



Town and Village of Canton, St. Lawrence County
Canton Village Brownfield Opportunity Area
Step One: Pre-Nomination Study

Submitted By:
Town of Canton
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TABLE OF CONTENTS

SECTION I:	1
PROPOSED PROJECT, BOUNDARY AND PUBLIC PARTICIPATION.....	1
A. COMMUNITY OVERVIEW AND DESCRIPTION.....	1
B. PROJECT OVERVIEW AND DESCRIPTION.....	9
C. BROWNFIELD OPPORTUNITY AREA BOUNDARY DESCRIPTION & JUSTIFICATION .	10
D. VISION STATEMENT, PLANNING PRINCIPLES AND GOALS.....	13
E. COMMUNITY PARTICIPATION TECHNIQUES AND PROCESS	14
SECTION II:.....	17
PRELIMINARY ANALYSIS OF THE BROWNFIELD OPPORTUNITY AREA	17
A. EXISTING LAND USE AND ZONING.....	17
B. BROWNFIELD, ABANDONED AND UNDERUTILIZED SITES	21
C. LAND OWNERSHIP	29
D. NATURAL RESOURCES	29
E. SUMMARY OF PRELIMINARY ANALYSIS AND RECOMMENDATIONS.....	32
SECTION III:.....	39
PROPERTY DESCRIPTION PROFILE SHEETS	39
APPENDIX A.....	40

SECTION I: PROPOSED PROJECT, BOUNDARY AND PUBLIC PARTICIPATION

A. COMMUNITY OVERVIEW AND DESCRIPTION

Regional Settings

The Town and Village of Canton are located in St. Lawrence County in New York State. The Town of Canton also includes the Village of Rensselaer Falls and the Hamlets of Morley and Pyrites. The Town of Canton encompasses 105.89 square miles while the Village is 3.34 square miles. Canton is located in the center of St. Lawrence County in the Adirondack foothills, twenty miles from the Canadian border, and nineteen miles to the St. Lawrence River. It has been the county seat since 1830, and as such, many of the County's government operations and services are located in Canton. The Village is also home to St. Lawrence University and the State University of New York-Canton.

Once a mill town and agricultural community, today Canton's largest industries are education and government although agriculture continues to play a significant role in Canton's local economy and rural character.

Historical Background

Historically, the Town of Canton was an important location for farming and a prosperous mill Town utilizing the power of the Grasse River and Oswegatchie River to power lumber and grist mills. Daniel Harrington of Connecticut established Canton's first settlement along the Grasse River. Stillman Foote, an emigrant from Middlebury, Vermont, built the first gristmill on the Grasse River. In 1801, he purchased a one-square mile area on the Grasse River (which is now the Village of Canton and within the Brownfield Opportunity Area). The Town was incorporated in 1805 as St. Lawrence County's sixth town. The Village of Canton was incorporated in 1849.

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

While industries dependent on the power of the Rivers dominated, the educational industry became more prominent with the founding of St. Lawrence University in 1856 and the Agricultural School at St. Lawrence University in 1906, a state sponsored school which became

independent from the University in 1925. Canton's focus on the educational industry came with the expansion of the State Agricultural and Technical College (now SUNY Canton) on the west side of the Grasse River and St. Lawrence University's expansion on the east side.

Today, St. Lawrence University, a private liberal arts school of 2,100 students, and the State University of New York-Canton, a four-year school of 3,000 students with a curriculum that focuses on the opportunities and challenges of technology, are the major employers in the community.

As with most college towns, particularly small ones, the local economy has become dependent on universities as both employers and consumers (students, visitors etc.). It is the desire of the Town and Village to continue to meet the needs of the universities and enhance the partnerships and physical connections between the campuses and the community, while seeking new opportunities to grow and diversify the local economy.

Demographics

The following analysis summarizes demographic data for the entire Town and the Village of Canton where the Brownfield Opportunity Area (BOA) program is located. In 2009, the Town of Canton had a population of 10,482 including 5,942 residents in the Village of Canton, according to Claritas Inc.¹ The Town's population grew 1.4% from 2000 to 2009 and is projected to grow by less than 1% over the next five years. The Village's population is projected to grow by less than 1% through 2014. According to the 2000 Census, St. Lawrence County had a population of 111,931. Estimates from Claritas Inc. show that the County's population has declined 2.2% to 109,522 in 2009 but is projected to decrease by less than 1% in 2014. The Town accounts for 9.6% of St. Lawrence County's population.

Table 1: Age Characteristics									
	St. Lawrence County			Town of Canton			Village of Canton		
	2000	2009	% change	2000	2009	% change	2000	2009	% change
Under 5 years	6,065	5,910	-2.6%	443	443	0.0%	176	164	-6.8%
5 to 20 years	28,257	24,628	-12.8%	3,470	3,157	-9.0%	2,315	2,210	-4.5%
21 to 44 years	37,978	36,253	-4.5%	3,343	3,452	3.3%	1,905	2,085	9.4%
45 to 64 years	25,088	27,555	9.8%	1,902	2,153	13.2%	800	817	2.1%
65+ years	14,543	15,176	4.4%	1,176	1,277	8.6%	686	666	-2.9%
Total	111,931	109,522	-2.2%	10,334	10,482	1.4%	5,882	5,942	1.0%

Source: US Census Bureau (2000). Claritas (2009).

The age characteristics of a community can impact many aspects of a community including demand for services for youth and seniors, education, housing type and tenure; and the local

¹ Claritas develops population estimates based on the most recent estimates produced by the Census Bureau at the national, state, and county levels. Population growth is then projected using forecasts provided by WEFA, an econometric forecasting firm. At smaller geographic levels, a variety of other sources, such as estimates from local agencies, household and consumer marketing databases, and other proprietary sources may also be used. While the estimates are useful for projections, it should be noted that the margin for error for small areas like small cities and census tracts is larger than for a state or region.

economy. Table 2 denotes the Town's and Village's population by age as a percentage of the overall Town and Village population.

Between 2000 and 2009, all age groups in the Town of Canton with the exception of pre-school children (under 5 years) and school-aged children (5 to 20 years), experienced growth in population. Adults (45 to 64 years) experienced the greatest population increase between 2000 and 2009 for the Town of Canton and St. Lawrence County as a whole. In comparison, the Village of Canton had an increase of 2.1%. This age group is considered a person's "peak earning years." This particular population concentration is an important characteristic of labor force availability and is a positive factor for the Town and County.

Seniors (65 years and older) also increased by 8.6% in the Town and 4.4% in St. Lawrence County, but declined 2.9% in the Village. The growth in senior population in the Town will have an impact on the availability of senior services including health care and housing for seniors including assisted living facilities and nursing homes.

Table 2: Age Characteristics				
	Town of Canton		Village of Canton	
	2009	% of Town	2009	% of Village
Under 5 years	443	4.2%	164	4.2%
5 to 20 years	3,157	30.1%	2,210	30.1%
21 to 44 years	3,452	32.9%	2,085	35.1%
45 to 64 years	2,153	20.5%	817	13.7%
65 years and older	1,277	12.2%	666	12.2%
Total	10,482	100.0%	5,942	100.0%

Source: US Census Bureau (2000). Claritas (2009).

The number of pre-school children remained unchanged town-wide but declined 6.8% in the Village and 2.6% in the County. School-age children (5 to 20 years) also declined during the period for the Town, Village and County. Significant decline in the number of children could have impacts on the school district, after-school services and child care.

Transportation

U.S. Route 11 (Main Street and Gouverneur Street in the Village) is Canton's most significant roadway and is the major east-west route through St. Lawrence County. In 2008, New York State Department of Transportation (NYSDOT) completed an upgrade strategy for U.S. Route 11 in Canton beginning at the intersection of Route 68 and continuing north to the intersection with Stiles Avenue. According to NYSDOT, the objectives of the project are to improve pavement conditions and storm drainage, to correct existing and emerging operational problems and safety related deficiencies, as well as to improve pedestrian and bicycle access. The construction of this project is expected to begin in 2012 with completion in 2013. Because Route 11 is a difficult road to cross on foot even with the planned road upgrades, the Town and Village of Canton have received a New York State Department of State grant through the State Environmental Protection Fund Local Waterfront Revitalization Program to complete a feasibility study for a pedestrian crossing under the Route 11 Bridge. That study is expected to commence in 2011 with the anticipation that if the feasibility study identifies a viable strategy for a pedestrian

crossing under the Bridge, that NYSDOT will partner with the Town and Village to incorporate the pedestrian crossing into the larger Route 11 project.

Other major roads within the BOA include State Highway 68 and County Road 27 (Park Street/Riverside Drive). Traffic counts for the area's roadways are provided in the Table below. Route 11 and Park Street are both considered arterial roads by NYS DOT; Buck St and Riverside Dr are considered collector roads. The Annual Average Daily Traffic counts for the roadways listed below fall well within the recommended volume ranges for the road types, and therefore any additional traffic volume generated by new businesses on these roadways can be supported for the existing road infrastructure.

Table 3: Traffic Counts for Major Roadways		
Road/Highway	Annual Average Daily Traffic	Count Year
Buck Street from Dies Street to Miner Street	500	2005
Park Street between Main Street and County Road 1	6,435	2009
Route 11 to Riverside Drive	19,860	2008**
Route 11 from Riverside Drive to Court Street	16,630	2008**

Source: NYS DOT Traffic Volume Report

** these counts are estimated from actual counts taken in 2007

Through Canton, CSX Transportation operates freight service traveling to Massena, Gouverneur, Potsdam and Norwood. Ogdensburg can be reached through St. Lawrence Railroad.

Greyhound, Adirondack Trailways, Thousand Island Bus lines, St. Lawrence County Public Transportation and Birnie Bus tours provide bus service to and from Canton. Service is provided to Massena, Ogdensburg, Potsdam, Gouverneur, Watertown, Syracuse, Plattsburgh, Utica, Rochester, Albany, New York City, Buffalo, Burlington and Montreal.

Community Infrastructure

Verizon offers phone and high speed internet to the Town and Village of Canton. Cable television is offered through the Time Warner Cable Company.

Water Supply

Public water serves 7,055 users, primarily in the Village, but also some of which are located within the Town of Canton. The remaining Town is served by wells. According to the *Annual Drinking Water Quality Report for 2009*, the Village's primary source of water is groundwater drawn from the Upland System. The Upland System consists of a 1.0 million gallon reservoir, caisson and groundwater extraction wells located at Dinsdale and Barrett Roads, and infiltration galleries located at O'Brien, Collier and Barriger Roads, about three miles of six-inch water

transmission main, and six miles of eight-inch transmission main, respectively. Water from this source is chlorinated before being conveyed to the Village via six miles of 12-inch transmission main from Waterman Hill. Use of the Upland System for water is at capacity and additional sources of water are currently being explored by the Village as well as leak detection and repair.

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

Sewage Disposal

There is a municipal sewer system in the Village that serves most, but not all, of the Village. The wastewater treatment facility opened in 1995 and is located on Canton Morley Road at the southern end of Village. Its effluence discharges into the Grasse River. The majority of the Town is supplied by septic systems. No further expansion of the public sewer system is planned.

Housing

According to 2009 Claritas data, the Village of Canton had 1,724 housing units of which 91.0% were occupied. The Town of Canton as a whole had 3,683 housing units of which 90.9% were occupied. Owners make up 65.4% of the occupied housing in the Town and renters 34.6%. Since 2000 the number of housing units in the 5.3% in the Village and 4.8% in the Town. The number of housing units has increased greater than the number of people.

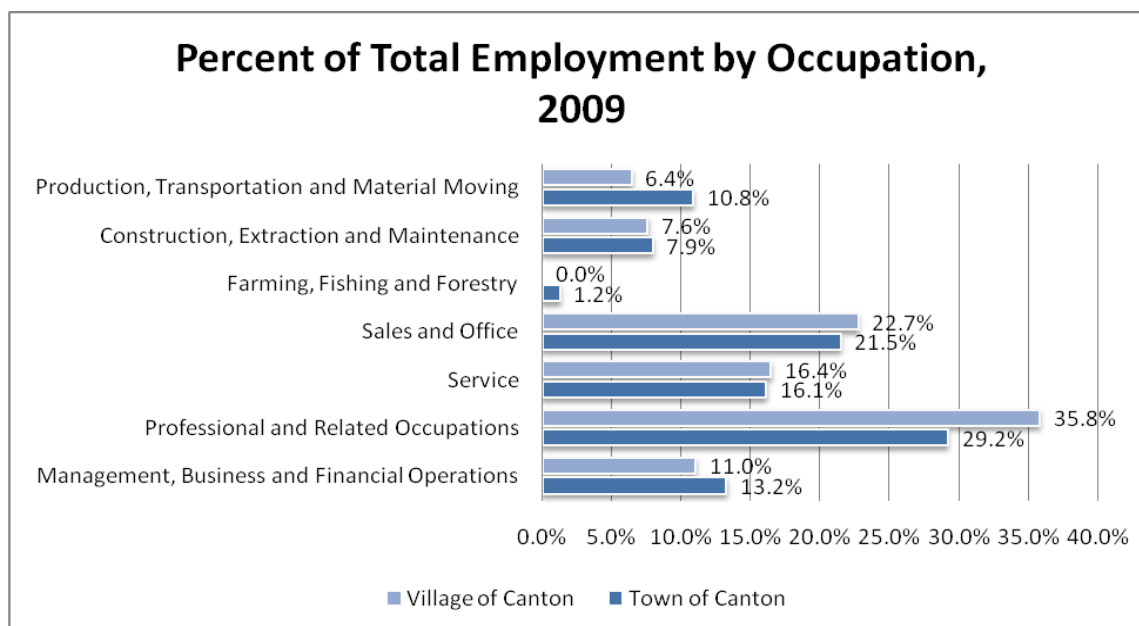
In the Village, where an abundance of student and faculty housing exists, single family structures comprise 52.7% of all housing units and multi-family buildings of three or more units comprise 39.3%. The predominant housing type in the Town of Canton is the single family structure, which makes up 60.3% of the market in 2009. Multi-family buildings of three or more units comprise 20.7% of the entire housing stock in the Town and are almost entirely located in the Village of Canton, while Mobile homes and trailers account for 14.4%.

One factor in assessing general housing needs within a community is the availability of housing choice. A healthy housing market should provide sufficient opportunities to its residents to secure good quality units that address their particular needs in terms of number of bedrooms, location, price and other considerations. The generally accepted standards for measuring availability in a healthy housing market are vacancy rates in the area of 5% for rental units and 1% for purchase housing. Vacancy rates for rental housing (2000 Census) were significantly higher in Canton with 11.0% in the Town and 11.1% in the Village. The homeowner vacancy rates were closer to a healthy norm at 1.5% and 1.7% for the Town and Village respectively. Therefore for prospective renters, there are more than enough units available, while homebuyers have less choice but there is enough availability to be considered a “healthy market” in both the Village and the Town. When trying to attract prospective businesses to develop within the Village of Canton and specifically on sites within the BOA, both rental and owner housing are available in both the Town and Village.

Employment

The civilian labor force consists of residents (aged 16 and older) who are employed or who are actively seeking employment, excluding those enrolled in the armed forces. According to Claritas estimates, 60.5% of the Town of Canton's working age population and 57.6% of the Village's population participated in the civilian labor force in 2009. By comparison, 51.1% of St Lawrence County's population participated in the civilian labor force in 2009. Claritas also reports that unemployment in the Town was 8.4%, 11.2% in the Village and 4.72% in the County in 2009. The most recent statistics from the New York State Department of Labor indicate that St. Lawrence County had an unemployment rate of 9.9% for the month of December 2009. New York State had an unemployment rate of 8.8% for the same period. Unemployment data for the Town and Village of Canton are unavailable.

As the chart below illustrates, the majority of Town residents worked in professional and related occupations (29.2%) and sales and office occupations (21.5%). Similarly, these were also the most common occupations in the Village of Canton. For the County, Sales and Office made up 23% of occupations, Service made up 20.9% and Professional and Related Occupations made up 19.9%.



Source: Claritas Inc. (2009)

Income

Personal income is one of the most important indicators of the economy and one of the most important variables in creating a vibrant community for the future. Understanding the income characteristics of the community is also important in determining the community's wealth as well as the ability of residents to maintain housing, contribute to the local tax base and participate in the economy.

According to 2009 Claritas estimates, median household income for the Town of Canton was \$43,627 and for the Village of Canton it was \$45,500. By comparison, St. Lawrence County has a median household income of \$39,876. Approximately 45.8% of residents in the Town of Canton are considered to have low or moderate incomes (households with incomes less than 80% of the St. Lawrence County median as defined by the U.S. Department of Housing and Urban Development). Further, 27.1% of Town residents are very low income (incomes below 50% of the County median income). In comparison, 44.2% of Village residents are low and moderate income and 30.1% are very low income (below 50% of median income). Additionally, 10.3% of the Town's families and 11.8% of the Village's families are estimated to be living below the poverty level. In the County, 12.46% of families are estimated to be living below the poverty level.

Community Land Use and Development Patterns

The settlement and development of the Town and Village of Canton is historically centered on the Grasse River which served as a source of power for mills in the 19th Century and early 20th century and a source of water for agriculture. Today, the River primarily serves as a natural resource and recreational asset. The Village of Canton remains the focal point in the Town home to St. Lawrence University, SUNY-municipal and County offices and services and more. The Village "downtown" is an historic district with a mix of retail, office and service businesses, entertainment, residential, educational, recreational and community service uses. Industrial uses are scarce in the Village. With the closure of the Kraft Foods manufacturing plant on the River, a co-generation plant is the only industrial use in the Village. Radiating outward from the downtown the Village remains fairly densely populated with a greater proportion of residential uses including a significant concentration of multi-family dwellings on the east side of the Village. An additional concentration of commercial uses exists at the eastern edge of the Village at the intersection of Main Street (U.S. Route 11) and County Route 68.

Main Street in the Village is also U.S. Route 11 which serves as the major east-west transportation route along the northern border of New York State. As a result, pass-through truck and automobile traffic in downtown Canton is significant and conflicts with the pedestrian friendly scale of downtown Canton. Within the Village, the Route 11 Bridge is the only vehicular means of crossing the Grasse River and connecting the east and west side of the Village. There is a pedestrian bridge crossing the River at SUNY-Canton connecting to Riverside Drive.

Outside the Village of Canton, land use and development becomes rural with a mix of agriculture, vacant, forest and residential land uses. There are greater concentrations of residential land use in the hamlet of Pyrites along the Grasse River on the southern end of the Town; in the hamlet of Morley, also along the Grasse River at the Town's northern border with Madrid; and in the Village of Rensselaer Falls which is located on the western edge of the Town on the Oswegatchie River.

Recent Planning Initiatives and Studies

Canton Grasse River Waterfront Revitalization Plan. The Town and Village of Canton developed an intermunicipal Waterfront Revitalization Plan for the Grasse River which runs 19 miles through the Town from south to north and through the Village Canton. The majority of the BOA boundary is within the boundary of the waterfront revitalization area in this Plan. The Waterfront Revitalization Plan addresses the following issues: enhancing opportunities for public access to water-based recreation on the waterways; revitalizing Main Street and Riverside Drive and underutilized waterfront commercial properties; developing efficient, pedestrian and bicycle friendly transportation access; protecting sensitive waterfront resources, open space and scenic resources; preserving historic resources and enhancing opportunities for heritage tourism; growth management; and protecting community character and quality of life. The Plan was adopted by each the Town and Village in early 2010. The project was funded by an Environmental Protection Fund grant from the NYS Department of State Division of Coastal Resources Local Waterfront Revitalization Program.

The Canton Community Action Plan (CCAP) Plan Update – 2010. The Town and Village are just completing CCAP which is an update to the 1998 CCAP. The update is a comprehensive multi-year plan for economic and community development. It identifies twelve distinct objectives, with recommended actions to be accomplished. The Action Plan is intended to serve as a guide to economic and community development activities and to the grant writing and fundraising to be done to accomplish those activities.

Other Existing Plans

The Town and Village of Canton have conducted a number of planning and economic development initiatives over the last decade; however, neither the Town nor Village has developed a new Comprehensive Plan since 1968. The following is a summary of planning initiatives since the first Master Plan.

- The Master Plan – Canton Town and Village (1968) – This plan summarized Canton's community character, population trends, land use and housing characteristics and provided a capital program for Canton.
- Canton Town and Village: A Summary of Township Planning and Village Design Report (1976) – This plan summarized a series of five community workshops on population and economics, housing analysis, planning factors in rural Canton, urban design factors in the Village, and Town and Village implementation. Following this plan, a new zoning ordinance was created for the Town.
- Town of Canton Plan (1982) – This plan addressed housing, community facilities, businesses, energy transmission lines, and soils as well as offered a series of goals and planning objectives.
- Economic Development Planning Report (1993) – This report included a needs assessment survey and identified potential economic development initiatives for the Canton Local Development Corporation.
- Report on Parking, Village of Canton (1996) – This report included an analysis of employees in downtown and looked at potential sources of parking revenue.

- Downtown Canton, New York: A Snapshot of Its Strengths, Weaknesses, Threats and Opportunities (1996) – This report was prepared following a two-day visit to Downtown Canton where meetings were held with citizens, business owners, public officials, and university representatives. Strengths, weaknesses, threats, and opportunities were identified and recommendations were made for future development goals.
- Canton Community Action Plan (1998) – This plan identified barriers to community development, suggested strategies to address those barriers, and identified fifty recommendations. The plan is in the process of being updated by the Canton Economic Development Steering Committee.
- Forging Our Future: A Six-year Economic Development Initiative for the Town and Village of Canton (2001) – This report discussed the development climate, described existing economic development initiatives, and provided specific projects for the future.
- Town of Canton: Strategic Planning Initiative (2004) – This plan consolidated and prioritized recommendations from previous studies for the Town and Village of Canton from the previous 40 years. A summary policy matrix includes potential partners, funding sources, and implementation steps.
- Business Guide and Community Profile for Canton New York: A Historic Community with a Promising Future (2007) – This plan provides a community profile which includes demographics and employer information, discusses the retail market and business climate, provides information on available properties and business resources as well as provides information on the history of Canton and its quality of life.
- Town and Village of Canton Grasse River Waterfront Revitalization Plan (2009) – This is a comprehensive land and water use plan for the Grasse River waterfront. The plan identifies long-term uses along the waterfront and specific projects for implementation. This plan is designed to be used in conjunction with an established management program, in hopes of significantly increasing Canton's ability to attract development activities that will best take advantage of the unique cultural and natural characteristics of their waterfront. This plan also serves to enhance the conservation and protection of natural resources.

B. PROJECT OVERVIEW AND DESCRIPTION

Brownfield concerns are affecting the economic climate of the business sector in Canton. These areas are located along prime real estate sectors that could yield interesting and profitable development potential in the coming years, if these areas were remediated and utilized to promote greater access to the Grasse River shoreline. Residents and property owners are impacted by this unaddressed problem.

In a recent scenario, a local business in the proposed project corridor has undergone the cleanup necessary to remove contaminated soil. However, during the initial investigation, it was discovered that migration of soil contamination has occurred along the path of current infrastructure – water and sewer lines. This discovery has raised concerns among adjoining property owners that the migration of contamination, over the last 50 years, may have devalued their property. For the local business, the prospect of additional cleanup activities for contamination that cannot be clearly identified as his problem may actually force him out of

business. This scenario, replicated numerous times within the proposed project corridor of Riverside Drive and Gouverneur Street, could have a devastating impact on the economic growth of Canton.

The project areas are mixed residential and commercial uses, with a Senior citizen housing complex adjacent to one target site and low income housing located in the second target site. The potential for costly cleanup initiatives has many landlords refusing to address the issue, and property will most likely remain unmarketable as long as there are any questions as to devaluation, should additional contamination be found.

Within the BOA there are 36 brownfield, abandoned or underutilized sites identified totaling approximately 73 acres. The brownfield sites are widely dispersed throughout the BOA on 27 parcels totaling 65 acres. Most of the brownfield sites are suspected, rather than known to be contaminated, due to either prior or current use of the site or adjacent sites.

The abandoned or underutilized sites are equally dispersed throughout the BOA on 9 sites totaling 7.72 acres and represent everything from parking lots and vacant strip mall storefronts to the underutilized Kraft Foods plant and co-generation facility.

C. BROWNFIELD OPPORTUNITY AREA BOUNDARY DESCRIPTION & JUSTIFICATION

The BOA boundary area, as depicted on the Boundary Map, encompasses all of the brownfield, abandoned and underutilized sites along the Grasse River where industry was historically located in the Village of Canton along the Grasse River. The boundary also includes areas within downtown Canton that are potentially influenced or affected by the current conditions and perceptions of these underutilized properties including some residential neighborhoods and recreational areas. The BOA boundary, wherever practical, follows streets or the Grasse River. The Grasse River is an important natural feature flowing through the BOA from south to north. Main Street (U.S. Route 11) cuts east-west through the BOA.

