



MONTGOMERY
COUNTY
BUSINESS DEVELOPMENT CENTER
Made of Something Stronger

Meeting Notice

TO: Board Members
FROM: Andrew Santillo
DATE: October 2, 2024
RE: Planning Board Meeting

The regular meeting of the Montgomery County Planning Board is scheduled for Monday, October 7, 2024 at 6:30 p.m. at the Montgomery County Business Development Center, 113 Park Drive, Fultonville, NY.

Please call Karl at (518) 853-8334 between 8:30 a.m. and 4:00 p.m. if you have any questions.

cc: The Recorder
Montgomery Co. Legislature
DPW

The Leader Herald
Daily Gazette



MONTGOMERY COUNTY PLANNING BOARD MEETING

Monday, October 7, 2024

6:30 PM – Montgomery County Business Development Center

- I. Pledge of Allegiance
- II. Role Call
- III. Adoption of Agenda
- IV. Approval of previous meeting minutes
- V. Public comments on agenda items (3 minute limit per person)
- VI. Town of Glen — Site Plan Review
- VII. Village of Canajoharie — Local Law Amendment
- VIII. Any other business

Montgomery County Planning Board
Meeting Minutes
September 9th , 2024
(meeting held in MCBDC, 113 Park Drive, Fultonville)

MEMBERS PRESENT:

Mark Hoffman, Chairman
David Wiener, Vice Chairman
Irene Collins, Member
Frank Szykowski, Member
Peter Lyden, Member
Wayne DeMallie, Alternate

STAFF MEMBERS PRESENT:

Alex Kuttesch, Senior Planner
Karl Gustafson Jr., Grant Assistant
Andrew Santillo, Staff Assistant

ABSENT:

Erin Covey, Member
Angela Frederick, Member
Betty Sanders, Alternate
Frank Maphia, Member

OTHERS PRESENT:

Joe Santangelo- Arkell Museum

I. Call to Order

The meeting was called to order by Chairman Mark Hoffman at 6:31 p.m.

II. Roll Call

The roll call of board members was done by Chairman Hoffman.

III. Adoption of the Agenda

Irene Collins made a motion to adopt the agenda, Frank Szykowski seconded. All members present were in favor.

IV. Approval of Previous Meeting's Minutes

David Wiener made a motion to accept previous meeting minutes, Irene Collins seconded the motion. The previous minutes were approved.

V. Public Comment

There was no public comment.

VI. Town of Amsterdam- Local Law Amendment

Alex Kuttesch explained that this is an update to their local zoning to include language for battery energy storage. The local law wants to ban utility scale battery storage. Limiting the size to 600 kilowatts.

David Wiener made a motion to approve the referral, Peter Lyden seconded the motion. All members present were in favor.

The referral was approved.

VII. Village of Canajoharie- Site Plan Review

Alex Kuttesch stated that this referral is for an 18,000 square foot community center in the Village of Canajoharie. Joe Santangelo presented the project to the board. Joe explained that the project will be located to the west of the Arkell Museum on the old Canajoharie high school site. The 18,000 square foot building will contain 14-15,000 square feet of open space with 25' ceiling height. Bigger than the average school gymnasium. The other 3,000 square feet is for office space and rest rooms. The parking lot contains 50 spots and there is no plan for more parking. The center will help enhance the current youth center programs. The facility will welcome any community event to be held there, from birthday partys to weddings to community events.

David Wiener made a motion to approve the referral, seconded by Frank Szykowski. Peter Lyden abstained. Rest of the board were in favor.

The referral was approved.

VIII. Other Business

There was no other business.

IX. Adjournment

Angela Frederick made a motion to adjourn the meeting at 7 p.m., seconded by Frank Maphia. All were in favor.

Respectfully submitted,

Karl Gustafson Jr.
Economic Development Grant Assistant

REFERRAL FORM

MONTGOMERY COUNTY PLANNING BOARD

Referral Number _____

assigned by the MCPB upon
acceptance of referral for review

This Referral must be received SEVEN CALENDAR DAYS prior to the MCPB meeting date in order for it to be placed on the agenda.

TO: Montgomery County Planning Board,
Old County Courthouse,
PO Box 1500, Fonda, New York 12068
Phone: 518-853-8334
Fax: 518-853-8336

FROM: Municipal Board: Town of Glen Planning Bd
Referring Officer: Sandra Hemstreet
Mail original resolution to: 7 Erie St
Fultonville, NY 12072

1. **Applicant:** Montgomery County Sheriffs Office 2. **Site Address:** 200 Clark Dr, Fultonville, NY
3. **Tax Map Number(s):** 52.-2-30.12 4. **Acres:** 35.8 ¹²⁰⁷²

5. **Is the site currently serviced by public water?** ☐ Yes ☐ No

6. **On-site waste water treatment is currently provided by:** ☐ Public Sewer or ☐ Septic System

7. **Current Zoning:** Rural Residential 8. **Current Land Use:** County Owned Complex

9. **Project Description:** Construction of a new ambulance facility. Including a garage, crew staging and office area.

10. MCPB Jurisdiction:

☐ Text Adoption or Amendment

☒ Site is located within 500' of: _____

☐ a municipal boundary.

☐ a State or County thruway/highway/roadway

☐ an existing or proposed State or County park/recreation area

☒ an existing or proposed County-owned stream or drainage channel

☒ a State or County-owned parcel on which a public building or institution is situated

☐ a farm operation within an Agricultural District (Incl. Ag data Statement) (does not apply to area variances)

11. **PUBLIC HEARING:** Date: 9/19/24 Time: 6:35 pm Location: 7 Erie St
Fultonville, NY
12072

Referred Action(s)

If referring multiple, related actions, please identify the referring municipal board if different from above.

12. ☐ Text Adoption or

☐ Amendment

Referring Board: _____

☐ Comprehensive Plan

☐ Local Law

☐ Zoning Ordinance

☐ Other _____

13. ☐ Zone Change

Referring Board: _____

Proposed Zone District: _____ Number of Acres: _____

Purpose of the Zone Change: _____

14. ☒ Site Plan ☒ Project Site Review

Referring Board: Town of Glen
Planning Board

Proposed Improvements: New construction

Proposed Use: Ambulance Facility

Will the proposed project require a variance?

☐ Yes

☒ No

Type: ☐ Area

☐ Use

Specify: _____

Is a State or County DOT work permit needed?

If Yes : ☐ State or

☐ County

☒ No

Specify: _____

15. ☒ Special Permit

Referring Board: Town of Glen Planning Board
Section 4.01 B-21

Section of local zoning code that requires a special permit for this use:

Will the proposed project require a variance?

☐ Yes

☒ No

Type: ☐ Area

☐ Use

16. Variance

Referring Board:

☐ Area

☐ Use

Section(s) of local zoning code to which the variance is being sought:

Describe how the proposed project varies from the above code section:

SEQR Determination

Action:

☐ Type I

☐ Type II

☒ Unlisted Action

☐ Exempt

Finding:

☐ Positive Declaration – Draft EIS

☐ Conditional Negative Declaration

☒ Negative Declaration

☐ No Finding (Type II Only)

SEQR determination made by (Lead Agency): Town of Glen Planning Bd Date: 9/19/24

REQUIRED MATERIAL

Send 3 copies of a "Full Statement of the Proposed Action" which includes:

All materials required by and submitted to the referring body as an application

- If submitting site plans, please submit only 1 large set of plans, and 12 11x17 packets.
- All material may be submitted digitally as well at <http://www.mcfdc.org/planning-services/montgomery-county-planning-board-referrals/>

This referral, as required by GML §239 l and m, includes complete information, and supporting materials to assist the Montgomery County Planning Board (MCPB) in its review. Recommendations by MCPB shall be made to the Referring Body within thirty days of receipt of the Full Statement.

Sandra Hemstreet, Chair, TOG Planning Board @
Name, Title & Phone Number of Person Completing this Form gmail.com

9/30/24
Transmittal Date

This side to be completed by Montgomery County Planning.

REFERRAL FORM

MONTGOMERY COUNTY PLANNING BOARD

TO: _____

Receipt of 239-m referral is acknowledged on _____. Please be advised that the Montgomery County Planning Board has reviewed the proposal stated on the opposite side of this form on _____ and makes the following recommendation.

- ☐ Approves

- ☐ Approves (with Modification)

- ☐ Disapproves:

- ☐ No significant County-wide or inter-community input

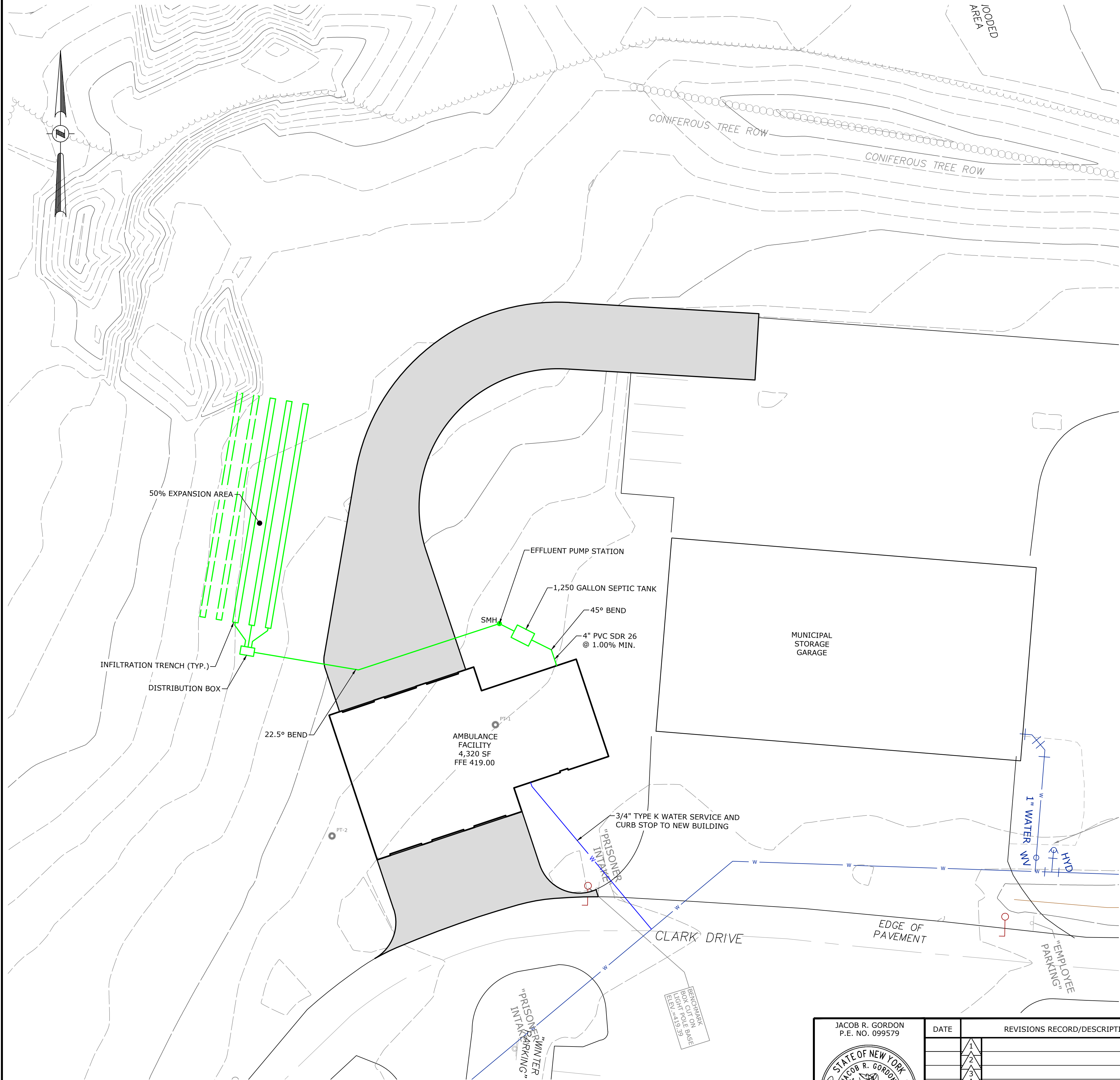
- ☐ Not subject to Planning Board review

- ☐ Took no action

Section 239-m of the General Municipal Law requires that within thirty days after final action by the municipality is taken; a report of the final action shall be filed with the County Planning Board.

Date

Kenneth F. Rose, Director
Montgomery County Dept. of Economic
Development and Planning



2 SITE LOCATION MAP
SCALE: 1" = 200'
CROSS REFERENCE: NONE

DESIGN NOTES:

- DESIGN CONFORMS TO THE REQUIREMENTS OF THE NEW YORK STATE DEPARTMENT OF HEALTH RESIDENTIAL ONSITE WASTEWATER TREATMENT SYSTEM DESIGN HANDBOOK.
- DIMENSIONS:
DESIGN FLOW: 420 GPD
MIN. TRENCH AREA: 496 SF
496 SF TOTAL / 2' WIDE TRENCH = 246 FT TRENCH LENGTH
TRENCH LENGTH PROVIDED: 246 FT
- NO ROOF, FLOOR, FOOTING, COOLING WATER, BACKWASH DRAINS, ETC. SHALL BE CONNECTED TO THE SEWAGE TREATMENT SYSTEM AND ALL DISCHARGES SHALL BE DIRECTED AWAY FROM THE TREATMENT AREA.
- CONTRACTOR MAY ENCOUNTER LARGE COBBLES OR SMALL BOULDERS DURING EXCAVATION OF TRENCHES. IF ENCOUNTERED, CONTRACTOR SHALL REMOVE COBBLES AND BOULDERS GREATER THAN 1 CUBIC FOOT IN VOLUME. BACKFILL VOID WITH NATIVE SOILS.
- THE ABSORPTION TRENCH SYSTEM SHALL BE CONSTRUCTED IN THE EXISTING NATURAL SOIL.
- A MINIMUM TWO FOOT SEPARATION MUST BE MAINTAINED BETWEEN THE BOTTOM OF EACH TRENCH AND ALL BOUNDARY CONDITIONS.

GENERAL NOTES:

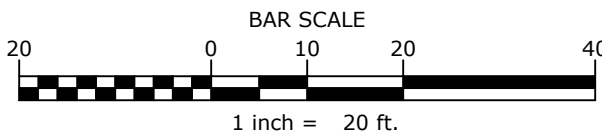
- THERE SHALL BE NO DEVIATION FROM THESE PLANS DURING CONSTRUCTION WITHOUT PRIOR APPROVAL OF A LICENSED DESIGN PROFESSIONAL.
- HEAVY EQUIPMENT SHALL BE KEPT OUT OF THE ABSORPTION AREA.
- FILL MATERIAL IS CAREFULLY PLACED WITHIN THE ABSORPTION AREA.
- THE MATERIALS AND SPECIFICATIONS NOTED ON THE PLANS MUST BE UTILIZED UNLESS ALTERNATES ARE ACCEPTED AND APPROVED, IN WRITING, BY A LICENSED DESIGN PROFESSIONAL. SUBMIT SIEVE ANALYSIS FOR APPROVAL.
- PRIOR TO EXCAVATING, CONTACT THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION AND COORDINATE WITH PROPERTY OWNER.
- NO EXISTING OR PROPOSED WELLS WITHIN 100' OF PROPOSED SEPTIC SYSTEM IS ALLOWED.
- 1-FOOT HIGH RUNOFF DIVERSION BERM TO BE INSTALLED UPHILL OF SEPTIC FIELD ALONG FULL LENGTH OF TRENCHES. NOT SHOWN FOR CLARITY.

PERC TEST RESULTS			
DATE OF TEST		8/5/2024	
TEST NO.	RUN NO.	TIME (MIN./INCH)	NOTES
PT-1	1	3	DEPTH: 24" DIAMETER 16"
	2	4	
	3	4	
	4	5	
	5	5	
PT-2	1	7	DEPTH: 24" DIAMETER 16"
	2	7	
	3	8	
	4	8	

TEST PIT LOG			
DATE OF TEST		8/5/2024	
TEST NO.	DEPTHS	RESULTS	WATER AT
TP-1	0' - 6'	LIGHT BROWN FINE-MED SAND, TRACE GRAVEL	N/E
	6' - 10'	BROWN MEDIUM SAND, LITTLE FINE SAND, TRACE GRAVEL, TRACE SILT	N/E

PROPOSED BUILDING AREA	
USE	AREA (SF)
AMBULANCE GARAGE	3,030
EMPLOYEE STAGING & OFFICE SPACE	1,290
TOTAL AREA	
4,320	

1 SITE PLAN
SCALE: 1" = 20'
CROSS REFERENCE: NONE



JACOB R. GORDON
P.E. NO. 099579

DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.
	1			
	2			
	3			
	4			
	5			
	6			
	7			
	8			
	9			

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW.
© 2024
C.T. MALE ASSOCIATES
DESIGNED: BFJ
DRAFTED : BFJ
CHECKED : JRG
PROJ. NO : 24.4650
SCALE : AS SHOWN
DATE : 08/08/2024

SITE PLAN

MONTGOMERY COUNTY - AMBULANCE FACILITY

TOWN OF GLENMONTGOMERY COUNTY, NEW YORK

C.T. MALE ASSOCIATES
Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.
50 CENTURY HILL DRIVE, LATHAM, NY 12110 PH: 518.786.7400
GLENS FALLS, NY • JOHNSTOWN, NY • POUGHKEEPSIE, NY • SYRACUSE, NY

www.ctmale.com

C-101
SHEET 01 OF 01
DWG. NO: XX-XXXX

"ONLY COPIES OF THIS MAP SIGNED IN RED INK AND EMBOSSED WITH THE SEAL OF AN OFFICER OF C.T. MALE ASSOCIATES OR A DESIGNATED REPRESENTATIVE SHALL BE CONSIDERED TO BE A VALID TRUE COPY".

CAD DWG. FILE NAME: K:\Projects\244650\Civil\Drawings-Maps\C-101.dwg

CAD DWG. FILE NAME: C-101.dwg

MONTGOMERY COUNTY SHERIFF'S OFFICE

JEFFERY T. SMITH
SHERIFF



CARL J. RUST
UNDERSHERIFF

200 CLARK DRIVE, P.O. BOX 432, FULTONVILLE, NEW YORK 12072 ★ (518) 853-5500/(518)853-4096 FAX

September 6, 2024

Subject: Notice of EMS Building Project and Public Hearing

To whom it may concern:

Please be advised that the Montgomery County Sheriff's Office is currently undertaking a project to construct a new EMS Building at the Public Safety Facility at 200 Clark Drive in Fultonville, NY.

Details regarding the proposed project can be found in the Planning Board Minutes on the Town of Glen website: <https://nytownofglen.gov>

A public hearing will be held to address any concerns or questions related to this project. The hearing will be held in front of the Town of Glen Planning Board on:

- **Date:** Thursday, September 19th, 2024
- **Time:** 6:35 PM
- **Location:** Town Hall, 7 Erie Street, Fultonville, NY 12072.

This letter is to inform the public of the project and the opportunity to provide input.

As always, should you have any questions or concerns related to this office, please do not hesitate to contact me directly. Thank you for your attention to this matter.

Sincerely,

Sheriff Jeffery T. Smith

Montgomery County Sheriff

~ SERVING AND PROTECTING SINCE 1784 ~

Download our app today!!

Search: Montgomery County Sheriff, NY



SCAN



9589 0710 5270 0992 6816 35

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$
Total Postage and Fees \$

Sent To *Forty four*
Street and Apt. No., or PO Box No. *245 St Hwy 55*
City, State, ZIP+4® *Fullerton NY 12072*

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



SECTION ON DELIVERY

Frey ☐ Agent
☐ Addressee
Printed Name) C. Date of Delivery

Address different from item 1? ☐ Yes
Delivery address below: ☐ No

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

9589 0710 5270 0992 6815 98

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$
Total Postage and Fees \$

Sent To *George + Patricia Calkara*
Street and Apt. No., or PO Box No. *245 St Hwy 55*
City, State, ZIP+4® *Fullerton NY 12072*

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



SECTION ON DELIVERY

C. Calkara ☐ Agent
☐ Addressee
Printed Name) C. Date of Delivery

Address different from item 1? ☐ Yes
Delivery address below: ☐ No

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

9589 0710 5270 0992 6815 81

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

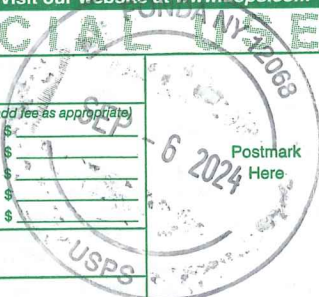
OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$
Total Postage and Fees \$

Sent To *Frank V. Faring / Rosalie Faring*
Street and Apt. No., or PO Box No. *245 St Hwy 55*
City, State, ZIP+4® *Fullerton NY 12072*

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions (over \$500)



SECTION ON DELIVERY

elo Faring ☐ Agent
☐ Addressee
Printed Name) C. Date of Delivery

Address different from item 1? ☐ Yes
Delivery address below: ☐ No

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

9589 0710 5270 0992 6816 28

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

☒ Return Receipt (hardcopy)

☐ Return Receipt (electronic)

☐ Certified Mail Restricted Delivery

☐ Adult Signature Required

☐ Adult Signature Restricted Delivery

Postage

Total Postage and Fees

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

SECTION ON DELIVERY

☒ Agent

☐ Addressee

Printed Name

C. Date of Delivery

Address different from item 1? ☐ Yes
 delivery address below: ☐ No

☐ Priority Mail Express®

☐ Registered Mail™

Restricted Delivery

☐ Registered Mail Restricted Delivery

Restricted Delivery

☐ Signature Confirmation™

Restricted Delivery

☐ Signature Confirmation Restricted Delivery

Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

☒ Return Receipt (hardcopy)

☐ Return Receipt (electronic)

☐ Certified Mail Restricted Delivery

☐ Adult Signature Required

☐ Adult Signature Restricted Delivery

Postage

Total Postage and Fees

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

SECTION ON DELIVERY

☐ Agent

☐ Addressee

Printed Name

C. Date of Delivery

Address different from item 1? ☐ Yes
 delivery address below: ☐ No

☐ Priority Mail Express®

☐ Registered Mail™

Restricted Delivery

☐ Registered Mail Restricted Delivery

Restricted Delivery

☐ Signature Confirmation™

Restricted Delivery

☐ Signature Confirmation Restricted Delivery

Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)

☐ Return Receipt (electronic)

☐ Certified Mail Restricted Delivery

☐ Adult Signature Required

☐ Adult Signature Restricted Delivery

Postage

Total Postage and Fees

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

SECTION ON DELIVERY

☐ Agent

☒ Addressee

Printed Name

C. Date of Delivery

Address different from item 1? ☐ Yes
 delivery address below: ☒ No

☐ Priority Mail Express®

☐ Registered Mail™

Restricted Delivery

☐ Registered Mail Restricted Delivery

Restricted Delivery

☐ Signature Confirmation™

Restricted Delivery

☐ Signature Confirmation Restricted Delivery

Restricted Delivery

9589 0710 5270 0992 6816 11

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Montgomery County Ambulance Facility			
Project Location (describe, and attach a location map): 200 Clark Drive, Fultonville, New York 12072			
Brief Description of Proposed Action: The proposed project includes the construction of a new ambulance facility within the Montgomery County Public Safety Complex, which is on an approximately 35.8 acre lot, owned by Montgomery County. The proposed building includes a garage bay for ambulance storage and a crew staging and office area. The project is also to include the installation of an on site wastewater treatment system and connection to available utilities on site.			
Name of Applicant or Sponsor: Montgomery County Sheriff's Department		Telephone: 518-853-5561 E-Mail: JSmith@sheriff.montgomery.ny.gov	
Address: 200 Clark Drive/PO Box 432			
City/PO: Fultonville		State: New York	Zip Code: 12072
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town (Planning Board Approval and Building Permit), USDA (funding source)		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		35.8 acres	
b. Total acreage to be physically disturbed?		0.95 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		35.8 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Correctional, Municipal <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ Onsite wastewater treatment system consisting of a septic tank and absorption trenches are proposed. _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: Site is graded to maintain existing drainage patterns to convey storm water generally to the northeast to the existing drainage swale in front of proposed facility.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: Jeffrey T. Smith Date: _____ Signature: <u>Jeffrey T. Smith</u> Title: Sheriff		

Project:

County EMS Building

Date:

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Short Environmental Assessment Form

Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

No moderate or large impacts identified for the proposed project.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
 ☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Town of Glen Planning Board

9/27/2024

Name of Lead Agency

Date

Sandra Hemstreet

Chairperson

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

SandraHemstreet

Signature ID: ATZNJEWHD8...

Signature of Preparer (if different from Responsible Officer)

Signature of Responsible Officer in Lead Agency

September 17, 2024

Ms. Sandra Hemstreet, Acting Chairperson
Town of Glen Planning Board
7 Erie Street
Fultonville, NY 12072

**Re: Town of Glen
Montgomery County Ambulance Facility Review
Our Project No. 19503-18**

Dear Ms. Hemstreet,

We are in receipt of the Building Permit Application dated 6/7/2024, Site Plan New Ambulance Facility dated 8/8/2024 as prepared by C.T. Male Associates and the Short Environmental Assessment Form (SEAF) dated 8/6/2024. The project involves construction of a 4,320sf building which will house an ambulance garage and employee staging and office space. The project also includes paving and septic system installation on the existing Montgomery County complex parcel located at 200 Clark Drive in the Town of Glen. A review of the aforementioned documents resulted in the following comments:

Building Permit Application

1. The name of the contractor will need to be supplied to the Town once selected.
2. The proposed ceiling insulation should be checked to be sure it complies with current NYS Building Code

Site Plan

1. The proposed building setback to the property line needs to be shown or stated on the plan.
2. The number of parking spaces proposed should be shown on the plan.
3. Any proposed landscaping should be shown on the plan.
4. The anticipated construction disturbance should be shown on the site plan and the area stated in acres.
5. The site plan should show the proposed erosion and sediment control measures to be employed during construction and a detail sheet needs to be provided for the practices proposed.
6. No grading plan has been provided to show how the ground will be altered for construction, where surface water flows will be directed and how water will be diverted around the proposed leach field area (a diversion berm is stated in the notes but should be shown).
7. A valve or corporation stop should be shown on the proposed 3/4 inch water service where it connects to the exiting water main on site. A detail of the water service connection should be provided for review.
8. The Town of Glen Code Chapter 109 Sewers and Water, section 109-3 F. states that "All rules and regulations of the Village of Fultonville are incorporated herein as same may be applicable to Town

water districts.” As this does not implicitly state that the Town has to follow the Village’s Sewer Use Law, it does not appear that the Town can require connection to the public sanitary sewer system.

9. The Town’s Land Use Management Plan requires a minimum of 50 feet setback from the property line for all portions of a septic system including the leach field. As the property line is not shown on the site plan in the area of the septic system leach field, we ask the applicant to add the property line with dimension or add a note stating how far the property line is from the leach field.
10. The location, height, intensity, and bulk type of any proposed external lighting should be provided for review.
11. The Site Plan does not provide the name and addresses of all owners of record of abutting parcels and those within 500 ft of the property line.
12. The location and the size of structures within 500 ft of the property line should be identified on the Site Plan. If none exist, we ask the Applicant confirm.
13. We ask that the Applicant confirm if there will be any proposed signage. If so, we ask that the Applicant provide the location, height, size, materials, and design of all proposed signage.
14. The Town of Glen Land Use Management Local Law Section 6.05.4.o requires that for new construction or alterations to any existing building, a table containing the following information be provided:
 - a. Area of building to be used for a particular use such as retail operation, office storage, etc.
 - b. Maximum number of employees.
 - c. Maximum seating capacity, where applicable.
 - d. Number of parking spaces existing and required for the intended use.
 - e. Dimensions, materials, and designs of all structures.

We ask that the Applicant provide the missing details to the Site Plan or as an attachment to the application.

15. The Applicant has not provided elevation plans for all exterior facades of the proposed structures and/or existing facades for review as required in Section 6.05.4.p of the Town of Glen Land Use Management Local Law.

SEAF

1. The Applicant has indicated that <1.0 acres are to be disturbed. We ask that the Applicant clarify the actual acreage to be disturbed in their answer to question 3.b.
2. The Applicant indicated in their answer to question 12.b that the project site, or any portion of it, is located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory. After running the EAF Mapper for the project site location, the results state that the answer to question 12.b should be “yes.” We ask the Applicant to revise their answer to question 12.b.
3. The Applicant indicated in their answer to question 13.a that the no portion of the site of the proposed action, or lands adjoining the proposed action, contains wetlands or other waterbodies regulated by a federal, state or local agency. After running the EAF Mapper for the project site location, the results state that the answer to question 13.a should be “yes.”

Town of Glen
County Ambulance Facility Review
9/17/2024

Please feel free to call or email me with any questions.

Sincerely,



Douglas P. Cole, P.E.
Senior Director of Engineering

cc: Timothy Reilly, Supervisor
William J. Mycek, Town Attorney

REFERRAL FORM

MONTGOMERY COUNTY PLANNING BOARD

Referral Number _____

assigned by the MCPB upon
acceptance of referral for review

This Referral must be received **SEVEN CALENDAR DAYS** prior to the MCPB meeting date in order for it to be placed on the agenda.

TO: Montgomery County Planning Board,
Old County Courthouse,
PO Box 1500, Fonda, New York 12068
Phone: 518-853-8334
Fax: 518-853-8336

FROM: Municipal Board: Canajoharie Village Board
Referring Officer: Mayor Ron Deivendorf
Mail original resolution to: _____
75 ERIE BLVD, CANAJOHARIE, NY 13317

1. **Applicant:** Village of Canajoharie 2. **Site Address:** Village-wide
3. **Tax Map Number(s):** N/A 4. **Acres:** N/A
5. **Is the site currently serviced by public water?** ☐ Yes ☐ No
6. **On-site waste water treatment is currently provided by:** ☐ Public Sewer or ☐ Septic System
7. **Current Zoning:** _____ 8. **Current Land Use:** _____
9. **Project Description:** Final draft of the Village of Canajoharie Comprehensive Plan

10. MCPB Jurisdiction:

- ☐ **Text Adoption or Amendment** ☐ **Site is located within 500' of:** _____
☐ a municipal boundary.
☐ a State or County thruway/highway/roadway
☐ an existing or proposed State or County park/recreation area
☐ an existing or proposed County-owned stream or drainage channel
☐ a State or County-owned parcel on which a public building or institution is situated
☐ a farm operation within an Agricultural District (Incl. Ag data Statement) (does not apply to area variances)

11. **PUBLIC HEARING:** Date: 10/1/24 Time: 6:30PM Location: Village Hall

Referred Action(s)

If referring multiple, related actions, please identify the referring municipal board if different from above.

12. ☐ **Text Adoption or** ☒ **Amendment** **Referring Board:** Canajoharie Village Board
☒ **Comprehensive Plan** ☐ **Local Law** ☐ **Zoning Ordinance** ☐ **Other** _____

13. ☐ **Zone Change** **Referring Board:** _____
Proposed Zone District: _____ Number of Acres: _____
Purpose of the Zone Change: _____

14. ☐ **Site Plan** ☐ **Project Site Review** **Referring Board:** _____
Proposed Improvements: _____
Proposed Use: _____

Will the proposed project require a variance? ☐ Yes ☐ No Type: ☐ Area ☐ Use

Specify: _____

Is a State of County DOT work permit needed? If Yes : ☐ State or ☐ County ☐ No

Specify: _____

15. ☐ Special Permit

Referring Board:

Section of local zoning code that requires a special permit for this use: _____

Will the proposed project require a variance? ☐ Yes ☐ No Type: ☐ Area ☐ Use

16. Variance

Referring Board:

☐ Area ☐ Use

Section(s) of local zoning code to which the variance is being sought: _____

Describe how the proposed project varies from the above code section: _____

SEQR Determination

Action:

Finding:

☒ Type I

☐ Positive Declaration – Draft EIS

☐ Type II

☐ Conditional Negative Declaration

☐ Unlisted Action

☐ Negative Declaration

☐ Exempt

☐ No Finding (Type II Only)

SEQR determination made by (Lead Agency): _____ **Date:** _____

REQUIRED MATERIAL

Send 3 copies of a “Full Statement of the Proposed Action” which includes:

All materials required by and submitted to the referring body as an application

- If submitting site plans, please submit only 1 large set of plans, and 12 11x17 packets.
- All material may be submitted digitally as well at <http://www.mcbdc.org/planning-services/montgomery-county-planning-board-referrals/>

This referral, as required by GML §239 1 and m, includes complete information, and supporting materials to assist the Montgomery County Planning Board (MCPB) in its review. Recommendations by MCPB shall be made to the Referring Body within thirty days of receipt of the Full Statement.

Helen Budrock, AICP, Senior Planner, Delaware Engineering
Name, Title & Phone Number of Person Completing this Form

Phone: 518-452-1290

9/19/24
Transmittal Date

This side to be completed by Montgomery County Planning.

REFERRAL FORM

MONTGOMERY COUNTY PLANNING BOARD

TO: _____

Receipt of 239-m referral is acknowledged on _____. Please be advised that the Montgomery County Planning Board has reviewed the proposal stated on the opposite side of this form on _____ and makes the following recommendation.

- ☐ Approves

- ☐ Approves (with Modification)

- ☐ Disapproves:

- ☐ No significant County-wide or inter-community input

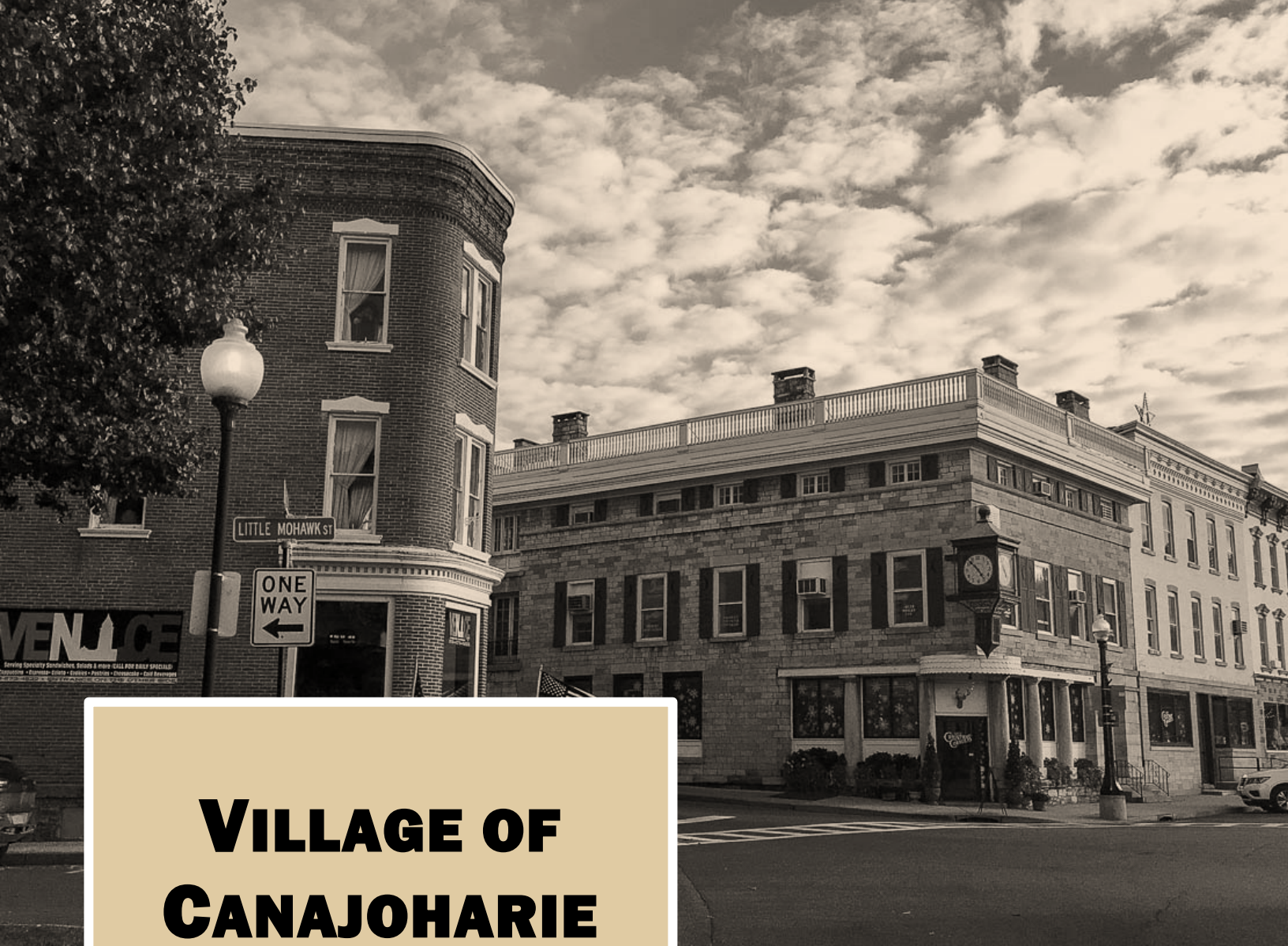
- ☐ Not subject to Planning Board review

- ☐ Took no action

Section 239-m of the General Municipal Law requires that within thirty days after final action by the municipality is taken; a report of the final action shall be filed with the County Planning Board.

Date

Kenneth F. Rose, Director
Montgomery County Dept. of Economic
Development and Planning



VILLAGE OF CANAJOHARIE

MONTGOMERY COUNTY, NY

COMPREHENSIVE PLAN



PLANNING TODAY FOR A BETTER TOMORROW

FINAL PLAN ADOPTED ON:

DATE

Prepared for:
Village of Canajoharie

Prepared by:
**Canajoharie Comprehensive Plan
Steering Committee**

With assistance from:
DELAWARE ENGINEERING, D.P.C.

