

TOWN OF WILLSBORO

HAMLET AREA

REVITALIZATION PLAN

September 15, 2000

This plan was prepared with assistance from:

- The New York Department of State Local Waterfront Revitalization Program
- The Town of Willsboro
- The Willsboro Development Corporation
- The New York Planning Federation Rural New York Program
- The Essex County Department of Community Development and Planning.

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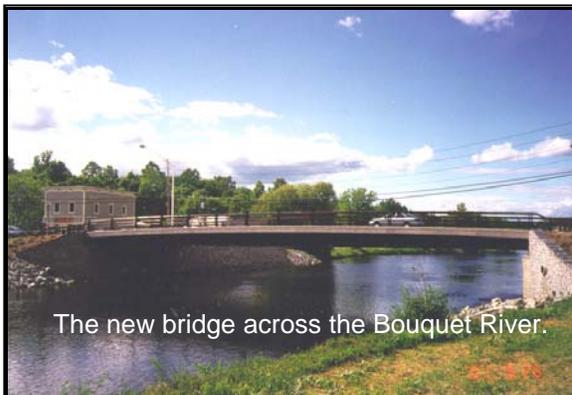
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Chapter 1 Introduction

The Town of Willsboro seeks to revitalize the waterfront along the Boquet River and the historic hamlet area along Main Street. This area has traditionally served as the commercial center for the community as well as the center for service based industries. However, improved transportation to larger regional shopping centers such as Plattsburgh have shifted focus from the hamlet area as the principal destination for purchase of goods and services. Residential uses in the area continue today and their renovation and improvement represents an opportunity to add to the revitalization of downtown.



In recognition of the increased vacancies and presence of underutilized properties, the Town of Willsboro secured funds from the New York Department of State to develop a plan for revitalization. Working with the Essex County Planning Department the Town was successful in receiving a grant to undertake a plan for revitalization.



The Hamlet's focus on revitalization is timely as the New York State Department of Transportation has recently completed the rebuilding of a section of Main Street including the bridge over the Boquet River. This project also included construction of new sidewalks, drainage, lighting and landscaping. The early work elements of the hamlet plan involved working with the Town on adjustments to the design of the sidewalks and landscaping included with the rebuilding of the bridge. This major improvement to a key element of downtown's infrastructure sets the stage for other revitalization initiatives.

The voter's approval of a new high school to replace the existing school on School Street is another significant event. The voters also approved demolition of the existing school building. This will provide opportunity to redevelop over 9 acres of property within the downtown area. Depending on the end use the redevelopment could expand the Town's tax base and bring new employment opportunities.

Goals and Objectives

Based upon the initial discussion with Town and County officials the following preliminary goals and objectives were established for the hamlet revitalization plan:

Goal: To integrate an enhanced waterfront into the fabric of the community.

Objectives

- To optimize the use of vacant and underdeveloped parcels along the river.
- To encourage physical and visual access to the river.

Goal: To provide a physical and economic environment conducive to desirable development.

Objectives

- To identify businesses that will thrive while benefiting both residents and tourists.
- To improve the structural and aesthetic quality of existing commercial buildings.
- To identify economic incentives for expansion of existing businesses and introduction of new businesses.
- To coordinate efforts with area economic development agencies.

Goal: To improve the structural and aesthetic quality of existing residential buildings.

Objectives:

- To fund a structural rehabilitation/reconstruction effort.
- To undertake a façade restoration program.

Goal: To improve the area's transportation network.

Objectives

- To provide adequate parking.
- To enhance the safety of pedestrian and bicyclists.
- To incorporate area amenities into the transportation network.

Study Area Boundary

Utilizing identified study goals and objectives and consulting area maps, the project study area was defined to be south of the junction of NY Route 22, Middle Road and West Road to an area near the junction of NY Route 22 and Mountain View Drive. The study area follows NY Route 22 and also incorporates School Street and Mill Road. Only parcels with road frontage are included. (See Study Area Inset below)



Issues Specific to Project Area

The following is an annotated list of issues pertinent to the project. At the outset of the project, specific issues were identified for consideration. See the Project Outline in Appendix A for a summary of the project milestones and information to be provided with the development of the plan.

- **NYSDOT Bridge Reconstruction.** The LA Group should review and comment on NYSDOT bridge plans. The Town wants the finished bridge to complement and enhance the river and historic hamlet area.
- **Grist Mill.** This historically significant structure is falling further into disrepair.
- **Building-Related Information.** Very little information (i.e., blue forms, etc.) exists.
- **Sources of Information.** These were identified and assessed for their usefulness.
- **Grants/Programs. .**
 - Lake Champlain Basin Program
 - Community Development Block Grant (CDBG)
 - Empire State Development (ESD).
 - TEA 21, Enhancements and Scenic Byways
 - Department of State, Local Waterfront Revitalization Program
- **Development Ideas.**
 - Create the Gilliland Trail to connect the Hamlet with Noblewood

- Outfitter/rental store – e.g., canoes and bicycles – provide renters with box lunches
- Micro-enterprise venture
- Reuse of school building or site (hotel, inn, rentals, senior housing)
- **Market Study.** Need to devise methodology. Goal is to identify businesses that are needed/wanted by residents and visitors. Suggest a three-prong approach: downtown business owners, downtown property owners, and patrons.
- **School.** Proposal to build new school on Farrell Road. The ramifications of such a move on the historic hamlet area was discussed – reduced flow of people into and out of the area, new use for the building or site (see above).
- **Grand Union Grocery Store.** The business is very important to the survival of the historic hamlet area.
- **Burial of Utility Lines.** Local New York State Electric & Gas employees have indicated their support of the effort.
- **Willsboro Development Corporation.** The group discussed possible role(s) of this organization.

Chapter 2 Community Profile

Location, Size and Natural Features

The Town of Willsboro is situated in the northeastern section of Essex County. (See the Regional Location Map Figure 2-1) The Towns of Chesterfield, Lewis, and Essex border it on the north, west, and south, respectively. Lake Champlain forms the Town's eastern boundary. The Town and County are in the east-central portion of the Adirondack Park. The hamlet of Willsboro, where the study area is located, straddles the Boquet River in the east-central portion of the Town.

The Town is 72 square miles in area and has a year round population of 1,736 people (1990 Census). This represents 4.7% of the County's total populations of 37,152 people (1990 Census). US Census figures show that the Town's population has decreased by 23 people between 1980 and 1990.

The Town of Willsboro has both forested and non-forested lands which had been cleared for agriculture. In addition to Lake Champlain, there are two sizeable lakes within the Town's boundaries - Long Pond and Highlands Forge Lake. The North Branch and South Branch of the Boquet River converge in the Town of Willsboro, south of Willsboro hamlet. The River flows north through the hamlet then swings southeast before emptying into Lake Champlain. There are numerous smaller streams and brooks that flow, in part or in their entirety, through the Town. Willsboro Point is a prominent peninsula, which juts northward into Lake Champlain thereby creating Willsboro Bay to the west.

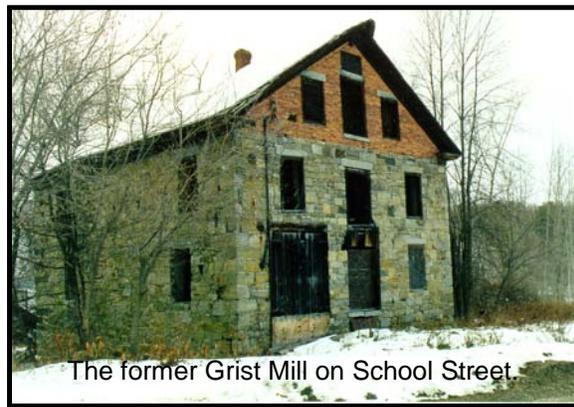
Topography in the Town varies. While the eastern part of Town is relatively level with some rolling terrain, the western portion of Town has a more rugged and mountainous character. An exception to this is the land along the North Branch of the Boquet. These lands are relatively level.

History and Economy

In 1764 William Gilliland, a New York City merchant, purchased 15,000 acres of land along the Boquet River which included the Town of Willsboro. Gilliland oversaw the creation and development of the settlement until he and others were forced to flee at the hands of Benedict Arnold and the Revolutionary War. By 1784, the former residents had returned and begun reconstruction of the settlement.

Early industries included agriculture, lumbering, and associated saw and gristmills. The area prospered due to an abundance of natural resources and access to overland travel route. Adjacent Lake Champlain provided over-water travel routes and access to distant places and markets.

In the present day Willsboro hamlet, two men started the Willsboro Iron Works utilizing an ore bed and dam built by William Gilliland. The Works fabricated items for both the military and industrial sectors. In its 82 year history, the Willsboro Iron Works became one of the best know forges in the United States and Canada. The forge closed in 1883.



The former Grist Mill on School Street.

The War of 1812 also played a role in the Town's history. In 1814, British soldiers sailed up the Boquet River and captured the Hamlet of Willsboro. The local militia quickly drove back the British forces to the Four Brothers Islands where they buried their dead.

In 1884, the Champlain Fiber Company (later known as the Willsboro Pulp Mill) kicked off the Town's second industrial era with the opening of a mill designed to produce pulp paper. The Boquet River supplied the mill with needed water and power. Nearby forests were the sources of poplar trees. Later in the mill's history, pine trees and then hardwood, both from Canada, were used in the manufacturing process. The Pulp Mill played a vital role in the Town's economic, social, and cultural history. The mill closed in 1965 and the property was broken up amongst several parties. Tambrands Corporation purchased the mill's wood-yard and built a factory. The Ashline Fruit Company purchased the mill-site for warehouse and office use. The Town of Willsboro assumed ownership of the area below the falls where black ash, a by-product of the mill's manufacturing process, was deposited.

By the mid-1880s Willsboro Point had become popular with tourists and, later, summer residents. This new component of the Town's economy signified a growing economic diversity. The construction of a fish ladder on the Boquet in 1982 is part of New York State's program to restore Lake Champlain's salmon fishery. It attracts many fish enthusiasts to Willsboro hamlet.

Today, the Town of Willsboro has several important industries. Major employers include NYCO Minerals, Inc. with 104 employees, Commonwealth Home Fashions (80 employees), Willsboro Central School (78 employees), and Champlain National Bank (30 employees).

Transportation Systems

The Town of Willsboro has ready access to major interstate roadways, shipping, and rail. I-87, also known as the Northway, is accessible both north and south of Willsboro hamlet. South of Willsboro, there is access to a ferry connecting the Hamlet of Essex to Charlotte, Vermont, just south of Burlington. Both passenger and freight trains pass through the Town of Willsboro. The nearest passenger stations are in Westport and Port Kent (seasonal).

Demographic Projections

In order to project the opportunities within the Willsboro study area through 2010, three fundamental categories are considered, population, households and income.

Population projections are key to planning as they influence land use patterns and market demand. Population projections prepared, in 1997, by the Lake Champlain-Lake George Regional Planning Board utilized a Log-Linear Model. The population increases predicted for Essex County were as follows: 37,729 for 2000, 37,862 for 2010 and 37,971 for 2020. Predictions for the Hamlet are 1,760 for 2000, 1,763 for 2010 and 1,766 for 2020.

In order to make additional predictions, the LA Group utilized census data from the past 80 years to develop average growth rates for the following demographic categories. Countywide, the number of households, based on recent trends, is projected to increase slightly through the same period. From 1980-1990, the number of households increased by 6.54% from 12,789 households in 1980 to 13,721 in 1990. As a conservative measure the percent of increase for projection purposes was rounded down to 5%. The result is a projected number of households in 2000 of 14,407 and 15,127 in 2010. It is expected that seasonal households will continue to be the greatest influence on the increase in total households.

Income on a per capita basis, Essex County has demonstrated a trend of steady increase from 1980-1996. Per capita income has risen from \$5,798 in 1980 to \$11,354 in 1990, to \$17,654 in 1994, to \$18,724 in 1995 and \$19,317 in 1996. In order to provide a basis for projecting income the trends in per capita income were reviewed for the period referenced above. The trend demonstrated an annual average increase of 3%. This percentage increase was applied to establish projected per capita income through 2010. At this level of annual increase per capita income is projected to be \$21,740 in 2000 and \$41,306 in 2010.