BOA Boundary

North of Main Street

Beginning at the intersection of Riverside Drive and Fairlane Drive, the boundary runs: southerly along Riverside Drive; then easterly along Chapel Street; then southerly along Hodskin Street; then easterly behind the row of buildings bordering the northerly side of Main Street; then southerly along Court Street; then westerly along Main Street (U.S. Highway Route 11), across the Grasse River including the parcel of land on the western shore of the River(Cascade Inn) and then downriver along that westerly bank until just below the middle islands where it travels easterly to the point of beginning.

South of Main Street

Beginning at the intersection of Main Street (Route 11) and Park Street, the boundary runs: southerly along Park Street to the easterly –most corner of the St. Lawrence County Highway Department – owned property; then follows the southerly bounds of that County-owned property to Miner Street Road; then southerly along Miner Street Road ; then southwesterly along Lincoln Street; then southeasterly along Stevens Street to the Grasse River shoreline; then downstream along the right hand (northerly then easterly) shoreline of the Grasse River to the upriver side of the railroad right-of-way and bridge; then southwesterly along the railroad right-of-way and bridge; then northerly along Gouverneur Street to Law Lane; then encompassing all properties abutting the westerly side of Gouverneur Street, running northerly to Highway Route 68; then easterly along Main Street to the point of beginning.

For purposes of the BOA boundary line, Park, Chapel, Buck, Stevens, Lincoln and Hodskin Street right-of-ways are not included in the boundary. Rather, the BOA boundary line terminates at the property line at the right-of-way.

BOA Sub-Areas

Within the Brownfield Boundary five sub-areas have been identified as focal areas, each with their own characteristics and needs. The sub-area boundaries are depicted on the BOA Sub-Areas Map.

Riverside Area (Subarea A) - This subarea focuses on Riverside Drive and portions of Main Street along both sides of the Grasse River. It is a gateway to the historic Village downtown. Riverside Drive offers a key opportunity for waterfront and downtown revitalization. This revitalization has begun with the adaptive reuse of the Gray Lanes building into a mixed use offices with upper floor residential structure. In addition to its waterfront opportunities, Riverside Drive directly connects to the SUNY-Canton footbridge, which carries foot traffic from campus into downtown. The current character of Riverside Drive, however, is not pedestrian friendly. Many past and present land uses along Riverside Drive have related to auto repair and service stations, including one key brownfield site which may have contaminated adjacent sites. None of the waterfront adjacent properties are dependent on or enhanced by their waterfront location. It is envisioned that this corridor could be a vibrant mix of retail, office and residential uses benefiting from their location on the River with a riverfront walk and inviting streetscape. The best opportunity for revitalizing this corridor may be to assemble these small sites into one or two larger redevelopment sites. This will not only create more end-use opportunities but will maximize the efficient use of this high value waterfront real estate.

Main Street represents the Town and Village's busiest corridor – U.S. Route 11. The vehicular use of Main Street establishes it as the highest profile corridor for business location. On the other hand, the Route 11 traffic – both local and through-traffic - can be an impediment to pedestrian and local vehicular circulation. As reported earlier in this study, Route 11 through the Village will be resurfaced with other improvements in the next five years as part of a Department of Transportation project. The present mix of land uses on the south side of Main Street both on the water and east are neither water-related nor water-enhanced, and have likely been contaminated by the former gas station on the corner of Main and Miner Streets which is now a vacant lot where some environmental remediation has taken place. The Waterfront

Revitalization Plan encourages a high value mix of waterfront-enhanced, if not water-related, uses developed in a manner that is in keeping with the historic character and pedestrian scale of downtown Canton.

Jubilee Area (Subarea B) - This subarea focuses on the vacant storefronts within the Jubilee Plaza and the vacant lots surrounding it on Miner Street. With the large parking lot and quick access to Main Street, this plaza and adjacent properties represent some prime vacant and underutilized land in the heart of downtown. Within the plaza is an empty grocery store which has been vacant for years and currently four operating businesses. The plaza is the transition between commercial areas of Main Street and the residential neighborhoods of Miner Street Road and Pine Street. The vacancies in this plaza, particularly the former Jubilee Foods, have impacted downtown as a source of blight and symbol of economic struggle.

County Highway Department Area (Subarea C) – This subarea focuses on the railroad tracks that run through the Village. Historically this area was greatly impacted by the railroad until the 1950's. Currently there is no depot in Canton, but the tracks are still in use. This area is a combination of industrial and residential including the former Kraft Food plant, which is currently being used, but not nearly to capacity, the Hoot Owl Bar (former rail depot) and associated other properties, the St. Lawrence County Highway facility and an infill of residences. The County facility has a major impact on this area due to its aesthetic appearance, potential contamination and truck traffic. Its relocation elsewhere is considered key to improving this sub-area.

Bend in the River Area (Subarea D) – This subarea focuses on Bend in the River Park on the Grasse River. Included in this area are: a former co-generation facility; the Village's riverfront park which includes the former land fill and inactive water treatment facility and the public ice-skating pavilion; the Village highway garage; vacant land; and residential homes. For years the former landfill has defined the way this area developed, yet the co-generation facility remains the most influential site today. Although the west side of Stevens Street does not have Village water or sewer, the underutilized and vacant land within this area represents one of the best opportunities for additional residential development. In addition, the Waterfront Revitalization Plan recommended the development of a footbridge across the Grasse River at Bend in the River Park to create another east-west connection within the Village and also to carry the needed utilities across the River to the Maple Hill development on the westerly side of the River.

Gouverneur Area (Subarea E) – This sub-area focuses on the gateway corridor along Gouverneur Street; including the westerly bank of the Grasse River. Gouverneur Street is U.S. Route 11 and, as such, is a major roadway. While the corridor is probably best suited for commercial development with its good transportation access, it is presently characterized by a wide mix of uses including the County jail, commercial and residential uses and vacant land. It is a corridor in transition balancing residential properties with some commercial blight that has set the tone for the corridor over the years. A key example in the middle of the corridor is the detrimental appearance of the Mace Motors property. The improvement or redevelopment of this site is considered important to the overall future of the corridor.

VISION STATEMENT, PLANNING PRINCIPLES AND GOALS

As discussed in Subsection A above, the BOA is located almost entirely within the Waterfront Revitalization Area boundary of the Grasse River Waterfront Revitalization Plan adopted by the Town and Village of Canton in 2010. The Waterfront Revitalization Plan includes a “vision statement” a set of “planning principles” and “goals” based on a Visioning Workshop and follow-up community meeting held in 2009. The BOA project was also discussed as part of that Visioning Workshop.

To further engage the community in the BOA project, The Town and Village of Canton held a community workshop on the BOA in June 2010 that, among other topics, discussed the Vision for the Brownfield Opportunity Area. At this meeting, workshop participants confirmed that the Vision Statement and Planning Principles from the Waterfront Revitalization Plan should be applied to the BOA for all parcels located within the boundary of the Waterfront Revitalization Area. The following is a vision for this BOA based on public input and the Waterfront Revitalization Plan. In addition, the following Vision Statement and Goals have been developed for the entirety of the BOA.

Vision Statement

Downtown Canton is attractive, walkable and culturally vibrant, benefitting from and enhancing the quality of life inherent in a small college town. The Grasse River is a richly diverse and healthy ecosystem with easy public access and an abundance of recreational opportunities. The diverse local economy positively impacts surrounding neighborhoods. New development protects and complements the riverfront and is consistent with the Village’s architecture and character.

The Town and Village of Canton consider its BOA Program to be critically important in meeting the community’s vision for the future and the Grasse River Waterfront Revitalization Plan. The goals and objectives of the BOA Program include the following:

- *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.*

D. COMMUNITY PARTICIPATION TECHNIQUES AND PROCESS

A “Public Participation Plan Outline” was developed as part of this process to ensure that the community is engaged in the development of this study. The Public Participation Plan is included in Appendix A of this study. The Public Participation Plan identifies partners and stakeholders, workshops and other potential opportunities for public and property owner engagement and techniques for outreach by using those that have the best chance of success in reaching the community based on past experience and other proven methods.

Community participation in developing the BOA began during the development of the Canton Grasse River Waterfront Revitalization Plan adopted by both the Town and Village in early 2010. As stated previously, the BOA is almost entirely located within the boundary of the Waterfront Plan. As part of developing that plan, a visioning workshop was held which introduced both the Waterfront Plan and the BOA projects and included a highly interactive discussion about the desired future for the waterfront and the Village. Following that workshop there were two sets of focus group discussions held on different topics relevant to both the Waterfront Plan and the BOA including economic development and tourism, open space and natural resource protection, recreation and historic preservation. A survey was mailed to all property owners on the Grasse River to gain information regarding their future plans and input on some of the possible projects and strategies for the waterfront going forward. Finally, there was a public meeting to present and discuss the draft Waterfront Revitalization Plan.

In order to ensure that the vision, planning principles and goals of the Waterfront Revitalization Plan were in concert with the vision and goals for the BOA, an additional public workshop was held in June 2010 to discuss the particular elements of the BOA program and how it interrelates to the Waterfront Revitalization Plan.

In June 2011, the findings of the draft Pre-Nomination Study including the draft Vision Statement, goals, BOA area boundary and identified preliminary target sites with preliminary recommendations for further study or action were presented to the community at a public meeting.

The outreach for the BOA workshops included an announcement on the Town and Village website, a printed flyer that was posted in prominent places in the Village, a press release to the local print media: *The Watertown Times* and *The Plaindealer*; e-mails announcing the workshop to all identified stakeholders and the lists of residents who had previously attended meetings and workshops or who had previously expressed interest; emails to SUNY-Canton and St. Lawrence University to send out to all faculty and staff.

The presentation and meeting summary notes for both workshops were posted on the Town and Village website. A summary of the public workshop input is included on the following pages.

**Summary Meeting Notes
Town and Village of Canton
Brownfield Opportunity Area Project Public Workshop #1
June 3, 2010**

- Introductions were made by Canton Supervisor, David Button. Mr. Button explained the history of the project which is being funded through a grant from the NYS Dept. of State, Division of Coastal Resources Brownfield Opportunity Areas (BOA) Program. Mr. Button introduced the residents who are part of the Advisory Committee who were in attendance including Mayor Charlotte Ramsay, Tom Cutter, Jane Semple, Lynn Fox and Linda McQuinn; the consultants, River Street Planning and Development; and the Dept. of State representative who was available via telephone for the presentation as he is unable to travel due to the lack of a State Budget.
- River Street Planning presented information using a Power Point Presentation (which will be available on the Town/Village website) about the Canton Economic Areas Project. The definition of a brownfield or underutilized site, and the benefits, structure and intended outcomes of the State BOA Program were described. The Canton Committee has identified two target areas: in the Village and in Pyrites -- that meet the above criteria.
- The DOS representative commented that with regard to redeveloping brownfields (real or perceived) what scares developers and what is a bigger obstacle to redevelopment is the uncertainty of whether or not a site is contaminated – not knowing that it is and what it will take to clean it up.
- River Street explained the relationship of the Economic Opportunity Areas Project with the Waterfront Revitalization Plan adopted by the Town and Village. The Economic Opportunity areas are almost entirely located within the Waterfront Revitalization Area boundary requiring consistency between the two programs.
- After River Street provided this information, the NYS Dept. of State Representative, David MacLeod, followed up with the following additional information:
 - An outcome of Step One is to identify any additional studies (feasibility, market and site assessment) that could be funded in Step Two.
 - The Program doesn't have to only address redevelopment of brownfield/underutilized sites but can also address general revitalization of the target area and other sites including infrastructure improvements, market studies etc.
 - Step Three can also include the development of "Request for Proposals" from developers for the redevelopment of specific sites.
- The audience was then asked to comment or ask questions:
 - Question: Does the program pay for clean-up of brownfield sites?

**Summary Meeting Notes
Town and Village of Canton
Brownfield Opportunity Area Project Public Workshop #1
June 3, 2010**

Answer: No, the program doesn't actually pay for clean-up or redevelopment construction but, it positions communities and property owners to receive financial assistance through many other State and Federal programs.

- Question: Can this program pay for creating access to the River by clearing overgrown areas?

Answer: That kind of access to the River is best implemented through Waterfront Revitalization Plan as River access was a key component of that Plan.

- Question: Why wasn't Morley included as an Economic Opportunity Area given that the hamlet has lost its store, the Long Branch and there are no commercial properties left?

Answer: The Town had hoped to include Morley but upon further analysis the fact that the brownfield sites (there are two) and the underutilized site (the Grist Mill) are on very small properties and all the surrounding properties are residential or agricultural lands that are neither underutilized or vacant (by definition) a target area of at least 50 acres (by State Program criteria) was not attainable. Given these realities, the Advisory Committee decided that there are other state and federal programs and funding sources that could be pursued to assist Morley with revitalization that would be better suited than the BOA program. Supervisor Button stated that he thought it would be a good idea to sit down with a group of residents in Morley to discuss the needs and opportunities.

SECTION II: PRELIMINARY ANALYSIS OF THE BROWNFIELD OPPORTUNITY AREA

A. EXISTING LAND USE AND ZONING

As illustrated by the Land Use Map in this study, the Village of Canton is a compact Village, the seat of St. Lawrence County government, home to SUNY-Canton and St. Lawrence University, as well as an historic main street area. Within the BOA are a number of properties owned and utilized by St. Lawrence County, the Town and Village municipal garages, the Village waterfront park and a neighborhood playground, as well as residential, commercial, a small number of industrial uses and some vacant properties.

The Grasse River has several islands within its narrow waters. Coakley Island located on the north side of the Route 11 Bridge and surrounded by the Grasse River on three sides and Willow Island on the fourth side (as Willow and Coakley Islands are the same land mass). Located directly north is Falls Island. The Grasse River Heritage Area Development Corporation is in the process of redeveloping Coakley and Falls Island, Canton's 19th century industrial/commercial center, as a downtown waterfront Heritage Park. Willow Island and Willow Island Park are south of the Route 11 Bridge.

Most of the commercial land uses in the Village are concentrated on the east side of the River along Main Street, Riverside Drive, Ike Noble Drive, Court Street, and Miner Street. Commercial uses on the west side of the River are generally located on Gouverneur Street. There is one industrial parcel located on the Grasse River at Buck Street. The site is owned by St. Lawrence County Manufacturing in what formerly housed the Kraft Inc. plant.

Residential uses are dispersed throughout the BOA. On the east side of the River, large concentrations of residential uses are located north and south of the railroad tracks, south of Chapel Street and on the east and west side of Gouverneur Street. There are several recreational and entertainment uses in the BOA, including Bend in the River Park and ice skating pavilion, Buck Street Playground, Heritage Park and Willow Island.

Community services other than recreational uses located within the BOA include the Canton Municipal Building (Main Street), U.S. Post Office (Main Street), Canton Free Library (Park Street) and State Police (Court Street). The Silas Wright Cemetery is located on West Street. The St. Lawrence County Highway Garage is located on Park Street and the inactive Village of Canton Water Supply Facility is located on Lincoln Street.

Vacant land parcels are scattered throughout the BOA with a cluster south of the rail tracks as well as on either side of Miner Street.

Below is a summary of the acreage within the BOA for each of the land use categories depicted on the Land Use Map.

Table 4: Land Use Distribution in Brownfield Opportunity Area		
Land Use	Total Acreage	% of BOA Land Area
Commercial	50	30.9%
Community	11	6.8%
Industrial	7	4.3%
Public	18	11.1%
Recreation &	1	0.6%
Residential	50	30.9%
Vacant Land	25	15.4%
Total Land	162	100%

Source: St. Lawrence County Office of Real Property & Tax Services (2010)

Zoning

As illustrated in the Zoning Map of this study, within the BOA, lands are zoned Business (B-1), Retail Commercial (C-1), General Commercial (C-2), Open Space (O-S), Residential-General (R-2), and Manufacturing (M-1). BOA lands in the Town outside the Village are zoned Commercial (C).

The O-S Open Space District intended to protect the Village's important environmental features and preserve significant natural and scenic areas. Permitted uses include parks and playgrounds, marina, beach, golf course, athletic fields, utility or municipal buildings and educational or institutional grounds without principal structures. There are no minimum lot size requirements in this district. Within the BOA, all of the islands in the Grasse River and Bend in the River Park are zoned O-S.

The R-2 Residential-General District is intended to preserve and upgrade the character of residential areas, establish areas for new residential growth to occur, and provide for the appropriate location of educational and religious uses. The R-2 District permits single-family, two-family and multiple-family dwellings, condominiums, apartment housing cooperative, and townhouses by right, parks or playgrounds. With a special exception permit, accessory apartments, schools, universities, religious institutions and home occupations are permitted. Minimum lot sizes range from 10,000 sq. ft. for a single-family dwelling to 4,000 sq. ft. for a multiple-family dwelling. Within the BOA, R-2 zoning can be found on Miner and Buck Streets to the River in the County Highway Department Sub-area C. This residential area remains intact, sandwiched between the County Highway facilities, the railroad tracks and the former Kraft Manufacturing Plant.

The B-1 Business District is intended for offices, institutional uses and medium-density residential uses. The District permits one- and two-family dwellings, government and institutional uses, offices, personal services and retail by right. By special exception, group dwellings and schools are permitted. Minimum lot size is 25,000 sq. ft. for commercial uses. Within the BOA, the B-1 Zoning District is utilized on Park and West Streets in the County Highway Department Subarea-C. The uses permitted generally reflect existing land uses and

intended uses in the future. The minimum lot size requirement of 25,000 SF (more than a half acre) for commercial uses may be larger than practical for infill development.

The C-1 Retail Commercial District is the central business district where shopping, recreational, and cultural facilities are provided. A range of commercial and office uses are permitted by right. Group dwellings and condominiums are permitted by special exception. There are no minimum lot size requirements except for filling stations and research center or laboratories, which require 10,000 sq. ft. The C-1 zoning district is utilized in the Riverside Sub-area A of the BOA on the waterfront on the west side of Riverside Drive, along Main and Miner Streets. As such, the zoning allows for a large assortment of commercial uses on the waterfront that are neither water-enhanced nor water-dependent. Further, there are no standards within the C-1 zoning to protect the Grasse River such as shoreline setbacks and vegetated buffer strips. The Waterfront Revitalization Plan recommends permitting by right a mix of residential and commercial uses that are enhanced by their location on the waterfront, creating public access to the waterfront as part of all new development and protecting the River from future development impacts.

The C-2 General Commercial District provides for highway commercial uses. The District permits uses that are permitted by right in the C-1 Retail Commercial District, as well as a variety of residential uses, and automobile-oriented commercial uses. This district has no minimum lot size requirements except for car washes and drive-in restaurants which require 12,500 sq. ft. Within the BOA, the C-2 District is utilized in the Gouverneur Sub-area E and on the former co-generation facility site (site D-2) in the Bend in the River Sub-area D. While the C-2 designation reflects existing land usage and anticipated future land usage, as with the waterfront lands on the east side of the River, the C-2 District does not have standards protecting the River from development impacts or encourage public access along the River.

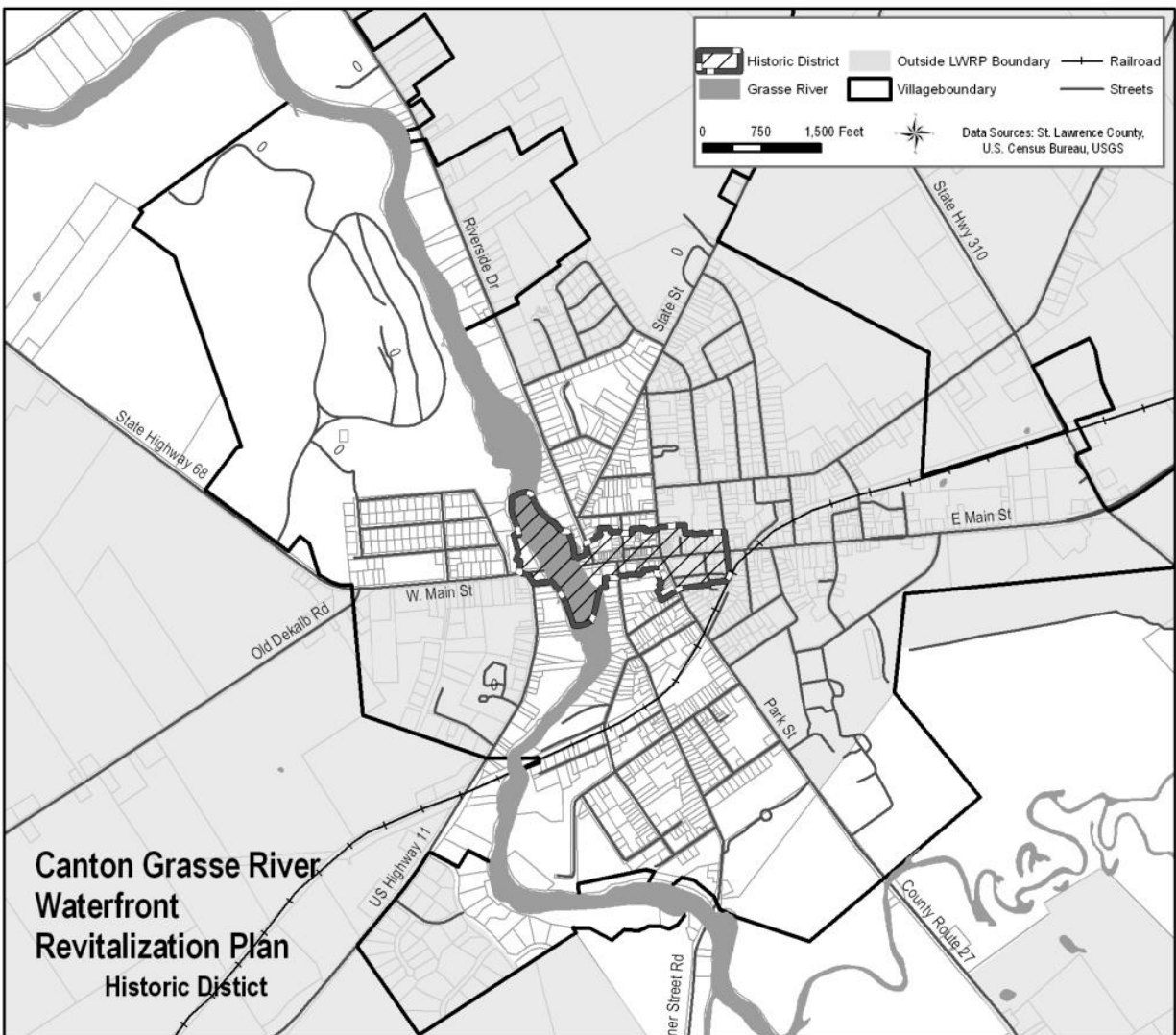
The M-1 Manufacturing District provides for areas that are best suited for industrial uses and is intended to preserve the integrity of the manufacturing areas. Manufacturing uses that are permitted include development or research centers, assembly or processing manufacturing by right and ready-mix concrete plant permitted by special exception. There is no minimum lot size required. The areas of the BOA zoned M-1 include the County Highway Department facilities and the commercial properties in the vicinity of the Hoot-Owl within the County Highway Department Sub-area C. In addition, the former Kraft Manufacturing plant is also zoned M-1. These designations all reflect current or historic usage of the land however, future usage suggests that the County Highway Department site if remediated as well as the other sites, would be better suited for uses supporting the adjacent University Campus and residential neighborhoods instead of manufacturing or light industry.

Historic Districts

A portion of the Village of Canton Historic District listed on the State and National Registers of Historic Places is located within the BOA. However, none of the identified brownfield, abandoned or vacant sites are located within this historic district. The district includes both sides of Park Street to Pine Street, 7-100 Main Street north side only plus 70, 76, 80, 90 Main Street. The U.S. Post Office building, located within the BOA, is also individually listed on the National Register of Historic Places.

In addition to the State and National Historic District, the Village of Canton has a local historic district. As illustrated in the map on the next page, this local historic district includes the National Historic District, all of both sides Main Street and then extends west on Main Street to the Grasse River and the islands. The local district includes three identified brownfield sites: 2, 4 and 58 Main Street.

The local Historic District is established and regulated by the Village of Canton Zoning Law (Article XIV). It states that historic and heritage resources are part of the community's physical and visual environment. Protection of these resources serves not only to enhance the physical and aesthetic environment of the community, but also encourages public knowledge and understanding of the community's past, and fosters civic and neighborhood pride and sense of identity. The boundary of this district is depicted on the next page. To assist in protecting the resources of the local district, the Village has Architectural Review regulations in place as part of Article XIV to improve community appearance, and to protect and enhance property values.



B. BROWNFIELD, ABANDONED AND UNDERUTILIZED SITES

The study area contains many sites that, if enhanced or redeveloped to their greater potential, would help revitalize the Village of Canton and its waterfront. These sites have been broken down into two main categories: “Vacant or Underutilized sites” and “Brownfield sites.” The following is a general description of the sites in each category followed by tables of brownfield and underutilized sites describing the individual sites in more detail. These tables are a summary of the descriptive profile sheets provided for each site in Section III of this study.