CIVIL AND ENVIRONMENTAL ENGINEERING
ALBANY • ONEONTA • RED HOOK • MONTICELLO • GOSHEN



TABLE OF CONTENTS

1.0 INTRODUCTION	1
1.1 Purpose of the Comprehensive Plan	1
1.2 Plan Contents	1
1.3 Comprehensive Planning in Canajoharie	2
1.4 Recent Planning Efforts.....	2
2.0 PUBLIC PARTICIPATION.....	4
2.1 Comprehensive Plan Steering Committee	4
2.2 Public Survey.....	5
2.3 Community Visioning Workshop	7
2.4 Public Hearings & Referrals	8
3.0 COMMUNITY PROFILE.....	9
3.1 Community Setting	9
3.2 A Brief Local History	10
3.3 Demographic Profile	12
4.0 ISSUES & OPPORTUNITIES.....	14
4.1 Housing	14
4.2 Economic Development.....	18
4.3 Parks & Natural Resources.....	25
4.4 Transportation & Public Infrastructure	34
4.5 Community Facilities & Services	42
4.6 Land Use & Planning	48
5.0 PLAN IMPLEMENTATION.....	58
5.1 Vision Statement and Core Principles.....	58
5.2 Goals & Objectives	59
5.3 Action Plan	63
5.4 Mobilizing for Implementation.....	71



MAPS

Figure 1: Regional Setting

Figure 2: Parks & Recreation

Figure 3: Topography

Figure 4: Prime Soils & Farmland

Figure 5: Wetlands

Figure 6: Wastewater Infrastructure

Figure 7: Existing Land Use

Figure 8: Existing Zoning

APPENDICES

Appendix A: Public Outreach - Survey Summary & Community Visioning Workshop

Appendix B: Downtown Assessment Report by the Downtown Revitalization Group (August 2022)

Appendix C: Schedule of Use Regulations

Appendix D: Public Comments on the Draft Plan

CHAPTER 1

PURPOSE OF THE COMPREHENSIVE PLAN

PLAN CONTENTS

COMPREHENSIVE PLANNING IN CANAJOHARIE

RECENT PLANNING EFFORTS

INTRODUCTION



PLANNING TODAY FOR A BETTER TOMORROW

Final Comprehensive Plan

1.1 Purpose of the Comprehensive Plan

A comprehensive plan (also called a master plan) is a document prepared for a community that provides direction in making land use, development and other long-range planning decisions. A comprehensive plan's usefulness lies in two aspects: the decision-making and consensus-building that go into the creation of the comprehensive plan and the use of the plan by elected officials and others once adopted.

The primary goal of a comprehensive plan is to provide a balance between the need to guide future growth and the need to preserve the qualities that make a community unique and special. The comprehensive plan cannot anticipate every issue that may arise over the next decade or more, but it should serve as an overall guide for future decision-making.

This comprehensive plan is a working document that outlines a vision for the Village of Canajoharie's future. It should be consulted just as the Village Board might consult the public, its engineer, legal counsel or others when making policy decisions and allocating resources.

NY Consolidated Laws Village Law §7-722

"...Among the most important powers and duties granted by the legislature to a village government is the authority and responsibility to undertake village comprehensive planning and to regulate land use for the purpose of protecting the public health, safety and general welfare of its citizens."

1.2 Plan Contents

Comprehensive plans typically contain maps, graphics, studies, statistics and other descriptive material identifying key issues, goals and objectives, strategies, and action items designed to guide future growth and development. Canajoharie's comprehensive plan is organized by topic, with one chapter dedicated to each of the following issue areas:

- Housing
- Economic Development
- Parks & Natural Resources
- Transportation & Public Infrastructure
- Community Facilities & Services
- Land Use & Planning

Each chapter includes a brief discussion of existing conditions, followed by a summary of specific issues and opportunities related to that topic. That baseline information is used to develop a list of goals and objectives addressing the issues identified. Goals are the broad statements of what the Village would like to achieve over a 10 to 20-year horizon, while objectives are more concise statements that help to articulate the community's vision for the future.

The final chapter of the plan is presented in tabular format and discusses implementation: the who, what and when of addressing each of the issues identified in the plan. Not all issues have specific implementation actions identified. The plan has been written in part to be a set of policies that can be flexibly and creatively applied to a wide range of issues to achieve the Village's goals.

1.3 Comprehensive Planning in Canajoharie

The Village of Canajoharie has engaged in many planning efforts and capital improvement projects over the years. The earliest record of comprehensive planning in Canajoharie is a regional master plan prepared for eight municipalities in Montgomery County that was adopted in 1965. The report, which covered the towns of Canajoharie, Minden, Palatine and St. Johnsville, and the villages of Canajoharie, Fort Plain, Nelliston and Palatine Bridge, was designed to guide the overall orderly growth and development in the Mid-Mohawk River Valley. Later that same year, on December 7, 1965, the Village adopted its first Zoning Law.

Canajoharie's current master plan --prepared by Environmental Design and Research (EDR) in 2006 -- came on the heels of a development moratorium that was imposed the prior year. The current plan, formatted as a Generic Environmental Impact Statement (GIES), was the subject of minor updates in 2015. Although the 2015 update was adopted by the Village Board, it was deemed invalid because the legal procedures required for adoption, including holding two public hearings, were not followed.

1.4 Recent Planning Efforts

Since 2015, a great deal of time and money (over \$300,000) has been expended by the Village and Montgomery County on a wide range of strategic planning efforts. Much of those planning efforts have focused on redevelopment of the Beech-Nut site – an anchor institution and major manufacturing facility located in the heart of the Village that closed in 2010. Those planning efforts have included the following:

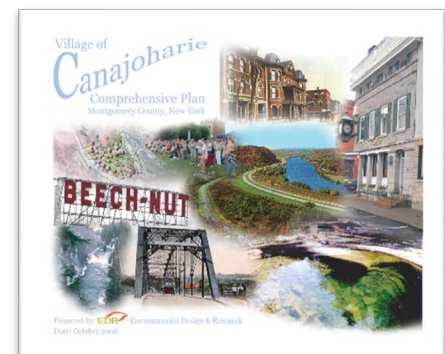
- **Superfund Redevelopment Initiative (2017-2018)**

Shortly after Montgomery County acquired title to the Beech-Nut property in 2017, the EPA Superfund Redevelopment Initiative (SRI) provided reuse planning assistance to engage the community in developing a redevelopment vision for the site. A Community Redevelopment Vision report was released in March of 2018, that included a site suitability analysis, vision statement, suggestions for future uses, and an action plan with a list of potential funding opportunities.

Village of Canajoharie Comprehensive Plan

2006 VISION STATEMENT

The Canajoharie community, uniquely located in the Mohawk Valley, has the collective goal of sustaining the quality of village life by nurturing future growth while preserving its historic character, protecting its natural resources, and promoting its local and regional heritage.



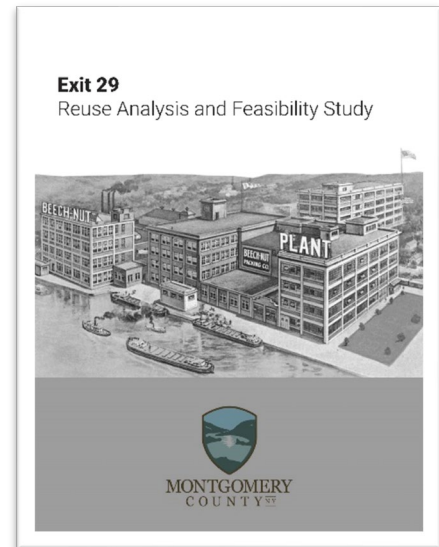
- **Cornell Urban Design Studio (2019)**

In the Spring of 2019, County and Village officials collaborated with an urban design class from Cornell University to start eliciting new ideas for redevelopment of the Beech-Nut site. The Cornell students worked collaboratively in teams to create conceptual urban design scenarios, including a regional food hub, light industry with a focus on green jobs, and expanded recreational opportunities and green space around the site.



- **Local Waterfront Revitalization Program (2019-2020)**

That same year, Montgomery County secured a Local Waterfront Revitalization Program Grant, which was used to complete additional technical and market analyses necessary to gauge the potential for redevelopment of site. The **Exit 29 Reuse Analysis and Feasibility Study** was finalized in September of 2020, and included extensive public engagement, a detailed target industry analysis, and a land use and zoning analysis.



Around the same time, the Village hired **Delaware Engineering, DPC** to update the development standards in the Village's Zoning Law for commercial and industrial uses. These zoning amendments were designed to facilitate redevelopment of the Beech-Nut site, as well as help revitalize the downtown commercial core.

Because New York State statute (Village Law, Section 7-722) requires that all village land use regulations be in accordance with a comprehensive plan, that work emphasized the need for a master plan update. In early 2022, the Village Board appointed a steering committee to update the plan, and Delaware Engineering was hired to facilitate the planning process. This document is the culmination of over two years of work by that committee, and will provide a framework for future land use decisions over the next decade.

CHAPTER 2

COMP PLAN STEERING COMMITTEE

PUBLIC SURVEY

COMMUNITY VISIONING WORKSHOP

PUBLIC HEARINGS & REFERRALS

PUBLIC PARTICIPATION



PLANNING TODAY FOR A BETTER TOMORROW

Final Comprehensive Plan

2.1 Comprehensive Plan Steering Committee

The planning process began in late 2021 with the formation of a volunteer-based steering committee appointed by the Village Board. The committee represented a broad-cross section of the community with varying backgrounds and interests. Committee members included:

- | | | |
|------------------|-------------------|-------------------|
| - Peter Douglass | - Shelley Roberts | - Harry Barse |
| - Tracy Evans | - Tim Shepard | - Peter Lyden |
| - Kylie Ferguson | - Janet Stanley | - Ambrose Schafer |
| - Alyson Kretser | - Laurie Weingart | |
| - Richard Rose | - Sandra Ward | |

A kick-off meeting with the steering committee was held on **February 22, 2022**, during which the group discussed logistics for organizing a downtown walking tour, and brainstormed about slogans and tag lines to make the planning process more engaging. The committee settled on "*Planning Today for a Better Tomorrow*" to emphasize the importance of planning proactively for the future rather than reacting to problems and issues as they arise.

On **May 4, 2022** committee members participated in a walking tour with Delaware Engineering and the **Downtown Development Group** – a team of architects and downtown revitalization specialists. The purpose of the tour was start identifying key issues and opportunities "on the ground" in a group setting, and also prepare for an upcoming grant cycle. At the next committee meeting held the following month, the group discussed their overall impressions from the tour, finalized an on-line community survey, and previewed a draft web site (www.canjotomorrow.com).

The committee continued to meet monthly at Village Hall, and meetings alternated between in-person discussions and remote videoconferencing. Each month a different topic was discussed, corresponding to each of the chapters in the planning document. Community stakeholders with local knowledge or expertise in the subject area at hand were also invited to join in on the discussions as needed.

By the Fall of 2022, the committee had completed the topical discussions, and had shifted their focus to developing goals, objectives, and recommended action items to guide community growth over the next 10-20 years. Informed by feedback from the survey and a community visioning workshop held on **November 5, 2022**, the committee continued to refine the draft goals and recommendations over the next several months.

NY Consolidated Laws Village Law §7-722

"...The participation of citizens in an open, responsible and flexible planning process is essential to the designing of the optimum town comprehensive plan."



Several members of the Comprehensive Plan Steering Committee participated in a walking tour with planner Helen Budrock from Delaware Engineering, and Robert and Victor Dadras of the Downtown Development Group held in May of 2022.

Following Village elections in March 2023, a new Mayor and three new trustees were sworn in. Former Trustee Harry Barse, continued to stay involved with the steering committee, and the new Deputy Mayor, Peter Lyden joined the committee. The collective input of the Mayor and Village Trustees, combined with numerous discussions with the Steering Committee throughout planning process, have provided the foundation for this draft document.

2.2 Public Survey

Many different types of public participation techniques can be used to assist in comprehensive planning, including surveys. Planning surveys often include a set of general questions about the overall quality of life in the community, along with specific questions that prompt residents to identify the positive qualities they feel should be preserved, any persistent problems or issues they would like to see addressed, and how they feel about certain types of development. Responses to the questions can help create a baseline of information to be monitored as land use decisions are made over the years and can help guide future policy decisions.

Developing a public survey was one of the first tasks the steering committee tackled. A copy of the final survey questionnaire and detailed responses can be found in **Appendix A**. The survey was officially launched in May of 2022 and was advertised through a link posted on the Village’s web site, the comprehensive plan web site, and shared on various social media sites. A press release was sent to local newspapers encouraging residents to complete the survey, and paper copies were also made available throughout the Village at various locations. The survey remained open for six months, and a total of 135 responses were received.

The following is a summary of the general feedback received from the survey, highlighting what people love about Canajoharie and what they feel are the most pressing issues facing the Village. Additional feedback garnered from the survey on specific issues like housing, economic development and land use are summarized in subsequent chapters by topic.



The word cloud above was generated based what local residents said were Canajoharie's biggest advantages. A word cloud is a data visualization technique that includes a collection of words depicted in different sizes. The bigger and bolder the word appears, the more often it was mentioned in the survey and the more important it is.

CANAJOHARIE'S BIGGEST ADVANTAGES

(not in priority order)

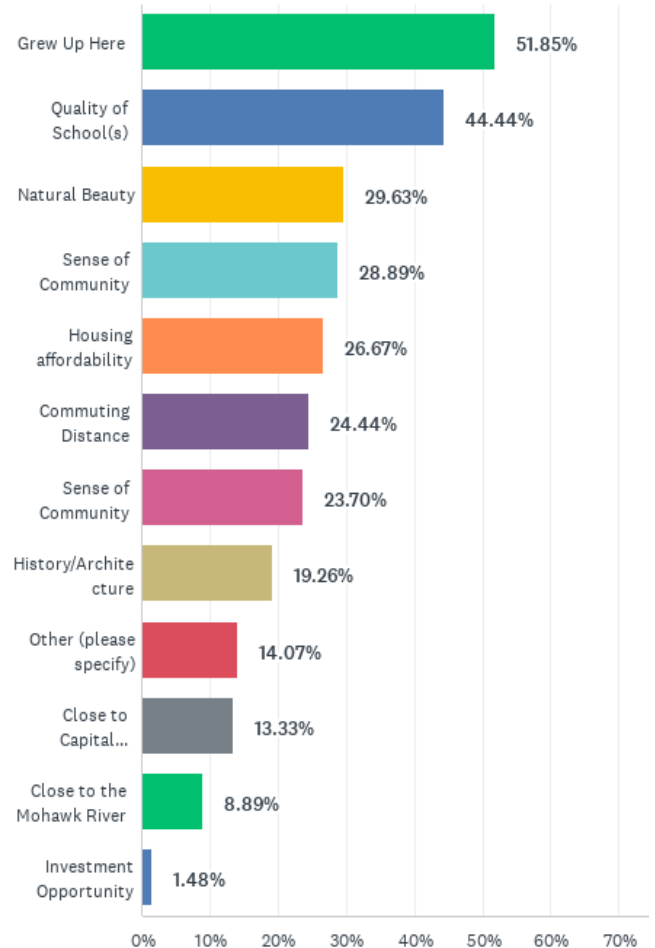
- Excellent school system
- Great place to raise a family
- Prime location with easy access to I-90
- Quaint small-town charm
- Rich local history and beautiful architecture
- Friendly, close-knit community where everyone knows their neighbor
- Clean & well-maintained downtown with great local shops
- Scenic views and beautiful natural surroundings

CANAJOHARIE'S MOST PRESSING ISSUES

(not in priority order)

- Rising taxes & diminishing tax base
- High water/sewer rates
- Redevelopment of Beech-Nut site
- Lack of job opportunities; need to attract more businesses downtown
- Eyesores & blighted properties (Beech-Nut, Peach Building, burned homes)
- Narrow downtown streets are difficult to navigate with parking on both sides
- Loss of Dummy Light in Wagner Square
- Poor community with a lack of affordable housing
- Underutilized waterfront and public parks
- Need more opportunities for young people (recreation/jobs/family activities)

WHAT MADE YOU CHOOSE CANAJOHARIE AS YOUR HOME?



Note: Survey respondents were able to choose multiple answers to this question, so the results are presented as a weighted score that does not add up to 100%.

"Our history runs deep in Canajoharie! We are a small close-knit town in which almost everyone knows their neighbor & we help each other. It's much safer than a large city with less crime & traffic & we move at a slower pace."

"Canajoharie's biggest advantages are that it is safe, with good people living here. It is close to the Thruway, it has natural beauty and a lot of potential."

"Canajoharie embodies what makes 'Small Town America' so attractive. This is contrasted by the opportunities that are in our future. We are in a transitional period and I believe we can improve the daily experience of our residents."

2.3 Community Visioning Workshop

In addition to the survey, the Comprehensive Plan Steering Committee hosted a Community Visioning Workshop on **Saturday, November 4, 2022** at the Canajoharie High School to which all Village residents were invited. Through a series of facilitated group activities, the workshop was designed to engage the public and solicit feedback for inclusion in the updated plan. A summary of the results of the community visioning workshop, can also be found in **Appendix A**.

Workshop Format

Upon arrival attendees were asked to participate in one of four focus groups as follows:

- **HOUSING & COMMUNITY SERVICES**
- **TRAILS & TOURISM**
- **DOWNTOWN REVITALIZATION**
- **PARKS & YOUTH PROGRAMS**

The first group activity involved asking each group to formulate a **VISION STATEMENT** for the future. Each participant was given a handout with a bulleted list of issues and opportunities relating to the topics that had been identified by the Steering Committee and/or mentioned in the community survey. Participants were asked to review and discuss the list, and then draft one or more vision statements relating specifically to their focus group topic. The goal of this activity was to articulate a vision for the community that was broad and far-reaching, but not project-specific.

For the next activity, each group was asked to brainstorm about specific **PROJECT IDEAS** that could help achieve their desired vision. Participants were encouraged to limit their discussion to the group topic, and propose projects that were specific, achievable, and measurable. After an hour of brainstorming and discussion, each group finalized their ideas and then transcribed the information onto poster-sized sheets provided. Each group was then given an opportunity to pitch their projects to the larger audience.

For the final activity, a strip of paper containing six dot stickers was distributed to each participant. They were then instructed to use the stickers to “vote” on the project ideas that they felt should be a **PRIORITY FOR IMPLEMENTATION**. Participants were not limited to one sticker for each project – they could distribute the dots however they saw fit. The goal of this activity was to get an overall indication of local priorities and identify specific projects to include in the final Comprehensive Plan.



Workshop Results & Recommendations

Nineteen (19) specific projects were proposed by those who participated in the Community Visioning Workshop and are detailed in **Appendix A**. A review of the projects identified and the opinions expressed by those in attendance yielded the following overall priorities for inclusion in this planning document:

Improved Parks & Recreation

Many of the project ideas that garnered the most votes were centered around improving local parks and public recreation. Engaging a design consultant to develop an overall parks master plan could help create a broader vision that would be more likely to attract public funding.

Improved Community Services

There seems to be broad community support for improving the quality of both youth programming and emergency services delivery in the Village. Separate roundtable discussions with service providers could be helpful in identifying key issues and gaps in service delivery.

Business Recruitment and Marketing

The idea of pooling resources with neighboring communities to hire a marketing coordinator was discussed, as was a similar approach with regard to grant-writing. At the same time, there was consensus that local officials should continue working proactively with county economic development officials on business recruitment.

NYSDOT Coordination

Coordination with NYSDOT is an essential step to addressing the problems associated with truck traffic through the downtown, reducing vehicle/pedestrian conflicts, and mitigating the noise impact from traffic along the Thruway.

2.4 Public Hearings & Referrals

This draft Comprehensive Plan was released to the public on **June 4, 2024** for public review and comment. Printed copies of the draft plan were made available at Village Hall and the Arkell Museum/Canajoharie Library complex. Digital versions were also posted on the comprehensive plan web site (www.canjotomorrow.com).

Village Law §7-722A requires that the Village Board of Trustees hold one or more public hearings and such other meetings as it deems necessary to assure full opportunity for citizen participation in the preparation of the draft Comprehensive Plan prior to adoption. To this end, a hearing notice was published by the Village Clerk, and a public hearing to solicit comments from the public was held on August 20, 2024. A copy of the final draft was also forwarded to the Village Planning Board and Montgomery County Planning Department for review and comment prior to adoption, as required by law.

A copy of the public hearing notice, along with the official minutes from the public hearing can be found in **Appendix D**.

CHAPTER 3

COMMUNITY SETTING

A BRIEF LOCAL HISTORY

DEMOGRAPHIC PROFILE

COMMUNITY PROFILE



PLANNING TODAY FOR A BETTER TOMORROW

Final Comprehensive Plan

3.1 Community Setting

Canajoharie is an incorporated Village located in the western half of Montgomery County, within the Town of Canajoharie. It is part of New York's Mohawk Valley Region, situated on the southern bank of the Mohawk River about 20 miles west of the City of Amsterdam. With interstate access from I-90, Canajoharie is strategically located midway between the cities of Albany and Utica – each less than an hour's drive away. Two state highways (NY-5S and NY-10) also intersect in downtown Canajoharie, making it a busy location for commuters and commercial through-traffic. **See Figure 1 – Regional Context** appended to the plan.

The Mohawk Valley Region is located in central New York State, and covers seven counties with upwards of one million residents. Canajoharie's location along the Mohawk River and the Erie Canal played an important role in its early settlement and historic growth patterns. Today, both the river and the Erie Canal continue to be a core component of the community's local identity, offering residents and visitors many historic, cultural and recreational resources.

One of Canajoharie's defining characteristics is its historic Main Street, which encompasses roughly four-square blocks centered around the intersection of East Main Street (NY-5S) and Church Street (NY-10). The downtown includes nearly 100 parcels locally-designated as a historic district. The Mohawk River lies immediately north of the downtown, where a bridge connects Canajoharie with Palatine Bridge and NY-5. While there are some retail vacancies, Canajoharie's Main Street holds great potential as a thriving commercial center for both locals and visitors.

Surrounding the downtown are Canajoharie's residential neighborhoods. The hills and valleys created by the Canajoharie Creek divides the Village into two neighborhoods – East Hill and West Hill. Both neighborhoods are characterized by older homes on small lots, and at one time each neighborhood had its own local school. Traveling south along NY-10 outside the Village boundaries, the landscape becomes more rural and many of the outlying farms are operated by Amish families.



Bird's eye view of Canajoharie looking south along NY-10 through the downtown business district.



New York's Central Mohawk Valley Region



Fertile farmland to the south of the Village in the Town of Canajoharie.

3.2 A Brief Local History

Historic records show that the area around Canajoharie was originally populated by the Mahicans, an Algonquin tribe that migrated from the St. Lawrence sometime between 1500 and 1600. During the 17th century, fighting between Native Nations over the fur trade and territorial disputes led to the Mahicans being displaced by the Mohawk Iroquois. The Mohawk were later displaced by European settlers around 1723 when Palatinate Germans came to the area.

The original settlement was called “Roof’s Village” or “Roofville” by the early German Settlers. The village was named after Martin Roof, an early postmaster and local businessman, who ran a drug a store near the present-day bridge.

It was after the Revolutionary War that the area was renamed Canajoharie. The name is derived from the Mohawk term “Gana-jo-hi-e” which means “the pot that washes itself” referring to the Boiling Pot, a unique geological feature found in the Canajoharie Creek about a mile from its mouth.

At the time, the Village numbered only about a dozen houses. One of the oldest homes in Canajoharie is the Van Alstyne house, a stone house on Moyer Street built around 1730. It was a favorite meeting place of the Tryon County Committee of Safety – a type of regional government of the time – and later visited by General George Washington himself in 1783. The home is still standing and is operated as a museum.

In the early part of the 19th century, prosperity and development came to the Mohawk Valley when the first turnpikes were created, inviting easier travel and facilitating the transport of goods. The opening of the **Erie Canal** in the 1820s brought additional growth to Canajoharie and other canal towns, as it allowed for the transportation of agricultural products out and brought new industry in. It was during this time period (1829) that the village was formally incorporated.

In 1883, the Mohawk Division of the **New York West Shore & Buffalo Railroad** was constructed. The West Shore was a 425-mile rail line running from New York to Buffalo through many valley towns, including Canajoharie.



The “boiling pot” is a unique geologic formation at the lower end of Canajoharie Gorge, from which the Village’s name is derived.



The Van Alstyne Homestead is a historic home that was added to the National Register of Historic Places in 1983.



The Erie Canal played an important role in the Canajoharie’s growth and development before and during the Industrial Revolution.

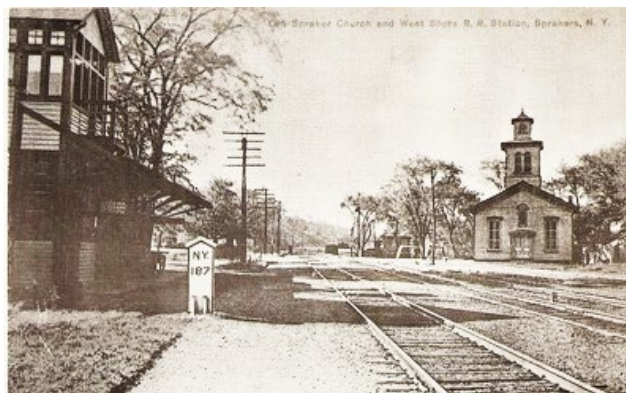
The West Shore was built on the southern side of the of the Mohawk River to compete with the New York Central Railroad that ran on the north shore. The railroad passed right through the center of Canajoharie, and the right-of-way is currently owned by New York State as part of the 360-mile Erie Canalway Trail.

With a strategic location along the Erie Canal and the West Shore Railroad, industrial development in Canajoharie flourished during the late 19th and early 20th centuries. One of the earliest local industries centered around the **Arkell and Smith's Sack Factory**, which pioneered the development of the first flat bottom paper sack during the Civil War. The original factory was built in the 1860s at the intersection of Hill and Mill Streets. The company's founder – James Arkell – and his family would make an indelible mark on Canajoharie and shape its development for over a century.

Canajoharie is widely known as the home of the Beech-Nut factories. Started in the 1890s as a small company that packaged locally-sourced smoked ham and bacon called the **Imperial Packing Company**, it expanded rapidly under founding president Bartlett Arkell (James Arkell's first born son) to become a major player in the food processing industry.

Later incorporated as the **Beech-Nut Packing Company** in 1899, Arkell and the company's engineers patented the first vacuum jar that would become a standard of the industry. During the first quarter of the 20th century, Beech-Nut expanded its product line into peanut butter, chewing gum, and later baby food.

The company served as a major employer and one of the largest taxpayers in Canajoharie until 2007, when Beech-Nut announced its intentions to move all of its manufacturing and corporate operations to the nearby Town of Florida. The site of the former factory, a sprawling industrial complex located at the intersection of Church Street and East Main Street in the heart of the downtown, has been the focus of local redevelopment efforts that are discussed in more detail in **Chapter 4.2 – Economic Development**.



This early post card shows the West Shore Railroad at milepost 187 in nearby Sprakers, NY.



The flat-bottom paper sack was invented in Canajoharie by James Arkell.



The Beech-Nut Packing Company played a prominent role in Canajoharie's history for well over a century.

3.3 Demographic Profile






A demographic profile is a summary of a community's baseline conditions and statistical trends related to population, housing and the economy. Such data are an important component of any comprehensive plan as they are useful for understanding growth patterns, identifying key issues and opportunities facing the community, and establishing a context for policy recommendations.

Data published by the US Census Bureau are referenced in this chapter, and throughout the comprehensive plan, including data derived from both the 2020 Decennial Census and the 2022 American Community Survey (ACS) published in late 2023. It is important to note that Decennial Census data are the most reliable data source as they are derived from exact counts, while ACS data are yearly estimates that have a slight margin of error.

According to the US Census Bureau, Canajoharie's population in 2020 was 2,037, an 8.6% decrease from ten years earlier. Over 26% of the population are under 30, with the average age being 41.5. Village residents are predominantly white (90.5%), with roughly 3% of the population being of Hispanic or Latino heritage. Of the 693 households who call Canajoharie home, 51% have lived in the community for over 20 years.

The majority of Canajoharie's housing stock (59%) was built before 1939, and no new housing has been built in the past 20 years. Owner-occupied housing makes up over 65.4% of the housing stock, and the median value of a house in Canajoharie in 2022 was \$104,300 (31% lower than Montgomery County at \$150,600). A more detailed breakdown of housing statistics can be found in **Chapter 4.1 - Housing**.

Canajoharie's median household income (MHI) in 2022 was \$64,561, as compared to a county MHI of \$58,033. Approximately 315 residents, or 16.6% of Canajoharie's population, are living below the poverty level, with the highest percentage (30.7%) being in the 5 to 17 age cohort. In addition, roughly 10.5% of seniors over the age of 60 are living below the poverty level. A more detailed breakdown of income and employment statistics can be found in **Chapter 4.2 – Economic Development**.

	Populations and People Total Population 2,037 <i>P1 2020 Decennial Census</i>
	Income and Poverty Median Household Income \$64,561 <i>S1901 2022 American Community Survey</i>
	Housing Total Housing Units 1,037 <i>H1 2020 Decennial Census</i>
	Education Bachelor's Degree or Higher 16.9% <i>S1501 2022 American Community Survey</i>
	Race and Ethnicity Hispanic or Latino (of any race) 58 <i>P9 2020 Decennial Census</i>

Poverty 16.6% ± 11.2% <i>Poverty, All people in Canajoharie village, New York</i> 14.3% ± 0.3% <i>Poverty, All people in New York</i>
Homeownership Rate 65.4% ± 8.3% <i>Homeownership Rate in Canajoharie village, New York</i> 54.1% ± 0.3% <i>Homeownership Rate in New York</i>
Educational Attainment 16.9% ± 4.9% <i>Bachelor's Degree or Higher in Canajoharie village, New York</i> 40.0% ± 0.2% <i>Bachelor's Degree or Higher in New York</i>
Employment and Labor Force Status 58.0% ± 6.7% <i>Employment Rate in Canajoharie village, New York</i> 59.4% ± 0.2% <i>Employment Rate in New York</i>



COMMUNITY PROFILE

Below is a sampling of demographic and community indicators from the 2020 Census presented in graphic form. More detailed demographic data can be found in subsequent chapters dedicated to specific topics such as housing, economic development, transportation, etc.

2020 CENSUS – CANAJOHARIE DEMOGRAPHIC & COMMUNITY INDICATORS

KEY FACTS

2,037

Total Population

1,037

Housing Units

1,530.7

Population
Density

2.21

Average
Household Size

900

Total Households

22.1

Diversity Index

2010-2020 ANNUAL GROWTH RATE



-0.56%

Population



5.64%

Group Quarters



-0.47%

Households

POPULATION AND BUSINESSES



1,862

Daytime
Population



90

Total
Businesses



934

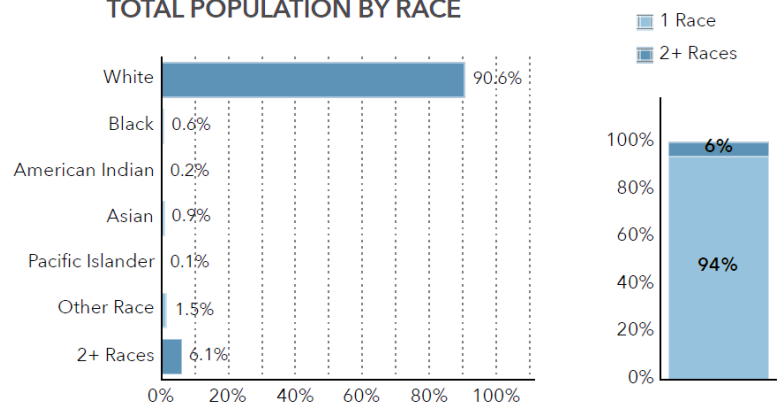
Total
Employees

Households by Type

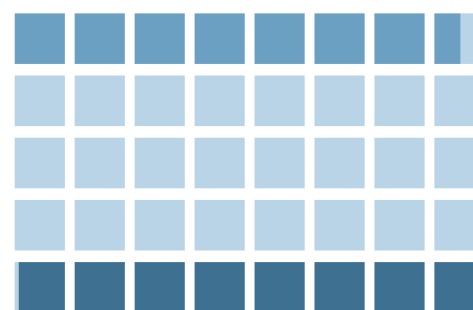


Married Couple (40%)
Cohabiting Couple (9%)
Male Householder: No Spouse (21%)
Female Householder: No Spouse (30%)

TOTAL POPULATION BY RACE

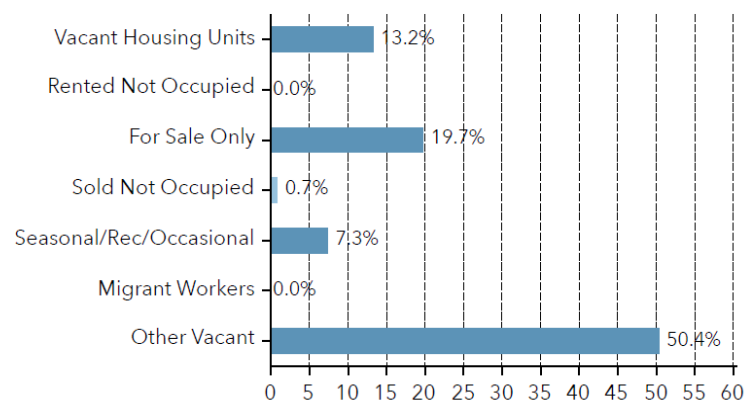


POPULATION BY AGE



Under 18 (19.0%) Age 18 to 64 (62.0%) Age 65+ (20.0%)

Total Housing Units by Vacancy



42.5

Median
Age

\$54,060

Median
Household Income

CHAPTER 4

HOUSING

ECONOMIC DEVELOPMENT

PARKS & NATURAL RESOURCES

TRANSPORTATION & PUBLIC INFRASTRUCTURE

COMMUNITY FACILITIES & SERVICES

LAND USE & PLANNING

ISSUES & OPPORTUNITIES



PLANNING TODAY FOR A BETTER TOMORROW

Final Comprehensive Plan

4.1 HOUSING

Understanding current trends related to the supply, condition and affordability of housing is an important component of any community plan. Land use regulations and housing policy go hand in hand, and comprehensive planning is a valuable tool to ensure there is a sufficient supply of quality housing for residents of all ages and income levels.

To gain a better understanding of current housing trends, the Comprehensive Plan Committee relied on anecdotal and personal experiences, coupled with Census data.

4.1.1 Housing Characteristics

As mentioned previously, no new housing has been built in Canajoharie in the past 20 years, as is common with small villages with established housing stock and limited space for expansion. According to the 2020 Census, the village has 1,037 housing units. The Census Bureau defines a housing unit as a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied as separate living quarters.

Of the 1,037 housing units, 137 (or 13.2% of the housing stock) was classified as vacant. The vast majority of those housing units were vacant because they were for sale or rent, with only 10 units classified as vacant for seasonal, recreational, or occasional use.

Single-family detached housing is the predominant housing type found in Canajoharie, mirroring housing across much of the country. Nationally, single-family detached homes are the most popular residential development type and make up 67.4% of all housing. By comparison, approximately 68.2% of the housing stock in Canajoharie is made up of single-family detached homes.

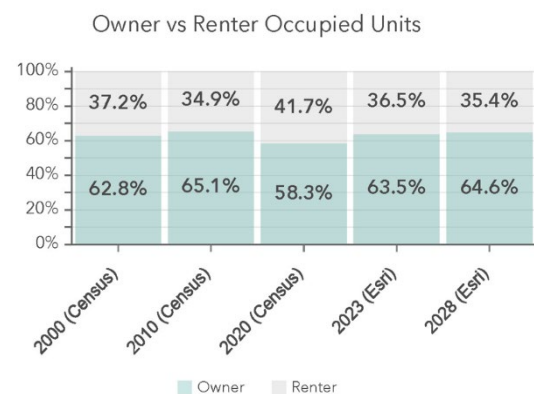
Canajoharie's current homeownership rate is 63.5%. This is significantly higher than the homeownership rate in New York State (53.6%), but slightly lower than the national average (65.8%).

WHY HOUSING IS IMPORTANT

The affordability and diversity of a community's housing can correlate with greater levels of diversity in age, racial and ethnic characteristics, or disability status. These demographics also influence municipal services and the variety of businesses that locate in the community. Housing and its proximity to employment also have an impact on transportation and the availability of services such as public transit.



This four-bedroom, two-bath home on Cliff Street in Canajoharie was offered for sale in January of 2024 with an asking price of \$149,900.



It is interesting to note that over the past decade, Canajoharie has seen an increase in the number of residents living in group quarters. The Census Bureau defines group quarters as a place where people live or stay in a group living arrangement, that may be owned or managed by an entity providing housing and/or services for the residents. From 2010 to 2020, the number of people living in group quarters rose from 26 to 45.

That may be the result of an increase in the number of Single Room Occupancy (SRO) units in the Village. SROs are a form of housing that is typically aimed at residents with low incomes, who rent small single rooms equipped with minimal kitchen facilities and often shared bathrooms. Previously referred to as boarding houses or rooming houses, SROs are often illegal conversions of single-family homes.

4.1.2 Housing Affordability

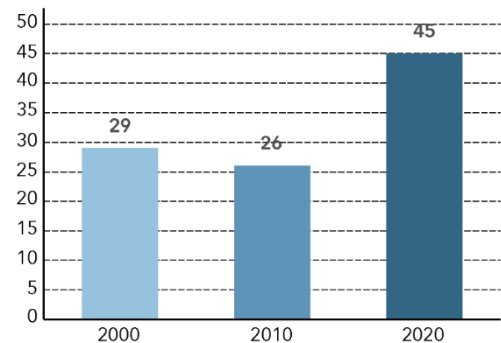
Housing remains relatively affordable for most Canajoharie residents. According to the US Department of Housing and Urban Development (HUD), housing costs should not exceed 30 percent of the adjusted income for families whose annual income equals 65 percent of the median income for the area.

Canajoharie's median household income (MHI) in 2022 inflation-adjusted dollars was \$64,561, so the threshold for affordability for a family earning 65% of the MHI would be \$12,589 annually or \$1,049 per month. The median amount that owner-occupied households in Canajoharie paid for monthly housing costs in 2022 was \$847, so most homeowners can afford their housing without significant financial strain.

On the rental side, the median rent in Canajoharie in 2022 was estimated to be \$817 per month, which is slightly lower than the median rent in Montgomery County (\$867). However, a majority of renters in Canajoharie (65.6%) spend more than 30% of their income on rent and would be considered "rent-burdened" by HUD.

Based on the US Census, the median home value in Canajoharie was \$93,421 in 2021 and had risen to \$99,000 by 2023. This is 25% lower than the median home value of \$132,300 for Montgomery County as a whole, but significantly higher than the nearby Village of Fort Plain (\$77,500).

