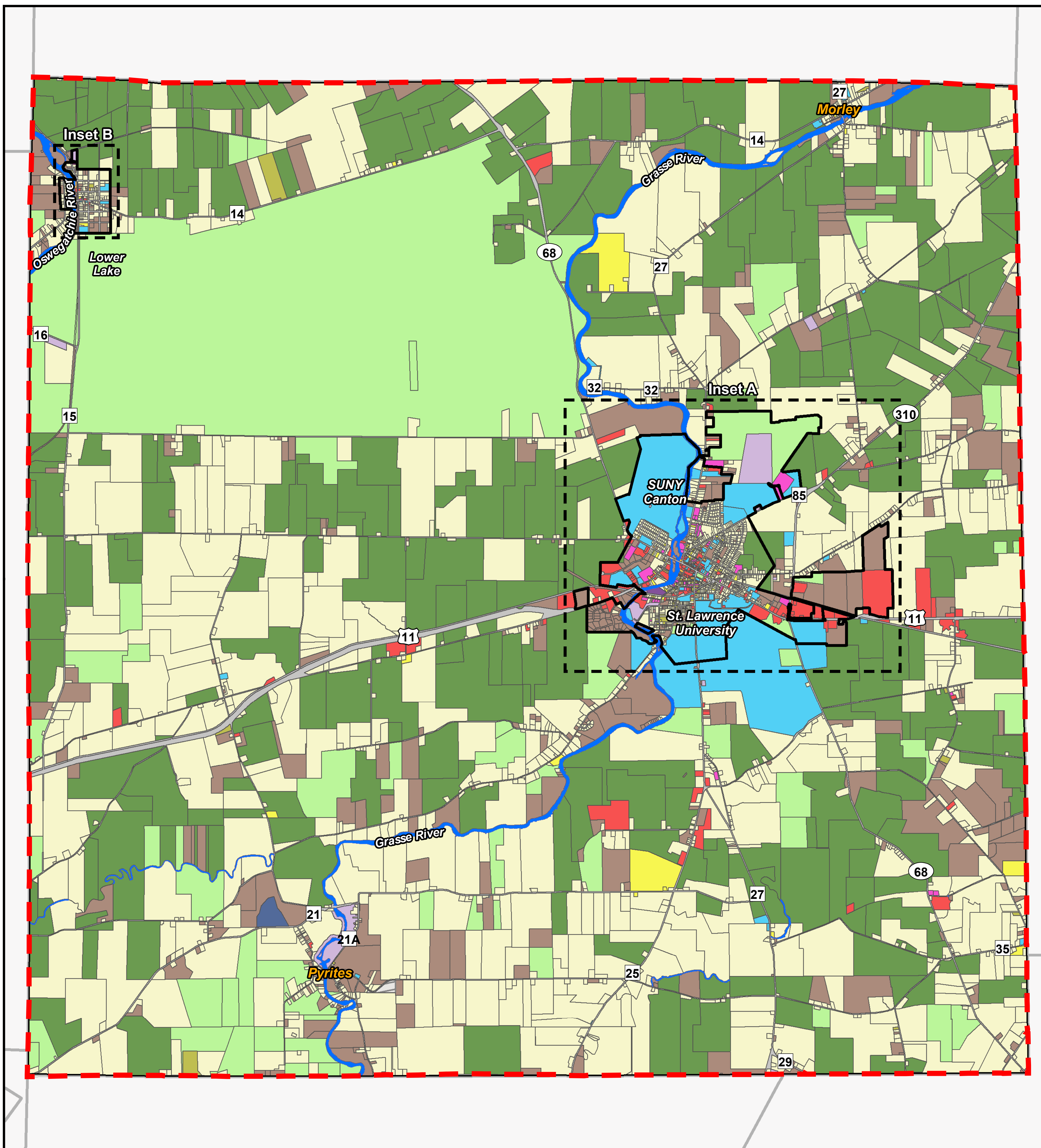
This map was prepared with funding
 provided by the New York State
 Department of State under Title 11 of
 the Environmental Protection Fund.



Inset A - Village of Canton



Inset B - Village of Rensselaer Falls



Town of Canton



Village of Canton

The Village of Canton is the population and business center for the Town. This part of the community contains the highest density land uses and includes commercial areas, community services, industrial areas, mixed-use areas, parks, recreation and conservation lands, public services, recreation areas, utilities, vacant land and residential land uses.

The largest active land use in the Village is community services (30.1%), followed by vacant land (16%) and low-density residential (13.6%). The high percentage of community services is a result of the Town's role as the County Seat and the presence of educational institutions, including St. Lawrence University and SUNY Canton.

Village of Rensselaer Falls

The Village of Rensselaer Falls covers an area of 204 acres in the northwest corner of the Town. Most of the Village is comprised of residential land uses except for the commercial area along Rensselaer and Front Streets.

The largest active land use in the Village is low-density residential (41.7%), followed by vacant land (19.8%) and transportation (18.5%)

Table 1 describes the breakdown of land uses in Canton:

Table 1: Land Use as a Percent of Total Land Area

| Land Use Classification | Acres | | | Percent of Total | | |
|------------------------------|----------------|-------------------|-----------------------------|------------------|-------------------|-----------------------------|
| | Town of Canton | Village of Canton | Village of Rensselaer Falls | Town of Canton | Village of Canton | Village of Rensselaer Falls |
| Unclassified | 19 | 6 | 0.6 | 0.03% | 0.2% | 0.3% |
| Agricultural | 21,178 | 64 | N/A | 32.7% | 2.4% | N/A |
| Commercial | 318 | 335 | 2.9 | 0.5% | 12.3% | 1.4% |
| Community Services | 831 | 819 | 10 | 1.3% | 30.1% | 5.1% |
| Industrial | N/A | 7 | N/A | N/A | 0.2% | N/A |
| Mixed Use | N/A | 8 | 1.9 | N/A | 0.3% | 0.9% |
| Parks & Conservation Lands | 12,047 | 68 | 16 | 18.6% | 2.5% | 8.0% |
| Public Services | 42 | N/A | N/A | 0.06% | N/A | N/A |
| Recreation & Entertainment | 89 | 311 | N/A | 0.14% | 11.4% | N/A |
| Residential - High Density | 89 | 7 | 1.9 | 0.14% | 0.3% | 0.9% |
| Residential - Low Density | 23,933 | 371 | 85 | 36.9% | 13.6% | 41.7% |
| Residential - Medium Density | 294 | 24 | 3 | 0.5% | 0.9% | 1.3% |
| Transportation | 1,336 | 146 | 38 | 2.1% | 5.4% | 18.5% |
| Utilities | 95 | 118 | 4 | 0.1% | 4.4% | 2.1% |
| Vacant Land | 4,542 | 434 | 40 | 7.0% | 16.0% | 19.8% |
| Total | 64,814 | 2,718 | 204 | 100% | 100% | 100% |

Zoning

The following is a summary of zoning districts in the Town of Canton, Village of Canton and Village of Rensselaer Falls:

Town of Canton

Residential Zone (R) – This district is intended to protect and enhance existing residential use while providing for orderly residential growth and development in the town. This district allows single-family dwelling units only, and will permit the use of churches, conversion of one family into two-family dwellings, home occupations, camp grounds and institutional uses with a special use permit.

Hamlet Zone (H) – The purpose of the Hamlet Zone is to recognize that a crossroads community is a unique area where private homes and small business uses exist in harmony. Permitted uses in this zone include one and two-family dwellings and mobile homes. Accessory uses allowed by permit include those uses and structures that are incidental to permitted and special permit uses and structures.

Rural Zone (R) – The purpose of this zone is to delineate agriculture, rural and open land areas and to provide acceptable compatible growth and diversity yet maintain rural character. Permitted uses in this zone include agriculture and agri-business, one and two-family dwellings and mobile homes.

Commercial Zone (C) – The Commercial Zone is intended to identify areas appropriate for general and special commercial uses. This zone permits uses and special uses allowed in the Residential, Rural and Hamlet zones except junkyards, transfer stations, recycling centers, kennels and animal hospitals, airports and helicopter landing sites. Also permitted are business services, retail and wholesale businesses and professional offices.

New York State Wildlife Management Area (WMA) – This zone recognizes the area designated by the New York State Department of Environmental Conservation (DEC) as a Wildlife Management Area. The Town has no permitted uses in this zone. The only uses that are permitted are determined by DEC.

Planned Unit Development Zone (PUD) – The purpose of this zone is to create a more flexible environment than would be possible through strict application of other articles of the zoning code by allowing for a planned mix of residential, commercial and industrial uses.

Village of Canton

Residential District (R-1) – The purpose of the residential districts is to delineate areas where predominantly residential development has occurred or will be likely to occur and to preserve the character of residential areas. The R-1 District permits single family dwellings, parks and playgrounds, or existing farms that were in existence prior to enforcement of the zoning code.

Residential District (R-2) – The R-2 District permits two-family and multi-family dwellings, residential condominiums, apartment housing, townhouses and the conversion of an existing use as a residential condominium, housing apartment cooperative or townhouse.

University District (U-1) – This district is intended to preserve and enhance the character of the college and university campuses by delineating campus areas and related uses and providing for separation of academic, residential, recreational and open space areas and uses from non-related areas and uses.

Business District (B-1) – The purpose of this district is to establish an area that is appropriate for public or private offices, churches, institutions and medium-density residential uses by virtue of the relationship to the central business district, major streets, present uses and character of development.

Retail Commercial District (C-1) – This district delineates a central area where shopping, recreational and cultural facilities are provided for the community as a whole. The purpose is also to encourage new development in the central business district by providing for public and commercial parking areas for businesses and patrons of the district.

General Commercial District (C-2) – The purpose of this district is to delineate areas appropriate for commercial uses that are oriented either to highway use or intended for service to vehicles or nonretail commercial use.

Commercial Park District (C-3) – The Commercial Park District establishes development areas for future growth of services, commerce and light industry in an orderly yet flexible manner to meet the needs of private developers.

Commercial/Light Industrial District (C-4) – This district provides areas for development and growth of light industry, along with providing an area for corrections and related facilities. Permitted uses in this district includes correction facilities, warehouse storage or truck terminals, and light industrial uses that are contained within a building.

Manufacturing District (M-1) – The purpose of the Manufacturing District is to delineate areas best suited for industrial development. This district excludes uses that are incompatible with industry and permits research centers as well as manufacturing, assembly and processing facilities.

Open Space District (O-S) – This district delineates areas where substantial development of land in the form of buildings or structures is prohibited on the basis that the natural conditions of the area may be hazardous and cause damage to buildings and possible loss of life. This area is also intended to preserve significant natural and scenic areas.

Planned Residence (P-R), Planned Commercial (P-C), Planned Manufacturing – The purpose of the planned development districts is to provide for new residential, commercial or manufacturing districts in which economies of scale or creative architectural or planning concepts may be utilized by the developer without departing from the spirit and intent of the current zoning code.

Village of Rensselaer Falls

Commercial Zone (C) – The purpose of the Commercial Zone is to delineate those areas primarily utilized or appropriate for commercial and retail businesses, government offices, public facilities, emergency

services, and churches and religious institutions, and to ensure that any use in this district is compatible with these types and intensities of use.

Open Space (O) – The purpose of the Open Space District is to delineate areas where the substantial development of land in the form of buildings or structures is prohibited due to:

1. Special or unusual conditions of topography, drainage, floodplain or other natural conditions whereby the risk of damage to buildings and possible loss of life may occur due to natural causes.
2. The preservation of existing public locations for recreational enjoyment.
3. The preservation of natural and scenic views that are enjoyed by the public.

Residential (R) – The purpose of the Residential District is to:

1. Delineate those areas where predominantly residential development has occurred or will likely occur.
2. Protect the integrity and aesthetic appeal of residential areas by prohibiting the intermixture of residential and incompatible non-residential uses.
3. Conserve the value of residential land and buildings and thereby protect and enhance the Village's tax base and revenues.
4. Preserve and upgrade the character of residential areas by requiring standards of land use and lot and building bulk and size that accurately reflect existing and potential development.
5. Protect residential areas, as far as possible, from the consequences of heavy traffic and through traffic.
6. Provide for the appropriate location of educational, health and religious and similar facilities that may serve the needs of nearby residents.

Map 2: Zoning illustrates the current zoning districts in the Town of Canton, Village of Canton and Village of Rensselaer Falls.

Opportunities and Challenges

Town of Canton

The Town of Canton has a considerable amount of rural land available for agricultural and residential development. This presents an opportunity to build the agricultural economy in the Town. While agricultural lands do not bring in as much property tax revenue as a commercial or residential property, they require fewer public services like sewer and water, support the local economy and maintain the rural character of Canton. As commercial areas grow along key transportation corridors in the Town, land use controls may need to be implemented to control how this development spreads and what impacts might occur to scenic viewsheds and traffic along Route 11. The large expanses of open space, particularly in the Upper and Lower Lakes WMA, presents a number of recreational opportunities and may help to attract tourists and new residents to the region.


























Village of Canton

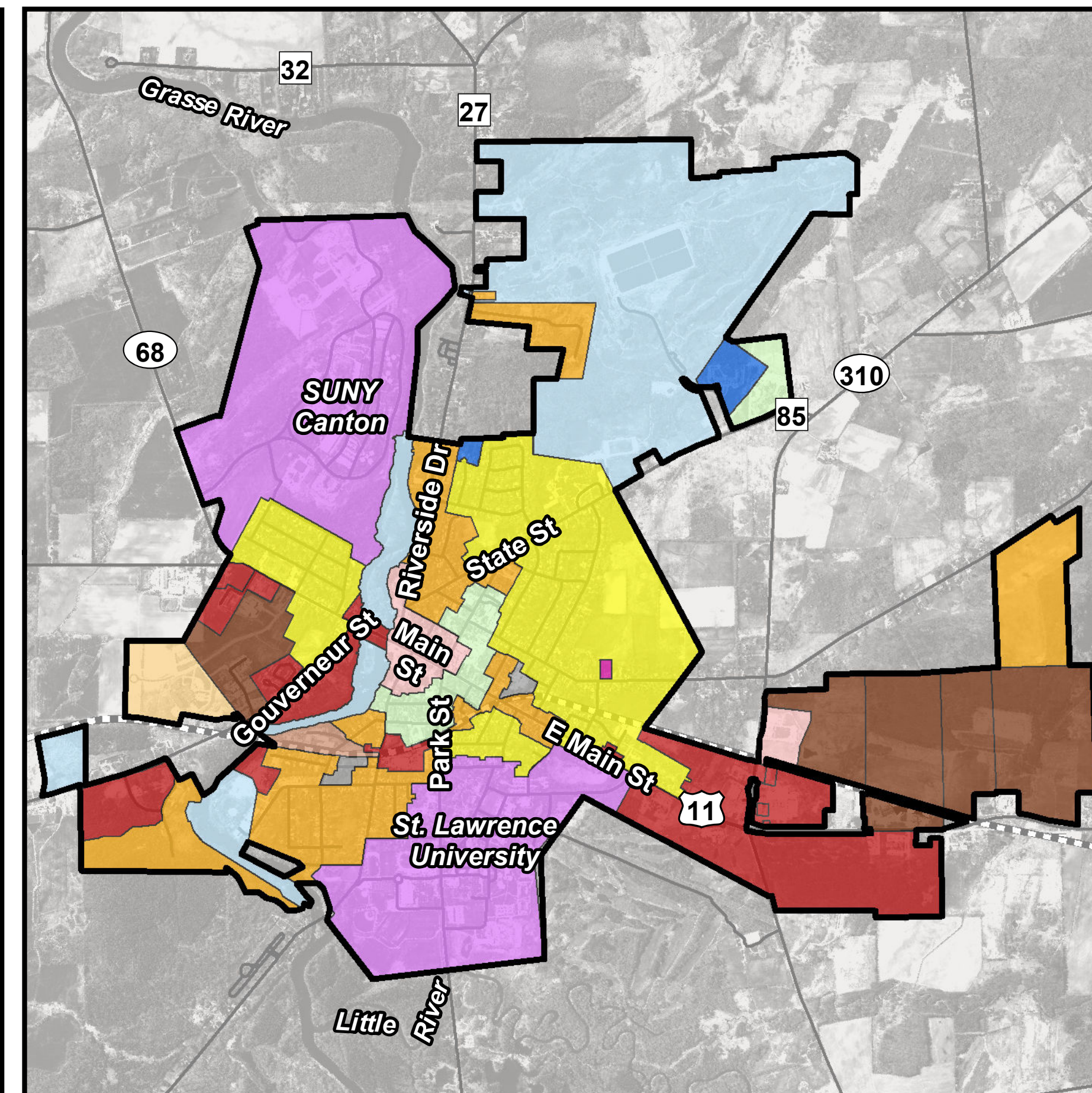
Under the current zoning there are few controls in place to prevent sprawl and encourage development within the Village of Canton. A Village practice of annexing parcels located within the Town has allowed the Village to expand its boundary and expand sewer and/or water infrastructure, which has supported the sprawling growth pattern along key travel corridors, including Route 11 and Route 310. Vacant and

Town of Canton, Villages of Canton & Rensselaer Falls

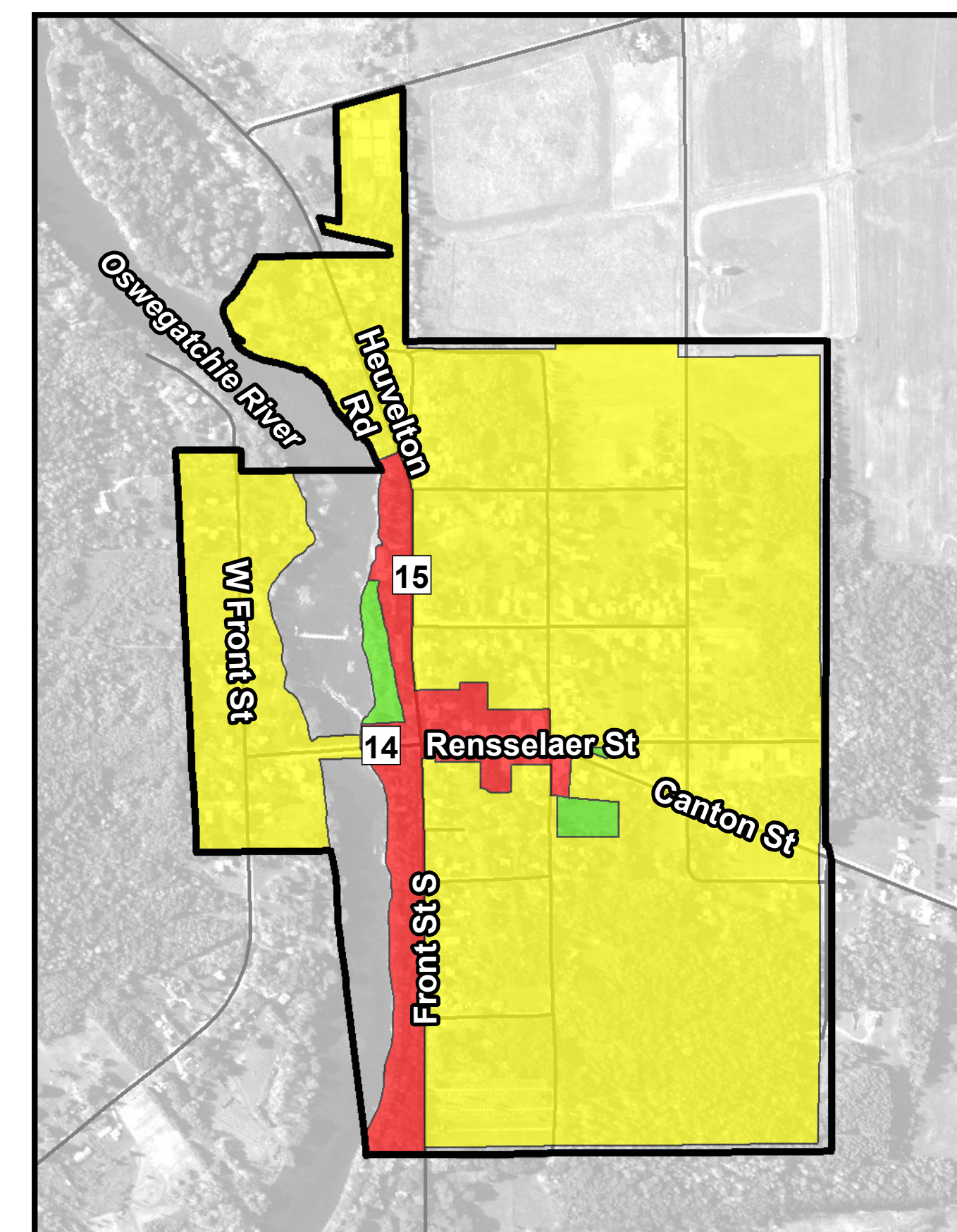
Comprehensive Plan

Zoning
March 2018

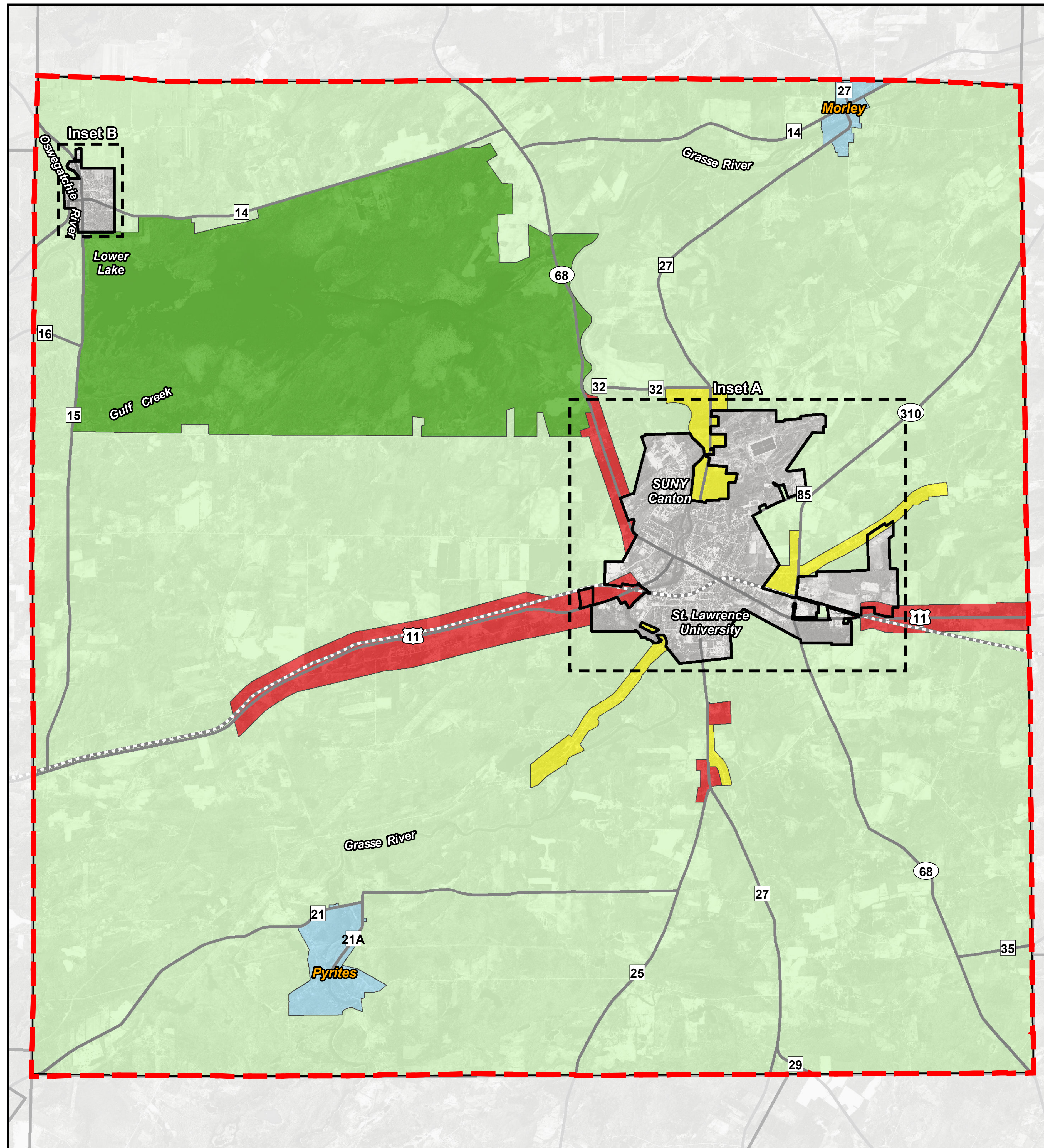
-  Study Area
 -  Municipal Boundaries
 -  Roadways
 -  Railways
- Town of Canton Zoning**
-  Commercial (C)
 -  Hamlet (H)
 -  Residential (RES)
 -  Rural (R)
 -  Wildlife Management Area (WMA)
- Village of Canton Zoning**
-  Business (B-1)
 -  Retail Commercial (C-1)
 -  General Commercial (C-2)
 -  Commercial Park (C-3)
 -  Commercial/Light Industrial (C-4)
 -  Manufacturing (M-1)
 -  Open Space (O-S)
 -  Planned Commercial (P-C)
 -  Planned Manufacturing (P-M)
 -  Planned Residence (P-R)
 -  Residential - 1 Family (R-1)
 -  Residential - General (R-2)
 -  University (U-1)
- Village of Rensselaer Falls Zoning**
-  Commercial (C)
 -  Open Space (O)
 -  Residential (R)



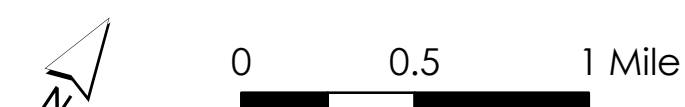
Inset A - Village of Canton




Inset B - Village of Rensselaer Falls



Town of Canton



 Engineering and
Land Surveying, P.C.

 **NEW YORK**
STATE OF
OPPORTUNITY. **Department
of State**

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

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11 of the Environmental Protection Fund.

underutilized land in the Village presents a number of opportunities for infill development, which can help increase the tax base within the Village without extending infrastructure like sewer and water outside the Village boundary which helps limit sprawl.

Village of Rensselaer Falls

The current land use and zoning within the Village of Rensselaer Falls presents a number of opportunities for infill development along the waterfront and along the Village's commercial corridor on Rensselaer Street. The vacant land along the waterfront can be used for recreation or for mixed-use, sustainable development that would allow for waterfront housing, restaurants and businesses.

ECONOMIC DEVELOPMENT

Economic development in Canton centers around the growth and strengthening of the local business sector, public services, housing and jobs that form the local economy. It incorporates actions that seek to attract new businesses and residents to build up the workforce, enhance and increase housing opportunities and encourage business growth in the downtown village core along Main Street. Economic development is targeted growth that influences all sectors including employment and business development, housing, education and recreation.

Economic development in Canton is led by the Town/Village Office of Economic Development which facilitates the community's economic growth by working with major employers, small businesses and community initiatives to bring jobs, residents and visitors to the community. The Department also provides planning, location and funding assistance for current business owners wishing to re-locate or establish in Canton.

The Canton Chamber of Commerce is another economic development resource in Canton. The Canton Chamber provides support and leadership to the local business community in an effort to preserve the quality of life in Canton through responsible growth. The Chamber regularly hosts community events, including Winterfest, Peter Rabbit in the Park, Big Wheel Races, the Dairy Princess Festival and the Chamber Golf Tournament, among others. These events encourage businesses and residents to enjoy the many resources available in Canton.

Canton has undertaken a variety of planning efforts to support future economic development to improve the local economy and revitalize downtown. Many of these efforts have been developed through a unique economic development structure. This includes an advisory consortium, known as the Economic Development Consortium, and the Economic Development Steering Committee. The Consortium is composed of principals of the area's largest employers who contribute expertise and finances to bolster efforts to grow the Canton economy. The Economic Development Steering Committee is comprised of representatives of the Consortium and meets monthly to help implement identified strategic priorities in cooperation with the Director of Economic Development and the municipal government. Specifically, the Steering Committee is responsible for drafting 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 Canton Community Action Plan.

Another leader of economic development, providing regional assistance, is 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.

Economic Development Resources

The following is a list of economic development resources available to residents and business owners in Canton:

- **Town/Village Office of Economic Development** – The Community Economic Development Office facilitates the community’s economic growth by working with major employers, small businesses and community initiatives to bring jobs, residents and visitors to Canton. They work directly with small and large businesses, including new ventures. Services include, development incentives and financing, site selection, grants for job creation or retention, business assistance, low-interest business loans, customer research and more.
- **Canton Capital Resource Corporation** – The mission of the Canton Capital Resource Corporation is to facilitate, with the help of public and private partnerships, those development projects that will sustain the key economic forces in the community of Canton, as part of a community-wide economic development strategy for the immediate future.
- **Canton Chamber of Commerce** – The Canton Chamber of Commerce provides support and leadership to the local business community in an effort to preserve the quality of life in Canton through responsible growth. The Chamber hosts community events throughout the year and offers benefits to its members through marketing opportunities, gift certificates, training programs and networking.
- **St. Lawrence County Chamber** – The mission of the St. Lawrence County Chamber of Commerce is to cultivate, develop and support Chamber members and other businesses by creating a vibrant business climate that encourages growth and enhances the unique quality of life in St. Lawrence County. The Chamber is also the Tourism Promotion Agent in the region and is an important resource for Canton to use to attract visitors.
- **St. Lawrence County Industrial Development Agency** – The St. Lawrence County Industrial Development Agency 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. The IDA provides financing, technical assistance and informational resources to help with business start-ups and expansions.
- **SUNY Canton Small Business Development Center** – The Small Business Development Center (SBDC) at SUNY Canton provides assistance with business planning, marketing, financial management and technology transfer. The SBDC offers management workshops and seminars, comprehensive business research services and the professional advice of certified advisors.

Business

The Town's historic business district lies in the Village of Canton along Route 11/Main Street. The Village has a variety of local shops and businesses that provide goods and services to the residents of Canton and neighboring communities. The local economy consists of a mix of industries including education, agriculture, manufacturing, government, retail and small businesses.¹ The largest and most significant driving force of the local economy is the education, health care and community services sector. This is due primarily to the presence of SUNY Canton and St. Lawrence University, Canton-Potsdam Hospital and the Town's designation as County Seat. As the St. Lawrence County Seat, Canton is the primary location of county offices and social services. This creates a hub of activity in the downtown core of which contributes to the local economic development of the community. Employees of the county utilize Canton's downtown for goods and services and individuals travel to Canton for county services.