Analysis of the demographic data for the market generally reveals mixed signals in terms of the market and the capacity to grow and sustain commercial land uses in downtown Willsboro. However, consideration for the types of land uses to encourage in the downtown area and the sustainability of those uses must take a wider view of market characteristics to provide accurate direction. Therefore, input from the public during the public meeting and survey results from respondents were considered in making recommendations for land uses in the downtown area.

Chapter 3 Study Area Profile

Description of the Study Area

The study area encompasses that part of Willsboro hamlet considered the historic hamlet or downtown. Only parcels with road frontage are included in the study area. Figure 3-1 illustrates the bounds of the study area. The study area is approximately 61.5 acres. This includes roughly 1.4 miles of roadway.

Ownership and Land Use Patterns

The majority of the parcels within the study area are in private ownership. Land uses include residential, commercial, public, semi-public, office, industrial, mixed, vacant and parking. Table 3-1, below, describes existing land uses by number of parcels and area. Public land uses within the study area include the school, library, and a park. Semi-public lands include churches and associated structures/uses.

Table 3-1
Land Use by Number of Parcels and Area

Use	# of Parcels	Area
Single family residential	32	47.1
Multi-family residential	8	1.8
Commercial	7	19.1
Public & Semi-public (school, churches, parsonages, utilities, parks, library)	10	5.9
Office	1	NA
Mixed (includes 2 partially vacant structures)	7	NA
Vacant (undeveloped)	10	NA
Vacant (developed)	6	NA
Parking (public and private)	2	NA

Source: Essex County Real Property Tax Office

See Figure 3-2 for a map of the existing land uses within the study area.

Currently, there are no water dependent uses in the study area. The State parking lot on School Street provides fishing access to the Boquet River. Its riverfront setting enhances the Town parkland opposite the Grand Union on Main Street. Several eateries on the riverside of Main Street have potential as water enhanced uses.

Existing Zoning and Other Relevant Local Laws

The Town of Willsboro administers a local zoning law. Within the study area are parts of four zoning districts, a General Business District, a Highway Commercial District, and two Residential Medium Density districts. Refer to Figure 3-1 for the Hamlet's Zoning boundaries. The zoning law sets forth the purpose of each district in Section 3.50. The districts' names, in effect, reflect the purposes. For each district, there are permitted land uses and associated area and bulk regulations. The Town of Willsboro also administers subdivision regulations.

Structures Within the Study Area

The study area encompasses 83 parcels of land. While some parcels are undeveloped others contain one or more structures. Appendix B provides a detailed parcel by parcel description of the study area. When available, information regarding historic and current uses, architectural descriptions, square footages, historical significance, structural condition, and parcel-related data are provided.

There are numerous historically significant structures within the study area. One dates back to the mid-1700s and several date back to the mid-1800s. (See Figure 3-1 for location of oldest historic properties) These include:

- The Sayward Residence - 1776 (lot #60) - Site of early telephone exchange and brickyard; Presently a single-family dwelling with apartments
- The Congregational "old stone" Church - 1843 (lot #4) - Remains in operation
- The United Methodist Church - 1846 (lot #68) - Remains in operation
- The Grist Mill - 1843 (lot #26) - Presently vacant
- The Remancus Residence - 1840 (lot #44) - Remains a single family dwelling

Remaining historic structures from the late 1800s and early 1900s performed a variety of functions. The uses, the date of construction, location, and current uses follow:

- Early Residences
 - ⇒ The Stafford Residence - 1880 (lot #58) - Presently a single-family dwelling
 - ⇒ The Shepard Building - 1880 (lot #62) - Presently a multi-family dwelling
 - ⇒ The Roman Catholic Parsonage - 1880 (lot #36) - Presently a parsonage
 - ⇒ The Feeley Residence - 1888 (lot #55) - Presently a single-family dwelling
 - ⇒ The Belzile Residence - 1890 (lot #32) - Presently a multi-family dwelling
 - ⇒ The Deneale Residence - early 1900s (lot #3) - Presently a multi-family dwelling
 - ⇒ Brown House Antiques - 1900 (lot #41) - Presently an antique store
 - ⇒ The Miller Residence - 1900 (lot #45) - Presently a vacant single-family dwelling
 - ⇒ The Anson Building - 1900 (lot #63) - Presently a single-family dwelling
- Commercial/Industrial Uses
 - ⇒ Ice House - 1900 (lot #5) - Presently a single-family dwelling
 - ⇒ Tin Smith's - 1889 (lot #7) - Presently a single-family dwelling
 - ⇒ Hardware Store - early 1900s (lot #9) - Presently a multi-family dwelling
 - ⇒ Pharmacy - circa 1903 (lot #10) - Presently cafe/multi-family
 - ⇒ Ice Cream Parlor - circa 1890 (lot #29) - Presently commercial/multi-family
 - ⇒ General Store and Grocery Store - circa 1890 (lot #30) - Presently vacant commercial/residential
 - ⇒ Doctor's Office - 1880 (lot #37) - Presently vacant
 - ⇒ Insurance/Funeral Home - early 1900s (lot #64) - Presently an office building
 - ⇒ Gas Station and General Store - early 1900s (lot #65) - Presently vacant
 - ⇒ Clothing Store and Paint Store - 1900 (lot #74) - Presently multi-family dwelling
 - ⇒ Grocery Store and Appliance Store - 1940 (lot #76) - Presently a hardware store, hair salon, and appliance store
- Public Uses

- ⇒ Library - 1929 (lot #14) - Remains in operation
- ⇒ Post Office
 - circa 1890 (lot #29) - Presently commercial/multi-family
 - 1900 (lot #74) - Presently a multi-family dwelling
 - 1956 (lot #75) – Formerly a pizza parlor, recently burned
- ⇒ Grange Hall - 1911 (lot #66) - Presently vacant
- ⇒ School; Fire House; Town Hall - late 1800s (lot # 71) - Presently vacant

- Semi-Public Uses
 - ⇒ Church - 1909 (lot #35) - Remains in operation
 - ⇒ Parsonage - 1870 (lot #69) - Remains in operation

- Miscellaneous
 - ⇒ Early Telephone Exchange 1880 (lot #6) - Presently a single family dwelling

The most important areas from an architectural perspective are those along Main Street, the Library and School area, and the area just west of the Boquet River crossing. Detailed architectural descriptions and assessments are provided in Appendix C.

Transportation Infrastructure

Modes of transport provided for within and through the study area include motorized vehicles, bicycles, and pedestrian. Main Street is part of NY Route 22. West Road, Middle Road and Mountain View Drive are County Routes 68, 66 and 14, respectively. School Street and Mill Road are Town roads. Roadways experience a variety of passenger and commercial traffic.

Within the study area, sidewalks occur along the western side of Main Street (NY Route 22) from the junction with Middle Road to the site of present bridge construction. A defined sidewalk does not exist along some parcel frontages containing wide road cuts. On the western side of the Boquet, there is no sidewalk on what is then the southern or western side of NY Route 22.

With the exception of the State parking area accessing the Boquet River, the study area contains no public parking lots or garages. Several business including the Grand Union, have limited, off-street parking available. There is no signage permitting or prohibiting on-street parking in the study area. In some instances, space limitations make on-street parking difficult if not impossible. Lots 40 and 67 are identified as parking lots on the tax rolls.

Utilities

Public water and sewer are available throughout the study area. According to 1992 mapping, lines tend to run either along the road or beneath it.

The water supply to historic hamlet area is in good condition with no major upgrades needed. A new 10" water main is being installed on the new bridge crossing the Boquet River. The system's capacity is 125,000 gpd. Current usage is approximately 35,000 gpd.

The sewer system in the study area is four years old. It has a rated capacity of 125,000 gpd and an average usage of 35,000 gpd. No problems have been identified and no upgrades are planned.

Market Assessment

The location of the City of Plattsburgh and the intensity of commercial uses in the Town of Plattsburgh provide substantial sources for goods and services to a wide area of the population encompassing Clinton County and beyond. Based on input from the survey and the public meeting, a significant portion of the Essex County and Town of Willsboro population is obtaining goods and services in the Plattsburgh area. Given the close proximity of the downtown area to the broader population of the Town, an appropriate and proportionate mix of viable commercial uses in downtown Willsboro could capture a share of the expenditures currently leaving Essex County and occurring in Plattsburgh. Given the dynamics of the existing situation, the decisions regarding placement of future land uses in the downtown area will have to be made with careful consideration concerning the specific market to be accessed, obtainable market share, expense associated with establishment and long term viability of the proposed use. Some of the factors which affect the viability of businesses within the Hamlet include an increasingly mobile population, improved transportation facilities which increase the convenience of shopping in the Plattsburgh area, and the presence of a stable year round population base.

It is not expected that the current trend of shopping in the Plattsburgh area will diminish. However, properly sized businesses which successfully control overhead expenses, offer specific products meeting the needs of the local population, establish regular and close connection to the local population, and establish regular and close connection to the second homeowner or seasonal resident (which has shown a steady increase in population and household income), can be expected to gain a sustainable share of the market.

In order to accurately recommend land uses that could be supported in the Willsboro market, the following recommendations have been developed in consideration of the resident survey's results, the public input received at the October, 1998 meeting, and trends in the market area. (see Appendix D & E for the Survey Instrument and Results) Given the survey respondents' strong preference for shopping in the hamlet, 87.5%, it is likely that targeted businesses that are proportionally sized and cost competitive with national franchises in Plattsburgh will be successful in the hamlet area. The market demand does not lend itself to the creation of large shopping centers. The following specific recommendations for land uses in the hamlet are a compilation of resident suggestions:

- cost competitive grocery store
- 'family-style' restaurant
- clothing apparel store
- general/department store
- service-related businesses (i.e., medical offices, accountant offices)
- hotel, bed and breakfast, inn
- museum emphasizing the heritage of the community and surrounding region
- fishing and related sporting goods store
- movie theatre
- bakery
- light manufacturing and/or assembly of products that utilize natural resources and can be marketed through a hamlet-based retail outlet
- residential housing consisting of single family dwellings and rental apartments

It is recommended that these new uses utilize existing building stock. The buildings in the hamlet area represent an opportunity to revitalize the area in a scaled and environmentally sensitive manner. The existing building stock is adequately sized to meet the modest demand projected in the demographic analysis. Retention of the existing buildings will also be in keeping with the public's desire to retain and enhance the heritage of the community. Existing buildings should be

restored in accordance with the community's interest in historic preservation. Attention to this detail will only aid local and regional marketing efforts.

One key element to the market assessment and the comments from the public is the Grand Union grocery store. The reference to the "cost competitive" grocery store listed above reflects comments concerning why individuals are traveling to grocery stores outside of the town as opposed to grocery shopping within Willsboro.

The continued presence of the Grand Union is a vital component to the overall revitalization strategy. The continued operation of a grocery store acts as a destination area for residents. As such, a grocery store can provide "spin off" benefits to other retail uses by providing a fundamental daily need. Once downtown for groceries, patrons are likely to fill other shopping needs which provides the potential for building critical mass of goods and services located downtown.

Therefore, proactive steps should be taken to ensure the continued presence of this grocery store in the downtown area. Furthermore, exploration of methods to improve the building, its appearance and its function should be conducted through a joint public/private effort. Benefits would include increased patronage, increased activity, and increased expenditure to the downtown area. To realize these benefits the following steps are suggested:

1. Local officials (Town Supervisor, local development corporation president, etc..) should meet with the corporate and property management from the Grand Union company to begin a dialogue about the need for and benefit of improving the store at Willsboro. Possible topics may include:
 - Building upgrades
 - Façade improvements
 - Improved marketing and advertising campaigns
 - Outreach efforts targeted to attracting the local market
 - Improvements to enhance the look and appeal of the site in keeping with the overall improvements taking place in the Hamlet
 - Discussion of public/private alternative financing to implement the suggested improvements
 - Establishing a time frame for completing the discussed improvements
2. Quantify and list a set of improvements and marketing efforts that are intended to improve patronage and profitability at the Willsboro Store.
3. Pursue financial resources for funding the agreed upon improvements. Possibilities include:
 - IDA banking
 - Local bank participation
 - Gap financing from the Willsboro Development Corporation's revolving loan
 - Sponsorship of a small cities grant application at the store while addressing the blighting influence associated with its current condition.