GROUP QUARTERS



This three-bedroom, 1 ½-bath home on Otsego Street in Canajoharie sold for \$170,000 in December of 2023.

Median Home Value





ISSUES & OPPORTUNITIES

However, it is important to note that the Census data from 2022 may not be a reliable source as inflation and other factors have had a significant impact on the local housing market. According to the Greater Capital Association of Realtors, the median sales price of a typical home in Montgomery County was actually \$158,500 in 2022, and had risen to \$195,000 by the end of 2023.

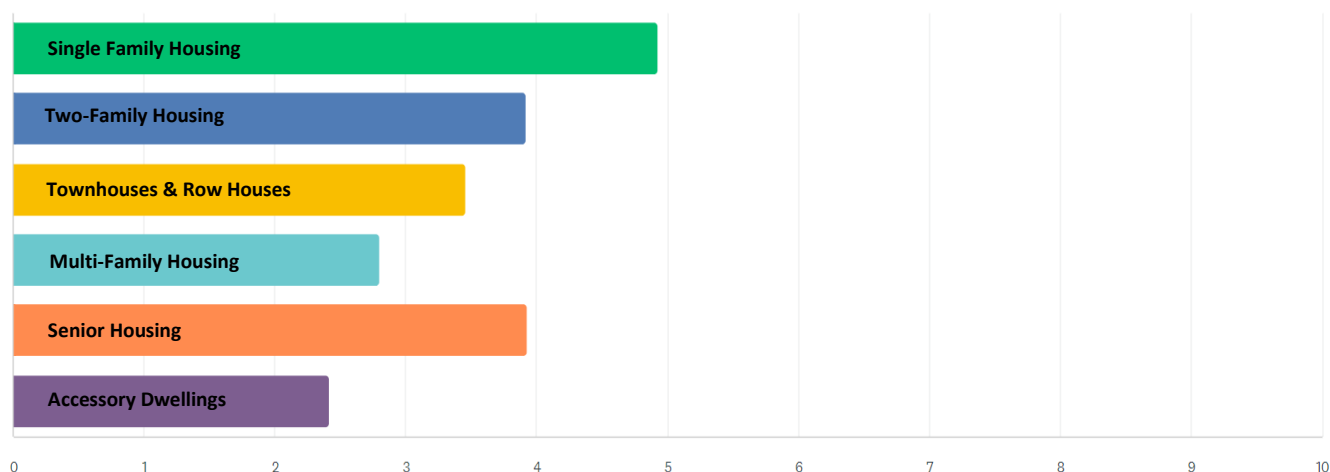
In addition, the nation-wide real estate brokerage firm Redfin reported that in November 2023, Canajoharie home prices were up 95.2% compared to the previous year, with a median selling price of \$180,000. According to their statistics, the average home in Canajoharie sells for about 4% below list price and is on the market for an average of 75 days.

"I believe we need more apartments. Housing and renting are big issues in the community, and you can never find a decent place to rent."

"We need a new development of houses priced under \$250,000 and a new senior living complex within the village limits."

THE SURVEY SAYS:

What specific types of housing will Canajoharie need to consider in the future? Rank the following housing types by level of need.



4.1.3 Conclusions & Observations

- According to local realtors, there is an increasing demand for housing in the \$100,000 to \$150,000 price range, which may still be out of reach for many working families in Canajoharie.
- Regionally, rising interest rates have caused a slow-down in the market for higher end homes, and Canajoharie has become an attractive alternative for downstate residents who can work remotely.
- The Canajoharie School District continues to lose teachers due to retirement and other factors, and it may become difficult to attract new educators to the community if they can't find suitable homes.
- Canajoharie's housing stock is aging, and deferred maintenance on older homes is an issue that needs to be addressed.
- Even though the Village has a designated historic district, historic preservation tax credits and other financial incentives are rarely used. In addition, there is a shortage of skilled contractors experienced with renovating historic homes.
- Quality rental housing is also hard to come by, and a large percentage of the current rental stock is in poor condition. A notable exception is some of the upper-story housing located in the downtown, many of which have been recently remodeled.
- There has been increase in the number of Single Room Occupancy (SRO) units that are generally in poor condition. There is a need to get low-income renters out of SRO units and into affordable, quality housing. One way to accomplish this is to look at zoning amendments that would make those uses illegal.
- There seems to be a strong demand locally for more age-restricted housing and assisted living in the Village. There is a waiting list for the Arkell Center Apartments that is a few years long, and several survey respondents referred to the need for more senior housing.
- There is an increasing concern that in order to attract new industry and encourage redevelopment of the Beech-Nut site and other underutilized industrial properties, the Village needs to make sure there is an adequate supply of quality workforce housing.



4.2 ECONOMIC DEVELOPMENT

A comprehensive plan establishes a community's overall policies and priorities regarding future development. An important component of the plan is understanding local and regional economic trends, and identifying what policies and strategic investments can be made now to create a community where companies will want to do business, where jobs will be available, and where people will come to work and play.

The information at right is a sampling of relevant Census data relating to income and employment, which are discussed in greater detail below.

4.2.1 Income and Employment

Income and employment data is very important in the planning process as it can affect housing, transportation, local spending, and more. Canajoharie's Median Household Income (MHI) in 2022 was **\$64,561**, which is 18.8% lower than the MHI for New York State as a whole, but 11.2% higher than the Montgomery County MHI of \$58,033. Interestingly, homeowners in the Village earn more than three times as much as renters. The 2022 MHI for owner-occupied households was \$87,574, as compared to \$26,848 for renters.

Canajoharie's strategic location along I-90, roughly halfway between Albany and Utica, provides residents access to a variety of different employment and industry sectors. The vast majority of Canajoharie's residents (69.1%) are employed in the private sector, while 12.4% are government workers. The remainder of the workforce is either self-employed or employed in the non-profit sector.

Of the approximately 1,421 residents in Canajoharie that are over the age of 16 and employed, roughly 26% are employed in the education, health care, and social services sectors. This is followed by those that work in the retail trades at 18.8%. Although Canajoharie has a long history as a center for manufacturing, only 7.0% of local residents reported that they were employed in the manufacturing sector in 2022, down from 13.4% in 2010. Over that twelve-year period, the number of local residents employed in the manufacturing industry fell from 132 to only 58.



ECONOMIC STATISTICS

Source: US Census 2022 American Community Survey (ACS) 5-year estimates

Income and Earnings

\$64,561 ± \$10,376

Median Household Income in Canajoharie village, New York

\$79,557 ± \$722

Median Household Income in New York

Poverty

16.6% ± 11.2%

Poverty, All people in Canajoharie village, New York

14.3% ± 0.3%

Poverty, All people in New York

Employment and Labor Force Status

58.0% ± 6.7%

Employment Rate in Canajoharie village, New York

59.4% ± 0.2%

Employment Rate in New York

INDUSTRY FOR THE CIVILIAN EMPLOYED POPULATION 16 YEARS AND OVER

INDUSTRY	VALUE
Education, health care and social services	26.0%
Retail Trade	18.8%
Public administration	11.9%
Transportation, warehousing, and utilities	10.7%
Finance and insurance, real estate	8.6%
Construction	7.9%
Manufacturing	7.0%
Arts/entertainment, lodging & food services	4.7%
Other services (except public administration)	3.8%
Wholesale Trade	3.6%
Professional, management/administration	1.2%
Information Technology	1.2%
Agriculture, Forestry & Mining	0.8%

The loss of manufacturing jobs within the Village began with the closure of the Beech-Nut plant in 2010. According to Census data, at that time there were approximately 1,274 local jobs in Canajoharie, 649 of which were in manufacturing. By 2021, the total number of jobs had fallen by nearly half to 694, and only 112 jobs were in the manufacturing industry.

Today, the number of local manufacturing jobs is most likely even smaller. Within the past year, two local manufacturers (Richardson Brands and WW Custom Clad) announced that they would be downsizing or closing their operations in Canajoharie. It is estimated there are currently around 90 employers in the Village, with the top two being the Canajoharie School District and the Arkell Hall Foundation.

According to the US Census, there is currently a daily net outflow of 98 workers in Canajoharie, as shown in the illustration at right. In other words, while 589 workers commute into the Village for work, another 687 travel outside the area to their place of employment. On average, Village residents commute 30.8 minutes to their workplace, while 6.3% of the population works from home.

4.2.2 Beech-Nut Redevelopment

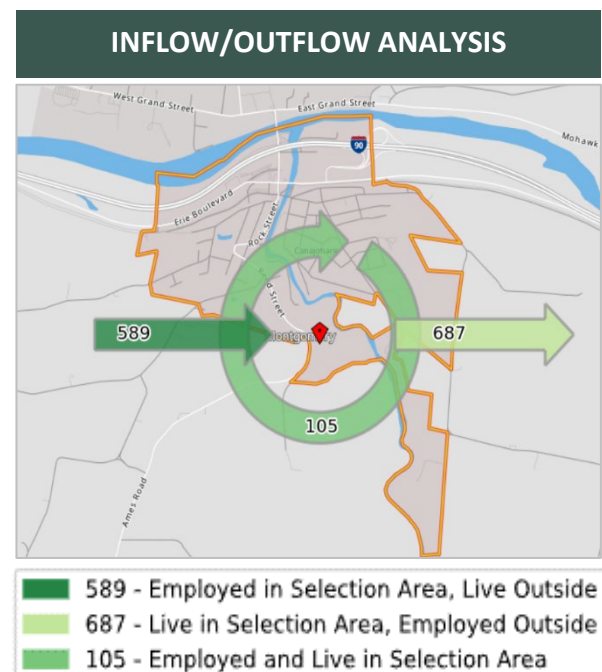
Shortly after Montgomery County acquired title to the Beech-Nut property in 2017, county and village officials joined forces with the USEPA's Superfund Redevelopment Initiative (SRI) to facilitate discussions with local stakeholders and develop a collective vision for redevelopment of the Beech-Nut site.

A **Community Redevelopment Vision** report was released the following year, that included a site suitability analysis, vision statement, suggestions for future uses, and an action plan with a list of potential funding opportunities. In 2020, the County finalized its **Exit 29 Reuse Analysis and Feasibility Study**, that included a detailed target industry analysis, and a land use and zoning analysis.

Over \$7 million in grants have been secured by the County for redevelopment of the Beech-Nut site. A majority of that funding has been used for demolition and environmental remediation to get the site shovel-ready for redevelopment.



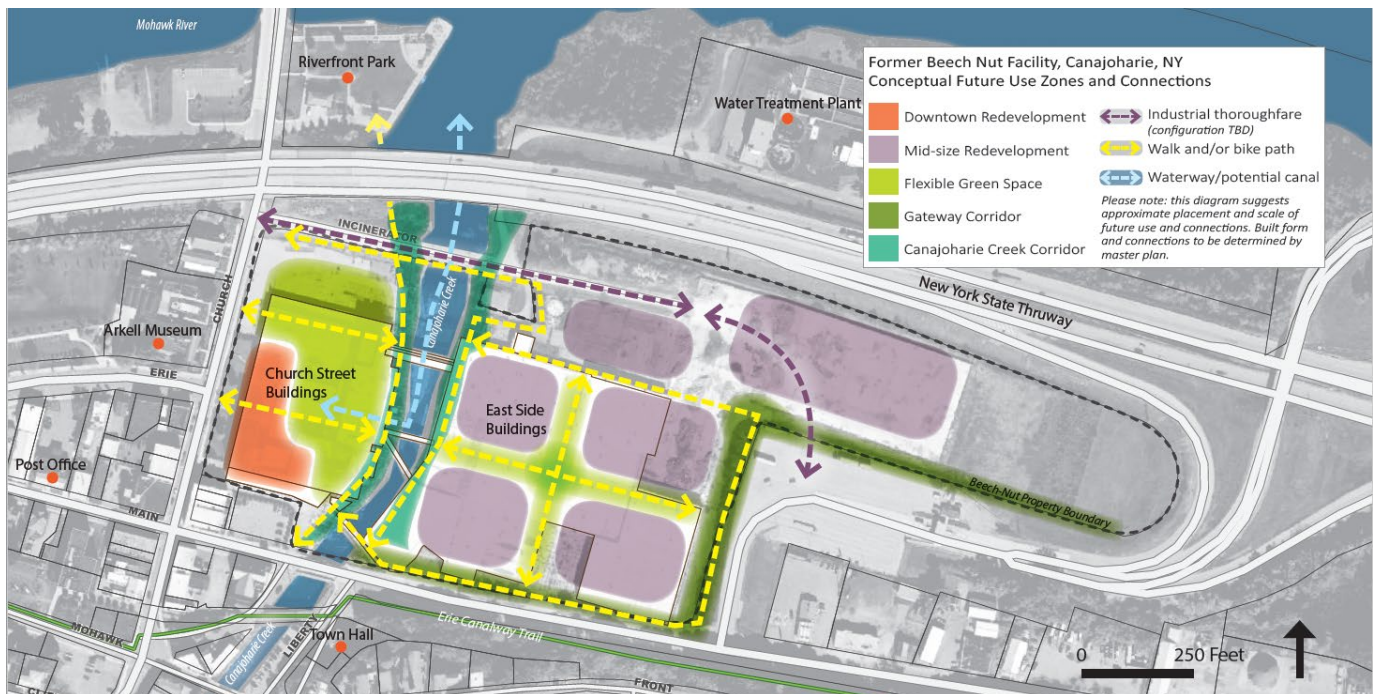
In late 2023, Richardson Brands, a manufacturer of candy, mints and gum, announced that it was downsizing its operations in Canajoharie.



NOTE: Arrows do not indicate directionality of worker flow, just the total number of workers.

BEECH-NUT REDEVELOPMENT VISION

The former Beech-Nut site will be transformed into productive, vibrant, walkable development that integrates with the existing fabric of the Village and enhances quality of life. Stakeholders and community members envision a mix of development that provides jobs, increases the tax base, and provides recreational and social benefits for Village residents.



The figure above illustrates the overall concept plan for redevelopment of the Beech-Nut site, including a mixture of different types of uses (light industrial and downtown commercial) as well as flexible green space and connections to the river.

In April 2021, following New York State’s passage of the **Marijuana Regulation and Taxation Act (MRTA)**, Montgomery County entered into a Purchase-and-Sale agreement with **E29 Labs**, a prospective commercial cannabis production company.

The \$15 million proposed indoor cannabis growing facility, which would encompass 19.6 acres on the eastern half of the of the 26.9-acre Beech-Nut site, is projected to generate upwards of 110 well-paying manufacturing jobs, as well as administrative and executive support positions. While E29 Labs already has approval from the Village of Canajoharie planning board, the company is still awaiting a license from New York State.

In the meantime, the western half of the Beech-Nut site has been sub-divided into two separate parcels to facilitate further redevelopment. As of this writing, demolition has been completed, and there has been considerable interest in attracting mixed-use development that integrates retail, housing and green space to that location. Plans for the public green space and potential linkages between Riverfront Park and the Erie Canalway Trail are discussed in further detail in **Chapter 4.3 – Parks & Natural Resources**.



Rendering of E-29 Labs proposed cannabis facility.

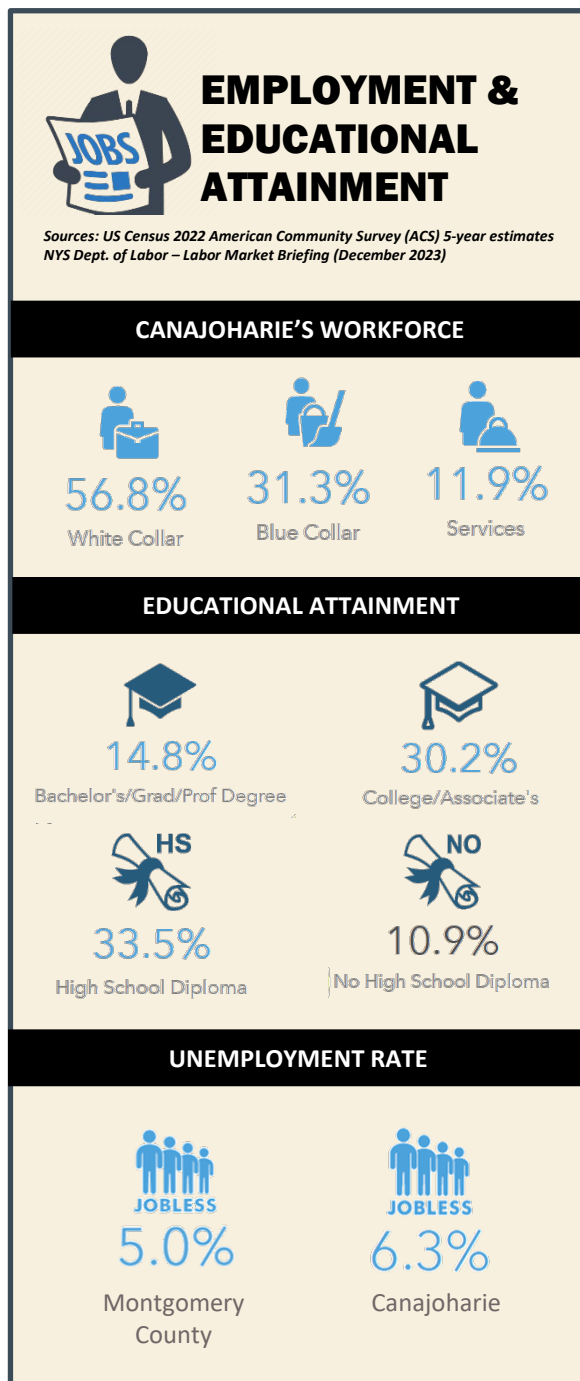


Beech-Nut demolition as of February, 2024.

4.2.3 Impending Job Growth

The **Exit 29 Site Reuse Analysis and Feasibility Study** commissioned by Montgomery County included an evaluation of local trends in job growth with the goal of determining whether part of the former Beech-Nut site could be used to establish a workforce development facility aimed at addressing the training needs of area employers. Although the report ultimately concluded that a new workforce development facility would be hard to justify and additional analysis is needed, the following information was provided in the study and in recent NYS Department of Labor reports regarding impending job growth in the region:

- Based on NYS DOL projections, although the overall population in the Mohawk Valley region is decreasing, the total employment will grow by 8% to 10% over the next decade.
- Most of the recent job gains in the Mohawk Valley region have occurred in the Leisure and Hospitality sectors.
- Manufacturing jobs in the Mohawk Valley region are expected to decline over the next decade. However, five industry segments -- food, beverage, wood products, fabricated metals, and electrical equipment -- are expected to experience job growth.
- Despite an overall decline in the number of manufacturing jobs in Montgomery County since 2000, the manufacturing sector's share of total private employment is still above the national average.
- Ten-year projections indicate that construction employment in the Mohawk Valley region will increase 5% by 2026.
- Employment in the warehousing and storage subsector in Montgomery County is expected to increase by 19% over the next decade. This demand for logistics workers is being driven by the rapid rise of e-commerce.
- Montgomery County also accounts for an above-average share of the region's food processing and wood products manufacturing employment.



4.2.4 Downtown Revitalization

Another opportunity to improve local economic conditions involves strategic investment in revitalizing Canajoharie's downtown business district. The downtown core is roughly five blocks long and anchored by Wagner Square to the south and Riverfront Park to the north.

Most of the Village is located within a designated Historic District, due to its historic importance as a transportation hub and the abundance of well-preserved architecture from different eras. The Erie Canalway Trail -- a popular destination for bicyclists and part of the Empire State Trail -- also traverses the downtown business district.

Canajoharie's Main Street has all of the characteristics of a successful downtown. It is compact and walkable, full of historic mixed-used buildings, and has a prime location with easy access to and from a heavily-traveled interstate highway. These assets, combined with the impending job growth that may arise from redevelopment of the Beech-Nut site, mean that Canajoharie's downtown possesses significant untapped economic development potential.

As part of this Comprehensive Plan update, a downtown revitalization strategy was developed and incorporated herein with the intent that it be used as the basis for the Village to obtain future funding through New York State's Downtown Revitalization Initiative (DRI), NY Forward, or similar programs. To this end, the **Downtown Revitalization Group** -- a consortium of consulting firms dedicated specifically to downtown redevelopment -- was engaged by the Village to host a downtown walking tour, facilitate a roundtable discussion with key stakeholders, conduct market research, and prepare a brief **Downtown Assessment** report with recommendations.

The walking tour and roundtable were held early in the planning process and a copy of the complete Downtown Assessment is included in **Appendix B** for reference. Key recommendations from that report are illustrated below and summarized on the next page.

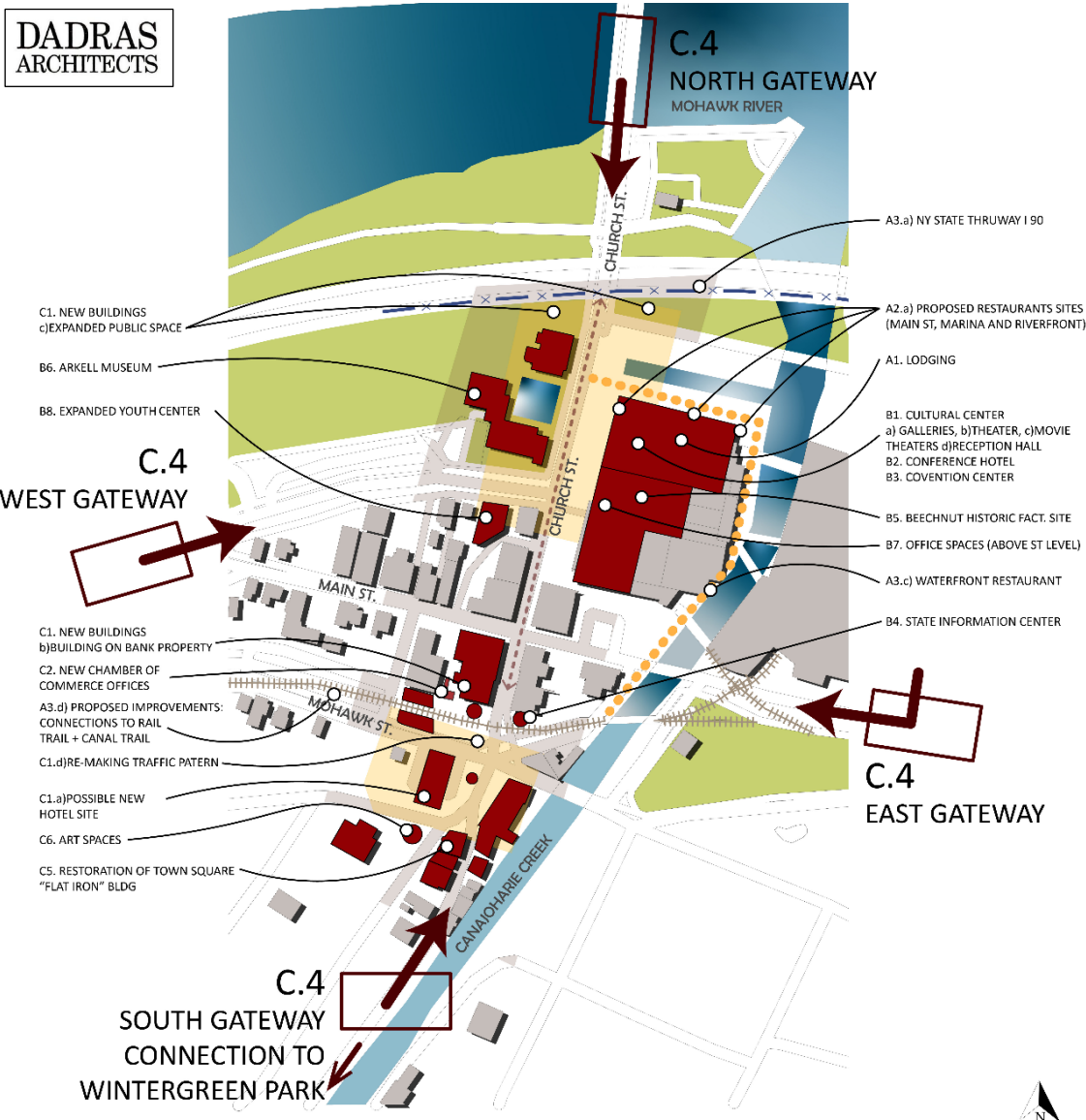


View of Wagner Square looking southeast toward Montgomery Street. Wagner Square is named for the Hotel Wagner (aka the Beech-Nut Hotel) -- a grand hotel that once stood on the opposite corner.

DOWNTOWN CANAJOHARIE - THEN AND NOW



View at the intersection of Church and Main looking south toward Wagner Square. Postcard image (circa 1945) versus Google Street View (2023).



DOWNTOWN REDEVELOPMENT STRATEGY – KEY RECOMMENDATIONS

Recruit bed & breakfasts, boutique hotels, restaurants and niche retail to support trail-based tourism through marketing and incentives.

Improve connections to existing trails and the riverfront by establishing public green space and a waterfront trail on the western portion of the Beech-Nut site.

Improve the appearance of the downtown core through façade improvements, streetscape enhancements and wayfinding signage.

Improve the appearance of the downtown gateways through streetscape improvements, lighting, landscaping and signage.

Improve traffic flow and pedestrian safety through Wagner Square, and make it a focal point with new Chamber Offices and an expanded visitor information center.

4.2.5 Conclusions & Observations

- An inadequate supply of affordable workforce housing is a serious concern. In particular, Canajoharie needs to increase the supply of quality rental housing to match the job types that are currently available in the area and would be generated by the E-29 project.
- The village should encourage more mixed-used development downtown – particularly retail and workforce housing that could have synergy with the E-29 project.
- Canajoharie should try to capture the economic development and buying potential of visitors by focusing on trail-based tourism. The community should conduct a “Trail Towns Assessment” to identify areas where the Village may be lacking in amenities and businesses to support trail-based tourism.
- The Village should capitalize on its location along the Erie Canalway Trail, and take steps to improve connections between the Mohawk River and the Canalway Trail by incorporating green space and a walking trail through the Beech-Nut site.
- The Village should consider allowing snowmobiling within the Village limits along the Erie Canalway Trail in an effort to encourage more year-round trail-based tourism.
- There are currently not enough quality overnight accommodations in the Village to support a growing tourism economy. The Village should focus on attracting new lodging (such as a boutique hotel), creating incentives for small-scale downtown lodging, and updating zoning laws to remove obstacles for short-term rentals.
- With the increase in remote working, the Village should identify and promote opportunities to create shared office space, remote “we work” spaces or flexible live/work spaces in existing downtown mixed-use buildings.
- The Village should explore partnering with the Canajoharie Youth Center to transform underutilized space into a Technology Center, day care center or “makers space” to support future job growth.
- Repurposing vacant and underutilized buildings, expanding public spaces and trail connections, and improving traffic patterns to improve pedestrian safety, should all be explored as part of the Village’s downtown revitalization strategy.
- The Village should invest resources in improving the appearance of the downtown and key gateways, and explore partnering with neighboring communities on joint marketing.

“We need more tax base. A lot of residents are traveling out of the area for better paying jobs. If you can’t keep them here, they are going to spend their money elsewhere and not with our small businesses.”

- Survey respondent

“Canajoharie embodies what makes ‘Small Town America’ so attractive. It has a rich history that echoes throughout our daily lives with Beech-Nut, Wintergreen Falls, the quintessential Main Street and Arkell Hall and Library.

This is contrasted by the opportunities that are in our small communities’ future such as the E29 opportunity and the Exit 29 redevelopment initiative. We are in a transitional period and I believe we can improve the quality of life for our residents.”

- Survey respondent

4.3 PARKS & NATURAL RESOURCES

Parks and natural resources provide many community benefits and contribute to the overall quality of life of a community. Parks provide gathering places for families and social groups, help promote tourism and physical activity, generate local spending, and increase property values. Canajoharie's rivers, streams, forests, and other natural features also contribute significantly to the local economy and overall quality of life in the community. This comprehensive plan presents an opportunity to identify the recreational and natural resources that make Canajoharie unique and on which the community depends. Future growth can then be directed away from important natural resource areas, and investments in parks can take place in a proactive way to meet the current and future needs of the community.

4.3.1 Community Parks

As shown on **Figure 2 – Parks and Recreation**, Canajoharie has three public parks that serve both the local and regional community. They are **Riverfront Park**, **Wintergreen Park** and **White Park**.

RIVERFRONT PARK

Riverfront Park encompasses roughly 10 acres of land located on the south shore of the Mohawk River just east of Lock 14 near the Palatine Bridge. The eastern half of the park includes a covered pavilion, along with several formal seating areas along the river. To the west, there is a paved parking lot and boat launch. At one point, the park included floating docks and electric service, making it a popular stopping point for boaters along the Erie Canal. Unfortunately, the park is located where the Canajoharie Creek meets the Mohawk River, making it prone to severe flooding. A massive flood in the Fall of 2019 caused considerable damage to the park, which has since been rebuilt, but the floating docks and electric service have yet to be restored. Riverfront Park's close proximity to the NYS Thruway means it is easily accessible by car, but noise levels from the nearby traffic make it a challenging location to hold outdoor concerts and gatherings.

Possible improvements include the repair and replacement of the docks and electric hookups, adding grills and picnic tables on the lawn, and installing self-service kiosks where visitors could rent kayaks or canoes to use on the river. Adding bathrooms and showers for traveling boaters has also been discussed, but the park's location in a flood plain remains a challenge.



Canajoharie's Riverfront Park

WINTERGREEN PARK

Located approximately 2 miles south of the downtown on the outskirts of the Village, Wintergreen Park is a unique recreational and natural resource. Encompassing over 80 acres, the park borders the Canajoharie Creek and includes just over one mile of creekside frontage. The creek slices through the center of the 433-foot deep Canajoharie Gorge, eventually spilling over and creating Canajoharie Falls, a 45-foot scenic waterfall. Due to several accidental deaths and injuries over the years, the falls are not accessible to the public, but a 1.5-mile scenic trail leads from the park's main parking area down to a viewing platform.

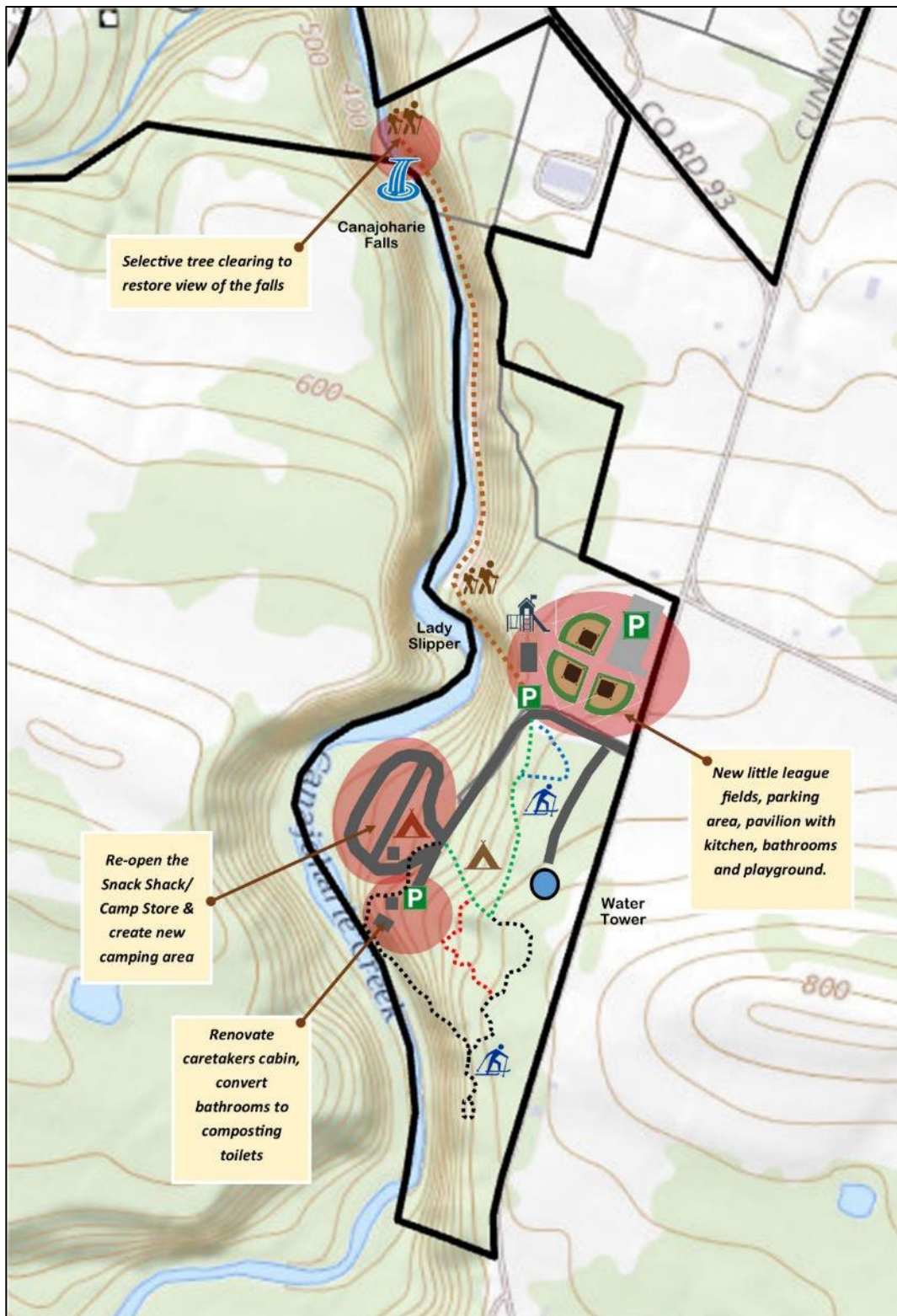
While the park had been neglected for a period of time -- including a temporary closure in 2020 due to the COVID-19 pandemic -- members of the newly-revived **Parks and Recreation Committee** have been working on bringing the park back to its former glory. The committee has organized volunteer cleanup days and hosted events (including a popular WinterFest) to attract more park visitors. The committee also partnered with a local Eagle Scout who built a new trailhead kiosk, and the park now boasts roughly 4 miles of cross-country skiing, snowshoeing and hiking trails.

In 2022, the Montgomery County Legislature approved a \$300,000 grant for improvements at the park. That funding is slated for construction of a new pavilion and bathrooms. Additional upgrades will be needed however, and future plans include bringing water to the park, reestablishing primitive camping, and reopening the "Snack Shack" and camp store. There is also a small cabin that once renovated, could house an on-site caretaker during the Summer months.

Finally, the **Canajoharie Little League** plans to construct three new ballfields at Don Lenz Field to replace the one field they currently have at the park's entrance. In addition to the field at Wintergreen Park, the Little League also maintains a ballfield across from East Hill Elementary School. That field does not meet the required size for tournaments, and there is no room for expansion, making the proposed ballfields at Wintergreen Park a critical need for the community.



WINTERGREEN PARK – CONCEPTUAL IMPROVEMENTS



WHITE PARK

White Park is a 1-acre pocket park located at the corner of Montgomery and Moyer Streets along the banks of the Canajoharie Creek. At one time, the park was a popular location for outdoor concerts given its unique bowl-like configuration, and also housed a skate park. Unfortunately, the park is located in a primarily residential area, and noise complaints have been an issue in the past.

Today the park is mostly blacktop surrounded by mature trees and is largely underutilized. The Canajoharie Reformed Church holds Vacation Bible School there, and it is also the location of the Village's annual Memorial Day Ceremony. According to the Parks and Recreation Committee, minimal investments to White Park could make it a more enjoyable place for local families. Possible improvements include a community garden, outdoor amphitheatre, and play areas painted on the blacktop for foursquare and hopscotch, as well as an area where families could play Gaga Ball or Cornhole.



*White Park has been a fixture in Canajoharie for over 100 years. The **Canajoharie Citizens' Band**, formed in 1922 by a group of music-loving locals lead by local resident Harold L. White, used to perform band concerts here each Summer in the 1920s and 1930s.*

FUTURE PARKS AND GREEN SPACES

The Parks & Recreation Committee would like to see a new community park for downtown residents along Mill Street or another location within a convenient walking distance to the downtown. With Wintergreen Park accessible primarily by car, the community needs more pocket parks or playgrounds close to the downtown that could provide a gathering space for residents, particularly those with young families.

One opportunity to create more green space downtown has been discussed as part of the redevelopment of the Beech-Nut site. Village officials have been working with Montgomery County on a plan to transform a portion of the western half of the Beech-Nut site into a "Village Green" that would include a waterfront trail and community gathering space along the Canajoharie Creek. The waterfront trail could potentially link Riverfront Park to the Erie Canalway Trail and fits into the goal of marketing Canajoharie as a "Trail Town" destination.

The project is in the conceptual design stages, with an estimated cost of \$1.1 million. The overall layout is shown at right, and additional site concepts are included on the following page.

PROPOSED SITE CONCEPT

BEECH-NUT REDEVELOPMENT & WATERFRONT TRAIL
July 10, 2023



environmental planning & design LLC
landscape architects | urban designers | community planners



4.3.2 Recreational Trails

ERIE CANALWAY TRAIL

Canajoharie is strategically located along the **Erie Canalway Trail** at mile marker 288.5. The Canalway Trail follows the towpaths of both active and historic sections of the New York State Canal System as well as adjacent abandoned rail corridors. Spanning over 300 miles, most portions of the trail follow the original route of the Erie Canal from Buffalo to Albany.

Canajoharie has historically been one of the overnight stops on the popular multi-day **Cycle the Erie Canal Bike Tour** organized by Parks & Trails New York. Held annually in mid-July, the event attracts several hundred cyclists who start in Buffalo and cycle along the Erie Canalway Trail for eight days before arriving at their final destination in Albany.

The Canalway Trail is not only a great long distance bicycling destination, but also a vital recreational resource for biking, walking, jogging and other types of seasonal trail activities. Trailhead parking and interpretive kiosks with historic information about the Erie Canal and New York State Canal System are located at many points along the trail, including Canajoharie.

Part of the **Empire State Trail**, the Erie Canalway Trail in Canajoharie roughly parallels NY-5S. Trailhead parking can be found on the west side of the Village along Erie Boulevard. From here, the trail follows an abandoned rail bed behind several businesses. From the municipal parking lot on Mohawk Street near Village Hall, the trail traverses the downtown business district, crossing over NY-10 at Wagner Square. The trail continues east, running alongside and over Little Mohawk Street, where it then crosses the Canajoharie Creek, and joins East Main Street (NY-5S) directly across from the Beech-Nut site. This is the location at which the Erie Canalway Trail would meet the proposed waterfront trail that would in turn connect to Riverside Park.