Property Type	Parcels		Acres	
	Number	Percentage	Number	Percentage
Brownfield	27	75%	64.95	89.4%
Vacant or Underutilized	9	25%	7.72	10.6%
Totals	36 Parcels		72.67 Acres	

Brownfield Sites

The target sites that are considered brownfields range in uses from residential, vacant, commercial, community services and public services. These 27 parcels comprise approximately 65 acres, 75% of the target sites in the study area. See the Brownfield, Vacant and Underutilized Sites map for exact locations of these sites.

There is a clustering of brownfield sites on either side of Riverside Drive, all but one are commercial properties. All of the target sites south of the rail tracks are brownfield sites, including portions of Bend in the River Park and the County Highway Garage site. There is another cluster of sites on the west bank of the Grasse River and on the east side of Gouverneur Street, just south of Willow Island.

Vacant or Underutilized Sites

The 9 parcels in this category comprise approximately 7.72 acres, 10.6% of the target sites. These parcels are scattered throughout the study area, but are primarily located south of West Street, on the east side of Miner Street and on the shores of the Grasse River near the rail tracks and south of Main Street. See the Brownfield, Vacant and Underutilized Sites map for exact locations of these sites.

The sites that are considered vacant or underutilized are primarily commercial properties but also include uses from residential, vacant, industrial and public services land use categories. The commercial properties include a hardware store, bar and feed store.

Table 6: Brownfield Sites Summary Descriptions

Number on map	Location	Owner	Lot Size in acres	Land Use	Property Description
A-1	11, 11 ½ Riverside Dr	Lamar, Martin	.37	433	Location of two businesses: Napa Auto Parts and Pike's Auto Service. Concrete construction building with parking in the adjacent lot. Building next door as recently demolished and during that project, the Napa building was reinforced and repaired.
A-2	25, 27, 29 Riverside Dr	O'Neill, Don P	.17	482	Vacant store front. Structure is a free floating wood construction building with no foundation or footers. Property formerly occupied by Riverside Laundromat. Prior to use as Laundromat was a bar with apartments. Currently the structure is not sound. Building is located just off of the street.
A-3	33 Riverside Dr	Brad-Chad Inc	.68	484	Commercial active business - Riverside Liquor. One story building in good condition. Wood and masonry construction. Property has a parking lot on the side.
A-4	30 Riverside Dr	M R Bells, Inc	.14	433	Commercial business - Bells Service Station (auto repair shop) .Concrete constructed building with three garage bays. Property used to be a gas station. Contamination exists in the soil in the adjacent lot and into the street.
A-5	24 Riverside Dr	O'Neill, Don P	.24	330	Vacant lot. Property is both paved over and has over grown grass area. Used as parking area for adjacent business.
A-6	18 Riverside Dr	Miller, Julie A	.4	431	Property occupied by two commercial businesses: Canton Tire and Canton Optical. Brick Construction building several bays for auto repairs with parking area. There unregistered vehicles and old tires in a fenced in

Table 6: Brownfield Sites Summary Descriptions

Number on map	Location	Owner	Lot Size in acres	Land Use	Property Description
					area.
A-7	6 Riverside Dr	Miller, William B	.3	431	Canton Auto Parts/North County Auto Parts. Brick building in fair condition with parking lot. Neighboring side lot is parking area. Located on busy street.
A-8	58 Main St	MSMGAS. Inc	.53	330	Former site of Mobil Gas Station with known contamination. This site is located at very busy intersection of the Village. Lot is currently vacant with gravel base.
A-9	4 Main St	Lavigne Enterprises, LLC	.21	484	Former gas station on site with known contamination. Currently contains active H R Block business. Site is adjacent to site that previously contained a Mobil gas station and also adjacent to Family Dollar. There is a large parking lot behind the building. Property is on the corner of very busy intersection of the Village.
A-10	2 Main St	Pauline M Proulx (trustee)	.92	453	Active Family Dollar business located next to prior Mobil gas station site with known contamination. Property is located adjacent to the Grasse River in a very busy intersection of the Village. There is a large parking lot in front and on the side of this building.
A-11	4 W Main St	Cascade Inn, Inc	1.8	415	Property consists of the Cascade Inn and Diner. Borders the Grasse River and is just over the west side of the Route 11 Bridge.
C-1	44 Park St	St Lawrence County	5.1	651	Actively being used as Canton Highway Department. Property compound consists of 10 structures, some concrete construction, some metal construction. Several of the structures are garages for the highway department vehicles. There is a large parking area for highway trucks and equipment, some of which is paved, other areas are dirt. There is also a gas pump on the property. The property is adjacent to the railroad tracks.

Table 6: Brownfield Sites Summary Descriptions

Number on map	Location	Owner	Lot Size in acres	Land Use	Property Description
C-2	7,9,11 West St	Fay, Daniel	1.7	484	Property contains multi-unit apartment building with storage units. Storage units constructed of metal, wood construction apartment building. The buildings are generally in good condition. There is a small green space between the two buildings along with a large parking lot, part of which is paved, the other part is gravel. There are possible storage tanks on this property.
C-3	40 Park St	Trackside 21 Inc,	.43	425	Commercial business: The Hoot Owl Bar. It was formerly the train depot. One story brick construction building in excellent condition. Property is adjacent to the rail road tracks. Self storage facility located behind this property.
C-4	5 West St	Fay, Daniel G	.31	449	Warehouse building. Wood construction building with parking lot area on the side of the building.
C-5	13 West St	Hoot Owl Express Enterprises	.47	411	Property is the location of Trackside Rentals, and Self Storage. Wood construction building generally in good condition Tavern with apartments on the second floor. There is a large vacant lot adjacent to the building.
C-8	6 Buck St	Peggs, David	.36	215	Two story wood constructed home in excellent condition. Owner states that it is on old landfill site and that garbage from this comes to the surface. Property borders the Grasse River.
C-9	30 Buck St	St Lawrence Co Mfg	6.7	710	93,000 square foot manufacturing plant. Site of the former Kraft Food plant, which closed in 2003. Facility is only partially occupied. Property borders the Grasse River and the rail road tracks. Noxious fumes permeate the area.

Table 6: Brownfield Sites Summary Descriptions

Number on map	Location	Owner	Lot Size in acres	Land Use	Property Description
D-1	78, 84, 86 Lincoln St	Village of Canton	17.1	822	Village highway, Recreation Pavilion and inactive Water treatment plant. This property consists of Bend in the River Park, Buck Street Park, the Recreation Pavilion which contains a hockey rink, large parking lot for the Pavilion, baseball field, a Village Highway Department garage (for Village vehicles and equipment) and is the site of the former landfill which had experienced resurfacing of some garbage.
D-2	80 Lincoln St	Tamarack Service Inc	Tree 7.03	449	This property contains an active business which includes a 36,000 square foot concrete constructed building with a large parking lot adjacent to it. Former Co-Gen facility.
D-3	Off Stevens St	Village of Canton	3.6	682	Part of Bend in the River Park. This properties borders the Grasse River.
D-4	22 Stevens St	Bisnett, Clifford	7.6	210	This property contains a single family home. Property consists of a large lot with two buildings (house and detached garage), both in good condition. There are 55 gallon drums on the side of the garage. Possible other contamination.
D-5	Off Lincoln St	Bisnett, Clifford	3.6	314	Wooded lot at the end of Stevens St and Lincoln St that borders the Grasse River on one side and single family residence on the other.
E-1	25, 27 Gouverneur St	Mace Motors Inc	3.7	431	Vacant Store front with large garage and vacant lot. Large parcel with large metal storage facility with garage doors. Property contains several unregistered vehicles and large piles of rubbish.
E-2	23 Gouverneur St	Jenison, Thomas L	.48	483	This property is an active commercial business (book store). Property consists of one two-story building in good condition with a garage in the back.
E-3	19 Gouverneur St	Jenison, Thomas L	.6	210	Two story, occupied, wood construction home in good

Table 6: Brownfield Sites Summary Descriptions

Number on map	Location	Owner	Lot Size in acres	Land Use	Property Description
E-4	17 Gouverneur St	Christy, Richard s	.46	210	condition. Property contains a front lawn and paved driveway on the side of the house. Property contains a two story, wood construction occupied home in good condition.

Table 7: Vacant and Underutilized Sites Summary Description

Number on map	Location	Owner	Lot Size in acres	Land Use	Property Description
B-1	19 Miner St	Cohen, Garry L	1.9	452	Vacant building within strip mall, available for rent. This is the site of former Jubilee Foods. Concrete block constructed building with a loading dock in the back. Currently the building is completely empty inside and has issues of mold and is not connected to utilities.
B-2	19 Miner St	Cohen, Garry L	.52	484	Vacant lot that borders the Jubilee strip mall. It consists of grass lot with a concrete paved area. There are dumpsters in the back for the businesses in the mall.
B-3	21 Miner St	Aubuchon Realty Company	.25	453	Commercial property, partially vacant, partially active business. Currently Spicy Iguana restaurant is in part of this concrete constructed building. Formerly Aubuchon Hardware Store and Fashion Craze occupied the space. Part of the Jubilee strip mall. Behind the building is a vacant lot.
B-4	25,27 Miner St	Cohen, Garry L	.56	311	Property is consists of large vacant lot with open grass space, and a tree line for the back border. There are old tires on the property.
C-6	59, 59 ½ Miner St	Ford, Henry R	.33	441	There are two vacant buildings, one of which is a barn on this property. Formerly both a restaurant and hair/beauty salon. There is a large parking lot between the two structures. The barn is in very poor condition. There is rubbish behind the main building. Currently property is vacant and available for rent. There is an issue of contamination with a possible consent order from DEC.
C-7	65 Miner St	RRS Inc	.96	443	Two commercial storefront in the building: Movies and More Superstore and McGaws Auto Sales. The rest of the building is vacant. This wood construction building is in good condition. There is a large parking lot in front

Table 7: Vacant and Underutilized Sites Summary Description

Number on map	Location	Owner	Lot Size in acres	Land Use	Property Description
C-10	Off Buck St	Village of Canton	.61	853	of the building as part of the property. There is large field behind the building with an old truck cap and other rubbish on site. Prior use of this building is an Agway. Sewage/Water treatment plant for the Village. Property borders the rail road tracks, Grasse River and the manufacturing plant
E-5	15 Gouverneur St	Triple A Lumber	1.8	485	Commercial building with several businesses: Cool Connection, Bob's Barber Shop, Pro-Skate Sharpening and possible apartments. The property contains a large grey metal building (used to have trucking bays) behind the main business which is currently vacant. There are old cars and trailers parked in a large parking area.
E-6	61 Gouverneur St	Matott, Burton	.79	262	Property includes a large vacant warehouse building constructed of wood and metal with a parking area. There is a sign that remains on the property suggesting a former use of Karate Kun Fu Kai-Sho-Do. Portions of the front of the building are in good condition, other portions are in poor condition. The back part of the building is in poor shape with rusting portions.

C. LAND OWNERSHIP

Within the BOA boundary area there are both private and publically owned properties. The majority of the properties are privately owned representing 130 of the 162 acres. Of the publically owned properties, 26.87 acres are owned by the Town and/or Village of Canton or other; 5.21 acres are owned by St. Lawrence County; and just .1 of an acre is federally owned (U.S. Post Office). There are approximately 14 acres of roadway and right-of-way within the boundary.

Table 8: Land Ownership	
Land Type	Acres
Total Public Land	32
Town and Village of Canton or Other	26.87
St Lawrence County	5.21
Federal	0.1
Total Private land	130
Publicly owned sites within the boundary	26
Privately owned sites within the boundary	47
Roadways and right-of-ways	14

D. NATURAL RESOURCES

The Grasse River

The Grasse River runs through the Village of Canton and subsequently through the Brownfield Opportunity Area. Many target parcels within the BOA boarder the River including the Village waterfront park. Approximately 19 miles of the Grasse River is located in the Town and Village of Canton. At its highest point in the Adirondacks, it is 2,350 feet above sea level. The River originates in St. Lawrence County and flows from the Town of Russell to Pyrites in the Town of Canton, through the Village of Canton past the Hamlet of Morley, into the Town of Madrid and then on to Massena where the Grasse flows into the St. Lawrence River. One of the Grasse River's two dams is located in Pyrites in the Town of Canton. The other dam is in Madrid. The Grasse River is fairly shallow—anywhere from 3 to 12 feet deep—and is especially shallow in the summer months when passage by kayak can be nearly impossible. The Little River is a tributary of the Grasse River located just outside the BOA.

The Grasse River is utilized for small water craft recreational uses such as canoeing, kayaking and fishing. Fishing is a prevalent activity on the Grasse River. Anglers can find muskies, smallmouth bass, and walleyes among other fish species (see below section on NYS significant coastal fish and wildlife habitat). Anglers fish by floating with the current or wading in shallow areas, particularly below dams and falls.

Regarding water quality of the Grasse River, the NYS DEC classifies the quality of New York State streams using a New York State Stream Classification and Usage System. DEC has classified the waters of the Grasse River from the southern boundary of the Town of Canton to Miner Street as Class B. It turns to Class A from Miner Street to US Route 11 and then returns to Class B from Route 11 to the Town's northern border. Class A waters can be a source of water

supply for drinking, culinary and food processing purposes and are suitable for primary contact (swimming, diving etc), secondary contact (boating and fishing and fish propagation and survival. It should be noted that this classification may be given to waters which are treated to meet New York State Department of Health drinking water standards. Class B waters are suitable for primary and secondary contact and fish propagation and survival. NYS DEC is in the process of updating the water classification of the Grasse River based on recent testing. According to the St. Lawrence County Department of Soil and Water Conservation, the current classifications are not expected to change.

It should be noted that upstream, from Madrid to Massena, the Grasse River has been listed on the NYS DEC Priority Waterbodies List (Water Index No. SL-2 (portion 2) as potentially experiencing “minor impacts” from “nutrients” that could be derived from the Village of Canton Waste Water Treatment Plant, amongst other contributors, such as agricultural runoff from dairy farms and failing and/or inadequate on-site septic systems.

NYS Significant Fish and Wildlife Habitat

The wildlife and fish species found in and along the Grasse River are some of the greatest natural assets of the Grasse River and must be protected from any future redevelopment impacts. The Grasse River supports cool and warm water fish populations including Bullhead, Lake Sturgeon, Largemouth Bass, Muskellunge and Northern Pike.

According to the New York Natural Heritage Program database from DEC, there are no endangered plant species within the vicinity of the BOA, however, downstream closer to the Upper and Lower Lakes Wildlife Management Area in Canton there is one endangered animal species, two threatened plant species and three threatened animal species in the Grasse River corridor.

Wetlands

There are no Federal or New York State Department of Environmental Conservation designated wetlands within the BOA study area.

Topography and Geology

The topography and geology of St. Lawrence County is largely derived from glaciation which ended with the Wisconsin Glaciation only 10,000 to 12,000 years ago. According to the Soil Survey for St. Lawrence County², the Wisconsin Glacier scoured and abraded the terrain and then deposited various thicknesses of till directly from the ice and stratified materials from the associated meltwater. The glacier significantly modified the surface expression of the County. St. Lawrence County is comprised of two geographic regions, the northern three-fifths of the County (including Canton) is in the St. Lawrence Lowlands and the southern two-fifths, in the Adirondack Mountains. There are four major river systems that drain the County including the

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

Oswegatchie, Grasse, Racquette and St. Regis Rivers. All four rivers flow to the St. Lawrence River.

Surface Geology

A Surficial Geology Map included in the study indicates the sediment deposits for Canton in the BOA. Within the BOA, and particularly the Grasse River and its banks, the sediment that has accumulated is largely comprised of alluvium. Alluvium is soil or sediments deposited by a river and are typically made up of a variety of materials including fine particles of silt and clay and larger particles of sand and gravel; undifferentiated marine and lacustrine silt and clay deposits which contain marine shells, whale and seal fossils (deposited by the Atlantic Ocean which flooded the St. Lawrence Lowlands as the Champlain Sea) and lacustrine silt and clay (deposits created by a lake which covered the region after the ice melt); till, which are glacial sediments varying from clays to mixtures of clay, sand, gravel and boulders; and lacustrine delta which is an accumulation of alluvium laid down where rivers flow into lakes and the water movement slows and with it the water's capacity to carry sediments and the sediments are deposited. Alluvial soils tend to be more compact, and therefore have a higher bearing capacity for building than some other soils. However, these soils tend to be high in water content, and need to be treated in order to prevent sliding from occurring. These soils are used more for gardening than development and construction.

Soils

In general terms, the soils within the BOA boundary may have some limitations for development due to a high water table. This must be taken into account when considering certain areas/parcels for future development.

Within the BOA study area there are five general soil map units.³ The first series is the Kalurah-Pyrites-Malone series comprised of soils that are very deep, well drained to somewhat poorly drained and are loamy soils that were formed in glacial till on the tops and side slopes of hills and knolls. Most areas of this general map series are suitable for farming although there are some surface stones in some areas. This soil series has moderate to high tree productivity. On Kalurah and Malone soils, there is a high seasonal water table which is the main limitation to development. The second series, the Malone-Kalurah-Hailesboro series are made up of soils that are very deep, somewhat poorly and moderately well drained loamy soils that were formed in glacial till and lacustrine sediments, are found on gentle ridges, knolls, intervening basins and on broad footslopes. Most areas of this general map series are suitable for farming and there is moderate to high productivity for trees. The seasonal high water table is also a major limitation for development. The third series, the Insula-Rock outcrop-Adjidaumo series is made up of rock outcrops and shallow and very deep, well drained to poorly drained, loamy and clayey soils that were formed in glacial till and marine deposits along the tops and sides of ridges and hills, in basins, and on the floors of narrow valleys. Most areas of this series are poorly suited for cultivated crops and hay as well as tree productivity. The rock outcrops, shallow depth to bedrock and wetness are severe limitations for development.

³ Ibid

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

Steep Slopes

Within the BOA there are areas with slopes of 15% or more directly adjacent to the Grasse River in several locations. These areas are located all along the west banks of the Grasse River, at the southern tip of the BOA along the River and also further north along the eastern banks of the River from the railroad tracks progressing north to Main Street. See the USGS Geological Survey Map in this study for exact elevations and locations.

Flooding and Erosion

The National Flood Insurance Program Flood Insurance Rate Maps, provided by the Federal Emergency Management Agency, indicate that there are no special flood hazard areas in the Village of Canton.

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

E. SUMMARY OF PRELIMINARY ANALYSIS AND RECOMMENDATIONS

Brownfield concerns and underutilized or blighted sites are affecting the economic climate and impacting revitalization efforts in the Village of Canton. Many of these sites are located on prime real estate such as the Grasse River waterfront and the Village's historic downtown. As such, they have interesting and profitable development potential in the coming years, if remediated and utilized to their greater potential. Other sites are impacting their surroundings with potential migration of environmental contaminants, visual blight and empty commercial storefronts and buildings.

Once a mill town and agricultural community, today Canton's largest industries are education and government, although agriculture continues to play a significant role in Canton's local economy and rural character. As with most college towns, particularly small ones, the local economy has become dependent on universities as both employers and consumers (students, visitors etc.). It is the desire of the Town and Village to continue to meet the needs of the universities and enhance the partnerships and physical connections between the campuses and the community, while seeking new opportunities to grow and diversify the local economy.

Most of the BOA is located within the boundary of the Town and Village of Canton Grasse River Waterfront Revitalization Plan adopted in 2010. This Plan provides a vision statement, a set of planning principals and goals, and identifies actions for implementation.

Within the BOA there are 36 brownfield, abandoned or underutilized sites identified totaling approximately 73 acres. The brownfield sites are widely dispersed throughout the BOA on 27 parcels totaling 65 acres. Most of the brownfield sites are suspected, rather than known to be contaminated, due to either prior or current use of the site or adjacent sites. Many of the historical uses of these sites are related to gas and service stations and other uses requiring petroleum storage and disposal.

The abandoned or underutilized sites are equally dispersed throughout the BOA on 9 sites totaling 7.72 acres and represent everything from parking lots and vacant strip mall storefronts to the underutilized former Kraft Foods plant and co-generation facility.

BOA Existing Conditions

Land suitability for development is generally good in the BOA although any development on the waterfront could impact the Grasse River if protections are not in place to address storm water impacts such as pollution, embankment erosion and sedimentation. There are no Federal or State designated wetlands and no special flood zones within the BOA. Steep slopes of 15% or more can only be found along the banks of the Grasse River in a couple of isolated locations. The soils in the BOA are generally constrained for building purposes only by their high water table, particularly close the River.

Infrastructure, including municipal sewer and water, roads and technological infrastructure such as high speed internet access and cellular service, is generally good throughout the BOA, although some sites in the Bend in the River Park and County Highway Department subareas are on secondary or local access roads only and therefore would need to be considered for any future development. In addition, two sites in the Bend in the River Park subarea lack municipal sewer and water.

Current land uses for both the target sites and surrounding parcels are generally permitted within the current Village zoning. In some cases, such as on the waterfront in the Riverside subarea and the County Highway subarea, these permitted uses may not be the preferred mix of uses identified for future development and, as such, the zoning may need to be updated. In addition, the Waterfront Revitalization Plan recommends that the Village's zoning be updated to better protect the Grasse River from development impacts and incorporate public access into future waterfront development.

BOA-Wide Preliminary Recommendations

The following preliminary recommendations are activities that could be undertaken in any of the subareas or BOA-wide.

- 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.

Subarea Recommendations

Riverside Area (Subarea A) - This subarea is a gateway to the historic Village downtown that has been identified as the area with the most potential for waterfront revitalization and “renaissance” in the Waterfront Revitalization Plan. The Waterfront Revitalization Plan in which this entire subarea is represented encourages a high value mix of waterfront-enhanced, if not water-related, uses developed in a manner that is in keeping with the historic character and pedestrian scale of downtown Canton. Public access in the form of a riverfront trail is also recommended in the Plan. It is recommended in the Plan that this access be implemented, in part, through updated zoning that requires provision of or for public access with all new waterfront development, if possible.

In addition to its waterfront development opportunities, Riverside Drive directly connects to the SUNY-Canton footbridge, which carries foot traffic from campus into downtown. The current character of Riverside Drive, however, is not pedestrian friendly. Many past and present land uses along Riverside Drive have been related to auto repair and service stations, including one key brownfield site which may have contaminated adjacent sites. Other properties house businesses that are neither water-dependent nor water-enhanced. It is envisioned that this corridor could be a vibrant mix of retail, office and residential uses benefiting from their location on the River and providing public access to the River in the form of a public riverfront walkway, patios and decks used by waterfront businesses. The best opportunity for revitalizing this corridor may be to assemble these small sites into one or two larger redevelopment sites. This will not only create more end-use opportunities but will maximize the efficient use of this high-value waterfront land. Two of the highest priority sites for improvement or redevelopment are 25, 27, 29 Riverside Drive (Map Site # A-2) and 30 Riverside Drive (Map Site # A-4).

Main Street represents the Town and Village’s busiest corridor – U.S. Route 11. The present mix of land uses on the south side of Main Street on the River and just east are neither water-related nor water-enhanced, and have likely been contaminated by the former gas station on the corner of Main and Miner Streets. This is now a vacant lot where some environmental remediation has taken place. Three of the highest priority sites for improvement or redevelopment are a cluster of sites located on Main Street at its intersection with Riverside Drive including 2, 4, and 58 Main Street. The high profile, gateway and waterfront locations of these sites make them extremely important to the future of the Village’s downtown. As reported earlier in this study, Route 11 through the Village will be reconstructed with other improvements in the next three years as part of a Department of Transportation project. While locating a business on such a high visibility corridor is obviously a benefit, the Route 11 traffic – both local and through-traffic – can be an impediment to pedestrian and local vehicular circulation. As these sites are all fairly small, the possible assemblage of these sites in the future for a larger redevelopment project may present the best opportunity for a high value, water-enhanced project.

Preliminary Recommended Actions:

- 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 (Subarea B) - This subarea focuses on the vacant storefronts within the Jubilee Plaza and the vacant lots surrounding it on Miner Street. With the large parking lot and quick access to Main Street, this plaza and adjacent properties represent some prime vacant and underutilized land in the heart of downtown. Along with five operating businesses within the plaza is an empty grocery store which has been vacant for years. The plaza is located in an area of transition between “downtown” Main Street and the residential neighborhoods of Miner Street and Pine Street. The vacancies in this plaza, particularly the former Jubilee Foods, have impacted downtown as a source of blight and symbol of economic struggle.

Preliminary Recommended Actions:

- 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 (Subarea C) – This subarea focuses on a length of the railroad tracks that run through the Village and the County Highway Department facilities. Until the 1950’s this area was greatly impacted by the railroad. Currently there is no depot in Canton, but the tracks are still in use. Land uses are a mix of industrial and commercial uses including the former Kraft Food plant, which is currently being used but, not nearly to capacity; the Hoot Owl Bar (former rail depot) and associated other properties; and the St. Lawrence County Highway facility at 44 Park Street (Map Site # C-1). There are also several infill residential properties in the subarea. The County facility has a major impact on this area due to its negative aesthetic appearance, potential contamination and truck traffic. Its relocation outside the Village is considered key to improving this subarea.