Tourism

Canton is close the Adirondack Mountains, Canada and the Thousand Islands, which presents numerous opportunities for tourists passing through the region. Visitors can explore the Village of Canton's historic Main Street, two golf courses, parks and museums.² The Town has a number of cultural and historic resources that create important destinations in Canton including the historic Main Street, Heritage Park, the Grasse River Heritage Trail and nonprofit organizations like Traditional Arts in Upstate New York (TAUNY).

Economic Development Grants and Activities

Canton has been engaged in a number of economic development and planning initiatives over the last several years. The following is a summary of economic development grants that are underway or have recently been completed:

- **Brownfield Opportunity Area Step 2: Nomination (BOA)** - The Town and Village of Canton received \$176,000 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.
- **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 Master Trail 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 the 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 development. \$10,000 was also received for the Village Green Park and Fountain Restoration Project.

- **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 Grant 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, the renovation of second floor apartments, and window replacements.
- **Community Development Block Grant Microenterprise Program** - The Microenterprise Program is designed to support existing and start-up businesses with business expenses, including the acquisition of real property, machinery, equipment, inventory and employee training. 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.
- **DEC Urban Forestry** – This \$17,000 grant was used to fund a tree inventory in the Village of Canton. The Inventory was completed by the Development Authority of the North Country (DANC) and is the first step in the development of a Forest Management Plan for the Village.
- **State and Municipal Facilities (DASNY)** – This \$100,000 grant, received in 2015, funded improvements to Bend in the River Park. Improvements included repaving the walkway, a new roof on the picnic pavilion, new benches, tables, grills and a new public restroom.
- **State and Municipal Facilities (DASNY)** – This \$50,000 grant will fund improvements to the Partridge Run Golf Course Clubhouse. Improvements included roof repairs and a new HVAC system.
- **Community Development Block Grant Public Facilities** - \$300,000 grant to improve the Canton Housing Authority located at 35 Riverside Drive.
- **DOS Member Item from Assembly Woman Addie Russell** - \$5,000 for facilities improvements at Bend in the River Park and Remington Recreation Trail.

Opportunities and Challenges

The community's historic resources coupled with access to great recreation, intellectual capital from the local colleges and access to tourists traveling from Canada and around New York State, are ideal forces that can drive economic development in Canton.

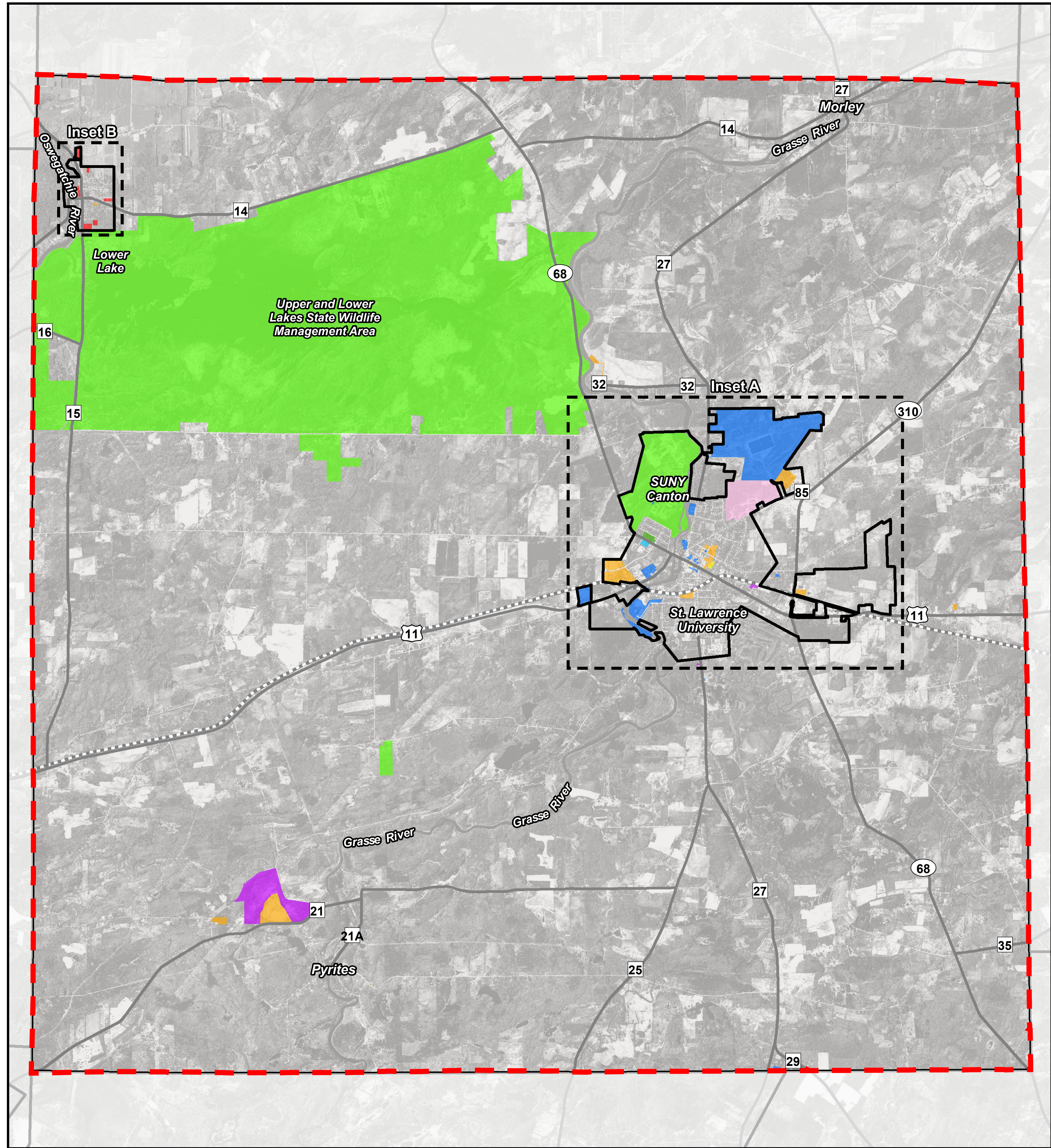
There is an opportunity for Canton to retain college graduates and soldiers transitioning out of the military from Fort Drum. With SUNY Canton's engineering and technology-based degrees, efforts should be made to draw technology firms to locate in Canton where they can gain access to a readily available supply of colleges graduates and the Canadian market. A major constraint that hinders the ability to attract these types of firms is the lack of technological infrastructure. Canton should consider improving and expanding infrastructure like broadband connections and Wi-Fi capabilities to help attract new businesses to the area.

Healthcare presents another opportunity for Canton. Currently, there is a shortage of healthcare services, particularly in the area of women's and children's health and specialized medicine. This shortage exists throughout St. Lawrence County, leaving most residents to seek medical attention elsewhere. Canton has the opportunity to become a premier medical destination in the region, particularly with the expansions that have occurred recently to Canton-Potsdam Hospital and the presence of other institutions like Claxton-Hepburn Medical Center in Ogdensburg, Maplewood Healthcare and Rehabilitation Center, and local practitioners. Other regional services include the Richard E. Winter Cancer Treatment Center in Ogdensburg, St. Lawrence Psychiatric Center in Ogdensburg, E.J. Noble Hospital in Gouverneur and Massena Memorial Hospital in Massena.

As the St. Lawrence County Seat, Canton is the center of county government activity and employment for the region. This presents a number of opportunities to draw visitors to Canton's downtown core and contribute to the local economy by utilizing local restaurants, shops and community services. A significant challenge associated with being the County Seat is that much of the property in the Village of Canton is utilized by tax-exempt organizations. Nearly 66% of properties within the Village of Canton are tax-exempt, which includes government property as well as nonprofit organizations, educational institutions and religious institutions. The high percentage of untaxed property places a significant tax burden on property owners. The increased tax burden can be a deterrent to prospective home buyers and businesses looking to relocate to Canton. **Map 3: Publicly Owned Lands** illustrates the publicly owned lands in the Town of Canton, Village of Canton and Village of Rensselaer Falls.

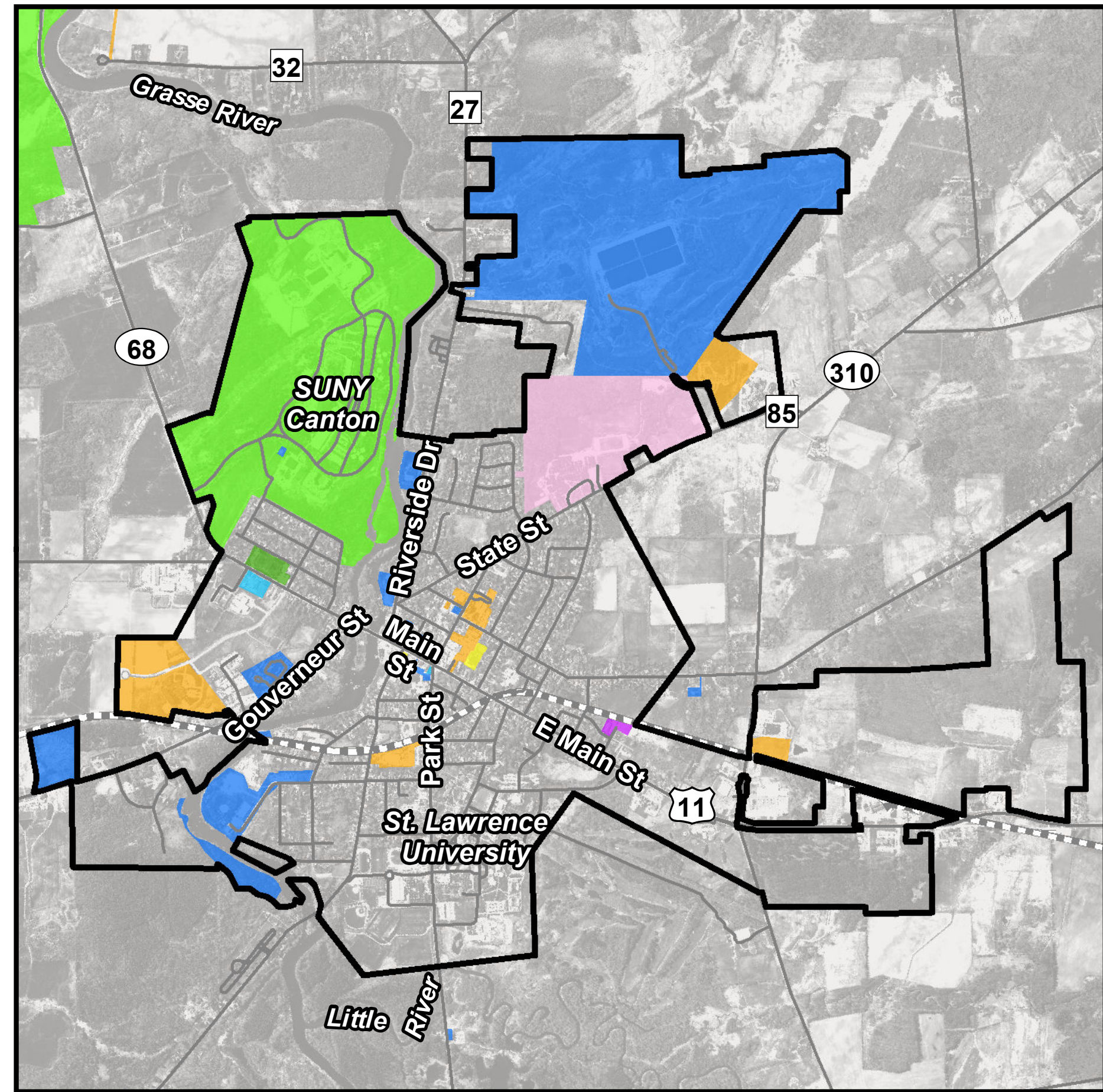
Another challenge is that many of the storefronts along Main Street are occupied by nonprofits and social service-based offices. It is important that these services remain in Canton's downtown area to serve the needs of the community. However, identifying alternative locations for these services within downtown, off Main Street, may better serve to strengthen the tax base.

Brownfields, vacant buildings and underutilized properties downtown present another challenge for the community that hinders economic growth. 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 Street Road, Bend in the River area along Lincoln Street and Gouverneur Street. 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. The Town and Village of Canton have also received funding to complete BOA Step 2: Nomination, which 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.



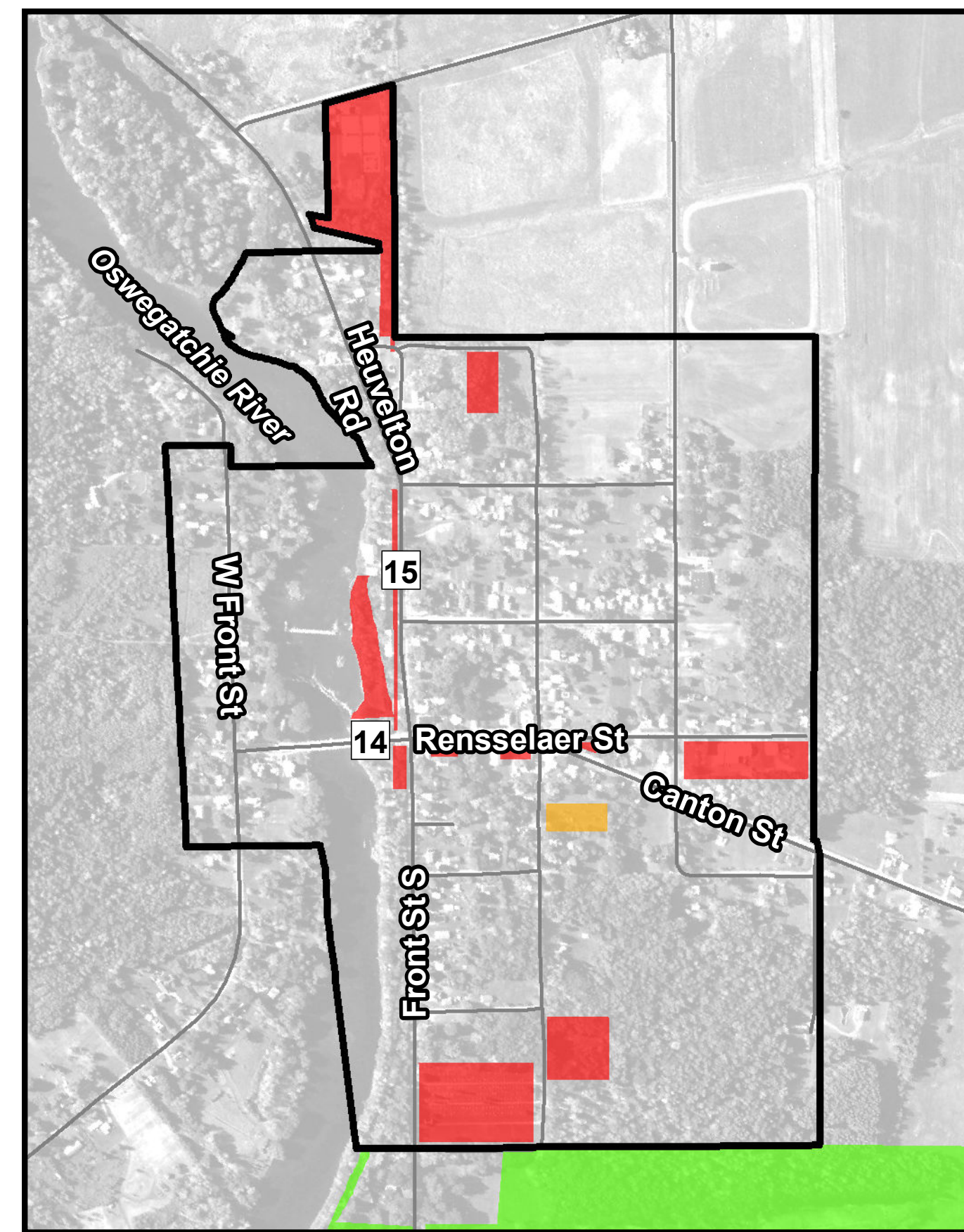
Town of Canton

0 0.5 1 Mile



Inset A - Village of Canton

0 0.25 0.5 Mile



Inset B - Village of Rensselaer Falls

0 500 1,000 Feet

Town of Canton, Villages of Canton & Rensselaer Falls

Comprehensive Plan

Publicly Owned Lands

March 2018

- Study Area
- Municipal Boundaries
- Roadways
- Railways

Public Properties*

- Canton Central School District
- St. Lawrence - Lewis BOCES
- Village of Rensselaer Falls
- Village of Canton
- Town & Village of Canton
- Town of Canton
- St. Lawrence County
- New York State
- United States of America

Percent Publicly Owned Land*

- Town of Canton: 15%
- Village of Canton: 40%
- Village of Rensselaer Falls: 13%

*Calculation does not include transportation corridors and waterbodies.

Sources:

Esri
NAIP 2015 Imagery
NYS ITS
St. Lawrence County

*Public property information
per St. Lawrence County
tax parcel data.



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

AGRICULTURAL RESOURCES

Agriculture 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.³ Agricultural soils are categorized based on their potential for production as prime farmland, prime farmland if drained, or farmland of statewide importance. The highest quality farmland is prime farmland. Approximately 19% of St. Lawrence County is composed of prime farmland. The three communities that contain the most prime farmland in the County include Lisbon, Potsdam and Canton.⁴ Approximately 16% of Canton's land area is classified as prime farmland. The presence of prime farmland, coupled with relatively low land values in the County, presents a number of opportunities for large-and small-scale farm operations in Canton.

Table 2: Distribution of Prime Agricultural Land in St. Lawrence County

| <i>Distribution of Prime Agricultural Land in St. Lawrence County (in Acres)</i> | | | | |
|--|--------|------------------|----------------------------------|--------|
| Town | Prime | Prime if Drained | Farmland of Statewide Importance | Total |
| Lisbon | 19,343 | 17,400 | 11,734 | 48,477 |
| Potsdam | 15,120 | 15,170 | 9,556 | 39,846 |
| Canton | 10,645 | 17,932 | 11,757 | 40,334 |
| Waddington | 9,870 | 8,190 | 7,280 | 25,340 |
| Oswegatchie | 9,365 | 16,352 | 8,563 | 34,280 |
| Stockholm | 8,486 | 4,707 | 14,985 | 28,178 |
| Madrid | 8,323 | 7,176 | 8,819 | 24,318 |
| Louisville | 6,590 | 5,004 | 10,694 | 22,288 |
| Norfolk | 5,741 | 3,452 | 14,846 | 24,039 |
| Massena | 4,924 | 6,577 | 4,043 | 15,544 |
| Brasher | 4,370 | 7,608 | 22,727 | 34,705 |
| Lawrence | 3,842 | 3,552 | 7,069 | 14,463 |
| Morristown | 3,775 | 10,094 | 6,057 | 19,926 |
| Depeyster | 3,705 | 6,963 | 4,463 | 15,131 |
| Gouverneur | 3,144 | 8,813 | 7,181 | 19,138 |
| Parishville | 2,903 | 3,235 | 6,390 | 12,528 |
| Dekalb | 2,875 | 8,033 | 9,234 | 20,142 |
| Pierrepoint | 2,492 | 2,967 | 4,125 | 9,584 |
| Russell | 2,490 | 3,277 | 3,305 | 9,072 |
| Hopkinton | 2,193 | 1,825 | 7,192 | 11,210 |
| Fowler | 1,890 | 2,808 | 3,792 | 8,490 |
| Ogdensburg | 1,235 | 420 | 469 | 2,124 |
| Hammond | 1,065 | 13,773 | 5,060 | 19,898 |
| Edwards | 1,038 | 1,510 | 2,829 | 5,377 |
| Hermon | 855 | 4,119 | 2,893 | 7,867 |
| Rossie | 787 | 3,778 | 2,324 | 6,889 |
| Macomb | 419 | 7,135 | 3,504 | 11,058 |
| Pitcairn | 162 | 292 | 5,385 | 5,839 |
| Colton | 120 | 53 | 4,290 | 4,463 |
| Piercefield | - | - | 4,720 | 4,720 |
| Clare | - | - | 1,930 | 1,930 |
| Fine | - | - | 1,598 | 1,598 |
| Clifton | - | - | 1,234 | 1,234 |

Source: St. Lawrence County Agricultural Development Plan, 2016

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

The Town of Canton ranks among the top tier of prime farmland in St. Lawrence County which presents opportunities for continued agricultural development. The Farmer's Market in Canton currently has 42 vendors, the majority being local farmers. The centralized location of the Farmer's Market coupled with a market for local foods and access to prime farmland presents an opportunity for small-scale farmers to establish in Canton. Small-scale agriculture also can include the production of value-added, niche products like maple syrup, yogurt and cheese. These products can be sold at local restaurants, super markets, farmer's markets or online. These value-added products can help to create a niche market in Canton that draws positive attention and money to the community.

The Cornell Cooperative Extension of St. Lawrence County (CCE) has initiated a number of projects that that support value-added agriculture and are creating opportunities for small-scale agricultural producers, including the addition of the Harvest Kitchen, a commercial, shared-use and teaching kitchen at the Extension Learning Farm in Canton. The kitchen provides a space for educational programs and a commercial cooking space for local food producers for light food processing and the production of value-added products like canned goods, yogurt and cheeses.

Another opportunity through the CCE is the Extension Learning Farm located in Canton on Route 68. The Extension Learning Farm provides an experiential learning opportunity to teach children about farming and hopefully inspire the next generation of local Canton farmers. Lessons at the farm cover topics including:

- Science, Technology, Engineering and Math (STEM) concepts related to sustainable energy, animal science and plant science
- Career explorations related to agriculture in St. Lawrence County
- Global and local food systems
- Literature such as "Hatchet" and outdoor survival experience

Several resources available in Canton help farmers stay in business and help low-income individuals and families gain better access to fresh food. GardenShare, a nonprofit organization dedicated to ending hunger and strengthening food security in the North Country, provides services that support both farmers and consumers. GardenShare provides the technology necessary for electronic forms of payment at farmers markets, which also allows low income individuals to use their SNAP benefits card to purchase fresh food. SNAP benefits are leveraged with assistance from the Farmers Market Nutrition Program to make fresh food more affordable and support local farmers.

A challenge related to 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.

TRANSPORTATION

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 walkable villages and hamlets, which creates opportunities for alternative modes of transportation that contribute to the vibrancy and accessibility of the community. **Map 4: Study Area** shows the major transportation corridors that run through the Town of Canton, Village of Canton and Village of Rensselaer Falls.

Vehicular Transportation

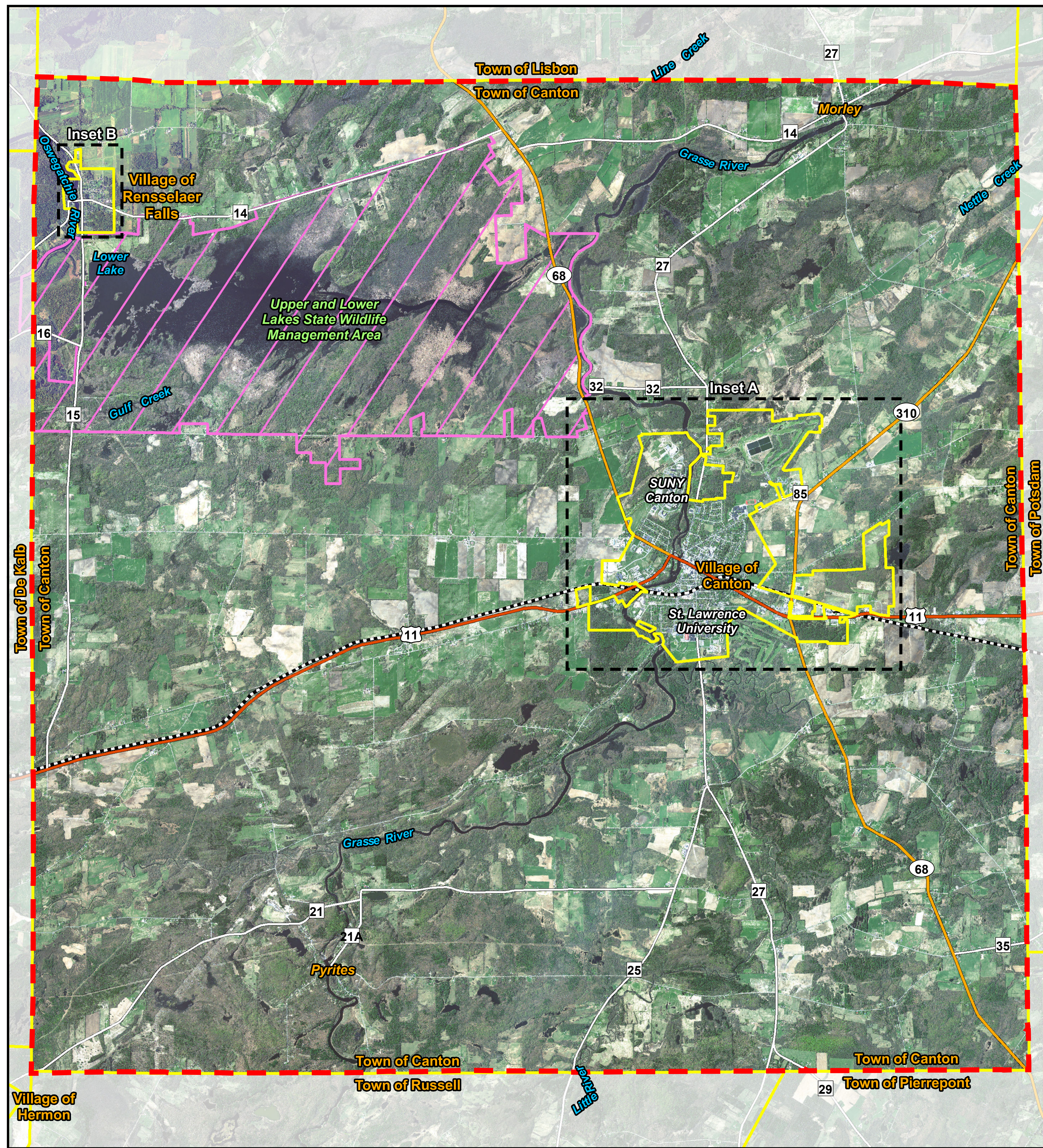
The Town and Village of Canton and Village of Rensselaer Falls are primarily vehicle-dependent communities with a limited availability of public transportation. The Village of Canton lies at the junction of several important transportation routes in St. Lawrence County that connect to other communities 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 of annual average daily traffic indicate an average two-way count of 16,401 to 18,442 vehicles between Gouverneur Street and Route 310 along Route 11.⁵ This presents a number of land use challenges and opportunities. The expansion of commercial growth along this corridor is a good sign for the business community, however development pressure has also come with a significant increase in car and truck traffic. As the traffic from cars and trucks has increased along this corridor, so too has the congestion on Main Street in the Village of Canton.

With guidance from the Complete Streets Committee the Town and Village of Canton have adopted Complete Streets policies. The focus of these policies is to incorporate sustainable planning practices into the design of 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 for motor vehicle, public transportation, bicyclist or pedestrian use.

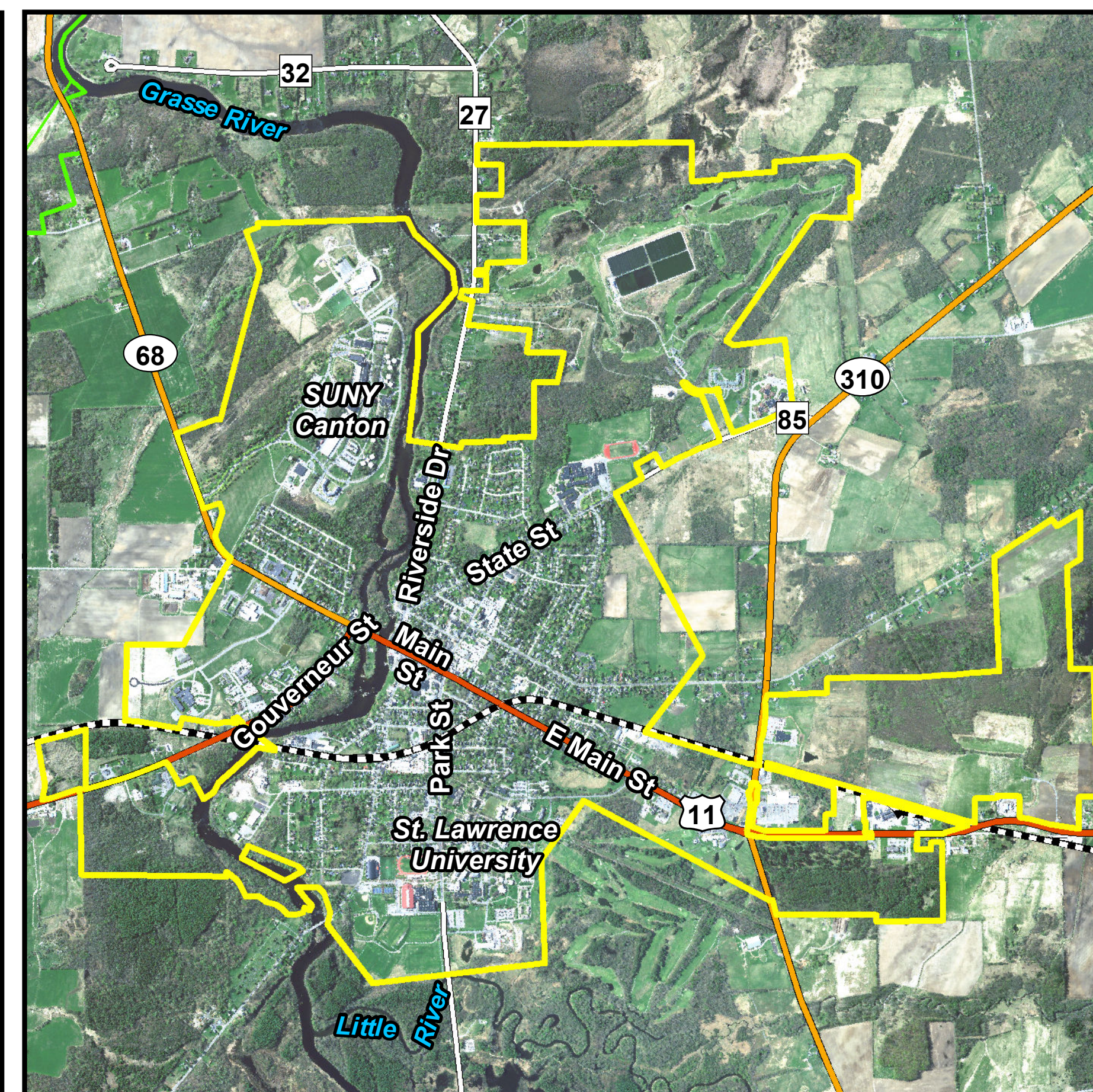
Public Transportation

Public transportation is currently available through St. Lawrence NYSARC, the official operator of St. Lawrence County's public transportation with the county as administrator.⁶ St. Lawrence NYSARC is a non-profit 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 buses that are fully handicap accessible. Buses stop at 50 different locations throughout St. Lawrence County including the Village of Canton and Rensselaer Falls. 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. There is currently no inter-municipal public transportation in the Town of Canton, but NYSARC is planning a pilot program for such a service as well as a program to transport people between the four major colleges in Canton and Potsdam. For long distance travel, the Town of 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.