FULTON-MONTGOMERY SNOWMOBILE TRAILS

Canajoharie also has the potential to capture trail users in the Winter months and solidify its status as a Trail Town destination. There are 400 miles of snowmobile trails in Fulton and Montgomery counties which are maintained during the Winter months by local snowmobile clubs.

Once prohibited, New state regulations passed in 2011 allowed municipalities along the Canalway Trail to decide whether to continue or discontinue allowing snowmobile use along their stretch of the trail. As shown on the map at right, existing snowmobile trails loop around the Village boundaries, rather than following the Canalway Trail through the heart of the downtown business district. This presents a missed opportunity to capture additional trail-based tourism in the off-season.



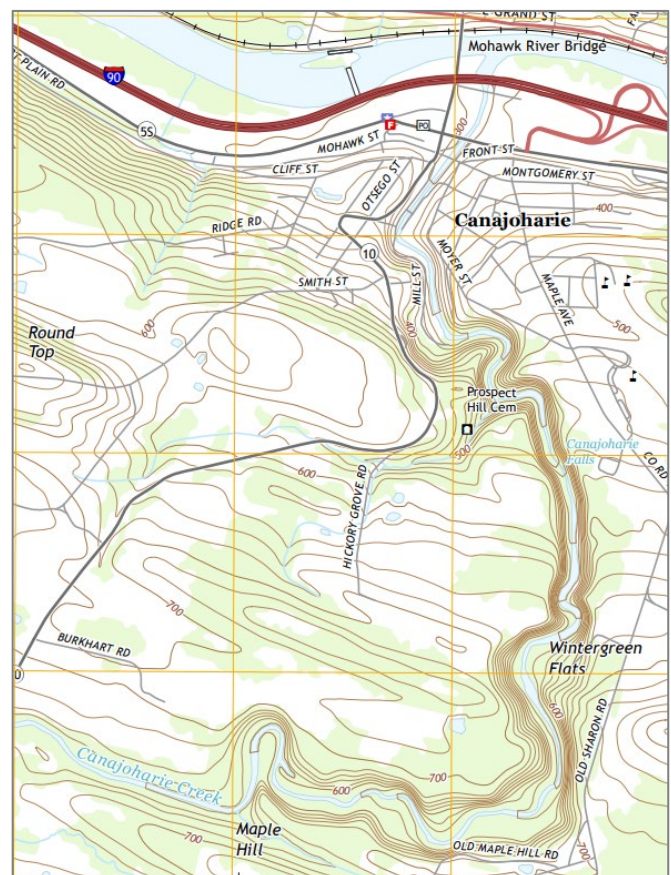
Snowmobile Trails

4.3.3 Natural Resources

TOPOGRAPHY

Canajoharie is located in the heart of the Mohawk River Valley, which acts as a break between the Catskill and Adirondack Mountain systems. Approaching the Village from the south, the elevation peaks at around 2,500 feet in southern Schoharie County in the vicinity of the Town of Jefferson. Around the Schoharie-Montgomery County line near Sharon Springs, the elevation drops to just 700 feet. Just past the Village of Ames, the Canajoharie Creek begins its winding descent into the Canajoharie Gorge, formed by thousands of years of erosion, before eventually reaching the mouth of Mohawk River 400 feet below.

The hills and valleys created by the Canajoharie Creek divides the Village into two neighborhoods – East Hill and West Hill. As shown on **Figure 3 – Topography**, other than the area along NY-5S that borders the Mohawk River, and the “flats” along Maple Avenue and Old Sharon Street, the majority of the Village is constrained by slopes in excess of 25%. While these areas may be difficult to develop, there are currently no local laws in place to regulate the placement or type of development in these environmentally sensitive areas.

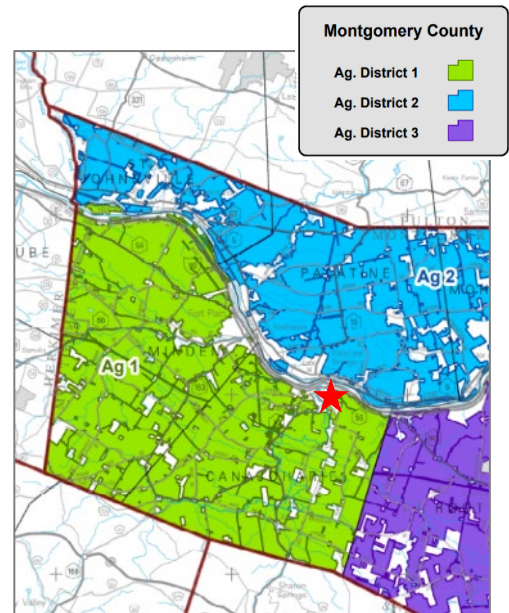


Local Topography

SOILS AND AGRICULTURAL LANDS

Approximately two-thirds of the land area of the Montgomery County (more than 176,000 acres) are located in three State-certified, County-adopted Agricultural Districts. **Montgomery County Agricultural District No. 1** encompasses lands in in the Towns of Minden, Canajoharie, as well as the Villages of Fort Plain, Canajoharie, and Ames.

As shown on **Figure 4 - Prime Soils and Farmland**, portions of the Village of Canajoharie are contained within this designated agricultural district, and/or contain soils that are indicative of prime farmland. While most local agricultural activity takes place in the outlying areas beyond the Village's boundaries, it is important to note that the County's economy has traditionally been tied to farming and agriculturally-based businesses, and agritourism is a growing sector of the local economy.

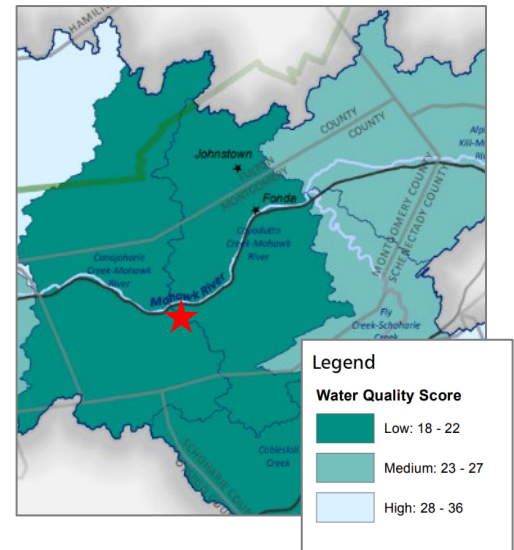


WATER RESOURCES

Canajoharie is located within the **Mohawk River Watershed**, which encompasses 3,460 square miles within 14 counties between the Adirondack Mountains to the north and the Catskill Mountains to the south. The US Geologic Survey assigns each drainage basin a hydrologic unit code (HUC). The 12-digit sub-watershed (HUC-12) that encompasses the Village of Canajoharie is the Lower Canajoharie Creek, which is among the lowest scoring sub-watersheds in the region based on its poor water quality, high levels of development and proximity to agricultural lands.

The Mohawk River is fed by numerous creeks and streams, and flooding along its tributaries has been a long-standing problem. Locally, flooding most often occurs during severe storms that quickly overwhelm small streams including the Canajoharie Creek. For example, in 2011, Hurricane Irene deposited up to 13 inches of rain in the Schoharie Valley, causing severe flooding in Canajoharie. In 2017, thirteen people were trapped by rising flood waters during flash flooding along the Canajoharie Creek and had to be rescued. From 2017 to 2022, there were two more significant flood events within the Mohawk River Basin – one in October of 2019 and another in August of 2021 – which caused significant local damage.

Figure 6 – Water Resources shows the HUC-12 boundary, and the location of flood zones, rivers, streams and other waterbodies in the Village of Canajoharie, while **Figure 5 – Wetlands** depicts the location of any state-regulated or federally designated wetlands.



Riverfront Park after a flood in 2006.

4.3.4 Conclusions and Observations

- Wintergreen Park is a hidden gem with tremendous potential, and would benefit from a formal master plan of development. This would be useful in securing grants for future improvements.
- Riverfront Park also has unrealized potential, and the Village is losing out on tax revenues and local spending through the loss of local amenities that boaters along the Mohawk River have come to rely on (docks and electric service).
- There are currently no playgrounds or basketball courts within walking distance of downtown Canajoharie. The existing ones are located on school grounds and are inaccessible to the public when school is in session.
- The only park within walking distance to the downtown (White Park) is largely underutilized. A modest investment of funds to improve this park would positively impact a large number of downtown residents.
- Canajoharie's waterfront is disconnected from the core downtown business district and the popular Erie Canalway Trail. Connectivity between parks and recreational sites throughout the Village could be improved through projects such as the proposed Waterfront Trail or the installation of a wayfinding signage system.
- In addition to motor boats, the Village could take steps to encourage local use of non-motorized personal watercraft through the installation of kayak racks and self-service kayak kiosks at strategic locations.
- Canajoharie is uniquely positioned to market itself as an outdoor recreation destination. Day trips could be extended into weekend trips by promoting Canajoharie's local parks and unique geologic features (such as the Canajoharie Falls and the Boiling Pot) as an extension of the Erie Canalway Trail.
- The Village should consider allowing snowmobiling within the Village limits along the Erie Canalway Trail in an effort to encourage more year-round trail-based tourism.
- Canajoharie will always be vulnerable to flood-damage, and the community should take active steps to improve its resiliency.
- Given the Village's topography and steep slopes, there may need to be better education for residents about things they can do to prevent soil erosion and manage stormwater on their properties.
- The Boiling Pot is an important part of Canajoharie's history and is a popular local draw, but parking, access and security issues need to be addressed to protect public safety and prevent accidents.

"Our history runs deep in Canajoharie! We are a small close-knit town in which almost everyone knows their neighbor & we help each other. Wintergreen Park is also great asset to our beautiful community."

- Survey respondent

"I would love to see Wintergreen Park transformed. It has great possibilities to bring in tourists & income. It would be great to see it developed for overnight camping & with the addition of tree houses for a "glamping" experience!"

- Survey respondent

"We need to pay more attention to local parks and redevelopment efforts. There are better ways in which to leverage our proximity to the bike path and river."

- Survey respondent

4.4 TRANSPORTATION & PUBLIC INFRASTRUCTURE

Transportation systems serve an important function in every community. They connect people with centers of commerce and employment, and provide access to critical local resources. The functionality and condition of a community's transportation infrastructure – whether it be roadways, sidewalks or bike paths – has far-reaching impacts on the quality of life for local residents, and therefore must be thoughtfully studied and coordinated with local land use policies.

In addition, providing adequate water and sewer infrastructure is a key part of the Village's ability to maintain quality of life for its residents, and to attract new businesses that will grow the tax base. Planning for adequate public infrastructure requires coordination among different agencies, efficient allocation of scarce resources, and prioritizing of capital improvements.

4.4.1 Vehicular Traffic

One of the Village's biggest assets is its easy access from Interstate 90 via Exit 29. The "Thruway" plays a vital role in interstate, international and local commerce, and Canajoharie's proximity to the Thruway makes it an ideal location for both industry and tourism. The Village is also strategically located at the intersection of two state highways (NY-5S and NY-10), making it a busy destination for local traffic passing through the Mohawk Valley.

According to the NYSDOT's Traffic Data Viewer (TDV), over the past three years roughly 2,000 vehicles per day entered or exited Canajoharie via Exit 29. Last year, the average annual daily traffic (AADT) along NY-5S was 5,286 trips per day, and traffic along NY-10 ranged from 5,315 trips per day (southbound) to 6,798 trips per day (northbound).

Unfortunately, easy access from the Thruway and proximity to state highways also brings with it several traffic challenges. On any given day, as much as 15% of the traffic volume through Canajoharie is truck traffic. In the past, truck traffic exiting the Thruway would utilize Incinerator Road – a Village road that parallels I-90 and intersects with Church Street (NY-10) just south of the Palatine Bridge. From there trucks would be able to safely turn right to cross the bridge or turn left to head south on NY-10.



Canajoharie's proximity to I-90 make it an ideal location for both industry and tourism. Exit 29 proves access to NY-5 and NY-10 through the Village in all directions.

When the Exit 29 interchange was reconfigured, both westbound and eastbound traffic on I-90 were instead directed onto Route 5S. Truck traffic heading west toward the NY-10 intersection cannot navigate the narrow downtown streets. The designated route that trucks are supposed to follow is to go straight through that intersection, then turn right onto Erie Boulevard, which in turn intersects with Church Street (NY-10) in front of the former Beech-Nut facility. This intersection is wider and offers more room for large trucks to maneuver, but it is not a direct route. To save time, truck drivers often ignore the truck route signs and instead utilize secondary Village roads that are not designed to accommodate large commercial vehicles.

Although the Village recently updated the designated truck routes through East Hill and other areas, those routes need to be continually reevaluated to ensure that tractor trailers are able to by-pass the narrow streets downtown (particularly Church Street) and that there is adequate signage directing truck traffic to designated truck routes only.

4.4.2 Transportation Improvements

Much of the local transportation network in Canajoharie is owned and maintained by the NYS Department of Transportation (NYSDOT). Recent improvements include a \$750,000 paving project along NY-10 completed in 2019, and a \$2.1 million bridge replacement project on NY-5S over the Canajoharie Creek. Although there are currently no large capital projects within the Village listed in the **Statewide Transportation Improvement Program** (STIP), the NYSDOT is planning to repave portions of Moyers Street and East Main Street later this year.

In addition, the Village received a \$2.8 million NYSDOT grant for repairs to the Incinerator Road Bridge several years ago. Although it is no longer used for Thruway traffic, this bridge is the only means of access to the Village's waste water treatment plant. The Village is considering demolishing the bridge rather than replacing it, so it could be used as an opportunity to reclaim public access to the Canajoharie Creek and the Mohawk River. Future access to the sewer plant is planned to be via NY-5S utilizing a new road to be constructed on the eastern portion of the Beech-Nut site when it is redeveloped.



Canajoharie's Historic "Dummy Light"

The village of Canajoharie was home to one of a handful operating "dummy lights" in the United States. Built in 1926, the dummy light stood at the intersection of Church, Mohawk and Montgomery Streets in downtown "Wagner Square" for nearly a century.

The Dummy Light's location in the middle of an often confusing 5-point intersection caused it to be struck by vehicles and damaged on more than one occasion over the years. In 2021, following collision with a tractor trailer (that was not following the designated truck route) the Dummy Light was removed, put into storage and stop signs were installed as a temporary solution.

However, since the Dummy Light has historical significance and is listed on the National Registry, it should not be permanently removed without detailed investigation. In 2023, the Village contracted with GPI Engineering to review the intersection and provide recommendations. Given the available crash data, GPI concluded that the Dummy Light was a safer and more effective means of controlling traffic.

A local petition to save the Dummy Light garnered thousands of signatures, and the historic structure should be reinstalled during the Summer of 2024.

4.4.3 Pedestrian & Bicycle Infrastructure

Bicycling and walking are important forms of recreation and local transportation. According to the US Census, approximately 3.6% of Village residents bike or walk to work, as compared to 7.3% for New York State residents as a whole. While this is not a significant segment of the population at present, these modes of travel are often not capitalized on to achieve their maximum benefits.

In addition, the Village’s existing pedestrian and bicycle infrastructure are important components of the local tourist economy, and are vital to marketing Canajoharie as a “**Trail Town**” destination. As described in the preceding chapter, the 524-mile Erie Canalway Trail system runs through the center of Canajoharie and provides residents with a dedicated place to walk, jog, and bike. It also serves as a regional tourist attraction for thousands of visitors from around the world. According to Parks & Trails NY, based on trail counts by volunteers across the trail corridor, it is estimated that nearly 24,000 people utilize the Canalway Trail in Canajoharie every year.

While the Canalway Trail and existing downtown sidewalk networks that link to the trail are generally in good condition, pedestrian accommodations and bike lanes are lacking along NY-5S and NY-10 on the outskirts of the Village. Both the eastern and western gateways into the Village along Route 5S could be targeted for improvement, in the form of welcome signage, sidewalks, access management and traffic calming.

Fortunately, Canajoharie’s location along two busy State highways makes it a strong candidate for public funding designed to improve local pedestrian and bicycle infrastructure. For example, the NYSDOT administers a number of programs intended to promote walking and bicycling, including the **Transportation Enhancement Program (TEP)** and the **Congestion Mitigation and Air Quality (CMAQ)** programs, which can both be used to construct bicycle and pedestrian facilities. With two schools within its borders, the **Safe Routes to Schools (SRTS)** program is another possible program to help Canajoharie make walking or biking to school a safer and more appealing transportation alternative.

What is a Trail Town?

A Trail Town is a community that actively supports trail users with services, promotes their trail to its citizens, and embraces their trail as a resource to be protected and celebrated. Trail Towns are built on a collaborative relationship between the community, the trail and its volunteers.

Formal “Trail Town” programs have traditionally been organized around long-distance trails, such as the **Appalachian Trail** or the **Great Allegheny Passage**. In New York, the **Empire State Trail Town** program was created in 2020 to recognize and support communities that have demonstrated a commitment to leveraging the full economic potential of the Empire State Trail.

The program is designed to build capacity and guide communities through the process of identifying ways they can leverage the trail for sustainable economic development by enticing users off the trail and into their communities.



The City of Little Falls, located just 19 miles west of Canajoharie, was selected to participate in the Empire State Trail Town program in 2024.

4.4.4 Public Transportation

Public transportation service in Canajoharie is coordinated through Montgomery County. Historically, public transportation has been limited to commuter service from the City of Amsterdam (located 22 miles to the East) and major employment centers in the City of Albany. Since 2008, an intra-county bus service – called the Montgomery Area Xpress (MAX) -- began providing fixed route bus service along the NY-5 and NY-5S corridors. This local bus service links several of the smaller hamlets and villages in Montgomery County with several large employers and the Fulton-Montgomery County Community College (FMCC) in Johnstown.

Currently, there is a bus stop at the municipal parking lot on Mohawk Street near Village Hall. The bus originates in Fonda, with stops in St. Johnsville and Fort Plain before arriving in Canajoharie. From there, the bus travels east and stops in Fultonville before reaching the end of the route at FMCC in Johnstown. While the fare from Canajoharie to Fonda/Fultonville is only \$1 each way, the route has its limitations.

The existing MAX bus service only goes as far as FMCC, located just a few miles west of the City of Amsterdam. Since 2022, there has been daily commuter bus service from Amsterdam to Albany via the **Capital District Transportation Authority (CDTA)**, but there is currently no connection between MAX and the City of Amsterdam. Montgomery County officials have been exploring ways to connect the bus service in Amsterdam to the existing transportation hub in Fonda. Expanding bus service to the City of Amsterdam for residents in the western portion of the County is one of the goals included in Montgomery County's **Coordinated Transportation Plan**. If successful, this would allow bus riders to travel to and from Canajoharie and the Capital District.

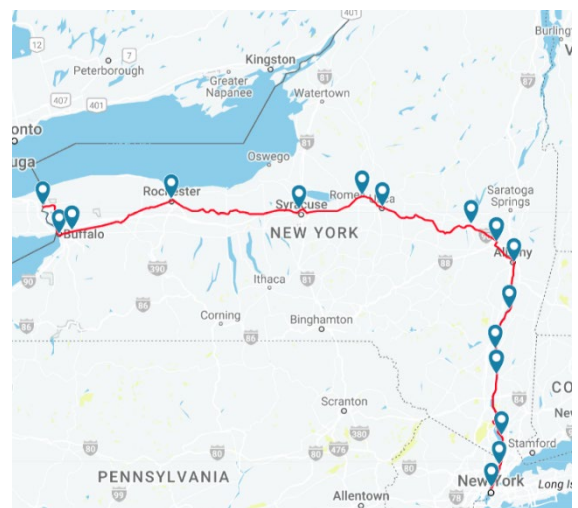
For longer-distance traveling, Canajoharie residents can also utilize the train station in Amsterdam. Passenger rail service is provided via **Amtrak's Empire Service**, which runs between Albany and Buffalo. Through most of the Mohawk Valley, the railroad line roughly parallels the Erie Canal and NY-5. From Amsterdam, train passengers can either travel east to Albany with a connecting train to New York City, or they can travel west to the Finger Lakes region or all the way to Buffalo.



Montgomery Area Xpress (MAX) Bus Service



Municipal Parking lot on Mohawk Street



Amtrak's Empire Service train route

4.4.5 Wastewater Infrastructure

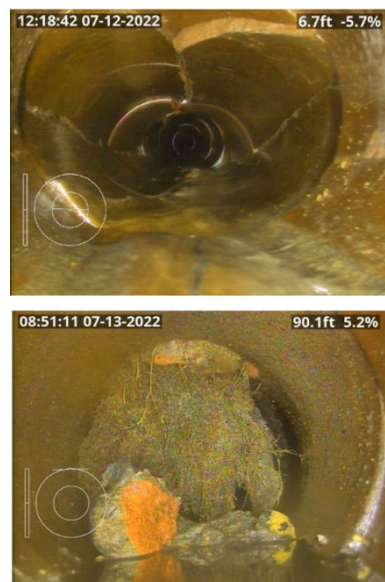
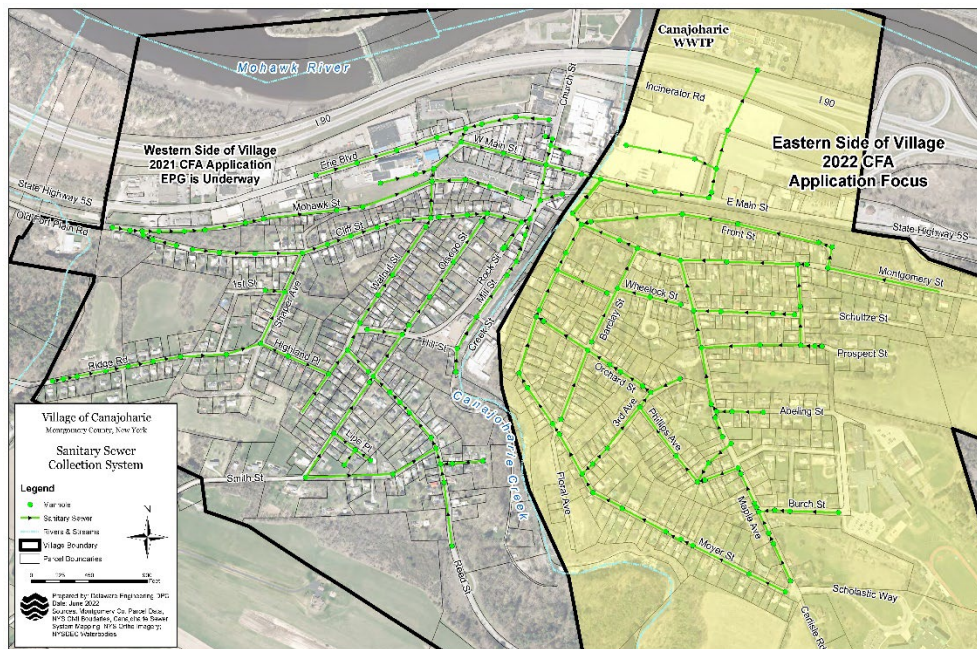
The Village of Canajoharie owns, operates and maintains a Wastewater Treatment Plant (WWTP) located on Incinerator Road, that discharges into the Mohawk River. The plant, constructed in 1963, has a permitted capacity of 2.4 million gallons per day (MGD). The plant was last upgraded in 2014 and is currently in good operating condition. That \$3 million upgrade was designed to replace aging equipment and improve treatment processes, not expand treatment capacity.

The Village currently provides sanitary sewer service to approximately 850 residential customers. The WWTP historically served two significant industrial users -- Beech Nut and Richardson Brands. With the relocation of the Beech Nut facility in 2011, and the significant downsizing at Richardsons, many of the unit processes associated with the industrial wastewater treatment train are no longer in use at the WWTP, and the plant currently has excess treatment capacity.

While the WWTP is in good condition, the sewer collection system is structurally deteriorating and in need of widespread repairs. The collection system consists of 50,000 feet of sewer pipe and 215 manholes, parts of which are over 100 years old. Due to the age and condition of the collection system, the sewer plant has been experiencing an increase in infiltration and Inflow (I&I) over the years.

In 2021 and 2022, the Village received two Engineering Planning Grants (EPG) totaling \$100,000 to complete an I&I study on the collection system. Both studies involved CCTV inspection, flow monitoring and manhole inspections throughout the system. Preliminary results revealed that much of the piping investigated was either cracked or collapsed, with significant mineral encrustation and deposited debris. In addition, some manholes were found to also be cracked, missing bricks or had deteriorated mortar.

Based on these preliminary findings, it is anticipated that the cost of manhole rehabilitation and slip-lining the sewer mains could cost as much as \$7.5 million, and take several years to implement in phases.



CCTV Inspection Images

4.4.6 Drinking Water Infrastructure

The Village of Canajoharie also owns, operates, and maintains a water system that provides drinking water to approximately 2,150 Village residents and a few outside users along Cunningham Road. Water usage has varied considerably over the years. Prior to the closing of the Beech Nut facility, water usage was over 1 million gallons per day (MGD), but usage has declined over the past several years by 50% or more. Currently, the average daily demand is approximately 500,000 gallons per day (GPD) and the peak daily demand is approximately 950,000 GPD.

The water system that serves the Village of Canajoharie was constructed in 1901 by a private water company, and was purchased by the Village in 1908. Today, water used by the Village of Canajoharie water system is supplied by two main sources. The Spring Pond in the Town of Johnstown, and the Donald G. Hill Reservoir in the Town of Ephratah, approximately 8 miles north of the Village.

The Spring Pond, is used as the Village's primary supply source because of its superior water quality and the fact that water may be transmitted from the Spring Pond to the Water Plant entirely by gravity. The pond is partially filled in with organic matter and the downstream retaining wall has significant structural deterioration. The Spring Pond is being cleaned out and the dam repaired later this year (2024).

Water from the reservoir, on the other hand, requires use of the Sprite Creek pump station to convey water to the water plant. The water plant was built in 1999 with a capacity of 2.25 MGD and is in good condition. The plant needs limited staff and makes water at a very low cost. The Village currently has sufficient capacity to accommodate one or more significant water users.

The Village water system has two storage tanks, one located on each side of Canajoharie creek. The larger and older tank is a buried concrete tank with two chambers located on Smith Street to the west of the creek. The structure is in very good condition considering its age, requiring limited maintenance and future improvements. The second is a new glass-fused steel water storage tank to the east of the creek near Wintergreen Park that was completed in 2023.

Finally, the West Hill Reservoir located on Smith Street holds 2 million gallons of water for fire protection, and that tank is slated to be rehabilitated in 2024.



New storage tank near Wintergreen Park



Spring Pond in the Town of Johnstown

4.4.7 Stormwater & Resiliency

Canajoharie also has an extensive village-wide stormwater drainage system that was constructed in the early 1900's. The latest map of the Village's stormwater infrastructure was drawn in 1948, and little is known about the systems' current condition. Stormwater generally flows from the eastern and southern ends of the Village where it is discharged to either the Canajoharie Creek or the Mohawk River through a series of buried stone or masonry pipes running through private properties. While water from the Canajoharie Creek and steep upland areas above the Village was once an asset -- supplying the water power needed to drive manufacturing in the 19th century -- today it has become a liability. Streams and drainage patterns have been altered and re-directed multiple times over the years with little regard to the long-term impacts on the environment and the Village's overall resiliency.

Around 2000, a new High School was built at the highest point of the Village creating a large impervious area. Despite efforts to control runoff, the project significantly increased run-off in the residential areas below the school, which remains a problem over 20 years later. The Canajoharie Creek itself has been diverted over the years and consists mainly of dry laid stone walls which are in danger of collapse.

Other than some recent drainage improvements along Highland Place (on the west side) and Schultze Street (on the east side), stormwater and stream maintenance in the Village has been largely neglected. The Village needs to develop a comprehensive plan for addressing stormwater runoff from and within the Village as well as stabilizing the Canajoharie Creek. Rather than reacting to stormwater problems piecemeal, such a plan will allow the community to act in a cohesive, proactive manner with regard to stormwater management and take steps to improve the Village's resiliency.



A collapsing section of the retaining wall along the Canajoharie Creek near Mill Street (2019)

4.4.8 Conclusions and Observations

- Existing truck routes through the Village should be continually reevaluated to ensure that tractor trailers are able to by-pass the narrow streets downtown (particularly Church Street) and that there is adequate signage directing truck traffic to designated truck routes only.
- The Village should explore whether additional public off-street parking could be incorporated into the redevelopment of Beechnut west. If so, some of the on-street parking along one side of Church Street could be eliminated to make the intersection of Church Street and Main Street easier to negotiate.
- Some creative solutions to reconfiguring traffic flow and improving pedestrian safety at Wagner Square should be explored. The current crosswalk configuration is confusing and unsafe. Additional signage indicating that vehicles must stop for pedestrians in the crosswalk would be an inexpensive stop-gap measure to address the issue.
- The community at large seems to support the idea of repairing the “Dummy Light” and returning it to its original location in Wagner Square.
- While the Village’s existing sidewalks downtown are in good condition overall, the sidewalks in the residential areas of the Village need attention. In addition, the gateway areas along Route 5S could also be improved (sidewalks, landscaping, access management, traffic calming, etc.).
- Adding additional designated on-road bike routes through the Village should be explored, particularly across the Palatine Bridge to connect with State Bicycle Route 5 on the other side of the river.
- Access to public transportation in Canajoharie is limited. Connecting local bus service to regional bus and train transportation networks in the City of Amsterdam should be explored, particularly with a possible influx of jobs resulting from redevelopment of the Beech Nut site.
- The Village should start actively looking into possible sites and funding sources to install electric vehicle charging stations at key locations.
- The Village’s wastewater treatment plant was recently upgraded and has excess capacity, but the sewer collection system is structurally deteriorating and needs widespread repairs.
- Likewise, the Village’s drinking water infrastructure has been recently upgraded and, other than aging distribution mains, is in relatively good condition. However, the stormwater drainage system has been largely neglected and is in need of significant repairs.

“Please prioritize the dummy light intersection. It’s currently dangerous. Regardless of what decision is made about the dummy light itself, that intersection needs attention...”

- Survey respondent

“I’d love to see it easier for traffic to move through town and easier convenient parking. Without sacrificing our beautiful buildings.....”

- Survey respondent

“We need to expand the tax base by putting in sewer and water extension and bringing in business to boost the local economy. Our water and sewer rates are the highest in New York State...”

- Survey respondent

4.5 COMMUNITY FACILITIES & SERVICES

The quality of local community facilities such as schools, libraries, and day care centers, along with access to critical services like fire and police protection, are important issues to be examined during the comprehensive planning process. They provide for the health, welfare, social, educational, recreational, and cultural needs of the community, and play an important role in the development of vibrant neighborhoods by creating a sense of place and providing opportunities for people to meet and interact socially.

This chapter of the comprehensive plan will examine the future and current needs for several community services and facilities that are available to Village residents.

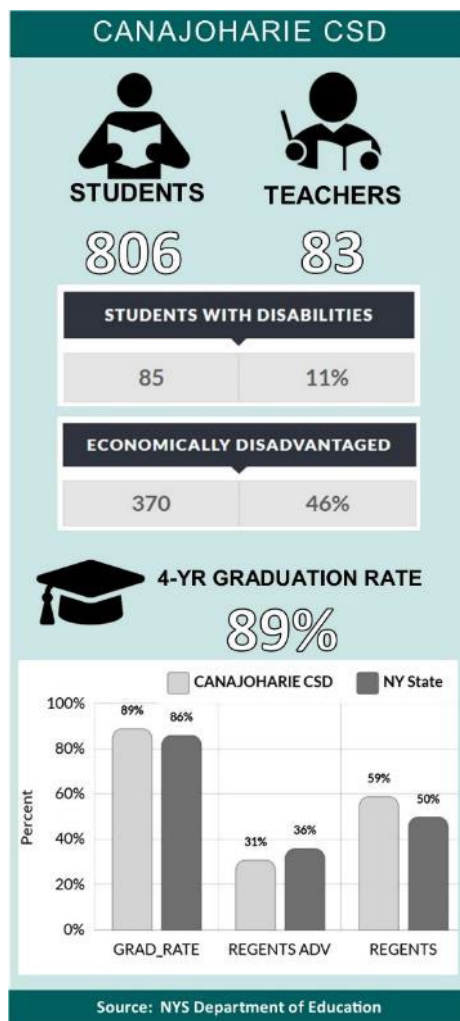
4.5.1 Public Education

Public educational services are provided by the **Canajoharie Central School District**. The school district operates three schools in two buildings. The East Hill Elementary School (Pre-K through Grade 5) is located on School District Road (off Maple Avenue) in the “East Hill” section of the Village. East Hill School has a current enrollment of 349 students, employs 32 teachers, and has an average class size of 17 students.

For many years, Canajoharie had two elementary schools – East Hill and West Hill. In 2002, faced with declining enrollment and following completion of an addition to the East Hill Elementary School and construction of a new high school, the school board decided to permanently close the West Hill School (see sidebar on the following page).

Canajoharie’s Middle School, which services grades 6 through 8, was constructed as an addition to the East Hill Elementary school in 1998. The Middle School has a current enrollment of 194 students, employs 20 teachers, and has an average student to teacher ratio of 9:1.

One year after the Middle School was completed, district voters authorized a \$17.3M capital project to construct a new high school less than a mile away. The high school opened in 2002 and has a current enrollment of 263 students. Canajoharie Senior High School has a four-year graduation rate of 89% and is ranked in the top one third of all high schools in New York State (401 out of 1279) according to US News and World Report.



4.5.2 Day Care & Youth Programs

There are two organizations that provide the majority of after-school care to local students in partnership with the Canajoharie Central School District – the **Community Youth Center (CYC)** and the **Junior Youth Program (JYP)**.

Canajoharie’s **Community Youth Center** has been in existence since 1944 and is housed in a former masonic hall building located at the corner of Church Street and Erie Boulevard in the heart of the downtown. The CYC employs a part-time director and a part-time after-school coordinator. The facility currently serves children 8 to 12 years old, but it is expanding its services to include teenagers. Programs include a six-week summer program (Summerfest), Bidy Basketball, and free arts & crafts programs. Finally, the CYC serves as a meeting space for scouting groups and similar organizations.

Much of the space, including the top floor of the building is underutilized, as the building is not handicapped accessible. The CYC’s long-range vision is to renovate the top floor to expand local child care offerings (particularly for younger children) with dedicated meeting/office space, and a working kitchen.

While the CYC serves mostly older kids, the **Junior Youth Program (JYP)** offers after-school programs for 4 to 9 year-olds in partnership with the Canajoharie School District. JYP is an independent 501-c-3 organization founded in 2018 that provides homework help, arts & crafts and other after-school activities. JYP is non-sectarian, but the program is housed at the River of Jubilee Church in Sprakers, just a few miles outside of town. The after-school program is currently at maximum capacity due to limited staffing and space. JYP’s long-range vision is to find a larger space within the Village so they can serve more students, preferable with an outdoor play space nearby.



The **West Hill School** is a prominent historic building that sits at the top of a hill overlooking downtown Canajoharie.

The first school built on the site was known as the **Canajoharie Academy**. Notable women’s rights advocate Susan B. Anthony worked there from 1848-1850. That school burned down and was replaced with a limestone building, which also burned. The present building was erected in 1892 using some of the same stone from the previous building.

Listed on the National Register of Historic Places, the West Hill School closed in 2002 and has been largely vacant since. Under private ownership for a few years, the building eventually went up for auction for non-payment of taxes, and was acquired by the non-profit **Mohawk Valley Collective** in 2012.

Since then, the organization has been focused on cleaning up the site and stabilizing the building with plans to eventually convert it into a conference and cultural arts center.

4.5.3 Senior Services

Founded in 1940 by Bertelle Arkell Barbour (sister of Beech-Nut President Bartlett Arkell) the **Arkell Hall Foundation** provides a variety of programs and activities for local seniors in Canajoharie.

The **Arkell Hall Adult Home** is an assisted living facility located on Montgomery Street on the outskirts of the downtown. Originally serving as the home of the Arkell Family, following Bertelle's death in 1950, the property was bequeathed to the foundation to be used as a home for needy elderly ladies. After completing renovations, the facility opened its doors as an adult home in 1952. The adult home is fully equipped with staff that provides personal care, medication management, meals, laundry, and a wide variety of activities and services for its residents. Arkell Hall offers spacious one- and two-bedroom apartments that are offered at very reasonable rents, including several HUD-assisted units.

The **Community Room** at Arkell Hall also hosts bi-weekly meetings of the Canajoharie Senior Citizens group and provides a regular slate of programs for the general public with an emphasis on programs of interest to the area's senior population. In addition to daily weekday senior meals, the facility offers weekly exercise programs and other activities.

4.5.4 Canajoharie Library & Arkell Museum

The **Canajoharie Library and Arkell Museum** is the only combined museum/library in New York State. Unlike most community libraries, they are an "association library" meaning they are not supported by tax dollars via a Library District. The organization is funded entirely through private donations, membership dues, grants, and an endowment from the Arkell family.

More than just a library, the facility was constructed in 1925 by Barlett Arkell. He built the Canajoharie Library for the people of the village, and graced its walls with more than a dozen paintings from his personal art collection. The paintings were so well received that in 1927, Arkell broke ground on the museum building. The museum boasts an impressive collection of paintings by American artists such as Winslow Homer, Gilbert Stuart, Thomas Benton, William Chase, Childe Hassam, John Singer Sargent, Albert Bierstadt and others.



Museum visitors come from all over New York State and beyond to view permanent and rotating exhibits featuring the works of prominent American painters, the museum's Mohawk Valley History collection, and the Beech-Nut collection of early twentieth-century advertising material.