The ability of the Willsboro market to capture a share of the retail market will be dependent on the success of it's marketing, merchandising, retention and attraction of new consumers, regional event planning, expansion of the seasonal home market and expansion of the year-round resident population. A principal component of the overall revitalization plan is establishment of uses and events, which will appeal to tourists and the increasing seasonal population. A regional marketing program jointly participated in by the Towns and Hamlets in close proximity to the Willsboro Hamlet will broaden the appeal of the area and should have a corresponding effect on sales and sales tax revenue. For example, a regional tourism/marketing promotion might focus on Lake Champlain recreational opportunities and include a group like Keeseville, Chesterfield, Lewis, Willsboro, Essex, and Westport.

In conclusion, a small market consisting of local residents exists to support retail/commercial efforts in downtown. However, the revitalization process is likely to occur over a prolonged timeframe due to the limited demand in the area for additional goods and services over the next twenty-years. Revitalization efforts should begin by targeting businesses proportionately sized to the demand of the local market and those that address the needs of the year-round and seasonal residents and tourists. In order to facilitate the development of these small businesses, the Hamlet may utilize a marketing process that is regional in scope. By working with other areas, marketing and advertising cost are lowered while the combined offerings to potential consumers and tourists are enhanced. Willsboro must seek to provide a better mix of retail services, particularly in the areas mentioned in the surveys and meeting, for its local population while marketing the Hamlet to the region and beyond. As local shops become established, the area will become more attractive not only to local residents but to regional residents and tourists as well.

Chapter 4 Define Future Land Uses

Primary Findings

The findings that resulted from profiles of the study area and market analysis entail several points that are integral to the long-term success of Willsboro's revitalization efforts. These findings are as follows:

- New uses should respond to the demands and/or interests of year round residents, seasonal residents, and visitors;
- Market demands do not justify large scale enterprises;
- New uses and associated development need to recognize, respect and incorporate aspects of those traits that make Willsboro unique e.g., the Boquet River, the fish ladder, and the area's historic character, into their business, site design, and architecture; and
- The quality and operation of the area's appearance, infrastructure and overall functioning are critical.

The proposed land uses as discussed in the previous chapter are illustrated on a map of the study area (see Figure 4-1).

A master plan is provided to comprehensively illustrate the relationships between plan elements (see Figure 4-2 & 4-2.5).

Appropriate Land Uses/Development

The market analysis identified a variety of residential, commercial, business/professional, industrial and cultural land uses that would be appropriate for the Willsboro hamlet. They are:

<u>Residential</u> Single family dwellings Rental apartments	<u>Business/Professional</u> Service-related (medical, accounting)
<u>Commercial</u> Enhancement of existing Grand Union General/department store Clothing/apparel store Theatre Bakery Lodging facility (hotel, B&B, inn) Sporting goods store (emphasis on fishing)	<u>Industrial</u> Light manufacturing and/or assembly (utilizing natural resources and marketing locally)
	<u>Cultural</u> Museum (focusing on heritage of Willsboro and environs)

A concept plan is also provided for the former school site. The size and location of this parcel lends itself to developing a cohesive, planned concept for future use. The concept as illustrated would provide opportunity for establishment of mixed uses (bed and breakfast, commercial, office and residential). The concept plan is illustrated in Figure 4-3.

These uses appeal to year-round residents, seasonal residents, and visitors. (See Appendices D & E for Survey and Results) Quality representation of these uses will encourage Willsboro residents to shop locally and, thereby, support the local economy and local population. It will also attract

area residents and tourists who would otherwise bypass Willsboro or travel through it without stopping. Their business will also enhance the area's economy. The success of the first businesses will be the catalyst that other potential entrepreneurs may be seeking before beginning their ventures.

The phrase "quality representation", used above, refers to the uses' attractiveness, separately and collectively. A passerby may not be tempted to stop and shop if one out of seven businesses are architecturally interesting, aesthetically pleasing, and well maintained. That same person is more likely to stop if seven out of seven businesses are appealing in these ways. If a business utilizes an existing structure of architectural or historical significance, that structure's architectural integrity should be maintained if not enhanced. Any alterations or additions to these structures should be compatible with the existing structure. Similarly, actions taken on the site including signage, parking, lighting, and landscaping, should complement the existing structure and the overall character of the area. (Appendix C provides a description of individual vacant and underutilized buildings and lots and a brief summary of actions needed to improve the structure and its appearance.) The Willsboro Visitor Center is an example of this development method. The visitor center will be located in a vacant Main St. structure which, has historically served several functions in the Hamlet. The original structure, still standing, was constructed c.1852 as the Schoolhouse (Historic Photo No. 1) The building became the Fire House in 1920. (See Appendix F for a Concept Design Plan for the Fire House)

New structures should be designed in accordance with accepted architectural guidelines or parameters. For example, the size, massing, fenestration, and style of a proposed structure should complement those of other desirable structures. The site must be in visual and functional harmony with area parcels. If applicable, the structure and site should take advantage of nearby assets. If the site is along the Boquet River, visual and physical access to the river should be considered. Parking should be carefully sited to minimize negative visual and environmental impacts.

Location

There are 19 entirely or partially vacant parcels in the study area. The school's relocation in the year 2001 will add two parcels to the list. These parcels are described in Table 4-1 on the next page.

Table 4-1
List of Vacant Parcels/Buildings

Lot #*	Description	Location	Parcel Area (acres); Building Area (sf)	Ownership
10	Vacant commercial first floor; apartments second floor	NY22/Mill Street	0.2a; 1,280sf	Private
15**	School (old bank)	School Street	0.3a; 2,314sf	Public
16**	School	School Street	9.2a	Public
17	Undeveloped (forested)	School Street	0.3a	Public
18	Undeveloped (forested)	School Street	0.2a	Public
19A	Undeveloped	Landlocked	0.1a	Public
20	Undeveloped	School Street	1.6a/200a total	Private
26	Vacant grist mill	School Street	0.8a;3,910sf	Private
27	Undeveloped	NY22 (Main Street)	1.7a	Private
30	Vacant commercial first floor, apartments second floor	NY22 (Main Street)	0.4a	Private
31	Undeveloped	NY22 (Main Street)	0.1a	Private
33	Vacant building (was gas station)	NY22 (Main Street)	0.2a	Private
34	Vacant (was single family residential)	NY22 (Main Street)	0.3a; 1,248sf	Private
37	Vacant (was residential)	NY22 (Main Street)	0.5a, 2,480sf	Private
45	Vacant (was residential)	NY22 (Main Street)	1.0a, 1,696sf	Private
61	Undeveloped	NY22 (Main Street)	0.3a	Private
65	Vacant (was gas station)	NY22 (Main Street)	0.2a; 640sf	Private
66	Vacant (was grange hall)	NY22 (Main Street)	0.2a; 3,888sf	Private
71	Vacant (was school, firehouse, town hall) pending Visitor Center restoration	NY22 (Main Street)	0.6a, 3,744sf	Public
75	Vacant (Pizza Parlor recently damaged by fire)	NY22 (Main Street)	n/a	Private
85	Undeveloped	Mill Road	0.3a	Public
89	Undeveloped	School Street	1.0a	Public

*The lot numbers are keyed to the numbers on Appendix B.

**A new school will be built outside the study area. The structure on parcel 15 will remain. The structure on parcel 16 will be demolished.

Needed Improvements to Infrastructure

The recent replacement of the bridge over the Boquet River sets the stage for future infrastructure improvements. It provides quality motorized and pedestrian facilities and is adorned with decorative paving surfaces, appropriate lighting fixtures, and plantings (see perspective rendering in Figure 4-4). The bridge also supports a new 10" wide water main.

While current road conditions in the study area are adequate, Figure 4-2.5 illustrates a proposed new Main Street road configuration. The new Main Street configuration would allow for an expansion of the Main Street pedestrian amenities. This proposal is intended to make the Main Street storefronts more pedestrian accessible and friendly.

The Hamlet's network of sidewalks needs to be expanded to provide for safe passage throughout the study area and to adjacent residential neighborhoods. Where walkways cross points of motorized ingress/egress, a crosswalk should exist to reassure pedestrians and remind motorists. The Concept Master Plan Figure 4-2 shows existing and proposed locations of new sidewalks. Figure 4-2.5 illustrates the proposed and improved sidewalk and riverwalk details.

Costs and Benefits Associated with Desired Development

Realization of the projected development is expected to take a minimum of 25 years. The development will exact some costs and produce a variety of benefits.

Costs can be broken down into three categories:

- costs to residential and non-residential development/merchants;
- costs to the environment; and
- costs to the population.

These costs are both quantitative and qualitative.

Costs to Residential and Non-Residential Development/Merchants

The development of vacant parcels and the redevelopment of existing structures represent “improvements”. When these properties undergo revaluation, their value will have increased. Consequently, their property taxes will increase. The development and redevelopment of parcels will produce temporary inconveniences. Construction-related noise, dust, and traffic will present minor annoyances to both residents and merchants. These temporary inconveniences may result in short-lived reduction in business for local merchants. The introduction of new businesses, depending upon their nature, may create competition between businesses. This competition may spur businesses to change practices, merchandise, service, and/or prices, for example. Appendix C provides a description of individual vacant and underutilized buildings and lots and a brief summary of actions needed to improve the structure and its appearance.

Costs to the Environment

It appears that costs to the environment will be minimal. There will be temporary impacts associated with the development and redevelopment of parcels. Noise, dust, and emissions from construction operations and vehicles will affect noise levels and air quality for periods of time. Erosion and sedimentation control measures will minimize impacts to the Boquet River and the area’s overall drainage system. The development of vacant parcels will reduce open space and eliminate some habitat for some plant and animal species.

Once operational, new development, whether it be residential or non-residential, will increase loads to water and sewage treatment plants and increase the volume of solid waste that is generated. Development will also increase demand for heating fuel (e.g., oil, propane, wood) and result in increased emissions.

Costs to the Population

All of the above impacts also affect the local population. Local residents will sacrifice some peace and quiet and will confront increased traffic, noise, and demand for parking.

Benefits

Benefits of hamlet revitalization relate to:

- economic benefits; and
- quality of life benefits

Economic Benefits

The economic benefits may be identified as increased tax revenues, increased jobs, and increased dollars circulating through the local economy. Projections indicate an additional \$31,920 of tax revenue per year. This figure is conservative as it does not account for increased taxes derived

from redevelopment of existing buildings/structures to maintain historic uses or to adapt them to new uses. Employment projections cite 152 new jobs. This figure is conservative as it considers only those jobs existing during the operations phase. It does not address temporary construction phase jobs. These 152 positions will generate \$2,353,566 of disposable income per year. When the multiplier effect is incorporated, approximately \$4.5 million per year will be added to the local/regional economy. Again, these figures do not represent monies associated with the construction phase of the hamlet revitalization process.

Quality of Life Benefits

There are numerous benefits that will enhance the quality of life in Willsboro. These include:

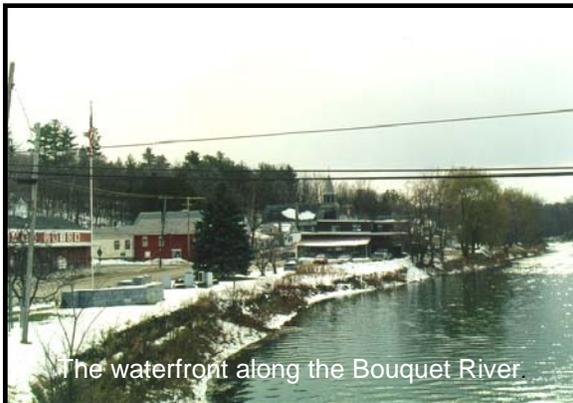
- increased local shopping opportunities;
- complementary architectural design;
- enhanced access to the Boquet River;
- expanded pedestrian circulation network;
- improved parking;
- beautified streetscape;
- diversified residential options; and
- preservation of the historic core of the community

Increased Local Shopping Opportunities

Hamlet revitalization efforts will encourage local residents to patronize local businesses. Rather than driving to Plattsburgh, year-round and seasonal residents will be able to satisfy shopping demands and desires locally. Shopping locally will save time. The personal encounters on the street and in the stores will strengthen the resident’s sense of community.

Complementary Architectural Design

New development and redevelopment will complement the hamlet’s scale and historic character. These changes will improve the physical appearance of Main Street and enhance the experience of those traveling along it.