This subarea is in close proximity to the St. Lawrence University Campus which may present high value redevelopment possibilities for the County Highway Department land and perhaps other sites that can be more compatible with the infill residential uses and the University Campus. With regard to the former Kraft Food plant, the continued use of this facility for manufacturing is supported. It is assumed that the unique facilities cannot be adaptively reused for some other form of manufacturing cost effectively. The large refrigerated space lends itself to a wide range of possible uses, for instance, the opportunity for establishing a regional food processing incubator for small businesses such as start-up artisan cheese producers, organic food processors etc. The concept of incubators allows small businesses and start-up businesses to share facilities (such as refrigeration) at a much lower cost as well as sharing product and knowledge.

Preliminary Recommended Actions:

- 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 (Subarea D) – This subarea focuses on Bend in the River Park on the Grasse River. For years the former landfill in the present-day Park defined the way this area developed. Today, despite the development of the waterfront park, the large, former co-generation facility at 80 Lincoln Street (Map Site #D-2) remains the most influential site as a large, waterfront parcel with a highly visible structure on its site.

The eventual redevelopment of the co-generation facility site into a high value waterfront-enhanced use is desired. Other potential sites in this area for development include two underutilized properties on the west side of Stevens Street (Map Sites #D-4 and #D-5). Currently these sites are not served by municipal water or sewerage facilities. These two sites (11 acres) might offer a good opportunity for residential development such as townhouses.

Preliminary Recommended Actions:

- 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 Area (Subarea E) – This subarea focuses on the gateway corridor along Gouverneur Street; including the westerly bank of the Grasse River. Gouverneur Street is U.S. Route 11 and, as such, a major roadway. While the corridor is probably best suited for commercial development with its good transportation access, it is presently characterized by a wide mix of uses including the County jail, commercial and residential uses and vacant land. It is a corridor in transition balancing residential properties with some commercial blight that has set the tone for the corridor over the years. A key example in the middle of the corridor is the detrimental appearance of the Mace Motors property (Site Map #E-1). The improvement or redevelopment of this site is considered important to the overall future of the corridor.

Preliminary Recommended Actions:

- 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.

**SECTION III:
PROPERTY DESCRIPTION PROFILE SHEETS**

(This section is a separate document in MS Word due to the nature of the formatting for the project description sheets.)

Town and Village of Canton BOA Pre-Nomination Study

Map # A-1

Descriptive Profile of Brownfield and Underutilized Properties

Tax Map Information	88.042-3-45	Existing Buildings	1
Owner	Martin Lamar	Property Class	433
Property Address	11, 11 ½ Riverside Dr	Zoning	C 1 Retail Commercial
Municipality	Canton	Acres	.37
Ownership	Private	Site Visit	9/14/2010
Foreclosure List		Historic District	No
Year Built	1930	Square Footage	7,220 and 2,480

Use Status: Location of two businesses: Napa Auto Parts and Pike's Auto Service

Property Description: Concrete construction building with parking in the adjacent lot. Building next door as recently demolished and during that project, the Napa building was reinforced and repaired.

Environmental History: Tanks evident on the 1941 and 1950 Sanborn Map.

Priority Ranking Criteria:

Land Use History

Registered PBS facility? No
Hazardous waste generating databases? No
NYSDEC Spill event site? No
Historic/Anecdotal evidence of waste, tanks, contamination? Yes
Dry cleaner, gas or service station? Auto Service
Previous environmental investigations? No

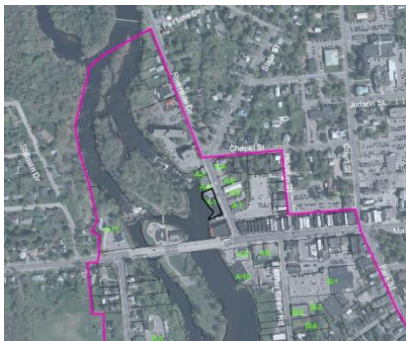
Planning Criteria

Priority in a plan? Yes
Help implement BOA vision? Yes
Strategic or high profile location? Yes
Waterfront access? Yes

Impact on surroundings: Low

Infrastructure Criteria

Road Accessibility: Good
Condition of existing structures: Fair
Existence of sewer and water: Yes



Town and Village of Canton BOA Pre-Nomination Study

Map # A-2

Descriptive Profile of Brownfield and Underutilized Properties

Tax Map Information	88.034-6-12	Existing Buildings	2
Owner	Don P O'Neill	Property Class	482
Property Address	25, 27, 29 Riverside Dr	Zoning	C 1 Retail Commercial
Municipality	Canton	Acres	.17
Ownership	Private	Site Visit	9/14/2010
Foreclosure List		Historic District	No
Year Built	1950	Square Footage	4,898 and 768

Use Status: Vacant store front.

Property Description: Structure is a free floating wood construction building with no foundation or footers. Property formerly occupied by Riverside Laundromat. Prior to use as Laundromat was a bar with apartments. Currently the structure is not sound. Building is located just off of the street.

Environmental History: Tank illustrated on 1941 Sanborn map prior to current structure being built in 1950; no tank shown on 1950 Sanborn.

Priority Ranking Criteria:

Land Use History

Registered PBS facility? No
Hazardous waste generating databases? No
NYSDEC Spill event site? No
Historic/Anecdotal evidence of waste, tanks, contamination? Yes
Dry cleaner, gas or service station? No
Previous environmental investigations? No

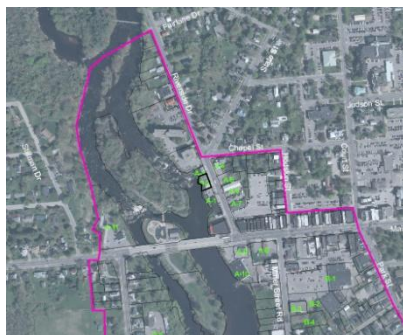
Planning Criteria

Priority in a plan? Yes
Help implement BOA vision? Yes
Strategic or high profile location? Yes
Waterfront access? Yes

Impact on surroundings: Low

Infrastructure Criteria

Road Accessibility: Good
Condition of existing structures: Poor
Existence of sewer and water: Yes



Town and Village of Canton BOA Pre-Nomination Study

Map # A-3

Descriptive Profile of Brownfield and Underutilized Properties

Tax Map Information	88.034-6-11	Existing Buildings	1
Owner	Brad-Chad Inc	Property Class	484
Property Address	33 Riverside Dr	Zoning	C 1 Retail Commercial
Municipality	Canton	Acres	.68
Ownership	Private	Site Visit	9/14/2010
Foreclosure List		Historic District	No, building eligible
Year Built	1890	Square Footage	1,517

Use Status: Riverside Liquor - operating business

Property Description: One story building in good condition. Wood and masonry construction. Property has a parking lot on the side.

Environmental History: None

Priority Ranking Criteria:

Land Use History

Registered PBS facility? No
Hazardous waste generating databases? No
NYSDEC Spill event site? No
Historic/Anecdotal evidence of waste, tanks, contamination? No
Dry cleaner, gas or service station? No
Previous environmental investigations? No

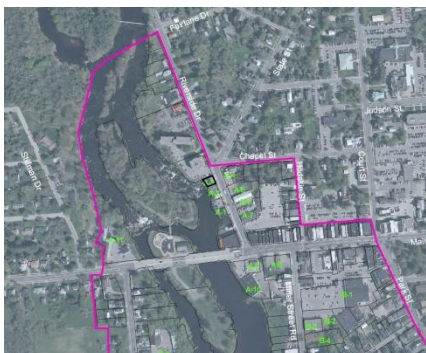
Infrastructure Criteria

Road Accessibility: Good
Condition of existing structures: Good
Existence of sewer and water: Yes

Planning Criteria

Priority in a plan? Yes
Help implement BOA vision? Yes
Strategic or high profile location? Yes
Waterfront access? No

Impact on surroundings: None



Town and Village of Canton BOA Pre-Nomination Study

Map # A-4

Descriptive Profile of Brownfield and Underutilized Properties

Tax Map Information	88.034-4-1.12	Existing Buildings	1
Owner	M R Bells, Inc	Property Class	433
Property Address	30 Riverside Dr	Zoning	C 1 Retail Commercial
Municipality	Canton	Acres	.14
Ownership	Private	Site Visit	9/14/2010
Foreclosure List		Historic District	No
Year Built	1918	Square Footage	2,908

Use Status: Bells Service Station (auto repair shop)

Property Description: Concrete constructed building with three garage bays. Property used to be a gas station. Contamination exists in the soil in the adjacent lot and into the street.

Environmental History: NYS DEC Spill Records in 1991 & 2005 (#0412486/#9101861) Gasoline spills of unknown quantity into soil; (#0550589) Gasoline spill of 10,000 lbs. into soil. Property is an active registered petroleum bulk storage facility.

Priority Ranking Criteria:

Land Use History

Registered PBS facility? Yes- Active
Hazardous waste generating databases? No
NYSDEC Spill event site? Yes
Historic/Anecdotal evidence of waste, tanks, contamination? Yes
Dry cleaner, gas or service station? Gas, service stations
Previous environmental investigations? Yes

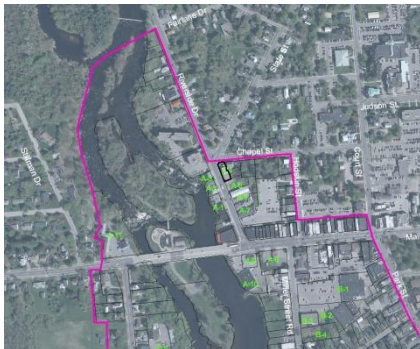
Planning Criteria

Priority in a plan? Yes
Help implement BOA vision? Yes
Strategic or high profile location? Yes
Waterfront access? No

Impact on surroundings: Low

Infrastructure Criteria

Road Accessibility: Good
Condition of existing structures: Good?
Existence of sewer and water: Yes



Town and Village of Canton BOA Pre-Nomination Study

Map # A-5

Descriptive Profile of Brownfield and Underutilized Properties

Tax Map Information	88.034-4-19	Existing Buildings	
Owner	Don P O'Neill	Property Class	330
Property Address	24 Riverside Dr	Zoning	C 1 Retail Commercial
Municipality	Canton	Acres	.24
Ownership	Private	Site Visit	9/14/2010
Foreclosure List		Historic District	No
Year Built		Square Footage	

Use Status: Vacant lot

Property Description: Property is both paved over and has over grown grass area. Used as parking area for adjacent business.

Environmental History: None

Priority Ranking Criteria:

Land Use History

Registered PBS facility? No
Hazardous waste generating databases? No
NYSDEC Spill event site? No
Historic/Anecdotal evidence of waste, tanks, contamination? No
Dry cleaner, gas or service station? No
Previous environmental investigations? No

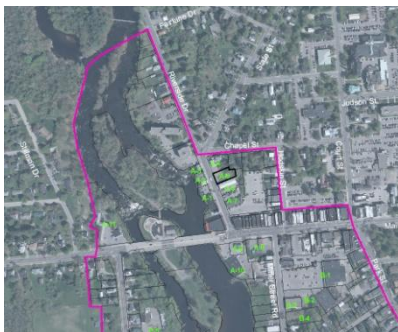
Planning Criteria

Priority in a plan? Yes
Help implement BOA vision? Yes
Strategic or high profile location? Yes
Waterfront access? No

Impact on surroundings: Low

Infrastructure Criteria

Road Accessibility: Good
Condition of existing structures: N/A
Existence of sewer and water: Yes



Town and Village of Canton BOA Pre-Nomination Study

Map # A-6

Descriptive Profile of Brownfield and Underutilized Properties

Tax Map Information	88.034-4-18	Existing Buildings	1
Owner	Julie A Miller	Property Class	431
Property Address	18 Riverside Dr	Zoning	C 1 Retail Commercial
Municipality	Canton	Acres	.4
Ownership	Private	Site Visit	9/14/2010
Foreclosure List		Historic Building	No
Year Built	1950	Square Footage	4,880

Use Status: Property occupied by Canton Tire and Canton Optical

Property Description: Brick Construction building several bays for auto repairs with parking area. There are unregistered vehicles and old tires in a fenced in area.

Environmental History: Tanks noted on the 1941 and 1950 Sanborn Maps with garage and machine listed as usage.

Priority Ranking Criteria:

Land Use History

Registered PBS facility? No
Hazardous waste generating databases? No
NYSDEC Spill event site? No
Historic/Anecdotal evidence of waste, tanks, contamination? Yes
Dry cleaner, gas or service station? Service Station
Previous environmental investigations? No

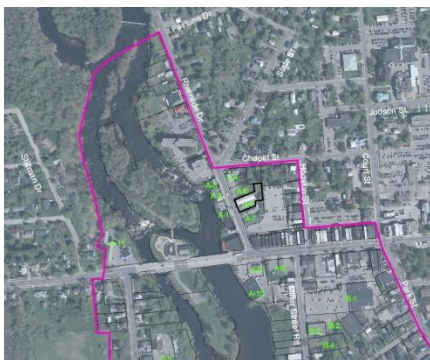
Planning Criteria

Priority in a plan? Yes
Help implement BOA vision? Yes
Strategic or high profile location? Yes
Waterfront access? No

Impact on surroundings: Low

Infrastructure Criteria

Road Accessibility: Good
Condition of existing structures: Fair
Existence of sewer and water: Yes



Town and Village of Canton BOA Pre-Nomination Study

Map # A-7

Descriptive Profile of Brownfield and Underutilized Properties

Tax Map Information	88.042-3-33	Existing Buildings	1
Owner	William B Miller	Property Class	431
Property Address	6 Riverside Dr	Zoning	C 1 Retail Commercial
Municipality	Canton	Acres	.3
Ownership	Private	Site Visit	9/14/2010
Foreclosure List		Historic District	No
Year Built	1930	Square Footage	4,306

Use Status: Canton Auto Parts/North County Auto Parts

Property Description: Brick building in fair condition with parking lot. Neighboring side lot is parking area. Located on busy street.

Environmental History: Tank noted on the 1950 Sanborn map on the north side of the structure.

Priority Ranking Criteria:

Land Use History

Registered PBS facility? No
Hazardous waste generating databases? No
NYSDEC Spill event site? No
Historic/Anecdotal evidence of waste, tanks, contamination? Yes
Dry cleaner, gas or service station? No
Previous environmental investigations? No

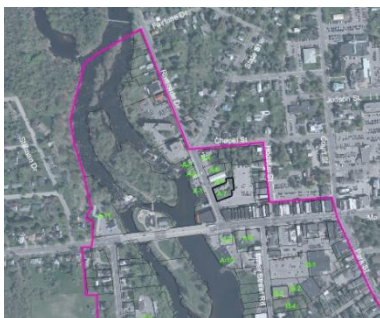
Planning Criteria

Priority in a plan? Yes
Help implement BOA vision? Yes
Strategic or high profile location? Yes
Waterfront access? No

Impact on surroundings: Low

Infrastructure Criteria

Road Accessibility: Good
Condition of existing structures: Fair
Existence of sewer and water: Yes



Town and Village of Canton BOA Pre-Nomination Study

Map # A-8

Descriptive Profile of Brownfield and Underutilized Properties

Tax Map Information	88.042-6-3	Existing Buildings	None
Owner	MSMGAS, Inc	Property Class	330
Property Address	58 Main St	Zoning	R 2 Residential - General
Municipality	Canton	Acres	.53
Ownership	Private	Site Visit	9/14/2010
Foreclosure List		Historic District	Yes – local district
Year Built	N/A	Square Footage	

Use Status: Vacant lot for sale

Property Description: Former site of Mobil Gas Station with known contamination. This site is located at very busy intersection of the Village. Lot is currently vacant with gravel base.

Environmental History: Gas station “closed dirty” by NYS DEC in 2010. NYS DEC spill records: 1992 (#9202334) for spillage of 14 gallons of gasoline into the surface water; and 2002 (#0207939) for unknown quantities of gasoline into the groundwater. Formerly registered as a petroleum bulk storage facility.

Priority Ranking Criteria:

Land Use History

Registered PBS facility? Yes
Hazardous waste generating databases? No
NYSDEC Spill event site? Yes
Historic/Anecdotal evidence of waste, tanks, contamination? Yes
Dry cleaner, gas or service station? Gas Station
Previous environmental investigations? Yes

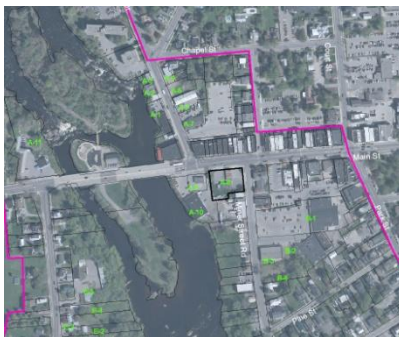
Planning Criteria

Priority in a plan? Yes
Help implement BOA vision? Yes
Strategic or high profile location? Yes
Waterfront access? No

Impact on surroundings: High

Infrastructure Criteria

Road Accessibility: Excellent – US Route 11
Condition of existing structures: N/A
Existence of sewer and water: Yes



Town and Village of Canton BOA Pre-Nomination Study

Map # A-9

Descriptive Profile of Brownfield and Underutilized Properties

Tax Map Information	88.042-6-2	Existing Buildings	1
Owner	Lavigne Enterprises, LLC	Property Class	484
Property Address	4 Main St	Zoning	R 2 Residential - General
Municipality	Canton	Acres	.21
Ownership	Private	Site Visit	9/14/2010
Foreclosure List		Historic District	Yes, local district
Year Built	1950	Square Footage	1,364

Use Status: Active commercial business

Property Description: Former gas station on site with known contamination. Currently contains H R Block business. Site is adjacent to site that previously contained a Mobil gas station and also adjacent to Family Dollar. There is a large parking lot behind the building. Property is on the corner of very busy intersection of the Village.

Environmental History: Formerly registered as a petroleum bulk storage facility. NYS DEC spill record in 1988: (#8808513) for unknown quantities of gasoline into the groundwater.

Priority Ranking Criteria:

Land Use History

Registered PBS facility? Yes
Hazardous waste generating databases? No
NYSDEC Spill event site? Yes
Historic/Anecdotal evidence of waste, tanks, contamination? Yes
Dry cleaner, gas or service station? Gas station
Previous environmental investigations? Yes

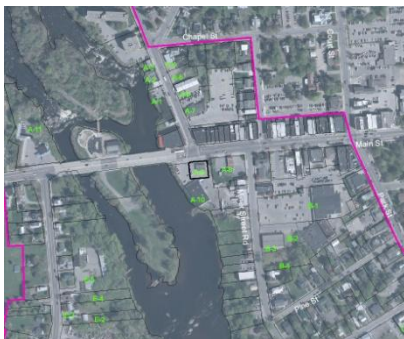
Planning Criteria

Priority in a plan? Yes
Help implement BOA vision? Yes
Strategic or high profile location? Yes
Waterfront access? No

Impact on surroundings: High

Infrastructure Criteria

Road Accessibility: Excellent – US Route 11
Condition of existing structures: Fair
Existence of sewer and water: Yes



Town and Village of Canton BOA Pre-Nomination Study

Map # A-10

Descriptive Profile of Brownfield and Underutilized Properties

Tax Map Information	88.042-6-1.1	Existing Buildings	1
Owner	Pauline M Proulx (Trustee)	Property Class	453
Property Address	2 Main St	Zoning	C-1 Retail Commercial
Municipality	Canton	Acres	.92
Ownership	Private	Site Visit	9/14/2010
Foreclosure List		Historic District	Yes, Local District
Year Built		Square Footage	

Use Status: Active Commercial business

Property Description: Family Dollar business located next to prior site of Mobil gas station with known contamination. Property is located adjacent to the Grasse River in a very busy intersection of the Village. There is a large parking lot in front and on the side of this building.

Environmental History: Adjacent to former gas stations including one site with known contamination.

Priority Ranking Criteria:

Land Use History

Registered PBS facility? No
Hazardous waste generating databases? No
NYSDEC Spill event site?
Historic/Anecdotal evidence of waste, tanks, contamination? No
Dry cleaner, gas or service station? No
Previous environmental investigations? No

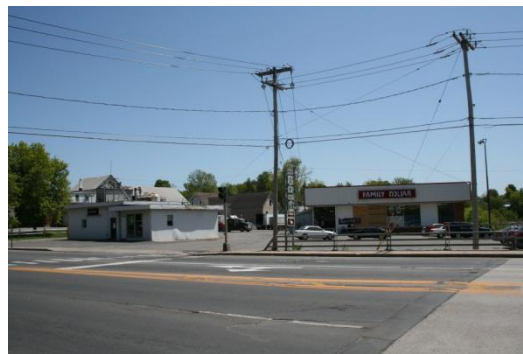
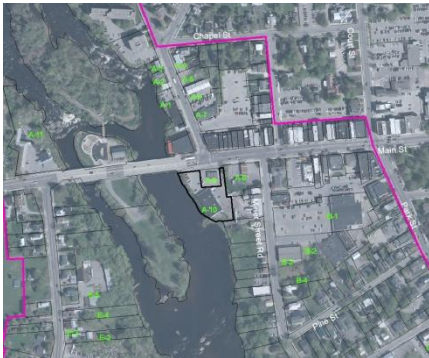
Planning Criteria

Priority in a plan? Yes
Help implement BOA vision? Yes
Strategic or high profile location? Yes
Waterfront access? Yes

Impact on surroundings: Low

Infrastructure Criteria

Road Accessibility: Excellent – US Route 11
Condition of existing structures: Good
Existence of sewer and water: Yes



Town and Village of Canton BOA Pre-Nomination Study

Map # A-11

Descriptive Profile of Brownfield and Underutilized Properties

Tax Map Information	88.042-1-11	Existing Buildings	
Owner	Cascade Inn Inc	Property Class	415
Property Address	4 W Main St	Zoning	C-2 General Commercial
Municipality	Canton	Acres	1.8
Ownership	Private	Site Visit	9/14/2010
Foreclosure List		Historic District	No
Year Built		Square Footage	

Use Status: Commercial building

Property Description: Property is located on the corner of Gouverneur and Main Streets and also borders the Grasse River to the east. The property contains the Cascade Inn, a wood construction build structure which consists of a motel and bar/diner. There is also a parking lot on the property.

Environmental History: Property suspected of containing contaminated fill.

Priority Ranking Criteria:

Land Use History

Registered PBS facility? No
Hazardous waste generating databases? No
NYSDEC Spill event site? No
Historic/Anecdotal evidence of waste, tanks, contamination? No
Dry cleaner, gas or service station? No
Previous environmental investigations? No

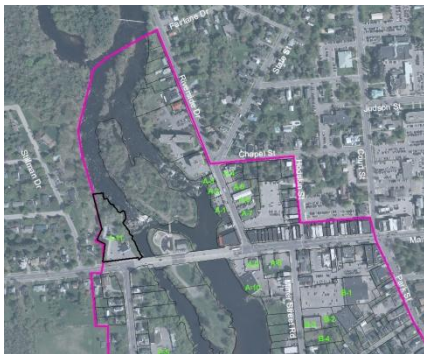
Planning Criteria

Priority in a plan? Yes
Help implement BOA vision? Yes
Strategic or high profile location? Yes
Waterfront access? Yes

Impact on surroundings: Low

Infrastructure Criteria

Road Accessibility: Excellent
Condition of existing structures: Fair
Existence of sewer and water: Yes



Town and Village of Canton BOA Pre-Nomination Study

Map # B-1

Descriptive Profile of Brownfield and Underutilized Properties

Tax Map Information	88.042-4-9	Existing Buildings	
Owner	Garry L Cohen	Property Class	452
Property Address	19 Miner St	Zoning	C 1 Retail Commercial
Municipality	Canton	Acres	1.9
Ownership	Private	Site Visit	9/14/2010
Foreclosure List		Historic District	No
Year Built	1960	Square Footage	22,100

Use Status: Vacant building within strip mall, available for rent

Property Description: Former Jubilee Foods. Concrete block constructed building with a loading dock in the back. Currently the building is completely empty inside and has issues of mold and is not connected to utilities.