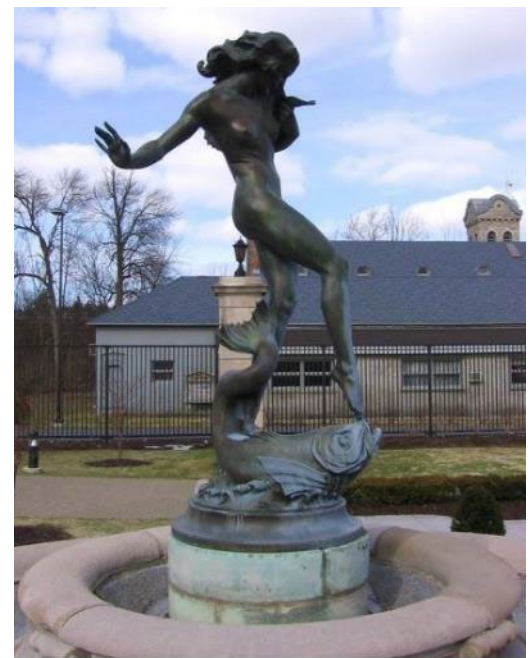
While many of the museum's visitors are from outside the area, the Canajoharie Library is community-focused and primarily serves the local population. Part of the Mohawk Valley and Southern Adirondack Library systems, local residents have access to over 100,000 books and publications. The library also serves as a gathering space in the community. Offered are a wide variety of programs and services, including one-on-one tech help and resume support, weekly Pre-K story time, arts and crafts programs for kids and teens, concerts for all ages, painting classes and more. Lectures on a variety of topics are also provided.

The last major addition to the building was completed in 2007, and a facilities' master plan was recently prepared which included recommendations for updating the bathrooms and staff/meeting space, as well as restoring the historic "Humoresque" fountain by artist Harriet Frishmuth. Future plans may also include redesigning the courtyard to accommodate an outdoor wi-fi reading terrace with handicapped-accessible parking and book drop area.

4.5.5 Health Care

Access to health care services in Canajoharie is generally good. There are several medical clinics and urgent care facilities in the Village, including the **Canajoharie Family Health Center** on Erie Street (operated by St. Mary's Healthcare) and **Bassett Healthcare** on Montgomery Street. The closest hospital offering acute care and emergency services is St. Mary's Hospital in Amsterdam. Located about 21 miles to the east of Canajoharie, St. Mary's is a 290-bed facility with more than 200 doctors, and offers a wide range of medical and surgical services.

Roughly 23 miles to the west, Village residents also have access to Little Falls Hospital (Bassett Healthcare). Founded in 1893, the Little Falls Hospital has 25 inpatient beds, and is operated by the Bassett Healthcare network. It provides acute care, comfort care and skilled nursing.



'Humoresque,' fountain by Harriet W. Frishmuth



St. Mary's Hospital in Amsterdam

Access to affordable health insurance is a growing issue both locally and nationally. According to the US Census, approximately 4.2% of the households in Canajoharie have no health insurance at all, while 378 residents (35% of the population) rely on Medicare for all or part of their health insurance.

Poverty is the single largest determinant of health, and families living in poverty often have limited access to healthy foods and healthcare. The US Census Bureau estimates that 16.6% of Canajoharie's population is living below the poverty level and 9% of Village residents qualify for food stamps.

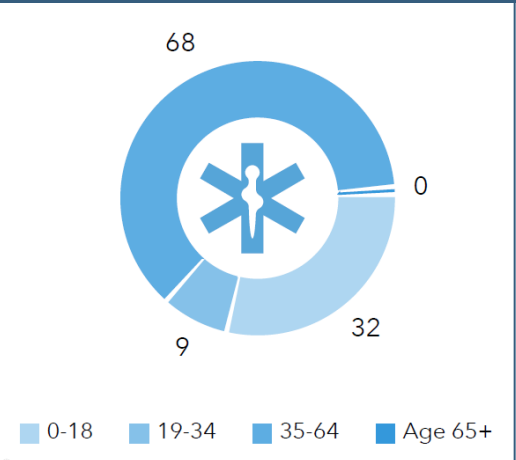
4.5.6 Emergency Services

The **Village of Canajoharie Police Department** is staffed by a Chief of Police and five (5) full-time patrol officers, including a School Safety Officer, contracted with CCS. Local officers are dispatched by the Montgomery County Sheriff's Office, via a cooperative agreement where the closest car will respond to any 911 emergency call.

The **Canajoharie Volunteer Fire Department** provides fire and rescue protection to the Villages of Canajoharie and Palatine ridge, the Towns of Canajoharie, Palatine and Root, and approximately 24 miles of the New York State Thruway in Montgomery County. The Department is composed of 54 volunteer members and operates out of the shared municipal facility on Erie Boulevard that also houses the Police Station and Village Hall.

When 911 is called for a medical emergency, the Sheriff's Office will dispatch Lake Valley Ambulance, the Canajoharie Fire Department and the Canajoharie Police Department. In response to concerns about long ambulance response times, Montgomery County recently initiated a new ambulance service. The Sheriff's Office currently operates one ambulance seven days a week through this new EMS division.

RESIDENTS WITH NO HEALTH INSURANCE



Source: 2022 American Community Survey

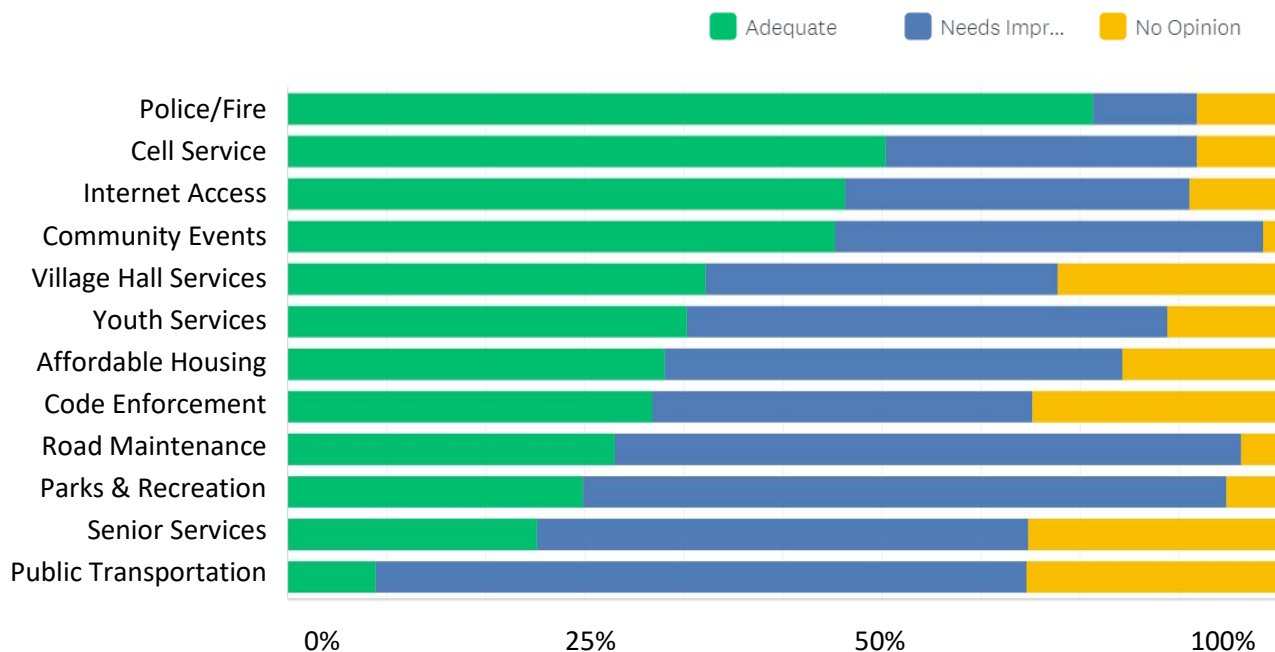


4.5.7 Conclusions and Observations

- The quality of the local school system is part of what attracts residents to Canajoharie. Maintaining the ability to retain and attract teachers into the community is vitally important.
- There is a lack of centralized day care facilities in Canajoharie and existing after-school programs are fully subscribed. A needs assessment/facility study may be helpful in determining potential sites and/or sources of funding to either expand existing programs or create new facilities.
- The West Hill School is an architectural and historic gem that should be restored and put back into active use in a way that will fill a need in the community (cultural center, workforce housing, flex space, etc.)
- The Community Youth Center building is underutilized and if renovated and made handicapped accessible, could expand its offerings and fill a vital need for quality youth services and affordable day care in a centralized location.
- The Junior Youth Program is also an asset to the community and provides critical after-school care for working families. Possible alternate locations within the Village boundary should be identified for possible relocation/expansion in the future.
- The Canajoharie Library and Arkell Museum are local assets that draw visitors into the community. Private and/or public funding is needed to help improve the facilities, including restoring the historic fountain, repairing the reflecting pool and/or reconfiguring the courtyard.
- Canajoharie is fortunate to have a wide range services and local facilities for seniors provided by the Arkell Hall Foundation. Future expansion or enhancement of these services would benefit the community as a whole, as access to senior services is still perceived as a need.

THE SURVEY SAYS:

For each of the services/facilities listed below, do you think the current level of service is adequate or needs improvement?



4.6 LAND USE AND PLANNING

Within every community, several interests compete for limited land and resources. Land use planning is a tool that helps elected officials facilitate the development of land in ways that will benefit the local economy, preserve the natural environment, and protect the health, safety and welfare of local residents.

Land use planning nearly always involves some form of land use regulation, which typically takes the form of a Zoning Law. In general terms, zoning regulates the types of activities that can be accommodated on a given parcel of land, the amount of space devoted to those activities, and the ways that buildings may be situated and shaped. New York's zoning enabling statutes require that local zoning laws be adopted in accordance with a comprehensive plan.

This chapter of the comprehensive plan will describe existing land use patterns in the Village of Canajoharie, summarize the status of current land use regulations, and identify opportunities to better guide future growth and development in ways that will help the community achieve its desired vision for the future.

4.6.1 Existing Land Use

Having a clear picture of the Village's existing land use pattern is useful when planning for future development. A property's land use refers to how it's being put to work, or how it is currently being used. The Village's existing land use patterns (by tax parcel) are shown on the map on the following page and also in **Figure 7 – Existing Land Use** in the Appendix.

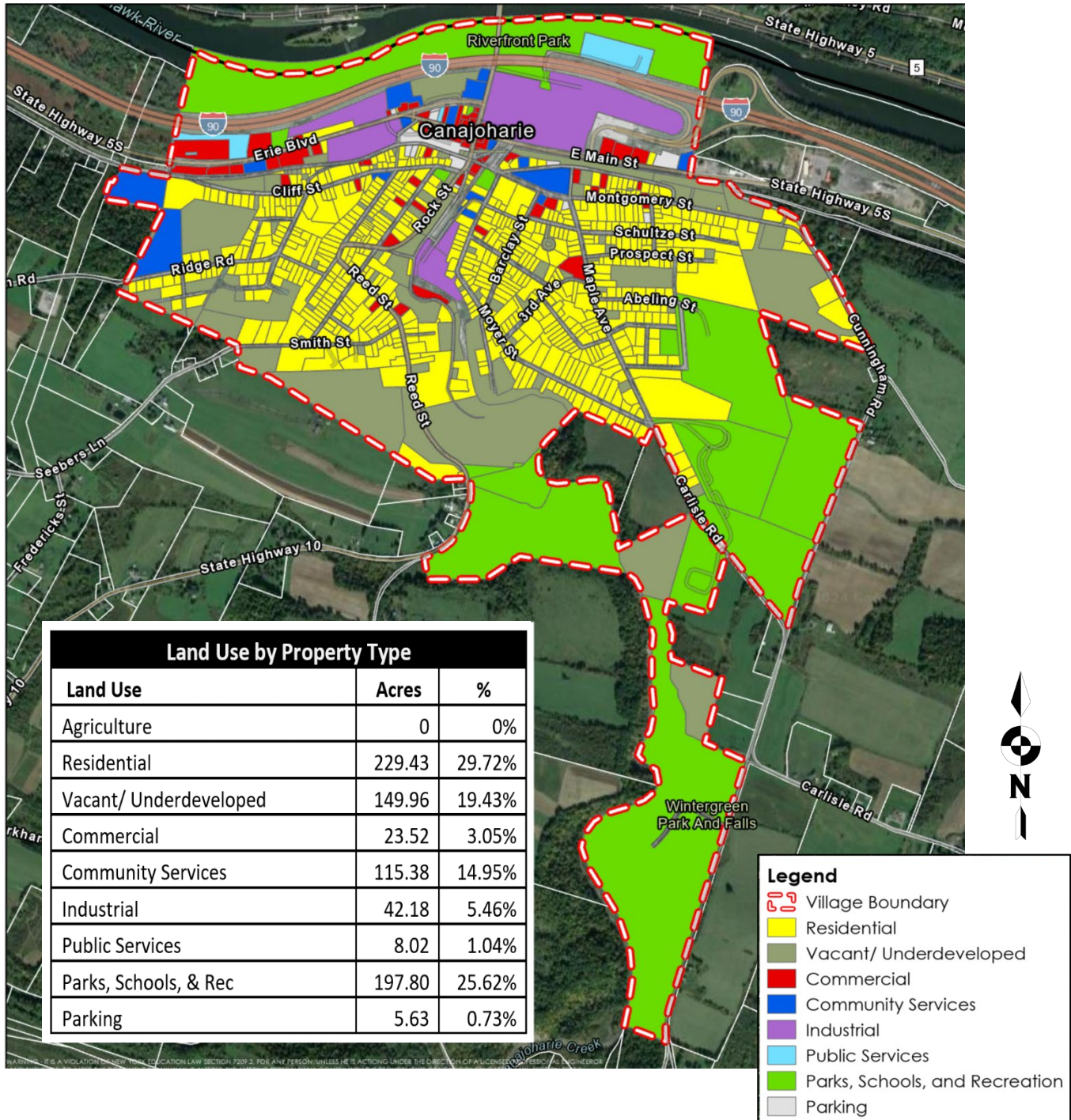
This map is derived from current real property tax parcel data obtained from Montgomery County, which includes property class codes assigned to each parcel by the tax assessor. Assessors assign a code to each property on the assessment roll based on a statewide uniform classification system. Land uses are divided into nine broad categories, that are each assigned a code number. Each category can then be further divided into sub-categories based on the specific use.

"The comprehensive plan is the backbone for the local zoning law. The comprehensive plan is the culmination of a planning process that establishes the official land use policy of a community and presents goals and a vision for the future that guides official decision-making. Zoning is merely one method – albeit an important one – for implementing the goals of the plan."

**Zoning and the Comprehensive Plan
NYS Department of State (2015)**

Property Class Codes by Land Use	
Code	Land Use Type
100	Agricultural
200	Residential
300	Vacant land
400	Commercial
500	Recreation & Entertainment
600	Community Services
700	Industrial
800	Public Utilities
900	Forested Lands & Parks

Canajoharie is a compact Village encompassing roughly 1.2 square miles (771 acres). The acreage and percent of each land use category is summarized in the map and table below, and the overall pattern of development is described in more detail on the next page.



Residential: This is the predominant land use currently found in Canajoharie, and comprises nearly one-third (29.7%) of the total land area in the Village. The vast majority of housing within the Village consists of single-family detached homes, most of which (83.5%) were constructed prior to 1940. Higher density housing, in the form apartment buildings, are actually considered “commercial” uses and are found primarily in the downtown business district, as well as scattered throughout Canajoharie’s residential neighborhoods.

Parks, Schools and Recreation: Canajoharie is fortunate to have so much land dedicated to public use as dedicated parks and/or school-related recreational facilities. These lands comprise about a quarter (25.62%) of the total land area in the village, and include Riverfront Park, Wintergreen Park, and lands surrounding the schools on the East Hill.

Community services: These uses comprise 14.9% of the total land area in the Village, and include schools, libraries, religious institutions, health care facilities, and government offices.

Vacant Land: Unlike most Villages, Canajoharie has a fair amount (nearly 150 acres) of vacant and undeveloped land. However, most of these undeveloped lands are either cemeteries, or steeply sloped parcels that are unsuitable for development.

Industrial: The next most common land use in Canajoharie by land area is industrial (5.46%), and is primarily located at the northern end of the Village between the Thruway and NY-5S, and a few parcels along Mill Street. It includes the entirety of the former Beech-Nut property along East Main Street and Church Street, as well as the former Rose’s Brands on either side of Erie Boulevard.

Commercial: Commercial uses make up only 3.05% of the total land area in the Village. These uses are generally concentrated along Church Street (NY-10) in the downtown business district, and along the western and eastern gateways into the Village along NY-5S. Many of the parcels classified as “commercial” that are shown in the residential neighborhoods flanking the downtown are actually rental apartments as they are considered a commercial use for tax assessment purposes.





4.6.2 Future Land Use

Canajoharie's growth potential is limited in part to its steep topography, and the lack of buildable vacant land to support new development. Over time, some of the vacant parcels in the residential areas may see new houses constructed on them, and in-fill development may be possible in limited areas of the downtown commercial district. The areas that have the greatest potential for future changes in land use are the industrial properties such as Beech-Nut, Richardson's and areas along Mill Street. As the nature of manufacturing in the Mohawk Valley continues to evolve, those underutilized industrial properties also have the potential to be redeveloped for other uses, such as mixed-use residential or commercial.

Based on the survey feedback and the work of the Comprehensive Plan Steering Committee, there appears to be broad-based support for future development geared toward supporting the tourist economy, such as restaurants and overnight accommodations, as well as workforce housing and "clean" industry.

THE SURVEY SAYS:

What types of new development or future land uses do you think should be encouraged in Canajoharie?

- Quality grocery store
- More restaurants & better dining options
- High tech and/or clean industry
- Affordable workforce housing
- Hotels, inns, and overnight accommodations
- Stores that support travel & tourism industry

Are there any types of new development or future land uses that you think should be discouraged?"

- Big box retail and chain stores
- Large-scale solar or wind farms
- Commercial business in residential areas
- Polluting industry
- Strip clubs, tattoo parlors, smoke shops
- High-density housing

"We should be looking at business models that are socially responsible. We could use more dining, food/grocery stores with affordable, quality items and selection, and more small businesses that support travel and tourism."

- Survey Respondent

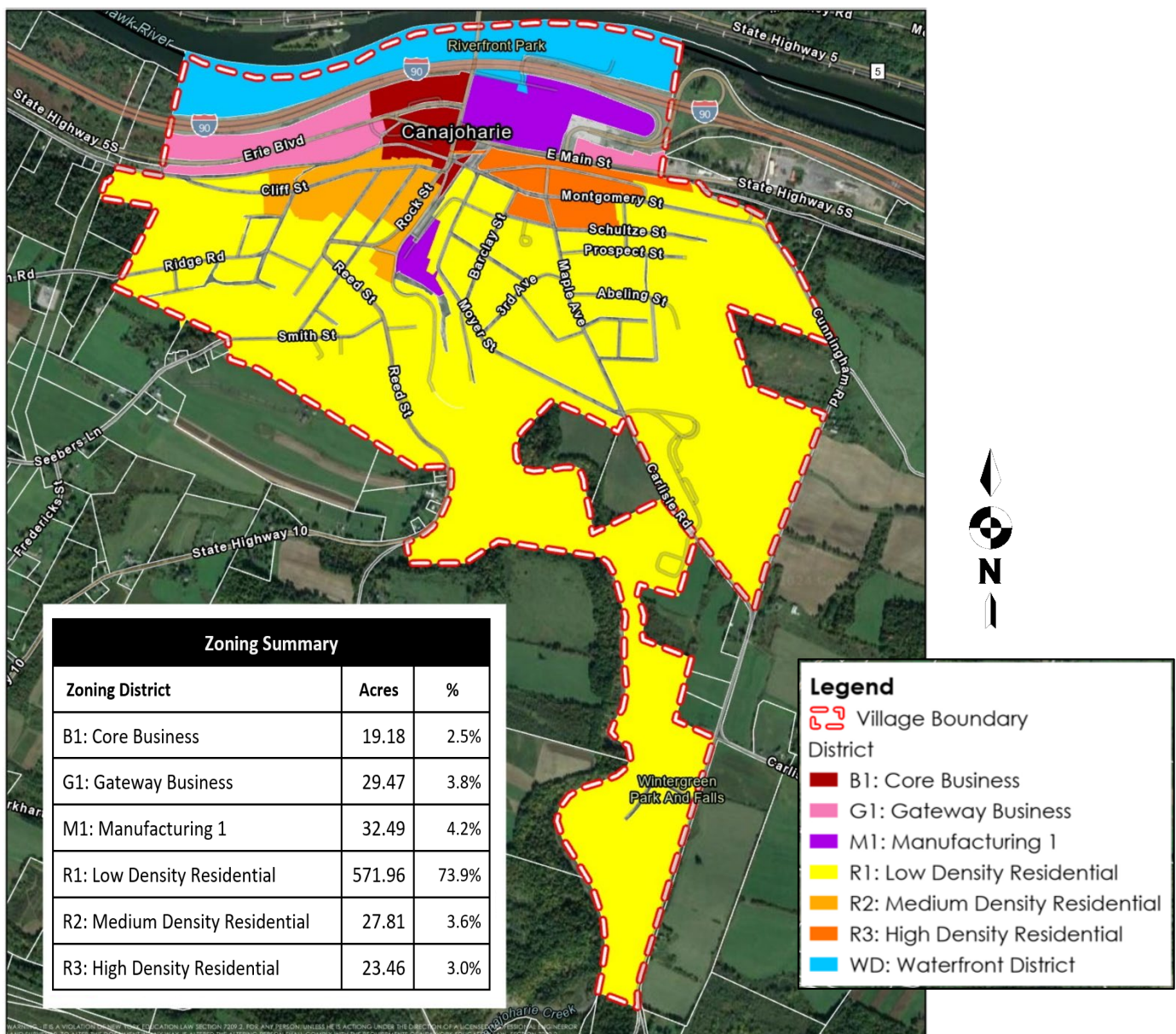
"A hotel would be awesome, but we also need industry to utilize the water and sewer so those taxes could be lowered for the residents. We need jobs brought here that pay what the distribution centers pay. Bottom line is we need more workers here so they spend their money here."

- Survey Respondent

4.6.3 Zoning Regulations

Chapter 157 of the Village Code (Zoning) divides the Village into several zoning districts as shown in the map below, and also in **Figure 8 – Existing Zoning** in the Appendix. These zoning districts define where certain land uses are permitted, and dictate the intensity of land development through regulations that control things like density, building height and separation between uses.

The Village’s Zoning Law is the most important land use tool that Canajoharie has to manage future growth. The Village can use its zoning regulations to better guide growth, encourage redevelopment of underutilized and vacant buildings, and facilitate infill development on vacant parcels.





Canajoharie's Zoning Law (§210-5) divides the Village into eight principal zoning districts, the overall purposes of which are summarized below:

Residential Districts: Canajoharie has three residential districts (R-1, R-2 and R-3) that have similar permitted uses, but vary by in the intensity of those uses. The **R-1 Residential District** encompasses the vast majority of the Village, and is designed to preserve single-family residential neighborhoods, and to limit non-residential uses in those areas. Single-family homes are permitted "as of right" in this district with a minimum lot size of 10,000 square feet, which equates to a density of roughly 4 units per acre. The **R-2 Residential District** encompasses the neighborhoods along West Hill, and permits both single-family and two-family homes. The **R-3 Residential District** encompasses the neighborhoods along East Hill, and allows a greater variety of residential uses including townhouses and multi-family housing at a considerably higher density of 14 units per acre (3,000 s.f. per dwelling unit).

Commercial Districts: Canajoharie has two commercial districts (B-1 and G-1). In 2020, the Village made several changes to its Zoning Law, including modifying the boundaries and allowable uses in areas that were zoned for commercial uses. The **B-1 Zoning District (Core Business)** encompasses much of the downtown in the vicinity of East Main Street and Church Street, as well as West Main Street and Erie Boulevard. A wide variety of retail and service uses are permitted "as of right" in this district, and the area regulations (lot size, lot coverage, setbacks, height, etc.) are consistent with the existing historic, compact pedestrian orientation of the downtown by permitting buildings to be close to the street and to one another. By contrast, the **G-1 Zoning District (Gateway Business)** includes a wider variety of permitted commercial and light manufacturing uses, and encompasses the gateway areas along NY-5S that serve as a transitional area between the rural areas of the Town and the Village's downtown core.

Manufacturing District (M-1): The M-1 district permits a variety of research, manufacturing and distribution activities designed to promote employment and strengthen the local economy. This district is limited to the site of the former Beech-Nut facility, as well the industrial area along Mill Street.

ANATOMY OF A ZONING LAW

A zoning law consists of two parts: a **map** (or series of maps) and **text**. The zoning map shows how the community is divided into different use districts or "zones." The zoning text explains the rules that apply in each zoning district, including the type of uses permitted, along with specific dimensional requirements like lot size, lot coverage, building height, and setbacks.

Most zoning ordinances have the following general organization structure:

- **Title, Authority and Purpose:** The reasons the community adopted the law and how it aligns with the community's values.
- **General Provisions:** Defines various terms used in the ordinance, and describes the geographic/jurisdictional reach of the zoning ordinance.
- **Zoning Districts and Regulations:** Defines uses that are allowed "as of right" versus by special permit, and the dimensional requirements for different types of uses.
- **Nonconforming Uses, Structures, and Parcels:** Governs the future expansion, reconstruction or conversion of structures and/or parcels that pre-date the law's adoption and don't comply with the current use or dimensional requirements.
- **Performance Standards:** Standards that apply to different types of development, such as parking, signs, landscaping, architectural design, or environmental criteria.
- **Administration and Enforcement.** Spells out the duties of those involved in administering the ordinance, penalties and fines for violators, and procedures for making future amendments.



Existing manufacturing uses in this zoning district are permitted, along with new manufacturing uses that would be compatible with the historic fabric of the Village, like artisan manufacturing, breweries and distilleries, research and development, and warehousing.

Waterfront District (WD): This district is designed to protect lands along the Mohawk River and its confluence with Canajoharie Creek, to promote public recreation and river access, and to furnish areas for public facilities and services. The only areas within the Waterfront District are those owned by the Village of Canajoharie along the Mohawk River that encompass Riverfront Park and the wastewater treatment plant. Permitted uses are limited to parks, public facilities and cultural institutions.

Planned Development Districts (PDD): The Village's Zoning Law also allows for "Planned Development Districts" which are treated like "floating zones" that allow for the development of residential, commercial, manufacturing, and mixed-use developments in which economies of scale or creative architectural or planning concepts may be utilized by the developer. The purpose of a PDD is to provide flexibility in the planning and construction of development projects by allowing a combination of land uses developed under a uniform plan that protects contiguous land uses and preserves significant natural features.

In Canajoharie, a PDD can only be proposed on a parcel that is more than 5 acres in size, and the review procedures are spelled out in the Zoning Law. Unlike other development reviews, the decision to approve or deny an application for a PDD lies with the Village Board, because the approval process is treated the same way as an amendment to the Zoning Law. The Planning Board's role is limited to technical review and reporting its findings and recommendations to the Village Board. To date, there have been no approved Planned Development Districts in the Village of Canajoharie.

UNDERSTANDING USE REGULATIONS

Canajoharie's Zoning Regulations stipulate the kinds of uses that are permitted within each of the eight principal Zoning Districts.

Within the Village's Zoning Law is a ***Schedule of Use Regulations*** that lists various types of uses (residential, commercial, institutional, industrial, etc.) and indicates whether such uses are:

- A permitted use in the specified district;
- A use that requires the issuance of a "Special Use Permit" by the Planning Board; or
- A use that is prohibited in the specified district.

A "Special Use" is a zoning term and process used by most municipalities to encourage, but still regulate, land use in a given zoning district by making it subject to special review and criteria detailed in the zoning regulations.

If authorized in the municipality's zoning regulations, this tool gives the Planning Board more discretion to decide if a particular use is appropriate based on site-specific criteria, to impose conditions and restrictions on such use, and/or require annual renewal of the permit to ensure that those conditions and restrictions are being met.

A copy of Canajoharie's Schedule of Use Regulations can be found in Appendix C for reference.

UNDERSTANDING AREA AND BULK REGULATIONS

In addition to stipulating the kinds of uses that are permitted within each Zoning District, the Village's Zoning Regulations also regulate the intensity of land development by controlling such things as minimum lot size, required setbacks, building height and lot coverage. These regulations are collectively referred to as "Area and Bulk" regulations and are summarized in the table below.

	Minimum Lot Size		Required Setbacks			Maximum Height	Maximum Lot Coverage	Parking Required
	Area	Width	Front	Side	Rear			
Residential Uses								
1 or 2-family dwellings	10,000 sf	100'	25'	10'	25'	35'	30%	2 spaces per dwelling unit
3 or 4-family dwellings	3,000 sf/du	100'	25'	10'	25'	35'	30%	
Multiple-family dwellings	3,000 sf/du	100'	25'	20'	50'	45'	40%	
Rowhouses or townhouses	3,000 sf/du	200'	50'	25'	50'	35'	40%	
Mobile home parks	5 acres	200'	50'	25'	50'	35'	40%	
General Uses								
Houses of Worship	2 acres	150'	50	25	50	45'	25%	1 space/10 seats
Public or parochial schools	5 acres	200'	50'	25'	50'	45'	25%	2 spaces/classroom
Public parks or playgrounds	2 acres	150'	---	---	---	---	---	
Public Utility	1 acre	150'	25'	10'	25'	35'	30%	
Commercial Uses								
Retail Establishments	10,000 sf	100'	≥ 5' from abutting residences			45'	80%	1 space/300 sf
Eating & drinking Est.	10,000 sf	100'	25'	10'	25'	45'	50%	1 space/4 seats
Nursing Homes	10,000 sf	100'	30'	25'	50'	45'	30%	1 space/4 beds
Professional offices	10,000 sf	100'	20'	10'	25'	45'	30%	1 space/300 sf
Hotels or Motels	5 acres	350'	100'	100'	100'	45'	40%	1 space/guest
Farms & farm operations	5 acres	200'	25'	10'	25'	35'	25%	
All other commercial uses	10,000 sf	100'	25'	10'	25'	45'	30%	1 space/250 sf
Industrial Uses								
Manufacturing	3 acres	200'	50'	25'	50'	70'	50%	1 space/400 sf
All other industrial uses	3 acres	200'	50'	25'	50'	45'	40%	
Planned Development								
Residential	5 acres	200'	25'	10'	25'	35'	30%	As required by §157-26
Commercial	5 acres	500'	50'	25'	50'	45'	40%	
Manufacturing	5 acres	500'	50'	25'	50'	70'	50%	
Mixed Use	5 acres	500'	50'	25'	50'	45'	50%	

4.6.4 Other Land Use Regulations

While Canajoharie's Zoning Law (**Chapter 157** of the Village Code) is the primary tool used to regulate land use in the Village, there are other sections of the Village Code, and other tools that are available to the Village, that control both existing and future development.

Property Maintenance Laws

The Property Maintenance Code of New York State (PMCNYS) is a state law that establishes minimum requirements for the maintenance and improvement of existing buildings. However, municipalities have the authority to enact stricter local laws that regulate how buildings and properties are maintained, in order to protect the health, safety and welfare of local residents.

Canajoharie has two such laws, including **Chapter 48** (Unsafe Buildings) that was adopted in 2017, and **Chapter 105** (Property Maintenance) that was adopted in 1988. One of the issues identified in the survey and discussed by the Comprehensive Plan Committee was the need to take a fresh look at the Village's existing laws regarding unsafe buildings, property maintenance, junk storage and "**zombie properties**."

While the Village does have a law that requires the owners of rental properties to register with the Building Department, other communities have benefitted from establishing a "**Vacant Property Registry**" law that requires property owners of unoccupied structures to register their vacant buildings, produce a vacant building plan, and in some cases, establish escrow accounts to ensure proper maintenance.

What are Zombie Properties?

In real estate lingo, a "Zombie Property is a property that has been abandoned during the foreclosure process before the bank takes possession of it. This limbo status makes them the 'undead' of the property market – and makes it difficult for municipalities to figure out who to contact to address property maintenance and security issues.

Flood Damage Prevention

The purpose of **Chapter 63** of the Village Code is to minimize potential and/or actual damages to structures from flooding and erosion. This local law was adopted in 1988 and last updated in 2017. Since then, a great deal of focus has been placed on the effects of climate change, and riverfront communities throughout New York State have been encouraged to re-evaluate and strengthen their local laws to improve resiliency. Canajoharie would benefit from taking a fresh look at Chapter 63 and other provisions of the Village Code to ensure that people, property, and critical infrastructure are adequately protected from storm damage and the effects of climate change.

4.6.5 Conclusions and Observations

- The Planning Board is responsible for issuing special permits. To streamline the review process and make the Village more business-friendly, the committee suggested that the schedule of uses be reviewed to determine if any special permit uses should be changed to permitted uses, particularly in the B-1 and G-1 commercial districts.
- The Zoning Board of Appeals is responsible for issuing variances. Most of the variance applications that are reviewed by the ZBA involve signage, and the committee suggested that the sign regulations also be reviewed to see if they are working and comparable to other Villages of a similar size.
- A FAQ, flow chart or a decision tree would help applicants navigate the approval process and determine what approvals are needed for various types of projects.
- All of the Building Department's application forms need to be streamlined, updated and converted to fillable documents that can be submitted via e-mail. A digital version of the Zoning Map should also be posted on the Village web site to make it more accessible and user-friendly.
- The Village adopted commercial district design guidelines in 2020 which could be translated into an illustrative guidebook to show downtown building owner's best practices for renovating historic downtown buildings, including a suggested historic color palette.
- Because a majority of the Village is within a designated historic district, public education about available residential and commercial tax credit programs would be helpful. Village officials could invite representatives from the Preservation League of NYS to host a local presentation, or have brochures/fact sheets available on the Village web site.
- There is a growing sentiment in the Village that reasonable regulations governing short-term rentals (such as Airbnb and VRBO) would help improve the tourism infrastructure in the Village and increase the supply of overnight accommodations for visitors.
- The Village's property maintenance laws could also use a fresh look with regard to unsafe buildings, junk storage and zombie properties, and the Village should consider re-establishing a working relationship with the Mohawk Valley Land Bank to assist with addressing vacant and problem properties.
- Canajoharie would benefit from taking a fresh look at Chapter 63 and other provisions of the Village Code to ensure that people, property, and critical infrastructure are adequately protected from storm damage and the effects of climate change.

CHAPTER 5

VISION STATEMENT & CORE PRINCIPLES

GOALS & OBJECTIVES

ACTION PLAN

MOBILIZING FOR IMPLEMENTATION

**PLAN
IMPLEMENTATION**



Final Comprehensive Plan

5.1 VISION STATEMENT AND CORE PRINCIPLES

Developing a **VISION STATEMENT** is an essential component of the comprehensive planning process. The vision statement focuses attention on the community's values, sense of identity, and aspirations for the future. A good vision statement is clear, realistic, and memorable, and should capture what the community wants to preserve and what it wants to change.

The Vision Statement below was developed by the Comprehensive Plan Committee with input from the public. It captures what community members value most about the Village of Canajoharie, and articulates a shared vision of what they want the community to become in the future.

Accompanying the vision statement is a set of **CORE PRINCIPLES**. These core principles serve as a set of values that will help shape future policies and projects in the Village, and provides an overall framework for implementation of the plan.

CANAJOHARIE'S VISION STATEMENT

Canajoharie is a picturesque historic Village, centrally located in the beautiful Mohawk River Valley. We love our small-town charm, our rich local history, and our location along the popular Erie Canalway Trail. We take pride in our strong sense of community, our caring and compassionate neighbors, and the excellent quality of our local school system.

Looking to the future, we want Canajoharie to be a regional destination that is vibrant and attractive with a diversity of businesses and housing options. We hope to achieve that vision by improving access to our waterfront, enhancing the appearance and functionality of our gateways and travel corridors, positioning the Village as a "trail town" destination, and strengthening our tax base through activation of underutilized or abandoned properties. We also recognize the importance of providing services and activities for residents of all ages, and improving our parks and public spaces in ways that will benefit both residents and visitors for generations to come.

CORE PRINCIPLES

IMPROVE THE
WATERFRONT
EXPERIENCE



ENHANCE OUR
GATEWAYS &
TRAVEL
CORRIDORS

BECOME A
TRAIL TOWN
DESTINATION



ACTIVATE
VACANT &
UNDERUTILIZED
PROPERTIES

5.2 GOALS AND OBJECTIVES

Another essential component of any comprehensive plan is the community's **Goals and Objectives** -- statements that point the community in the general direction of its desired future. Goals are broad statements of a future condition, or a desired result, that the community wants to achieve. Objectives, on the other hand, describe the type of action or activity that is necessary to achieve the stated goals. Together, they provide a framework for long-range policy decisions and will set the tone for future development.

Canajoharie's goals and objectives (summarized below) were developed by the Comprehensive Plan Committee based on input from the public, and were designed to specifically address the **Issues and Opportunities** identified by topic in each of the previous chapters. The goals have been organized into seven (7) broad topics and are not presented in any order of priority.



Specific projects and initiatives designed to achieve these goals and objectives are included at the end of this chapter in the form of an **Action Plan**. The action plan contains specific, achievable, measurable steps that should be taken to achieve the agreed-upon goals. It also acts as a work plan for the Village Board in forming working committees, adopting and amending land use regulations, making policy decisions, and allocating resources to carry out the goals and objectives of the plan.



1. HOUSING & COMMUNITY DEVELOPMENT

GOAL:

Improve the availability, affordability and condition of housing and ensure that there are a broad range of housing options available for residents of all ages and income levels.

OBJECTIVES:

Increase the supply of quality of rental housing throughout the Village, particularly senior housing and mixed-use housing in the downtown.

Encourage incentives and educational programs that will increase the Village's homeownership rate.

Improve code enforcement and take proactive steps to address blighted and vacant properties.

Support efforts to establish financial assistance programs or other incentives designed to help residents repair and maintain their homes.

Educate Village residents on existing programs designed help homeowners and landlords complete energy efficiency improvements.



2. ECONOMIC DEVELOPMENT & TOURISM

GOAL:

Encourage new business activity and economic growth within the Village and position Canajoharie as a vibrant local employment center and eco-tourism destination.

OBJECTIVES:

Support efforts to revitalize the downtown business district and improve the appearance and vitality of the commercial gateways into the Village.

Encourage the redevelopment and reuse of vacant and underutilized commercial and industrial properties.

Strengthen Canajoharie's economic connection to other communities in the Mohawk Valley, and encourage shared services agreements and cross-collaboration on projects and issues with mutual benefit.

Support efforts to improve public facilities along the Mohawk River, and encourage connections between the waterfront, the downtown and public recreational facilities.

Encourage new businesses and expansion of existing businesses that support the tourism industry, such as restaurants, overnight accommodations, meeting facilities and specialty retail.