Enhanced Access to the Boquet River
 The proposed Riverwalk will invite people to enjoy and explore one of the hamlet’s greatest assets. Its multiple access points and links to Veterans Park, Higby Park, and the fish ladder serve to emphasize the hamlet’s cohesive environment. The Riverwalk will provide transportation and recreation alternatives. Users can access businesses, parks, and residences from the Riverwalk. They can also walk; jog, and/or bicycle along it for exercise purposes (see perspective rendering in Figure 4-2.5 & 4-5). The Riverwalk will also enhance existing and future development along the

River. Views of the River and access to the River should be incorporated into riverfront development and redevelopment projects to the extent possible.

Expanded Pedestrian Circulation Network

Extension of the existing sidewalk to the post office links this important community facility to the rest of the hamlet. This will provide safe and appealing access from all land uses in the hamlet area. The proposed Riverwalk also represents an extension of the network.

Improved Parking

Parking improvements will be multi-faceted. Off-street public lots and designated on-street spaces will be functional and, to the extent possible, aesthetic. The increased number of spaces and their distribution in the hamlet will eliminate current problems and frustrations. The increased availability of spaces will also encourage travelers to stop, explore and patronize stores and other businesses.

Beautiful Streetscape

The Revitalization Plan Master Plan map illustrates the proposed components of the hamlet's revitalized streetscape. It entails improved streets; new curbs; new street trees; and, new benches, trash receptacles, decorative lighting, crosswalks, and pedestrian ramps/curb cuts. If possible, overhead utility lines should be buried. These renovations and additions will improve the hamlet's appearance and enhance residents' and visitors' experiences. A beautified streetscape is an attraction that significantly influences one's impressions of an area.

Diversified Residential Options

In concert with the other improvements, new and redeveloped single family dwellings and apartments will attract and encourage year-round residents in the hamlet area. Residential land uses in a hamlet brings life. With the revitalization of the hamlet and the close proximity of a variety of amenities, hamlet living will be popular and enjoyable.

Re-evaluation of Project Goals and Objectives

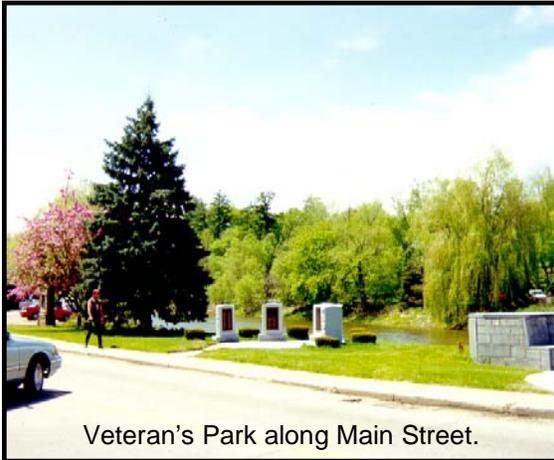
Upon review of the goals and objectives developed and set forth as part of Chapter 1, they remain relevant, viable, and realistic. An additional goal, intended to guide the community through the Plan's implementation, is recommended. The goal and its objectives are as follows:

Goal: To implement the Plan in a rational and realistic manner.

Objectives:

- To identify and authorize an administrative body to oversee the Plan's timely and successful implementation.
- To facilitate access to the hamlet.
- To join forces with other Essex County communities to promote the unique character and attractions of each.

Chapter 5 Goals and Objectives



Veteran's Park along Main Street.

The purpose of this section of plan is to define the goals and objectives, which are most important in facilitating the revitalization process. As identified by the community, local leaders and the consultant, these revised goals and objectives have been prioritized into two categories, Immediate and Incremental. "Immediate Goals" should be started as soon as possible and contain measures that can be implemented relatively quickly (0-3 years). "Incremental Goals" should be started but progress towards full implementation will naturally proceed at a slower rate (0-10 years). The "Immediate Goals" are intended to be the easiest to implement and should help facilitate future development of the "Incremental Goals". An extensive description of each of the goal and objective's action strategies

has been provided in Appendix G. Cost estimates for implementation of capital projects are included in Appendix H. The first goal, "To implement the Plan in a rational and realistic manner", will require individual community leaders to take responsibility for keeping the revitalization process moving toward the achievement of the specific Goal Objectives.

Immediate Goals

Goal: To implement the Plan in a rational and realistic manner

Objectives:

- To identify and authorize identified boards to ensure the Plan's timely and successful implementation.
- To join forces with other Essex County communities to promote the unique character and attractions of each.
- To maintain communication with the community and with potential informational and financial sources.
- Work with the Grand Union Corporation in a partnership effort to improve the local stores appearance and use

Goal: To integrate an enhanced waterfront into the fabric of the community.

Objectives:

- To optimize the use of vacant and underdeveloped parcels along the river.
- To encourage physical and visual access to the river.
- To develop a multi-use path (Riverwalk) that extends along the east side of the Boquet River in the hamlet area and links various land uses.

Goal: To provide a physical and economic environment conducive to desirable development.

Objectives:

- To improve the structural and aesthetic quality of existing commercial buildings.
- To identify economic incentives for expansion of existing businesses and introduction of new businesses.
- To enhance the hamlet's streetscape.
- To develop support for downtown by instituting a "Buy Local Campaign"
- To expand marketing efforts

Incremental Goals

Goal: To improve the structural and aesthetic quality of existing residential buildings.

Objectives:

- To support a structural rehabilitation/reconstruction effort.
- To undertake a façade restoration program.
- To institute an annual clean-up day.

Goal: To develop the school site and other sizeable vacant parcels in a manner that supports and furthers the hamlet's revitalization.

Objectives:

- To determine these parcels' future.
- Identify a developer for targeted projects and land uses.
- To ensure local regulations permit PUDs.

Goal: To improve the area's transportation network

Objectives:

- To provide adequate parking
- To enhance the safety of pedestrian and bicyclists.
- To improve the hamlet's streets.
- To incorporate area amenities into the transportation network.

Of the goals listed above, the redevelopment of the former school site is the primary plan implementation element and is likely to have the greatest impact on the Hamlet area. The size and location of this parcel are the key attributes, which will contribute to the successful reuse of the site. It is strongly recommended that the Willsboro Development Corporation oversee the redevelopment process. Specifically, a process for recruitment should be pursued that focuses on a "bed and breakfast" type facility and complementary uses, which appeal to seasonal residents and visitors. This type of recruitment process is proactive and will facilitate the making of future land use decisions by local residents who are well aware of the community's needs and strengths.

The next major plan implementation element is the update of the Grand Union store. Many residents have expressed an interest and willingness to patronize the store but were concerned about the level of freshness among perishable goods and the competitiveness of pricing. Additionally, the size of the parcel, the building and its location play a major role in contributing to the character and appearance of Main Street. The building's façade and associated parking and landscaping treatments are worn and in need of improvement. Therefore, it is suggested that contact be made with Grand Union Corporation officials to begin a campaign to update the building, parking lot and surrounding site. Furthermore, it is suggested that a new marketing campaign be pursued that attempts to reconnect with local patrons. An attractive, intensely used grocery store could serve as an anchor and destination point for local shoppers. Such a destination will improve patronage of other hamlet businesses as well.

These Goals are such that they should be pursued concurrently. Approaching the revitalization effort from a number of angles will only help build momentum and speed the revitalization process. Creating the Riverwalk and making Main Street more appealing and accessible to pedestrians are key parts of many downtown revitalization plans. These physical improvements and investments are encouraging to potential entrepreneurs and other small businesses considering new locations or starting up in the area. The redevelopment of the school house/old firehouse into the Visitor Center with the Transportation Equity Act funding should contribute to developing momentum for the revitalization process. Local leaders and organizations (like the Willsboro Development Corporation) should use this plan's recommendations concerning the development of the Riverwalk, Grand Union and Main Street improvements and the School site redevelopment as justification for obtaining funding from various sources. Generally, each of the goal's proposals must first be finalized and then provided with the necessary funding.

The following list of “on-going tasks” are intended to help guide local leaders towards activities that will support the achievement of the immediate and incremental goals.

1. Take advantage of grant opportunities whenever possible.
2. Publicize success stories in the media.
3. Communicate regularly with economic development agency representatives to keep each other apprised of available programs and recent efforts.
4. Network with representatives from admired communities.
5. Work with county and state tourism agencies to develop and distribute multimedia marketing and promotional efforts.
6. Whenever possible, pool resources to achieve the greatest benefit with the least cost.
7. Discuss the granting of Riverwalk-related easements and the provision of pedestrian links between the sidewalk and the Riverwalk with prospective developers during the site plan review process.
8. Sponsor events that focus on or around the River. Examples include educational walks, toy boat races, and fishing derbies.
9. When planning development/reuse of Town-owned parcels, ensure pedestrian links between the sidewalk, the land use and the Riverwalk.
10. Use media to publicize the importance and ramifications of an attractive looking hamlet.
11. Work with property owners to maintain the architectural integrity of structures.
12. Continue to work with HAPECO.
13. Continue to apply to HUD for funds to upgrade degraded residential properties.
14. If buildings are found to be useless for one or more reasons, act to demolish the structure(s).
15. Pursue other targeted uses via tapping into local entrepreneurs; regional and state economic development agencies; and trade journals, world wide web, etc.
16. Maintain lines of communication with the following entities to keep apprised of efforts and potential funding opportunities: Essex County IDA, Essex County Planning Office, AEDC.

The effect of these revitalization efforts will ultimately depend on the tenacity, creativity and strength of the community. Willsboro has real strengths, which it must capitalize on. The obvious ones include the presence of a concerned community, the Boquet River, proximity to excellent recreation areas like Lake Champlain and the Adirondacks, a strong historic character, and available space for small business development. Its obvious weaknesses lie in its remoteness, proximity to big-box retailers and vacant buildings. Perceived weaknesses however, in the right circumstances can also be strengths. Its important to remember that where perceived weaknesses exist there may also lie opportunities for development. The following are a few examples of how these “perceived weakness” may be advantages.

- Remoteness is attractive to those who want to escape hectic cities for vacations.
- Big-box stores may be competitive but they are impersonal and not as convenient as Main Street.
- Tourists tend not to be interested in shopping at big-box retail chains when on vacation.
- Empty store fronts are available for redevelopment and located in ideal locations.

The economic landscape of the United States has changed dramatically since the Hamlet’s formation. Small communities across the nation are confronting very similar if not worse circumstances. The challenge of revitalizing small towns in America lies in identifying and developing their unique strengths. In order to effectuate positive economic and physical change, community leaders and members will have to invest their time (human resources) and capital. Small communities like Willsboro will need to generate extensive local support for the revitalization effort to succeed.

Appendix A

Project Outline

The following outline serves to summarize the project milestones and information to be provided with the development of the plan:

I. Data Collection

- A. Identify and collect available mapping
- B. History
- C. Existing conditions
 - 1. location of area in relation to town
 - 2. total land area
 - 3. land ownership pattern
 - 4. land and water uses
 - 5. land uses by land area
 - 6. existing zoning
 - 7. other applicable land use regulations
 - 8. building-related information
 - 9. historic or architecturally significant areas, sites, districts or structures
 - 10. transportation
 - 11. parking
 - 12. infrastructure and utilities
 - 13. natural features and conditions
 - 14. needs and opportunities
- D. Analysis of existing conditions

II. HUD Application/Bridge Reconstruction Efforts

- A. Provide information to HAPECO
- B. Meet with NYSDOT representatives
 - 1. Make recommendations
 - 2. Provide needed information

III. Economic/Market Analysis

- A. Identify available sources of information
- B. Conduct information gathering exercise(s)
- C. Analyze collected information
- D. Present results to the Town

IV. Future Land Uses

- A. Utilize information collected to date
- B. Identify appropriate land uses
- C. Justify identified land uses
- D. Describe economic benefits associated with land uses
- E. Describe costs associated with land uses
- F. Identify any associated infrastructure needs
- G. Prepare graphics to supplement text/convey plans
- H. Make findings available to public for review and comment
- I. Revise as appropriate
- J. Finalize recommendations
- K. Present to the Town

V. Action Plan

- A. Prioritize recommendations identified in IV
- B. Identify actions to achieve each of the recommendations
- C. Develop a timeline to implement the plan
- D. Identify available funding sources to facilitate plan implementation
- E. Identify key individuals and entities and their perceived roles in the implementation process
- F. Make action plan available to public for review and comment
- G. Revise as appropriate
- H. Finalize action plan

Present to the Town

Appendix B

Study Area - Description of Individual Parcels

Appendix C

Action Plan for Individual Buildings and Parcels

This section provides specific guidance for repair and reuse of vacant and underutilized buildings and lots within the hamlet area. Included with the narrative description is a brief summary of building history and architecture. The buildings are identified by; lot number as listed in Appendix H, street address and common name (if applicable).