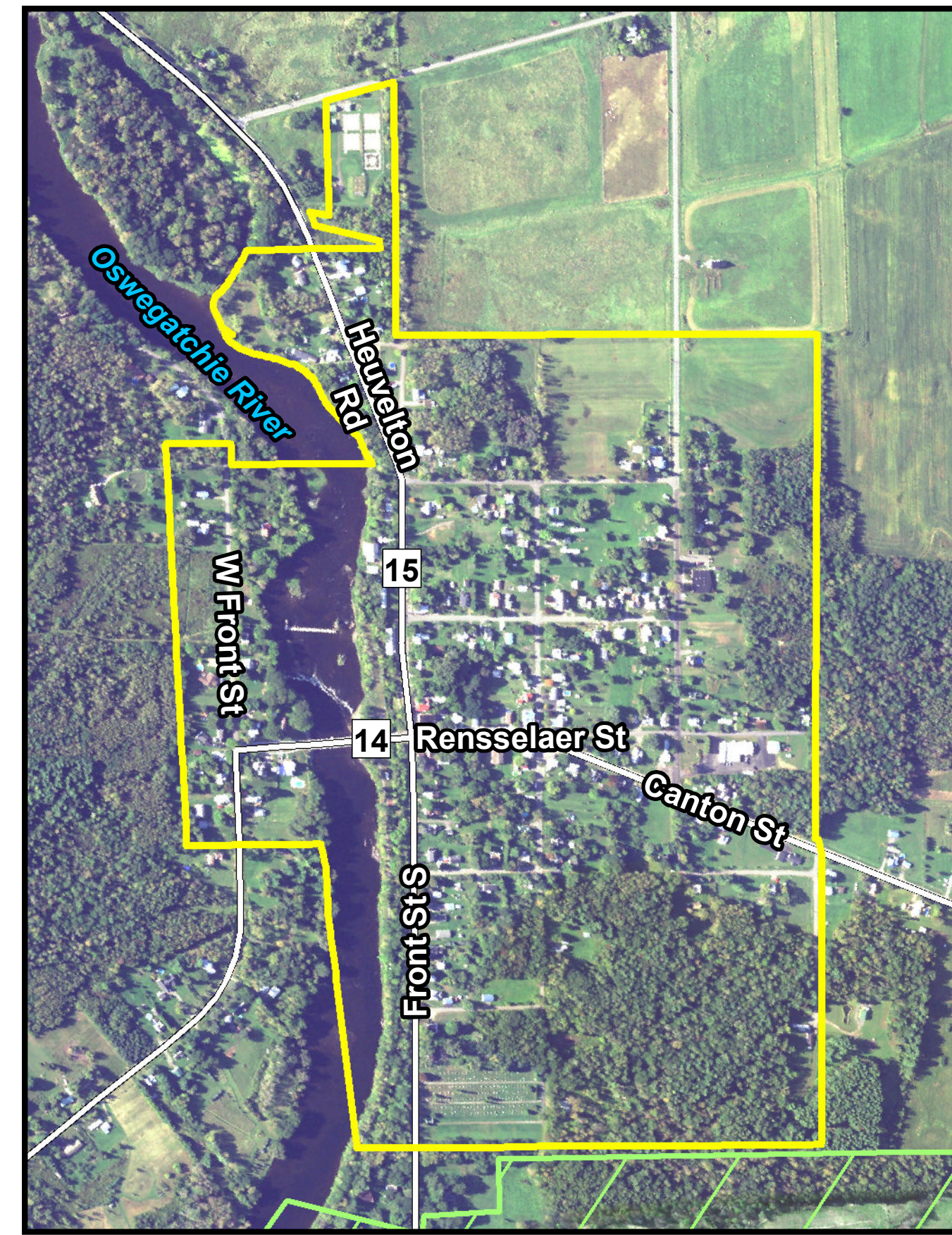
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Town of Canton
0 0.5 1 Mile



Inset A - Village of Canton
0 0.25 0.5 Mile



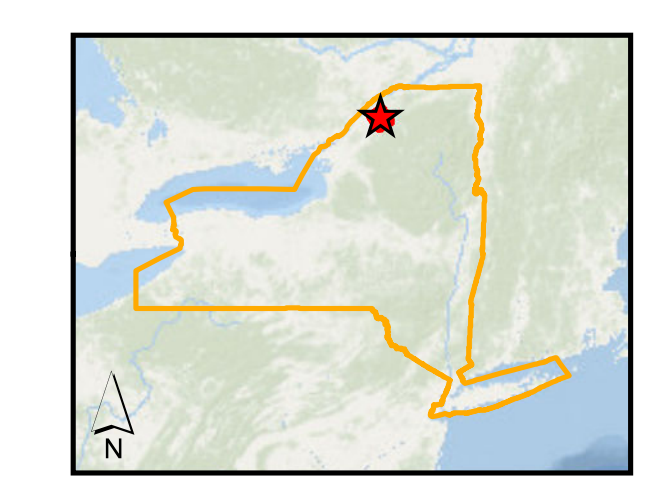
Inset B - Village of Rensselaer Falls
0 500 1,000 Feet

Town of Canton, Villages of Canton & Rensselaer Falls Comprehensive Plan

Study Area
March 2018

- Study Area
- Municipal Boundaries
- State Recreation Lands
- Railways
- Roadways**
 - US Routes
 - State Routes
 - County Routes

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



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.

Bicycle and Pedestrian

Canton offers walkable villages and hamlets with access to parks, schools, businesses and services. Outside of the villages and hamlets, walkability decreases significantly as the village cores abruptly transitions to rural areas.

The Town and Village of Canton have recently completed a Master Trail Plan 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 between the different communities within the Town. The plan offers recommendations and plans for new as well as improved trail networks across the Town. The plan also offers recommendations for improved crosswalks for pedestrian safety and roundabouts in key locations to improve traffic flow and incorporate bike and pedestrian trails.

The Master Trail Plan has identified several priority areas where significant gaps exist that create barriers to an integrated, safe and usable non-motorized trail system that connects the most people to popular destinations Canton. The plan 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

In 2014, the Grasse River Pedestrian Walkway Feasibility Studies report was completed. This project analyzed alternatives for a pedestrian and bicycle pathway under the NYS Route 11 bridge over the Grasse River to improve the trail network linking Willow and Coakley Islands and feasibility for a pedestrian bridge over the Grasse River at Bend in the River Park.

Opportunities and Challenges

While NYSARC offers public transportation in St. Lawrence County, large gaps still exist in accessibility to public transit options. There is currently no system to transport rural residents to the two Villages other than the availability of a car.

Traffic from both cars and trucks has become an issue in the Village of Canton along Main Street. Route 11 is the main thoroughfare connecting Canton and Potsdam and is a major truck route for transporting goods. The New York State Department of Transportation has completed the North Country Access Improvements Study to examine the Canton-Potsdam corridor of Route 11. The study examined ways to

improve traffic, including the possibility of building new bypasses around one or both of the Villages of Canton and Potsdam.⁷

One of the major transportation challenges in the Town and Village is a lack of pedestrian infrastructure. Within the Village of Canton, there are inadequate connections for pedestrians to get to grocery stores located in the eastern portion of the Village. There are also inadequate connections for students traveling from SUNY Canton into the downtown corridor. This issue exists for St. Lawrence University students as well, but to a lesser extent due to the proximity of the campus to downtown. Improvement of these connections would encourage more students and residents to shop downtown and add to the vibrancy and safety of the community.

UTILITIES

Water

The drinking water supply for the Village of Canton comes from a combination of sources, with the primary source 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 a collection of subsurface galleries and collection wells. The water is chlorinated and conveyed six miles to the Village by a 12-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.⁸ Those that are not connected to the Village of Canton Water Supply are serviced with private wells.

The Village's second source of water is a filtration plant located on Lincoln Street that draws water from the Grasse River. This is the Village's emergency water supply and will soon be decommissioned. A new water source has been identified for the emergency water supply and will be utilized once funding has been secured to build the new treatment facility.

The Village of Canton will be undertaking a number of water distribution system improvements and has initiated preliminary engineering to begin seeking funding to complete the projects. Proposed distribution system improvements include:

- **Looping Dead End Mains and Distribution Expansion** - The existing distribution system was never looped from Sullivan Drive to Riverside Drive which leaves two 8" dead end water mains. Looping of these dead-end mains was approved by the NYSDOH and was to be constructed using funding through the NYSEFC DWSRF. Cost overruns on other portions of the project resulted in that loop never being completed. Completing this loop is essential to providing improved water quality and fire flows as well as supporting growth on the north end of the Village. The project will include replacement of an existing 2" main and the addition of approximately twenty service connections.

Remington Avenue and Tallman Drive are located in the southeast portion of the Village of Canton, but the existing distribution system does not extend to that area. The closest options to connect the Village distribution system is under the Grasse River to Lincoln Street. Due to the shallowness of the river and the shallow bedrock, directional drilling through bedrock may be

required to drill under the river to complete a water main to Lincoln Street. The extension of the water supply to this location will be key to developing the properties along Remington and Tullman Avenue for commercial and residential uses.

- **Transmission Main** – This project includes the construction of a new transmission main from the pressure reducing station on County Route 27 on the south end of the Village, to the Waterman Hill treatment building. The existing 12" cast iron transmission main is 100 years old and has had numerous issues with breaks and leaks. The new transmission main would provide redundant facilities and would allow water to continue to flow from Waterman Hill to the Village in the event of a major break to either line.
- **Water Meters** - This project includes the continued replacement of existing Village water meters. The new meters must be compatible with the Village's existing reading and software system.
- **Water Storage Tanks** – This project includes repairs and upgrades to water storage tanks located at SUNY Canton and Judson Street.

Residents in Rensselaer Falls are serviced by private wells for drinking water. The Village and its residents have expressed interest in seeking a potential new source of water for a municipal water supply.

Sewer

The Village of Canton is served by a wastewater treatment facility that opened in 1995. The facility is located on Canton-Morley Road at the southern end of the Village. Treated water is discharged into the Grasse River. The majority of the Town is supplied by private septic systems and there are no current plans to expand the system.

The Village of Rensselaer Falls is served by a waste water 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. While the treatment facility remains in good repair with no serious maintenance issues, the plant is nearly 20 years old, which means regular maintenance will continue to be a concern and should be prioritized when determining Village sewer rates.

Opportunities and Challenges

The water supply in the Village of Canton is adequate but needs further development and upgrades. A significant concern regarding the water system is the age of the underground infrastructure, approaching 100 years old in some locations. The replacement and repairs that are associated with infrastructure of this age will have to be considered for future capital improvements.

The sewer treatment facility has ample capacity to accommodate infill development downtown as well as expansions to new developments.

A challenge of both the Village of Canton and Village of Rensselaer Falls sewer treatment facilities is the age of the plants which are both 20 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.

COMMUNITY FACILITIES AND SERVICES

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, including computerized crime analysis, accident scene reports and drug enforcement programs. The department was 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

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.

Education

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

Canton Central School District has a total enrolment of 1,229 students for grades K-12. Of the 1,229 students enrolled, 51.2% are male, and 48.8% are female. The teacher turnover rate within the district is 22% for teachers with fewer than five years of experience and 11% for all teachers in general. The graduation rate within the district is 75%, which is lower than the State Standard at 80%.⁹

Higher education institutions in Canton include SUNY Canton, a four-year public college, and St. Lawrence University, a four-year private liberal arts College.

Opportunities and Challenges

There are a number of challenges related to the public-school system in Canton. As indicated by public and stakeholder input, there is currently a teacher shortage, particularly at Canton High School. This is a trend that is being experienced in many locations across the country. In Canton, there has been difficulty hiring special education and science teachers. Much of this relates to the low pay being offered and lack of housing and childcare options for young families trying to establish themselves.

Regarding Town and Village water supply and sewer treatment facilities, Canton has ample capacity for increased development and added connections to the system. A challenge of both the Village of Canton and Village of Rensselaer Falls facilities are the age of the plants which are both 20 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.

PARKS, RECREATION AND HISTORIC RESOURCES

Parks and Recreation

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. Canton offers a number of active and passive recreational opportunities including locations to canoe, kayak, hike, bike, snow shoe, cross-country ski and more. Recreation in the community is facilitated through the Canton Recreation Department. This department is a shared service between the Town and Village of Canton and provides inclusive, affordable and accessible recreational services for all Canton residents. The department maintains a number of facilities including Taylor Park and the Canton Pavilion. The picnic shelters, community room and ball field are available to rent for parties, events and tournaments. The Recreation Department also offers several seasonal and year-round programs. **Map 5: Parks, Recreation and Historic Resources** illustrates the parks and recreation lands scattered throughout Canton.

Parks and recreation resources include:

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

Taylor Park— A park located off Miner Street Road that offers a swimming beach, picnic area, playground and softball field. Taylor Park has been identified by the community and the Comprehensive Plan Committee as an important asset in need of improvements. As part of the comprehensive planning process, the community provided input on improvements to the park, and a Taylor Park Programming Plan was developed that offers recommendations for improvements to the Park. The Taylor Park Programming Plan can be found in **Appendix F**.

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

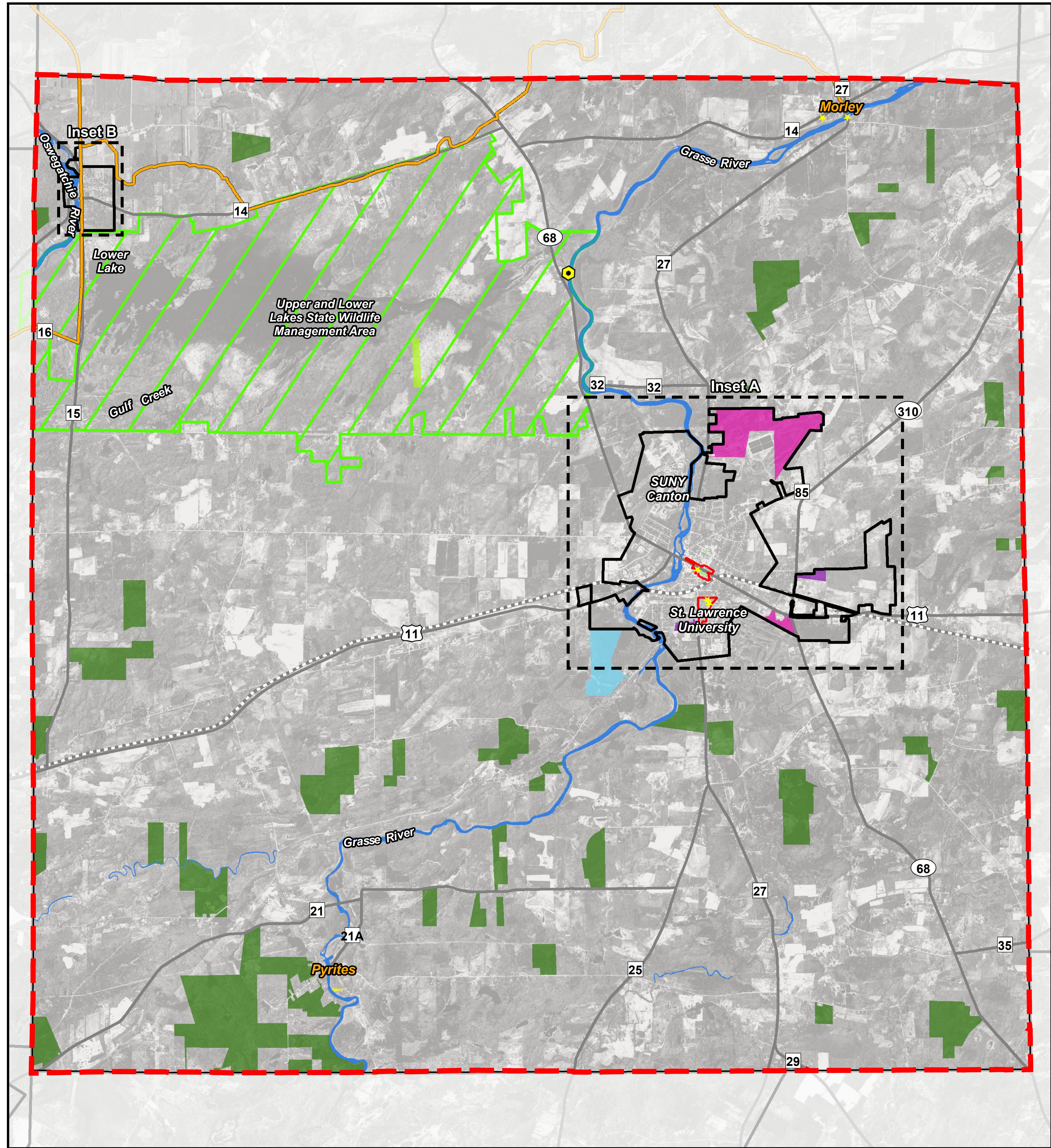
Canton Pavilion – An indoor hockey and ice-skating rink with roller/street hockey in the spring and summer.

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

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

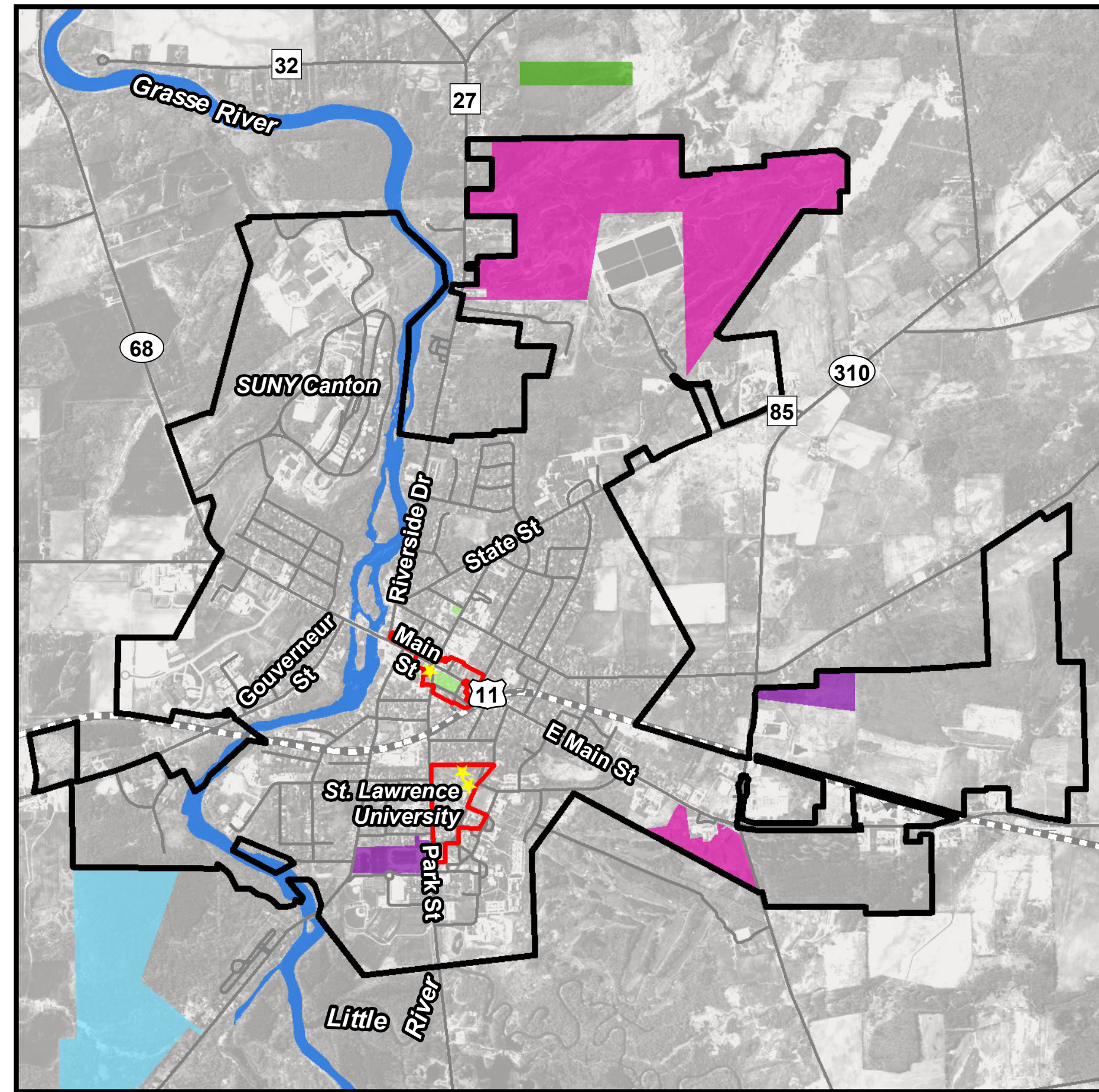
Willow Island Park – A park located on Willow Island on the Grasse River in the Village of Canton and includes a picnic area with barbecue grills. On March 1, 2018 a design charrette took place in which 16

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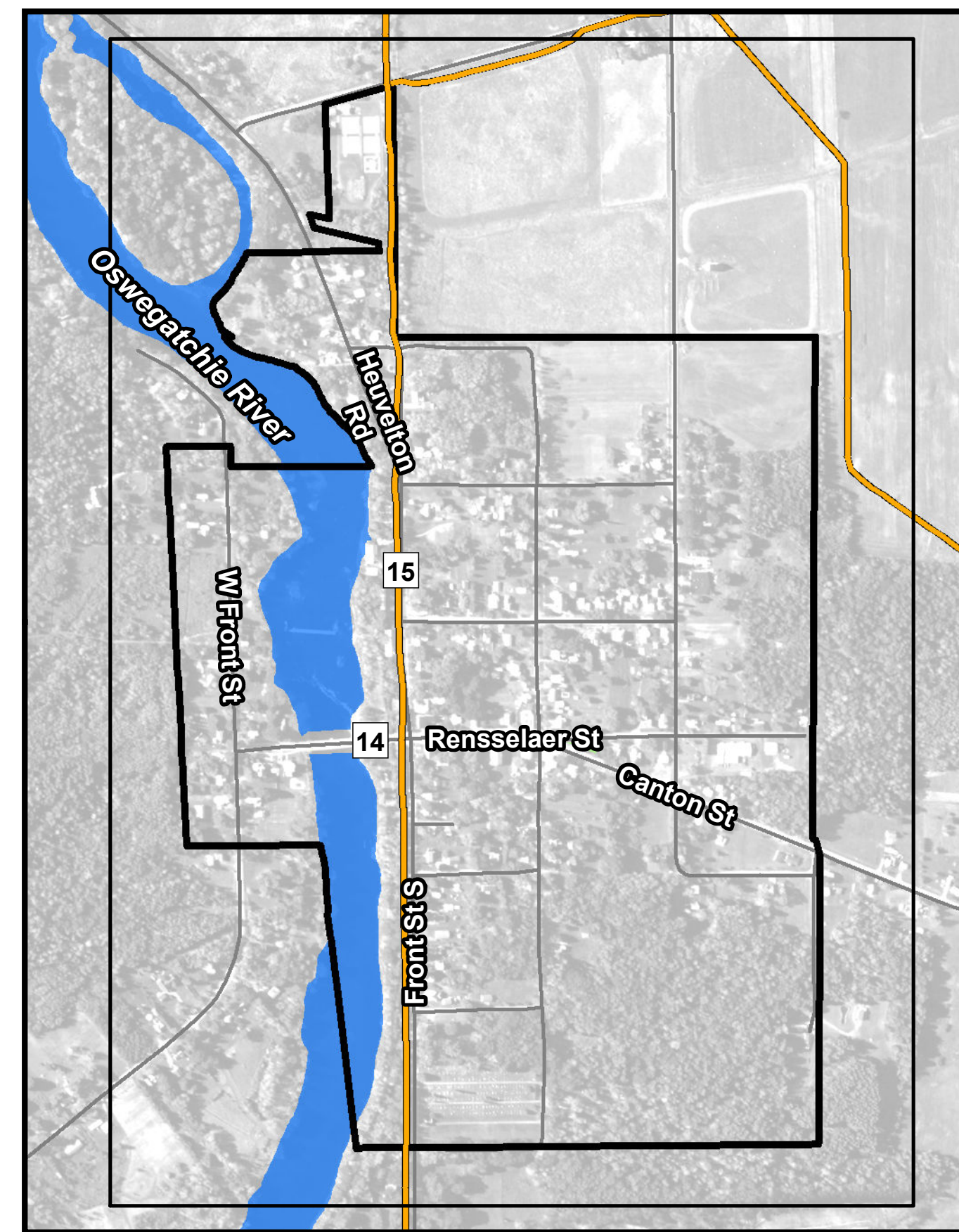
Town of Canton

0 0.5 1 Mile



Inset A - Village of Canton

0 0.25 0.5 Mile



Inset B - Village of Rensselaer Falls

0 500 1,000 Feet

Town of Canton, Villages of Canton & Rensselaer Falls Comprehensive Plan

Parks, Recreation,
Historic Resources
March 2018

- Study Area
- Municipal Boundaries
- fea_parklands_state
- Roadways
- Railways
- New York State Snowmobile Trails
- National Register Historic District
- National Register Historic Site
- New York State Boat Launch
- Parks & Recreation***
 - Public Parks and Recreation Areas
 - Rivers & Streams
 - Private Hunting and Fishing Clubs
 - Private Wild and Forest Lands
 - State Forest Preserve
 - Improved Beaches
 - Outdoor Sports
 - Public Golf Courses

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

*Parks & Recreation
information per St.
Lawrence County tax
parcel data.



This map was prepared with funding
provided by the New York State
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the Environmental Protection Fund.

stakeholders were invited to offer ideas regarding the updating of Willow Island Park to include the development of potential performance space, playground or other uses. Project ideas included a bandshell/outdoor event space, gazebo, playground, splash pad and a fitness playground.

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

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

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

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

Opportunities and Challenges

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 park on the Grasse River in the Village of Canton along Riverside Drive. This plan is part of a regional effort led by the Village of Canton, Village of Potsdam and the Town of Colton to determine the feasibility of whitewater parks in each location, each 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.

History and Culture

Canton is rich with history that is evident around every corner. The historic Main Street in the Village of Canton remains much as it has since the 19th Century and avoided much of the urban renewal that swept the nation in the 1960s. A short walk down Main Street provides a unique 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 for which the community developed around.

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 has established the Canton Village Park Historic District in section 325-112 of the Village of Canton Zoning Code 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. The boundaries of the Canton Village Park Historic District encompass the area from Church Street to Riverside Drive and 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 unique collection of memorabilia, diaries, maps, cemetery records, minutes, school books, photos, books, walking tour brochures and much more.

The following is a listing of important historical and cultural resources in Canton:

St. Lawrence County Historical Association – The St Lawrence County Historical Association (SLCHA) is a not-for-profit membership organization and museum which 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 Trail – The Grasse River Heritage Trail is located on Coakley Island and Falls Island in the Village of Canton. This is the site of an old mill and the heart of the Town'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 (Waterfront Revitalization Plan, 2010).¹⁰

Silas Wright House – This museum located on Main Street in the Village of Canton is the restored home of the 19th century New York Governor Silas Wright. The museum includes exhibits, public programs, and a gift shop.

Traditional Arts in Upstate New York – Traditional Arts in Upstate New York (TAUNY) is a nonprofit organization dedicated to showcasing the folk culture and living traditions of New York's North Country. TAUNY showcases a diversity of customs and traditions--like storytelling, music, crafts, food ways, and folk art--that make life special in the North County, from the St. Lawrence River to the Adirondack Mountains

Richard F. Brush Art Gallery – The Richard F. Brush Art Gallery is offered through St. Lawrence University and is open to students and the public. The gallery was named in recognition of Richard F. Brush, class of 1952. 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.

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 J. Henry Rushton, a renowned boat builder whose shop was located in Canton on the Grasse River.

A challenge to 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 inaccessibility with the Americans with Disabilities Act regulations. The Town and Village of Canton should consider relocating historic exhibits to a location that is more accessible. This could potentially be tied in with the addition of a new visitor center in the Village.

Another challenge is a lack of 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.

NATURAL RESOURCES AND WATER QUALITY PROTECTION

The Town of Canton has been closely tied to its natural resources for the duration of its history. Canton developed around the waterways of the Grasse and Oswegatchie Rivers and used the water power to drive industry. Today, the water resources in Canton serve numerous ecological functions and are a significant recreational resource for kayaking, canoeing and white-water rafting. **Map 6: Environmental Features** illustrates the environmental features in Canton, including wetlands and major water bodies.

Streams and waterbodies are vital resources for a community and perform a wide variety of functions. Streams drain stormwater and snowmelt from higher elevations and direct them to lakes and ponds, which act like reservoirs, thereby alleviating the potential for flooding. Streams and waterbodies provide habitat for a diversity of mammals, fish, birds, reptiles, amphibians, and invertebrates. They also present an important recreational resource, providing opportunities for fishing, paddling and wildlife observation.