Increase employment opportunities within the village through workforce development training and improved public transportation.



3. PARKS AND RECREATION

GOAL:

Improve the quality and accessibility of Village parks and public spaces, and expand recreational opportunities for both residents and visitors.

OBJECTIVES:

Maintain and improve the condition of Village parks & public spaces including Riverfront Park, Wintergreen Park, and White Park.

Encourage connections between local parks, regional recreational resources, and trail systems (i.e. Mohawk River, Erie Canalway Trail, Empire State Trail, Montgomery/Fulton Snowmobile Trail, etc.)

Work in cooperation with local agencies and not-for-profit organizations to improve access to recreational facilities and programs, particularly for school-aged children.



4. ENVIRONMENT & NATURAL RESOURCES

GOAL:

Conserve, protect, and enhance the environment and natural resources, including wetlands, waterways, and wildlife habitats.

OBJECTIVES:

Support efforts to preserve and enhance the views to and from the Mohawk River and Canajoharie Creek.

Take steps to improve the Village's resiliency and reduce potential damage caused by floods and other natural and man-made disasters.

Take steps to reduce the Village's carbon footprint and improve energy efficiency at municipal facilities.

Encourage efforts to identify, remediate and redevelop idle or underutilized contaminated properties (i.e. Brownfields).



5. TRANSPORTATION AND CIRCULATION

GOAL:

Maintain and improve local transportation networks, including bicycle and pedestrian facilities.

OBJECTIVES:

Encourage the development of a safer and more walkable community.

Take steps to position Canajoharie as a bike-friendly "Trail Town" destination and encourage development of multi-modal trail networks for all users.

Improve and maintain the visual appearance of Village gateways and take steps to make those areas safer and more pedestrian-friendly.

Reduce the negative impacts associated with Thruway noise and truck traffic on Village streets.

Improve access to public transportation and encourage ride sharing solutions.

Encourage the development of transportation facilities and services that leverage Canajoharie's strategic location on the NYS Thruway and the Mohawk River.



6. COMMUNITY FACILITIES & SERVICES

GOAL:

Improve the condition of local community facilities and continue to provide essential services that protect the health and safety of Village residents.

OBJECTIVES:

Explore opportunities to improve the operation and efficiency of Village-owned facilities and equipment.

Maintain and improve the condition of existing water, sewer and stormwater infrastructure.

Support programs and facilities that serve youth in the community, and improve access to day care.

Support programs and facilities that serve the senior population and improve access to healthcare services.

Encourage programs and projects that improve public safety and access to emergency services.

Improve the systems and methods by which public information is made available to Village residents.



7. LAND USE AND COMMUNITY CHARACTER

GOAL:

Promote orderly growth and development while protecting the cultural and historic character of the Village.

OBJECTIVES:

Strengthen existing land use laws and adopt policies to ensure that future development is consistent with the character of the community.

Partner with Montgomery County, the Town of Canajoharie and neighboring communities on regional planning efforts, particularly with regard to trail planning, river access and economic development.

Encourage more mixed-use development and live-work opportunities in the downtown.

Encourage the creative use of residential properties to support the tourism economy, while mitigating any potential impacts on neighboring properties.

Protect and promote local historic resources and encourage the restoration of historic properties throughout the Village.

5.3 ACTION PLAN

The preceding section describes the overall goals and objectives that will guide future development and help the Village achieve its desired vision. That vision will only be realized if the plan is properly administered and implemented. Effective implementation is the difference between having a good plan on paper and having a great community on the ground.

This **Action Plan** component of Canajoharie's Comprehensive Plan identifies a number of recommended projects and initiatives that may be implemented to bring the plan's vision, goals and objectives to fruition. Those recommendations are provided in tabular format organized by goal, along with the type of action, the timeframe within which it should be implemented, and possible partners.

There are five broad types of actions:

- **Regulations** that will guide future development
- **Polices and procedures** that will guide future decisions
- **Capital projects** requiring grants or the expenditure of funds
- **Studies** to determine the appropriate solution to a particular problem
- **Education** directed at the public or targeted audiences to increase awareness

It is not realistic to expect that all of the recommendations will be implemented immediately. Those items that require Immediate attention should be targeted for completion within one year of the plan's adoption. Other action items are classified as either Short Term actions that should be implemented within 2 years, Long Term actions to be implemented within a 3-5 year timeframe, or ongoing initiatives with no definitive timeframe.

Successful implementation of the plan will require proactive measures by the Village Board, working in collaboration with community-based organizations, regulatory agencies, county government and the private sector over a period of years. In the short-term, the Village Board should appoint a **Comprehensive Plan Implementation Committee** to review the action items that are highlighted as "immediate" priorities in the Action Plan and determine what steps are necessary to successfully implement them. Working groups or task forces can be formed as a subsidiaries of the committee to tackle specific initiatives and/or general topic areas.

Finally, to ensure that the Comprehensive Plan remains an effective guide for decision-makers over the long term, the Village Board should re-evaluate the plan's goals and policies at least once every five years. The evaluation process should consider the following:

- Progress in implementing the plan;
- Changes in community needs and other conditions that form the basis of the plan;
- Fiscal conditions and the ability to finance public investments recommended by the plan;
- Community support for the plan's goals and policies; and
- Changes in state or federal laws that may impact plan implementation.



"...Our goals can only be reached through the vehicle of a plan, in which we must fervently believe, and upon which we must vigorously act. There is no other route to success."

- Pablo Picasso



GOAL #1: HOUSING & COMMUNITY DEVELOPMENT

Improve the availability, affordability and condition of housing and ensure that there are a broad range of housing options available for residents of all ages and income levels.

#	Action Item	Type	Timeframe	Partner(s)*
1-1	Partner with county officials and others to seek public funding to support local housing rehabilitation and first-time homebuyer programs.	Policy	Ongoing	Montgomery County Housing Authority NYHCR
1-2	Work proactively with county officials and regional agencies on projects designed to address blighted and vacant properties within the Village.	Policy	Ongoing	Montgomery County
1-3	Adopt a local law that would establish a <u>Vacant Property Registry</u> designed to identify vacant buildings and their owners, and incentivize rehabilitation.	Regulation	1 year	Planning Board
1-4	Adopt zoning changes that would phase out boarding houses and "Single Room Occupancy" rentals.	Regulation	1 years	Planning Board Village Attorney
1-5	Increase the Building Department budget and provide more staff resources dedicated to code enforcement.	Policy	2 years	Building Dept.
1-6	Organize a <u>Housing Forum</u> where residents can meet with agencies and organizations that provide housing programs or financial assistance to address housing needs.	Education	2 years	Housing Authority Arkell Hall USDA NYSERDA
1-7	Organize an information session on the NYS Historic Homeownership Rehabilitation Tax Credit and resources and best practices for restoring historic homes.	Education	2 years	Preservation League of NYS



GOAL #2: ECONOMIC DEVELOPMENT & TOURISM

Encourage new business activity and economic growth within the Village and position Canajoharie as a vibrant local employment center and eco-tourism destination.

#	Action Item	Type	Timeframe	Partner(s)*
2-1	Continue to work proactively on redevelopment of the Beech-Nut industrial site, and identify possible investors for other underutilized or vacant industrial sites (Roses Brands/Richardson's, Custom Clad, etc.)	Policy	Ongoing	Montgomery County IDA
2-2	Identify local workforce development needs and connect available services and resources with local businesses and job seekers.	Policy	Ongoing	FMS Workforce Solutions Center FMCC
2-3	Continue to seek grant funding to support Main Street revitalization, renovation of downtown buildings, and related redevelopment activities.	Capital	1 Year	MVREDC NYSHCR
2-4	Seek grants to design and install wayfinding and historic interpretive signage throughout the downtown and gateways into the Village.	Capital	1 Year	Chamber of Commerce NY Main Street
2-5	Pool resources with neighboring municipalities and hire a media coordinator for joint advertising and regional tourism promotion.	Capital	2 Years	Chamber of Commerce Tourism Bureau
2-6	Adopt zoning changes that would regulate short-term rentals, increase the supply of overnight accommodations, and incentivize businesses that support the tourism industry.	Regulation	2 Years	Planning Board Village Attorney
2-7	Explore developing a "Young Adult Opportunity Program" focused on helping Village youth with resume writing, job training, and finding local employment.	Policy	3-5 years	CYC FMS Workforce Solutions


GOAL #3: PARKS AND RECREATION

Improve the quality and accessibility of Village parks and public spaces, and expand recreational opportunities for both residents and visitors.

#	Action Item	Type	Timeframe	Partner(s)*
3-1	Create a waterfront trail through the Beech-Nut site that would connect the Erie Canalway Trail to Riverfront Park.	Study/ Capital	1 year	Parks Committee Montgomery County
3-2	Refine conceptual designs and complete improvements to Wintergreen Park including new signage, bathrooms , pavilion, playground, and camping.	Study/ Capital	1 year	Parks Committee Montgomery County
3-3	Restore electric service and docks to Riverfront Park and verify accuracy of local information in the New York State Canal System Guidebook and other trail publications.	Capital	1 year	Village DPW Chamber of Commerce
3-4	Develop a concept plan for improvements to White Park that would focus on the recreational needs of Village youth.	Study	1 year	Parks Committee CYC/JYP
3-5	Map the existing trails at Wintergreen Park and publish a formal park brochure and trail map.	Education	2 years	Parks Committee
3-6	Develop a concept plan for improvements to Riverside Park including under the overpass, and the fishing access near the sewer plant.	Study	2 years	Parks Committee
3-7	Install a self-service kayak kiosk and/or bike rentals in the vicinity of Riverfront Park and the Canalway Trail.	Capital	2 years	Parks & Trails NY
3-8	Explore the feasibility of connecting Wintergreen Park to the Erie Canalway Trail via Old Cunningham Road.	Study	2 years	Parks Committee
3-9	Develop primitive campsites for cyclists traveling along the Canalway Trail with access to public restroom facilities.	Study/ Capital	3-5 years	Parks Committee
3-10	Adopt changes to the Village Code to allow snowmobiles in the Village via a direct connection to the Montgomery-Fulton Snowmobile Trail System.	Regulation	3-5 years	Montgomery County



GOAL #4: ENVIRONMENT & NATURAL RESOURCES

Conserve, protect, and enhance the environment and natural resources, including wetlands, waterways, and wildlife habitats.

#	Action Item	Type	Timeframe	Partner(s)*
4-1	Perform selective tree trimming and removal to restore views of Canajoharie Falls from the scenic overlook.	Capital	Ongoing	Canajoharie Fire Dept
4-2	Identify funding sources to repair and re-build the structural retaining walls along Canajoharie Creek.	Capital	1 Year	MGSWCD
4-3	Partner with Montgomery County officials and apply for Brownfield Opportunity Area grants to identify, remediate and redevelop contaminated properties.	Capital	1 Year	Montgomery County
4-4	Continue accruing points through the "Clean Energy Community" program and apply for grants to improve energy efficiency at municipal facilities.	Policy	2 Years	NYSERDA
4-5	Achieve "Climate Smart Community" designation and take steps to reduce greenhouse gas emissions and adapt to climate change.	Policy	2 Years	NYSDEC
4-6	Educate residents about things they can do to prevent soil erosion and manage stormwater on their properties.	Education	3 – 5 Years	MCSWCD


GOAL #5: TRANSPORTATION AND CIRCULATION

Maintain and improve the local transportation network, including bicycle and pedestrian facilities.

#	Action Item	Type	Timeframe	Partner(s)*
5-1	Return Canajoharie's historic dummy light to its original location in the downtown business district.	Capital	1 Year	NYSDOT
5-2	Explore the feasibility of incorporating additional downtown public parking into future redevelopment plans for the western portion of the Beech-Nut property.	Study	1 Year	Montgomery County
5-3	Adopt a "Complete Streets" resolution and pursue funding to improve sidewalks and pedestrian crossings throughout the Village, particularly along the NY-5S gateways and NY-10 through the downtown core.	Policy	1 Year	Montgomery County NYSDOT
5-4	Improve truck route signage and traffic enforcement throughout the Village.	Policy	1 Year	Village Police NYSDOT
5-5	Perform a "Trail Town Assessment" and survey during the annual Bike the Erie Canal event to identify additional facilities and amenities that would appeal to trail users.	Study	2 Years	Chamber of Commerce Parks & Trails NY
5-6	Prepare conceptual designs and cost estimates for safety improvements and sidewalk replacement along the gateway travel corridors, at Wagner Square and walking routes to schools.	Study	2 Years	NYSDOT
5-7	Install wayfinding and interpretive signage systems that welcome boaters, bicyclists and motorists and provide information regarding local culture, art, history, and natural resources.	Capital	2 Years	Chamber of Commerce Canal Corporation
5-8	Explore available funding opportunities and install electric vehicle charging stations close to Thruway (I-90) access points.	Capital	3 to 5 years	NYP NYSERDA
5-9	Partner with others to advocate for improvements to commuter bus service to and from Canajoharie.	Policy	3 to 5 years	CDTA


GOAL #6: COMMUNITY FACILITIES & SERVICES

Improve the condition of community facilities and continue to provide essential services that protect the health and safety of Village residents.

#	Action Item	Type	Timeframe	Partner(s)*
6-1	Take steps to improve communication with Village residents including regularly updating the web site and/or publishing a quarterly newsletter.	Policy	Ongoing	Village Clerk Lee Newspapers
6-2	Organize a “Youth Roundtable” with school officials, local teens and area youth service providers to foster collaboration and identify ways to improve local youth facilities and programs.	Policy	1 Year	School District CYC/JYP
6-3	Support planned efforts to expand and improve youth programming and facilities at the Canajoharie Youth Center (CYC) and Junior Youth Program (JYP).	Policy	1 Year	CYC/JYP
6-4	Identify and reduce sources of infiltration and inflow (I&I) into the Village’s sewer system and set aside capital funds for replacement and/or slip lining of aging sewer mains.	Capital	1 Year	NYSEFC
6-5	Develop a comprehensive strategy to address stormwater runoff and secure funds to stabilize the retaining walls along the Canajoharie Creek.	Study	2 Years	MCSWCD
6-6	Identify opportunities to improve access to day care facilities within the Village, in order to support a growing local workforce.	Policy	2 Years	Capital District Child Care Council
6-7	Support planned efforts to renovate and expand the Canajoharie Museum & Library.	Policy	2 Years	Arkell Museum Canajoharie Library
6-8	Work with Montgomery County officials and neighboring communities to reinstate a local ambulance corps and improve emergency services delivery.	Policy	3 – 5 Years	Montgomery County EMS


GOAL #7: LAND USE AND COMMUNITY CHARACTER

Promote orderly growth and development while protecting the cultural and historic character of the Village.

#	Action Item	Type	Timeframe	Partner(s)*
7-1	Review the Village Zoning Code (Chapter 157) and update as needed to address emerging land use issues such as short-term rentals and solar farms.	Regulation	Ongoing	Planning Board Village Attorney
7-2	Improve Planning Board review procedures and seek out resources for training and education on relevant land use topics.	Education	Ongoing	Planning Board NY Planning Federation
7-3	Review sections of the Village Code dealing with signage and update as needed to reduce the number of variance requests and ensure compliance with recent case law.	Regulation	1 Year	Planning Board Village Attorney
7-4	Review sections of the Village Code dealing with unsafe buildings (Chapter 48) and property maintenance (Chapter 105) and update as needed to address recent issues related to property upkeep and vacant buildings.	Regulation	1 Year	Planning Board Village Attorney
7-5	Update all local permit applications, including Site Plan, Special Permit and Subdivision applications, and create digital versions for posting on the Village web site, along with an interactive Zoning Map.	Policy	1 Year	Village Clerk Building Department
7-6	Translate the commercial district design guidelines that were adopted in 2020 into an illustrative guidebook for local property owners with tips for rehabilitating historic buildings.	Education	2 Years	Preservation League of NYS
7-7	Organize and information session on residential and commercial historic tax credits and how they can be used to rehabilitate buildings in the designated historic district.	Education	2 Years	Preservation League of NYS

5.4 MOBILIZING FOR IMPLEMENTATION

The final step in the comprehensive planning process is formal adoption of the plan and implementation. The Mayor and Village Board are expected to take the lead in implementing the recommendations generated through this planning process. As the elected body of the Village of Canajoharie, the Village Board should act as a clearinghouse for reviewing the recommendations, forming working committees as needed, and assigning responsibility for implementation. While the recommended actions generated through this planning process will form a starting point for implementation, additional ideas and/or input from other groups and agencies will also play a significant role, and new ideas may develop over time.

Implementation should be an ongoing and evolving process to address issues and improve the community in the years to come. The comprehensive plan is not a static document to be left on a shelf and only occasionally consulted. It needs to be regularly evaluated and revised to reflect changing conditions, needs and opportunities.

As conditions and circumstances in Canajoharie change over time, and as action items are implemented, it is suggested that the Village Board review and revisit the Comprehensive Plan on at least an annual basis so that progress can be tracked, new action items can be generated, and the public can continue to be involved in the planning process.



MAPS & FIGURES

FIGURE 1: REGIONAL SETTING

FIGURE 2: PARKS & RECREATION

FIGURE 3: TOPOGRAPHY

FIGURE 4: PRIME SOILS & FARMLAND

FIGURE 5: WETLANDS

FIGURE 6: WASTEWATER INFRASTRUCTURE

FIGURE 7: EXISTING LAND USE

FIGURE 8: EXISTING ZONING



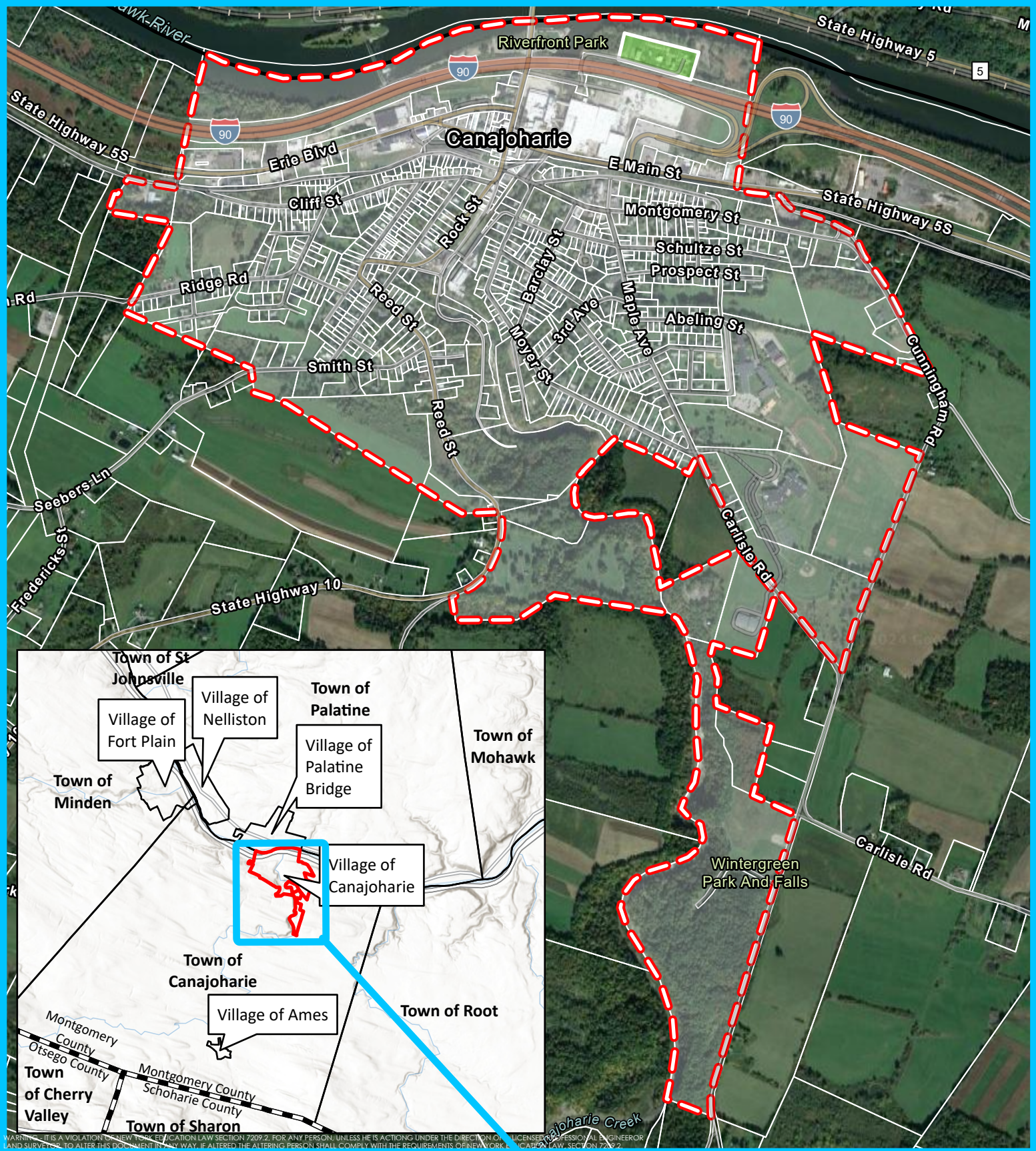
Final Comprehensive Plan

VILLAGE OF CANAJOHARIE COMPREHENSIVE PLAN

FIGURE 1 REGIONAL SETTING



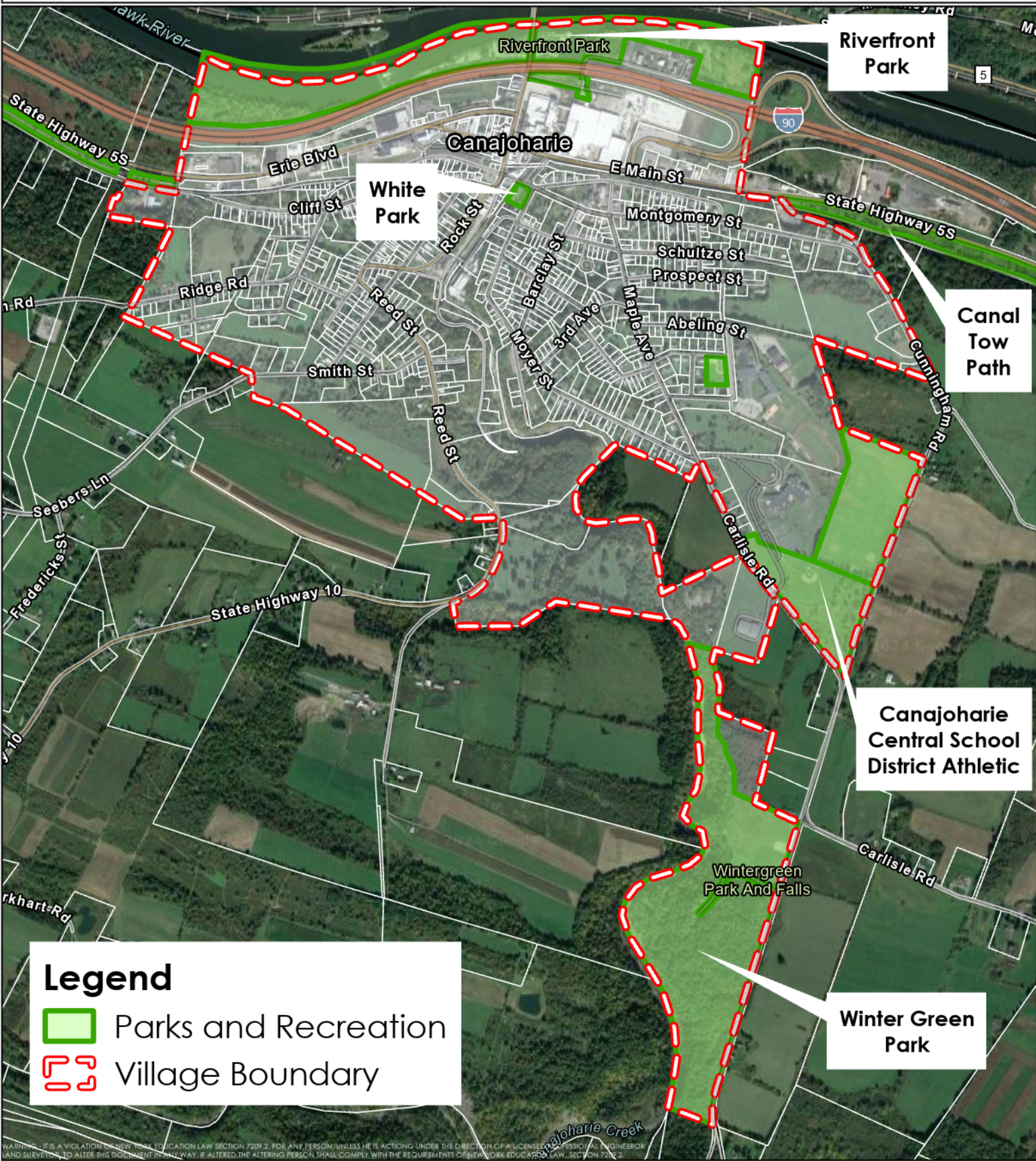
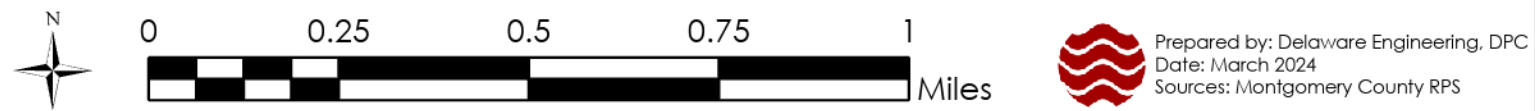
Prepared by: Delaware Engineering, DPC
Date: May 2024
Sources: Montgomery County RPS



WARNING: IT IS A VIOLATION OF NEW YORK EDUCATION LAW SECTION 7209.2, FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATION LAW, SECTION 7209.2.

VILLAGE OF CANAJOHARIE
COMPREHENSIVE PLAN

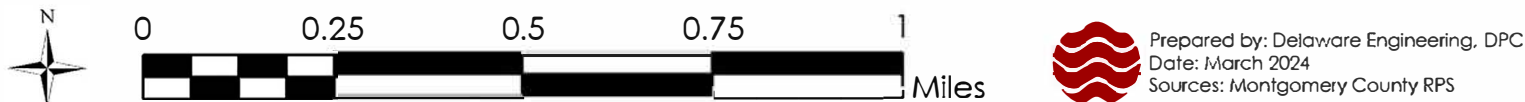
FIGURE 2
PARKS & RECREATION



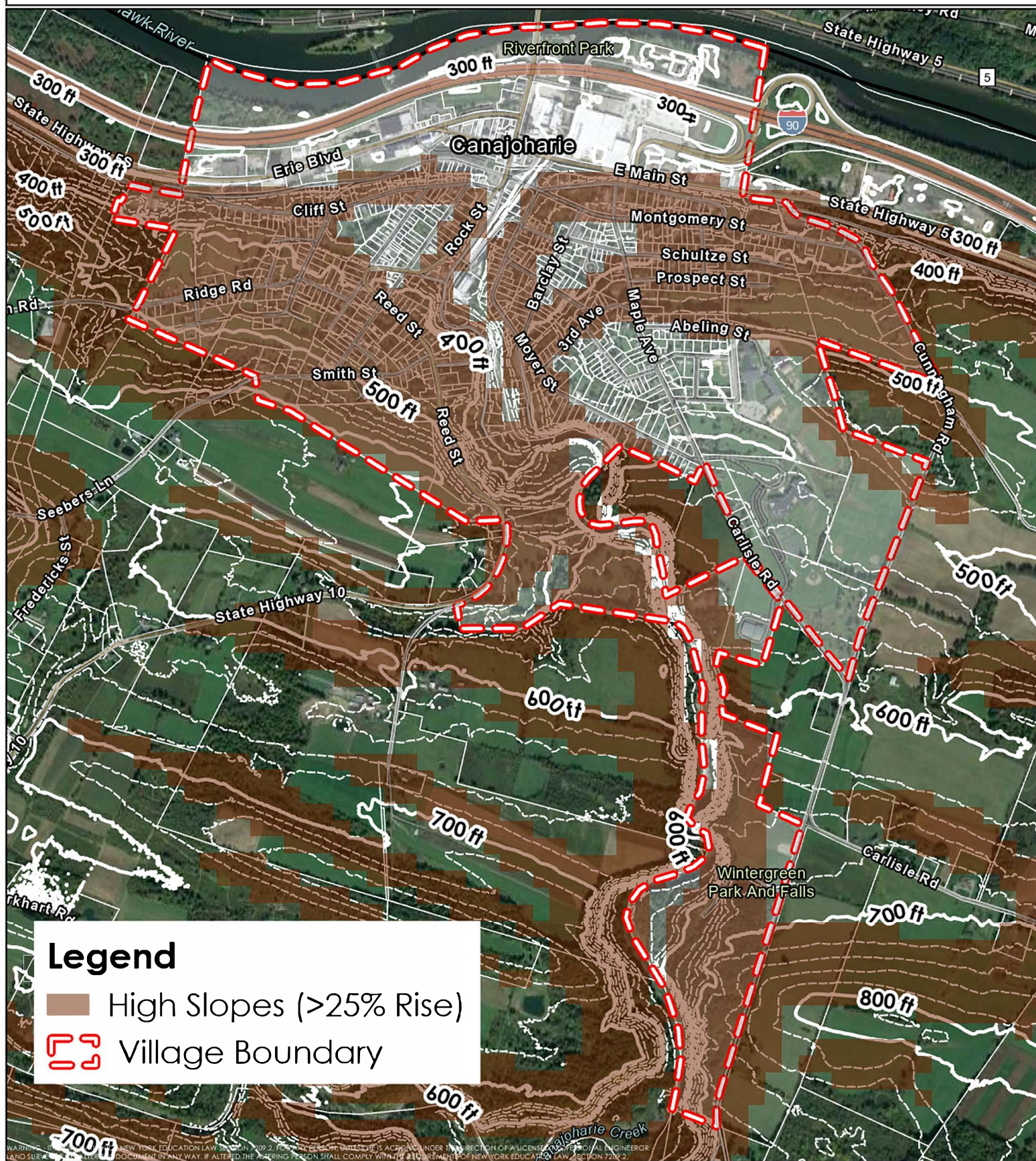
WARNING: IT IS A VIOLATION OF NEW YORK EDUCATION LAW SECTION 7209.2, FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATION LAW, SECTION 7209.2.

VILLAGE OF CANAJOHARIE COMPREHENSIVE PLAN

FIGURE 3 TOPOGRAPHY



Prepared by: Delaware Engineering, DPC
Date: March 2024
Sources: Montgomery County RPS

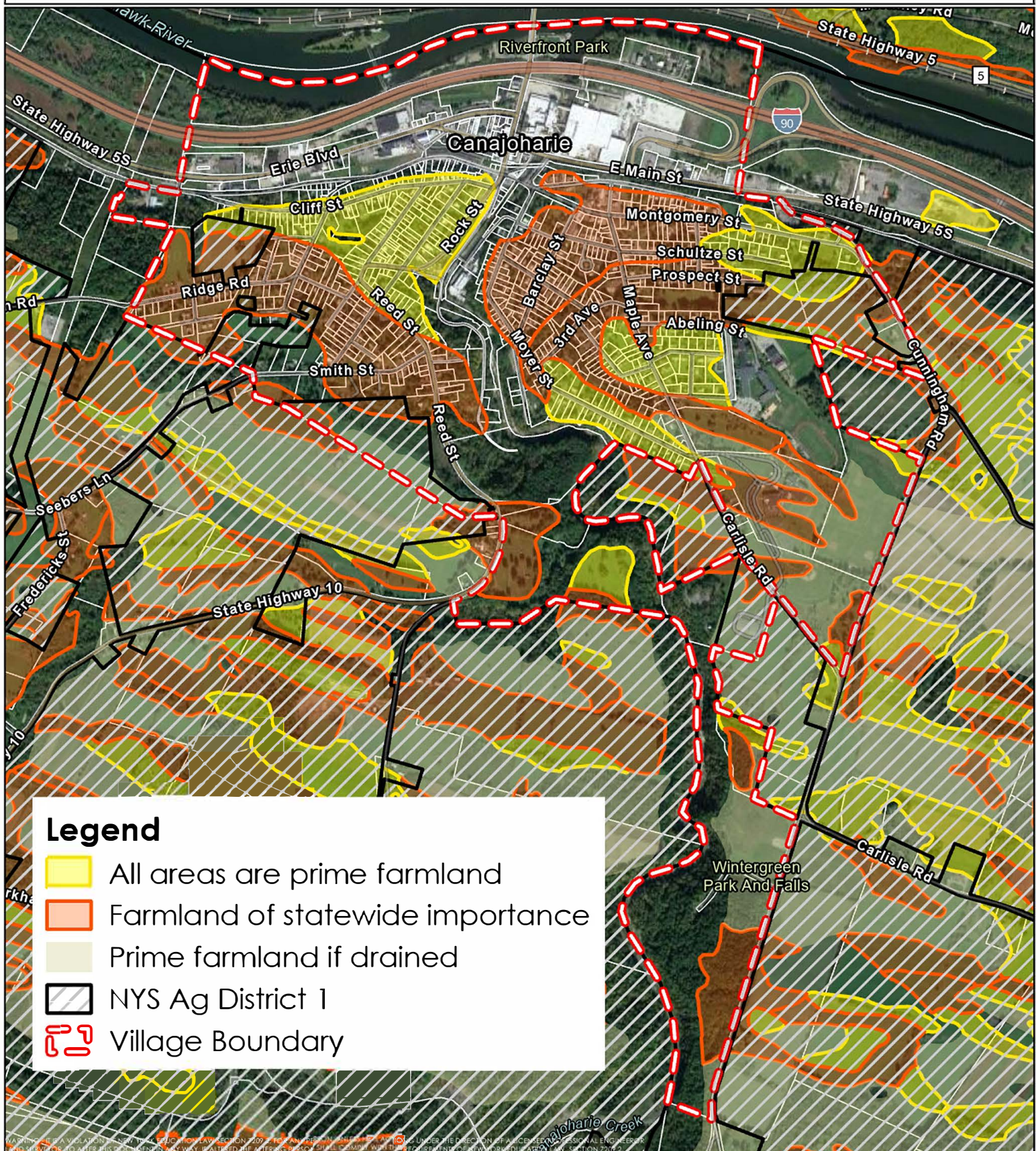


VILLAGE OF CANAJOHARIE COMPREHENSIVE PLAN

FIGURE 4 PRIME SOILS & FARMLAND

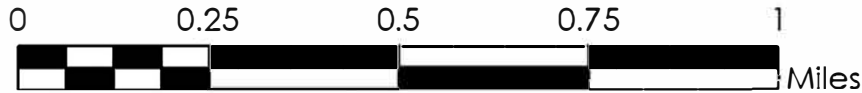


Prepared by: Delaware Engineering, DPC
Date: March 2024
Sources: Montgomery County RPS, NRCS
Soil Survey Geographic Database, NYS
Dept. of Agriculture and Markets

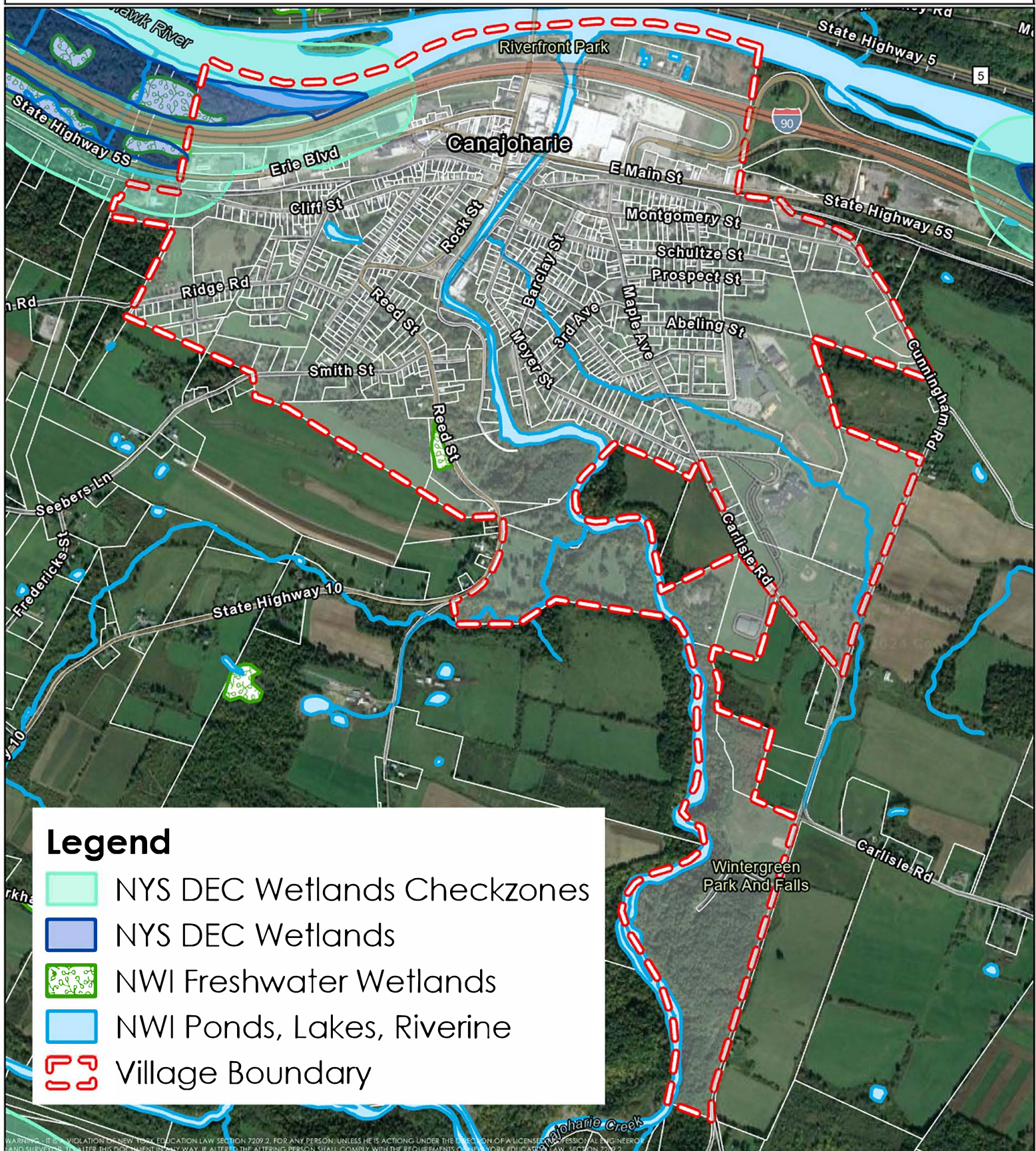


VILLAGE OF CANAJOHARIE COMPREHENSIVE PLAN

FIGURE 5 WETLANDS



Prepared by: Delaware Engineering, DPC
Date: March 2024
Sources: Montgomery County RPS, NYS DEC.