Vacant Buildings

Lot #1 Name Unknown

Corner of Maple & Main Sts.

A small 1 1/2 story Shingle Style building with a cobblestone base and a slate roof. The building appears to have been constructed in the late 19th-early 20th century for some type of community use and has great architectural character. It sits at a highly visible location at the gateway to the hamlet from the north and, therefore, could have a very positive impact on improvement of the hamlet. The building requires general, and moderate, exterior rehabilitation including roofing rehabilitation, stabilization of the porch, repointing of stone masonry, repair and painting of wood siding and trim components. The window openings are currently boarded and the original windows may be in place underneath. The building is very distinctive, but small (approximately 600 - 800 SF, so an ideal use would be a small and distinctive retail or commercial use, such as an artist's studio or gallery with a retail outlet. It would also be suitable for residential. There is limited street or shoulder parking available on Maple St.

Lot #15 Old Bank

1 School St.

An historic early 20th century structure, adjacent to the Library, which contributes significantly to the character of the hamlet. The building is a one story stone structure, approximately 1,200 SF, with a one story rear wing, approximately 900 SF, also stone masonry construction which is currently partly covered with stucco. The building is generally in good condition and was most recently utilized by the Willsboro School, so that the interior is in habitable condition, although not restored. The slate roof on the main building requires some repair and the flat roof on the rear wing probably requires complete rehabilitation or replacement. The condition of the stone masonry is good, except that the vines growing on the building need to be removed and some repointing is required. The portion of the stone which has been covered with stucco may require more substantial repair. All woodwork on the building, including the front entrance portico, cornices, trim, and windows requires minor repair (primarily at the portico) as well as scraping and painting. The building could easily be made accessible with the elimination of a small step at the front entrance. A complete rehabilitation/restoration of the building could be achieved in the range of \$100,000 - \$150,000 (less 20% Certified Rehabilitation Tax Credit), but a lesser level of rehabilitation would be adequate to stabilize and occupy the building.

This building is ideal for a retail or office use, due to its size, character, and location. A community use would also be appropriate, such as a museum, public offices, extension of the Library, senior center, or day care facility (utilizing the Library yard to the south for open space). The building sits on a small lot, however, so that only street parking is currently available. The building could also be incorporated as a part of new development on the adjacent school property.

Lot #26 Grist Mill

20 School St.

The stone and brick masonry Mill is detached from the commercial center of the hamlet, but within easy walking distance. The three story Greek Revival structure sits in a picturesque location on the Boquet River, with two stories fronting School St. and three stories facing the river. Although the building has been vacant for some time, the masonry is still in sound condition, but in need of some repair as well as repointing. A small section of the roof has collapsed and the interior structure of the building was not accessible for inspection. However, the building appears to be structurally stable and suitable for rehabilitation. In addition to masonry repairs, the envelope of the building requires roof structure repairs, complete rehabilitation of the slate roofing, and new windows and doors. The interior requires complete rehabilitation according to the proposed new use. The three floors of the building total approximately 4,500SF and rehabilitation should be in the range of \$300,000 - \$400,000.

An ideal use for the Mill is a restaurant, or a retail use with a riverside café. Office or residential uses are also good options, but would not contribute as significantly to the economic development of the hamlet.

Lot #30 Spooner Building

7 S. Main St.

This late 19th century historic structure is currently vacant on at least the first floor front and also has four apartments on the first and second floor, which may be occupied. The building is generally in good condition, but the vacant storefront is a blight on the street and the building requires some restoration to contribute more positively to the hamlet. Exterior rehabilitation work required includes removal of aluminum siding on the wing, repair of wood clapboard siding, replacement of aluminum storm windows with interior storms, and scraping and painting of clapboard, wood trim, windows and shutters. The storefront should be restored including a new wood porch or stoop, replacement of plywood infill with new window, cleaning and restoration of transom glass, new front door, and repainting. The cost of the exterior work and storefront restoration should be in the range of \$25,000 - \$30,000. The storefront is suitable for a new retail or office use.

Lot #37 Hommes Residence

19 S. Main St.

This large, late Victorian structure contributes positively to the character of Main St., but has been unmaintained and requires overall exterior rehabilitation. Currently the building is divided into four apartments and the condition of the building is fair. Drainage from the hill behind the building needs to be corrected, the necessary work including removal of the rear shed, installation of trench or subsurface drainage along the rear of the building, and regrading for drainage away from the east side of the building. Structural repairs required on the building include replacement of deteriorated wood sill plates on the east and north, replacement of broken roof rafters and decking on the front porch, removal of a tree adjacent to the south foundation, and rebuilding or repairs to the stone foundation wall at some locations. The roof of the building requires complete rehabilitation including removal and reinstallation/replacement of slate roofing, roof decking and/or rafter repairs, ice shield installation, rebuilding of chimneys, new porch roofing, and gutter or diverter to handle drainage at the intersection of the gables above the porch. General exterior rehabilitation work includes complete reconstruction of the north entrance, window repairs and painting, installation of interior storm windows, removal or consolidation of electric meters and conduit, replacement of front porch steps, gable vents, and repair and painting of all clapboard, shingles, wood trim, doors, porch floor, ceiling and railings. Exterior rehabilitation work should be in the range of \$55,000 - \$75,000. Residential use of the building is suitable, but a more active use for the front of the first floor, such as office or retail, would contribute more to Main St.

Lot #65 Polhemus Building

24 S. Main St.

This small, one story, wood frame, retail building is in fair to good condition and currently for sale. The early 19th century structure currently has a storefront design which is not historic but is presentable. Paved parking is available in the rear. The building would benefit in character from redesign of the storefront in a more historically appropriate and attractive manner, as well as from some exterior maintenance and painting. Restoration of the storefront could be achieved for under \$10,000. New retail is the most suitable use for the building.

Lot #66 Grange Hall

22 S. Main St.

The 1911 Grange Hall is a one story masonry ("patent stone") structure with a basement below street level, fronting the river. The building is in fair to good condition, but unmaintained. There are several cracks in the masonry walls, which do not seem to represent a structural problem, but do require repair. The slate roof is in fair condition and would benefit from maintenance or minor repairs. The wood windows require some repair and painting. The interior of the building was not accessible but is likely to require substantial rehabilitation for a new use. The historic integrity of the building is intact and it contributes positively to Main St., although with its rather severe style and gray color it is not as attractive as some of the other buildings on the street. The building is most suitable for a retail or office use, but could also be used for residential. The river frontage should be exploited in the reuse of the building. There is no on-site parking available for the building, but the adjacent church parking lot may be useable during business hours.

Lot #71 School House/Old Fire House

16 S. Main St.

Originally constructed as a School House in c.1852, the building has suffered several inappropriate additions and in its current state, with a large parking lot in front, does not contribute positively to the street. The property is currently owned by the Town. The TEA-21 proposal for rehabilitating the building, restoring its historic character, and converting it into a visitor center for the hamlet has recently been approved and financed. The conceptual design includes both public outdoor space on Main St. and public access to the river. Total cost of the project is projected to be approximately \$445,000. The visitor center is an excellent use for this building. A more detailed description of the concept design for this parcel is included in Appendix F.

**Blighted or Underutilized Buildings****Lot #29 Shedd Building**

5 S. Main St.

This historic, Greek Revival building is a significant contributing building on Main St. which has been poorly maintained. The two story masonry structure has a one story, wood frame, rear wing which is also historic. It currently has a low impact retail use on the first floor, an apartment on the second, and the rear wing is vacant. The storefront of the building is an alteration, the earliest parts of which date from the c.1920s. The condition of the building is fair to poor, with significant masonry and slate roof deterioration, as well as deterioration from hillside drainage at the rear of the building. Drainage work required includes removal of the shed on the rear wing, installation of a trench or subsurface drainage system on the east, and regrading for drainage east of the building. The roof requires complete rehabilitation including removal and reinstallation/replacement of slate, drip edge and ice shield protection, removal of concrete block

chimney, rebuilding and flashing at the brick chimney, new copper ridges, diverters over entrances, and repair and painting of all wood roof trim. Required masonry rehabilitation includes removal of parging on south wall, repair of deteriorated brick masonry on the south, north and west elevations, repointing of north stone foundation wall, scraping, repointing and painting of all brick, and removal and redesign of the south stair enclosure. Some brick repair has recently been executed on the building but has been very poorly done, so that the repaired areas remain a visual blight and threaten further deterioration to the historic masonry. Further exterior rehabilitation needed on the building includes repair of sill deterioration on the rear wing, removal of plywood on boarded windows, repair and paint windows, lintels, and sills, replacement of storefront glazed with historically appropriate glazing, repair damaged and missing clapboard on the rear wing, scrape and paint siding, repaint storefront, and replace rear entrance stoop. Cost of exterior rehabilitation should be in the range of \$40,000 - \$50,000. The current use of the building is suitable, but because the retail is not very active and the building is poorly maintained by the current owner, this structure does not contribute as much to the street as it should.

Lot #33 Talbot Building/Adirondack Hardware

11 S. Main St.

This historic one story former gas station has recently been painted and occupied by Adirondack Hardware for interior and exterior storage. In its current condition the building is presentable, but storage is not the highest and best use for the building, nor does the exterior storage contribute positively to the street. A retail use would be more suitable and contribute more to the hamlet. The design of the building could be enhanced for retail visibility and to make it more attractive and the parking lot should be redesigned and landscaped to benefit the streetscape. Drainage from the hillside behind the building should also be corrected.

The historic carriage house to the rear of the building has not been rehabilitated and is in deteriorated condition. Work required to stabilize this structure includes rebuilding deteriorated section of the stone foundation and wood sill plate, replacement of the metal roof and repair of roof deck and rafters, re-glazing broken windows and repairing the carriage door to operable condition, repair and painting of all clapboard, windows, and exterior wood trim.

Lot #39 Crowningshield Residence

23 S. Main St.

This Victorian residence is an attractive building and the first in a row of historic structures on this section of Main St. However, it is a rental property which is very poorly maintained and currently in fair to poor condition. As such, it detracts from Main St. despite the architectural character of the building. Required rehabilitation includes correction of the drainage problem from the hillside, demolition of the south shed attached to the building, complete rebuilding of the south wing of the building, repair of the deteriorated first floor structure in the main part of the building, and general exterior rehabilitation to include new roofing, chimney rebuilding, repair and painting of all windows, clapboard, shingles and wood trim. The historically inappropriate and inoperable windows on the first floor street facade should also be replaced with new windows of historically appropriate design. The interior of the building also requires substantial rehabilitation.

Lot #75 Post Office/ Pizza Parlor

8 S. Main St.

This one story, mid-20th century, masonry building up until recently (due to a fire) contained one of the most active businesses on Main St.. An opportunity now exists to replace the very unattractive (plywood sided) addition, which detracted from the building's contribution to the street. The exterior of the addition should be attractively sided and painted and window area added on the facade, befitting a street facade. The facade of the building itself could also be made much more attractive with the addition of awnings, good signage, larger windows or removal of the perma-stone facing and redesign of the facade, as well as landscaping in the front of the building. On the plus side, an outdoor patio with tables has recently been developed on the north side of the building.

Lot #76 Adirondack Hardware

13 S. Main St.

The north facade of this building has recently been completely redesigned, which contributes very positively to the impact of the building on Main St. The east side of the building, however, still presents a very long, uninteresting, and solid facade to Main St., with few windows. Large windows, a pedestrian entrance, awnings, more attractive wall treatment, and cornices are all features which could add considerable positive attributes to this facade.

Vacant Lots**Lots #19 & 20 School St.**

These two adjoining lots to the north of the school property have a great river view and are very suitable for development. An ideal use would be as a Bed and Breakfast or inn, to take advantage of the view. They could also be developed in conjunction with the school property, to which they connect in the rear. Any type of residential use would be suitable on these parcel, but they are also close enough to Main St. to be suitable for higher level uses. Currently, both lots are wooded and do not present any negative impact on the hamlet.