The Grasse River – The Grasse River originates in the Adirondacks, 2,350 feet above sea level in the Town of Russell. The river then flows through the Hamlet of Pyrites, Village of Canton and Hamlet of Morley before continuing north to the St. Lawrence River. Approximately 19 miles of the Grasse River run through the Town of Canton. Historically, the river was used both to transport lumber from the Adirondacks to sawmills and as a source of power for industrial purposes. Today, the river is mainly used for recreation

like fishing, canoeing and kayaking, though shallow water and numerous rock outcrops make boat travel difficult during dry seasons.

Oswegatchie River – A small section of the Oswegatchie River runs through the Village of Rensselaer Falls and played an important role in the establishment of the Village. The river powered the industry for which the Village developed around in the 19th Century. The River originates in the Adirondacks and flows north to the St. Lawrence River. As with the Grasse River, the Oswegatchie River has historically been the driver of industry and development of many North Country communities like Gouverneur, Heuvelton and Ogdensburg. Today, the river provides a vibrant scenic backdrop and recreational resource for community members and visitors alike.

Tributaries – Several tributaries flow into the Grasse River including the Little River, Nettle Creek, Harrison Creek, Indian Creek and Upper Lake. The Little River is utilized by boaters and anglers and Indian Creek and Upper Lake are part of the Upper and Lower Lakes NYS Wildlife Management Area.

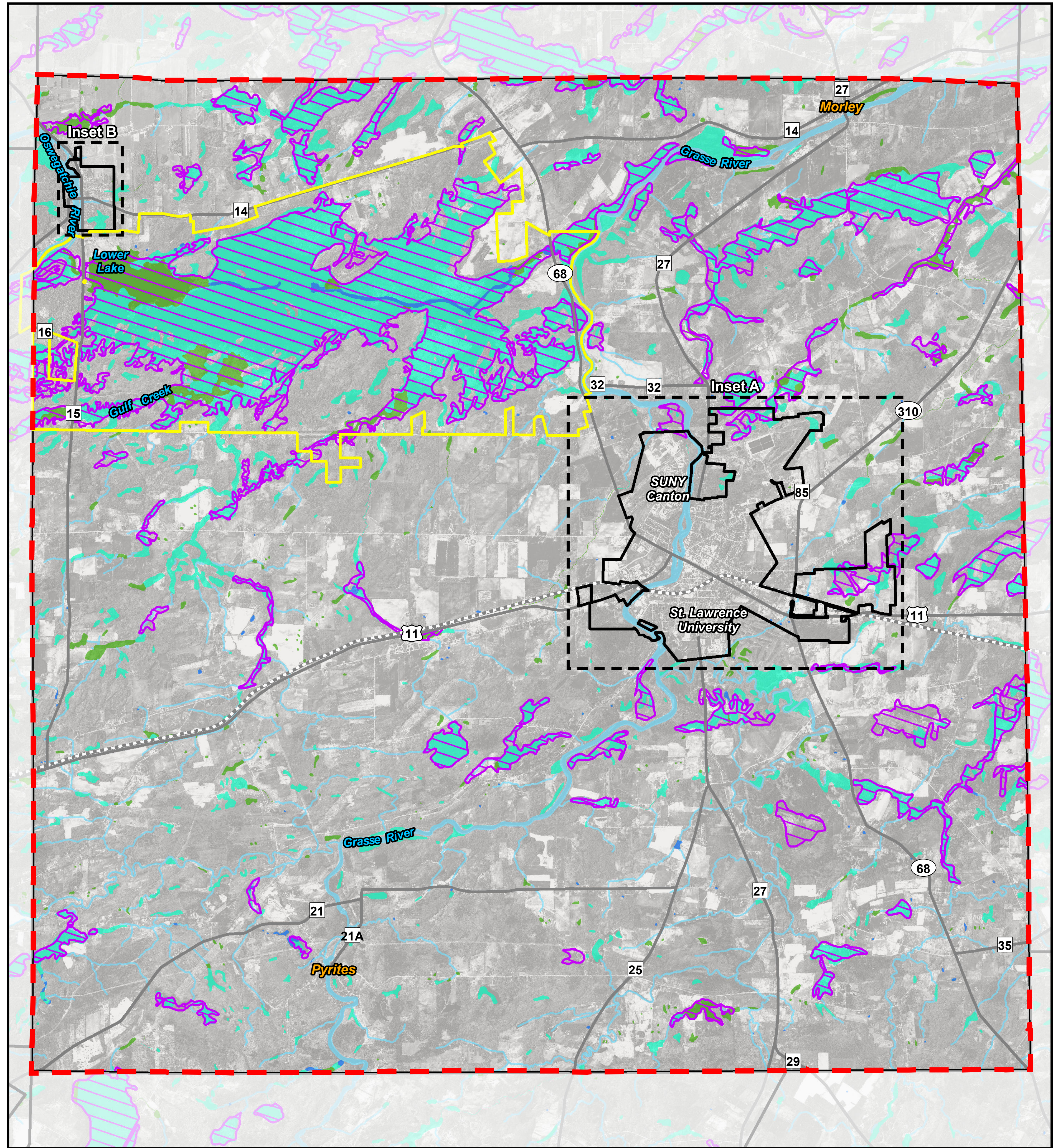
Wetlands – Wetlands are those areas whose land surfaces or soils are wet during part or all of the year. Depending on the size, type and location of wetlands, they can provide numerous functions that are important to the ecology of the area. Some of these functions include flood storage, habitat, nutrient cycling, filtration of pollutants, and recreation.

A number of New York State and federally designated freshwater wetlands are in Canton, mostly located along the Grasse River. As indicated by **Map 6: Environmental Feature**, the largest area of wetlands is in the Upper and Lower Lake Wildlife Management Area. This state-designated wetland area can be reached through the Indian Creek Nature Center with access to nature trails and numerous locations for observing wildlife.

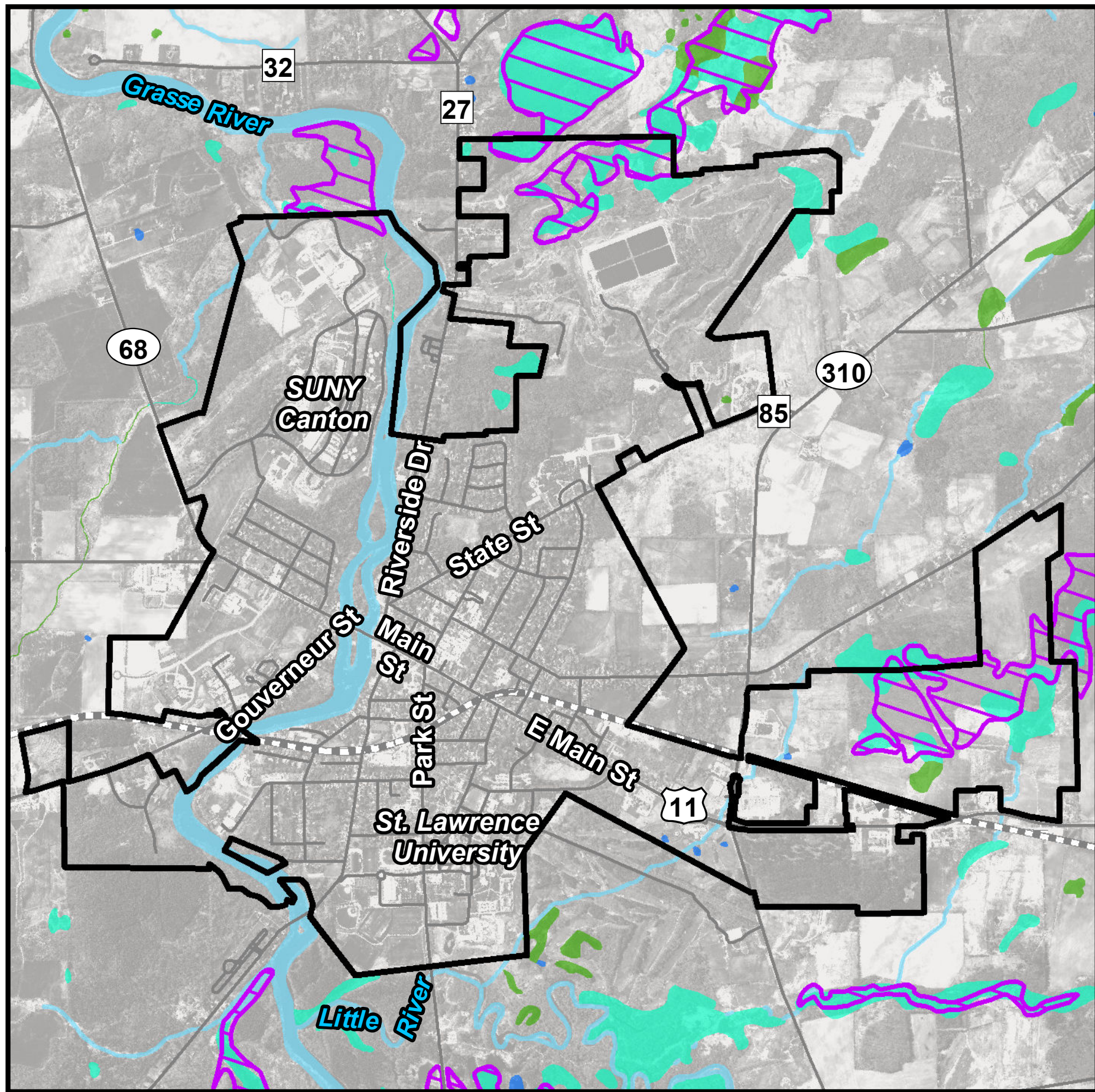
Opportunities and Challenges

While the Grasse River and its tributaries present numerous opportunities for recreation and natural resource protection, the high number of wetlands limits the amount of development that can occur in certain locations. The waterfront areas with the most potential for development and redevelopment are in the Villages of Canton and Rensselaer Falls along the Grasse and Oswegatchie Rivers. These areas allow for a higher concentration of development to occur within the core village population centers and reduce the development of greenspace and sprawl throughout the Town. These waterfront areas were once the location of major industry in the community but are now relatively underutilized. Use of these properties for sustainable waterfront development can be a significant draw for new businesses and residents to the community.

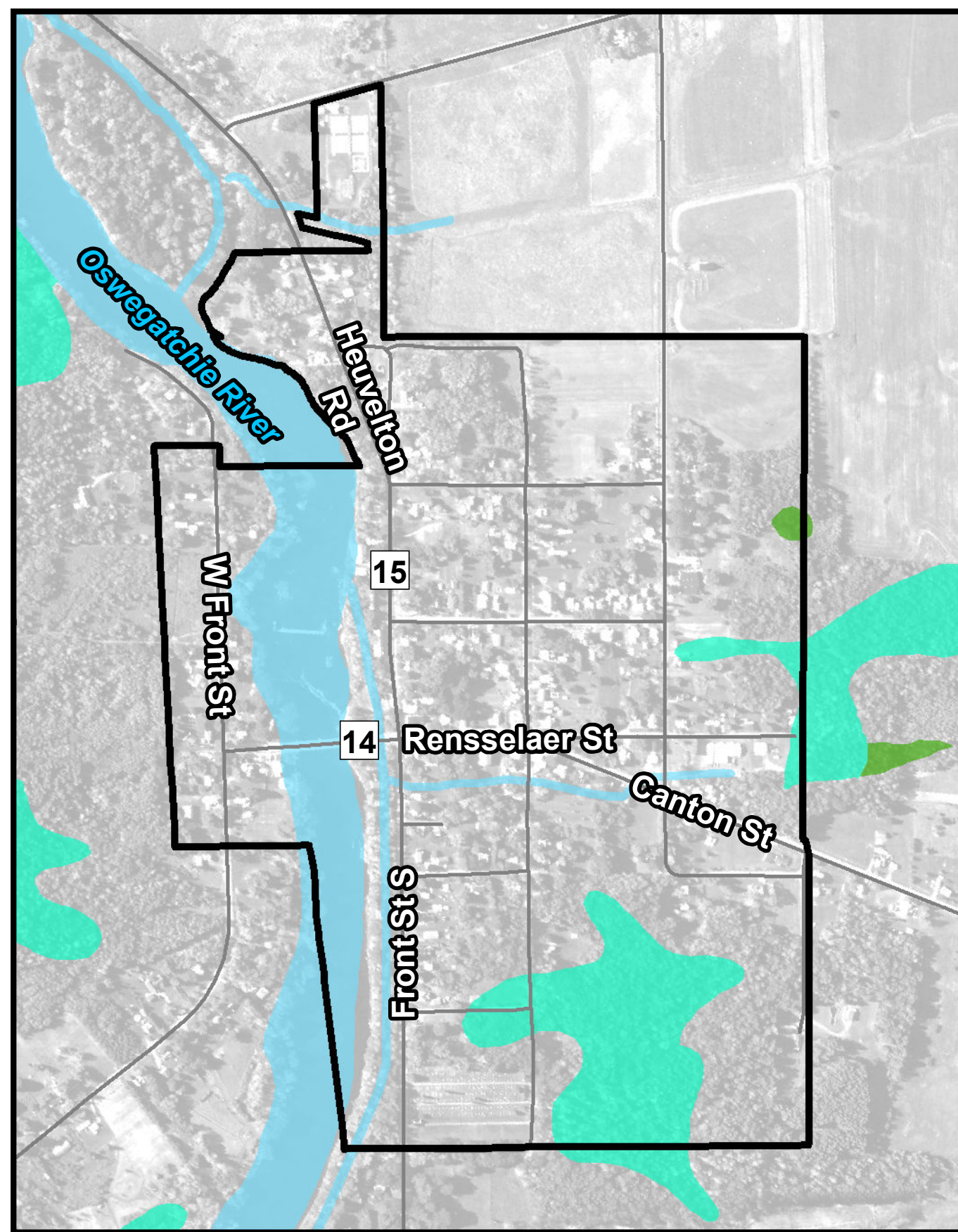
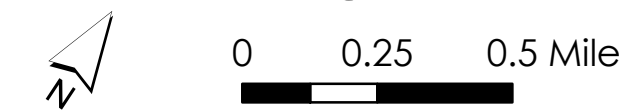
Opportunities also exist for recreational based businesses to develop in Canton with the accessibility of the Grasse River and its tributaries. The relatively low and fluctuating water levels create some challenges which would limit these types of business ventures to operate on a seasonal basis when the water levels are higher.



Town of Canton



Inset A - Village of Canton



Inset B - Village of Rensselaer Falls



Town of Canton, Villages of Canton & Rensselaer Falls

Comprehensive Plan

Environmental
Features
March 2018

- Study Area
 - Municipal Boundaries
 - NYSDEC Wetlands
 - Upper and Lower Lakes State Wildlife Management Area
 - Roadways
 - Railways
- National Wetland Inventory**
- Freshwater Emergent Wetland
 - Freshwater Forested/Shrub Wetland
 - Freshwater Pond or Lake
 - Riverine

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



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

HAMLET REVITALIZATION

Hamlets are unincorporated localities that contain a significant population within a community. In some cases, they may be former villages that have gone through a dissolution process and are now part of a town, or in the case of the hamlets of the Town of Canton, they are historic population centers. The Town of Canton has two hamlets that are historic population centers, including Morley and Pyrites. These localities have families that have lived in the community for generations and are a significant part of the Community's identity.

Morley

The Hamlet of Morley is an historically significant population center in the Town of Canton. The settlement of Morley centered around a grist mill built in 1840 by Thomas Ludlow Harrison, which still stands today. By the late 1870s, the Hamlet contained two churches, a flouring mill, a butter-tub factory, two asheries, one hotel, small shops and stores and a post office.¹¹ This community is an historic resource that presents opportunities to draw visitors and potentially new residents to Canton.

Pyrites

The Hamlet of Pyrites was first established due its abundance of the mineral iron pyrite, used in the process of making sulfuric acid to process paper pulp. Later, the Hamlet grew with the development of the Pyrites Papermill. At one time the population of Pyrites 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 Pyrites, 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. The Pyrites Associates Hydro-electric Power Generating Facility, located in Pyrites along the Grasse River, produces 8.2 mega-watts of electricity and is located on an 80-acre parcel on both sides of the river between Eddy-Pyrites Road and Bridge Street.¹²

Opportunities and Challenges

The residents of Pyrites and Morley have a strong connection to the identity of their hamlets. The strong sense of community along with historic, cultural and recreational resources creates a number of opportunities for hamlet revitalization. Their locations along the Grasse River create the potential for waterfront redevelopment in areas that were traditionally used for more industrial purposes. The historical significance of these communities can be used as a branding opportunity to draw tourists and local businesses. There are also recreation opportunities available in each of the hamlets including access to the state snowmobile trail in Morley and access the Grasse River in Pyrites.

A major challenge for Morley and Pyrites is their remote location and relative isolation from the Villages of Canton and Rensselaer Falls. The remoteness of the hamlets makes it difficult for lower income and older residents to reach services like doctors and grocery stores. The sense of isolation also makes it difficult to run businesses in these locations, since they are not along any major transportation routes.

DEMOGRAPHIC AND SOCIOECONOMIC RESOURCES

This section provides basic background information regarding general demographic characteristics for the Town of Canton, Village of Canton and Village of Rensselaer Falls. More specifically, this section contains data that includes population, age distribution, housing, income and employment sectors that will help inform the planning process moving forward.

Population

From 2000 to 2010 the overall population for the Town of Canton experienced a population increase of 6.4% from 10,334 to 10,995. During this time, the Village of Canton experienced a population increase of 7.3% from 5,882 to 6,314 while the Village of Rensselaer Falls experienced a slight decrease of 1.5% from 337 to 332. While the Villages of Canton and Rensselaer Falls are the main population centers for the Town, those living outside the villages make up nearly 40% of the Town's overall population at 4,349. This population experienced a 5.7% increase from 2000 at 4,115 to 2010 at 4,349.¹³

Table 3: Population 2000-2010

| Town of Canton Population 2000-2010 | | | |
|-------------------------------------|--------|--------|--------------------|
| | 2000 | 2010 | % Change 2000-2010 |
| Town of Canton | 10,334 | 10,995 | 6.4% |
| Village of Canton | 5,882 | 6,314 | 7.3% |
| Village of Rensselaer Falls | 337 | 332 | -1.5% |

Age Cohorts

From 2000 to 2010, the overall Town of Canton experienced an increase in population of middle to older age groups of 45 and over while younger age groups experienced a decrease in population. The only younger age groups that increased in population were those that are under five years old with a percent increase of 11.3% and 15 to 24 years old whose population increased by 16%.

Table 4: Age Distribution 2000-2010

| Age Cohort | Town of Canton | | | V. of Canton | | | V. of Ren. Falls | | |
|------------|----------------|--------|----------|--------------|-------|---------|------------------|------|---------|
| | 2000 | 2010 | % Change | 2000 | 2010 | %Change | 2000 | 2010 | %Change |
| Under 20 | 3,261 | 3,266 | 0.2% | 1,893 | 2,032 | 7.3% | 107 | 96 | -10.3% |
| 20 to 34 | 2,748 | 3,193 | 16.2% | 2,008 | 2,419 | 20.5% | 55 | 73 | 32.7% |
| 35 to 64 | 3,149 | 3,278 | 4.1% | 1,295 | 1,333 | 2.9% | 130 | 117 | -10.0% |
| 65 + | 1,176 | 1,258 | 7.0% | 686 | 530 | -22.7% | 45 | 46 | 2.2% |
| Total | 10,334 | 10,995 | 6.4% | 5,882 | 6,314 | 7.3% | 337 | 332 | -1.5% |

Income

The median household income for the Town of Canton was \$50,456 according to the 2011-2015 American Community Survey. This places the Town below the state median income at \$59,269 and the national median income at \$53,899 but is higher than that of St. Lawrence County, which sits at \$44,705.

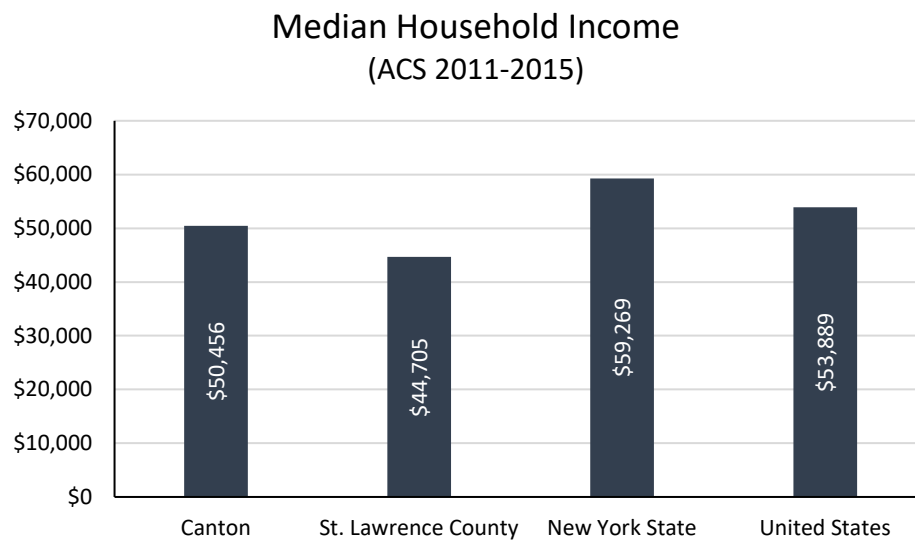


Chart 1: Median Household Income

Housing

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 on Rensselaer Falls the number of households increased from 124 to 127 while the average number of people per household decreased from 2.62 to 2.50.¹⁴

Table 5: Household Size

| | St. Lawrence County | | Town of Canton | | V. of Canton | | V. of Rensselaer Falls | |
|------------|---------------------|--------|----------------|-------|--------------|-------|------------------------|------|
| | 2000 | 2010 | 2000 | 2010 | 2000 | 2010 | 2000 | 2010 |
| Households | 40,506 | 41,605 | 3,198 | 3,402 | 1,531 | 1,693 | 124 | 127 |
| Persons/HH | 2.49 | 2.43 | 2.40 | 2.35 | 2.13 | 2.04 | 2.62 | 2.50 |

Table 6: Housing Units by Tenure

| | St. Lawrence County | | Town of Canton | | V. of Canton | | V. of Rensselaer Falls | |
|-------------------------------------|---------------------|--------|----------------|-------|--------------|-------|------------------------|------|
| | 2000 | 2010 | 2000 | 2010 | 2000 | 2010 | 2000 | 2010 |
| Total Occupied Housing Units | 40,506 | 41,605 | 3,198 | 3,402 | 1,531 | 1,693 | 124 | 127 |
| Owner Occupied | 28,606 | 29,468 | 2,084 | 2,153 | 738 | 750 | 90 | 99 |
| Renter Occupied | 11,900 | 12,137 | 1,114 | 1,249 | 793 | 943 | 34 | 28 |

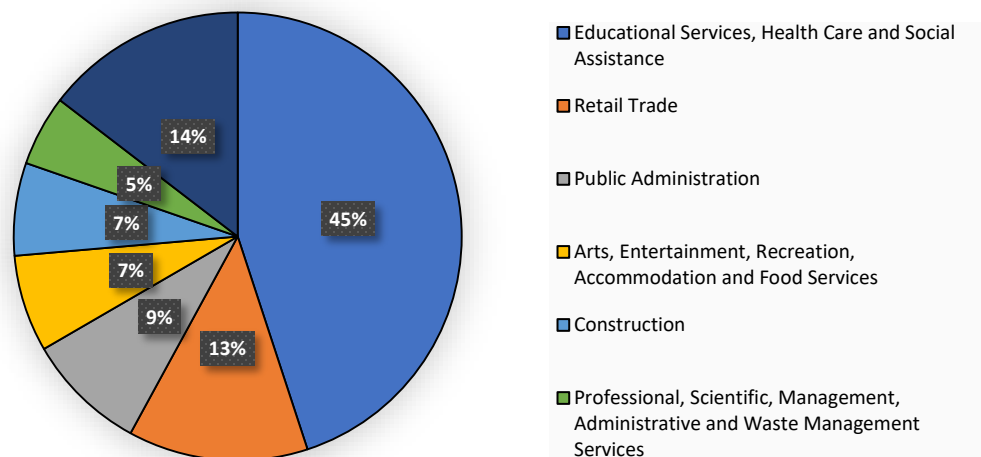
Stakeholder group discussions have indicated that a lack of affordable rental housing is an ongoing issue throughout the Town of Canton. In 2016, nearly 50% of households that rented were spending 30% or more of their monthly income on housing, which creates a significant cost burden.¹⁵ The Federal Housing 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.¹⁶

Another issue raised in stakeholder discussions is the age of the housing stock in Canton. Nearly 41% of the housing stock in the Town of Canton 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 to Canton that are beginning their careers, starting families and looking to relocate.

Employment

As of the 2015 ACS five-year data, the Town of Canton had approximately 4,793 people in the labor force, or 48.3% of the population age 16 and over, with an unemployment rate of 10%. The largest employment sector in the Town of Canton is the Educational, Healthcare and Social Services sector. Approximately 45% of the civilian employed population ages 16 and older fall into this category. The next largest industry group in the Town of Canton is Retail Trade at 13%, followed by Public Administration at 8% of the employed civilian population.¹⁷

Chart 2: Employment Sectors



Opportunities and Challenges

The increase in population over the ten-year period from 2000 to 2010 is a good sign for Canton and presents both challenges and opportunities. The growing population in the Town is a good indication for business growth and economic development.

The majority of those living in the Town are employed in the Educational Services, Health Care and Social Assistance sector. This presents opportunities to continue to strengthen and develop those industries to ensure a steady source of employment. This is particularly true of the healthcare sector, which has the potential to continue to grow with the recent expansion of Canton-Potsdam Hospital. The fact that this sector makes up 45% of the workforce also presents some challenges. Having this high a percentage in one sector leaves the community economically more vulnerable should anything happen to one of these industry sectors. A diverse economy with a more even distribution across employment sectors is going to be more resilient in the event of future market downturns.

-
- ¹ Canton Profile, 2008
- ² Canton Profile, 2008
- ³ USDA Census of Agriculture, 2012
- ⁴ St. Lawrence County Agricultural Development Plan, 2016
- ⁵ New York State Department of Transportation
- ⁶ St. Lawrence County Coordinated Transportation Plan
- ⁷ The Journal, 2018: <http://www.ogd.com/ogd/dot-holds-first-public-meeting-for-potential-route-11-bypass-20180131>
- ⁸ Water Quality Report
- ⁹ New York State Department of Education
- ¹⁰ Town and Village of Canton Grasse River Waterfront Revitalization Plan, 2010
- ¹¹ Liscum, J. C. (1996). *Canton: The Town Friendliness Built*. Commercial Press
- ¹² Town and Village of Canton Grasse River Waterfront Revitalization Plan, 2010
- ¹³ U.S. Census Bureau, 2000 and 2010 Decennial Census
- ¹⁴ U.S. Census Bureau, 2000 and 2010 Decennial Census
- ¹⁵ American Community Survey, 2016 Five-Year Estimates
- ¹⁶ Capital District Regional Planning Commission, *Capital Region Indicators*, 2016
- ¹⁷ American Community Survey, 2015 Five-Year Estimates

Appendix B
Public Engagement Strategy



CANTON *Community*

COMPREHENSIVE PLAN

Community Outreach Process and Plan

NOVEMBER 2017

Contents

| | |
|---|----------|
| 1. Introduction | 1 |
| 2. Scope of Work | 1 |
| 3. Community Participation | 2 |
| 4. Schedule..... | 4 |

Appendix A: Comprehensive Plan Committee

Appendix B: Project Schedule (subject to change)

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



1. Introduction

Background

The Town of Canton (Town) has received funding from the New York State Department of State (NYSDOS) Division of Coastal Resources to complete a comprehensive plan.

The Town of Canton will build upon the Canton Grasse River Waterfront Revitalization Plan by partnering with the Village of Canton and Village of Rensselaer Falls to update the Town's 1968 Comprehensive Land Use Plan. The project will develop a Comprehensive Plan for the Town as well as the Villages of Canton and Rensselaer Falls, which are located within the Town's borders.

The Comprehensive Plan will provide a guide for long-range planning for the growth of the communities while protecting the natural, cultural, and economic resources of the broader Canton Community.

The planning process will involve leaders from all three municipalities including municipal officials, Planning Board members, community organizations and residents in visioning sessions to help the communities identify major issues and opportunities.

The process will include research to evaluate present circumstances and future potential; establishment of goals and policies; and the development of a comprehensive plan. The plan will be a comprehensive document with background information and findings, a plan vision, land use patterns to be achieved by the plan implementation, goals and recommendations, and an implementation program.

A Comprehensive Plan Committee (CPC) has been established to guide the comprehensive planning process. The CPC includes a broad range of stakeholders including residents, property owners, and business owners from each community.

As part of the comprehensive planning process, a reprogramming plan for Taylor Park will also be developed and incorporated into the comprehensive plan.

Project Team

MJ Engineering and Land Surveying, P.C. has been selected to work with the Town and CPC to facilitate the planning process. Joining MJ's team of professionals is River Street Planning and Development.

Community Outreach Process and Plan

A community outreach process and plan provides an opportunity to gather information from members of the public and stakeholders about the study area. Input received is critical to making informed decisions regarding the study area.

This community outreach process and plan has been developed to establish a communication channel between the public, the Town, the Villages, the CPC, applicable regulatory agencies, and the Project Team throughout the planning process. This process and plan aims to achieve this communication channel by sharing information with the public regarding the planning process, and by providing occasions for the public to provide input regarding potential issues, concerns, and opportunities.

2. Scope of Work

Project Scope

This effort involves the following work tasks:

- Project Meeting with CPC
- Community Outreach Process and Plan
- Existing Plans Review and Community Leaders Meetings
- Inventory and Analysis
- Visioning Workshops and Stakeholder Meetings
- Develop Plan Vision and Goals
- Draft of Comprehensive Plan
- Final Draft of Comprehensive Plan

Upon a Final Draft comprehensive plan being accepted by the CPC, each municipality will have the opportunity to adopt the comprehensive plan.