Legend

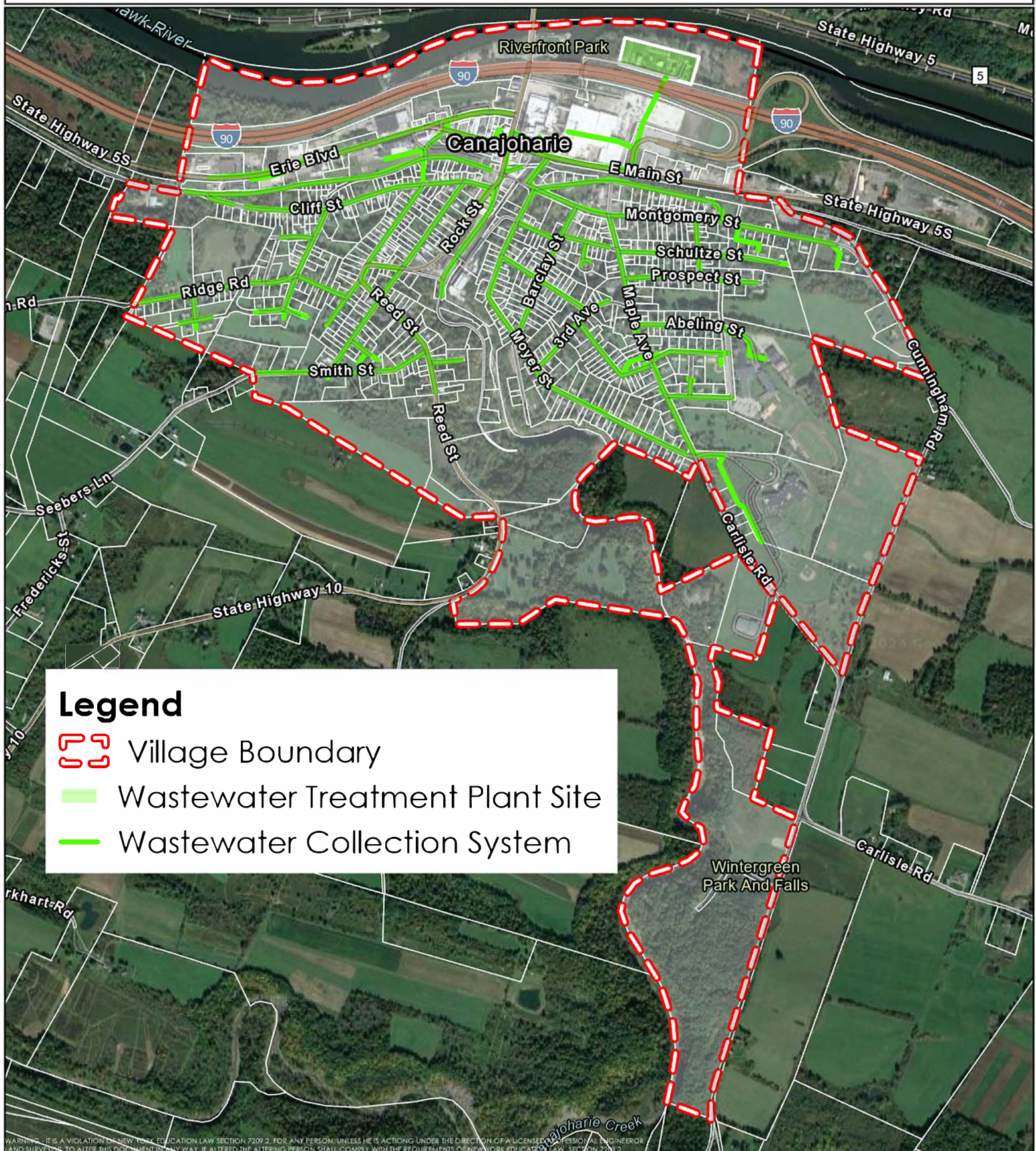
-  NYS DEC Wetlands Checkzones
-  NYS DEC Wetlands
-  NWI Freshwater Wetlands
-  NWI Ponds, Lakes, Riverine
-  Village Boundary

VILLAGE OF CANAJOHARIE COMPREHENSIVE PLAN

FIGURE 6 WASTEWATER INFRASTRUCTURE



Prepared by: Delaware Engineering, DPC
Date: May 2024
Sources: Montgomery County RPS

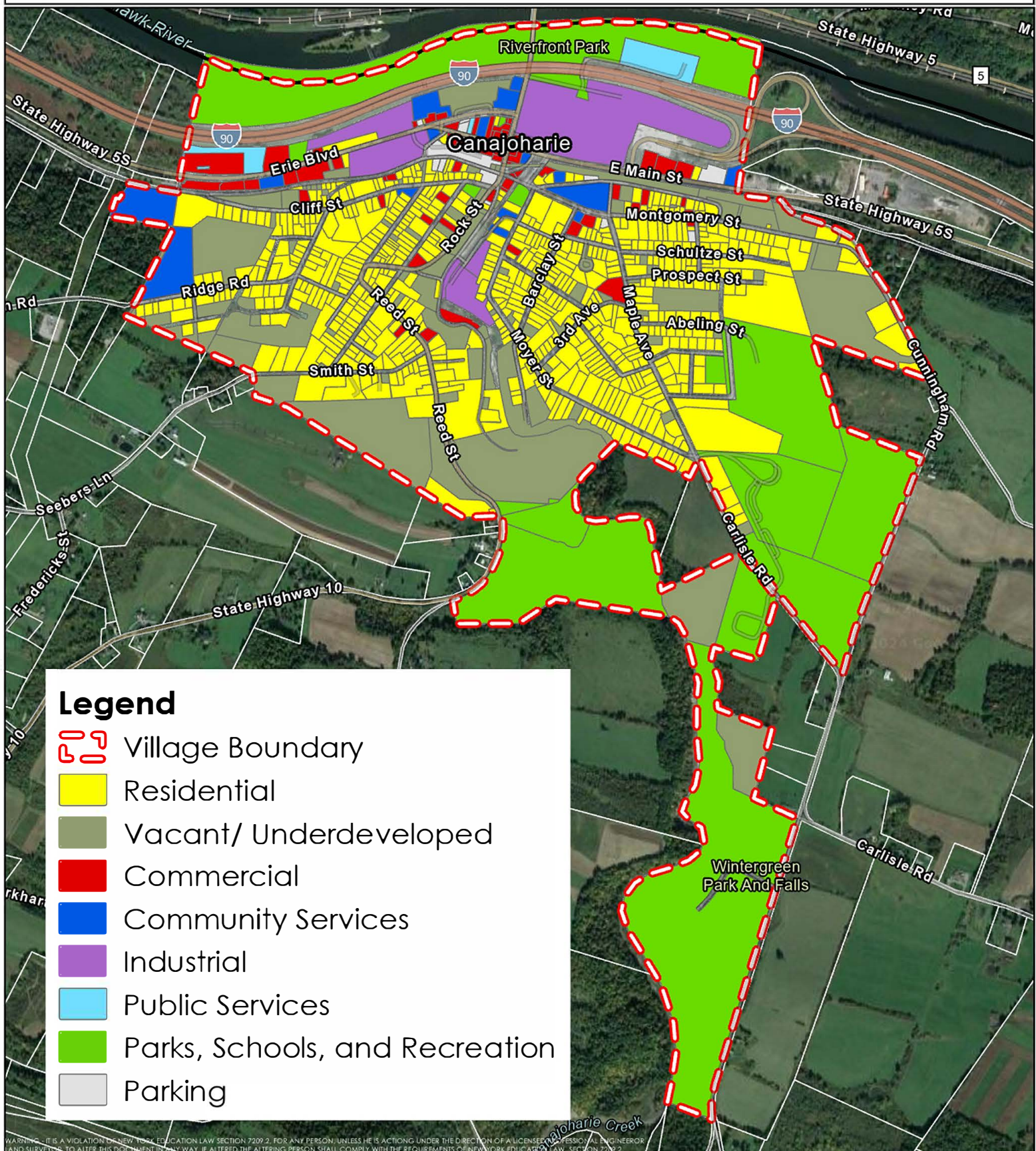


VILLAGE OF CANAJOHARIE COMPREHENSIVE PLAN

FIGURE 7 EXISTING LAND USE



Prepared by: Delaware Engineering, DPC
Date: May 2024
Sources: Montgomery County RPS



Legend

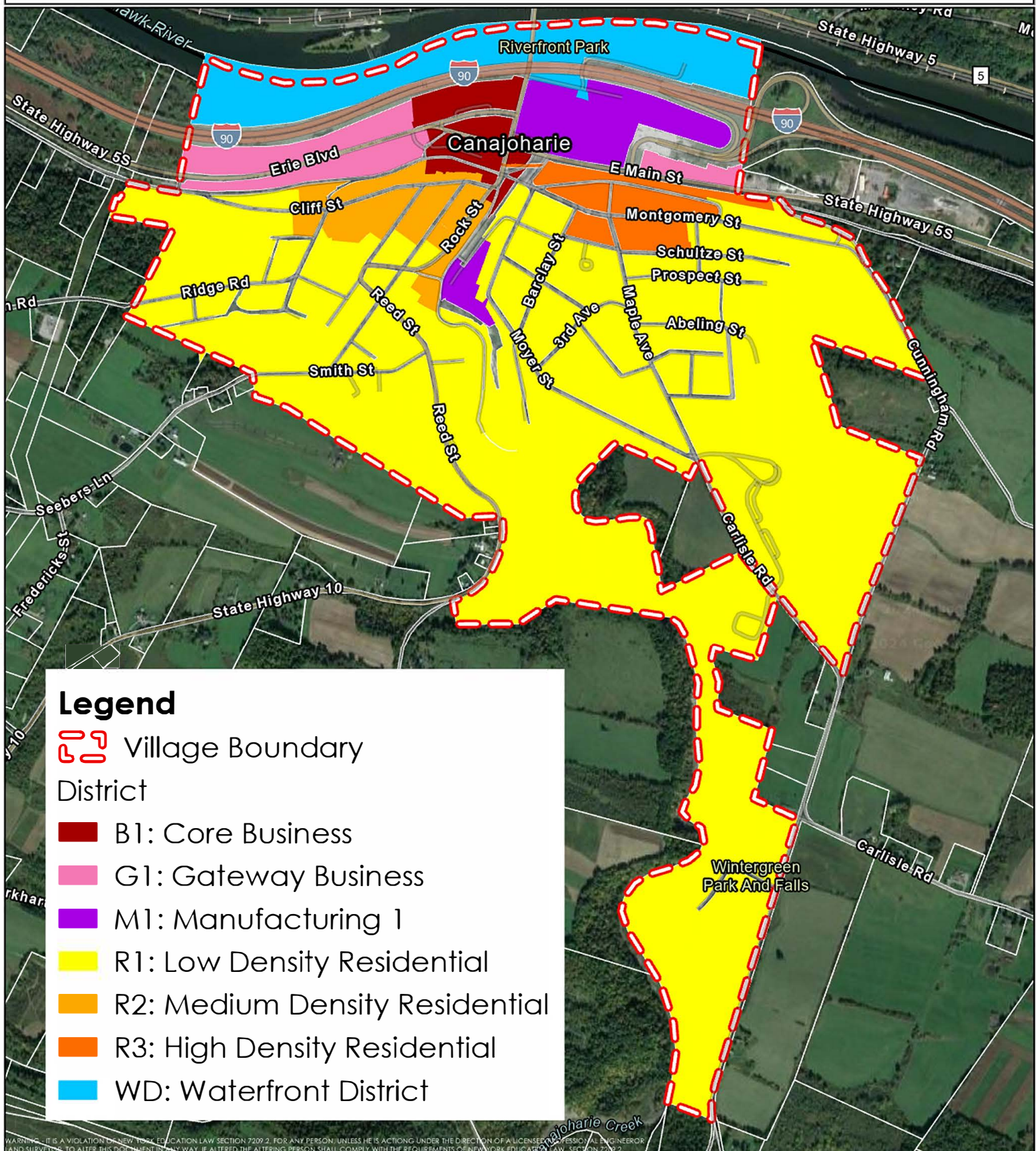
-  Village Boundary
-  Residential
-  Vacant/ Underdeveloped
-  Commercial
-  Community Services
-  Industrial
-  Public Services
-  Parks, Schools, and Recreation
-  Parking

VILLAGE OF CANAJOHARIE COMPREHENSIVE PLAN

FIGURE 8 EXISTING ZONING



Prepared by: Delaware Engineering, DPC
Date: May 2024
Sources: Montgomery County RPS



APPENDICES

SURVEY SUMMARY

COMMUNITY VISIONING WORKSHOP

APPENDIX A



PLANNING TODAY FOR A BETTER TOMORROW

Final Comprehensive Plan

VILLAGE OF CANAJOHARIE COMPREHENSIVE PLAN SURVEY SUMMARY

What we love about our community!



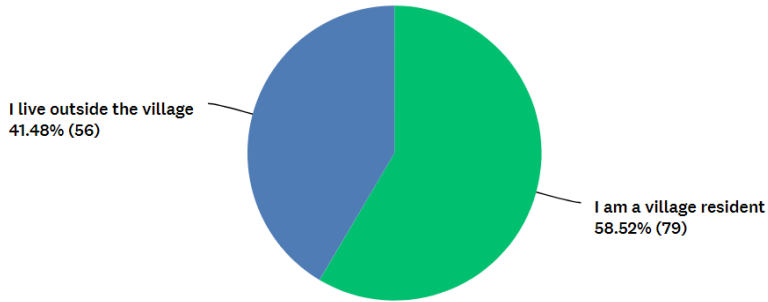
Our Biggest Advantages...

- Excellent school system
- Great place to raise a family
- Prime location with easy access to I-90
- Quaint small-town charm
- Rich local history and beautiful architecture
- Friendly, close-knit community where everyone knows their neighbor
- Clean & well-maintained downtown with great local shops
- Scenic views and beautiful natural surroundings
- Safe & quiet with very little crime

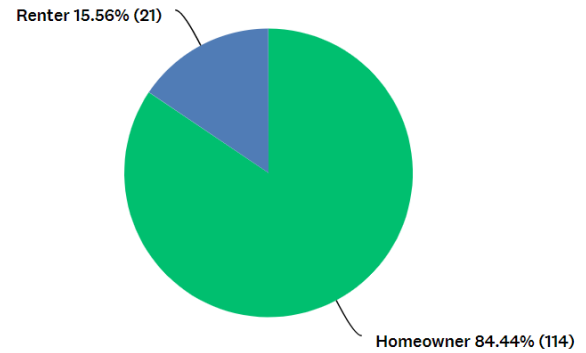
Our Most Pressing Needs & Issues...

- Rising taxes & diminishing tax base
- High water/sewer rates
- Redevelopment of Beech-Nut site
- Lack of job opportunities; need to attract more businesses downtown
- Eyesores & blighted properties
- Narrow downtown streets are difficult to navigate with parking on both sides
- Poor community with a lack of affordable housing
- Underutilized waterfront and public parks
- Need more opportunities for young people (recreation/jobs/family activities)

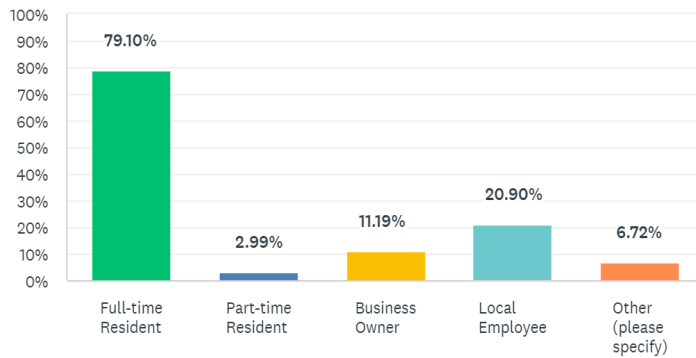
Where do you live? Inside or outside the Village?



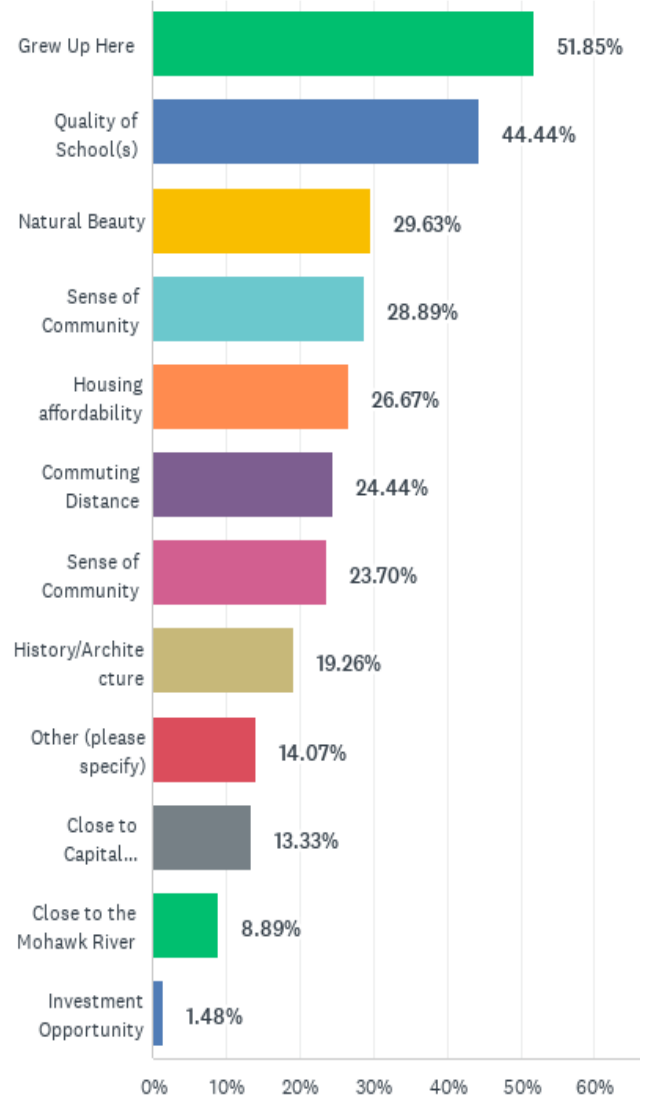
Are you a homeowner or renter?



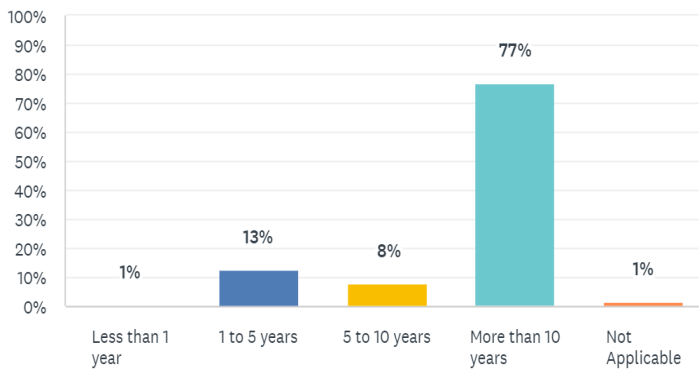
What is your connection with Canajoharie?



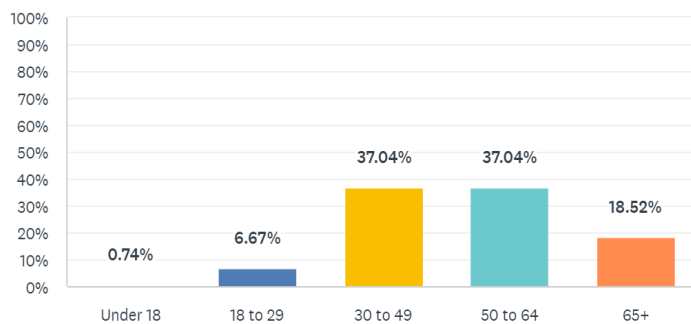
What made you choose Canajoharie as your home?



How long have you lived in the area?



What age bracket best represents you?



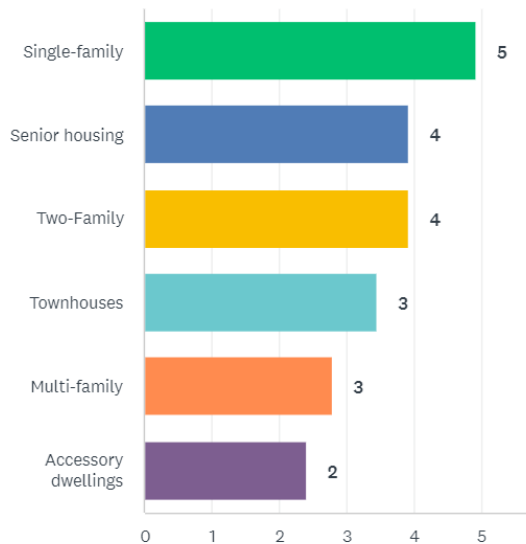
What specific types of businesses or industries would you like to see more of in Canajoharie?

- Quality grocery store
- More restaurants & better dining options
- High tech and/or clean industry
- Affordable housing for local workers
- Hotels, inns and overnight accommodations
- Stores that support travel & tourism industry

Are there any types of future development or land uses do you think should be discouraged?

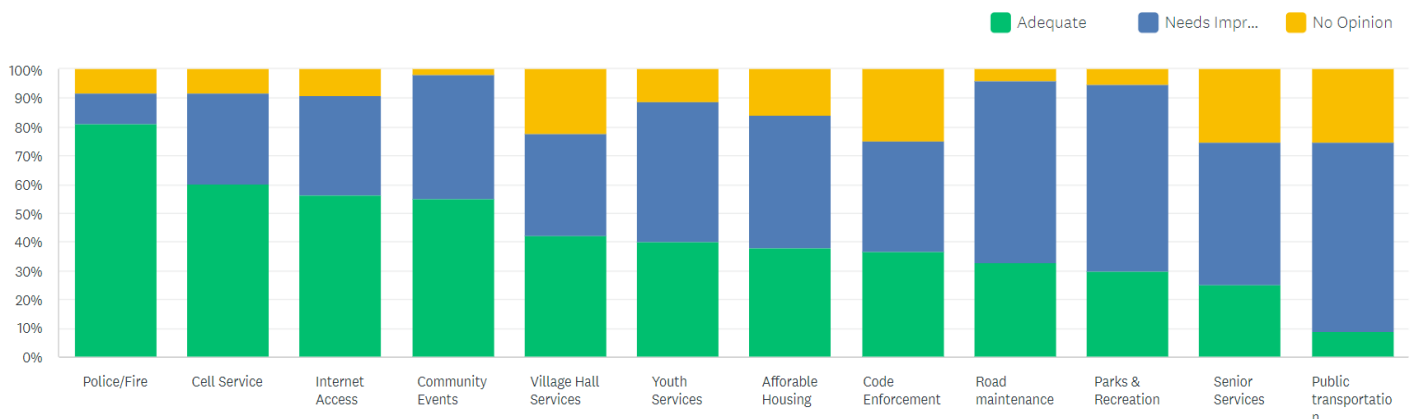
- Big box retail and chain stores
- Large-scale solar or wind farms
- Commercial business in residential areas
- Polluting industry
- Strip clubs, tattoo parlors, smoke shops
- High-density housing

What specific types of housing will Canajoharie need more of in the future?



	1	2	3	4	5	6	TOTAL	SCORE
Single-family	53.98% 61	19.47% 22	7.96% 9	9.73% 11	1.77% 2	7.08% 8	113	4.93
Senior housing	25.00% 30	18.33% 22	16.67% 20	12.50% 15	20.00% 24	7.50% 9	120	3.93
Two-Family	9.43% 10	32.08% 34	19.81% 21	20.75% 22	15.09% 16	2.83% 3	106	3.92
Townhouses	8.41% 9	18.69% 20	25.23% 27	15.89% 17	21.50% 23	10.28% 11	107	3.46
Multi-family	5.77% 6	6.73% 7	14.42% 15	27.88% 29	25.00% 26	20.19% 21	104	2.80
Accessory dwellings	6.67% 7	6.67% 7	17.14% 18	9.52% 10	11.43% 12	48.57% 51	105	2.42

For each of the services or facilities listed below, is the current level of service adequate?



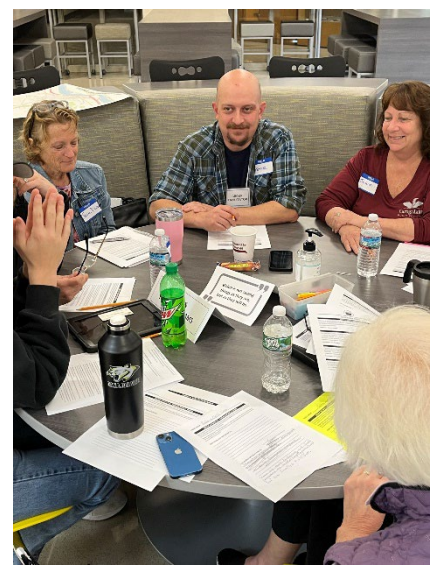
To view the full survey results, including feedback and answers to the open ended questions, please go to www.canjotomorrow.com or scan the QR code at right.



Scan me

CANAJOHARIE COMMUNITY VISIONING WORKSHOP SUMMARY

WORKSHOP FORMAT



The workshop was held on **Saturday, November 4, 2022** at the Canajoharie High School to engage the public and solicit feedback from residents for inclusion in the Comprehensive Plan Update. Upon arrival, attendees were greeted by a member of the Comprehensive Plan Committee and instructed to select one of four focus groups:

HOUSING & COMMUNITY SERVICES: This focus group discussed issues relating to housing in the Village, including housing availability, affordability and condition. In addition, the group discussed issues related to essential community services, such as emergency services (police/fire/ambulance), education, healthcare, and public transportation.

TRAILS & TOURISM: This focus group discussed ways to position Canajoharie as a regional tourism destination, with a focus on the Canalway Trail and river access. The group discussed the type and mix of businesses needed to support a tourism-based economy, and public infrastructure needed to attract visitors and keep them for longer stays. The appearance and condition of the Village's gateways were also discussed, along with marketing and promotion strategies.

DOWNTOWN REVITALIZATION: This focus group discussed strategies to revitalize the downtown business district. The group discussed issues like the condition and appearance of downtown buildings, the availability of sidewalks, crosswalks and other pedestrian infrastructure, as well as parking availability. Downtown events and marketing/promotion were also discussed.

PARKS & YOUTH PROGRAMS: This focus group discussed current and future recreational needs in the community and desired improvements to Village parks including Riverside Park, Wintergreen Park and White Park. The group also addressed issues associated with visitors to the Boiling Pot, and the availability of youth programs and services.

Each group had been preassigned a **FACILITATOR** selected from members of the Comprehensive Plan Committee. Participants were instructed to select someone else from the group willing to act as a **REPORTER** and present the group's findings after each structured activity.

CANAJOHARIE COMMUNITY VISIONING WORKSHOP SUMMARY

ACTIVITY #1: FORMULATING A VISION

Facilitators distributed a handout entitled **ISSUE SUMMARY** to everyone in the group. The handout included a bulleted list of issues & opportunities relating to the group topic that had been identified by the Comprehensive Plan Committee and/or mentioned in the community survey (see Appendix). Participants were asked to review and discuss the list, and note any items to be added.

Next, the facilitators helped the group formulate one or more **VISION STATEMENTS** relating specifically to their focus group topic. The goal of this activity was to articulate a vision for the community that was broad and far-reaching, but not project-specific (that would come later in the next activity). Once every group had finished the activity, the Reporter shared the group's vision statement with the larger audience.



OUR VISION FOR CANAJOHARIE'S FUTURE IS...

HOUSING & COMMUNITY SERVICES

We envision a future where we have affordable housing and daycare for all ages, more public transportation options, and better emergency services, all while keeping our close-knit community feel.

TRAILS & TOURISM

Our vision for the future is to leverage our resources and ease of accessibility to enhance the quality of life for locals. At the same time, we hope to attract more visitors and tourists through community engagement, events and activities, and multiple channels of communication.

DOWNTOWN REVITALIZATION

We envision a future where our downtown is safe, accessible and vibrant. We hope to achieve this vision by reimagining the traffic patterns on Church Street, creating better signage for truck routes and public parking, and attracting more eateries with consistent hours of operation.

PARKS & YOUTH PROGRAMS

Our vision for the future is to provide healthy, safe, attractive and functional park facilities for all ages, and to improve the overall well-being and involvement of community residents.

We also hope to grow our early development and youth programs to maximize safe opportunities for our families and children.

CANAJOHARIE COMMUNITY VISIONING WORKSHOP SUMMARY

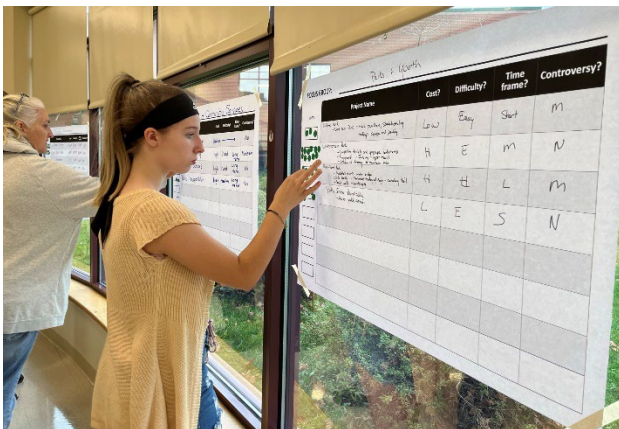
ACTIVITY #2: PROPOSING PROJECT IDEAS

For the next activity, facilitators distributed blank **PROJECT IDEA WORKSHEETS** to all of the participants in their group. Each group was instructed to brainstorm about project ideas and/or specific actions that could help to achieve the desired vision.

Participants were encouraged to limit their discussion to the group topic, and propose projects that were specific, achievable, and measurable. After about an hour of brainstorming and discussion, each group was instructed to finalize their ideas on the worksheets, as well as transcribe the information in a tabular format on poster-sized sheets provided. Once every group had taped their poster paper on the wall, the Reporter for each group verbally summarized the group's projects to the larger audience.



ACTIVITY #3: SETTING PRIORITIES



For the final activity, the workshop facilitator distributed a strip of paper containing six dot stickers to each participant. She explained that each participant would use the stickers to “vote” on the project ideas that they felt should be a priority for implementation. Participants were not limited to one sticker for each project – they could distribute the dots however they saw fit. The goal of this activity was to get an overall indication of the community’s priorities and identify specific projects and for possible for inclusion in the Comprehensive Plan Update.

CANAJOHARIE COMMUNITY VISIONING WORKSHOP SUMMARY

HOUSING & COMMUNITY SERVICES			
ENHANCED EMERGENCY SERVICES			
Votes: 16	This project would involve working with Montgomery County communities to reinstate a local ambulance corps. Enhanced community services would provide 24/7 coverage for our residents to include fire, police and medical services and reduce response time.	Cost	High
		Difficulty	Hard
		Timeframe	Long
		Controversy	None
AFFORDABLE DAYCARE			
Votes: 8	This project involves offering affordable daycare options for newborns through teens, including before and after-school care. Affordable daycare is needed during non-traditional hours (such as weekends and evenings) to support a growing workforce.	Cost	Medium
		Difficulty	Medium
		Timeframe	Medium
		Controversy	None
WORKFORCE HOUSING			
Votes: 5	This project would explore increasing the supply of housing that is affordable for working and middle-class families. This may include new construction or rehabilitation of existing buildings to provide a wide variety of housing options including apartments, townhouses or multi-family buildings.	Cost	High
		Difficulty	Hard
		Timeframe	Long
		Controversy	Moderate
PUBLIC TRANSPORTATION IMPROVEMENTS			
Votes: 3	This project would involve exploring ways to provide better public transportation options for Village residents to get to places of employment, medical appointments and shopping. Preferred options would include scheduled routes or on-demand requests with service provided to all of western Montgomery County.	Cost	High
		Difficulty	Medium
		Timeframe	Long
		Controversy	None

DOWNTOWN REVITALIZATION			
ADDITIONAL DOWNTOWN PARKING			
Votes: 15	This project would involve asking Montgomery County to donate a portion of the remaining Beech-Nut property for additional public parking. It would include the “lawn end” of the site and the strip next to the Liberty building, creating an expanded municipal parking area downtown.	Cost	Medium
		Difficulty	Medium
		Timeframe	Medium
		Controversy	None
WIDEN CHURCH STREET			
Votes: 15	This project would involve working with NYSDOT to widen Church Street by removing or narrowing the brick accent strip separating the sidewalk and the curb, and/or changing the curb configuration to improve on-street parking.	Cost	Medium
		Difficulty	Medium
		Timeframe	Medium
		Controversy	Moderate
BUSINESS RECRUITMENT CAMPAIGN			
Votes: 15	This project would involve working with Montgomery County Economic Development officials to help the Village recruit a small chain hotel (with banquet space and/or a restaurant) to encourage more tourism. A downtown brewery would also improve the economy and have support from locals and tourists.	Cost	Medium
		Difficulty	Medium
		Timeframe	Long
		Controversy	None
DOWNTOWN SIGNAGE ENHANCEMENTS			
Votes: 2	This project would involve doubling the fines for non-compliant truck traffic through the downtown, installing better truck route signage for trucks coming off of the Thruway, and more visible municipal parking signs. It would also involve installing signage for local attractions on the NYS Thruway.	Cost	Low
		Difficulty	Easy
		Timeframe	Short
		Controversy	None

CANAJOHARIE COMMUNITY VISIONING WORKSHOP SUMMARY

TRAILS & TOURISM			
COMMUNITY INFORMATION COORDINATOR			
Votes: 12	This project would involve asking 4 or 5 neighboring communities to contribute to pay the P/T salary or consulting fee for a marketing coordinator. The coordinator would build and maintain a shared website, and coordinate social media posts with relevant information about events, etc.	Cost	Medium
		Difficulty	Medium
		Timeframe	Medium
		Controversy	Moderate
KAYAK KIOSK & DOCK			
Votes: 11	This project would provide an un-manned self-service kayak kiosk and kayak launching dock in the vicinity of Riverfront Park. These kiosks are readily available with touchscreen interfaces and POS capabilities.	Cost	Medium
		Difficulty	Easy
		Timeframe	Medium
		Controversy	Moderate
THRUWAY SOUND BARRIER(S)			
Votes: 9	This project would involve working with NYSDOT to install sound barriers along the Thruway near the riverfront so Riverfront Park could be used for events.	Cost	High
		Difficulty	Hard
		Timeframe	Long
		Controversy	Moderate
TRAIL TO PARK CONNECTION			
Votes: 5	This project would connect existing waterways (Mohawk River and Canajoharie Creek) to Wintergreen Park via Cunningham Road. This would facilitate better access to activities at Wintergreen Park (camping, festivals, picnicking, etc.)	Cost	High
		Difficulty	Hard
		Timeframe	Long
		Controversy	High
“STEP BACK IN TIME” FLYER/MAP			
Votes: 5	This project would involve creating a flyer or map that notes local historical sites and points of interest. A self-guided walk could be created to link Riverfront Park to Main Street to entice boaters to visit local restaurants, shops, etc.	Cost	Low
		Difficulty	Easy
		Timeframe	Medium
		Controversy	Moderate
BIKE RENTAL KIOSK(S)			
Votes: 0	This project would involve setting up self-serve kiosks for bike rentals at Riverfront Park and near the Canalway Trail parking areas.	Cost	Medium
		Difficulty	Medium
		Timeframe	Short
		Controversy	Moderate
CANAL TRAIL CAMPSITES			
Votes: 0	This project would involve developing trailside campsites for cyclists traveling along the Canalway Trail. The campsites would be rustic sites with fire pits and nearby public restroom facilities.	Cost	Medium
		Difficulty	Medium
		Timeframe	Medium
		Controversy	Moderate

CANAJOHARIE COMMUNITY VISIONING WORKSHOP SUMMARY

PARKS & YOUTH PROGRAMS			
WINTERGREEN PARK IMPROVEMENTS			
Votes: 18	This project would involve various improvements to Wintergreen Park, including installing composting toilets and upgrading the existing bathrooms, adding a new playground, and installing fencing by the upper trail. It would also involve contracting with a forester to trim trees and maintain the view of Canajoharie Falls from the overlook.	Cost	High
		Difficulty	Easy
		Timeframe	Medium
		Controversy	None
RIVERFRONT PARK IMPROVEMENTS			
Votes: 15	This project would involve improving Riverfront Park by refurbishing the basketball courts under the Route 10 bridge, adding an information booth, and restoring the docks. It may also include the proposed “marina” component with kayak docks on the western portion of the Beech-Nut site.	Cost	High
		Difficulty	Hard
		Timeframe	Long
		Controversy	Moderate
YOUTH SERVICE ROUNDTABLE			
Votes: 8	This project would involve organizing a roundtable discussion with all of the local providers of youth programming (school district, CYC, JYP, Montgomery County Youth Bureau, etc.) to discuss coordinating the provision of services and performing a local needs assessment to identify potential gaps in service.	Cost	Low
		Difficulty	Easy
		Timeframe	Short
		Controversy	None
WHITE PARK IMPROVEMENTS			
Votes: 6	This project would involve transforming the underutilized White Park into a “next gen” park focused on the needs of area youth. Future improvements could include a music pavilion, skateboarding equipment, and better signage/parking.	Cost	Low
		Difficulty	Easy
		Timeframe	Short
		Controversy	Moderate

CONCLUSIONS & RECOMMENDATIONS

Upon review of the projects identified and the opinions expressed by those in attendance at the workshop, the following initiatives should receive priority consideration for implementation and/or inclusion in the comprehensive plan update:

1. **Improved Parks & Recreation** – Many of the project ideas that garnered the most votes were centered around improving local parks and public recreation. Engaging a design consultant to develop an overall parks master plan (including possible connections between the Canalway Trail and the riverfront) would help create a broader vision that would be more likely to attract public funding.
2. **Improved Community Services** – There seems to be broad community support for improving the quality of both emergency services and youth programming in the Village. Separate roundtable discussions with various service providers would help identify key issues and gaps in service delivery.
3. **Business Recruitment and Marketing** – The idea of pooling resources with neighboring communities to hire a marketing coordinator is an innovative and forward-thinking approach that could reap significant benefits. A similar approach could be taken to grant-writing or grant administration services. At the same time, local officials should continue working proactively with county economic development officials on targeted business recruitment.
4. **NYSDOT Coordination** – It is clear that coordination with NYSDOT is an essential step to addressing the problems associated with truck traffic through the downtown, optimizing parking, reconfiguring Wagner Square and reducing the noise impact from traffic along the Thruway. A walking tour and work session with key staff would be a good starting point.