Lot #24 School St.

This lot is located between two residences and across the street from the Old Mill. It is currently mostly a lawn and is somewhat hilly. It is suitable for residential development, or in conjunction with rehabilitation and development of the Mill.

Lot #31 Between 7 S. Main & 9 S. Main

This parcel has only an eighteen-foot street frontage (Tax map) and is not suitable for development, except possibly for a single-family residence. Currently it is well maintained as a lawn and garden area and is a positive contribution to Main St.. If the ownership of the parcel changes, it could potentially become neglected, and hence a blight.

Appendix E

Survey Results

The results of the seventy-four (74) surveys returned were tabulated using SPSS/PC+ software. The summary of answers to each of the six questions posed is as follows:

Question #1

Where would you say that you do the most shopping?

46.5%Mall

29.6%Other

23.99%Downtown Willsboro

Question #2

Where would you prefer to shop if your needs could be met in any of these places?

87.5%Downtown Willsboro

5.6%Mall

6.9%Other

Question #3

What would you say is the estimated, average total amount you spend on each shopping trip (including groceries, general merchandise, etc.)?

9.9% 0-25\$

23.9% 26-50\$

32.4% 51-75\$

16.9%76-100\$

16.9% 100+\$

Question #4

What businesses if located downtown, would you patronize or shop in?

25.7%Antique shop

17.6%Tavern

51.4%Movie theatre

63.5%Apparel

48.6%Service related (doctor, accountant, etc.)

74.3%Restaurant

24.3%Liquor store

27.0%Indoor recreational

43.2%Specialty shop

44.6%Other

Question #5

Please rate the overall, general condition/appearance of the downtown area (Main Street, School Street and intersection of Rt. 22 and Mountain View Drive).

4%Excellent

51%Fair

37%Poor

Question #6

What elements of the downtown setting do you feel needs to be improved? Place a number (1-10) by the elements you feel need to be improved first; #1 being the most important to #10 being of lesser importance.

- ___ Plantings
- ___ Style of Lighting
- ___ Access to River
- ___ Amount of Parking
- ___ Condition of Roads
- ___ Availability of benches, trash receptacles, etc.
- ___ Location of Lighting
- ___ Location of Signage
- ___ Condition of Sidewalks
- ___ Condition of Buildings
- ___ Condition of Parking Areas
- ___ Style of Signage

#1 Priority – Building condition received 46% of the #1 responses, followed by amount of parking at 28% and parking condition and river access at 9.5% each.

#2 Priority – Road condition received 13.5%, amount of parking received 12.2% and parking condition 10.8%.

#3 Priority – Building condition received 10.8%, plantings and river access each received 9.5%.

In summary, The survey responders identified building condition, amount of parking, condition of parking, condition of roads, river access and plantings as the priority elements of the downtown setting which need improvement.

Summary of Public Meeting/Development of Solutions

The second half of the meeting was dedicated to development of solutions to meet the needs identified in the first session. As a general comment solutions developed should meet the needs of both transient/seasonal residents and local/year-round residents.

In terms of uses which could be supported in the market, while meeting the identified needs, the following solutions were suggested; a new hotel/bed and breakfast, a price competitive grocery store and a “family oriented” restaurant, open the entire year.

Attractions for transients should include facilities to improve and enhance sport fishing in the Boquet River, the installation of a river walk, paralleling Main Street, and a heritage museum, strategically located in one of the historic structures downtown.

In terms of the infrastructure and other facilities needed to compliment the proposed uses and attractions, the following suggestions were made: Install landscaped, well-lighted parking facilities at key locations; develop a streetscape that compliments the character and heritage of the downtown area; and install river walk linking businesses, attractions and parking areas.

Other suggestions made include the initiation of a multiple community tourism/marketing effort to establish links with attractions and points of interest in other neighboring communities; formation of a local committee to inventory and quantify the historical landmarks and events as a means to summarize the community’s heritage. Once assembled, use the information to develop a museum, historical markers and as a basis for marketing the community’s assets.

Appendix F

Concept Design for Reuse of the Former Firehouse

The Willsboro Visitor Center will be created in a vacant Main St. structure, which has historically served several functions in the Hamlet. This project idea has recently received funding from the New York State Department of Transportation, Transportation Equity Act. The original structure, still standing, was constructed c.1852 as the Schoolhouse (Historic Photo No. 1) The building became the Fire House in 1920, and at about that time an addition was constructed onto the northwest corner, making the building into an L-shape. Three subsequent additions were made to the building during its period of use as a firehouse and a health center; a fuel shed on the north of the northwest wing, a southwest wing, and a south addition with overhead doors to accommodate additional fire trucks.

The project will demolish the three latest additions to the original building to provide improved access to the riverfront, and to restore its historic integrity while still providing adequate space for the Visitor Center. Currently, drainage around the building is poor, due in large part to the expanse of asphalt around the building, which has caused deterioration around the base of the building. Furthermore, the project will remove the existing asphalt, regrade to provide positive drainage around the building, and the create a front lawn, with a parking area to one side, to provide an appropriate setting for the building and improve the landscape of Main St. Outdoor exhibits and/or public art can be incorporated into the lawn area. A freestanding kiosk, based on the design of the historic lantern of the Schoolhouse, will be constructed adjacent to the sidewalk. The kiosk will combine the functions of providing (unmanned) visitor information, signage for the Visitor Center, and a rest area on Main St.. The kiosk would also provide increased visibility of the Visitor Center for drivers and pedestrians since the building is considerably set back from the street. A small pocket park overlooking the Boquet River would be created to the south and west of the Visitor Center, This will provide an area for both passive recreational use and community events. The park will also provide a public landing and entry point to the Hamlet for canoeists and, in the future, could be connected to a pedestrian/bike trail along the river.

The Visitor Center will be housed in the original Schoolhouse, with support functions, including public toilets, office space, mechanical room and storage, housed in the northwest addition. If the office space is not required for the immediate use of the Visitor Center, it can be separated and rented out for other community service functions or a related commercial use.

The Schoolhouse section of the building would be restored as a single space containing a manned information desk, maps and brochures of the area, computer stations for information and reservations, an exhibit focusing on the history and resources of the area, and local artists' and/or retail display. The street facade of the Schoolhouse, which was altered with doors for the fire trucks, would be restored and the lantern which was removed from the building, and was its most distinguishing architectural feature, reconstructed and lit up. The main entrance to the Center will be located at the original north entrance to the Schoolhouse. The river will be visible from inside the Center, through glazed infill of a previously altered opening in the west wall. This opening will also give access to a terrace overlooking the river, contained by an existing stone wall on the site.

The northwest wing of the building will be completely renovated on the interior to accommodate the support functions, and the configuration of the exterior facade retained. New electrical service, plumbing, heating, and lighting will be installed throughout the building, as none of these services is currently functional. Heating ductwork will be installed above finished ceilings and the roofs will be insulated, which will retain the historic beadboard ceiling. Beadboard walls in the Schoolhouse will also be retained and restored. Existing concrete slab floors will be retained, with insulation and wood flooring installed above the slab.

On the exterior, the historic 2/2 wood windows are mostly intact and will be restored, with missing windows being replaced. Brick masonry on the Schoolhouse, which exhibits deterioration in several areas, will be rehabilitated and the asbestos siding on the wing will be replaced with wood siding. The slate roof on the wing will be removed and reinstalled (to effect necessary repairs and moisture protection) and a new slate (or Supra-slate) roof put back on the Schoolhouse. Roofs of new components, including the reconstructed lantern, the entrance porch, and the kiosk will be metal, in part to distinguish these additions from the historic sections of the building. Extant wood components of the exterior, including roof, door, and window trim will be retained and rehabilitated.

Outline Scope of Work

Demolition:

Demolish north shed, southwest addition, and south addition.
Remove two existing chimneys
Remove furnace, ductwork, toilets, existing partitions, and garage doors in Schoolhouse
Remove concrete curb at base of brick exterior wall
Remove asphalt around building

Site Work & Utilities:

Regrade around building for drainage, install subsurface drainage as required
New sanitary and water mains from Main St., trench slab for entry
New overhead electrical and phone service
Reconstruct concrete sidewalk along Main St.
New walkways to and around the building, new terraces west side & kiosk
New asphalt parking area
Plant new trees and screen plantings along north property line to screen adjacent parking lot
Topsoil and seed new lawn areas
New Kiosk, with signage and lighting
Site lighting
Site furnishings, including benches, picnic tables, flagpole

Exterior/Envelope Rehabilitation:

Repair/restore brick masonry
Repair deterioration of sill and base of Schoolhouse north wall
Reconstruct front facade of Schoolhouse, new windows, door and masonry infill
Reconstruct Schoolhouse lantern, with lighting/signage
Rehabilitate windows, replace missing windows, install interior storm windows
Rehabilitate existing door on wing, provide new entrance door and sidelite, new exit door and storefront glazing on Schoolhouse
Remove and reinstall slate roofing, provide ice dam membrane
Replace roofing on Schoolhouse with new slate, or Supraslate roofing and ice membrane
Remove asbestos siding on wing, repair stud wall deterioration at base, insulate exterior wall, provide new siding
Repair, scrape and paint all exterior wood trim
New entrance porch
New lighting at entrances/exits

Interior Renovation:

Insulate roofs
New glazed vestibule
Insulate floor slabs, provide sleepers and wood flooring, vinyl flooring at toilets, storage and mechanical rooms
Rehabilitate and paint beadboard wall and ceiling finishes in Schoolhouse
Relocate and provide new drywall partitions in wing, new/repair ceiling, reinstall/repair wood wainscoting, provide new interior doors, paint & finish interior

New toilets and plumbing
 New gas or oil-fired high efficiency furnace, distribution ductwork and vent
 New electrical distribution, receptacles, and lighting system
 New illuminated exit signs

Furnishings & Exhibit:

Information desk, brochure racks/shelves, retail/artist display fixtures, wall map
 History/resources exhibit
 Computer stations, internet hook-ups
 Office furnishings

BUDGET

Demolition	\$16,000
Site Work & Utilities	\$74,000
Exterior/envelope Rehabilitation	\$112,000
Interior Renovation	\$85,000
Furnishings & Exhibit	<u>\$42,000</u>
SubTotal	\$329,000
General Conditions, Bonds, Insurance 10%	\$32,900
Construction Contingency 10%	<u>\$32,900</u>
Construction Budget Total	\$394,800
Architectural/engineering fees	\$38,000
Reimbursable expenses	\$2,500
Exhibit design & furnishings fees	\$6,000
Supplementary survey work (topographical)	<u>\$2,000</u>
Project Total	\$443,400

Appendix G

Goals, Objectives, and Actions

Goal: To implement the Plan in a rational and realistic manner.
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Objective:

- To identify and authorize identified boards to ensure the Plan's timely and successful implementation.

Actions:

- Appoint a Hamlet Revitalization Committee (HRC) whose mandate is the implementation of this Plan.
- Schedule and conduct regular monthly meetings.
- As provided in zoning amendments, appoint an Architecture Review Board.

Objective:

- To join forces with other Essex County communities to promote the unique character and attractions of each.

Action:

- Work with the county and state tourism agencies to develop and distribute multi-media marketing and promotional efforts.

Objective:

- To maintain communication with the community and with potential informational and financial resources.

Actions:

- Appoint liaisons from the Hamlet Revitalization Committee to attend meetings of the following organizations:
 - ✓ Town Board
 - ✓ Planning Board
 - ✓ Architectural Review Board (if appointed)
 - ✓ School Board
 - ✓ Willsboro National Bank
 - ✓ Willsboro Development Corporation
- These liaisons will report on the HRC's efforts and, in turn, bring back information from these organizations.
- Appoint a subcommittee of the Hamlet Revitalization Committee to keep track of grant opportunities.

Goal: To integrate an enhanced waterfront into the fabric of the community.
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Objective:

- To optimize the use of vacant and underdeveloped parcels along the river.