The comprehensive plan will be developed and the subsequent adoption process will be in accordance with the following:

- Town Law §272-a Town Comprehensive Plan
- Village Law §7-722 Village Comprehensive Plan
- State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617

3. Community Participation

Community participation for this effort includes a variety of outreach and engagement activities designed to inform the public and gather input to guide the update. The following community participation activities are included in this effort:

- Stakeholder Outreach
- Public Meetings/Workshops
- Digital Outreach

- Other Community Activities

Additionally, public notice procedures and information repositories are also discussed.

Stakeholder Outreach

Community participation begins with an understanding of the needs of stakeholders within the Canton Community. The Project Team will work with the CPC to organize meetings with key stakeholders, including property owners, business owners and neighborhood groups. The CPC will provide the list of stakeholders to the Project Team. Fulfilling this outreach will allow the CPC and the Project Team to know about potential plans underway, needs, and opportunities for the Canton Community.

As these meetings are organized and conducted, findings will be summarized, reviewed, and discussed with the CPC. Ultimately, these conversations are anticipated to help shape the recommendations identified in the comprehensive plan.

Public Meetings/Workshops

It is critical to have robust community engagement to identify a shared vision for the future for the Canton Community and gather support for comprehensive plan recommendations. In addition to direct stakeholder outreach to be conducted by the Town staff, there will be two (2) opportunities to learn about the project, share ideas, provide input on recommendations through public meetings and/or workshops. Each public meeting is set to occur at key milestones of the project schedule.

The format for each of the public meetings will be determined cooperatively with the CPC. Each

meeting will be organized to maximize public involvement. Public meeting formats may include:

- A traditional public meeting with a formal presentation followed by a questions and answer period;
- An interactive public workshop with a brief presentation followed by small group break-out sessions;
- An open house-style engagement event with facilitated stations;
- Or a combination of formats that best meets the engagement needs of the public for this effort.

The Project Team will work with the CPC to identify an appropriate meeting location for each meeting. Meeting participants will have the opportunity to weigh in about issues and opportunities identified. Please note that at each meeting, the public will also have an opportunity to learn about and weigh in on the Taylor Park reprogramming plan.

Digital Outreach

Digital outreach includes use of a website and digital media to share project information with the public and notify the public of opportunities to participate in the process. The intent is to reach all interested stakeholders using a variety of outreach methods. Digital media is a preferred method of sharing and gathering information by many.

Website

The project website is hosted by the CPC and will include a variety of materials to keep the public informed of the study progress. Materials available on the website may include, but not be limited to the following:

- An inventory of applicable plans, studies, and policies
- Meeting presentations, handouts, and summaries
- Mapping

The website is located at the following link:
<https://cantonnycomprehensiveplan.com/>

There is also an email address dedicated to the comprehensive planning process that allows the public to submit comments and ideas at any time throughout the process.

The project email is as follows:
cantonnycomprehensiveplan@gmail.com

Social Media

The Town will utilize its social media outlets, Twitter and Facebook, to advertise public engagement activities.

The Project Team will also share information about engagement activities on their respective social media accounts such as Facebook and Twitter.

Other Town Activities

In addition to formal flyers and announcements, materials may also be distributed at existing community events, such as the Farmers' Market or Free Will dinners. These may also be unique opportunities to gather unique input. At these events, the CPC can serve as project ambassadors to engage with their neighbors.

Public Notice Procedures

Public notice and meeting materials will be prepared by the Project Team and provided to the Town at least two (2) weeks in advance of

public meetings. The Town will be responsible for distributing those materials to CPC members.

Meeting announcements will be the responsibility of the Town and are suggested to be posted on the project website as well as in local news outlets, per the Town's discretion and as per the Town's meeting noticing requirements.

Information Repositories

Information about this project will be available on the project website and at the Economic Development Office at the Municipal Building.

The website is located at the following link:
<https://cantonnycomprehensiveplan.com/>

The municipal building is located at
60 Main Street
Canton, NY 13617

Local, State, Federal Contacts

The following information provides contact information for the Town of Bethlehem and New York State Department of State.

Village and Town of Canton

Leigh Rodriguez
Director of Economic Development
60 Main Street
Canton, New York 13617
(315) 386-2871 x5
lrodriguez@cantonny.us

New York State Department of State

Barbara Kendall
Coastal Resources Specialist
Office of Planning and Development

99 Washington Avenue, Suite 1010
Albany, NY 12231
518-473-8928
barbara.kendall@dos.ny.gov

Appendix C
Stakeholder Meeting Summaries

Stakeholder Meetings Summary

The Town of Canton and Villages of Canton and Rensselaer Falls, as part of the public engagement component of the 2017 Comprehensive Plan Update process, held a series Stakeholder meetings on Wednesday, November 15 – Friday, November 17 at the Municipal Building at 60 Main Street, Canton. 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 vision and understand needs and opportunities for the communities over the next 5, 10 or 20 years. In some cases, a phone call or separate meeting was held to accommodate schedules of the participants.

The Canton Comprehensive Plan Committee (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 identified:

1. History and Culture
2. Education
3. Open Space and Recreation
4. Economic Development
5. Building, Development and Housing
6. Agriculture
7. Infrastructure, Mobility and Transportation

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

The following summary represents comments and input received.

HISTORY AND CULTURE

Participants: St. Lawrence County Historical Association, Town/Village of Canton Historian, St. Lawrence University Gallery, TAUNY

- Past planning efforts have been piecemeal/segmented.
 - Grasse River Charette
 - LWRP

- Other Docs
- Historic tours throughout hamlets – to draw attention to hamlets as well as villages.
- Two historic buildings that should be saved: Sheriffs building and Jail Cells (County Owned).
- Jim Thorpe Prison Site is good example of historic preservation and reuse. Prison sites are a draw throughout the U.S.
- Highlight the history of Adirondack boat builder John Henry Rushton, who was based out of Canton, NY.
- Frederick Remington would also be a good historical figure to highlight.
- Biking tours throughout the town.
- There is a need for a tourism plan that focuses on how to get people to Canton.
- Lack of staff resources was noted as being a barrier to getting these ideas and plans implemented.
- TAUNY
 - More of these types of community gathering spaces are needed.
 - ADA Accessible
 - Celebrates folk arts in the North Country across 14 counties.
 - Have a retail operation, demonstration kitchen, music, experiences, share local culture.
 - Host a series of community events.
- Lack of restaurants, retail and lodging downtown
 - Canton could be a great destination for Road Scholar programs but there is a lack of food and lodging choices.
 - A need for more small shops and cafes, women's clothing stores.
 - Main reasons why there aren't a lot of restaurants/businesses here.
 - Historically, not the best relationship between Colleges and Town.
 - Layout of the downtown is challenging. Side streets should be utilized more to create downtown center.
 - Being the County Seat, there are people around during the day, but the nighttime population drops off.
 - Most just travel through without stopping.
 - Current zoning might make it difficult to start new businesses.
 - A restaurant on Willow Island could be a great destination.
- There is a need for business training.
- Barn quilts tour to bring people from outside the region in
- Colleges present a good opportunity to bring tourists into the downtown.
- Comments regarding involvement by younger population?
 - No hangout for high school age kids.
 - There is some interest with community involvement in the universities.
 - Library has a vibrant youth program.
 - There is a new children's museum in Potsdam.
 - Lack of extra curriculums like a dance studio.
 - Lack of Daycare

- Municipal building is deteriorating and not ADA compliant. Presents a potential opportunity to rebuild. Can be rebuilt into a municipal building/community and event space. If municipal functions are centralized in one building it might bring more people downtown.
- St. Lawrence Gallery
 - University is eager to have more community attendance but parking and wayfinding are challenges.
 - Very open to community participation.
 - Generally under resourced and understaffed.
 - Schools don't do K-12 tours anymore.
- Community center, shops, restaurants, etc. would bring in the population living outside the Villages?
- Approach on Rt. 11 gateway is not good coming from Gouverneur
- Lack of Nightlife in Canton/activity.
- Bypass? Challenge with trucks and traffic downtown. Noise and vibration an problem.
- Make downtown more friendly and pedestrian focused.
- Cultural plaza near old BOCES building.

EDUCATION

Participants: SUNY Canton, Deep Root Center, St. Lawrence University & ACSLV, Canton Central School District, Little River Community School

- Challenges
 - Poverty
 - Free and reduced lunch rate went from 32% to 52%
 - Very low FAFSA rates, only 50% being completed
 - Aren't many students downtown from colleges.
 - Not taking advantage of students that can spend money downtown.
 - Nothing downtown for diverse community at SUNY Canton (70% students of color). The challenge is how to get students to downtown.
 - Rethink students as hospitality and tourism drivers.
 - Many deterrents for students of color.
 - Student Centered businesses are important.
 - St. Lawrence University (SLU): Students don't have reason to leave campus.
 - People go to Potsdam because there is more retail and restaurants.
 - Bus loop idea
 - Village should be a magnet for students and create vibrant experiences.
 - Shortage of nightlife
 - Movie theater needs a renovation.
 - Safety deterrents for some students
 - SLU – bookstore, pub, etc.
 - Gaming store in town is one of the few community spaces for kids.

- Teacher shortage
 - Special Ed, Science
 - Open positions are going unfilled
 - Low pay and unappealing to young professionals wanting to settle down.
- Collaborations among institutions include?
 - Potsdam, SLU and BOCES
 - Students can get AP credits at SUNY Schools
 - 20-25 high school students take SLU courses.
- There has been a decrease in student population in Canton Central School. 2000 students in late 2000's, now down to 1300. Need at least 1500 students to offer AP courses.
- Deep Root Center
 - Alternative to traditional education
 - Home school- helps home schooled students meet NYS certification standards.
 - Allows students to learn at their own pace
- There are no real places for kids to hang out downtown.
- Little River School
 - Alternative school
 - K-12, 40 students
 - Provides volunteer opportunities for college students and retired teachers.
 - Involved in the community
 - There is a need for more sports and sporting opportunities in town that is not offered through school.
 - There are no good spaces for music venues. Like a Java Barn for high school students.
 - General Needs
 - More internship and volunteer opportunities
 - Teacher shortage
 - More sporting opportunities.
 - Good programs for young kids, not for older.
 - Pool, track, climbing wall.
- SLU
 - Students engaged in volunteer and experiential learning opportunities.
 - SLU Public Interest Corps.
 - Keeping faculty and recruitment is an issue.
 - Lack of decent housing stock for incoming employees. Most want higher end, move-in ready, short term housing.
 - Experiential learning opportunities.
 - There needs to be more educational opportunities outside of school.
 - No Childcare in St. Lawrence County
 - No pediatrician and limited primary care
- Attractiveness of community needs to improve to attract people to want to live here.

- SLU owns 12 houses that new faculty can rent for one year but there isn't any bridge housing available.
- Transportation is tough in Canton.
 - Bus
- Be like Cambridge
 - 4 colleges in 10 mile radius
 - Tap potential.
- Institutional collaboration: Associated Colleges of St. Lawrence County. Associatedcolleges.org.
 - Support faculty
 - Academic, admin services, HR diversity.
 - Student Services.
- Not a lot of opportunities for college or high school internships in town.
- Not a lot of opportunities for teens to get jobs.
- St. Lawrence County Poverty initiative
- Conversations on Poverty
 - People project
 - Church Community project

OPEN SPACE AND RECREATION

Participants: YesEleven, Town/Village of Canton, St. Lawrence Land Trust, Indian Creek Nature Center, Friend of Canton Trails

- Upper and Lower Lakes Wildlife Management Area (WMA) connects Rensselaer Falls to Canton Village. This creates opportunities for connector trails to connect different parts of the town.
- There are not many sensible equestrian friendly trails to recreate on.
- A need for responsible trail development that would connect the town and villages and hamlet centers with the upper and lower lakes WMA.
- Snow mobile trails along Rt. 14
- Horses
 - The County has had some significant developments recently with regard to equine trails.
 - Equine structures are popping up primarily on old dairy farms.
- Thoughts on loss of agricultural land in Town.
 - Big agriculture utilizes a large portion of prime farmland in the Town.
 - Increase in Amish population is saving much of the smaller scale farmland.
 - Small scale family farms are probably not going to make a comeback.
- St. Lawrence Land Trust
 - County-wide but not within the blueline.
 - Grasse River corridor is a focus area for the Land Trust. Protecting land around river corridors/water quality is the focus of the Land Trust at this time.
 - Not a big demand for voluntary land conservation.

- New hospital complex – potential conservation easement?
- Rt. 11 Corridor
 - An important conversation to have given the development pressures along the route.
 - The viewshed of the corridor is being threatened.
 - Whole corridor is zoned commercial and is a concern.
 - Build greenspace into development projects here.
 - Yes11 land use plan.
 - _____
 - Spread growth and development along the corridor.
- Town Recreation
 - Town tennis courts
 - Town owed tennis courts
 - Underutilized; most don't realize they are here.
 - There is a need for an upgrade to these courts.
 - People have traditionally used college facilities however, use is primarily for students and faculty.
 - Headstart uses courts during the day, but after school hours they are open to the public.
 - This area presents a good opportunity for a community recreation space/ community garden
 - Concern from neighbors abutting property. Sensitive to noise and use of this area.
 - Trails
 - Many people run the loop at Bend in the River Park, but it is only 1/3 mile. Could be improved and extended to Willow Island.
- A need for a recreation/community center in town.
 - Something with multi-use courts, indoor/outdoor fields; Something more than just ice rink.
 - It is getting increasingly difficult to use college facilities.
 - Pittsford has a good example of a recreation center.
 - There is just not a lot for kids to do in town.
 - Need something like a YMCA
- Indian Creek Nature Center
 - Facilities are very underused – a need for higher profile.
 - Need electricity and bathrooms (composting toilet?)
 - There is a pavilion and shed.
 - Trails are great for recreation like snowshoeing, x-country skiing, nature walks, etc.
 - DEC does some maintenance like mowing.
 - No hunting; site was developed specifically for passive recreation and educational purposes.
 - St. Lawrence Co. is rich in bird life. This can be a draw for bird tourism. Birders like good food and cheap hotels.

- There is a lack of signage and access.
 - Need new trail signs.
- Taylor Park: opportunity for municipally run camp ground
- A need for downtown recreation opportunities besides sports. Things like bowling alley, music venue, theater, etc. Not enough for kids to do.
- County trails map in progress
- Bend In River Park
 - Signage and access issues.
- Market the resources available internally and externally.
- New town website.
- Chamber doesn't have website.

ECONOMIC DEVELOPMENT CONSORTIUM

- County Industrial Development Agency (IDA) just got their Comprehensive Economic Development Strategy (CEDS) approved by legislature.
- It would be good to look at CEDS to see which issues are on the front burner for the County.
- New York Power Authority (NYPA) report for region: came up with four initiatives.
 - Environmental Networking
 - Agriculture
 - Community
 - Advanced Materials Processing
- There is a need for a North Country branding for agriculture.
- North Country Regional Economic Development Council (REDC); take a look at their language and initiatives.
- St. Lawrence County has unique problem in that it has no real population center. No central location where population radiates out from.
- A low population county.
- Canton is a good both for its central location and as the county seat, to be the population center of the County.
- It is expensive to move goods in and out of County.
- Issues related to NAFTA make it more expensive to transfer goods in and out of Canada which has an economic impact on the region.
- There are opportunities to retain students once they graduate.
- Proximity to Fort Drum: opportunity to attract soldiers transitioning out of military if there were job opportunities.
- From the homeowners perspective:
 - Three most important things to consider
 - Good schools
 - Great recreation
 - Security

- There is a lot of core blight that must be addressed.
- If we get the economic development aspect of Canton right, the rest will follow. Develop strong core.
- We are currently living in the Paradigm of the 1940s and 50s. Outdated.
Challenge not to dilute economic development across County.
- In 5-years
 - No empty storefronts.
 - Address cosmetics of downtown.
 - Diversified economy.
- Population – Need people
 - Countywide effort to recruit people.
 - Healthcare providers – 5 hospitals.
 - Recruitment of retirees.
- Health Care:
 - We lose a lot of money annually because people have to go elsewhere for services.
 - Canton should be hub and spoke. Now we are just spoke with no hub.
 - Community should be more proactive about having better healthcare.
 - Like Burlington or Syracuse.
 - Big economic generation/job creation.
- This is our opportunity to have big bold ideas and not just play it safe.
- New county marketing: St. Lawrence – Undiscovered
- Many small businesses don't know each other.
 - "Sparks" 50 people
 - Consistent communication w/ businesses
- You can have it all here:
 - Access to all
 - Low cost living
 - Great place to raise family
- Because of technology, challenge of distance is no longer an issue. Need the infrastructure to support this.
- SUNY Canton has relevant degrees for technology that could take advantage of Toronto and Montreal market.
- Fundamental needs
 - Jobs
 - Canadian connection
 - Golf packages (Best Western)
- Used to manufacture everything
- People want high quality goods
 - Artisans, cottage industries
 -

BUILDING, DEVELOPMENT & HOUSING

- Canton Village needs to be walkable. Especially in the winter. People get snowed in.
- Expansion on Outside of Village a concern. Current code does not support stopping expansion outside Village.
- Waca-mole: buy and fix up buildings and more bad ones pop up. Results in infill that is not high quality.
- Areas/properties that could add value:
 - Riverside Drive
 - Bells
 - Jubilee
- Focus on E. Main Street
- Ideas for Family Dollar should be explored.
- Cap expansion of village until the core is fixed up.
- PB member education an training needed.
- Strengthen current code
- Code enforcement issues
- New Jersification of Canton- a concern
- Right sizing
- Difficult for elderly population
 - Hard to drive
 - Dark and snowy roads
 - Limited housing options for seniors so they leave.
- Transportation
 - Gov't subsidized transportation a challenge
 - Could be a bus to connect communities
 - Bypass
 - How to get it. Important to have a bypass.
 - Way to do that: old road/new road
 - Rt. 7/Rt. 89
 - Rt. 5/Rt. 91

AGRICULTURE

Participants: Canton Farmers Market, Garden Share, St. Lawrence University Sustainability Program, Town of Canton

- Farmers market
 - Connecting local food with local businesses
 - County Chamber has been working on a cuisine trail
 - 42 vendors, 60-70% farmers
 - St. Lawrence County

- Most successful in County
 - There's an audience for local food. College influenced.
 - Location is key.
 - Possible winter market?
- Needs egg vendor
- Big agriculture has been here forever and will continue. Opportunity to focus more on helping smaller scale farm operations succeed.
- Assist small scale farming be more productive:
 - State compliance issues
 - Zoning should be different for small vs. large scale farms.
- Farmers market location is very centrally located
- Community supported agriculture (CSA) market quite large in the area.
- New meat vendors in the county. Want to sell in winter.
- Garden Share
 - Helps low income community get healthy good quality food.
 - Allows people to use credit cards as well as to take SNAP benefits. Raises money privately to leverage SNAP benefits.
- SLU Sustainability Program
 - Veggies, bees, goats
 - Would like to engage more with community.
 - Would like to provide produce to dining hall.
 - Don't do local food anymore.
 - 9 students in program
 - 2 interns
 -
- Barriers for agriculture in Canton
 - Start-up costs
 - Access to land
 - Market access
- Farm to School
 - Barriers for schools- budget and need for specific quantities.
 - Check out the Jefferson County Food Hub Study
 - Opportunity to work with Co-op.
- Amish Community
 - Mostly roadside stands
- BOCES Agricultural Program
 - Runs out of the Cornell Cooperative Extension. A program for high school seniors.
- SUNY Canton has an agriculture business program.
- Farmers are aging out
- Ag Plans
 - Agricultural and Farmland Protection Board (Ag plan for County)

- Local Food Local Places Food Plan (USDA)
- Large agricultural capacity available for reuse
- Need for small to mid-sized distributors for supplies. Bigger than home garden, smaller than large scale farm operation. Most small scale farmers buy supplies online.
- Need for small scale, value-added specialty items like cheese and yogurt.
- Need a mechanism to bring people here.
- Cornell Cooperative Extension has put in a Commercial Kitchen that can be used for value added type operations and master preserver program.
- Hard to get into dairy in the Canton region today. Distribution and market are tough barriers.
- Discussion about a meat processing facility in Canton?

INFRASTRUCTURE, MOBILITY & TRANSPORTATION

Participants: YesEleven, Complete Streets, Village of Canton

- YesEleven
 - Advocates for improving and upgrading US-11 corridor
 - Canton-Potsdam region has been a major focus.
 - Preparing a Rt. 11 Playbook
 - Looking at problem areas of Rt. 11
 - Potsdam is a sister community
- Rt. 11 corridor from Potsdam to Canton is the most heavily traveled corridor along Rt. 11
- There was at one time talks of building a 4-lane interstate along Rt. 11 Corridor
- There is a hope that the Comp Plan will help get complete streets codified.
- Pedestrian Infrastructure
 - No safe access across Rt. 11 around the Price chopper and new Rite Aid.
 - Canton Connector Trail: links residential to commercial and enhances connectivity for bicyclists and pedestrians.
 - Accessibility for bicyclists and pedestrians.
 -
- HDR study with DOT (bypass study)- ongoing
- Zoning Improvements are needed.
- Bypass needed but not the one that was proposed.
- YesEleven has proposed a different bypass that's more conservative. Supportive of bypass, but not the one originally proposed.
- Welcome to Canton rest area with dog park on Rt. 11.
- Market to parents of college students.
- Land Use Planning along Rt. 11 should be a top priority in the Comp Plan.
 - Zoning – commercial growth, curb cuts
- Canton needs a tree master plan.
- Industrial energy development
 - Solar/wind farms.

- NY Solar has great templates local laws.

SUSTAINABILITY COMMITTEE MEETING (VILLAGE OF CANTON)

- Should be a clean energy component in the plan.
- Should include Town and two Villages for Climate Smart Communities grant.
- The vision for sustainability on the Canton Community:
 - Joint planning process with Potsdam.
 - Walkable community with vibrant downtown (services in Village core).
 - Access to goods and services have been drifting away from Village
- Expansion of low income population with no expansion in low income housing.
- Bicycle infrastructure: improve bike safety options.
- Adaptation and resiliency: in terms of the economy, environment and public health.
- Connection with economic development and sustainability issues.
- Mixed-use zoning in downtown for non-nuisance uses.
- Changes to zoning that reflect uses that make sense for area. Aligning zoning with current needs. (ex. Allowing chickens in Village but not a mile outside of Village)
- Current home occupation regulation in zoning are very narrow. This could be changed to allow more of a variety of home occupations.
- Increased shared Commercial Space
 - CCE Kitchen (local food)
 - Commercial Kitchen
- Enhanced use of Riverfront
- Access to highspeed Broadband
- Affordable recreation opportunities (hiking, public skating, etc.)
- Shared buggy/bike trail to be used by bicyclists and Amish; Safer mode of transportation for buggies from Ogdensburg to Potsdam.
- Joint planning approach for Rt. 11 Corridor.
- Master Trail Plan is underway
- Parking lots – too much asphalt
 - Zoning changes to encourage more green infrastructure.
- Planning process in the past has been more about permitting and less about planning.
- Need to enforce training requirements for planning and zoning board members.
- Town/village not currently using best practices for salt and sand storage along river.
- Consider a shared service approach for salt/sand storage. (Shared fuel, salt/sand and building)
- Too many trucks on Main Street (trucks produce noise and pollution)
- Public Transit
- Bypass Study is important
- Infrastructure: sewer/water projects should be in comp plan.
- Agriculture needs to be looked at more closely.

- Zoning for agriculture is out of date. Should move more towards local food production instead of large scale. There is only one set of language in current code for agriculture. Nothing for local food production.
 - A need for commodity ag.
- There is a need for public transportation.
 - Shared system amongst colleges.
 - NYSARC is currently running some kind of bus service.
- Weatherization and energy efficiency training.
- Linkage study from Michael Schuman.
- Housing
 - Allow for creative approach (zoning)
 - Eco village
 - More options (tiny house)
 - Affordable – cooperative
- Support Local Biz
 - NC-RDC
 - Highest rate of biz startups

Economic Development Committee

- Vision for Housing
 - There is an aging housing stock.
 - Need housing for younger people and those of retirement age.
 - New move in ready housing stock.
 - Not much equity in the housing market/no return on investment.
 - Developers are afraid to build on spec. Hard to recoup costs. High tax burden in village.
 - Bad investment to buy homes in town/village. Not much return on investment.
 - Not many housing options for low income families and individuals.
 - There are many homes in disrepair. There is also a fear that making home improvements will lead to tax increase.
 - Tax burden vs. income: big part of decision making
 - Some people live in trailers to avoid paying taxes.
 - 67% of buildings in Village are tax exempt
 - Low income communities
 - Balance to not drive up housing costs.
- Local Chamber new director
 - Riverside Drive Corridor
 - Plaza downtown
- Ways to revitalize downtown and Riverside Drive
 - Jubilee Plaza
 - Strategies to treat properties differently from a codes perspective?
 - Eminent domain option?
 - Vision for that space:

- Center of economic development.
 - Incubator
 - Community market
 - Municipal offices
- Shared Services/Consolidate
 - County property
 - Road Facilities – Combined
- Opportune piece of property between Village and SLU to develop.
- Marketing
 - Internal and external (attractions for residents and tourists?)
 - People within the community doesn't always see what's here and available.
 - Military installation: should market Canton to military families.
- Canadian tourism fluctuates with the dollar.
- Recreational use of natural resources.
 - Blueway Plan in LWRP
 - Trails
- We should be proactive rather than reactive when it comes to where development happens.
 - There is a concern about sprawl and pulling out of the downtown.
 - Zoning doesn't reflect current desires.
- Rt. 11 between Canton and Potsdam
 - Businesses are growing closer together. Transportation planning is needed for the Rt. 11 corridor.
 - No turnoff lanes.
- Bypass
 - DOT corridor study: where are they in this process?
 - Looking at alternatives.
- University relationships with town.
 - Students generally feel uncomfortable venturing into town (SUNY Canton students primarily)
 - SUNY Canton is 75% diverse in a town that is 2% diverse.
 - Basic needs are not being met in town for minority students.
 - SUNY Canton is making efforts to be part of the community.
 - There seems to be a conflict between students at SUNY Canton and SLU because of differences in demographics.
- Many people in the community telecommute for work.
 - This presents a great opportunity but need the technological infrastructure to do so.
 - The Town has desirable traits to draw people here and has intellectual capital.
- Need to build tech-infrastructure
- Consider collaborating with Potsdam?

Note: This above information is a summary of input gathered during focus group discussions. It is not intended to be a verbatim account.

List of stakeholder group participants:

1. Ben Dixon
2. Caitlin Boreyko
3. Carol Pynchon
4. Catherine Tedford
5. Chase Villene
6. Dakota Casserly
7. Doug Scheidt
8. Emily Anderson
9. Gloria McAdam
10. Jennifer Whittaker
11. Jill Brevit
12. John Casserly
13. Jim Smith
14. Jon Ignatowski
15. Klaus Proemm
16. Leigh Rodreguez
17. Linda Casserly
18. Maria Corse
19. Marybeth Warburton
20. Richard Grover
21. Sam Joseph
22. Steve Molnar
23. Sue Longshore
24. Toby Irven
25. Economic Development Committee
26. Economic Development Consortium
27. Sustainability Committee

TOWN OF CANTON, VILLAGES OF CANTON AND RENSSELAER FALLS 2018 COMPREHENSIVE PLAN UPDATE

Stakeholder Meetings Round 2 - February 2018 Meetings Summary

The Town of Canton and Villages of Canton and Rensselaer Falls, as part of the public engagement component of the Comprehensive Plan Update process, held a second series of Stakeholder meetings on Monday, February 5 and Tuesday, February 6, 2018 at the Municipal Building at 60 Main Street, Canton. The purpose of these meetings was to listen and learn from community leaders and key stakeholders on a variety of topics to help understand needs and opportunities over the next 5, 10 or 20 years. In some cases, a phone call or separate meeting was held to accommodate schedules of the participants.

The Canton Comprehensive Plan Committee (CPC) assisted the project team to identify key stakeholders. All stakeholder groups were also encouraged to participate in the ongoing planning process and help spread the word about public engagement opportunities.

The project team met with following stakeholder groups:

1. Recreation - Taylor Park
2. Agriculture
3. Planning and Zoning Board Chairs
4. Health and Human Services
5. Tourism and Hospitality
6. Business Owners
7. 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.

The following summary represents comments and input received.

RECREATION - TAYLOR PARK

Participants: Town/Village of Canton Recreation Department; Canton Central School District; St. Lawrence University (SLU) Rowing; At-large Community members; Maple Run Half Marathon Organizer

Challenges/Needs:

- Seasonal park schedule limits recreational opportunities

- Availability of lifeguards - mostly college students, which limits the duration of beach access during the season
- Allow use of park for events while lifeguards are not on duty
- Aging playground equipment needs upgrading
- New swim docks needed - the Town received a grant to install a new swim dock at that will create a more clearly defined swim area
- Bathrooms need repair and upgrading
- Need for larger covered/sheltered space to provide an alternate rain location for events and shade
- Potable water availability a concern. Current well is a limiting factor. Shallow at 40' and not enough capacity
- Lack of an outdoor shower
- Much of the park is within a floodplain. Flooding/drainage an issue and will need to be carefully evaluated when considering locations for future structures and fields.
- Limited parking (formalized) especially for events
- History of park unknown to many in the community. History of family who leased land to Town is an important message to share perhaps with a kiosk. Many visitors do not realize the Park is on private property.
- More shaded areas needed near beach
- Electrical limitations
- ADA accessibility/accessibility for all
- Fishing not allowed in current lease agreement

Opportunities:

- The beach and swimming area are driving most of the use in the Park.
- Pavilion is a great feature; built by an eagle scout. Pavilion could be doubled in size to accommodate demand
- Food trucks
- Improved ball field
- ADA accessibility
- Collaborative programming (i.e. schools and parks dept)
- Fishing
- Create a "Friends of" organization for maintenance and improvements.