Environmental History: None

Priority Ranking Criteria:

Land Use History

Registered PBS facility? No
Hazardous waste generating databases? No
NYSDEC Spill event site? No
Historic/Anecdotal evidence of waste, tanks, contamination? No
Dry cleaner, gas or service station? No
Previous environmental investigations? No

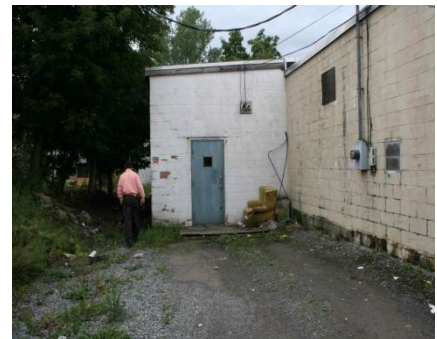
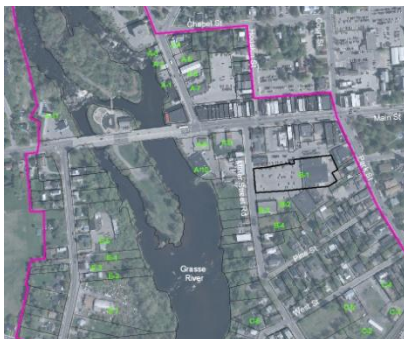
Planning Criteria

Priority in a plan? Yes
Help implement BOA vision? Yes
Strategic or high profile location? YES
Waterfront access? No

Impact on surroundings: Hi

Infrastructure Criteria

Road Accessibility: Fair
Condition of existing structures: Fair
Existence of sewer and water: Yes



Town and Village of Canton BOA Pre-Nomination Study

Map # B-2

Descriptive Profile of Brownfield and Underutilized Properties

Tax Map Information	88.042-4-10.1	Existing Buildings	None
Owner	Garry L Cohen	Property Class	484
Property Address	19 Miner St	Zoning	R 2 Residential - General
Municipality	Canton	Acres	.52
Ownership	Private	Site Visit	9/14/2010
Foreclosure List		Historic District	No
Year Built	N/A	Square Footage	2,300

Use Status: Vacant lot

Property Description: Property borders the Jubilee strip mall. It consists of grass lot with a concrete paved area. There are dumpsters in the back for the businesses in the mall.

Environmental History: None

Priority Ranking Criteria:

Land Use History

Registered PBS facility? No
Hazardous waste generating databases? No
NYSDEC Spill event site? No
Historic/Anecdotal evidence of waste, tanks, contamination? No
Dry cleaner, gas or service station? No
Previous environmental investigations? No

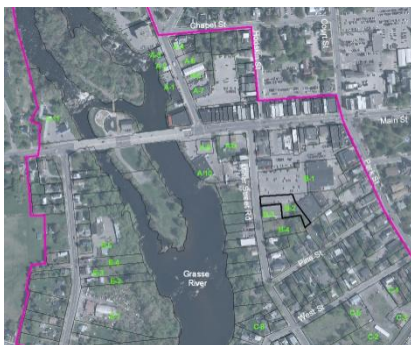
Planning Criteria

Priority in a plan? Yes
Help implement BOA vision? No
Strategic or high profile location? No
Waterfront access? No

Impact on surroundings: Low

Infrastructure Criteria

Road Accessibility: Fair
Condition of existing structures: N/A
Existence of sewer and water: Yes



Town and Village of Canton BOA Pre-Nomination Study

Descriptive Profile of Brownfield and Underutilized Properties

Map # B-3

Tax Map Information	88.042-4-11.1	Existing Buildings	1
Owner	Aubuchon Realty Company	Property Class	453
Property Address	21 Miner St	Zoning	R 2 Residential - General
Municipality	Canton	Acres	.25
Ownership	Private	Site Visit	9/14/2010
Foreclosure List		Historic District	No
Year Built	1988	Square Footage	7,475

Use Status: Commercial property, partially vacant, partially active business.

Property Description: Currently Spicy Iguana restaurant is in part of this concrete constructed building. Formerly Aubuchon Hardware Store and Fashion Craze occupied the space. Part of the Jubilee strip mall. Behind the building is a vacant lot.

Environmental History: None

Priority Ranking Criteria:

Land Use History

Registered PBS facility? No
Hazardous waste generating databases? No
NYSDEC Spill event site? No
Historic/Anecdotal evidence of waste, tanks, contamination? No
Dry cleaner, gas or service station? No
Previous environmental investigations? No

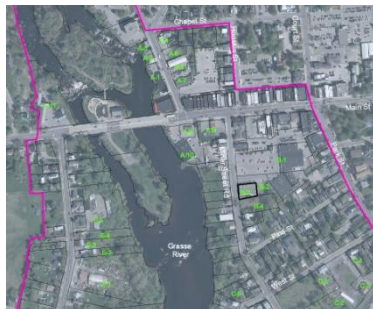
Planning Criteria

Priority in a plan? Yes
Help implement BOA vision? Yes
Strategic or high profile location? Yes
Waterfront access? No

Impact on surroundings: Low

Infrastructure Criteria

Road Accessibility: Fair
Condition of existing structures: Fair
Existence of sewer and water: Yes



Town and Village of Canton BOA Pre-Nomination Study

Map # B-4

Descriptive Profile of Brownfield and Underutilized Properties

Tax Map Information	88.042-4-13	Existing Buildings	None
Owner	Garry L Cohen	Property Class	311
Property Address	25, 27 Miner St	Zoning	R 2 Residential - General
Municipality	Canton	Acres	.56
Ownership	Private	Site Visit	9/14/2010
Foreclosure List		Historic District	No
Year Built	N/A	Square Footage	

Use Status: Vacant lot

Property Description: Property is consists of large open grass space, with a tree line for the back border. There are old tires on the property.

Environmental History: None

Priority Ranking Criteria:

Land Use History

Registered PBS facility? No
Hazardous waste generating databases? No
NYSDEC Spill event site? No
Historic/Anecdotal evidence of waste, tanks, contamination? No
Dry cleaner, gas or service station? No
Previous environmental investigations? No

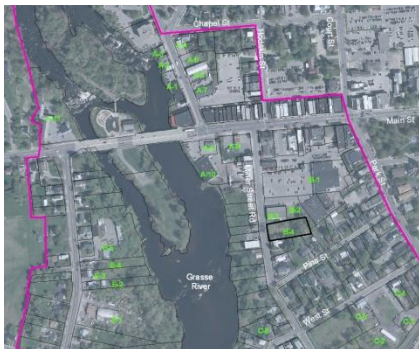
Planning Criteria

Priority in a plan? YES
Help implement BOA vision? No
Strategic or high profile location? No
Waterfront access? No

Impact on surroundings: Low

Infrastructure Criteria

Road Accessibility: Fair
Condition of existing structures: N/A
Existence of sewer and water: Yes



Town and Village of Canton BOA Pre-Nomination Study

Descriptive Profile of Brownfield and Underutilized Properties

Map # C-1

Tax Map Information	88.043-8-13.1	Existing Buildings	10
Owner	St Lawrence County	Property Class	651
Property Address	44 Park St	Zoning	M 1 Manufacturing
Municipality	Canton	Acres	5.1
Ownership	Public	Site Visit	9/14/2010
Foreclosure List		Historic District	No
Year Built		Square Footage	

Use Status: Actively being used as Canton Highway Department

Property Description: Property compound consists of 10 structures, some concrete construction, some metal construction. Several of the structures are garages for the highway department vehicles. There is a large parking area for highway trucks and equipment, some of which is paved, other areas are dirt. There is also a gas pump on the property. The property is adjacent to the railroad tracks.

Environmental History: Registered Active Petroleum Bulk Storage facility. Three (3) NYS DEC Spill Records: 1990 (#9007125): Gasoline of unknown quantity affecting groundwater; 2004 (#0407539): 50 gallons of #2 Fuel Oil affecting soils; 2007 (#0613647): 40 gallons of motor oil affecting soils.

Priority Ranking Criteria:

Land Use History

Registered PBS facility? Yes
Hazardous waste generating databases? No
NYSDEC Spill event site? Yes
Historic/Anecdotal evidence of waste, tanks, contamination? Yes
Dry cleaner, gas or service station? Gas pump
Previous environmental investigations? Yes

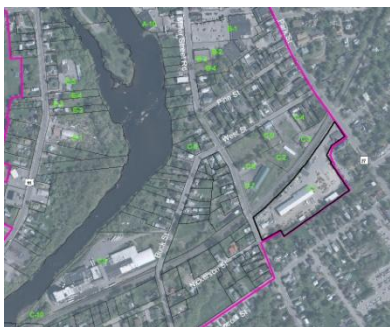
Planning Criteria

Priority in a plan? Yes
Help implement BOA vision? No
Strategic or high profile location? No
Waterfront access? No

Impact on surroundings: High

Infrastructure Criteria

Road Accessibility: Good
Condition of existing structures: Fair
Existence of sewer and water: Yes



Town and Village of Canton BOA Pre-Nomination Study

Map # C-2

Descriptive Profile of Brownfield and Underutilized Properties

Tax Map Information	88.043-8-19	Existing Buildings	2
Owner	Daniel Fay	Property Class	484
Property Address	7,9,11 West St	Zoning	M 1 Manufacturing
Municipality	Canton	Acres	1.7
Ownership	Private	Site Visit	9/14/2010
Foreclosure List		Historic District	No
Year Built	1900	Square Footage	3,462

Use Status: Multi unit apartment building with storage units

Property Description: Storage units constructed of metal, wood construction apartment building. The buildings are generally in good condition. There is a small green space between the two buildings along with a large parking lot, part of which is paved, the other part is gravel.

Environmental History: There are possible storage tanks on this property based on anecdotal history.

Priority Ranking Criteria:

Land Use History

Registered PBS facility? No
Hazardous waste generating databases? No
NYSDEC Spill event site? No
Historic/Anecdotal evidence of waste, tanks, contamination? No
Dry cleaner, gas or service station? No
Previous environmental investigations? No

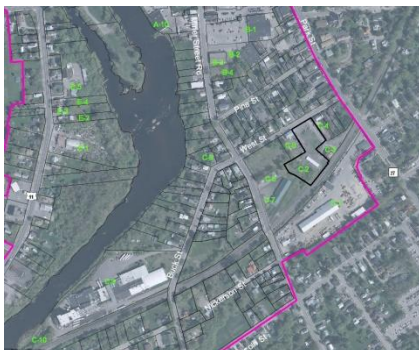
Planning Criteria

Priority in a plan? No
Help implement BOA vision? No
Strategic or high profile location? No
Waterfront access? No

Impact on surroundings: High

Infrastructure Criteria

Road Accessibility: Fair – residential; near railroad tracks
Condition of existing structures: Fair
Existence of sewer and water: Yes



Town and Village of Canton BOA Pre-Nomination Study

Map # C-3

Descriptive Profile of Brownfield and Underutilized Properties

Tax Map Information	88.043-8-20	Existing Buildings	1
Owner	Trackside 21 Inc	Property Class	425
Property Address	40 Park St	Zoning	B 1 Business
Municipality	Canton	Acres	.43
Ownership	Private	Site Visit	9/14/2010
Foreclosure List		Historic District	No
Year Built	1800	Square Footage	2,370

Use Status: Hoot Owl Bar, formerly train depot.

Property Description: One story brick construction building in excellent condition. Property is adjacent to the rail road tracks. Self storage facility located behind this property.

Environmental History: There are possible storage tanks on this property based on anecdotal history.

Priority Ranking Criteria:

Land Use History

Registered PBS facility? No
Hazardous waste generating databases? No
NYSDEC Spill event site? No
Historic/Anecdotal evidence of waste, tanks, contamination? No
Dry cleaner, gas or service station? No
Previous environmental investigations? No

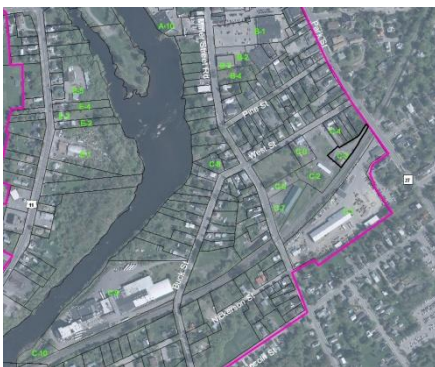
Planning Criteria

Priority in a plan? No
Help implement BOA vision? No
Strategic or high profile location? No
Waterfront access? No

Impact on surroundings: Low

Infrastructure Criteria

Road Accessibility: Fair – residential street
Condition of existing structures: Excellent
Existence of sewer and water: Yes



Town and Village of Canton BOA Pre-Nomination Study

Descriptive Profile of Brownfield and Underutilized Properties

Map # C-4

Tax Map Information	88.043-8-21	Existing Buildings	1
Owner	Daniel G Fay	Property Class	449
Property Address	5 West St	Zoning	B 1 Business
Municipality	Canton	Acres	1.7
Ownership	Private	Site Visit	9/14/2010
Foreclosure List		Historic Building	No
Year Built	1910	Square Footage	15,906

Use Status: Warehouse building

Property Description: Wood construction building with parking lot area on the side of the building. The building is close to the street.

Environmental History: There are possible storage tanks on this property based on anecdotal history.

Priority Ranking Criteria:

Land Use History

Registered PBS facility? No
Hazardous waste generating databases? No
NYSDEC Spill event site? No
Historic/Anecdotal evidence of waste, tanks, contamination? No
Dry cleaner, gas or service station? No
Previous environmental investigations? No

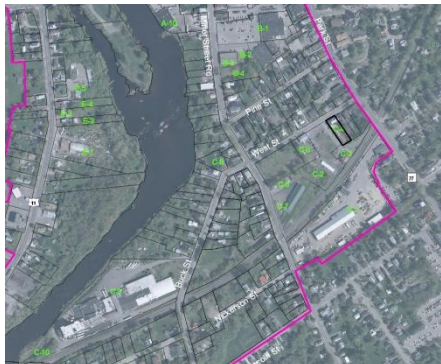
Planning Criteria

Priority in a plan? No
Help implement BOA vision? No
Strategic or high profile location? No
Waterfront access? No

Impact on surroundings: High

Infrastructure Criteria

Road Accessibility: Fair –residential street; near railroad tracks
Condition of existing structures: Fair to poor
Existence of sewer and water: Yes



Town and Village of Canton BOA Pre-Nomination Study

Map # C-5

Descriptive Profile of Brownfield and Underutilized Properties

Tax Map Information	88.042-5-18	Existing Buildings	1
Owner	Hoot Owl Express Enterprises	Property Class	411
Property Address	13 West St	Zoning	M 1 Manufacturing
Municipality	Canton	Acres	.47
Ownership	Private	Site Visit	9/14/2010
Foreclosure List		Historic District	No
Year Built		Square Footage	

Use Status: Trackside Rentals, Self Storage

Property Description: Wood construction building generally in good condition with apartments on the second floor. There is a large vacant lot adjacent to the building.

Environmental History: There are possible storage tanks on this property based on anecdotal history.

Priority Ranking Criteria:

Land Use History

Registered PBS facility? No
Hazardous waste generating databases? No
NYSDEC Spill event site? No
Historic/Anecdotal evidence of waste, tanks, contamination? No
Dry cleaner, gas or service station? No
Previous environmental investigations? No

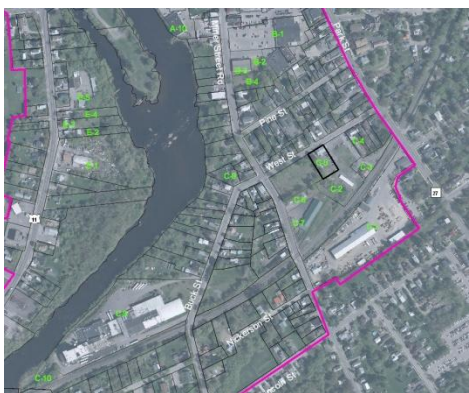
Planning Criteria

Priority in a plan? No
Help implement BOA vision? No
Strategic or high profile location? No
Waterfront access? No

Impact on surroundings: High

Infrastructure Criteria

Road Accessibility: Fair – residential street
Condition of existing structures: Fair to poor
Existence of sewer and water: Yes



Town and Village of Canton BOA Pre-Nomination Study

Map # C-6

Descriptive Profile of Brownfield and Underutilized Properties

Tax Map Information	88.042-5-19	Existing Buildings	2
Owner	Henry R Ford	Property Class	441
Property Address	59, 59 ½ Miner St	Zoning	M 1 Manufacturing
Municipality	Canton	Acres	.33
Ownership	Private	Site Visit	9/14/2010
Foreclosure List		Historic District	No
Year Built	1920	Square Footage	684

Use Status: Two vacant buildings, one of which is a barn.

Property Description: Formerly both a restaurant and hair/beauty salon. There is a large parking lot between the two structures. The barn is in very poor condition. There is rubbish behind the main building. Currently property is vacant and available for rent.

Environmental History: NYS DEC Spill Record 1989 (#8901411): 50 gallons of gasoline into groundwater; property has registered petroleum bulk storage facility since 1993.

Priority Ranking Criteria:

Land Use History

Registered PBS facility? Yes
Hazardous waste generating databases? No
NYSDEC Spill event site? Yes
Historic/Anecdotal evidence of waste, tanks, contamination? Yes
Dry cleaner, gas or service station? No
Previous environmental investigations? Yes

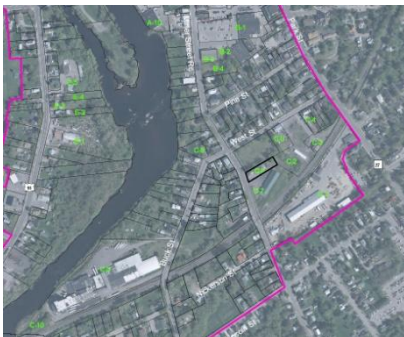
Planning Criteria

Priority in a plan? Yes
Help implement BOA vision? No
Strategic or high profile location? No
Waterfront access? No

Impact on surroundings: High

Infrastructure Criteria

Road Accessibility: Fair
Condition of existing structures: Principal building is fair; barn is very poor condition
Existence of sewer and water: Yes



Town and Village of Canton BOA Pre-Nomination Study

Map # C-7

Descriptive Profile of Brownfield and Underutilized Properties

Tax Map Information	88.042-5-20	Existing Buildings	1
Owner	RRS Inc	Property Class	443
Property Address	65 Miner St	Zoning	M 1 Manufacturing
Municipality	Canton	Acres	.96
Ownership	Private	Site Visit	9/14/2010
Foreclosure List		Historic District	No
Year Built	1940	Square Footage	4,420

Use Status: Two businesses operating out of this building, Movies and More Superstore and McGaws Auto Sales. The rest of the building is vacant.

Property Description: This wood construction building is in good condition. There is a large parking lot in front of the building as part of the property. There is large field behind the building that contains an old truck cap and other rubbish. Prior use of this building is an Agway according to Town staff.

Environmental History: None

Priority Ranking Criteria:

Land Use History

Registered PBS facility? No
Hazardous waste generating databases? No
NYSDEC Spill event site? No
Historic/Anecdotal evidence of waste, tanks, contamination? No
Dry cleaner, gas or service station? No
Previous environmental investigations? No

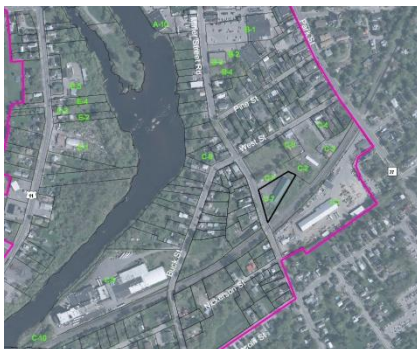
Planning Criteria

Priority in a plan? No
Help implement BOA vision? No
Strategic or high profile location? No
Waterfront access? No

Impact on surroundings: Low

Infrastructure Criteria

Road Accessibility: Fair
Condition of existing structures: Good
Existence of sewer and water: Yes



Town and Village of Canton BOA Pre-Nomination Study

Map # C-8

Descriptive Profile of Brownfield and Underutilized Properties

Tax Map Information	88.042-6-19	Existing Buildings	
Owner	David Peggs	Property Class	215
Property Address	6 Buck St	Zoning	R 2 Residential - General
Municipality	Canton	Acres	.36
Ownership	Private	Site Visit	9/14/2010
Foreclosure List		Historic District	No
Year Built	1950	Square Footage	2,824

Use Status: Single family residence

Property Description: Two story wood construction home in excellent condition. Owner states that it is on old landfill site and that garbage from this comes to the surface. Property borders the Grasse River.

Environmental History: Suspected of being a former dump due to surfacing rubbish in back yard.

Priority Ranking Criteria:

Land Use History

Registered PBS facility? No
Hazardous waste generating databases? No
NYSDEC Spill event site? No
Historic/Anecdotal evidence of waste, tanks, contamination? No
Dry cleaner, gas or service station? No
Previous environmental investigations? No

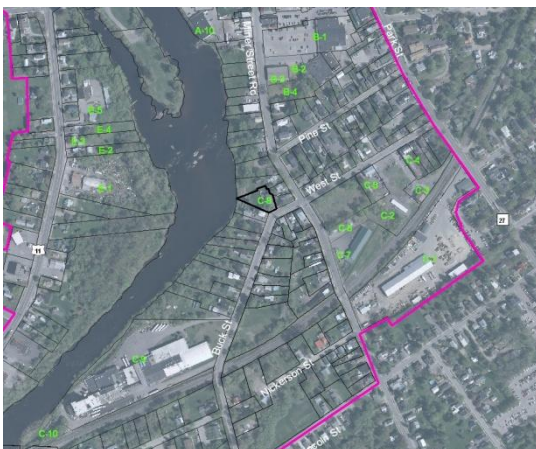
Planning Criteria

Priority in a plan? No
Help implement BOA vision? No
Strategic or high profile location? No
Waterfront access? Yes

Impact on surroundings: None

Infrastructure Criteria

Road Accessibility: Fair
Condition of existing structures: Excellent
Existence of sewer and water: Yes



Town and Village of Canton BOA Pre-Nomination Study

Map # C-9

Descriptive Profile of Brownfield and Underutilized Properties

Tax Map Information	88.050-2-1.1	Existing Buildings	
Owner	St Lawrence Co Mfg	Property Class	710
Property Address	30 Buck St	Zoning	M 1 Manufacturing
Municipality	Canton	Acres	6.7
Ownership	Private	Site Visit	9/14/2010
Foreclosure List		Historic District	No
Year Built		Square Footage	93,964

Use Status: Occupied manufacturing plant

Property Description: 93,000 square foot manufacturing plant. Site of the former Kraft Food plant, which closed in 2003. Facility is not fully occupied. Property borders the Grasse River and the rail road tracks. Noxious fumes permeate the area.

Environmental History: Registered active petroleum bulk storage facility. NYSDEC Spill Records: 1987 (# 8607944) Whey spill into sewer and 300 gallons of petroleum into the sewer. 1991 (#9102808) 5 gallon Diesel spill in soil.

Priority Ranking Criteria:

Land Use History

Registered PBS facility? Yes
Hazardous waste generating databases? No
NYSDEC Spill event site? Yes
Historic/Anecdotal evidence of waste, tanks, contamination? No
Dry cleaner, gas or service station? No
Previous environmental investigations? Yes

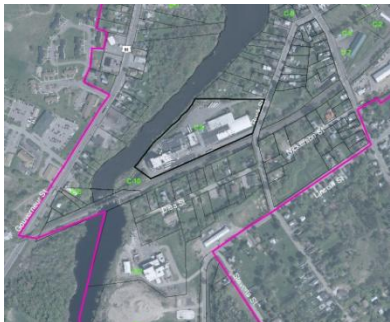
Planning Criteria

Priority in a plan? Yes
Help implement BOA vision? Yes
Strategic or high profile location? No
Waterfront access? Yes

Impact on surroundings: Low

Infrastructure Criteria

Road Accessibility: Fair
Condition of existing structures: Good
Existence of sewer and water: Yes



Town and Village of Canton BOA Pre-Nomination Study

Map # C-10

Descriptive Profile of Brownfield and Underutilized Properties

Tax Map Information	88.058-1-1	Existing Buildings	
Owner	Village of Canton	Property Class	853
Property Address	Off Buck St	Zoning	M 1 Manufacturing
Municipality	Canton	Acres	.61
Ownership	Public	Site Visit	9/14/2010
Foreclosure List		Historic District	No
Year Built	N/A	Square Footage	

Use Status: Sewage/Water treatment plant for the Village

Property Description: Property borders the rail road tracks, Grasse River and the manufacturing plant.

Environmental History: None

Priority Ranking Criteria:

Land Use History

Registered PBS facility? No
Hazardous waste generating databases? No
NYSDEC Spill event site? No
Historic/Anecdotal evidence of waste, tanks, contamination? No
Dry cleaner, gas or service station? No
Previous environmental investigations? No

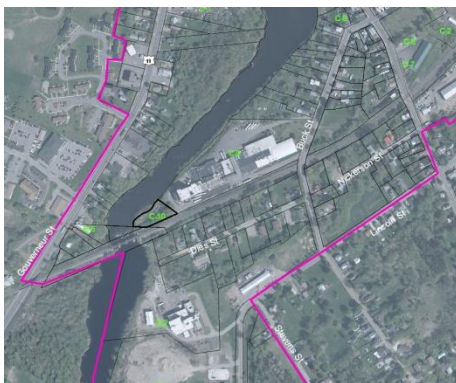
Planning Criteria

Priority in a plan? No
Help implement BOA vision? No
Strategic or high profile location? No
Waterfront access? Yes

Impact on surroundings: Low

Infrastructure Criteria

Road Accessibility: Fair
Condition of existing structures: Good
Existence of sewer and water: Yes



No site photo available.