Actions:

- Assess vacant and underutilized parcels and any associated buildings for development-related opportunities and constraints.
- If buildings are found to be useless for one or more reasons, act to demolish the structure(s).
- Identify all applicable reviews and regulations that apply to the use and development of vacant and underutilized parcels along the River.
- Determine which desired uses are suitable for each of the available vacant and underutilized parcels.
- Meet with private landowners of vacant and underutilized parcels to discuss their development plans. Assist them with realization of desirable plans. Examples of assistance include sponsoring grant applications for building rehabilitation;

- putting owners in contact with available economic development resources, and aiding in the development review process.
- Work with property owners to maintain the architectural integrity of structures.
- Initiate discussions with public landowners including the Willsboro School District and New York State to discuss the future use of these and Town-owned parcels. Encourage uses that have been identified as part of this project.
- Redevelop the historic firehouse/town hall (parcel 71) to include:
 - ✓ heritage museum
 - ✓ parking for 20 cars
- At Higby Park, formalize 12 car parking area; install picnic tables, grills and trash receptacles; construct walkway; and develop fishing access.
- At Veterans Park, develop connection to Riverwalk.
- At the Bandstand, develop connection to Riverwalk.
- At the fish ladder, work with NYSDEC to develop observation deck and connection to Riverwalk.
- Pursue other targeted uses via:
 - ✓ tapping into local entrepreneurs
 - ✓ regional and state economic development agencies
 - ✓ trade journals, worldwide web, etc.
- Amend zoning to include a Hamlet Riverfront Overlay District along both sides of the Boquet River. Incorporate provisions regarding:
 - ✓ developed area : parcel area ratio
 - ✓ retention of visual access of the River from the sidewalk
 - ✓ site plan review for all uses
 - ✓ architectural design guidelines
- Amend zoning to permit multipurpose buildings in the GB District.

Objective:

- To encourage physical and visual access to the river.

Actions:

- Establish fishing access points that are linked to hamlet sidewalks and the Riverwalk.
- When planning development/reuse of Town-owned parcels, ensure pedestrian links between the sidewalk, the land use, and the Riverwalk.
- Draft a selective cutting program to allow some view of the River while maintaining environmental quality and conditions.
- To the extent possible, require preservation or restoration of view from the sidewalk to the River when reviewing site plans and architectural plans.
- Sponsor events that focus on or around the River. Examples include educational walks, toy boat races, and fishing derbies.

Objective:

- To develop a multi-use path (Riverwalk) that extends along the east side of the Boquet River in the hamlet area and links various land uses.

Actions:

- Develop Riverwalk public participation program designed to educate and involve the public and build support.
- Work with riverfront landowners throughout the process and negotiate the acquisition of easements for the Riverwalk.
- Obtain needed data and resource information.
- Identify all applicable reviews and regulations that apply to the development of the Riverwalk.
- Conduct a site investigation along the proposed route to identify development-related constraints.
- Prepare concept plan that includes desired facilities and uses.
- Prepare final plan.
- Generate detailed plans and specifications including:
 - ✓ demolition and removals plan;

- ✓layout and materials plan;
- ✓grading, drainage and erosion control plan;
- ✓drainage report;
- ✓landscape and lighting plan;
- ✓site-work details; and
- ✓cost analysis.
- Undergo all necessary reviews and obtain all necessary permits and approvals.
- Construct the Riverwalk.
- Discuss the granting of Riverwalk-related easements and the provision of pedestrian links between the sidewalk and the Riverwalk with prospective developers during the site plan review process.

Goal: To provide a physical and economic environment conducive to desirable development.

Objective:

- To improve the structural and aesthetic quality of existing commercial buildings.

Actions:

- Work with the Willsboro National Bank to develop a low interest loan program for structural and aesthetic improvements.
- Coordinate efforts with the Willsboro Development Corporation to offer financial assistance to commercial property owners in the study area.
- Maintain lines of communication with the following entities to keep apprised of efforts and potential funding opportunities:

✓ Essex County Industrial Development Agency	✓ Adirondack North Country Association
✓ Essex County Planning Office	✓ New York State Department of Economic Development
✓ Adirondack Economic Development Corporation	✓ New York State Empire State Development Corporation
- Encourage present commercial property owners to maintain their properties and structures. Offer annual awards (based on resident and visitor voting) for Most Improved Business and Best Maintained Business.
- Work with property owners to maintain the architectural integrity of structures.
- Through site plan review and architectural design guidelines, ensure that new development and redevelopment are compatible with the hamlet's character.
- Take advantage of grant opportunities whenever possible.

Objective:

- To identify economic incentives for expansion of existing businesses and introduction of new businesses.

Actions:

- Communicate regularly with economic development agency representatives to keep each other apprised of available programs and recent efforts.
- Invite representatives of regional and state economic development agencies to Willsboro to introduce them to the hamlet and familiarize them with the revitalization effort and its goals.
- Schedule annual meetings between the Town Board and local merchants to discuss revitalization efforts. Specifically, review and evaluate efforts, and, if necessary, revise approach.
- Network with representatives from admired communities.
- Join organizations and subscribe to publications dedicated to small town economic development. Examples include New York Main Street Alliance and *Small Town & Rural Planning* (published by the American Planning Association).
- Whenever possible, pool resources with other entities to achieve the greatest benefit with the least cost.
- Take advantage of grant opportunities whenever possible.

Objective:

- To enhance the hamlet's streetscape.

Actions:

- Plant street trees at appropriate intervals, outside the right-of-way if possible.
- Install curbing.
- Install new sidewalks and crosswalks.
- Install new benches and trash receptacles.
- Erect decorative lighting fixtures.
- Bury overhead utility lines.

Objective:

- To institute an annual clean-up day.

Actions:

- Use media to publicize importance and ramifications of an attractive looking hamlet.
- If possible, sponsor free waste disposal/pick-up days during the designated annual clean up.
- Provide for free pick-up of all types of non-hazardous waste.

Objective:

- To initiate a "Buy Local Campaign"

Actions:

- Ask local leaders to help develop community wide understanding of the importance of supporting local businesses to the Future of the Hamlet
- Work with local private and government organizations in determining which goods and services are currently bought outside of Town which could be bought locally.

Objective:

- To expand marketing efforts

Actions:

- To explore events for drawing local, regional and tourist consumers into the hamlet. Examples of events that would draw regional interest might include weekly farmer's market, summer concerts, bluegrass music festival, sailing regatta, motorcycle rendezvous.
- Explore tourism marketing/advertising partnerships with nearby Towns and Hamlets
- Help new and existing businesses with marketing, merchandising and promotion

Goal: To improve the structural and aesthetic quality of existing residential buildings.

Objective:

- To support a structural rehabilitation/reconstruction effort.

Actions:

- Continue to work with HAPECO.
- Continue to apply to HUD for funds to upgrade degraded residential properties.
- Work with the Willsboro National Bank to develop a low interest loan program for structural and aesthetic improvements.
- Investigate the formation of collaborative effort consisting of area contractors and supply companies that, in exchange for free publicity/advertising, volunteer labor, equipment, and materials to improve substandard housing. Recipients of this assistance will have "sweat equity" (similar to Habitat for Humanity) and would be required to assist with later efforts.
- Through site plan review and architectural design guidelines, ensure that new development and redevelopment are compatible with the hamlet's character.
- Take advantage of grant opportunities whenever possible.

Objective:

- To undertake a façade restoration program.

Actions:

- Work with the Willsboro National Bank to develop a low interest loan program for structural and aesthetic improvements.
- Investigate the formation of collaborative effort consisting of area contractors and supply companies that, in exchange for free publicity/advertising, volunteer labor, equipment, and materials to improve substandard housing. Recipients of this assistance will have “sweat equity” (a la Habitat for Humanity) and would be required to assist with later efforts.
- Encourage residential property owners to maintain their properties and structures. Offer annual awards (based on resident voting) for Most Improved Residential Property and Best Maintained Residential Property.
- Work with property owners to maintain the architectural integrity of structures.
- Publicize success stories in the media.
- Take advantage of grant opportunities whenever possible.

Objective:

- To institute an annual clean-up day.

Actions:

- Use media to publicize importance and ramifications of an attractive looking hamlet.
- If possible, sponsor free waste disposal/pick-up days during the designated annual clean up.
- Provide for free pick-up of all types of non-hazardous waste.

Goal: To develop the school site and other sizeable vacant parcels in a manner that supports and furthers the hamlet’s revitalization.

Objective:

- To determine these parcels’ future.

Actions:

- Assess development suitability of the School District and Willsboro Industries parcels separately or jointly.
- Investigate the possibility and ramifications of Willsboro Development Corporation purchasing one or more of the School District and Willsboro Industries parcels to be developed as a Planned Unit Development (PUD).
- Generate list of development-related criteria for the Willsboro School District and Willsboro Industries parcel(s) available and suitable for development.
- Generate list of desired uses. Potential uses include a lodging facility, an outfitter store specializing in fishing and rental of sports equipment, and a light industry producing value added products.

Objective:

- Identify a developer for targeted projects and land uses.

Actions:

- Prepare a Request for Proposals for the development of sizeable parcels.
- Distribute the RFP to potential developers.
- From responses received, identify the top three to five proposals.
- Interview the top respondents.
- Select the developer.

Objective:

- To ensure local regulations permit PUDs.

Action:

- Either amend the zoning or draft a separate local law to provide for PUDs.

Goal: To improve the area's transportation network.

Objective:

- To provide adequate parking.

Actions:

- Develop off-street public parking area on parcel 61. This lot will accommodate approximately 12 cars.
- Provide designated on-street parking along the west side of Main Street. There is space for between 55 and 60 vehicles.
- Screen off-street parking areas from adjacent properties with appropriate plantings.

Objective:

- To enhance the safety of pedestrian and bicyclists.

Actions:

- Replace existing sidewalks with concrete sidewalks that are separated from the travel lane by an estimated 2' wide imprinted pavement snow-strip and a curb.
- Install new sidewalks to connect the post office (parcel 51) to the point where the sidewalks currently ends (parcel 53) per master plan map.
- Install new sidewalk along Library Street per master plan map.
- Continue sidewalks across driveways to guide pedestrians and warn motorists.
- Install imprinted crosswalks at key locations per master plan map.
- Encourage bicyclists to use the Riverwalk or walk their bicycles through the hamlet area.

Objective:

- To improve the hamlet's streets.

Action:

- Resurface the following streets:
 - ✓ the central part of Main Street
 - ✓ School Street from the NYSDOT-related bridge work to the old Mill
 - ✓ Mill Street from NY22 to the northern end of Higby Park

Objective:

- To incorporate area amenities into the transportation network.

Actions:

- Select street furnishings (i.e., lighting fixtures, trash receptacles, and benches) that reflect and complement the area's architectural heritage.
- Install visually appropriate welcome signs and plantings at key entries to the hamlet.
- Plant street trees, outside the right-of-way if possible, to bring a piece of nature to the hamlet.

Appendix H

Keys to Plan Implementation Schedule/Project Schedule

In some instances, the Town may want to retain a Consultant to assist in the planning and implementation of specific efforts. These instances are identified by “(Consultant)” in the Responsible Party column.