Programming:

- Adventures in Learning; move to Taylor Park
- Paddling lessons; limited supplies; need for storage of paddling equipment
- BOCES Construction crew can be utilized for improvements
- PE class/kayaking

- Yoga on beach
- Music events and food events
- Use for environmental education classes
- Bussing opportunity from Village
- Canton Kids Triathlon to come back
- Volleyball/basketball courts underutilized
- Storywalk with Library
- Picnics, parties and family reunions

AGRICULTURE

Participants: Cornell Cooperative Ext.; Town/Village of Canton farmers

- Dairy makes up majority of the revenue from agriculture products
- A lot of local support for farms on the edge of Village
- Opportunities for agritourism
- Zoning: applied in a way that makes more sense for large-scale farming operations.
- Current zoning does not focus on small scale farming. People do not necessarily want to live next to large scale farm, but will live next to small scale farms
- Need a balance between large and small-scale farms
- Cornell Cooperative Extension (CCE)
 - CCE was originally aligned more with large-scale agriculture but has changed focus to align with small-scale farming trends/needs.
 - CCE was able to fill three new positions with funding from the state.
- Big issue for farmers is support for infrastructure (processing, marketing, transport of produce, etc)
- Gap in availability of commercial kitchen space. CCE has stepped in to fill this gap.
- Local foods/agriculture relate to wholesale and direct sales
- Commercial kitchen space is being used most by mobile food vendors
- Mobile vending is limited in Town Code
- Technical Assistance Program
- Harvest NY grant
 - Can have a 3rd party private packer freeing up time and money for farmers
 - Partnership with BOCES
- There is a lack of production, recruitment and education
- Not enough young people coming up in agricultural industry
- There are programs being put in place by the state and CCE to help farmers, but there are not enough young farmers to take the place of retiring farmers.
- A lot of the younger folks who are being educated in agriculture in the area are moving away to places like Vermont where there is a stronger market for local foods

- State regulations are a barrier for small-scale farming operations, particularly for start-ups. Many leave for Maine or Vermont where regulations are looser for small scale farms
- Winter markets might be possible, but on-site cold storage would be needed
- Agriculture Academy
 - All day, year-round senior program. Alternative to regular curriculum to give kids exposure to different career choices
 - Students learn at CCE's learning farm
- CCE's learning farm can be used as a center for learning and agritourism
 - 400 acre farm
 - Center for agritourism and agricultural education
 - Historic farm
 - Leases to SLU Sustainability Program
 - Land available for trails/recreation
- Zoning
 - Plan should focus on small-scale farms and utilizing good farmable land
 - Need more dynamic zoning
 - Town needs a public space to host farmers market
- Local farmers need to be experts in business and marketing, and value added food production while also being a producers - difficult challenge
- Split zoned parcels a challenge in some instances
- Educate public about what farming is and what it could be

PLANNING AND ZONING BOARD CHAIRS

Participants: Town of Canton, Village of Canton and Village of Rensselaer Falls

- Focus development in Village and avoid unnecessary sprawl
- There is plenty of vacant space available downtown
- Climate change resilience is important to address especially in areas that are flood prone like in Rensselaer Falls
- A need for parks and recreation planning in Rensselaer Falls
- St. Lawrence River levels do not have impact on Village of Canton but they do on the Village of Rensselaer Falls
- Ice jams and flooding issues in Pyrites
- Inadequate protections for riverfront property
- Regulate Air B&B's
- Regulate sprawl of college housing
- Definition of family in code doesn't prevent college kids from sharing a house
- High priority items include Jubilee Plaza and former McDonald's Building
- The Town does not get many use variance requests

- Lack of market demand an issue
- Strengthen the enforcement of the Zoning Code
- Housing stock an issue
 - Houses are overvalued on the market but require significant amounts of money for rehab
 - Houses tend to degrade and become student housing
- Not much demand for second story office space in Canton
- Most second story office/apartment space not ADA accessible
- Town/Village worried about losing investment opportunities
- Boutique shops are important downtown. Need more of them.
- The town-gown relationships with all colleges and the communities could be improved
- Town/Village DPW facilities should not be located directly in village.
- Village of Canton Planning Board
 - Village should be a primarily high density residential area with limited suburban sprawl; Apts./Condos. Higher density is less taxing on infrastructure
 - Millennials should be targeted demographic to grow population
- Colleges provide a great source of art and culture. Those amenities already exist
- Canton Village goal should be to increase taxable property to help reduce household taxes
- Process to annex portions on the Village of Canton should be more streamlined
- Canton Community is already strong in the arts; a great selling feature.
- TAUNY is an important draw. Need a way to build on this asset.
- Need for more services like tailors, shoemakers, clothing stores, etc.
- Heritage Island is the perfect place for an interpretive center
- Barriers to drawing people to community
 - Distance/accessibility
 - Not enough public transit options
 - Lack of restaurant options
- Jubilee Plaza presents a number of redevelopment opportunities
- Issues of aging building stock
- Many of the buildings on Main Street have nice firsts floors, but upper floors need renovations
- Traffic on Main Street creates an unfriendly pedestrian environment. Bypass could help relieve traffic and improve pedestrian experience, therefore helping businesses
- Need for more hourly wage work in the Village of Canton
- There hasn't been any new housing permits brought to the Village of Canton Planning Board in nearly five years
- Most of what comes before the Village of Canton Planning Board are small permits or variances; changes from single to multi-family; hotel project; sign issues; Changes to Historic Business district
- There tends to be more development in Town since taxes are cheaper
- Village of Canton Zoning Change Recommendations

- Within Village, R1 should not be expanded
- R2 should be expanded within Village
- B1 and C1 should be located along main road corridors
- Change manufacturing zones to something more useful for today's economic climate
- Clean up little spots that are spot zoned
- Zone the waterfront for uses that protect the waterfront while encouraging mixed-use development
- Riverfront
 - Access is key; boat launch, parking area for paddlers
 - Focus on passive recreation; passive recreation like canoeing is more likely than white water rafting given the slower flow
- Downtown design guidelines would be a good thing
- Agriculture should be encouraged on edges of the Village of Canton
- Sign regulation need to be better codified
- Town Planning Board (Issues, Opportunities and Concerns)
 - Guiding document has been the Canton Community Action Plan; designed more for Village but Town has also adopted it
 - Town has created more leniency in zoning to allow small animals (chickens, goats, etc.) in residential areas
 - Code has not been revised since 2002
 - Agriculture should be a focus of the Comprehensive Plan
 - Common cases that come before the Town Planning Board
 - Sign issues
 - Applications for business
 - Most development in recent years has occurred east along Rt. 11
 - Have had some requests for duplexes in Residential Zone
 - Zoning was changed to allow for duplexes
 - Not many requests for housing in Town
 - Barriers
 - Location of Town
 - Businesses need to be actively recruited
 - There has been more work done for community development than economic development
 - Grasse River is a great selling feature to draw people to the Town/Village
 - Localities should be working together to campaign for the Community as a whole
 - Promote recreational opportunities in Town
 - Biggest hurdle is Rt. 11 Corridor/traffic
 - Canton is a whole community not just three separate municipalities
 - Not too many issues with current town zoning code but changes should be made if necessary

- Concerns with Universities; drain on Town/Village resources
 - Tax exempt properties
- Rensselaer Falls
 - No churches anymore
 - Very generous community
 - Active library and fire dept.
- Fire and Police Departments provide good service; an asset to community

HEALTH AND HUMAN SERVICES

Participants: United Cerebral Palsy/Community Health Center of the North Country of the North Country; St. Lawrence Health Systems; St. Lawrence NYSARC; United Helpers

- Coordination of services
 - Providers generally operate independently
 - Leadership at state level lacking
 - Push towards consolidation of services in St. Lawrence County
- A lot in flux at the moment with changes at the state/federal level
- In general we spend a lot on healthcare than other countries and get less
- Stable affordable housing and childcare are critical
- A lot of food insecurity in the area
- Overall health of community is determined by certain social determinants like income, housing and childcare
- There is limited affordable housing close to village. Transportation limitations the farther you get from canton village
- **Important:** having stable housing stock. Knowing you have a place to go home to.
- Issues of economies of scale in regards to development a housing to accommodate developmentally handicapped
- People generally have to move out of the area to access certain health care services
- Policy makers at the state level do not always create regulations for the rural scale.
- When it comes to healthcare, the number of people equals money which equals power
- There is a public education component missing when it comes to educating the public about what services these healthcare and non-profit organizations offer
- If there was one consolidated hospital/system, people would not move away from the area as much
- NYSARC pays substantial fee to be able to stop at Jubilee plaza
- When Rite Aid moved it hurt the Amish community who use NYSARC's transportation services. Once it moved so too did the bus stop.
- Density is important. Some zoning doesn't allow for two and three family homes.

TOURISM AND HOSPITALITY

Participants: Village of Canton; St. Lawrence County Chamber; TAUNY

- Recreation Committee oversees the golf course (Village)
- Events are packaged at golf course
- Restaurant at municipal golf course is underutilized
- Village owns the restaurant facility but is run by another entity
- No venues in the area for large weddings (200+)
- Weddings generally use many local services (bakeries, florists, hotels, restaurants, tailors)
- Need for more restaurants
- Businesses have difficulty staying open year-round. Once college students leave, many businesses only open certain days of the week.
- End of May, Town loses around 6,000 people
- Summer tourism is key
 - White water park
 - Tap into Canadian Paddling network
 - Historic and adventure tourism
 - Access to riverfront is key
 - In terms of a regional attraction, 3 level of white water difficulty available between Canton (easy), Potsdam (medium) and Colton (hard)
- Utilize parks more
 - TAUNY can use parks for programming
 - Porch fest- a festival utilizing porches around village. Spaces for artists and merchants
 - Parking is an issue for event planning
 - County does a lot of promoting of golf to Canadian market. Golf expensive and long waits for tee times in Canada. Creates demand for St. Lawrence County courses.
- Cycling
 - Cycling is another big Canadian draw
 - Canton has extensive bike routes
 - 35% of Canadians consider themselves bicycling tourists
 - Could do a Bike the Barns type of event
- As a year-round destination
 - Obstacles for businesses
 - Do not have consistent open hours with regular programming
 - TAUNY gets good turnout for events/programs on Sundays, yet many places are closed on Sunday.
 - There should be a pathway trail system through village that allows pedestrians to avoid truck noise
 - Very noisy to walk through village due to truck traffic. Hard to have walking tours
 - Sackets Harbor has a similar system

- Jubilee Plaza
 - Canton should enact a law like Potsdam's for dealing with neglected buildings
- Canton needs a sporting goods store
- Idea to have mixed used building with upper floors for student housing and lower floors for municipal uses (police, office)
- Park street
 - Might be more desirable for retail than main street
- Hodskin Street would be a good to consider as a pedestrian street.
- TicToc
 - Used to be a good eatery and hang out many years ago
- Canton needs more reliable experiences downtown
- Not enough places for community gathering spaces

BUSINESS OWNERS

Participants: Luna Boutique; Frazer Computing

- Housing is relatively cheap for middle income people which can be a draw for bringing in a workforce
- Frazer Computing
 - Computer software for auto-dealers
 - Employees 90 people. Expecting 100 by end of year
- Vision for Canton is a great community where people like to live.
- Should have a variety of shopping and food establishments for varying incomes. Chain restaurants and locally owned.
- Town Planning board usually overrules the County Planning Board
- Need a way to engage students with the community
- More of a local customer base than student base
- Hard to retain employees
- Truck traffic a problem downtown
- Too many establishments selling duplicate items. Businesses would do better if they found a niche and stuck to that.
- Shouldn't be duplicating but diversifying
- Issues
 - Landlords often not helpful to business owner's needs (commercial space)
 - Need for development on waterfront
 - Nightlife is better in Potsdam
 - Truck traffic on main street a barrier

INTERNET ACCESS/CONNECTIVITY

Participants: SUNY Canton; Community Members; Business Owners; Town of Canton; Alltech Integrations

- Slic primarily serves underserved areas
- Slic applies for grants to serve underserved areas
- They can only build out in those specific places.
- Slic is most likely to go where there is no competition
- No cell coverage on Irish Settlement Road. Not far outside of Village
- Verizon hotspot only access for some. Not reliable with spotty cell coverage
- Unreliable DSL
- Very little information available about areas where different providers serve
- Internet access is now a basic necessity. Lack of internet access is a barrier to economic growth
- DANC/location of cable/wire

Note: This above information is a summary of input gathered during stakeholder group discussions. It is not intended to be a verbatim account.

List of stakeholder group participants:

Caitlin Boreyko

Paula Jones

George Repicky

Leigh Rodriguez

Tim Danehy

Phil LaMarche

Sarah Scafidi-McGuire

Amanda Stopa Goldstein

M. Flip Filippi

Beth Larrabee

Patrick Ames

Betsy Hodge

Bob Washo

Jim Smith

Bonnie St. Denny

Klaus Proemm

Rev. Mike Cantanzaro

Anne Richey

Marlinda LaValley

Michelle Quinell-Gayle

Steve Knight

Brook Rouse

Jill Breit

Hailey Hodge

Michael Frazer

Veigh Mehan

Ann Heidenreich

Greg Stahl

Toby Irven

Barry Walsh

Mike Morgan

Appendix D

Additional Comprehensive

Plan Committee Outreach

Canton Comprehensive Plan

Additional Comprehensive Plan Committee Public Outreach

Public input was collected in a variety of ways throughout the comprehensive planning process. The following is a summary of public input received through outreach performed by members of the Comprehensive Plan Committee.

Student Outreach – Canton High School – 3/15/18

On March 15, 2018, twelve students at Canton High School participated in providing input for the comprehensive planning effort. The following is a summary of comments received.

What do you like? What's Missing? What would make you want to move back to Canton after College?

- Shopping
 - Target, TJ Maxx
- More diversity in restaurant options
 - Not pizza and burgers
 - Like Thai restaurant in Potsdam
 - Anastasia's baker in Madrid
 - Frozen yogurt store
 - Like Asian Market on Hodskins (most didn't know about it; how can we publicize things better/more)
 - Go to Potsdam or Massena for special dinners
- Trials
 - To run on
 - Cross country ski
- Sporting events/options
 - Bowling alley (in Jubilee Plaza)
 - Roller rink
- Arcade
- Pavilion
 - Should be Village recreation center
 - Karate
 - Public Skating is key; people come here from outside Canton for public skating
 - Roller rink and skate shop, skate sharpening, skate boarding, equipment swap
 - Outdoor rink is used a lot; kids like that
- Bend in the River Park
 - "It's the dead end on town"
 - "Buck Street playground is haunted"
 - Nice place but nothing going on

Village of Rensselaer Falls Outreach – 4/4/18

On April 2, 2018, a public outreach event was held at the Rensselaer Falls Fire Department. 22 members of the Village of Rensselaer Falls community attended and a questionnaire was distributed. The following is a summary of comments received.

Recreation

- In terms of recreation (i.e. parks, trails, fishing, boating, etc.) available in Rensselaer Falls, what do you like best?
 - I would like it more if they were utilized to draw other people (events)
 - Indian Creek Nature Center!
 - Swimming hole
 - Boating and fishing
 - Walking in town, trails, 5k runs that are planned by Indian Creek
- What types of recreation would you like to see more of in Rensselaer Falls?
 - Walking/biking trail – like Partridge in Canton
 - Boating – only available to those who have a camp. Nowhere to access with motor boat. Maybe a launch site for kayakers
 - Running, fishing derbies, etc.
 - Four-wheeler trails, walking trails
 - Walking paths and improved sidewalks
 - Events at Upper and Lower Lakes
 - Walking club, cycling club, programming, more activities at Indian Creek
- If you have children, would you be interested in seeing more summer recreation programming in Rensselaer Falls?
 - Yes, more to keep them busy the better
 - Ice skating and baseball
 - Yes
 - Biking trails for kids
 - Yes – all ages. I would volunteer and help create volunteer interest to make this happen.
- What's one thing you would change about the recreation available in Rensselaer Falls?
 - There is nothing locally available to draw interest.
 - Have a public pavilion
 - More of it
 - Implement more. Invite community members to help out – have a stake in their community.

Economic Opportunities

- When it comes to growth and economic development, what is the greatest challenge for Rensselaer Falls?
 - Available space and a reason to have a business here
 - Getting people involved
 - Money (funds), encouragement, a working committee
 - Lack of interest in owning business in Rensselaer Falls
 - Lack of funding/incentives
 - Lack of community member support
- What type of economic development is most needed?
 - Small sustainable business; seasonal industries; some kind of tourist attraction (fishing, hunting, winter activities)
 - Service station
 - More business in the area
 - More mom and pop shops
 - Retail or food chain?
- What types of incentives do you think new small business owners would like to have available to them?
 - Tax breaks and electrical incentive
 - Tax breaks
 - Small business loans; sale of empty building at low price
 - Make it easier to purchase empty buildings
 - Small business loans
 - Community business spotlight once per quarter with prizes
 - Tax breaks
- Please provide any additional thoughts regarding economic development?
 - Local community-based businesses
 - More people need to be involved; business owners need to be involved
 - Hope to see it in the future

Small Town Character and Community Design

- When you talk to your friends and family about living in Rensselaer Falls, what are the most important qualities?
 - Low crime
 - Good people
 - The small community feeling
 - Safe environment
 - Clear skies, friendly people
 - The river
 - The small town living

- Knowing your neighbors
- Close knit community
- Small town feel
- Small town feeling
- Safe, no crime
- Friendly faces/people
- What is your favorite thing about the Village of Rensselaer Falls?
 - The people
 - The river and its sound
 - Knowing all the people who live here
 - Quiet
- What can be done to Main Street to give people who pass through that “small town feeling”?
 - History signs
 - Street lights on lower poles
 - Lights on the trees
 - More lights in the park
 - Flowers, flags, benches, nice lighting, business directory, etc.
 - Flowers
 - Cleared up properties
 - Signs
 - Stores setting up outside during nice weather
- How do you define community character and what changes could be made in Rensselaer Falls to emphasize our community character?
 - Quiet, quaint setting on both sides of river. Good visual qualities
 - We have many people that care about our village. Maybe have a beautification project
 - Community character
 - Nice quaint appearance
 - Nice clean appearance
 - Nice roads and sidewalks
 - Character defined by how the village looks, how people are treated, how nonsense is not tolerated. Spreading the word that we take pride in our community
 - Encourage and engage community members to participate and care year round
 - Do community members feel like they can reach out to their neighbors. In time of need, or just to say hi?

Accessibility

- When you think about accessibility in Rensselaer Falls, what aspects are important to you – even if they aren't all available right now? (Circle all that apply)
 - Safety - 7
 - Convenience – 3
 - Parking – 1
 - Walkability – 6
 - Bicycle Friendly – 5
 - Transit Options -
- What improvements would you like to see?
 - Walking trail
 - Facelift – more pride and people who are willing to step up and help (flowers, paint, cleaners)
 - More walking trails
 - New big sidewalks throughout the village
 - Better taken care of streets when entering the village
- If you were someone passing through Rensselaer Falls, what would you like to see on Main street.
 - More welcome to Rensselaer Falls signs
 - Guide to Rensselaer Falls – Info Center
 - The streets be clean and good street maintenance
 - Good road signs
 - More lights year round on the trees and in the park
 - Nice clean homes and yards (no garbage)
 - More small business
 - Flowers, signs, digital sign for announcements and welcome

Village Morley Outreach – 4/18/18

On April 14, 2018, a public outreach event was held in the Hamlet of Morley. 20 members of the community attended. The following is a summary of comments received.

- Grist Mill is a safety issue.
- Morley Episcopal Church upgrades
- Playground
- Concern about taxes
- Water access/Boat launch
- A place to have coffee and conversation
- Sidewalks
- Drainage
- More shared services between fire depts. i.e. insurance, equipment

- Emergency Shelter with a backup generator
- Fire dept needs assistance with grants.
- There was historical information about the Morley library.
- Jim talked about the possible highway consolidation project; fire district; waterfront plan; St. Lawrence University involvement in the Canton boat launch project.
- A few questions came up about how long comprehensive planning has been going on. How is the committee going to prioritize?
- Members were given a handout to write down and submit their thoughts. They were also informed about how they can go on the website to submit ideas.

Appendix E
Public Workshop Summaries

TOWN OF CANTON AND VILLAGES OF CANTON AND RENSSELAER FALLS

COMPREHENSIVE PLAN UPDATE

PUBLIC OPEN HOUSE MEETING SUMMARY

Purpose: Comprehensive Plan Update – Public Open House
Date and Time: November 16, 2017, 6:30-8:00 PM
Location: St. Lawrence-Lewis BOCES, 40 W. Main, Canton
Attendees: See Attachment A

| Agenda Item | Discussion |
|-------------------------------------|---|
| Overview | <p>On Thursday, November 16, 2017 the Town of Canton and Villages of Canton and Rensselaer Falls held the first public open house to update the Town/Village of Canton and Village of Rensselaer Falls Comprehensive Plan. The event was held from 6:30-8:00 p.m. at the St. Lawrence-Lewis BOCES at 40 W. Main Street, Canton. Over 60 residents, property owners, and other stakeholders participated in the event (See Attachment A for sign-in sheet).</p> <p>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 5-10 years. The open house also included a presentation by the M.J. Engineering Team outlining the project over the next year followed by a Q&A session. The open house schedule follows:</p> <p>6:30 to 7:00 PM – Open House 7:00 PM to 7:30 PM – Presentation/Q&A 7:30 PM to 8:00 PM – Open House</p> |
| Open House Activity Stations | <p>The open house component of the event allowed participants to informally walk through seven (7) activity stations to learn about the project at their own pace and provide their input and ideas. A Participant Guide was provided to attendees to guide them through the stations. (See Attachment B for Participant Guide) The seven (7) activity stations included:</p> <p>Station 1: About the Project Station 2: The Canton Community Station 3: What’s your Vision? Station 4: Challenges and Concerns Station 5: Opportunities and Strengths Station 6: Idea Center Station 7: Taylor Park</p> |

Additionally, participants had the opportunity to speak with Town staff, Committee members and the Project Team, share written ideas and/or comments on comment cards and ask questions during and after the presentation. Following is a description of each station and the input received.

Activity Station 1: About the Project

This station provided information about the Comprehensive Plan Update. The board displayed at this station provided an overview of the program as well as its intended purpose and outcome. (Available on [Comprehensive Plan website](#))

Activity Station 2: The Canton Community

This station provided an overview of current demographic and physical conditions of the Town and Villages displayed in maps and charts. (Maps and charts are available on the [Comprehensive Plan Website](#))

Activity Station 3: What's your Vision?

The vision station provided an opportunity for participants to share their vision for the Town and Villages over the next 5-10 years on the vision board. Ideas expressed through this exercise include:

- Vibrant college town with awesome recreations commercial opportunities focused on river.
- Maintain & enhance community character- small businesses, farms and rural countryside, tree lined streets, thru trucks out of downtown, clean & accessible Grasse River, etc.
- Waterfront fully developed with full use for recreation. Retail returning downtown.
- Detour Main Street.
- Thriving businesses on Main St- not on periphery.
- Keep the small friendly "small town" feel.
- I want to see Canton become a place that draws the college students downtown to interact with community and benefit from businesses and programs offered.
- To be able to get across town in less than 30 minutes.
- Takes full advantage of the Grasse River.
- More diversified economy while maintaining quality of life.
- Enhance Grass River Access and assure preservation -> (Natural).
- Something to do other than going to a bar. Places to eat that aren't pizza. Water front that's accessible & scenic.
- Need a whole new economic development plan for: Main Street, River Front, How to Attract New Businesses.
- Become a: vibrant small college town, 1-2 "good" restaurants, be the most desired village in St. Lawrence County and North Country, energy independence in 20 years.
- Keep Downtown core building in place.
- Canton- a climate resilient community.