Town and Village of Canton BOA Pre-Nomination Study

Map # D-1

Descriptive Profile of Brownfield and Underutilized Properties

Tax Map Information	88.050-4-27	Existing Buildings	3
Owner	Village of Canton	Property Class	822
Property Address	78, 84, 86 Lincoln St	Zoning	OS Open Space
Municipality	Canton	Acres	17.1
Ownership	Public	Site Visit	9/14/2010
Foreclosure List		Historic District	No
Year Built		Square Footage	6,660 & 28,320 & 16,880

Use Status: Village highway, Recreation Pavilion and inactive Water treatment plant

Property Description: This property consists of Bend in the River Park, Buck Street Park, the Recreation Pavilion which contains a hockey rink, large parking lot for the Pavilion, baseball field, a Village Highway Department garage (for Village vehicles and equipment) and is the site of the former landfill which had experienced resurfacing of some garbage.

Environmental History: Site of former landfill; Village DPW property is a registered Active Petroleum Bulk Storage facility

Priority Ranking Criteria:

Land Use History

Registered PBS facility? Yes
Hazardous waste generating databases? No
NYSDEC Spill event site? No
Historic/Anecdotal evidence of waste, tanks, contamination? No
Dry cleaner, gas or service station? No
Previous environmental investigations? No

Planning Criteria

Priority in a plan? Yes
Help implement BOA vision? Yes
Strategic or high profile location? Yes
Waterfront access? Yes

Impact on surroundings: Low

Infrastructure Criteria

Road Accessibility: Fair
Condition of existing structures: Good
Existence of sewer and water: No



Town and Village of Canton BOA Pre-Nomination Study

Map # D-2

Descriptive Profile of Brownfield and Underutilized Properties

Tax Map Information	88.050-4-1.12	Existing Buildings	1
Owner	Tamarack Tree Service Inc	Property Class	449
Property Address	80 Lincoln St	Zoning	C 2 General Commercial
Municipality	Canton	Acres	7.03
Ownership	Private	Site Visit	9/14/2010
Foreclosure List		Historic District	No
Year Built	1991	Square Footage	36,000

Use Status: Active business processing trees for logs/lumber

Property Description: Property has includes a 36,000 square foot concrete constructed building with a large parking lot adjacent to it. Former Canton Co-Generation facility.

Environmental History: Registered unregulated Petroleum Bulk Storage facility.

Priority Ranking Criteria:

Land Use History

Registered PBS facility? Yes
Hazardous waste generating databases? No
NYSDEC Spill event site? No
Historic/Anecdotal evidence of waste, tanks, contamination? No
Dry cleaner, gas or service station? No
Previous environmental investigations? No

Planning Criteria

Priority in a plan? Yes
Help implement BOA vision? Yes
Strategic or high profile location? Yes
Waterfront access? Yes

Impact on surroundings: Low

Infrastructure Criteria

Road Accessibility: Fair
Condition of existing structures: Good
Existence of sewer and water: No



Town and Village of Canton BOA Pre-Nomination Study

Map # D-3

Descriptive Profile of Brownfield and Underutilized Properties

Tax Map Information	88.058-1-1	Existing Buildings	
Owner	Village of Canton	Property Class	682
Property Address	Off Stevens St	Zoning	O S Open Space
Municipality	Canton	Acres	3.6
Ownership	Public	Site Visit	9/14/2010
Foreclosure List		Historic District	No
Year Built		Square Footage	N/A

Use Status: Town park

Property Description: This property consists of Bend in the River Park and is the site of the former landfill which had experienced resurfacing of some garbage.

Environmental History: Site of former landfill; Village DPW property is a registered Active Petroleum Bulk Storage facility.

Priority Ranking Criteria:

Land Use History

Registered PBS facility? Yes
Hazardous waste generating databases? No
NYSDEC Spill event site? No
Historic/Anecdotal evidence of waste, tanks, contamination? No
Dry cleaner, gas or service station? No
Previous environmental investigations? No

Planning Criteria

Priority in a plan? Yes
Help implement BOA vision? Yes
Strategic or high profile location? Yes
Waterfront access? Yes

Impact on surroundings: None

Infrastructure Criteria

Road Accessibility: Fair
Condition of existing structures: Good
Existence of sewer and water: No



Town and Village of Canton BOA Pre-Nomination Study

Map # D-4

Descriptive Profile of Brownfield and Underutilized Properties

Tax Map Information	88.050-4-25.1	Existing Buildings	2
Owner	Clifford Bisnett	Property Class	210
Property Address	22 Stevens St	Zoning	R 2 Residential Business
Municipality	Canton	Acres	7.6
Ownership	Private	Site Visit	9/14/2010
Foreclosure List		Historic District	No
Year Built	1940	Square Footage	1,036

Use Status: Single family home

Property Description: Property consists of a large lot with two buildings (house and detached garage), both in good condition.

Environmental History: Possible contamination.

Priority Ranking Criteria:

Land Use History

Registered PBS facility? No
Hazardous waste generating databases? No
NYSDEC Spill event site? No
Historic/Anecdotal evidence of waste, tanks, contamination? 55 gallon drums on site
Dry cleaner, gas or service station? No
Previous environmental investigations? No

Planning Criteria

Priority in a plan? No
Help implement BOA vision? No
Strategic or high profile location? No
Waterfront access? No

Impact on surroundings: Low

Infrastructure Criteria

Road Accessibility: Fair
Condition of existing structures: Good
Existence of sewer and water: No



Town and Village of Canton BOA Pre-Nomination Study

Map # D-5

Descriptive Profile of Brownfield and Underutilized Properties

Tax Map Information	88.004-1-5	Existing Buildings	None
Owner	Clifford Bisnett	Property Class	314
Property Address	Off Lincoln St	Zoning	R 2 Residential - General
Municipality	Canton	Acres	3.6
Ownership	Private	Site Visit	9/14/2010
Foreclosure List		Historic Building	No
Year Built	N/A	Square Footage	N/A

Use Status: Wooded lot

Property Description: Wooded lot at the end of Stevens St that borders the Grasse River on one side and single family residence on the other.

Priority Ranking Criteria:

Land Use History

Registered PBS facility?
Hazardous waste generating databases?
NYSDEC Spill event site?
Historic/Anecdotal evidence of waste, tanks or contamination?
Dry cleaner, gas or service station?
Previous environmental investigations?

Planning Criteria

Priority in a plan? No
Help implement BOA vision? No
Strategic or high profile location? No
Waterfront access? Yes

Impact on surroundings: Low

Infrastructure Criteria

Road Accessibility:
Condition of existing structures:
Existence of sewer and water: No



Town and Village of Canton BOA Pre-Nomination Study

Map # E-1

Descriptive Profile of Brownfield and Underutilized Properties

Tax Map Information	88.042-7-12	Existing Buildings	2
Owner	Mace Motors Inc	Property Class	431
Property Address	25, 27 Gouverneur St	Zoning	C 2 General Commercial
Municipality	Canton	Acres	3.7
Ownership	Private	Site Visit	9/14/2010
Foreclosure List		Historic District	No
Year Built	1960	Square Footage	1,504

Use Status: Vacant Store front with large garage and vacant lot

Property Description: Large parcel with large metal storage facility with garage doors. Property contains several unregistered vehicles and large piles of rubbish.

Environmental History: NYS DEC Spill record (#0802603): Antifreeze, motor oil, waste oil/used oil and gasoline of unknown quantities. Resource affected by spill was soil.

Priority Ranking Criteria:

Land Use History

Registered PBS facility? No
Hazardous waste generating databases? No
NYSDEC Spill event site? Yes
Historic/Anecdotal evidence of waste, tanks or contamination? possibly
Dry cleaner, gas or service station? Service Station
Previous environmental investigations? Yes

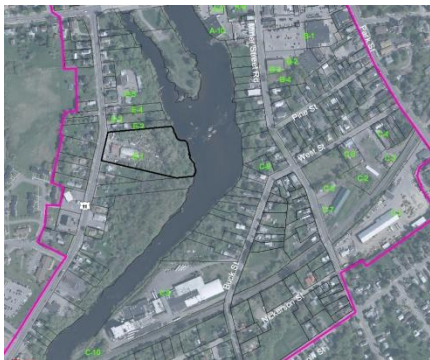
Planning Criteria

Priority in a plan? Yes
Help implement BOA vision? Yes
Strategic or high profile location? Yes
Waterfront access? Yes

Impact on surroundings: Hi

Infrastructure Criteria

Road Accessibility: Excellent – US Route 11
Condition of existing structures: Fair to poor
Existence of sewer and water: Yes



Town and Village of Canton BOA Pre-Nomination Study

Map # E-2

Descriptive Profile of Brownfield and Underutilized Properties

Tax Map Information	88.042-7-11	Existing Buildings	2
Owner	Thomas L Jenison	Property Class	483
Property Address	23 Gouverneur St	Zoning	C 2 General Commercial
Municipality	Canton	Acres	.48
Ownership	Private	Site Visit	9/14/2010
Foreclosure List		Historic District	No
Year Built	1860	Square Footage	1,504

Use Status: Active book store

Property Description: Property consists of one two-story building in good condition with a garage in the back.

Environmental History: None on-site but adjacent to a brownfield to the south.

Priority Ranking Criteria:

Land Use History

Registered PBS facility? No
Hazardous waste generating databases? No
NYSDEC Spill event site? No
Historic/Anecdotal evidence of waste, tanks, contamination? No
Dry cleaner, gas or service station? No
Previous environmental investigations? No

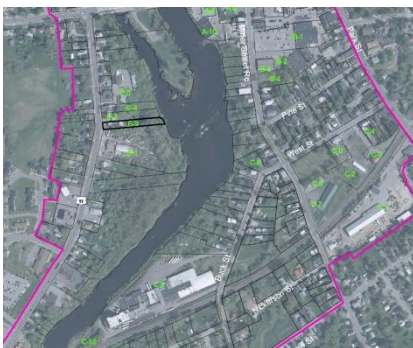
Planning Criteria

Priority in a plan? Yes
Help implement BOA vision? Yes
Strategic or high profile location? Yes
Waterfront access? Yes

Impact of surroundings: Low

Infrastructure Criteria

Road Accessibility: Excellent – US Route 11
Condition of existing structures: Good
Existence of sewer and water: Yes



Town and Village of Canton BOA Pre-Nomination Study

Map # E-3

Descriptive Profile of Brownfield and Underutilized Properties

Tax Map Information	88.042-7-10	Existing Buildings	1
Owner	Thomas L Jenison	Property Class	210
Property Address	19 Gouverneur St	Zoning	C 2 General Commercial
Municipality	Canton	Acres	.6
Ownership	Private	Site Visit	9/14/2010
Foreclosure List		Historic District	No
Year Built	1850	Square Footage	1,920

Use Status: Occupied single family home

Property Description: Two story, wood construction home in good condition. Property contains a front lawn and paved driveway on the side of the house.

Environmental History: None on-site but in close proximity to contaminated site to the south.

Priority Ranking Criteria:

Land Use History

Registered PBS facility? No
Hazardous waste generating databases? No
NYSDEC Spill event site? No
Historic/Anecdotal evidence of waste, tanks, contamination? No
Dry cleaner, gas or service station? No
Previous environmental investigations? No

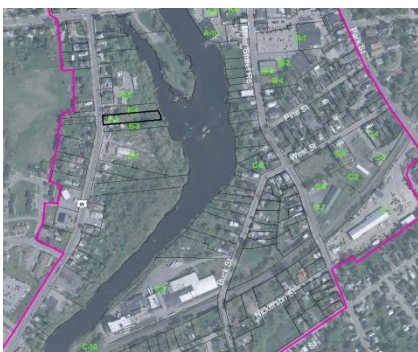
Planning Criteria

Priority in a plan? Yes
Help implement BOA vision? Yes
Strategic or high profile location? Yes
Waterfront access? Yes

Impact on surroundings: Low

Infrastructure Criteria

Road Accessibility: Excellent – US Route 11
Condition of existing structures: Good
Existence of sewer and water: Yes



Town and Village of Canton BOA Pre-Nomination Study

Descriptive Profile of Brownfield and Underutilized Properties

Map # E-4

Tax Map Information	88.042-7-9	Existing Buildings	1
Owner	Richard S Christy	Property Class	210
Property Address	17 Gouverneur St	Zoning	C 2 General Commercial
Municipality	Canton	Acres	.46
Ownership	Private	Site Visit	9/14/2010
Foreclosure List		Historic District	No
Year Built	1930	Square Footage	1,547

Use Status: Occupied single family home

Property Description: Two story, wood construction home in good condition.

Environmental History: None on-site but in close proximity to contaminated site to the south.

Priority Ranking Criteria:

Land Use History

Registered PBS facility? No
Hazardous waste generating databases? No
NYSDEC Spill event site? No
Historic/Anecdotal evidence of waste, tanks, contamination? No
Dry cleaner, gas or service station? No
Previous environmental investigations? No

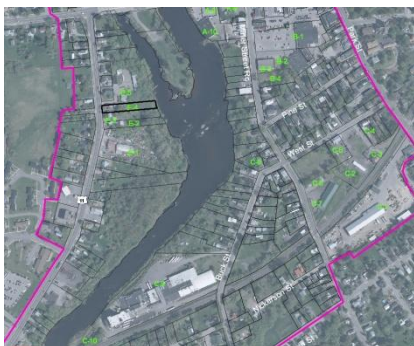
Planning Criteria

Priority in a plan? Yes
Help implement BOA vision? Yes
Strategic or high profile location? Yes
Waterfront access? Yes

Impact on surroundings: Low

Infrastructure Criteria

Road Accessibility: Excellent – US Route 11
Condition of existing structures: Good
Existence of sewer and water: Yes



Town and Village of Canton BOA Pre-Nomination Study

Map # E-5

Descriptive Profile of Brownfield and Underutilized Properties

Tax Map Information	88.042-7-8	Existing Buildings	1
Owner	Triple A Lumber	Property Class	485
Property Address	15 Gouverneur St	Zoning	C 2 General Commercial
Municipality	Canton	Acres	1.8
Ownership	Private	Site Visit	9/14/2010
Foreclosure List		Historic District	No
Year Built		Square Footage	3,720

Use Status: Commercial building with several businesses (Cool Connection, Bob's Barber Shop, Pro-Skate Sharpening and possible apartments).

Property Description: Large grey metal building (used to have trucking bays) behind the main business with that is currently vacant. There are old cars and trailers parked in a large parking area.

Environmental History: None

Priority Ranking Criteria:

Land Use History

Registered PBS facility? No
Hazardous waste generating databases? No
NYSDEC Spill event site? No
Historic/Anecdotal evidence of waste, tanks, contamination? No
Dry cleaner, gas or service station? No
Previous environmental investigations? No

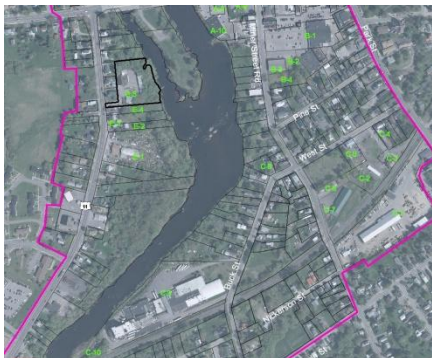
Planning Criteria

Priority in a plan? Yes
Help implement BOA vision? Yes
Strategic or high profile location? Yes
Waterfront access? Yes

Impact on surroundings: Low

Infrastructure Criteria

Road Accessibility: Excellent – US Route 11
Condition of existing structures: Fair to Poor
Existence of sewer and water: Yes



Town and Village of Canton BOA Pre-Nomination Study

Map # E-6

Descriptive Profile of Brownfield and Underutilized Properties

Tax Map Information	88.002-5-17	Existing Buildings	1
Owner	Burton Matott	Property Class	262
Property Address	60-61 Gouverneur St	Zoning	C 2 General Commercial
Municipality	Canton	Acres	.79
Ownership	Private	Site Visit	9/14/2010
Foreclosure List		Historic District	No
Year Built	1960	Square Footage	4,284

Use Status: Vacant Warehouse building (for sale or rent)

Property Description: Property includes a large building constructed of wood and metal with a parking area. There is a sign that remains on the property suggesting a former use of Karate Kun Fu Kai-Sho-Do. Portions of the front of the building are in good condition, other portions are in poor condition. The back part of the building is in poor shape with rusting portions.

Environmental History: Prior registered Petroleum Bulk Storage facility.

Priority Ranking Criteria:

Land Use History

Registered PBS facility? Yes
Hazardous waste generating databases? No
NYSDEC Spill event site? No
Historic/Anecdotal evidence of waste, tanks, contamination? No
Dry cleaner, gas or service station? No
Previous environmental investigations? No

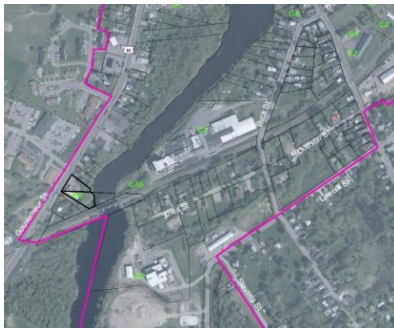
Planning Criteria

Priority in a plan? Yes
Help implement BOA vision? Yes
Strategic or high profile location? Yes
Waterfront access? Yes

Impact on surroundings: High

Infrastructure Criteria

Road Accessibility: Excellent – US Route 11
Condition of existing structures: One good structure
one very poor structure
Existence of sewer and water: Yes



APPENDIX A

**Public Workshop Meetings Notes
and
Public Participation Plan**

**Canton Village Brownfield Opportunity Area Program
Public Meeting
Meeting Minutes
June 2nd, 2011**

David Button: We're going to get started; we just concluded a working session regarding the Pyrites section of the Brownfield Opportunity Area Program. Our discussion beginning at 6 pm this evening is specifically the Village portion. What we've been working on for now, almost 5 years. We put the Brownfield program on hold for a couple of years because we were awaiting state legislature approval for the funding for the program, went on and did our Waterfront Revitalization Plan which sub tails very closely with what we're doing in the Brownfield's and came back about two years ago.

Monica Ryan/Riverstreet Representative: Not that long, year and a half I would say, the Waterfront Plan was adopted in January 2010.

David Button: Obviously, we're not going to have a Brownfield program inconsistent with the Waterfront Revitalization Plan and vice versa. The seeking has been a major part of what we've been doing on these programs and it's been very productive for us and I have been amazed. I don't think any community does planning better than Canton does. That may be because we have a couple of universities in town, I also think we've got some interested folks that understand the importance of laying down some facts for the community. That's what we're doing and your participation through this process is a big part of that. Let me introduce a couple of people who we have here and I'll turn it over to them. Back five years ago when we started out with the Waterfront Revitalization Program we brought in a number of potential consultants who work with communities and help guide them through this process. After a lot of discussion we hired Riverstreet planning, which is a Troy firm and Monica Ryan is one of the principles, Amy Ferguson is here with Riverstreet. They guided us through the Waterfront Revitalization Plan process because things worked so well and because of the tremendous overlap between the two programs, we petitioned our friends at the Department of State and the Department of Environmental Conservation to be allowed to continue to work with this firm, to see the competition of the pre-nomination of the Brownfield Opportunity Area and they were graceful to let us do that. They have helped us with both processes. They are going to be speaking tonight, Monica primarily, but also David MacLeod from the Department of State is here, David is our friend at the factory and David has participated with us before, but public hearing has participated as a disembodied voice on the telephone. As you know, the state right now doesn't have a whole lot of money to put people like Dave on the road, but they had enough to send him to Canton because we're coming toward the end of this phase. Let me mention that this is phase one of a three part series, there will be a phase two and a phase three. The expectation is that if we complete phase one we're going to go on to phase two and if we complete phase two, we're going to go on to phase three. Dave is our primary contact and you'll have an opportunity to hear from Dave this evening and even ask him some questions tonight as well. We're here to show you what we have been developing with input from the community and to get some feedback from you. So without any further a due, Monica, I'll turn things over to you. Thank you.

Monica Ryan/Riverstreet Representative: As Dave said, these are the partners on the program are the Town and Village of Canton and the Department of State. There's been an advisory committee that has been involved that David didn't elaborate on, but there has been great interaction between the committee and Riverstreet and the Department of State for both the Waterfront Plan and the BOA program. So they've been very helpful and very active committee that we've got here. Tonight's agenda, we just went through introductions, the next thing I'm going to do is provide a little information about the BOA program. We worked together in June of last year; I think it was June 3rd of last year, where we did an

Town and Village of Canton Brownfield Opportunity Area Pre-Nomination Study

introduction to the BOA program. We provided background information and talked about the overlap between the Waterfront Plan and the BOA program. Since then, we've been working on the BOA program; there's actually going to be two and we'll talk about both a little bit the two BOAs. So tonight we're here to recap some of that; what is a BOA? And talk about the Village BOA, which we have come to the conclusion of that draft and want to get feedback from you on. We'll talk about some next steps and you can ask us questions. I want to go over a couple of terms that are will be used throughout the presentation so there's not confusion or assumptions about things like the term, Brownfield. Brownfield sites are abandoned or under-utilized industrial and commercial facilities available for use, expansion or redevelopment of such a facility may be complicated by a real or perceived environmental contaminations. So, in other words, it's not necessarily that there is contamination; it is that, perhaps the historic use of the property lends itself with being contaminated with something like oil or something like that. Maybe there is no contamination, maybe there is an assumed contamination with an adjacent property where something migrated. There can very well be unknowns and it could turn out that these properties are clean. At the moment there are perceptions that they are potentially contaminated. Underutilized sites; for this program they are sites that are underdeveloped or not utilized for their highest potential or best value. Vacant sites are the sites that are abandoned or unimproved, they are essentially vacant. Benefits of the BOA program; in general, the benefits are that they provide technical and financial assistance to communities for the identification, planning, and implementation steps required to return vacant, underutilized, and Brownfield sites to productive use. More specifically it establishes a community vision, a strategy for revitalization, provides a site inventory; so not only for specific sites, but for a big boundary area. It provides a remediation and redevelopment strategy for catalyst sites. It identifies future uses and businesses for sites. It can improve environmental quality. It can foster partnerships with other state agencies, outside of the Department of State; they're an obvious partner, there's also DEC, DOT, other folks who have financial assistance and technical assistance that Canton will now be able to access as part of being in the BOA program. Therefore it increases competitiveness for other funding sources, so the inclusion of properties within a BOA, the activities such as market assessment, market analysis, redevelopment scenarios and looking at these things where you would potentially have many funding sources you would like to access. Having a BOA program in place will provide you with a competitive edge in seeking other funding sources. As David mentioned, there are three steps in the BOA program, we are step one, this is the pre-nomination study. It provides the general description of the target area and specific sites and makes preliminary recommendations about where to go from here, what to do with these, the area as a whole and specific sites. Once we finish the pre-nomination study and it is submitted to the Department of State, we move on to step two, which is the actual nomination and that provides more thorough and use planning including market assessment and priority sites are selected for future action. Step three is an implementation plan which outlines and implementation strategy and conduct site assessments, so it's a much more thorough investigation of sites that are selected when it comes to the issue of Brownfield specifically. So we are at step one. The components of step one include a community profile overview, a target area with visions and goals for that target area, an inventory and analysis of the area, and identifies underutilized, vacant, and Brownfield sites. At the end based on that analysis, there are preliminary recommendations for the Revitalization Study area and the specific sites. The BOA program, in general, targets areas where there is a concentration of vacant, underutilized, or Brownfield sites; so, there needs to be some of those for you to have a BOA. In addition they're typically 50 acres or more is a necessary component. So a Brownfield area, if you don't have 50 acres or more to include within the area, probably not a candidate for a BOA area. We've identified two for Canton, the committee has identified one in the Village, which is what we're going to discuss tonight. There is also going to be one in Pyrites, which we're going to have a meeting on in the future. The boundary that we have proposed is up here in a purple line, this is an aerial photo. It's generally got-that's Fiarlane drive at the top when you cross there, that's the general boundary line, then you come down Riverside Drive, up Chapel, down Hodskin, over Park, a little bit down Nickerson I believe this is, and then we're on Lincoln, Stevens Street, go around to cut across the river and this is Gouverneur. So that's the target area total boundary. Within the boundary, on this map over