APPENDICES

DOWNTOWN REVITALIZATION GROUP DOWNTOWN ASSESSMENT

APPENDIX B



Final Comprehensive Plan

9 Maple Street
Liberty, NY 12754
845-292-0461

234-21 41st Avenue
Douglaston, NY 11363
212-239-8293

August 19, 2022

VILLAGE OF CANAJOHARIE, NY

Recommendations for Downtown / Main Street Strategy

DADRAS ARCHITECTS

A) GENERAL / Village-wide Recommendations:

1. NEW Lodging/ accommodations opportunities

-confirm HOTEL feasibility / economics with MJB

a) “micro-hotel” (Hampton Inn, or other), including meeting rooms/banquet hall –for small conferences and weddings/events –including a hotel bar and restaurant

The Village of Canajoharie is in need of additional and improved accommodations and lists this as a priority in most revitalization discussions. The Village seems primed to attract this type of new development because of the lack of competition in the Village proper and for surrounding miles and also, especially, the very convenient and ideal access with the Thruway exit and also visibility from the Thruway which would be very attractive to hotel developers.

A *Hampton Inn* or similar modest hotel brand with a accessory banquet and meeting facilities and a restaurant and bar lounge located on the Main Street in proximity to the museum and the riverfront park and the marina on the beechnut site or property would be ideal for as a catalyst for The village's revitalization effort.

It is important to the success of the hotel and the revitalization effort that the new development is integrated into the existing Main Street in a way that it supports future development on the downtown Main Street corridor as well as Museum and recreational waterfront and Marina activities. The meeting room and banquet facilities can be scaled for small-scale business meetings and conferences as well as for more social events such as weddings, retirement parties, sweet 16 and other celebrations for the local community. Such a hotel and meeting facility would surely add one more quality restaurant to the downtown as well as a bar and lounge that the community can also enjoy and support.

b) create a “room renovation program”, and/or a “Bed & Breakfast District”/opportunities:

The Village should encourage small scale development of opportunities for accommodations by creating a room renovation program and or a bed and breakfast District, which will encourage, help

to market, and support the expansion and development of additional small-scale bed and breakfasts or small-scale ends within the village downtown area;. The chamber of commerce could coordinate and effort to promote the available accommodations in the village and assist in room placement or links to coordinate visitors to the available accommodations

2. New Restaurants /opportunities

- a) identify site(s) on the Main Street corridor (and new marina/ riverfront) and prepare –to attract potential restaurateurs

One of the most requested issues when receiving community input was the desire for more and better variety of restaurants in the downtown and Main Street corridor.

We recommend that the Village strategy include a dedicated effort to encourage opportunities for development of restaurants by proactively identifying sites that are available perhaps assisting in the preparation and permitting of available sites and possibly also attracting restaurants through promotion and proactive contact with potential restaurant tours in the region who might want to locate a second restaurant in the Village as well as new entrepreneurs looking to start with the assistance of the Village.

The restaurants should be located on ground level along the Main Street corridor from the riverfront to Wagner square opening onto public spaces or the Main Street is a positive for public space potential sidewalk or Plaza seating and pedestrian street life. The potential of new public space including potential Marina and development of the Beechnut property also would allow for restaurant potential development in that area based upon those amenities The Marina riverfront the new riverfront boardwalk beechnut site potential hotel and meeting room development.

3. Improve Connections to Trails / Canals / Riverfront Park, and work to attract Businesses supporting Trails/ Canals/River

- a) install acoustic (noise) barriers / earth berms (?) *research options, along Thruway
- b) install wayfinding (and entry/gateway –Welcome) signage and Information
- c) NEW Marina and Canjo Creek waterfront trail –off of the existing Main Street, on this side (south) of the Thruway;
with public access and esplanade;
connection to riverfront park(s);
potential waterfront restaurant and bar
- d) Improve connections / access(?) to Wintergreen Park –at top of Canjo Creek (due south)

The Village currently has many positive assets and attractions such as the museum and library the riverfront the youth center the bicycle and canal trails and Wintergreen Park etc.

Identifying and making the connection to and between these assets would help to encourage greater use and further development.

- a) Almost every group from the community that we spoke to mentioned the loud noise of the Thruway as an existing issue. This is definitely not an insurmountable problem and has been dealt with in many ways in other areas. The Village should consider installing acoustic or noise barriers in the form of Earth berms and landscape as already exists in some areas or physical noise barrier walls which should be sensitively designed so as not to be a negative miles solving the noise problem. Further options should be considered to reduce the noise issue and allow for use and development in proximity to the Thruway which is a positive for the village.

b) We have identified a minimum of four different directions for entry or gateways into the Village north from Palatine Bridge and the Mohawk River, South from Rock Street/ Reed Street and Route 10 East from East Main Street - Route 5S, which includes the Thruway exit and is a huge potential asset for further positive development in the Village downtown, and west along Erie Boulevard - Route 5S.

Each of these for entry points should be treated as positive gateways to welcome visitors and help identify the village downtown and Main Street corridor for everyone. Will you finding signage including maps and directional and informational signage should be developed to help guide both local residents and potential visitors to the many different assets.

Also, it is very important that each of these entry gateways project a positive image for the village and do not appear to be in a dilapidated state or in need of physical improvements, which would project a potential negative image to people as they enter the downtown area. To that end, we recommend the village consider streetscape improvements starting at defined gateways to include: street paving, curbs and curb cuts defining property access and parking lots, street lighting, plantings, benches, and street trees; potential banners for downtown businesses and institutions and the previously mentioned way finding signage.

c) In our research and study we note the proposal for a potential new Marina and Canjo Creek waterfront trail off the existing Main Street on the south side of the Thruway and directly connected to downtown. We recommend that this could be a very positive development if it is designed properly to include physical positive physical connection to the existing Main Street corridor with public spaces and complete public access including an esplanade around the marina, connection to the riverfront Parks, and on the beechnut property site immediately south of this marina proposal potential waterfront hotel with restaurant and bar at street and Marina level to take advantage of this opportunity

d) We noted in our detailed site visit and study at Wintergreen Park is a very positive asset for the village and will used by both residents and local visitors, it is located at the top of kanjo Creek due south of the downtown area and Main Street corridor and we think it should be Village should try to enhance connections in any way possible through improved signage potential pedestrian bicycle paths or even a shuttle bus at peak. Or for festivals etc.

4. Improve Existing Village GATEWAYS:

-Landscape, streetscape, lighting and signage improvements (and “clean-up”)

WEST: Erie Blvd. (5S)

EAST: E. Main Street (5S) + Thruway Exit and access

NORTH: Church Street (10) - Mohawk River and bridge

SOUTH: Rock Street / Reed Street (10)

[*see #3.b) above] The existing Village gateways north, south, east, and west are important access points that **define the village entry and exit** and also provide the **important first impression** to visitors, which has a huge effect on perception of the Village.

We believe that streetscape and landscape lighting and signage improvements should be made to all the Gateways in a consistent manner to enhance their appearance and their function as true entry points.

Streetscape improvements would include: street paving, installation of curbs and specific curb cuts to define property access and parking lots, sidewalk paving, and benches and trash receptacles, and wayfinding signage etc Street lighting, is important and should usually begin at the Gateways to help define the downtown area.

Landscape improvements including street trees planters on light poles planters on the pedestrian area benches and bike racks etc., should also be incorporated in an overall streetscape design. Properties that are in disrepair should also be encouraged to improve their physical condition to project a positive image which is important at these entry points.

B) BEECHNUT FACTORY BUILDING / at current Beechnut SITE

This property site is centrally located and in such an important position to determine the fate of the downtown due to its potential for redevelopment to enhance many positive assets and complete specific missing aspects of the Village's downtown area.

We believe, based on our many years of experience in similar situations and the specific research and input received the Village of Canajoharie that the following elements should be considered for this site and immediate Main Street corridor area connecting:

1. Cultural Center:

- a) Galleries
- b) Theater / performing arts center
- c) Movie theaters (5)
- d) Reception hall

-connection to Arkell Museum (reflecting pool/sculpture?) SHARED public space

Development of a cultural center at this site would fill a missing need for the village and with a strongly planned connection to the Arkell Museum, and further the development of one of the Village's strongest assets. It is important that any development on this site be designed to encourage public space and street uses along the Main Street corridor and even public spaces perhaps connecting to the Arkell Museum's reflecting pool and sculpture area, in a shared public space.

2. Conference Hotel(s)

-possibly (3) at different price points: (e.g.: Garden Inn, Hampton Inn, Hilton)

**including:*

3. Small Convention Center/ Meeting Facilities

– funded by NYS

-with meeting facilities, for small conferences; and banquet facilities, for weddings, etc.

As previously mentioned and recommended accommodations are an important missing element for the village's downtown and we believe that there is great potential including at this specific property site for hotels and related accessory uses even at specific different price points.

The potential reuse of the site could be a real positive and the access on and off the thruway from the east as well as visibility from the Thruway are huge potential positives for the location of such a hotel and conference or meeting center.

4. State Information Center

– run by I LOVE NY

5. Beechnut Historic Factory Tour

-linked to excellent (existing) Arkell Museum exhibit(s)

6. Arkell Museum Store (and Bookstore) –approx. 2,000 sf

-physical connection / presence on Main Street

The existing Arkell Museum is one of the strongest assets for the downtown but we believe that a more direct and physical presence literally on the main street (Church Street) corridor would only enhance the visibility and connection for both local residents and visitors. In our experience, a potential museum store would be a positive connection to the museum itself.

7. Office Spaces –expanded opportunities for more

- a) Incubator
- b) “We Work”-type ?
- c) Live / Work space
- d) Traditional office space

-on existing Main Street “corridor”, ABOVE street level (upper floors)

The last several years have seen a rethinking of workplace design, including how we live and work and use what was traditional office space areas. The Village can take advantage of this opportunity, by identifying and promoting opportunities for office space in both the new development on the beechnut site upper floors specifically, and especially in the existing buildings along the (Church Street) Main Street corridor between the riverfront and Wagner Square -in the second and third floor spaces above.

8. Expanded Youth Center –to Technology Center

-working with existing, excellent Youth Center, and Parks & Rec./ Schools

C) RE-SHAPING THE SQUARE / at Wagner Square area

The Wagner square area is the historic Southern end of what we have identified as the main street Church Street corridor and has potential to reinforce the downtown district with positive developments. We believe the following elements should be considered for this important effort:

1. New Buildings on the West Side of the Existing Wagner Square area

- a) Beechnut Hotel (Hotel Wagner) re-created structure
- b) Building on Bank Property
- c) Expanded Public Space(s)
- d) Re-Making the Traffic pattern

Currently, historic Wagner square is physically open, and lacking in urban space definition and uses. We recommend that the Village consider potentially recreating a physical structure on the historic Hotel Wagner site -to help restore the physical space of the square, potentially

encouraging building on the bank property currently and open space, specifically designed for expanded public spaces that will encourage pedestrian use and retail and restaurant and office traffic in the downtown and reconsidering the existing traffic pattern for both vehicular safety and to enhance pedestrian and bicycle traffic safety for everyone, with the intent of improving a downtown area for local residents, and visitors to frequent existing and potentially new businesses.

2. New Chamber of Commerce Offices

-located with a presence on existing Main Street corridor

The Chamber of Commerce should have a presence on the existing Main Street corridor with a street front office space to help in directing local residents and existing businesses, all potential visitors and tourists, as well as to receive and help connect potential new businesses looking at opportunities in the downtown area.

3. Expanded Rail Trail and Canal Trail connections, and opportunities

The existing rail trail and canal trail are huge assets for the village and opportunities for the downtown area to connect and potentially develop supporting businesses to help serve. This might include bicycle stores equipment and repairs and rentals etc, hiking and walking outfitters, canoe kayak and boating supply retailers to serve both local residents, regional opportunities and potential new visitors/customers who are taking advantage of this unique asset connecting through the Village's downtown and Main Street.

4. Expanded Village Information Center

—with digital display (already being installed)

5. Restoration of Town Square (Canjo's "Flatiron" building)

The existing historic buildings currently surrounding Wagner Square should be encouraged, and assisted, to improve their building facades and storefronts in order to better take advantage of the planned redevelopment of the area. Street level uses should be encouraged as retail and restaurant related only, with potential office and residential uses only on the upper floors of each building.

6. Art Spaces

—dropping of the "New Year's Beechnut"

-opportunities for galleries on Main Street corridor, and public art/sculpture in shared parks and new public spaces

7. Expanded Playground Opportunities

-and connections to other parks and recreation, trails and parks, and schools

8. Expanded Youth Center *see A, #8 (above)



Following are some possible “big ideas” for the Village of Canajoharie to consider and explore, as based on materials review, on-site visit, stakeholder focus group as well as secondary-source research:

INTRO:

With its inventory of small storefronts, its lack of on-site parking and its absence of relevant co-tenancy, Canajoharie is very unlikely to attract the interest of “commodity” retailers – those selling largely interchangeable goods and services, which consumers generally patronize on the basis of convenience.

Indeed, a number of these businesses are already located along State Route 5 on the Palatine Bridge side of the Thruway: Price Chopper, Save-A-Lot, Walgreens, Tractor Supply Co., Dollar General, ACE Hardware, Auto Zone and others. Many others sit further afield, in Johnstown and Amsterdam.

Instead, the most promising concepts are ones that can achieve “specialty” appeal, with products and/or experiences that cannot easily be found elsewhere in the region or that are only available at weak/vulnerable incumbents. Effective market positioning, though, is necessary *but not* necessarily sufficient.

In a metropolitan area, such businesses can tap a large pool of potential customers in relatively close proximity. In a low-density setting like the Mohawk Valley, however, they must be capable of generating visibility and attracting customers from much farther afield. Some particularly savvy and creative merchants, like Lee’s Gifts, might be able to do so, but for most, it is a tall order in the absence of a major demand-generating anchor. Indeed, the foot traffic and the many shops in Skaneateles’ quaint village center would likely not exist without the chief attraction of the lake.

Obviously Canajoharie does not have a lake, yet some sort of larger-scale draw is not entirely unrealistic there given the opportunities presented by the Beech-Nut site as well as the visibility and access to Thruway traffic, with the only exit along the roughly 30-mile stretch between Fultonville and Little Falls.

Following are a few possibilities, longshots perhaps but falling squarely within the “high-risk, high-reward” category:

I. Indoor waterpark resort.

These destinations, which typically include additional amenities such as restaurants, spas and retail, attract young families on a year-round basis. After a difficult 2020 and 2021, the category is enjoying a recovery this year and in growth mode once again.

The closest such resort is Six Flags Great Escape Lodge and Indoor Waterpark, roughly 1 ½ hours away along I-87 just south of Lake George. Others, like Hope Lake Lodge and Indoor Waterpark (in Cortland) and the three-year-old Kartnite Resort & Indoor Waterpark (in Monticello) sit well over two hours away.

The industry leader is Great Wolf Lodge, which operates close to twenty resorts across North America, with its newest ones containing 80,000 to 125,000 sq ft indoor waterparks and 400 to 700-room hotels. Its closest location is in along I-80 in the Poconos; it has been looking at Chester, NY, near Woodbury Commons, though again, that's more than two hours away.

Also, more than half (57%) of the 148 indoor waterpark resorts in the U.S. and Canada are independently-owned, like Kartnite. Success with this model, however, is contingent on unique and immersive theming, well-executed.

The next step would be a feasibility study, to determine if there is enough of a market for such a concept and whether it would be likely to secure financing, often the steepest hurdle with these projects.

II. Outdoor sporting-goods retailer.

This category has continued to expand through the pandemic, owing to several factors, including the boom in outdoor recreation amidst the need to socially distance.

That said, it has consolidated in the last half-decade, most notably in Bass Pro Shops' 2017 acquisition of Cabela's Sporting Goods. And Canajoharie sits within the long shadow of the Bass Pro store roughly 40 minutes away in Utica.

Furthermore, most of the larger players prefer locations in more urbanized areas, near other big-box retailers; very few are willing and able to stand alone.

One possible exception is Utah-based Sportsman's Warehouse, which is in growth mode and debuted in the state with a 2019 opening at Rochester's Marketplace Mall. However, with a specialty in shooting sports, it would compete directly with Canajoharie's McCarthy Guns.

Another is the IL-based Camping World, the country's largest retailer of recreational vehicles and related products (e.g. camping gear). Owned by Marcus Lemonis, star of CNBC's *The Profit* (along with Gander RV and Outdoors, formerly known as Gander Mountain), it has been expanding aggressively in recent years.

III. Destination flea market.

These can pull from tremendous distances because they offer a compelling combination of value and discovery, tapping the enduring appeal of the "treasure hunt", which consumers still prefer to experience in a physical setting (versus online).

Of course such attractions need to be expertly marketed and effectively managed, but at the same time, they are not capital-intensive and can serve as a (traffic-generating) holding use until higher-value redevelopment becomes feasible.

However, with the nation's largest owner of the format, CO-based United Flea Markets, focused on the acquisition and management of existing flea markets, developers of new ones tend to be more localized in orientation.

Take Tony Soprano, for instance. (Yes, that's his name). Tony is the marketing coordinator of the privately-owned Phila Flea Markets, which organizes and runs flea markets at numerous locations in and around Philadelphia. (I can put you in touch).

IV. Unique travel plaza.

Travel plazas on interstate highways tend to be utilitarian, uninspiring places. Recently upgraded ones might offer a bit more spit and polish, perhaps some contemporary food and beverage options, but rarely anything all that distinctive.

The new Thruway travel plazas will incorporate “access to Taste NY farm markets” and some will offer food trucks, but the selection of eateries will still largely focus on national brands like Chick-fil-A, Shake Shack, Panera Bread and Starbucks Coffee.

To some degree this is understandable, yet one would imagine that a small but meaningful percentage of the motorists along the Thruway might be interested in offerings that are more unique and specific to the locale.

Imagine a quasi food hall that showcases upstate New York’s many regional food specialties (e.g. Utica’s chicken riggies, Binghamton’s spiedies) and brands (e.g. Syracuse’s Dinosaur Bar-B-Que, Skaneateles’ Doug’s Fish Fry) etc.) as well as its craft beverages (e.g. Saranac, Ommegang, Empire, Think Coffee, etc.).

Canajoharie seems well-located to take advantage of this market vacuum given its direct Thruway access. The developer/impresario would likely come from one of upstate’s larger cities and again, marketing will be critical, with possible inspiration from the clever approaches of Little America and Wall Drug.

V. High-culture destination:

On paper, the Arkell Museum brims with potential as an anchor, given the quality of the collection: it might just need more resources for additional capacity and marketing, to be secured perhaps by outreach to and deeper involvement with nearby colleges like Colgate, Hamilton and Union as well as locally-invested cultural heavyweights such as the Cooperstown-based Francesca Zambello (artistic and general director of the Glimmerglass Festival, at Otsego Lake), who, with her wife Faith Gay, has also started buying property in Otsego County. (Again, I can put you in touch).

Unlike, however, the Hudson Valley, this region does not lie within a couple of hours from New York City and contain large numbers of affluent, highly-educated second-home owners, presenting challenges from demand and fundraising perspectives. Canajoharie, after all, is not exactly teaming with buyers and collectors that can sustain art galleries. Also, the approach of “importing” a market from elsewhere – from downstate, no less -- might rub some the wrong way.

On a slightly less ambitious note, Canajoharie can set its sights on the development of a modestly-sized cluster of contemporary food and beverage concepts, similar to what Fort Plain has been able to do in its Downtown (e.g. The Table at Fort Plain, Sleepy Forest Bakeshop, Highwheeler Coffee, etc.) – even without the direct Thruway access.

Possible operators would include these existing business owners (perhaps interested in opening another concept) or recent graduates from Cornell’s venerated School of Hotel Administration. The County would need to play a pivotal role with forgivable loans that can help to fund the build-out costs, on the grounds that a scratch-built kitchen represents a permanent investment in a space that would outlast a failed tenant(s).

VI. Canajoharie's "one-off"?:

Finally, many small towns across the country have managed to leverage either their own favorite sons or idiosyncratic ideas to great effect.

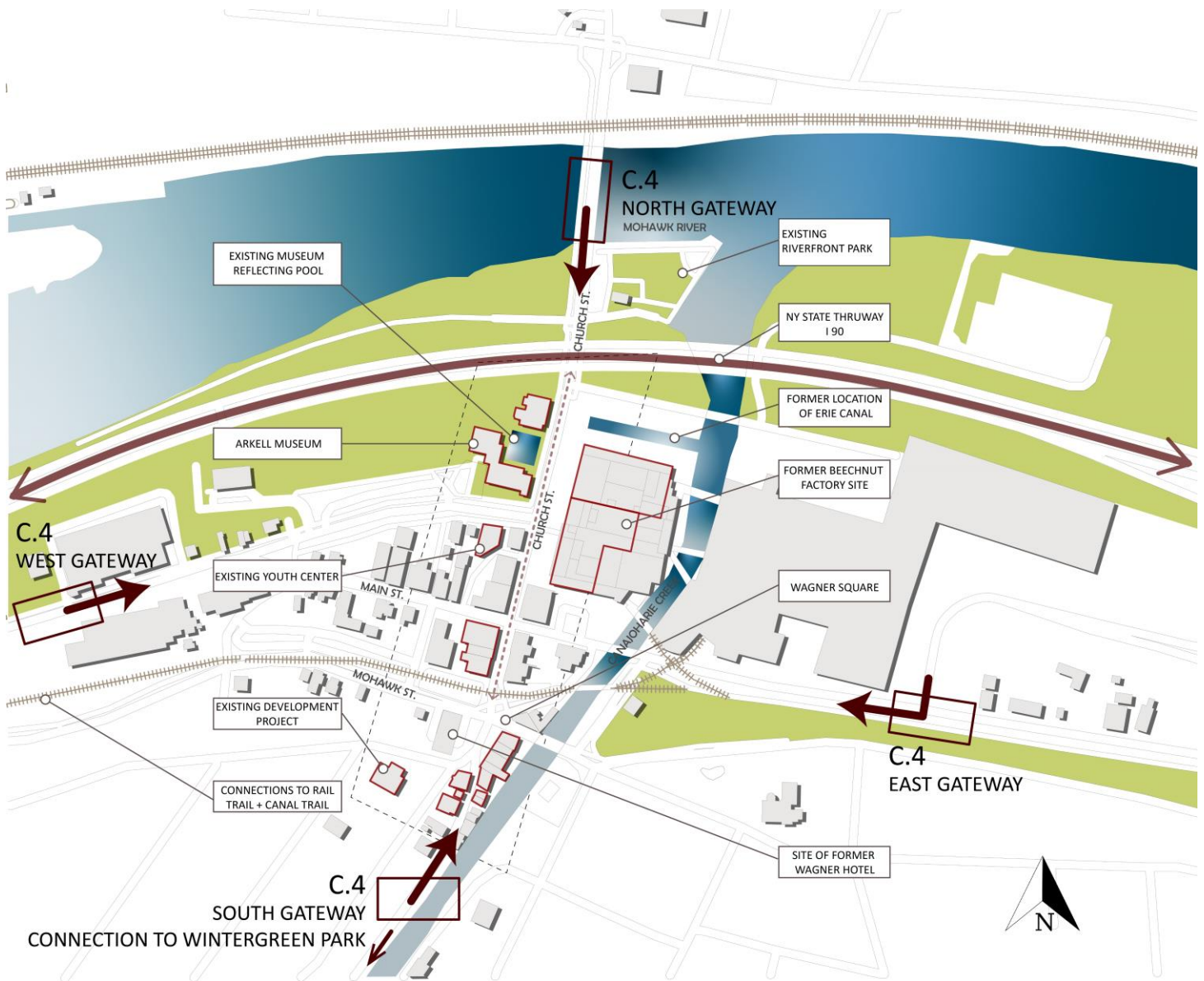
The tiny town of Pawhuska, OK (pop: 3,600) was transformed into a tourist destination by locally-born lifestyle mogul Ree Drummond, a blogger and *Food Network* host (as the "Pioneer Woman") who opened The Pioneer Woman Mercantile store and eatery, which draws 6,000 visitors on an average day, as well as other restaurants and a small hotel.

Meanwhile, the Mayor of the small industrial burg of Whiting, IN (pop. 4,800) approached David Raymond, the creator of The Philly Phanatic, Gritty and roughly 130 other sports mascots, who proceeded to build the Mascot Hall of Fame children's museum there, along with a permanent home for his mascot-training "Boot Camp."

What is specific *only* to Canajoharie or can be embraced as its own, then utilized as the basis for a larger draw that drives visitation and foot traffic?

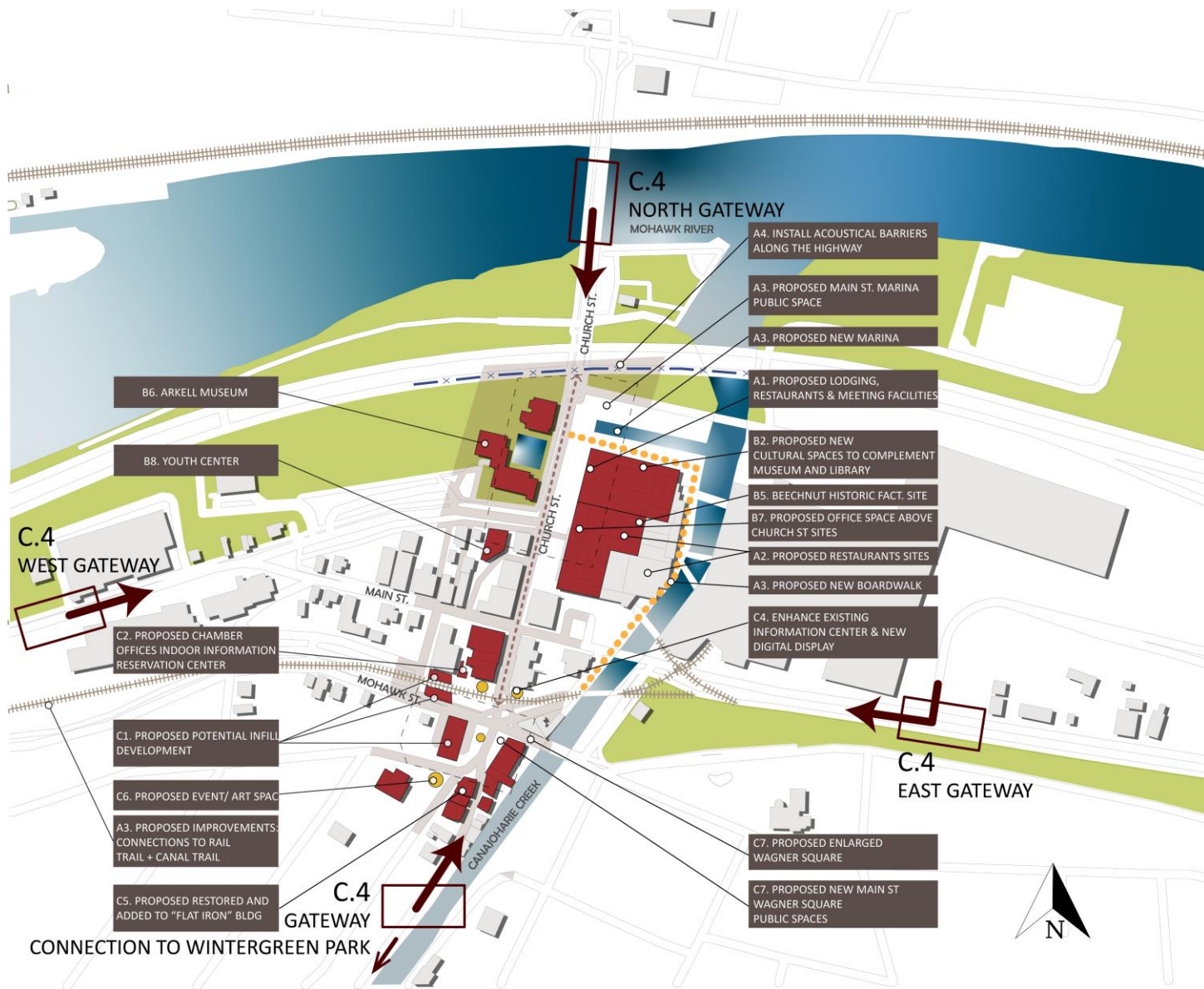
Michael J. Berne / President, MJB Consulting / 917-816-8367
/ www.consultmjb.com / mikeberne@consultmjb.com

Retail Contrarian Blog: <https://www.linkedin.com/in/michael-berne-9179442/detail/recent-activity/shares/>



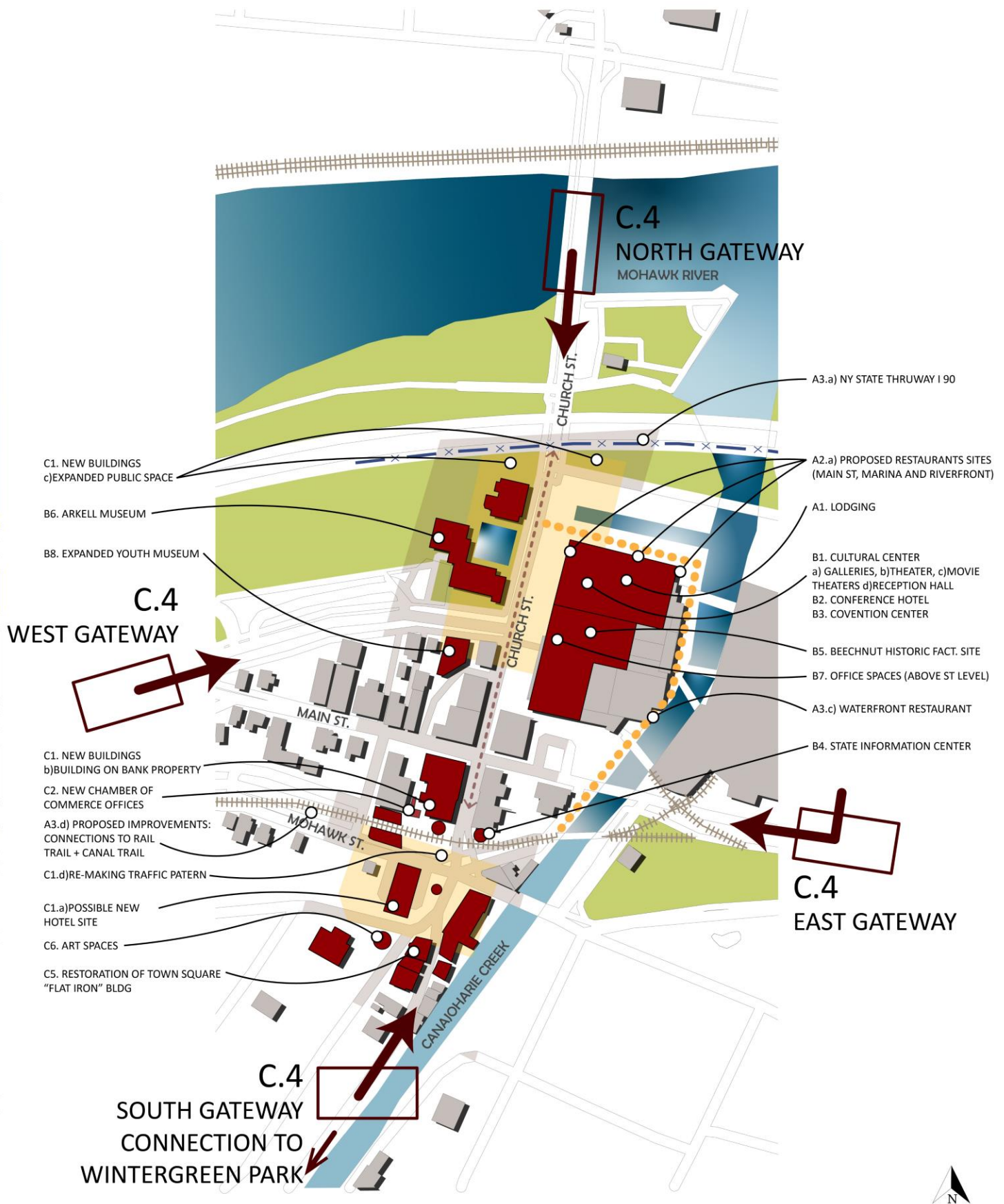
VILLAGE of CANAJOHARIE

Existing Downtown



VILLAGE of CANAJOHARIE

Proposed Downtown Strategy Recommendations



VILLAGE of CANAJOHARIE – ZOOM-IN Proposed Downtown Strategy Recommendations

APPENDICES

SCHEDULE OF USE REGULATIONS

APPENDIX C



Final Comprehensive Plan

SCHEDULE A

Schedule of Use Regulations

KEY

P = Permitted use in specified district

SP = Special use permit required from the Planning Board

X = Prohibited use in the specified district

Residential Uses, General Uses and Accessory Uses							
Structure/Land Use	R-1	R-2	R-3	B-1	G-1	M-1	WD
RESIDENTIAL USES							
Single-family dwellings (detached)	P	P	P	X	X	X	X
Two-family dwellings	SP	P	P	X	X	X	X
3 or 4 family dwellings	X	SP	SP	X	X	X	X
Multiple family dwellings	X	X	SP	X	X	X	X
Mixed Use	X	X	X	P	SP	SP	X
Rowhouses; Townhouses	X	SP	SP	X	X	X	X
Mobile Home Parks	SP	X	X	X	X	X	X
Group Homes	SP	X	X	X	X	X	X
GENERAL USES							
Churches and similar places of worship	P	P	P	X	X	X	X
Cultural Institutions (library, museum, etc.)	SP	SP	SP	P	P	P	P
Municipal Buildings	X	X	X	SP	SP	SP	SP
Public camps or campsites	SP	X	X	X	X	X	P
Public Parks & Recreational areas	P	P	P	X	X	X	P
Public Schools	P	P	P	X	X	X	X
Public Service Facilities	SP	SP	SP	P	P	P	P
Social, recreational & fraternal organizations	X	X	X	P	P	X	X
ACCESSORY USES							
Accessory apartments within single-family dwelling	SP	SP	SP	X	X	X	X
Farm Stand	X	X	X	P	X	X	X
Home occupations	SP	SP	SP	X	X	X	X
Private garages & sheds	P	P	P	X	X	X	X
Signs	P	P	P	P	P	P	P
Outdoor dining	X	X	X	SP	SP	X	X
Outdoor storage	X	X	X	SP	SP	SP	X

Business & Commercial Uses							
Structure/Land Use	R-1	R-2	R-3	B-1	G-1	M-1	WD
Artist studios & art galleries	X	X	X	P	P	SP	SP
Automobile repair facility or body shop	X	X	X	X	SP	P	X
Auto and vehicle sales/rental	X	X	X	P	P	P	X
Banks and savings or loan institutions	X	X	X	P	P	P	X
Bar, tavern or nightclub	X	X	X	P	P	P	X
Bed & Breakfast	SP	SP	SP	P	P	X	X
Car Wash	X	X	X	X	P	P	X
Commercial Recreation (Indoor)	X	X	X	P	P	P	X
Commercial Recreation (Outdoor)	X	X	X	SP	P	P	X
Day care center or nursery	SP	SP	SP	P	P	X	X
Drive-thru facility	X	X	X	SP	P	P	X
Dry cleaning and laundry establishments	X	X	X	P	P	P	X
Equipment Rental	X	X	X	SP	P	P	X
Farm Operation	P	P	P	X	X	X	X
Farm implement sales or service	X	X	X	X	P	P	X
Food Service Establishments	X	X	X	P	P	P	X
Fruit or vegetable markets	X	X	X	P	P	P	X
Funeral Homes	SP	SP	SP	P	P	P	X
Gasoline service stations	X	X	X	X	SP	X	X
Hotels or motels	X	X	X	P	P	P	X
Health club or gym	X	X	X	P	P	P	X
Kennels	X	X	X	X	P	P	X
Medical or dental clinics	X	X	X	P	P	P	X
Mixed Use	X	X	X	P	SP	SP	X
Nursing or convalescent homes	SP	SP	P	X	X	X	X
Personal service establishments	X	X	X	P	P	P	X
Pharmacies	X	X	X	P	P	P	X
Printing or publishing establishments	X	X	X	SP	P	P	X
Private or vocational school	SP	SP	SP	SP	SP	X	X
Professional offices	SP	SP	SP	P	P	P	X
Retail Stores	X	X	X	P	P	P	X
Self-storage facilities	X	X	X	SP	P	P	X
Shopping Center	X	X	X	X	SP	X	X
Theatres	X	X	X	P	P	P	X
Veterinarian's office; animal hospital	X	X	X	X	P	P	X

Industrial & Manufacturing Uses							
Structure/Land Use	R-1	R-2	R-3	B-1	G-1	M-1	WD
Agribusiness	X	X	X	X	SP	P	X
Artisan Manufacturing	X	X	X	SP	SP	P	X
Breweries & Distilleries	X	X	X	SP	SP	P	X
Bulk fuel sales or storage	X	X	X	X	X	P	X
Business Park	X	X	X	X	P	P	X
Light Manufacturing	X	X	X	X	SP	P	X
Lumber yards & contractor's storage	X	X	X	X	X	P	X
Machine Shops	X	X	X	X	SP	P	X
Research & Development facilities	X	X	X	X	X	P	X
Warehousing & distribution	X	X	X	X	X	P	X
Wholesale businesses	X	X	X	X	SP	P	X

APPENDICES

PUBLIC COMMENTS ON THE DRAFT PLAN

APPENDIX D



Final Comprehensive Plan