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| | <ul style="list-style-type: none"> • More diversity in local business, moving from infrastructure-focused business (autosshops, construction) to niche tourism to draw people in from the area. More variety in restaurants, more amenities. • Development of Jubilee Plaza. • Less empty buildings, more restaurants (NOT Pizza) • Expansion from Remington Ave. to Miner St. • More focus on the village core • Vibrant. – business that welcome- and a town that welcomes business- lots of green space instead of empty buildings • In 20 years we should at least teleportation • Like Plattsburgh or Burlington • Mine the wealth of diversity provided by the colleges. Become Inclusive, inviting and welcoming to all diverse students. • More arts + entertainment in village. Better connection w/ universities • More river development (not \$ stores or autosshops) • Better town-gown relationship • Mini Burlington – over population could not support regular sized Burlington. Smart Businesses w/ less overlap • I want time travel. • A robust street tree program • Ability to eat on river/main outdoor seating • Restaurants with outdoor seating • More people walking- less traffic • Love how the community all comes out on Halloween with the kids- would want to see more of that year-round. • More downtown, less sprawl. More walkable. Vibrant Downtown. • Keep Commercial Development in Villages and agriculture in Town. • Ability to safely put feet in Grasse, in village • A strong community w/ walkable, livable downtown + focus on historic resources • Developed waterfront, more accessible more restaurants + retail. <p><u>Activity Station 4: Challenges and Concerns</u></p> <p>This station encouraged participants to share their insight about challenges or concerns for the Town and Villages. Responses related to the prompt “Share your concerns and what you see as challenges for the Canton Community” are listed below:</p> <ul style="list-style-type: none"> ▪ Funding- Where will it come from ▪ Low Tax Base ▪ Lack of diversity (people, food, stores, etc.) ▪ Economy ▪ Public Transportation ▪ Canton Plaza – needs local ownership & development ▪ Health Care (Womens Health) |
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| | <ul style="list-style-type: none"> ▪ Widespread broadband access/high-speed internet to bring more people to the table + connect communities. More invested in business infrastructure, especially child care to improve entry into the workforce. Lack of childcare opportunities reduces employment and economic productivity. Siloing of campuses and town village at an administrative level. ▪ Access to waterfront/ eating, rec, etc. ▪ Sprawl + lack of investment in downtown ▪ Lack of transportation ▪ Jubilee Plaza. ▪ Not a lot of opportunity for professional growth- forces people to leave ▪ Entrances to community ▪ We don't have a big enough pop. to support all of the retail that people want. We need less volume of stores with more variety. ▪ Variety of shopping + restaurants ▪ Lack of diversity limited things to do with kids no coffee shops ▪ Summer months vs. college years ▪ Not enough small office space – More employers. – Challenges: Lacking diversity, keeping community vibrant for kids to stay ▪ Empty storefronts downtown + new commercial devel. Along the highways town outside ▪ Declining population (excluding college students) ▪ Aging infrastructure ▪ Concentrate on existing properties located on the access roads into the village (i.e. Gouverneur St.) regarding care of property ▪ Trucks on main st. ▪ RR through middle of town ▪ Need to attract entrepreneurs – human capital ▪ Seasonality- need more activity in summer to support biz ▪ Village seems slow to take action on eye sores. They remain for years w/o attention. ▪ Always- restaurants and retail ▪ Get grants to run water + sewer to community bank on Tallman Road so they can employ more people ▪ We have great cultural opportunities- but hardly a decent coffee shop. Need restaurant options. ▪ Including low income neighbors in social + economic life of community ▪ Truck traffic-> bisects town + create 2 distinct neighborhoods. Get trucks out + this will change. ▪ Sprawl dev't industrial energy downtown decay rural dev't trucks downtown ▪ Income + people to support local business ▪ Traffic] ▪ Lack of civic engagement (meaningful civic engagement) among employees at local colleges. Very low buy-in from those recruited from outside area. Low integration into local community. ▪ To draw town + gown beyond the bookstore ▪ #4. Apathy – Low civil engagement- fossilized notions of development |
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| | <ul style="list-style-type: none"> ▪ Creating + maintaining enough child care slots to support economic development – quality childcare ▪ Too many cops ▪ I second this <p><u>Activity Station 5: Opportunities and Strengths</u></p> <p>This station encouraged participants to share their insight about the opportunities and strengths in the Canton Community. Responses related are listed below:</p> <ul style="list-style-type: none"> ▪ #5. Higher ed. Institutions ▪ Remington Ave + Tallman Road already in the village- w/ no services ▪ Riverfront – bike/hike path ▪ U.S. Hwy 11 to state 68+ main st ▪ Natural environment ▪ The river, The river, The river, The Grasse River ▪ University- local population- ADKs + river- Grasse River ▪ Riverfront, historic buildings, caring community, good leadership, TAUNY as anchor ▪ 2 Universities + lots of smart people ▪ Find ways to encourage college graduates to stay or return ▪ Do plan outreach at school events and free will dinners ▪ There are opportunities for more events like concerts or shows in public spaces ▪ Regional location – Adirondacks, St. Law River, Canada, Biodiversity ▪ Colleges + College Students ▪ St. Law Univ, SUNY Canton, St Law Co Seat ▪ Canton- Potsdam Region, Unique Cultural * Econ Asset ▪ 4 Local colleges within 10 miles that bring talented employees + students as well as new ideas. Close-Knit + caring community that prides itself on helping your neighbor. ▪ Montreal: Plattsburgh as Ottawa: Canton (thinking of Plattsburgh success in building that relationship) ▪ A grant for water + sewer will help the Tallman Rd + Remington Ave expand + grow ▪ The River ▪ Recreation assets ▪ Historic downtown w/ river in center ▪ Tear down McDonalds ▪ Strengths: size-small yet beautiful not crowded, colleges provide cultural opportunities, great outdoors ▪ Water front & paddling history, Canton could be a paddling destination for competition and recreation. ▪ Better integration of colleges into community (downtown centers, offices, classrooms, etc.) ▪ Access to local food ▪ People love Canton..if they have jobs + Q of life ▪ Great Place to raise family ▪ Natural resources, river/water |
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| | <ul style="list-style-type: none"> ▪ Support projects that distinguish Canton from other small towns ▪ Center of major areas (Ottawa, ADK, 1000 Islands) ▪ Beautiful Trails, Small town feel ▪ History of the area is very rich but not everyone knows about it ▪ Ensure zoning codes focus commercial development in villages ▪ Code enforcement, officer needs to be diligent and unbiased ▪ Local food, renewable energy ▪ Utilize the riverfront ▪ Town/villages cooperation ▪ Include more mixed-use zoning ▪ Family Oriented <p><u>Activity Station 6: Idea Center</u></p> <p>This station included six station boards, each with a topic for participants of offer ideas related to that topic area. The topic areas and comments are as follows:</p> <p><u>Recreation, Open Space and the Environment</u></p> <ul style="list-style-type: none"> • Avoid more franchise, especially Contributing to sprawl on the Village limits. • Indoor mini golf • Arts- music entertainment industry in the center of St. Law County • The falls will soon be getting salmon runs. We need boat launchings + access by foot incorporating the dam • Better use of social media (Facebook events>) to publicize activities • Turn McDonalds into a youth center community center • Music festival during summer so many local musicians. • Update Buck St playground equipment • A zip line. (at the playground) • Better seating at the pavilion • #7. Day park @ Bend-in-the-River, Trail connecting schools & Remington Trail • Stop CSX herbicide use • Space indoors and out for concerts • Preserve green spaces in downtown area, parks + open spaces to prevent crowded development • Amphitheatre on the river for concerts • Theatre/Venue • There are numerous recreational opportunities in the Town of Canton. I personally enjoy the fact that they aren't over crowded but think they could be linked + made more public. We need to have plants in place that specifically protect open spaces + vegetation so we don't lose them like we did in the USH II reconstruction • Expand the recreational trail network • Rec center with indoor turf, b-ball, pool, etc. Bike lanes. • Develop "horse-friendly" riding areas • Huge opportunity for implementation of renewable energy sources, ie solar, on buildings in town. Need to improve offerings that are walkable |
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| | <p>within the village for recreation to reduce dependence on cars (lack of parking). Beautiful environment in parks that should be invested in, ie public bathrooms + pavilions to increase usage.</p> <ul style="list-style-type: none"> • Walkable, cyclable, solve the traffic problems. • Make Canton a cultural center for music-arts- Downtown like Burlington Vermont • Keep downtown walkable- maybe a pedestrian overpass on Main St? No bypass. • Summer concert on the island park • Tennis courts for public use • Camp grounds (maybe Taylor Park) • More student attractions downtown: bowling indoor mini golf, cultural movie night • Comprehensive trail (total ped. Access) • A lot of families' fish off CR15 W of the WMA; it's often trashy. How about seasonal trash service by all 3 munis? • #7. Carbon neutral by 2040 • Fireworks return to dairy princess weekend • Community campground (at Taylor Park?) • YMCA or teenage center • Roof for outdoor rink • Paddle park as a destination, kayak rentals, heritage tourism to promote out assets • Concert Venue • Protect bird & wildlife habitats & corridors • Recycling bins around town • Better uses for bend in the river. Possibly connecting trail • Annual maple syrup festival (we now have parker maple) • Dog Park • Kayak rentals • Canton Potsdam bike path • YMCA • Eclipse totality 2023 • The more trail networks and waterfront improvements the better • Turn a McDonalds lot into green area right in town. Lunch tables: town playground • Riverside drive (waterfront) • See dolphins • Update playgrounds and do activities at them during summer months 13X8 basketball, relay race, etc. • Make Canton Village more walkable • Protect the Grasses River and the other natural resources • Volleyball net at Bend in the river Park • Conserve open space and access along Grasse River • Improve Taylor Park and advertise it |
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| | <ul style="list-style-type: none"> • Create a dog park-on Willow St or @ Bend in the River. If not a dog park @ Willow Island – then a play ground for kids on the west end of town • Seek real recreation opportunities to improve water- fronts for appropriate business and recreation <p><u>Economic Development</u></p> <ul style="list-style-type: none"> • To promote and attract new Main St. business • Shared office spaces • Economic development only works if not constrained by laws/code. Open up laws etc. to provide easier paths for startups • Cycling store • Stricter sign & lighting regs • Music venue for national & regional music 600-1000 seats • Small indoor dining (near Grasse River downtown) • Raw Oysters • Enhance shopping opportunities in Canton by developing more diversity in shops on Main St. and eliminating pay for parking. • Need major door-to-door downtown masterplan • Encourage local business to be user friendly. Not “the only gig in town.” • A pet and toy shop • Engage the colleges & start a small business program with students downtown. We need accessible low rent/low cost of ownership buildings. The rent & taxes are too high for small startup businesses. • A sports store (hockey store) • Keep development contained- let’s avoid the sprawl that Potsdam has experienced • #11 Develop municipal power (hydro, wind and solar) • Recruitment and retention of employees in the 20-34 year old range depends on quality childcare • Focus on small companies/businesses • Get college kids to stay • Sports store w/ boats in the summer & skis in the winter. Running gear, etc. • Economic development will never happen without basic infrastructure improvement. High-speed broadband. Availability of updated info for local governments/businesses online. CHILD CARE- quality and accessible. Very few opportunities for funding in these areas from the government. • More reasonable rents for business- esp small offices • Jubilee as a business incubator • Heavily developed on the east end of town. A rather sparse of retail (i.e. Grow NY; eateries on west side or downtown) • Support hiring full-time Canton Chamber Director. You will get a more qualified + committed Candidate pool • Convert the old jubilee into a downtown commercial community anchor • Leigh is amazing, we need her. • Incentivize more small businesses like coffee houses, breweries, art houses, bakeries. Create vibrant downtown. |
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| | <ul style="list-style-type: none"> • Coffee or sandwich shop. • We need an opera house. Theatre for arts & music • Yes to FT Chamber Director. Also historian • Protect against industrial wind • Signs downtown that are friendly • Encourage diverse business • Capitalize on our rural setting. Other venues like canoe race, bike trails • Incentives for young entrepreneurs • Bowling or pool tables or darts- evening activities not just bars • Encourage local startups AND recruit successful small businesses to build or relocate here. • Continue programs like the microgrant to help w/ small business funding = advocate for lower workers comp/payroll taxes to encourage more hiring • Take advantage of arts + culture organizations and entities in economic development: downtown and more <p><u>Agriculture</u></p> <ul style="list-style-type: none"> • Reserve prime soils for AG production • Encourage + support the small farms rather than industrial farming. Cows eating green grass. • Let's promote the BOCES/Cornell AG Academy for young people • #10. Allow small-scale farming in the village +town • Look at emerging tech, preserve small farms • Promote organic farming • Northern NY should utilize modern Dutch Farming Tech. Follow Ontario and grow tomatoes year round • Utilize Carol Wright + Canton FFA • Utilizing + advertising more for Cornell Cooperative Ext.-> source local foods to restaurants • Support local agriculture • Expand programs through local orgs focused on Food security to improve connection between farmers + people who want to eat local food. More frequent farmers markets? In different locations? Investment in advertising niche products produced in Canton to distinguish the local community from rest of state. • Community indoor waterslide/pool center, families need something in winter. • Support small local farmers better • Culinary trail/experiences • A local co-op that would attract • Focus on maple as a source of agri-tourism • Community Garden • Our farms that are not currently utilized could be farmed by Amish families moving into our community. Vibrant farms are better than empty barns. <p><u>Development and Housing</u></p> |
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| | <ul style="list-style-type: none"> • #9. Village should take the Jubilee property by eminent domain • Agree the Jubilee area redevelopment is key- quality rental housing needed too • Rent is expensive & houses/apt's are old. I would love to see an apt. complex • Make dollar store on Grasse river a multi-use space for events, pop-up restaurants, concerts, etc. Put windows in to look at river. • Get rid of slumlords to improve rental properties, address vacant Jubilee plaza, huge missed opportunity and great location • Control highway sprawl, build a conference enter to host events • Better zoning to manage college vs residential • Seek creative options for aesthetics and land use for entrance to Village of Canton • Form cooperatives to address challenges: housing cooperative, working cooperative, childcare cooperative. • I really dislike how previous homes have been turned into off-campus rentals that disrupt the peace + quiet of the neighborhood + you find red solo cups strewn in the yards every weekend. • Definitely take the old Jubilee + create new commercial space • Downtown/walking Apts • Better rental apartment options • Keep commercial development in village and nearby Rt. 11 • Must fix all old properties before expanding outside of our current village footprint • Monitor college rentals better, don't allow them to become eyesores • Need to divert trucks to Canadian Highway <p><u>History, Culture and Education</u></p> <ul style="list-style-type: none"> • Canton needs to continue to lean on historical assets and expand on historical figures. • A canton bears Monument • We have great schools to build around. ALU SUNY Canton, Canton CSD • #6. Concert series in the park • CCS-access resources of SUNY & SLU • Take advantage of Morley's historical buildings and develop it into an artistic area along the Grasse River by further restoring the historical buildings and developing art galleries, shops selling local products, etc. • Henry Rushton • Outdoor music galore • Culture: bring college activities into town ex: Laurentian singers @ waterfront concert tour. And town activities that don't always depend on college. Performing arts center. • Create a system/network to better utilize education/training programs in area to make it easier for young, underemployed residents to get better employment skills • Would love to see a Canton museum. |
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| | <ul style="list-style-type: none"> • TAUNY can be a big help with this • Convert riverside drive to white water park + restaurants-> get rid of laundromat & bells • Place for artists and independent service providers to work reasonably • Town tennis courts. There were some. • Full time historian • Make use of and support facilities heritage park • Elder-hostels, conferences • Canton has a good architecture shortage. Support historic preservation projects- private and public • Investment into advertising + accessibility of historical information about Canton, specifically projects that demonstrate the longstanding connections through history between SUNY Canton, St. Lawrence University, the town + village and local families + businesses • Bandshell in town park • Culture: a small theatre: GRP has been looking for years. Help fund • More entertainment options for older kids + teens • A nature center • There is a rich history in Canton that we need to display + use to our advantage. Students from each of the colleges could rebuild it from things in the archives and conversations with elderly residents. <p><u>Infrastructure and Transportation</u></p> <ul style="list-style-type: none"> • Build out the sidewalk network • Technological Infrastructure is key- ensure broadband is universally accessible as working remotely becomes more popular • #6. 4-way light @ Riverside & Main St • Have a regular schedule for side walk improvements. • Public Gas & water in R. Falls? • No thru trucks downtown, pedestrian-bike oriented • Bike lanes & paths, riverwalks, less trucks, enforce pedestrian crossing laws • Child Care is hidden infrastructure • A banquet facility along the river, weddings & parties • Build a usable 24 hr public transportation system • Improve pedestrian safety between court & riverside on main street • Establish a wifi hot spot at the pavilion • Universal WIFI access • More consistent transportation that runs like twice a day or even just weekends • Walk-way along the Grasse River • Canton as a hub for bicycling in North Country • Less trucks idling on Main St. How? • Infrastructure is a huge concern. Need more broadband high-speed internet to increase access to population as more engagement becomes exclusively online for organizations. More child care & early childhood |
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| | <p>development opportunities to reduce childhood poverty (very high in SLC) and improve economic opportunity for lower middle class</p> <ul style="list-style-type: none"> • Canton village needs to remain walkable. Any expansion of our current format without improvement/remediation for our current infrastructure will further abandon it. • Crosswalk from Price Chopper to SLU Campus • Rocket Engines on the school busses • Add street texture & contrasting paints for Ped xings • Off street bike routes • Better signage in village such as (downtown) → this way to library • Keep sidewalks plowed in the winter • More bike lanes & trails • Legislation to encourage & enable food trucks • Bike Share service • More WiFi in town • Make village street pedestrian only (Hudson St) • On-street bike lanes • Would love to see truck/thru traffic bypass around downtown canton • Ditto • Develop a better use of web for the community free cycle center. Online neighbors helping neighbors. • Strong Canton up to date website- comprehensive place for info: rec, culture, school, work • More community transport- Be able to commute to neighboring towns I've taken the bus- to Norwood, make it known • Rensselaer Falls needs transportation and improved public safety • Continue developing crosswalks and bike lanes in village • Public performance center, outdoor? Outdoor summer concerts • Rushton museum/info center on river <p><u>Activity Station 7: Taylor Park</u></p> <p>Programming for Taylor Park is included as a concurrent task to the Comprehensive Plan Process. At this station, participants were asked to provide input on physical and programmatic improvements to Taylor Park. Ideas gathered at this station included:</p> <ul style="list-style-type: none"> ▪ # 12 Tree planting, add softball field & improve existing field. ▪ More plastic Adirondack chairs at the beach. ▪ Flips ▪ Increase size of beach footprint wider/more water access. ▪ Make it more of a water park ▪ Camp grounds (controlled) ▪ Open longer, advertise activities @ Taylor park. ▪ Better bath house ▪ Campsites ▪ Improvements on dressing rooms |
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| | <ul style="list-style-type: none"> ▪ Tallman Road (in the village) could be extended to Miner St. next to Woodside, added access. ▪ Longer Season ▪ Snack Bar ▪ Swim Lessons ▪ Safe walking/bike routes to TP ▪ Classes for learning to kayak, canoe, swim, water recreation ▪ Busses from town to bring kids to beach ▪ Great job so far- nice trails. ▪ Be able to do flips off the dock or a slide- Jacob ▪ Agreed... make more options for older kids & adults ▪ Canoe access when Taylor park is closed ▪ Open more hours, Snack Bar, Games ▪ More trails ▪ Updated playground & restrooms ▪ Playground + equipment, better use of space ▪ Concession Stand ▪ Update Playground equipment. ▪ Larger swim area & longer season, more community events like a water sports day ▪ Keep it open for a longer seasonal/beach closed ▪ Yes, open more hours and more of the year ▪ Food options? Open even when water front isn't ▪ More dollars toward advertising and promoting this park, which I've never heard of. ▪ Umbrellas- need for shade/sun avoidance ▪ Enhance playground- same equip for over 40 years ▪ Update the playground equipment ▪ Summer kid's programs, more activities, tennis courts, horse shoes ▪ Public transport/trails for greater access ▪ A water fall |
| <p>Input Provided on Written Comment Cards</p> | <p>In addition to gathering input via maps and station boards, participants had the opportunity to provide input on written comment forms. Below is a list of written comments provided on comment cards:</p> <ul style="list-style-type: none"> • Is it possible to have a regulation that requires motorized vehicles to pace cyclists with a minimum of three foot clearance? • 1. An array of social gathering places needs to replace the loss of McDonald's and Canton Bakery. John and the Bagelry are insufficient. 2. Main St congestion must be relieved. A second Grasse River Bridge has always ben needed for safety concerns and would provide opportunity for traffic relief. 3. Pedestrian access to services (groceries clothing, laundromats, etc.) needs to proliferate. That would also be of great attraction to college students. • The Canton community needs to invest in partnering with Canton Day Care Center. They will be able to easily double capacity with a modest investment and demand for quality child care is very high from the local University (College employees recruited from outside St. Lawrence |

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| | County do not have family to rely on for child care and end up leaving the area when they start families. (population decrease/brain drain) |
| Presentation | <p>The presentation included a welcome introduction by Jim Smith and Carol Pynchon, Co-Chairs of the Canton Comprehensive Plan Committee. Project Manager, Jaclyn Hakes from MJ Engineering and Land Surveying, P.C. (MJ) introduced the Canton Comprehensive Plan Committee and project team. Ms. Hakes lead an overview of the Comprehensive Plan process which included, project goals, scope, process, and schedule. The presentation also included a review of the next steps for the project.</p> <p>The complete PowerPoint is available in Attachment C.</p> <p>Attendees were encouraged to continue sharing ideas at the the activity stations after the presentation to provide their input and vision for the Canton Community.</p> |
| Next Steps | <p>Next steps for the project include:</p> <ul style="list-style-type: none"> ▪ Meeting Summary ▪ Draft Community Outreach Plan ▪ Gather/Review Existing Plans ▪ Inventory & Analysis <ul style="list-style-type: none"> ○ Outline ○ Mapping ▪ Schedule Visioning Workshop and Stakeholder Meetings ▪ Next CPC Meeting – Date to be determined |

This meeting summary conveys our understanding of the items discussed and agreements reached at this meeting. Please forward any additions, corrections and/or questions to my attention.

Submitted by:

Andrew Gillcrist
MJ Engineering and Land Surveying, P.C.

cc: Comprehensive Plan Committee, New York State Department of State (NYS DOS) Representative, File

For additional project information, please visit the following link:

<https://cantonnycprehensiveplan.com/>

TOWN OF CANTON AND VILLAGES OF CANTON AND RENSSELAER FALLS COMPREHENSIVE PLAN

PUBLIC OPEN HOUSE #2 MEETING SUMMARY

Purpose: Comprehensive Plan – Public Open House
Date and Time: Thursday, May 24, 2018, 6:30-8:30 PM
Location: St. Lawrence-Lewis BOCES, 40 W. Main, Canton
Attendees: See Attachment A

| Agenda Item | Discussion |
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| Overview | <p>On Thursday, May 24, 2018 the Town of Canton and Villages of Canton and Rensselaer Falls held the second public open house for the Town/Village of Canton and Village of Rensselaer Falls Comprehensive Plan. The event was held from 6:30-8:30 p.m. at the St. Lawrence-Lewis BOCES at 40 W. Main Street, Canton. Over 40 residents, property owners, and other stakeholders participated in the event (See Attachment A for sign-in sheet).</p> <p>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 are most important to them. The open house also included a presentation by the M.J. Engineering Team providing a project update and outlining next steps, followed by a Q&A session.</p> <p>The open house schedule included:</p> <p>6:30 to 7:00 PM – Presentation/Q&A 7:00 PM to 8:15 PM – Open House 8:15 PM to 8:30 PM – Q&A</p> |
| Presentation | <p>The presentation began with a welcome introduction by Carol Pynchon, Co-Chair of the Canton Comprehensive Plan Committee. Project Manager, Jaclyn Hakes from MJ Engineering and Land Surveying, P.C. (MJ) introduced the Canton Comprehensive Plan Committee and project team. Ms. Hakes lead an overview of the Comprehensive Plan process and presented the draft Vision, Guiding Principles and Preliminary Recommendations to achieve that vision. Ms. Hakes then explained the purpose of the open house which was for the public to provide feedback on the draft Vision, Guiding Principles and Preliminary Recommendations. The presentation concluded a review of the next steps for the project.</p> |

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| | <p>The complete PowerPoint is available in Attachment C.</p> <p>Attendees were encouraged to continue sharing ideas at the the activity stations after the presentation to provide their input and vision for the Canton Community.</p> |
| <p>Open House Activity Stations</p> | <p>The open house component of the event allowed participants to informally walk through eight (8) activity stations to review and comment on the Vision, Guiding Principles and Preliminary Recommendations. A Participant Guide was provided to attendees to guide them through the stations. (See Attachment B for Participant Guide)</p> <p>The eight (8) activity stations included:</p> <p>Station 1: About the Project/The Canton Community A station to learn about comprehensive planning and the effort underway.</p> <p>Station 2: Draft Vision and Draft Guiding Principles A station for participants to share comments and ideas about the draft vision and draft guiding principles.</p> <p>Station 3: Economic Growth A station for participants to provide feedback on draft recommendations for economic growth.</p> <p>Station 4: Resiliency and Sustainability A station for participants to provide feedback on draft recommendations for resiliency and sustainability.</p> <p>Station 5: Community Identity A station for participants to provide feedback on draft recommendations for community identity.</p> <p>Station 6: Transportation and Mobility A station for participants to provide feedback on draft recommendations for transportation and mobility.</p> <p>Station 7: Future Land Uses At Station 7, maps were displayed for participants to share their thoughts about future land uses that they would like to see in the Town and Village of Canton and Village of Rensselaer Falls.</p> <p>Station 8: Community-Specific Idea Station A station for participants to provide further community specific recommendations.</p> |

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| | <p>Recommendation Stations</p> <p>Stations 3-6 displayed the preliminary recommendations which were categorized based on the Guiding Principles. These include Economic Growth, Resiliency and Sustainability, Community Identity, and Transportation and Mobility. The boards displayed allowed participants to view the Preliminary Recommendations and indicate which recommendations should be included in the Comprehensive Plan. Participants also had the opportunity to leave comments at each of the stations.</p> <p>Additionally, participants had the opportunity to speak with Town staff, Committee members and the Project Team, share written ideas and/or comments on comment cards and ask questions during and after the presentation. Following is a description of each station and the input received.</p> |
| Station 1: About the Project | <p>Station 1 provided information about the Comprehensive Plan. The display board provided an overview of the program as well as its intended purpose and outcome. This station also provided an overview of current demographic and physical conditions of the Town and Villages displayed in maps and charts. (Maps and charts are available on the Comprehensive Plan Website).</p> |
| Station 2: Draft Vision and Guiding Principles | <p>Station 2 provided an opportunity for participants to review the draft Vision and Guiding Principles and provide feedback on changes or additions to them.</p> <p>The following is a summary of comments from Station 2:</p> <p>Vision</p> <ul style="list-style-type: none"> ▪ A transportation hub needs to be developed without large focus on the long distances between communities as a whole ▪ Large industry is a must. We need jobs ▪ Vision statement should include “strong sense of community” <p>Guiding Principles</p> <ul style="list-style-type: none"> ▪ Focus on livability, quality of life- make this a town that St. Lawrence University parents want to retire in |
| Station 3: Economic Growth | <p>Preliminary Recommendations (Ranked in Order of Public Support)</p> <p>Each preliminary recommendation was included on a display board and participants were asked to place sticky dots next to those they felt are important to the Canton Community.</p> <p>Business and Tax Base:</p> <ul style="list-style-type: none"> ▪ Support redevelopment of brownfield properties in the community ▪ Promote redevelopment of existing properties and reuse of existing buildings to keep 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 |

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| | <ul style="list-style-type: none"> ▪ Encourage growth of unique restaurants and boutique shops beyond Main Street in the Village of Canton downtown core ▪ Build-out the industrial park to increase employment opportunities and attract people to 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 Villages of Canton and Rensselaer Falls ▪ Support recommendations of the St. Lawrence County Comprehensive Economic Development Strategy ▪ Create opportunities to retain college graduates and soldiers transitioning out of service at Fort Drum to live and work in Canton ▪ Provide business and technology training for small business owners ▪ Broaden and diversify tax base by creating mixed-use zones in key locations that support a vibrant downtown core ▪ Create opportunities to capture revenue from County employees and others utilizing the many public service agencies based in Canton <p><i>Tourism and Hospitality:</i></p> <ul style="list-style-type: none"> ▪ Develop tourism as an economic engine ▪ Coordinate with the St. Lawrence Cornell Cooperative Extension and explore potential agri-tourism opportunities in the Canton Community ▪ Partner with local chambers and businesses to promote existing recreational opportunities including golf courses, natural resources and cultural institutions as tourist destinations ▪ Expand opportunities to connect with college students and visitors by partnering with local universities ▪ Highlight the various cultural destinations and events offered in Canton by partnering with organizations such as TAUNY, the County Historical Society and local community historians ▪ Promote Canton as a destination for Canadian tourists <p><i>Agriculture:</i></p> <ul style="list-style-type: none"> ▪ Distinguish the differences in land uses of small and large-scale farm operations and update zoning to reflect those differences ▪ Expand the farmers' market to support more local farmers and increase the availability for fresh local food ▪ Partner with Cornell Cooperative Extension to support value added agriculture that meets the needs of today's niche farmers <p><i>Housing:</i></p> <ul style="list-style-type: none"> ▪ Develop a strategy to utilize funds previously received from a NYS Department of Housing and Community Renewal HOME grant to |
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| | <p>improve and upgrade the existing housing stock through window replacement, lead paint removal, etc.</p> <ul style="list-style-type: none"> ▪ Provide a diversity of quality housing options for young professionals, professors, seniors and families ▪ Inventory current housing stock and develop a comprehensive housing plan to address dilapidated structures and vacant parcels ▪ Establish programs to assist homeowners (and potential homeowners) to invest and improve current housing stock and collaborate with the St. Lawrence County Housing Council and Community Development program to assist low/mid income residents ▪ Highlight the active, unique quality of life available to Canton residents to draw new residents <p>Partnerships:</p> <ul style="list-style-type: none"> ▪ Work with SUNY Canton and St. Lawrence University to find approaches to support local businesses and entrepreneurship ▪ Support efforts of the Canton Economic Development Office and partners to pursue projects beneficial to Canton's success ▪ Establish a mechanism to coordinate regularly with local business owners to address their challenges and needs ▪ Partner with the St. Lawrence County Industrial Development Agency to attract and retain businesses and industry, particularly in the Industrial Park ▪ Coordinate with the Canton Chamber of Commerce and the St. Lawrence County Chamber of Commerce to support existing businesses and attract new businesses <p>Health and human Services</p> <ul style="list-style-type: none"> ▪ Partner with SUNY Canton and its Early Childhood Studies Program to develop childcare opportunities in the Canton Community ▪ Explore opportunities to develop a childcare center similar to the SUNY Potsdam Childcare Center, Inc. ▪ Explore opportunities to partner with healthcare providers across St. Lawrence County to seek consolidation of healthcare services <p><u>The following additional comments were received for economic growth:</u></p> <ul style="list-style-type: none"> ▪ High quality, safe childcare should be a guiding principle much like housing, necessary to attract and retain community members and employees. Childcare must be viewed as a resource that is necessary for economic growth – an element of infrastructure. Increased availability of childcare will result in more people being able to work. The SUNY Potsdam center prioritizes SUNY employees and fills up often without providing opportunities to non-employees |
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| | <ul style="list-style-type: none"> ▪ Childcare expansion requires investment – must identify sources of funds ▪ Young people want dense housing and easily accessible amusements. If we can build storefront/townhouse (above) mixed-use buildings, we may be able to keep more of the graduating young people in Town ▪ What can D.A.N.C. do for us? ▪ Provide incentive for folks to renovate outside of homes or at least reduce the tax burden that comes along with renovation ▪ Support business operation and any planned expansion of: <ul style="list-style-type: none"> ▪ Poulin Grain ▪ Bordeaux and Bros ▪ Bonus Trucking ▪ Regarding health and human services: <ul style="list-style-type: none"> ▪ Partner with the Canton Day Care Center in its effort to expand its facility ▪ Childcare center in the Village of Rensselaer Falls ▪ Build a Rushton Museum/Workshop in Riverside Drive at the old inside Track Building with canoe access and tie into Grasse River Trail ▪ Turn some of the vacant shops downtown (or build new ones in the old Jubilee mall area) into business incubator storefronts. Partner with entrepreneurial programs at the colleges to develop a program by which select student projects get a supported start here in Canton. Require that they stay for a year after graduation to see how the business goes. Maybe some will stay ▪ Municipal broadband utility – right now citizens are held hostage by ISPs, with ever-increasing prices and shoddy connection. DSL to outer locations. Small towns CAN do this (See Oberlin, Ohio, Population 8k). This will be a major plus to both residents and potential businesses ▪ Expand existing childcare facilities/businesses. (Canton Daycare is already trying – just needs money) ▪ How do we excite healthcare professionals to practice in rural areas and stay here? ▪ Why not EXPAND childcare, not just add one center? |
| Station 4: Resiliency and Sustainability | <p>Preliminary Recommendations (Ranked in Order of Public Support) Each preliminary recommendation was included on a display board and participants were asked to place sticky dots next to those they felt are important to the Canton Community.</p> <p><i>Sustainability</i></p> <ul style="list-style-type: none"> ▪ Pursue New York State Energy Research and Development Authority’s Clean Energy Communitates designation for the Town of Canton and Village of Rensselaer Falls ▪ Support the efforts of the Sustainability Committee ▪ Continue efforts to become a certified Climate Smart Community |

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| | <ul style="list-style-type: none"> ▪ Support efforts to jointly complete Climate Smart Communities Certification among the Town of Canton, Village of Canton and Village of Rensselaer Falls <p><i>Open Space, recreation and Waterfront</i></p> <ul style="list-style-type: none"> ▪ Develop more sporting opportunities for children outside of the public-school system ▪ Continue planning efforts of the Master Trails Plan and Blueway Trail Plan ▪ Utilize the Upper and Lower Lakes Wildlife Management Area for its recreational opportunities including hiking, hunting and trapping, fishing, canoeing and kayaking and wildlife viewing ▪ Support efforts to upgrade and improve facilities at the Indian Creek Nature Center ▪ Enhance existing and develop new waterfront parks to provide for greater public access and enjoyment of the Grasse River ▪ Support the St. Lawrence County Land Trust in their efforts to protect the Grasse River and Oswegatchie River watersheds ▪ Ensure planning documents and local laws support the protection of the Grasse River waterfront, community character and encourage appropriate economic development ▪ Support the protection of sensitive waterfront, open space and agricultural resources ▪ Develop Rensselaer Falls and Hamlet of Morley as key snowmobile destinations ▪ Identify and protect important community viewsheds, particularly along Route 11 commercial corridors ▪ Investigate equestrian opportunities present throughout the Town of Canton <p><i>Infrastructure</i></p> <ul style="list-style-type: none"> ▪ Support efforts to provide fiber optic broadband service to entire Canton Community ▪ Evaluate feasibility of a shared services approach to salt and sand storage to minimize impacts to the Grasse River and improve government efficiency ▪ Encourage the use of green infrastructure to address stormwater management and function as streetscape enhancements ▪ Support ongoing maintenance and improvements for the wastewater treatment facilities in both villages ▪ Explore opportunities for shared services among fire departments ▪ Evaluate responsible options for reconstructing or relocating the current Municipal Building to meet current and future needs of the Town, Village and Police Department |
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| | <ul style="list-style-type: none"> ▪ Support efforts of the Village of Canton to develop a supplemental emergency water supply ▪ Develop a plan to enhance resiliency during seasonal flooding and promote sustainable building practices in flood prone areas of the community <p><u>The following additional comments were received for resiliency and sustainability:</u></p> <ul style="list-style-type: none"> ▪ Encourage composting of food waste: home composting collection sites ▪ Support local food production and marketing ▪ Change zoning law to permit growing veggies, small farms and animals everywhere in the Town of Canton ▪ Explore and support ways to maximize recycling and minimize waste ▪ Canton should do a climate change vulnerability study ▪ Review emergency plans for severe weather events ▪ What other recreation can Canton, Rensselaer Falls and the hamlets collaborate on? ▪ Focus future land development in and around industrial parks and triangle between State Street, State Highway 310 and US Route 11 |
| <p>Station 5: Community Identity</p> | <p>Preliminary Recommendations (Ranked in Order of Public Support) Each preliminary recommendation was included on a display board and participants were asked to place sticky dots next to those they felt are important to the Canton Community.</p> <p><i>Historic Resources</i></p> <ul style="list-style-type: none"> ▪ Support restoration of the Morley Harrison Grist Mill and promote as a historical and cultural destination to draw visitors to the hamlet ▪ Establish design guidelines to maintain historic character of Village of Canton core ▪ Increase cultural and heritage preservation activities and continue efforts to protect historic properties throughout the Canton Community, including the hamlets ▪ Coordinate with non-profit and educational institutions to develop historic walking tours of Canton's villages and hamlets ▪ Improve accessibility to Canton's historic and cultural resources ▪ Create destinations that highlight local historic figures like J. Henry Rushton and Frederic Remington ▪ Promote cultural and historic resources offered through local colleges and universities and non-profit organizations ▪ Consider becoming a Certified Local Government to assist with historic preservation and for eligibility of grant opportunities <p><i>Arts and Culture</i></p> <ul style="list-style-type: none"> ▪ Construct a waterfront bandshell at one of Canton's waterfront parks ▪ Encourage opportunities for live music and entertainment downtown |