Town and Village of Canton Brownfield Opportunity Area Pre-Nomination Study

here, shows the targeted sites. We've identified 36 sites that are Brownfield, vacant, or underutilized to highlight at this step, so this is the preliminary sites that we've identified. There are 27 Brownfield sites, which encompass approximately 65 acres, an additional 9 vacant or underutilized sites for an approximate 8 acres. These sites will be evaluated and prioritized in step two for future action; at this stage, this part of the program is just see who we've got, do some preliminary analysis of who's there, what their uses are, etcetera. The highest priority sites may see further environmental study, target market analysis or other redevelopment scenarios. We develop division statement for this target area. Again, keeping in mind that we already have a vision for the Waterfront area, there needs to be some consideration of that so when we develop the vision statement for the BOA area, many of the ideas from the Waterfront plan are incorporated into this. The Village of Canton Brownfield Opportunity Area will be an attractive, accessible, walk-able and culturally vibrant benefitting from and enhancing the quality of life inherent in a small college town. The Grasse River will remain a richly diverse and healthy ecosystem with new public recreational opportunities. This will in part be accomplished through environmental remediation, redevelopment or reductive use of Brownfield, abandoned, and underutilized sites. New development through the Brownfield Opportunity Area will emphasize uses that will diversify the local economy, positively impact surrounding neighborhoods, protect and compliment the river fund, and are consistent with local architecture and character. There's a set of goals that go with this vision statement, the first is that the BOA will protect shoreline and natural resources that comprise the Grasse River and it's ecosystem, 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 uses of the Grasse River Waterfront and the Historic Village of Canton. It will maximize public access and enjoyment of the river, it will increase the public-private partnerships that already exist between the Town and Village, the local universities, the local business leaders and the citizens within the community will increase the shoreline properties, thereby encouraging economic growth and development. Finally, expand and enhance the land trails network and pedestrian linkages within and to the waterfront area. So that's the vision and set of goals that drove the ideas behind the program that was developed for the Village. The committee decided to break the BOA target area into 5 subareas because it was felt that there was unique characteristics, challenges and opportunities for each area and they sort of stood alone in their own right as areas of the Village. Some of them are neighborhoods, some of them just formed naturally from even physical boundaries like the railroad tracks and things like that. So I'm going to walk through these 5 areas and this map here... is the boundary and sub-boundary. Riverside area obviously has Riverside drive, so it's the darker blue branch painted area. This is on Riverside Drive and Main Street on both sides of the river. Many past and present land uses are auto repair/service stations on Riverside Drive and even that portion of Main Street. Riverside Drive is an important pedestrian connection from SUNY Canton via the footbridge and is a key waterfront redevelopment opportunity for the Village. Main Street is a Village gateway and a high profile corridor for business development it will always be such and with that comes opportunities, but also challenges due to its traffic and the new... on working with a major roof. The Jubilee Area, which on this map is in purple focuses on the Jubilee Plaza and adjacent vacant lots. It's a transitional area between commercial Main Street and residential neighborhoods that are adjacent. If the vacant lots and storefronts symbolize the economic struggle of downtown, there are opportunities; there are good parking with close proximity to Main Streets are assets for future redevelopment, but at this point, it's a tough nut and therefore, it's a perfect candidate for this program. And the awkwardly named County Highway Department area, that would be the green. It focuses on lands along the railroad tracks and the County Highway Department facilities. When discussing this area, it was felt that the highway facilities negatively impact the area due to their appearance, the potential contamination from the years of the trucks, oil, servicing the trucks there, etcetera and the truck traffic coming in and out of the area. Relocation of these facilities outside of the Village is key to improving the neighborhood so this is absolutely a key site in the revitalization of this neighborhood. Also of importance is the Kraft Plant which the future utilization of that site at it's full potential at whatever level it is utilized at obviously impacts the Village as a whole and that neighborhood. Bend in the River area, the light blue focuses on Bend in the River Park and adjacent

properties. Current land uses include some vacant land, Village public works facilities, residential and the former co-generation facility. It is thought that the underutilized parcels, particularly the ones along Stevens Street may represent the best possibility for future residential development. There aren't too many future residential potential areas in the Village so this may be one of them. And obviously the future use of the go-generation facility will impact the area. I think it was some of the comments from the committee is the dump, now Bend in the River Park used to be the full area for redevelopment and revitalization and now you have Bend in the River Park, the focus has shifted to the co-gen facility. The future of that will be certainly part of this program. The fifth and final area will be the Gouverneur area which focuses on the gateway corridor of Gouverneur Street and the west bank of the River. Currently it's a transitional corridor of residential, commercial and civic uses intermittently impacted by blight, so there are some commercial properties that are affecting not only the adjacent property owners but also as a gateway to the Town and Village of Canton. Some of these are affecting just the character of the corridor. The vacant and underutilized parcels that exist along the corridor present opportunities for future development both right on Gouverneur Street right on down to the river. So those are the sub areas. After that, we looked at knowing what's there and what the potential opportunities are as part of the pre-nomination study. You start to discuss, what would we like to do with those as part of step 2? And what would we want to further investigate as part of step 2 and 3. So our preliminary recommendations based on the analysis that we did for these subareas and the individual properties, which included looking at the zoning, demographics, looking at topography, brief look at soils, whether or not there are other factors like physical barriers like railroad tracks and things like that that will present challenges or opportunities for the opportunity for their revitalization. We came up with the following recommendations. We had a couple of BOA-wide recommendations, including conducting a market analysis to identify potential business types that could fill a local or regional gap so that would look at market analysis, Village-wide encompassing the Town, and figuring out, are there services or industries that could be located in Canton that would fill either a local need or a regional need; getting that broader assessment of the market of the economic potential Town-wide. In addition to that, analyzing current programs and incentives available to prospective and existing land owners/developers to identify any missed opportunities for providing assistance, so in other words, is Canton currently doing all that they can to try to revitalize itself? Are there programs out there that could be tapped that the community isn't aware of or hasn't been able to effectively provide for the community for one reason or another? What can we do to get those programs here? And third, analyze existing zoning and other land regulation to determine if it is adequate based on the preferred future land uses for each of these subareas and the study in general. The Waterfront Plan and any other plans, does the zoning reflect what Canton should be in the future, are there things that are not covered in the current zoning? Is there zoning in areas that are not allowed that you would like to see in the future? Are there things that need to be included? Is the waterfront dealt with properly in the zoning? And some of these things came up in the Waterfront Plan and they will be revisited again as part of looking at these things in step 2 for the BOA. Then we had specific recommendations for each area, so for Riverside specifically prepare market analysis for multiple sites to identify feasible coordinated redevelopment scenarios, in other words potentially assembling several sites in a row, looking at those parcels put together, what could go there from a market standpoint, from the physical footprint of the land, from what is adjacent to it, what is the likelihood of locating some businesses there, what does the zoning look like, what would be the impacts on the river if certain businesses would locate there? Looking at those things to figure out what is the best scenario if you were to put together several of the properties on Riverside Drive or individually, which is the second; it's prepare conceptual design alternatives for target sites. What would they look like if you had to redevelop them one at a time? Another idea is to conduct phase 1 environmental assessments on selected sites; phase 1 has to do with the Brownfield potential. It is not typically digging in the ground, it is looking into the history of the site, what kinds of soils are there where things might have migrated from, etcetera, looking at public records of previous spills. Some of that was looked at on an initial level; for step 1, there will be further investigation as part of phase 1 environmental. Another would be to conduct, and I think some of this is already taking place, but conducting a transportation/access management study to identify pedestrian and

vehicle circulation improvements at Main and Miner Streets, that intersection is obviously a challenge, not only being a ghost trying to make the left hand turn but also to pedestrians trying to cross at that intersection. Cyclists trying to get across; what improvements could be made in general in that area. Maybe some of it could be dealt with as part of the Route 11 reconstruction but also as a community effort. And the last for this area is to develop a strategy for establishing a waterfront trail along and to the Grasse River. And again this is something that was important in the Waterfront Plan and it's carried over to this program as well. For the Jubilee area, the first idea was to conduct a market analysis to determine the redevelopment feasibility of the existing, vacant storefronts and to improve the overall utilization of the Plaza while maintaining current tenancy. You don't want to lose any of the current tenants, but the vacant storefronts that are there are not moving; what do we have to do to make them marketable? What improvements need to be made, what are the costs to rehab those spaces at this point now that they've been vacant for a while, all of those considerations. Work with property owners to market the vacant storefronts in the plaza as well as other adjacent vacant/underutilized sites. And third, going back to the previous area where we discussed the Main and Miner Street transportation circulation concerns that we carry over to other subareas as well. For the County Highway Department Area the first in dealing with the highway facility is the relocation feasibility analysis that would include identifying alternative sites outside of the Village for housing the county facilities, relocation costs and potential sources of financial assistance to get that site moved elsewhere. Obviously it's not the highest and best use of a property of the downtown Village of Canton. That is a county owned property, access to that site is probably more feasible than some other properties, so conducting a phase one and phase two environmental assessment on that land might be feasible. Phase 2 does start to look at what's actually in the ground, so it requires the ability to get on the property and look at these things. It may turn out, and it often is the case, that it's really not that dirty but it'd be really great to know it's there, so that's what you get into in phase 2. Third, support the continued use of the former Kraft Food plant to its full capacity. The Town and Village are very interested into turning that into a full capacity operation there, whatever that may be. We had some interesting discussions about all that could possibly be done using what's there, assuming that is the likely scenario that it will continue to function in some way as using the current facilities that are there and not redeveloping the site. The community is very interested in trying to move some ideas forward on that. Bend in the River Park, conducting a study regarding the former co-generation facility to identify potential future land uses for that site. I think that site, what could be there beyond a co-generation facility, so different than the Kraft plant potentially. Maybe redeveloping that site all together or what could go there as a co-generation facility. Undertake an in-depth analysis of the housing market in the Village in general but specifically for some of the vacant properties along Stevens Street to understand what could fit on the site and what the market could be to allow somebody if they wanted to develop those sites, what would the price point have to be to develop those sites and is that realistic? Identify ways to improve connectivity of the Bend in the River neighborhood with surrounding services and infrastructure. It's a little cut off in some aspects from the rest of the Village, how can we make better connections to services and even across the river. And survey residents to determine if Bend in the River Park facilities meet not only neighborhood needs, but village-wide. Is Bend in the River Park all that everyone would like it to be? Might there be other facilities installed there? Are there even something as basic as playground equipment that people would like to see is there more that can be done at Bend in the River Park or is everybody happy with its function. And lastly, investigate opportunities for access along and to the river. Gouverneur, our last subarea, develop a streetscape enhancement plan for Gouverneur Street that could be implemented in conjunction with the NYS DOT road resurfacing project. I think we're 5 years away.

Charlotte Ramsay: Actually, they moved it up; they'll be started next year

Monica Ryan/Riverstreet Representative: Oh good, wow, that's unusual-it usually goes in the other direction. So we're looking at 2012 potentially when that would start. So the idea there is if DOT is going to be doing things, it would be great to have a plan in place of what you would like to see so maybe some

of those things could happen by DOT when they're doing the resurfacing. So it's kind of a timely project that maybe should happen first since DOT might be coming in 2012. Second, identify strategies to work with property owners of the sites that are identified as possibly blighted, what can we do to help you clean up the property, are there things that we could provide, if not, what else can be done to mitigate current situations? Third, continue feasibility analysis efforts for developing a footbridge across the River from Bend in the River Park to the Maple Hill subdivision on the west side. The Town and Village did receive a feasibility grant to look at putting a footbridge across the river; it would also potentially carry infrastructure lines across the river so it's sort of a two-fold, nice footbridge access component also with a practical side of infrastructure carrying capacity. Lastly, investigate opportunities for public access along the River. I think that was in every single one, except for Jubilee Plaza. Those are our preliminary recommendations moving forward, the idea here is that some of these things will happen as part of step 2 as well as step 3. As we move onto the next phase of this project we will whittle down what sites-we will start talking to property owners of some of these targeted sites to discuss their interest in being involved in the program, what are the easiest opportunities-the low-line fruit? What will be harder nuts to crack but will be very important? These things will be considered and step 2 will include some of these assessments that we're talking about will be the next phase of this. Some of them are maybe for phase 3 as part of the implementation plan. We will look at all of that as we head to step 2, which we will hopefully embark on once we have our application in to the Department of State, we can apply for funding for step 2. That's the Town's plan. From here, the draft once we take comment tonight and are still making some changes, it is a working document will go to the Village and Town boards for their support; it will then make its way to-once we get the OK from the boards-the Village and Town will then send the application to the Department of State. We do any final sign-off on the Department of State on that and then from there the Town will submit an application for phase 2 looking at some of the preliminary recommendation activities will be included in that and will be the next phase for that program. The Town and Village are also looking at a BOA in Pyrites and we are about halfway through that process, still have a ways to go. The committee will continue to work on that draft probably through the summer and then hold a meeting with folks in Pyrites maybe towards the fall, so that project is still underway and there will be more to come on that. That's where we are in the process now and I'm just going to leave this up but Linda McQuinn is the Economic Development Director and the contact for the community on this project, there's her information. If you're also looking for more information, she can also contact us. If you want any more information on the program from the Department of State's perspective, this is their link. There is information on that site and there are some examples of other BOA programs which might be of interest. And that's what I've got for a presentation. I'm happy to answer questions, so if you have also technical questions for the Department of State, hopefully he'll be back in just a little bit. It is a long process, but I think it is a very worthwhile process and you might get some really good study information out of these next two phases.

Brooke James: At what point do you prioritize sites or do you continue to look at all five sites through the different phases?

Monica Ryan/Riverstreet Representative: In phase 2, in terms of specific actions on sites, the committee will look to whittle down a list of priority sites in this very next phase. So what we have now goes to the Department of State and then as step two, one of the very first things will be to look at that whole list and figure out which sites are the highest priority. Priority will be based on a number of things, I would say you should expect that they will be based on whether they are potentially contaminated, so if there is a Brownfield potential issue there, if they are high priority sites if they're on the waterfront where there's high value land, or maybe they're on maybe the Main Street corridor or Gouverneur Street in important locations that will be considering whether or not there is an interest from property owners, if there are property owners that are not interested in participating, it's hard to keep them as a priority if they don't want to be in the program. So that will probably shape some of the thought there. Whether or not there's existing infrastructure, sewer and water are typically not an issue in the Village, but transportation can be.

Town and Village of Canton Brownfield Opportunity Area Pre-Nomination Study

Some of these areas are a little much more localized roads whereas if you're thinking about commercial revitalization, what sites make the most sense for that? So those are some of the evaluation criteria that are typically used to figure out what the priority sites will be. Sites that are just existent as they are just really impacting the neighborhood for no other reason they might rush to the top, because they are affecting all the adjacent property members and are a barrier to improvement to the neighborhood. That alone might put them on the top.

Brooke James: So all of that, looking at that criteria, are in part of these two?

Monica Ryan/Riverstreet Representative: Yes.

Meeting Member-Joseph Jockel?: Looking at the map, if I'm reading it correctly, you've got the area around the railroad station. You haven't mentioned that-

Monica Ryan/Riverstreet Representative: Some of the thought was that, because of the former DEPO, that there might be some contamination there. So looking at those to answer some of those questions is, I think a lot of the thought there, beyond that, the reason for their inclusion as a Brownfield site, that was

David Button: The inclusion of the Highway Department?

Monica Ryan/Riverstreet Representative: No, the Hoot Owl, the Hoot Owl area.

David Button: Well it was just, that's Canton's oldest industrial area and that holds was included, but the property of greatest focus, for certain, was the County Highway Department because St. Lawrence University is indicating an interest in that property. And of course those of us who live in that neighborhood think it would be wonderful to get those banging trucks at 2:00 on the morning out of the neighborhood and allow the university to come in there. But, all of the properties that border the railroad tracks have some of the same characteristics and properties. So those that want to be included will-

Joseph Jockel/ Meeting Member: Well, you don't have to convince me that it should be included, I'm just interested if you have any thinking of what to be done with it or a plan of approach to the Hoot Owl area.

Monica Ryan/Riverstreet Representative: We were very much focused on the Highway Department facilities, but I think right now the vote was, let's just see what we can find out about these other parcels, then if there are issues, they certainly do present opportunities for something more to happen there, but at this point, that was the level of consideration there of those.

Joseph Jockel /Meeting Member: If I can ask the supplementary about that same area...there is a long stretch of undeveloped land along Lincoln Street. On Lincoln Street between Miner-outside of Miner Street. Sorry, just inside of Miner Street, is that included?

David Button: OK, here's Lincoln Street and here's Rick's Greenhouse right here and here is the Buck Street Playground. Are you talking about this stretch over here?

Joseph Jockel/Meeting Member: Yes

Monica Ryan/Riverstreet Representative: That's in, that's in the boundary.

Joseph Jockel/Meeting Member: But they're not marked as a-

Monica Ryan: No.

Town and Village of Canton Brownfield Opportunity Area Pre-Nomination Study

Charlotte Ramsay: Well, right now I think right now the area, and maybe I'm wrong, I think the area you're talking about is the Village barn and then the open area where the cars that are towed in the winter are put there.

Joseph Jockel/Meeting Member: No, there's a whole stretch of Lincoln Street where there's absolutely nothing there.

David Button: But that does not necessarily imply that there are any conditions there that would make that a blighted area.

Monica Ryan/Riverstreet Representative: But it is undeveloped.

David Button: Developable, and in fact, that's what we have in mind for this area. This area, this quadrant, the blue quadrant at the bottom, we have sort of seen as infill for housing in the community if we could, I hate to name names and please don't run back to them, but if we could get Tom to do something with his property and clean up some of this area and possibly get some of water processing plant out, we might be able to do something. These are very nice and very developable properties.

Charlotte Ramsay: They are South-facing, river front priorities. Now, there's no water or sewer there yet so we just saw that as really primary area for residence.

Monica Ryan/Riverstreet Representative: You do bring up a good point, because it is a vacant piece of land and we've been talking about vacant parcels. Should this piece be highlighted as an undeveloped, vacant parcel? It isn't blighted, I understand what you're saying there but does it have potential where it should be highlighted?

David Button: We'll leave that for you folks to determine, do you want to include it?-

Meeting Member: It's marshy. There's nothing there to use-

David Button: If you think it could benefit being in the program we can include it, but to us... some of these quadrants we took a very narrow definition of what Brownfield's was and therefore exclude a lot of properties in some of these quadrants. We took a very broad perspective of what Brownfield could be and started throwing in some stuff that, if we were consistent, but once again when we were looking at each of these quadrants, we were looking at sort of-Once again, this was residential, this was the Riverside Drive, was SUNY Canton's main approach so we saw retail coming into that particular area, so we took different approaches. But, I don't think any of us would be opposed to including all the way up Lincoln Street.

Monica Ryan/Riverstreet Representative: I mean it's in, it's just not highlighted. It's in the area. But is it best left green? Maybe it is, is it nice? I can't think off the top of my head, I can't think of what it looks like.

Joseph Jockel/Meeting Member: It's not particularly suitable for development without the fair amount of property preparation.

Monica Ryan/Riverstreet Representative: Because it's wet?

Charlotte Ramsay: Well, because it's so marshy.

Jane Semple: Does anybody know who owns it?

Town and Village of Canton Brownfield Opportunity Area Pre-Nomination Study

David Button: Does Joe Briggs own that? You know the parcel, because you drive by that every day, not the Forbes.

(inaudible small talk)

David Button: The Forbes' are right here. Emerson Forbes is right here, I don't know if he owns that.

Monica Ryan/Riverstreet Representative: But, something to think about.

David Button: I wouldn't mind including it.

Monica Ryan/Riverstreet Representative: Anything else? Our Department of State person is now back, so if anybody has any technical questions...

Meeting Member 1: At the very best of things happening, how long-what are we looking at here? A long time; will I still be alive?

(Laughing and small talk)

David MacLeod/Department of State Representative: I can't guarantee that, but a lot depends on the amount of time and energy we put into things and how quickly they can move. It can be a long process depending on how complicated things might be, but with the funding, time and energy and enough push from the right people I think we'll move along. We try to move things as best we can, has certain things and loops we have to jump through every time we want to fund something. That's an issue, but I think with a lot of support locally, you can get things moving pretty well. We're probably talking, I'd say from here, 2 and a half years would be reasonably optimistic, not out of the question.

Meeting Member 1: 3 to 5 probably more like it?

David MacLeod/Department of State Representative: Probably more like it, but you don't have to wait until it's all done before you start doing stuff. I mean, if you have a property... I think that a great example is that normally after you've gone through all three steps in the planning process, there's marketing funds available also and you might put out developer RFPs, Request for Proposals from specific developers that you think could bring something to the community that you'd want. One community was halfway through step 2 and said, "We have this great property and we'd like to get somebody on there, we know what we want to see there. Can we do some marketing on that?" Well, let me read the work plan and see how we can interpret that. I looked at part of the work plan and I went to somebody we stole from the private not-for-profit sectors who's done ground work and said, can you interpret this? So I call back they say, "Yes, go ahead. Perform and develop RFPs, crunch all the numbers, to see if we can somebody out there." Within two months, they had somebody on site re-having an old hotel for a Mexican restaurant, kitchen supply and upper scale apartments on the second and third floor. So, do you have to wait until you're done? No. If you know what you want and there's an opportunity to take advantage of it... We had another situation with the community that had somebody that bought there mill and they were just going to make piles off it, then they decided it was going to be apartments, and then they finished their pre-nomination study, we've got them all sitting down at the table. We even had somebody from the National Parks Service show up for the meeting and said, "We've got this asset here, do you think we could do something else on the first floor besides apartments?" Months later, they're in front of the planning board with their plans for apartments on the upper floors, a daycare center, fitness center, coffee house and couple other things on the first floor to take advantage of

Town and Village of Canton Brownfield Opportunity Area Pre-Nomination Study

anybody who would be visiting the national park site or coming over for a cup of coffee. And of course, anybody living there might use their little fitness center along with other things.

Monica Ryan/Riverstreet Representative: So this is after 3 mil?

David MacLeod/Department of State Representative: I was trying to be vague, but yes. Their architect was there in front of the board and I gave a quick presentation about the BOA program and he says, "Do we have to wait before this process is done to get to work?" I said no. Move forward, plan around it. If you've got something that you know is happening, you want it to happen, you know it fits, we'll just make that part of your plan, that this is going to be there, how are you going to react to it? The revitalization of the remainder of your area. Brownfield is such an unfortunate name for this program. So you don't have to use it, but it's all about revitalization.

Brooke James: Do communities usually have five areas or several areas within the community or is it beneficial to-

David MacLeod/Department of State Representative: I've got one with nine that will just take it all as one. It depends. If you have, let me put it this way. You've got some properties and they're affected by the surrounding uses and the surrounding uses are affected by them. You've got a string over here, after a while this neighborhood-it's all part of the big plan and process, but this neighborhood's a little different so you're not going to use exactly the same approach throughout, sometimes they divide them up. We've got one where they've actually taken their nine study areas, nine subareas they call them, giving each one of them a name and they put together the plans to actually pull each one of them out as a marketing piece. And the rest of the document covers the entire plan. There's a lot of ways to approach it and that's one of the funs of this project is that we get to watch clever planners come up with great ideas.

Monica Ryan/Riverstreet Representative: This was David Button and I really see these areas as each having their own unique scenarios and each having things we think about here. We all immediately agreed and took no time to actually-it was very easy to put this together, it was a quick-everybody seemed quickly in agreement of how things really play out within the village in terms of impact in each other and what's going on in each area so I think it works well with this particular BOA.

Brooke James: Ultimately one site, one of the areas will be chosen though?

Monica Ryan/Riverstreet Representative: No, this is broken down for as much the community's ability to view the area as a whole, but in terms of sites, the specific area or grouping of sites, that can happen anywhere in the BOA. In terms of priority sites-

Charlotte Ramsay: I thought we were going to try, depending on, I mean we still don't have the piece yet of how many property owners are interested and participating and obviously that's a crucial factor, but I thought we were going to do some prioritizing along the five areas.

Monica Ryan/Riverstreet Representative: We are prioritizing the sites, but we're not going to end up deciding that only one subarea gets priority.

Jane Semple: It was just a choice of which one to begin with and what process-

Charlotte Ramsay: Oh, that's what I'm talking about where do we begin.

Monica Ryan/Riverstreet Representative: I think your question right was whether one subarea was going to get the highest priority. Right?

Town and Village of Canton Brownfield Opportunity Area Pre-Nomination Study

Brooke James: If you kind of are applying for one subarea or-

Monica Ryan/Riverstreet Representative: No, it's the whole. The subarea is kind of the internal guidance piece for the community, not so much the-

Charlotte Ramsay: In terms of thinking about what do we want there, how good we better use this or could be developed.

Monica Ryan/Riverstreet Representative: And there is likely, within this subarea, one or two parcels or a grouping of parcels that will rise to the top of the list for each area. It's likely going to be one or two from each and not coming from one area.

Meeting Member 2: I have a question for you, I was wondering what your experience was with using communities that implement a walking path along the river... (Inaudible speaking)...is that what stops this process? I've heard about the whole 38 years I've lived in Canton that we're going to have a walking path along the river and I haven't seen one foot of it developed yet except St. Lawrence's little part.

David MacLeod/Department of State Representative: It's a common problem, it doesn't happen everywhere, but there are enough incidences where that's an issue. And quite frankly, it seems to be with private properties, an issue. There are ways to deal with it but many of these ways are unpalatable for some. So that's strictly a local issue and there are a lot of ways to deal with that, but if you do it's a local decision... (Inaudible speaking)... Sometimes, what communities have to do is leave the waterfront for a little bit and then come back.