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| | <ul style="list-style-type: none"> ▪ Create opportunities for outdoor music events ▪ Create more community gathering spaces for older children and teens ▪ Support arts and cultural festivals as well as the various organizations that work to organize those events such as TAUNY, the Chambers, and the universities ▪ Improve wayfinding to parking areas and local attractions ▪ Promote cultural institutions as tourism destinations and community gathering spaces ▪ Develop a bike tour program ▪ Work with arts and cultural institutions to develop programming for middle and high school aged kids. <p>Education</p> <ul style="list-style-type: none"> ▪ Provide opportunities for student involvement in the community ▪ Encourage coordination between the Town/Village of Canton, SUNY Canton, St. Lawrence University ▪ Support programs and outreach efforts of the public library ▪ Create vibrant experiences to attract students downtown ▪ Encourage participation of local public and private schools in cultural and educational opportunities ▪ Consider the diversity of students with regards to goods and services provided ▪ Coordinate with Canton Central School District to address teacher shortage needs <p><u>The following additional comments were received for community identity:</u></p> <ul style="list-style-type: none"> ▪ We need things to do and places to go for teens that are relevant and safe ▪ Dog park ▪ Find ways to develop central downtown as a social and cultural space where people are drawn in and can gather and mingle. Put the lawyers office and gas station somewhere else ▪ St. Lawrence County could benefit from the development of a school of medicine or medical university, or partnerships with existing ones ▪ Canton public library may need to be refurbished. They have persistent mold in basement and limited shelf space in upper floor. Expand into Jubilee Mall site? Or annex the Morgan's property and expand in that direction? ▪ Regular community engagement programming for high school and college students in Canton and Rensselaer Falls and Hamlets ▪ Build on Rushton weekend – get more local engagement ▪ Historical venues at each university for the Canton and North Country ▪ Involve high school and college students in conversations about community identity and programs ▪ Develop opportunities for student involvement in Canton, Rensselaer Falls and the Hamlets |
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| | <ul style="list-style-type: none"> ▪ Build a Rushton museum on Riverside Drive with a wood workshop for high school kids. Destination point for hundreds of canoeists that have come here for the last 57 years ▪ Support development of an arts park on Willow Island, extending the concept initiated by the sculpture garden into performing arts, etc. Covered pavilion in the Canton Village Green for music ▪ Focus on infill development and maintain rural and agricultural character ▪ Find ways to build on and encourage the strong sense of community that already exist. People are sharing with each other, helping, opening doors. This is also a resilience strategy |
| <p>Station 6: Transportation and Mobility</p> | <p>Preliminary Recommendations (Ranked in Order of Public Support) Each preliminary recommendation was included on a display board and participants were asked to place sticky dots next to those they felt are important to the Canton Community.</p> <p><i>Bicycle and Pedestrian</i></p> <ul style="list-style-type: none"> ▪ Expand and enhance the land trails network and pedestrian linkages within and to the Waterfront Area ▪ Prioritize bicycle and pedestrian infrastructure in future transportation improvement plans ▪ Create pedestrian linkages between core activity centers such as residential areas, colleges and universities and downtown businesses. ▪ Develop bicycle infrastructure to establish Canton as a North Country bicycle hub ▪ 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 ▪ Evaluate existing traffic control measures at key intersections to determine if changes are necessary for better flow of vehicles, pedestrians and cyclists ▪ Develop a sidewalk plan to identify areas in need of improvements, areas to increase walkability and to establish a regular schedule of maintenance ▪ Explore the feasibility of a bike share program and partner with SUNY Canton and St. Lawrence University to develop a pilot program <p><i>Vehicular</i></p> <ul style="list-style-type: none"> ▪ Address traffic impacts along Route 11 Corridor from Potsdam to Canton ▪ Coordinate with stakeholders including NYSDOT, the town, village, businesses, and residents to gain a better understanding of potential benefits and impacts of the Route 11 Bypass |

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| | <ul style="list-style-type: none"> ▪ Ensure land uses along key transportation corridors like Route 11, comply with the sustainable development goals of this Comprehensive Plan ▪ Evaluate downtown parking and establish a wayfinding system to guide drivers to available parking locations <p>Transit</p> <ul style="list-style-type: none"> ▪ Support current public transportation offered through St. Lawrence NYSARC ▪ Evaluate ways to provide more consistent and reliable public transportation <p><u>The following additional comments were received for transportation and mobility:</u></p> <ul style="list-style-type: none"> ▪ Electric vehicle charging stations will draw people and hold them here while cars charge to have a cup of coffee or shop ▪ Extend bike plan with a dedicated bike path alongside Route 11, joining downtown Canton and Rensselaer Falls. Not just an extended shoulder, which is dangerous on a road which people drive 75 mph ▪ Focus pedestrian/bike improvements to schools, Price Chopper, universities, plaza ▪ “Truck Route” instead of bypass ▪ Work to build the “Canton Connector” as in the Master Trail Plan ▪ Develop “wayfinding” signage to trails and alternate, non-motorized ways to traverse the community ▪ Consider visual improvements to “gateways” on Route 310 and Route 11 ▪ Develop off-road trail from Canton Village to Rensselaer Falls using Upper-Lower Lakes ▪ Keep Frank Doldo “Mobility Manager” ▪ Use the Upper and Lower Lakes as a connector to the Village of Rensselaer Falls and Village of Canton for biking, ATVs, hikers ▪ Service drive behind Rite Aid/Bank/Mobil to Price Chopper ▪ There needs to be better zoning on Route 11 in either direction. Prevent sprawl, save the landscape, less entrances and exits. Save the farmland, save the viewsheds. Get together with Potsdam to figure this out. We are running out of time |
| <p>Station 7 & 8: Future Land Uses and Community Specific Recommendations</p> | <p>Station 7 and Station 8 provided aerial maps setup for participants to offer their ideas about the types of future land uses that should or should not occur in the Town and Village of Canton and Village of Rensselaer Falls.</p> <p>The following is a summary of comments received at Station 7 and 8:</p> <p>Rensselaer Falls</p> <ul style="list-style-type: none"> ▪ Develop paper streets in southwest corner of Village between East Street and State Street South ▪ Distance learning center Downtown |

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| | <ul style="list-style-type: none"> ▪ Fireman's field ▪ Maintaining waste water treatment center in the future ▪ Community park, amphitheater, community activity programs ▪ Solar and WiFi ▪ New municipal office space ▪ Community Center Day Care ▪ Drainage and water problems <p><i>Village of Canton</i></p> <ul style="list-style-type: none"> ▪ Preserve and protect Canton's prime soil for agriculture by creating a land use plan for new development between State Street, Main Street and Route 310 ▪ We need a fully public, well-maintained green and they cannot afford to maintain it properly. The town should buy it back or reincorporate it via eminent domain. Put in attractions to draw people to downtown – a playground, a winter skating park, maybe pavilion/band shell. BBQ pits for public events. |
| Input Provided on Written Comment Cards | In addition to gathering input via maps and station boards, participants had the opportunity to provide input on written comment forms. No written comments were received. |
| Next Steps | <p>Next steps for the project include:</p> <ul style="list-style-type: none"> ▪ Summarize public input ▪ Committee Meeting to discuss public input ▪ Revise Vision, Guiding Principles and refine Recommendations ▪ Prepare Draft Comprehensive Plan ▪ Public Open House #3 – Fall 2018 |

This meeting summary conveys our understanding of the items discussed and agreements reached at this meeting. Please forward any additions, corrections and/or questions to my attention.

Submitted by:

Andrew Gillcrist
MJ Engineering and Land Surveying, P.C.

cc: Comprehensive Plan Committee, New York State Department of State (NYS DOS) Representative, File

For additional project information, please visit the following link:

<https://cantonnycprehensiveplan.com/>

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

Attachment A
Canton Comprehensive Plan Public Open House #2
Sign-In Sheet

Town of Canton and Villages of Canton and Rensselaer Falls Comprehensive Plan

Public Open House

Thursday, May 24, 2018

6:30 pm – 8:30 pm

St. Lawrence-Lewis BOCES

40 W. Main St, Canton, NY 13671

Please Sign In

| Name | Affiliation | Email |
|----------------------|-------------------------|------------------------|
| Karin Blackburn | Comp Plan Comm. | |
| Carol Pyncheon | Comp Plan Comm | |
| Ryan Ames | Comp Plan Comm. | |
| Louis Tremaine | Grasse River Heritage | ltremaine@richmond.edu |
| MaryAnn Achary | Town of Canton | |
| Martha Elend | resident | |
| Ben Landry | Res. | benlandry@hotmail.com |
| Karen Beyer | Town of Potsdam | |
| Michael St. Lawrence | Village of Renss. Falls | |
| Rainbow Crabtree | Business owner | cantree33@gmail.com |
| Martha Whalen | resident | whalenm1@icloud.com |



Engineering and
Land Surveying, P.C.

RIVER STREET
LANDING & DEVELOPMENT



Town of Canton and Villages of Canton and Rensselaer Falls Comprehensive Plan

Public Open House

Thursday, May 24, 2018

6:30 pm - 8:30 pm

St. Lawrence-Lewis BOCES

40 W. Main St, Canton, NY 13671

Please Sign In

| Name | Affiliation | Email |
|-------------------|---------------------------------|-----------------------------|
| Kathy Mullaney | Canton Day Care Center | Kmullaney@gmail.com |
| James Blackburn | Citizen of Ren Falls | jblackburn4287@yahoo.com |
| L W RUDIGER | " " Canton | lrodiger@aol.com |
| Klaus Proemel | Village Trustee | kproemel@cantonny.us |
| Ann Henderson | Canton Sustainability Committee | hendersonanne@gmail.com |
| Michael Lemminger | Fourth Coast Entertainment | FourthCoast@twenty20.com |
| Lenore Vander Zee | Sunny Canton | vanderzee@canton.edu |
| Pat Aldern | Church Community Program | galder@stlaw.edu |
| Vance Threlkeld | Greene River Heritage/TADNY | vchitten@twenty.vv.com |
| Sam Mende | Johnsonville | smende@twenty20.com |
| Mattie Lee Carter | resident | mattielee.laerton@gmail.com |
| Leigh Rodriguez | Town/Village | lrodriguez@cantonny.us |



Engineering and
Land Surveying, P.C.

RIVER STREET
PLANNING & DEVELOPMENT



Town of Canton and Villages of Canton and Rensselaer Falls Comprehensive Plan

Public Open House

Thursday, May 24, 2018

6:30 pm – 8:30 pm

St. Lawrence-Lewis BOCES

40 W. Main St, Canton, NY 13671

Please Sign In

| Name | Affiliation | Email |
|--------------------|-------------------------|-------------------------|
| Heidi Ames | SAC Planning / Resident | heid.ames@yahoo.com |
| Paula Traver | Tree County; 45 Eleven | twogrover2@gmail.com |
| JASON PETER HANSEN | USACE RESIDENT | J.PETERHANSEN@USACE.SOL |
| Febby Duren | CBC; Complete Streets | |
| Mikelle McKenna | USACE / Resident | dmckenna@TWCNY.RR.COM |
| Frank Palumbo | Resident | fpalumbo1@verizon.net |
| Jennifer Palumbo | Resident | |
| Jim Dandberg | Town of Canton | |
| Charles Rouse | Village of Canton | rouse.charles@gmail.com |
| Ben Dixon | St. Lawrence Univ. | bdixon@stlawu.edu |
| | | |
| | | |



Engineering and
Land Surveying, P.C.

RIVER STREET
PLANNING & DEVELOPMENT



Attachment B
Canton Comprehensive Plan Public Open House #2
Participant Guide

TOWN OF CANTON, VILLAGES OF CANTON AND RENSSELAER FALLS COMPREHENSIVE PLAN PUBLIC WORKSHOP & OPEN HOUSE #2 – PARTICIPANT GUIDE THURSDAY, MAY 24, 2018

The Comprehensive Plan Committee welcomes you to the Canton Community Public Workshop and Open House. Share your ideas and help shape the future of your community. Please provide input at one or more of the activity stations. If you have any questions about an activity, just ask a member of the project team!

ACTIVITY STATIONS:

WELCOME TABLE

Sign in and get oriented to the open house.

#1 – ABOUT THE PROJECT/THE CANTON COMMUNITY

Learn about comprehensive planning and the effort underway.

#2 – DRAFT VISION AND DRAFT GUIDING PRINCIPLES

Share your comments and ideas about the draft vision and draft guiding principles.

#3 – ECONOMIC GROWTH

Provide feedback on draft recommendations for economic growth.

#4 – RESILIENCY AND SUSTAINABILITY

Provide feedback on draft recommendations for resiliency and sustainability.

#5 – COMMUNITY IDENTITY

Provide feedback on draft recommendations for community identity.

#6 – TRANSPORTATION AND MOBILITY

Provide feedback on draft recommendations for transportation and mobility.

#7 – FUTURE LAND USES

What type of land uses do you want to see and where? Show us on the maps.

#8 – COMMUNITY-SPECIFIC IDEA STATION

Give your thoughts about Rensselaer Falls, the Town and the Village downtown.

#9 – KIDS CORNER

A kids-focused station to get input from our future.



FOR MORE INFORMATION:

PROJECT WEBSITE

CANTONNYCOMPREHENSIVEPLAN.COM

PROJECT EMAIL

CANTONNYCOMPREHENSIVEPLAN@GMAIL.COM

Appendix F

Overview of Past Planning Efforts

CANTON COMPREHENSIVE PLAN: EXISTING PLANS REVIEW

To gain a better understanding of previous planning efforts in the Canton Community, a review of existing planning documents, informational guides and regional plans was conducted. This also includes a review of County-wide plans and initiatives that impact the Canton Community. The Comprehensive Plan takes each of these initiatives into consideration. The goals and recommendations of these plans will be incorporated into the Plan and ensure that the Plan's vision and goals are consistent with previous planning efforts. The following is a summary of these efforts.

Canton Village Brownfield Opportunity Area Step One: Pre-Nomination Study (2011)

In July 2011, the Town and Village of Canton completed Step One: Pre-Nomination Study, of the New York State Department of State (DOS) Brownfield Opportunity Areas Program (BOA). Through this program, the DOS provides financial and technical assistance to municipalities and community-based organizations. The funding can be used to complete revitalization plans and implementation strategies for areas that are contaminated or underutilized. (DEC Website: <http://www.dec.ny.gov/chemical/8650.html>). Step one of the program requires a preliminary analysis of the area which includes a description of current land-use and zoning, existing brownfield sites and a description of the area's potential for revitalization.

The goals of the plan include:

- Protect the shoreline and the natural resources that comprise the Grasse River and its eco-system;
- Revitalize and strengthen the local economy by encouraging the development and redevelopment of underutilized and brownfield properties into an appropriate mix of uses that are compatible with the Grasse River waterfront and the historic Village of Canton;
- Increase the public/private partnerships that already exist between the Town and Village of Canton, the two local universities, the local business leaders and the citizens within the community;
- Increase the value of the shoreline properties, thereby encouraging economic growth and development;
- Maximize public access and enjoyment of the Grasse River; and
- Expand and enhance the land trails network and pedestrian and pedestrian linkages within and to the waterfront area.

Plan recommendations include:

BOA Wide Recommendations:

- Conduct a market analysis by business sector to identify potential business types that, if located in Canton, could fill a local or regional gap.
- Analyze current programs and incentives offered by the Town and Village available to prospective and existing land owners and developers to identify any missed opportunities for providing assistance.

- Undertake a zoning and other land regulation analysis to determine if the current Village Zoning is adequate for each subarea based on the preferred future land uses identified in this Study, the Waterfront Revitalization Plan and other relevant Plans and make recommendations for changes. Based on this analysis, update the Zoning chapter of the Village Code to reflect the preferred changes. Recommendations may include:
 - Changes in permitted uses;
 - Changes in site development and density standards;
 - Creation of planned development district or flexible development options;
 - Grasse River Waterfront protection standards;
 - Standards to incorporate public access to the waterfront in future waterfront development;
 - Buffering and screening standards to address use conflicts and protect neighborhoods; and
 - Identify areas of the Village Code that may be strengthened to combat blight.

Riverside Area:

- Prepare a market analysis for the Riverside Drive and Main Street target sites to determine possible redevelopment scenarios which may include site assemblage.
- Conduct Phase I Environmental Site Assessments on select high priority sites.
- Conduct a transportation/access management study to identify options for improving pedestrian, bicyclist and motorist mobility at the Main Street (Route 11) and Miner Street intersection. (See also Jubilee Area Recommendations)
- Prepare conceptual design alternatives for target sites based on market analysis and preferred redevelopment scenarios.
- Develop a strategy for establishing a waterfront trail along and to the Grasse River waterfront as stated in the Waterfront Revitalization Plan.
- Jubilee Area:
- Conduct a market analysis and determine the redevelopment feasibility of the vacant storefronts in the Jubilee Plaza site to improve the utilization of this property while maintaining current tenancy.
- Work with the property owners to market the vacant store fronts in Jubilee Plaza as well other adjacent vacant and underutilized sites.
- Conduct a transportation/access management study to identify options for improving pedestrian, bicyclist and motorist mobility at the Main Street (Route 11) and Miner Street intersection. (See also Riverside Area Recommendations)

County Highway Department Area:

- Analyze the feasibility of relocating the County Highway Departments Facility outside of the Village. This study would include identification of alternative sites, relocation costs and potential sources of financial assistance for municipalities.
- Conduct a Phase I and II Environmental Site Assessments on the County Highway Department land.
- Support the continued use of the former Kraft Food plant to its full capacity or work with the current owner regarding the establishment of a food processing incubator.

Bend in the River Area:

- Conduct a redevelopment feasibility study of the former co-generation facility to identify potential future land uses based on market, land characteristics and redevelopment costs.
- Undertake an in-depth housing analysis to gain a greater understanding of current conditions and the impact of future residential development on the west side of Stevens Street.
- Improve connectivity of this neighborhood with surrounding services and infrastructure.
- Survey the adjacent neighborhoods and Village residents to determine if Bend in the River Park is adequately meeting their needs.
- Investigate opportunities for access along and to the Grasse River waterfront as stated in the Waterfront Revitalization Plan.

Gouverneur Street Area:

- Develop a streetscape enhancement plan for Gouverneur Street that could be implemented in conjunction with the NYS DOT road resurfacing project expected in the near future if timing allows.
- Identify strategies to work with property owners to mitigate blight.
- Continue efforts to understand the feasibility of developing a footbridge across the Grasse River from Bend in the River Park to the Maple Hill subdivision on the west side of the River which will not only provide an additional east-west connection to the Village but may bring water and sewer to the area.
- Investigate opportunities for public access along and to the Grasse River waterfront as stated in the Waterfront Revitalization Plan.

Canton Profile (2008)

The 2008 Business Guide and Community Profile for Canton, New York, provides an overview of town resources and demographics. This publication also provides information about employment sectors, the business climate, available commercial properties, economic development programs and government services among other information.

This publication provides all the necessary information a business would need that was looking to relocate to Canton. It describes the location of Canton including its proximity to the Canadian border and Canadian markets and its proximity to the Thousand Islands region, Plattsburgh and Syracuse. The publication also describes the skilled workforce that is available in Canton. With a readily available supply of well-educated young individuals from SUNY Canton, St. Lawrence University, SUNY Potsdam and SUNY Canton, Canton offers many potential employees beginning their careers. With Canton's proximity to Fort Drum, there is also an opportunity to capitalize on soldiers who are transitioning out of the military as another potential pool of employees.

The Canton Profile describes the great quality of life in Canton which is important for attracting new employers. Businesses looking to relocate generally want to move to a place that has a good quality of life in order to attract employees. Canton offers low crime rates, healthcare and recreation resources, public and private schools and arts and entertainment opportunities.

Canton Community Action Plan (1998, 2011, 2015)

The Canton Community Action Plan (1998), is a planning effort that was developed by the Canton Community Action Plan Committee to address issues and develop a set of actions to direct the future of

the community. The Plan addresses the whole Town, with an emphasis on the Village of Canton. The Committee, with input from community members, established a set of guiding principles and assumptions for future outcomes in the Town, and used those assumptions to form recommendations and action items.

In 2011, the Plan was updated and identified four goals of highest priority and twelve distinct objectives with recommended actions. This update included land use and zoning recommendations, the incorporation of the Local Waterfront Revitalization Plan (LWRP), and a set of action items to accomplish each objective.

The goals of the plan include:

- Make Canton an attractive, convenient, healthy place to Live
- Support local businesses
- Enhance local government responsiveness and efficiency
- Strengthen Canton's Future through sustainable development

Another update of the Plan was completed in 2015, which included five pillars to focus the energies of the Town and Village of Canton and to provide guidelines and priorities for the community. The 2015 update includes supporting the implementation of the LWRP, developing a Complete Streets policy and the development of a Comprehensive Plan that supports the five pillars of the Action Plan.

The five pillars include:

1. Ensure Canton is an Attractive, Safe, Convenient, Healthy Place to Live, Learn, Work, and Play
2. Support and Expand Local Business and Increase Available Jobs
3. Enhance Local Government Efficiency and Encourage Civic Engagement
4. Support and Promote Community Resiliency and Smart Growth Practices
5. Support and Promote Tourism

Canton Grasse River Waterfront Revitalization Plan (2010)

The Canton Grasse River Waterfront Revitalization Plan (WRP) is an intermunicipal Waterfront Revitalization Plan developed by the Town and Village of Canton and Grasse River Heritage adopted in 2010 and updated in 2018. The Plan considers waterfront revitalization and protection along its 19 miles of the River. The Plan's goals are to enhance opportunities for public access to water-based recreation on the waterways; revitalize Main Street and Riverside Drive and underutilized waterfront commercial properties; develop efficient pedestrian and bicycle friendly transportation access; protect sensitive waterfront resources, open space and scenic resources; preserve historic resources and enhance opportunities for heritage tourism; manage growth; and protect community character and quality of life. The project was funded by an Environmental Protection Fund grant from the NYS Department of State Division of Coastal Resources Local Waterfront Revitalization Program. Since the Plan's adoption the town and village have funded several projects, feasibility studies and Plans to implement this original initiative.

St. Lawrence County Comprehensive Economic Development Strategy (2017)

The St. Lawrence County Comprehensive Economic Development Strategy (CEDS) provides an overarching plan for economic development in St. Lawrence County. The intent of the CEDS is to maximize its unique characteristics in ways that will lead to robust economic activity, diversity and growth.

The plan includes data and background information about the County, an analysis of strengths, weaknesses, opportunities and threats (SWOT), the strategic direction for the County, an evaluation framework and economic resilience in the County.

The vision of the plan states:

St. Lawrence County will build a healthy, diverse and growing economy that will create good jobs for us and our children through the implementation of economic and workforce development initiatives that capitalize on our current strengths, assets and attributes while mitigating the factors limiting our development. The economy we create will be characterized by vibrant small business growth, increased tourism and recreation, renewed manufacturing, diversified and increasingly efficient agriculture, and full capitalization on our educational resources.

The plan also includes a set of goals to guide the County and its municipalities towards a better economic future. These goals include:

1. Retain and expand existing employers within the County by prioritizing activities that assist in ensuring viability through more profitable operations;
2. Increase the County's employer base by expanding efforts that foster a supportive environment for locally-originated startups;
3. Promote outside investment in and relocation to the County by focusing resources on markets that can be reached effectively and by seeking partnerships to reach markets beyond local reach;
4. Initiate a systemic economic development research program that will develop, on an ongoing basis, new ideas to be converted into future development initiatives and actions; and
5. Maintain and enhance the County's physical infrastructure and make the communities of the County attractive and vibrant places for current and potential residents.

St. Lawrence County Agricultural Development Plan (2016)

The St. Lawrence County Agricultural Development Plan was developed by the St. Lawrence County Industrial Development Agency to help strengthen and diversify the County's agricultural economy and to protect and improve farmland. The Plan includes an examination of economic trends using information from the USDA Agricultural Census, a review of real property data from the County and soil data to understand the economic and environmental foundation of the industry. The County also collected information from the farming community by hosting three public workshops, an online survey, and discussions with stakeholder agencies and organizations including Cornell Cooperative Extension of St. Lawrence County, the County Industrial Development Agency, the County Planning Office and the County Soil and Water Conservation District.

The plan includes an economic profile of the agricultural industry in the County, a land analysis, farmer input and goals and actions. The goals of the Plan include:

1. Improve the productivity of farmland.
2. Protect prime soils for agricultural production.
3. Assist with the transition to a new generation of farm operators.
4. Improve the productivity and profitability of farm operations and agribusinesses.
5. Invest in infrastructure that supports the operations of agricultural businesses.
6. Protect and expand the current capacity of value added production in the county.
7. Deliver programs and services that sustain and advance the county's dairy industry.
8. Assist dairy and livestock producers with environmental stewardship.
9. Deliver education and training to help create a qualified labor pool of farm workers.
10. Provide programs and services that promote the expansion of livestock production and increases the average gross sales of livestock producers.
11. Deliver programs and services that increase the annual gross sales of local food producers.
12. Deliver program and services that advance the county's maple industry.
13. Minimize the economic and environmental impact of invasive species on agriculture and forestry, with a particular emphasis on the Emerald Ash Borer (EAB).
14. Provide technical assistance to land owners on achieving a healthy and resilient forest ecosystem and sustainable timber industry.

Grasse River Blueway Trail Plan – DRAFT (2018)

The Grasse River Blueway Trail Plan (Plan) is a regional plan that provides recommendations for the development of the Grasse River as a blueway trail system. Much like a traditional trail system on the ground, a blueway utilizes natural waterways as a trail system for passive aquatic recreation like kayaking and canoeing. These trail systems incorporate place making and waterfront revitalization goals to create recreational as well as economic development opportunities along waterways.

The Grasse River Blueway Trail Plan helps to advance regional waterfront and community revitalization goals, including:

- reclaiming the waterfront as a regional activity center;
- strengthening the physical and economic linkages between the riverfront and developed hamlet centers and villages;
- enhancing water-dependent and water-enhanced businesses;
- increasing public access for water-based recreation and tourism;
- promoting the communities as a regional destination; and
- protecting and enhancing water quality and wildlife habitat

The Plan has three major components including: a profile of the existing River corridor characterizing the River and its ecosystem, identifying communities and settlements and existing assets and attractions on and off the River that the trail is expected to connect; a set of goals; projects and recommended actions for implementing the vision and goals.

The following are the goals established to guide the Plan:

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

Appendix G
Taylor Park Programming Plan

TOWN OF CANTON AND VILLAGES OF CANTON AND RENSSELAER FALLS COMPREHENSIVE PLAN

TAYLOR PARK PROGRAMMING PLAN

Overview

Taylor Park is located in the Town of Canton on the Grasse River, off Miner Street Road. The park is open seasonally and includes changing rooms, a playground, picnic areas and a swimming beach staffed with lifeguards.

The Village of Canton currently leases the land from a private land owner and maintains the property and park facilities. As part of the comprehensive planning effort, Taylor Park has been identified as a key recreational resource and amenity. An assessment of park grounds and facilities has been completed and input from key community stakeholders has been gathered. Based on this assessment and stakeholder input, a series of recommendations has been considered for long-and short-term improvements to the Park.

Feedback from key stakeholders and the public focused around programming needs as well as facility and infrastructure needs. Some programming needs and opportunities discussed include hours of operation, number of lifeguards on duty, expanded use of the park for events, and collaboration with schools. The programming discussion was targeted at how to better utilize the park for active recreation. Topics raised about the facilities included ADA accessibility, the need for an improved picnic shelter and bathroom facilities and seasonal flooding concerns. For a full list of needs and opportunities discussed at public workshops and stakeholder meetings, see **Appendix C and D**.

The following recommendations have been developed based on stakeholder and public input and are divided into Programming Recommendations; Facilities, Grounds and Equipment Recommendations; and Infrastructure Recommendations. A concept plan has also been attached to illustrate the key physical improvements that are recommended.

Taylor Park Recommendations (in no particular order)

Programming Recommendations

1. Support the Canton Recreation Department in expanding program offerings for people of all ages. Recommended programming includes:
 - Fitness classes on the beach
 - Music events

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- Food and beverage events
 - Sports including volleyball, baseball, softball and basketball
 - Swim lessons
 - Environmental education
2. Investigate feasibility of a longer season and extended hours of operation.
 3. Develop a marketing strategy to increase public awareness of Taylor Park, its program offerings and park history.
 4. Encourage local community members to become lifeguards so that staff that would be available for a longer season of operation.
 5. Evaluate current lease agreement for possible amendments to allow fishing.
 6. Encourage collaborative programming with the Canton Recreation Department and local schools, colleges and universities, Canton Free Library, Nature Up North and GardenShare.

Facilities, Grounds and Equipment Recommendations

1. Consider long-term resiliency with any park improvements.
2. Improve accessibility within Taylor Park.
3. Upgrade facilities including playground equipment and bathrooms, including the addition of an outdoor shower.
4. Formalize parking area and create overflow parking.
5. Expand the current pavilion or build a second pavilion to accommodate larger events.
6. Construct a boat launch, storage facility and pick-up/drop-off area for canoes and kayaks.
7. Improve locker room facilities.
8. Add picnic tables and barbeque sites.
9. Explore opportunities for concession stand or food trucks.
10. Add loop trails for increased pedestrian and recreational opportunities.
11. Address seasonal flooding and drainage parkwide.

Infrastructure Recommendations

1. Identify alternatives to increase capacity of the current well.
2. Locate new facilities out of seasonal flooding areas.
3. Assess the current electrical infrastructure and develop a plan for upgrading the electrical system.
4. Assess current septic system and investigate the feasibility of upgrades to increase capacity.

Taylor Park Concept Plan

The Taylor Park Concept Plan illustrates the physical improvements recommended for Taylor Park. These recommendations reflect the input received through stakeholder outreach and an assessment of existing conditions within the park. Improvements illustrated include a grass swale for flooding and erosion mitigation, improved playgrounds and picnic areas, the addition of walking trails, improved parking, new pavilion, a kayak/canoe drop-off, boat launch and storage facility among other improvements.

TAYLOR PARK DRAFT CONCEPT PLAN