Monica Ryan/Riverstreet Representative: And you can, obviously, especially in the Village scenario, if you get to a stretch, if they're local streets that you can use, because you might have to bop out onto a local street and then resume the path, sometimes it's best to get the pieces you can in place in hopes that eventually the property owner will decide, they see the value of it, they may voluntarily provide an easement or in some point they might just be willing to sell their property because that walking path has become so valuable that it's worth it for them to sell. So sometimes it's better to get the stretches you can get, as long as you have a local street you can get through to access that spot, and then hope for in the future, you can pick up that piece. It's not a good idea to just put off the whole thing with the one guy in between, as long as you can reconnect somehow.

Meeting Member 2: I saw in the thing that, at least for me, with the subject data that I was reading that this might be a plan with this project.

Monica Ryan/Riverstreet Representative: The Waterfront Plan absolutely has that in it and that is being carried in the BOA, is that where those opportunities present themselves in the BOA, it is absolutely an important activity wherever we can do it, throughout the Waterfront Plan, access is a key component of that Waterfront Plan. We would seek to continue that in this, anywhere where it's possible, yes.

David MacLeod/Department of State Representative: What's nice about the Local Waterfront Revitalization Program and the funding behind that is two programs through the same agency.

Monica Ryan/Riverstreet Representative: Yes, that's very helpful.

Meeting Member 1: Talk to each other, although sometimes it's not.

Town and Village of Canton Brownfield Opportunity Area Pre-Nomination Study

David MacLeod/Department of State Representative: Actually, our agency's fairly small and if I want to talk to someone I just get up and... (Inaudible speaking)...and when we started this, we all got in a room together, the two of us from our agency and everybody else to make sure that everyone's going to be well coordinated and the other nice thing is while we don't have any implementation money, support money, they do. So, when it comes to a public project as in the Local Waterfront Revitalization Program, it just happens to be with BOA at the same time. Even if it wasn't in your Waterfront Revitalization Program, even if that project wasn't written into it, if it is sort of part of it by reference, the Brownfield Opportunity Area Program we could basically consider it added.

Meeting Member 1: None of these areas have actually been identified as Brownfield areas, we just suppose that they are, think that they are?

Monica Ryan/Riverstreet Representative: In terms of contamination? Some of them do have records of spills and stuff so there are a couple that do have spill records. Now, spill records do not necessarily mean that, they've been studied; it just means that it's been recorded. So in terms of the-that's one of the perceived sites.

Meeting Member 1: Yes, indeed, certainly by me.

Monica Ryan/Riverstreet Representative: That's one of the ones that'd be really nice to know what's actually there.

Meeting Member 1: Yes, it really would be nice to know. Another question with that, why would you think the DEC has never come in to examine that site? They know it. I was told by them that they have a recorded, someone called in, but I don't think they've ever come.

Monica Ryan/Riverstreet Representative: For that site, there's nothing in the record that says that they have found-the work that I've done, the preliminary research shows that they've never been there. It was just the recorded.

David MacLeod/Department of State Representative: There's a record, so somebody recorded something. You should see the list.

Monica Ryan/Riverstreet Representative: It's long.

David MacLeod/Department of State Representative: There aren't enough employees in the state of New York to go to every one of those sites and they're not-

Jane Sample: Does it occur when they sell the property, is that an endorsable thing that's done during that time? Even if there's a known-

Monica Ryan/Riverstreet Representative: There's no forcible-

Meeting Member 1: The DEC can't actually go on that property without permission?

David MacLeod/Department of State Representative: Unless it's an eminent threat to human health of the environment...

(Inaudible small talk)

Town and Village of Canton Brownfield Opportunity Area Pre-Nomination Study

Meeting Member 1: I mean we do have a beautiful river here that is underutilized, I look across at this property and I envision townhouses up there.

Monica Ryan/Riverstreet Representative: That area has great opportunity.

Meeting Member 1: So I see that possible all along that we have a great need for that in this community, really nice people want to go in, in the winter when they don't want to leave the community, like me.

Meeting Member 3: I just had a science question to ask, I work for one of the universities, I realize any of this kind of testing needs to be done by a consulting firm or state but you've got four colleges here. Every one of them has got a chemistry department; every one of them has got PhD's that have chemist students that are looking for projects, and while you wouldn't want to necessarily base your conclusion on that data that we university scientists generate, it's a positive possible force that's right here. I can tell you as one of the instructors that we love to plug our students into real world issues and get them into the community and this just shouts with opportunity.

Jane Semple: But you still need private property permission right?

Meeting Member 3: Sure, and I don't know any of those particulars, but I just wanted to mention- probably it's not unique you have other communities and universities-

David MacLeod/Department of State Representative: My understanding is that the DEC has certain lists of consultants and environmental engineers and will they allow to do this without having to come up with a bunch of qualifications and if they're not on the list, they need to be qualified by the DEC before they can do the work. So they have some pretty strict requirements, but working out some sort of involvement.

Monica Ryan/Riverstreet Representative: That might be a good partnership.

Meeting Member 3: It's not just the science, it's the economic development, it's the social-I mean you've seen this before, JJ just left, but as one representative, as you can include, I don't know I'm kind of curious-how many people in the community even know we're having this meeting right now, about?

Monica Ryan/Riverstreet Representative: I don't know.

Meeting Member 3: I'm not commenting, I'm just wondering, but if this was made known to the universities, I could see several dozens professors of these different schools just lighting up going, "Really, can we get involved?" Again, not that we would provide pieces that go into a formal final request, it has to be done by official-

Charlotte Ramsay: But just preliminary.

David MacLeod/Department of State Representative: There could be a lot of opportunities.

Monica Ryan/Riverstreet Representative: As we go forward, we should figure out, ideally, you would be able to provide some of the work because first of all, it's a great partnership, it would save money to help the Town and Village to spend the funding they would get on things maybe you couldn't do, so I mean I think that would be a great partnership if we can figure out-and it could be your local match, right. Well, SLU, for the Waterfront Plan provided all the mapping. That was great because that was match. Otherwise we would be doing it, so that was a great opportunity.

Town and Village of Canton Brownfield Opportunity Area Pre-Nomination Study

Jane Semple: I'd like to interject something. We just wrote a grant through Grasse River Heritage for students to participate through the two universities in developing some concepts through the Waterfront Revitalization Plan and it's formatted into a full semester, broken into 16 weeks and they would be doing feasibility studies, doing land samplings, water samplings, etcetera, etcetera. ... We should know shortly, we just submitted it this week. So we are really hoping, and what was really wonderful about it is both colleges, the connections we made through the student organizations that we'd be using as volunteers were pumped. They love the idea, they can't wait for the kids to get involved, they gave us ideas for how to format the 16-week program, and they are willing all to be mentors.

David MacLeod/Department of State Representative: We have a number of communities that are tapping into planning and design departments and landscape architecture-

Jane Semple: I keep joking, there's doctorates walking all over every golf course in this community, we should be plugging them in somewhere and the professors and you know, the senior students at the colleges should definitely be interacting, as they are at the public schools with the math programs and reading and that sort of thing. There's an awful lot of asset in this community.

Monica Ryan/Riverstreet Representative: And we've got that great river, you can go on the paddling trip, but SLU has a good paddling trip.

Jane Semple: We were going to have a naturalist do a paddling tour in the program we just wrote so there's a lot of fun things we can put together.

Brooke James: I know you touched on it, but if you could again, just talk about what the funds can be used for.

David MacLeod/Department of State Representative: At what point? At this point, this is pre-planning, so this is pretty simple, but a little flexibility is always worked into it. They've done pretty much the traditional inventory and analysis of what's here, some visioning, building off some visioning that's already been done so there wasn't a lot to do there. It's fairly simple, straightforward, quick identification of what might be appropriate properties to target for environment revitalization etcetera. And then they identify specific things that they want to do and when it comes to the step 2, you will go into much more depth in the inventory and analysis, get that vision more focused, then you can do market analysis from what are the trends within the surrounding counties and the whole region to what kind of use can you get a good return on investment right here on a property this size that already has this building, and how do we improve the circulation of traffic to make it a more viable use and what can we do with the waterfront. By the way, can we get waterfront access through here; by the way we would also like to study the possibilities of locating our DPW, which means we have to identify a site off the map for its relocation and right down to developing materials to hand to developers and say, "Come develop on our site; we know you do that type of work, we know this is an ideal location, come to Canton." Those are all eligible. Environmental impact statement. Generic environmental impact statement for every possible use anticipated by the BOA program can be covered and paid for upfront, so the developer can come in and as long as you are doing something that is envisioned in this plan that is compatible with what is anticipated in here, no you don't. You don't have to do it, it's done. If you have some ideas that we didn't think of, then all you have to do is focus on the things that we didn't already cover for you, it's a lot faster and cheaper. We can take this funding to figure out what agencies and programs are best suited for this, you can use this program to find out who to give that developer RFP to.

Monica Ryan/Riverstreet Representative: Part of the challenge will be to figure out-

Town and Village of Canton Brownfield Opportunity Area Pre-Nomination Study

David MacLeod/Department of State Representative: Conceptual design, conceptual site design. Unless it's municipally owned and we get beyond concept right down to actual site design. If it's municipally owned, you can get right down to actual site design. The only reason we can't do that on a privately owned property is that the state of New York cannot spend tax dollars to benefit a private individual; therefore it has to be a concept design for whatever private individual might want to come there. So we have to stop short saying, oh you want to build condos, lets do a site design, because it cannot benefit an individual conceptual design for properties within your community is a public benefit.

Charlotte Ramsay: It definitely has to be municipal; it can't just be a non-profit?

David MacLeod/Department of State Representative: I don't know. I'd have to check.

Monica Ryan/Riverstreet Representative: That's a good question.

David MacLeod/Department of State Representative: The only reason I was going to say no, then I realized, not-for-profit organization could've gotten this BOA plan to do the work in the first place.

Jane Semple: Wow, projects galore, here we come!

Monica Ryan/Riverstreet Representative: So after part of the town, just figuring out what to apply for; there is a 10% match, which is actually very small. In the world of matching funds, it's a nice, it's as generous as it gets without being a full grant.

David MacLeod/Department of State Representative: And if you have a university partner who will do a certain amount of work for free, your match is covered.

Monica Ryan/Riverstreet Representative: Part of the challenge is figuring out what the funding-

Brooke James: Once this application is made, you said you're getting to the end of this phase then we could apply for funding? If I went tomorrow and applied for funding for a conceptual design, I can't do that yet, we have to wait.

David MacLeod/Department of State Representative: What they would do here is, and we try to move things along very well, is they'll send us a draft and if the draft is acceptable, and there's some technical issues that we want to clean up or whatever, throw out some ideas to tweak it a little bit, but the draft is acceptable, send it to your draft is accepted, here's some comments we'd like to address by the way and while you're at it, apply for the next step. Don't wait for an approved, final. It takes too long if you want too long. We have what we call, we came in with an open enrollment, but someone said you have to have deadlines so we have two a year, but you can apply anytime. It's just the point at which we review and put forward recommendations is on a 6-month base.

Charlotte Ramsay: And when are those two dates?

David MacLeod/Department of State Representative: The next one will probably be September 29th, and the next one will be March, last Thursday or Wednesday.

(Inaudible small talk)

Monica Ryan/Riverstreet Representative: So one of our challenges is going to be, our next challenge is to figure out what that dollar figure is, what we want to accomplish.

Town and Village of Canton Brownfield Opportunity Area Pre-Nomination Study

David MacLeod/Department of State Representative: Right. The first challenge is what you want to accomplish and then figure out how much it's going to cost and that's difficult. The fun part is finding out the activities you can use for your community to make it work, instead of the generic, this is our work plan, this is what you have to do thank you very much. It's done, tell us what you want, tell us how it makes it a better plan and also what it's going to cost.

Brooke James: So at this stage are you looking for input from the community for other things to be done in all these areas or what can be done to help.

Monica Ryan/Riverstreet Representative: Oh, absolutely

David MacLeod/Department of State Representative: At this point of course, basically what you want to do is finalize this document.

Monica Ryan/Riverstreet Representative: Everything put on this BOA will confirm feedback on what's proposed for this BOA.

David MacLeod/Department of State Representative: And adding either within the document or if it's too difficult to put in the document, have an addendum saying, these are the things that we have determined need to be done in Step 2 in order to make it an effective plan. So we've got that, and then we do the pre-application saying definitely, we have this do you need that and we can't fund that one. Then we work that out so you have an application that suits our needs as an agency to say, yes it's good and your needs as a community to have an effective plan in program for revitalization because it's not effective if we just take everybody's tax dollars and throw them away, so we don't like that.

Meeting Member2: Can Madam Mayor speak to us about what she thinks the Village is supporting this? Any feeling?

Charlotte Ramsay: Oh absolutely we support it.

Meeting Member2: I don't mean the Village, I mean the people of the Village.

Charlotte Ramsay: Oh, I thought you meant the Village Board.

Meeting Member 1 or Brooke James: The Village people.

(Laughter and inaudible small talk)

Charlotte Ramsay: I'm not sure a lot of the Village people even know about this.

Meeting Member 2?: When you brought forward the plan for the golf course and the walking trail and all of that years ago, was there a big, I remember sitting through those meetings, was there much activity in the Village as far as that's concerned or was it just presented?

David Button: Yup, and most of the feedback was negative. Just like the bowling alley down her and it's interesting it's the same people.

Meeting Member 2: I mean you pushed, and you all wanted that and I knew that this was a tremendous thing.

David Button: Most everybody thought it was the worst thing they ever heard.

Town and Village of Canton Brownfield Opportunity Area Pre-Nomination Study

Meeting Member 2: Oh, for God sakes, no. And look what it's turned-it's wonderful, it's just wonderful, better than you ever thought. That's why I don't think you're going to see a lot of community rah-rah-rah here.

Jane Semple: I think it's kind of a misunderstanding complex.

David Button: I wish that we had 60 people here tonight, we had that. We had, Amy and I were talking about it, where we started out with a lot of people and then we-

Jane Semple: And you had Margaret here as well.

David Button: And we've had fewer and fewer people, Paul Mitchell's been great, but we do need more exposure.

Jane Semple: Well, we advertise considerably and we did personal invites via email to people.

(Inaudible small talk)

Charlotte Ramsay: I think when something is done; people will be excited that we picked some of that-

Monica Ryan/Riverstreet Representative: It may also be that you did the Waterfront Plan, this is coming right after it, it's in a similar area. Folks may think that this is continuing with that effort and they were all fine with that for the most part. I mean, the public hearing was I'm sure the same people that were against the trail and were the people at the public hearing for the adoption, but in general, it was very positive public hearing and the public meetings we had were positive, so on the stakeholder groups for that. It could be that people could just think it's an extension of that-

Jane Semple: I think so.

Monica Ryan/Riverstreet Representative: Therefore, it's all good, but I'm not going to take, now that the temperature dropped 30 degrees, I'm going to enjoy my summer evening, I'm not sure.

Jane Semple: This is indicative that they do approve, that they're not here in some ways.

Monica Ryan/Riverstreet Representative: In some ways, I mean if you had the fact that if you had a newspaper article that said Brownfields in it and you don't have good turn-out, you can take that both ways, I agree. We have definitely had better turn out for everything else. We had better turnout for the first of the program, back in, June 3rd of last year.

Meeting Member 2: I suppose you're living not in this area here, why bother going to the meeting?

Jane Semple: We've really done a lot of public information though in regards to this, through stories within paper about the quadrants and sort of-

Monica Ryan/Riverstreet Representative: There was definitely a press release and fliers and things of that nature, I wasn't up here seeing how it went, but it sounds like the effort was made.

Meeting Member 1: I was just going to say, at the present time, there doesn't seem to be any controversy, no controversial issues because there's not areas targeted. At the golf course, I can remember everyone thought that they open the wounds and we're going to have raw sewage and I think that generated a lot of

Town and Village of Canton Brownfield Opportunity Area Pre-Nomination Study

concern. And coming to the meetings and finding out about that trail and whatever, so I think it's good.
(Inaudible talk)

Brooke James: I think that this is almost too broad for people to say, that's something I'm interested in, whereas when there's a specific location, a specific project that people are interested in for whatever reason.

Meeting Member 2: I think the first thing is what is going to be the cost me?

David MacLeod/Department of State Representative: One of the things we can find that might be valuable is drawing. Just visualizations-

Monica Ryan/Riverstreet Representative: We actually did some for the Waterfront Plan and had some stuff that were conceptual, future, if some of these things took place. We actually did some of that for the Waterfront Plan, but certainly that can-

(Inaudible talking)

Brooke James: I've shown people some pictures of that, but they don't have access to it unless the walk in and say, "Can I see those?"

David Button: When we did the Waterfront Revitalization Plan, we were just putting the finishing touches on that when we barreled on into the bowling alley ordeal. We said in the Waterfront Revitalization Plan, to the extent possible that we were going to take control of our waterfronts. Dave's part of the deal, who helped us through that process, said "That means when you're ready to sell this parcel and are ready to do the grant for Rushton Place, make sure you get a 12 foot circle on the waterfront." So we did and we negotiated with Ray McGinn for a 12 foot strip, it's small and there are no other continuous strips. Maybe Pike's will want to sell. We've heard that Pike's wanted to sell and get out of the Village. What if that proposes and we can get one more little strip? Then, Don O'Neil, we've had conversations that-we applied for Restore New York grant for Don O'Neil as well and he would've allowed us to take a strip of land and all of a sudden we're at the liquor store or at the high rises. So we only need like 2 or 3, then boom, we've got significant waterfront exposure. I think it'll happen in our lifetime, or your lifetime, I'm a little bit older.

(Laughter and inaudible small talk)

Jane Semple: Thank you, you did a fabulous job.

Monica Ryan/Riverstreet Representative: I put it to all of you, you've been sticking through a lot of planning yourself, I mean the committee has been sticking through a lot of planning and I do this for a living, but getting everybody to stay the course and not-

Jane Semple: And I go home after every meeting and go, "Why did I say that?"

Monica Ryan/Riverstreet Representative: It's been a great community to work in.

David Button: I want to mention, he couldn't be here tonight, but Joe Kennedy has been a faithful member of the Waterfront Advisory Committee and the Brownfield's committee and Dan Sullivan and Bill Fox have been very supportive as well. The Universities are partners in this has just been a wonderful relationship and when you look at the amount of time that Joe has devoted to the planning process, you know how important this is. They need a hospitable community where, when someone comes up

Town and Village of Canton Brownfield Opportunity Area Pre-Nomination Study

Gouverneur Street, I don't think there's anyone more concerned about Gouverneur Street because he knows that when parents drive into town for the first time, they'll ask do I want my kids going to school here?

Meeting Member 2: You know, the funny thing is about that, where I am on Gouverneur Street and where I'm looking at, when I would mention to somebody, or they would say to me, "What is wrong with across the street from you?" I'd say, well, there's 185 cars there.

Jane Semple: When they look at your pretty house they don't notice that thing there.

David Button: Well, to me, Gouverneur Street looks like Gouverneur. When Millie Whalen was around, she very much protected the approaches for our community and we still have the best approaches-how'd you like to crest the hill over in Potsdam and see all those toilet seats or going through Gouverneur and protecting all our approaches, Canton will look-our approaches look great. Sorry.

(Closing thank yous and inaudible small talk)

Tom Cutter: Meeting closed at 7:27.

**Town and Village of Canton
Brownfield Opportunity Area (BOA) Pre-Nomination Study**

Public Participation Plan

May 1, 2010

Purpose:

The public participation plan identifies a variety of forums and outreach mechanisms to engage all interested persons in the development and preparation of the Brownfield Opportunity Area (BOA) Pre-Nomination Study for the Town and Village of Canton, New York.

Elements:

- Advisory Committee Meetings
- Community Visioning and Informational Workshop (June 2010)
- Property Owner Outreach
- Other Stakeholders to participate in Focus Group Meetings
- Ongoing Consultation with the Town and Village of Canton
- Ongoing coordination with NYS DOS
- Public Presentation of Draft Recommendations from Study (Late Fall 2010)
- SEQRA

Partners:

- Town of Canton
- Village of Canton
- SUNY Canton
- St. Lawrence University
- Grasse River Heritage Foundation
- Property owners
- The New York State Department of State Division of Coastal Resources
- River Street Planning & Development (project consultant)

Key Contacts:

Community Contacts:

Representative:

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Town and Village of Canton Brownfield Opportunity Area Pre-Nomination Study

Waterfront Advisory Committee Members:

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Tom Cutter	Grasse River Heritage Foundation	(315) 386-1950	tcutter@twcny.rr.com
Jane Semple	Grasse River Heritage Foundation	(315) 379-9523	janesemple@verizon.net
Lynn Fox	St. Lawrence University	(202) 452-2290	lfox@stlawu.edu

I. ADVISORY COMMITTEE MEETINGS

Purpose:	Advise the participating communities on the elements and content of the BOA and related documents. The Advisory Committee is the primary group guiding the preparation of the BOA.
Membership:	Identified by the NYSDOS and the participating communities.
Public Participation:	All meetings are open to the public.
Notification:	E-mail/Phone call from the Linda McQuinn in her role as coordinator
Schedule:	As needed to monitor progress and review interim and final documents

II. IDENTIFIED AGENCIES/OTHER INTEREST GROUPS

Purpose:	Ensure broad understanding of the purpose of the BOA and solicit diverse input from affected stakeholders.
Membership:	Identified by the participating municipalities, Advisory Committee, NYSDOS and appropriate others.
Public Participation:	Members of this list are invited to attend all public meetings.
Notification:	E-Mail List Serve

Preliminary Contact List:

1. Property Owners
2. Local Town and Village Elected Officials and Board Members
3. Local Planning Boards
4. St. Lawrence County Planning, Economic Development Agencies
5. St. Lawrence County Soil and Water Conservation
6. Canton Chamber of Commerce
7. Environmental Organizations: public and nonprofit
8. Regional offices of NYS agencies (DEC Region 6, DOT Region 7, etc.)

III. COMMUNITY OUTREACH, WORKSHOPS AND MEETINGS

- Purpose:** Obtain input from the participating communities as appropriate, regarding the elements and content of the BOA and related documents. This input will be gained through informational public workshops in the early stages of the process to gain public input on the target areas, targeted sites and a vision for each target area. These initial meetings will also provide the public with information about the NYS DOS BOA program, Canton's strategy and the relationship between the BOA program and the Waterfront Revitalization Plan (in which the entire BOA area is located). There will be a second round of workshops to present the draft Pre-Nomination Studies and gain public feedback. The input from all public workshops will be shared with the Advisory Committee members. The public meeting will be facilitated by the consultant. If the communities desire to conduct additional workshops the consultant will provide a Power Point Presentation and related outreach information necessary to facilitate this process.
- Participants:** All members of the public, including interest groups identified above and individuals, and other community groups.
- Notification:**
- Announcements on Town and Village Websites
 - Press releases to local media including newspapers and radio
 - The Watertown Times
 - The Plaindealer
 - North Country This Week
 - Paid notices in these newspapers
 - Direct mail to property owners within proposed draft boundaries.
 - E-mails to residents who participated in the Waterfront Revitalization Plan process and to other potential stakeholders and available list serves such as Canton School District, SUNY Canton and SLU staff lists, Chambers of Commerce, Historical Society and Grasse River Heritage members etc.
- Schedule:** Informational and Visioning Workshop – June 2010
Presentation of Draft Pre-Nomination Studies – Late Fall 2010

IV. PROPERTY OWNER OUTREACH AND MEETINGS

- Purpose:** Inform owners of key properties of the development, progress and content of the BOA and to obtain their input and feedback. This input will be shared with the Advisory Committee members.
- Participants:** Key landowners and major leaseholders within the waterfront revitalization area boundaries.
- Notification:**
- Local Community Web Sites
 - Direct mail or telephone calls
 - E-mail

Schedule: Throughout the BOA process.

V. OTHER FOCUS GROUPS and MEETINGS

Purpose: Plan and schedule a focus group(s) with individual or key groups of stakeholders to obtain their input and feedback regarding particular elements of the BOA. This input will be shared with the Advisory Committee members.

Participants: May vary but shall include people with interest or knowledge in the topics related to the target and its natural environment, recreation and public access, economic development, agriculture and open space, scenic and historic resources and environmental issues.

Notification:

- Town and Village Web site
- Telephone call
- Direct mail
- E-mail

Schedule: Beginning in June 2010 with potential follow-up sessions.

VI. CONSULTATIONS, DISCUSSIONS AND REPORTING

Purpose: Regular ongoing formal and informal communication between the project sponsor, funders and consultant for monitoring and smooth flow of all planning tasks related to the BOA and related documents.

Participants: Local Municipal officials, NYSDOS and representatives from River Street Planning & Development.

Notification: E-mail among participants

Schedule: Approximately bi-monthly meetings with progress reports