Keys to Plan Implementation

Action	Responsible Party	Potential Funding Sources
Appoint a Hamlet Revitalization Committee (HRC) whose mandate is the implementation of this Plan.	Town Board	Not applicable
Appoint liaisons from the Hamlet Revitalization Committee to attend meetings of the following organizations: <ul style="list-style-type: none"> ✓ Town Board ✓ Planning Board ✓ Architectural Review Board ✓ School Board ✓ Willsboro National Bank ✓ Willsboro Development Corporation These liaisons will report on the HRC's efforts and, in turn, bring back information from these organizations.	Hamlet Revitalization Committee	
Appoint a subcommittee of the HRC to keep track of grant opportunities.	Hamlet Revitalization Committee	
Schedule and conduct regular monthly meetings.	Hamlet Revitalization Committee	
Join organizations and subscribe to publications dedicated to small town economic development. Examples include New York Main Street Alliance and <i>Small Town & Rural Planning</i> (published by the American Planning Association).	Hamlet Revitalization Committee in conjunction with Planning Board	Local budget appropriation

Keys to Plan Implementation (continued)

Action	Responsible Party	Potential Funding Sources
Schedule annual meetings between the Town Board and local merchants to discuss revitalization efforts. Specifically, review and evaluate efforts, and, if necessary, revise approach.	Town Board	Not applicable
Invite representatives of regional and state economic development agencies to Willsboro to introduce them to the hamlet and familiarize them with the revitalization effort and its goals.	Town Supervisor	
Amend zoning to include a Hamlet River Overlay District along both sides of the Bouquet River. Incorporate provisions regarding: <ul style="list-style-type: none"> ✓ developed area : parcel area ratio; ✓ retention of visual access of the River from the sidewalk; ✓ site plan review for all uses; ✓ architectural design guidelines 	Town Board in conjunction with Planning Board and Hamlet Revitalization Committee (Consultant)	Rural New York; New York State Council on the Arts
Amend zoning to permit multipurpose buildings in the GB District.	Town Board in conjunction with Planning Board and Hamlet Revitalization Committee (Consultant)	
Either amend the zoning or draft a separate law to provide for PUDs.	Town Board in conjunction with Planning Board and Hamlet Revitalization Committee (Consultant)	
As provided in zoning amendments, appoint an Architecture Review Board.	Town Board in conjunction with Planning Board and Hamlet Revitalization Committee	Not applicable
Take advantage of grant opportunities whenever possible.	Hamlet Revitalization Subcommittee	

Keys to Plan Implementation (continued)

Action	Responsible Party	Potential Funding Sources
Publicize success stories in the media.	Hamlet Revitalization Committee	
Communicate regularly with economic development agency representatives to keep each other apprised of available programs and recent efforts.	Town Supervisor	Not applicable
Network with representatives from admired communities.	Hamlet Revitalization Committee	Not applicable
Work with county and state tourism agencies to develop and distribute multimedia marketing and promotional efforts.	Town Board in conjunction with Hamlet Revitalization Committee	
Whenever possible, pool resources with other entities to achieve the greatest benefit with the least cost.	Town Board in conjunction with Hamlet Revitalization Committee	

Parks and Riverwalk

Action	Responsible Party	Potential Funding Sources
At Higby Park, formalize 12 car parking area; install picnic tables, grills and trash receptacles; and, walkway. Develop fishing access	Hamlet Revitalization Committee	Clean Water/Clean Air Bond Act; Environmental Protection Fund; Area businesses and industries
At Veterans Park, develop connection to Riverwalk.		Area businesses and industries
At the Bandstand, develop connection to Riverwalk.		

Parks and Riverwalk (continued)

Action	Responsible Party	Potential Funding Sources
At the fish ladder, work with NYSDEC to develop observation deck and connection to Riverwalk.		Area businesses and industries
Develop Riverwalk public participation program designed to educate and involve the public and build support.	Hamlet Revitalization Committee	Clean Water/Clean Air Bond Act; Environmental Protection Fund; TEA-21 (Transportation Enhancements Program & Recreational Trails Program); Lake Champlain Basin Program; Area businesses and industries; Legislative member items; Local budget appropriations
Work with riverfront landowners throughout the process and negotiate the acquisition of easements for the Riverwalk.	Hamlet Revitalization Committee	
Obtain needed data and resource information.	Hamlet Revitalization Committee (Consultant)	
Identify all applicable reviews and regulations that apply to the development of the Riverwalk.	Hamlet Revitalization Committee (Consultant)	
Conduct a site investigation along the proposed route to identify development-related constraints.	Hamlet Revitalization Committee (Consultant)	
Prepare concept plan that includes desired facilities and uses.	Hamlet Revitalization Committee (Consultant)	
Prepare final plan.	Hamlet Revitalization Committee (Consultant)	
Draft a selective cutting program to allow some view of the River while maintaining environmental quality and conditions.	Planning Board in conjunction with NYSDEC and APA	Clean Water/Clean Air Bond Act; Environmental Protection Fund; TEA-21 (Transportation Enhancements Program & Recreational Trails Program); Lake Champlain Basin Program; Area businesses and industries; Legislative member items; Local budget appropriations

Parks and Riverwalk (continued)

Action	Responsible Party	Potential Funding Sources
Generate detailed plans and specifications including: <ul style="list-style-type: none"> ✓ demolition and removals plan; ✓ layout and materials plan; ✓ grading, drainage and erosion control plan; ✓ drainage report; ✓ landscape and lighting plan; ✓ site-work details; and ✓ cost analysis 	Hamlet Revitalization Committee (Consultant)	
Undergo all necessary reviews and obtain all necessary permits and approvals.	Hamlet Revitalization Committee (Consultant)	
Construct the Riverwalk.		
Establish fishing access points that are linked to hamlet sidewalks and the Riverwalk.	Hamlet Revitalization Committee	Clean Water/Clean Air Bond Act; Environmental Protection Fund; Area businesses and industries
Discuss the granting of Riverwalk-related easements and the provision of pedestrian links between the sidewalk and the Riverwalk with prospective developers during the site plan review process.	Planning Board	Not applicable
Sponsor events that focus on or around the River. Examples include educational walks, toy boat races, and fishing derbies	Hamlet Revitalization Committee	Local budget appropriations; Area businesses and industries

Streetscape and Roadways/Circulation Networks/Parking

Action	Responsible Party	Potential Funding Sources
Install visually appropriate welcome signs and plantings at key entries to the hamlet.	Hamlet Revitalization Committee	TEA-21 (Transportation Enhancements Program); Area businesses and industries
Select street furnishings (i.e., lighting fixtures, trash receptacles and benches) that reflect and complement the area's architectural heritage.	Hamlet Revitalization Committee in conjunction with NYSDOT(Consultant)	
Install new benches and trash receptacles. (These can be easily removed and reinstalled following future sidewalk-related work.)	Hamlet Revitalization Committee in conjunction with NYSDOT (Consultant)	
Resurface the following streets: <ul style="list-style-type: none"> ✓ the central part of Main Street ✓ School Street from the NYSDOT-related bridge work to the old mill ✓ Mill Street from NY22 to the northern end of Higby Park 	Town Highway Department in conjunction with NYSDOT(Consultant)	Local budget appropriation
Replace existing sidewalks with concrete sidewalks that are separated from the travel lane by an estimated 2' wide imprinted pavement snow-strip and a curb.	Hamlet Revitalization Committee in conjunction with NYSDOT (Consultant)	TEA-21 (Transportation Enhancements Program); Area businesses and industries
Continue sidewalks across driveways to guide pedestrians and warn motorists.	Hamlet Revitalization Committee in conjunction with NYSDOT(Consultant)	TEA-21 (Transportation Enhancements Program): Area businesses and industries
Install new sidewalks to connect the post office (parcel 51) to the point where the sidewalk currently ends (parcel 53) per master plan map.	Hamlet Revitalization Committee in conjunction with NYSDOT(Consultant)	

Streetscape and Roadways/Circulation Networks/Parking (continued)

Action	Responsible Party	Potential Funding Sources
Install new sidewalk along Library Street per master plan map.	Hamlet Revitalization Committee (Consultant)	
Install imprinted crosswalks at key locations per master plan map.	Hamlet Revitalization Committee in conjunction with NYSDOT (Consultant)	
Install curbing.	Town Highway Department in conjunction with NYSDOT (Consultant)	
Plant street trees at appropriate intervals, outside the right-of-way if possible.	Hamlet Revitalization Committee in conjunction with NYSDOT (Consultant)	
Provide designated on-street parking along the west side of Main Street. There is space for between 55 and 60 vehicles.	Hamlet Revitalization Committee in conjunction with NYSDOT (Consultant)	Area businesses and industries; Local budget appropriation
Erect decorative lighting fixtures.	Hamlet Revitalization Committee in conjunction with NYSDOT (Consultant)	TEA-21 (Transportation Enhancements Program): Area businesses and industries
Develop off-street public parking area on parcel 61. This lot will accommodate approximately 12 cars.	Hamlet Revitalization Committee (Consultant)	Area businesses and industries; Local budget appropriation

Streetscape and Roadways/Circulation Networks/Parking (continued)

Action	Responsible Party	Potential Funding Sources
Screen off-street parking areas from adjacent properties with appropriate plantings.	Hamlet Revitalization Committee (Consultant)	
Encourage bicyclists to use the Riverwalk or walk their bicycles through the hamlet area.	Hamlet Revitalization Committee	TEA-21 (Transportation Enhancements Program); Area businesses and industries
When planning development/reuse of Town-owned parcels, ensure pedestrian links between the sidewalk, the land use, and the Riverwalk.	Town Board in conjunction with Planning Board	
Bury overhead utility lines.	Hamlet Revitalization Committee in conjunction with Town Board and Niagara Mohawk	

Structures

Action	Responsible Party	Potential Funding Sources
Encourage property owners to maintain their properties and structures. Offer annual awards (based on resident and visitor voting) for Most Improved Business/Residential Property and Best Maintained Business/Residential Property.	Hamlet Revitalization Committee	Rural New York, National Trust for Historic Preservation; Andy Warhol Foundation; Area businesses and industries
Identify all applicable reviews and regulations that apply to the use and development of vacant and underutilized parcels along the River.	Planning Board in conjunction with Essex County Planning Office	Not applicable

Structures (continued)

Action	Responsible Party	Potential Funding Sources
Work with the Willsboro National Bank to develop a low interest loan program for structural and aesthetic improvements.	Hamlet Revitalization Committee in conjunction with Town Board	
Coordinate efforts with the Willsboro Development Corporation to offer financial assistance to commercial property owners in the study area.	Hamlet Revitalization Committee in conjunction with Town Board	
If possible, sponsor free waste disposal/pick-up days during the designated annual clean up.	Town Board	Area businesses and industries
Provide for free pick-up of all types of non-hazardous waste.	Town Board	
Investigate the formation of a collaborative effort consisting of area contractors and supply companies that, in exchange for free publicity/advertising, volunteer labor, equipment and materials to improve substandard housing. Recipients of this assistance will have "sweat equity" (similar to Habitat for Humanity) and would be required to assist with later efforts.	Hamlet Revitalization Committee	
Through site plan review and architectural design guidelines, ensure that new development and redevelopment are compatible with the hamlet's character.	Planning Board; Architecture Review Board	Rural New York; National Trust for Historic Preservation; Andy Warhol Foundation
To the extent possible, require preservation or restoration of view from the sidewalk to the River when reviewing site plans and architectural plans.	Planning Board; Architecture Review Board	Not applicable
Use media to publicize importance and ramifications of an attractive looking hamlet.	Hamlet Revitalization Committee	Not applicable

Structures (continued)

Action	Responsible Party	Potential Funding Sources
Work with property owners to maintain the architectural integrity of structures.	Hamlet Revitalization Committee	Rural New York; National Trust for Historic Preservation
Continue to work with HAPECO.	Town Board	Not applicable
Continue to apply to HUD for funds to upgrade degraded residential properties.	Town Board	
If buildings are found to be useless for one or more reasons, act to demolish the structure(s).	Town Board	

New and Expanded Land Uses

Action	Responsible Party	Potential Funding Sources
Meet with private landowners of vacant and underutilized parcels to discuss their development plans. Assist them with realization of desirable plans. Examples of assistance include sponsoring grant applications for building rehabilitation; putting owners in contact with available economic development resources; and, aiding in the development review process.	Hamlet Revitalization Committee	Rural New York; National Trust for Historic Preservation;
Initiate discussions with public landowners including Willsboro School District and New York State to discuss the future use of these and Town-owned parcels. Encourage uses that have been identified as part of this project.	Hamlet Revitalization Committee in conjunction with Town Board	
Assess vacant and underutilized parcels and any associated buildings for development-related opportunities and constraints.	Hamlet Revitalization Committee (Consultant)	Rural New York
Determine which desired uses are suitable for each of the available vacant and underutilized parcels.	Hamlet Revitalization Committee (Consultant)	

New and Expanded Land Uses (continued)

Action	Responsible Party	Potential Funding Sources
Assess development suitability of the School District and Willsboro Industries parcels separately or jointly.	Hamlet Revitalization Committee (Consultant)	Rural New York
Redevelop the old firehouse/town hall (parcel 71) to include: ✓ visitor Center ✓ heritage museum ✓ parking for 20 cars	Hamlet Revitalization Committee	Rural New York; National Trust for Historic Preservation; TEA-21 (Transportation Enhancements Program); Clean Water/Clean Air Bond Act (?); Legislative member item; Area businesses and industries
Investigate the possibility and ramifications of Willsboro Development Corporation purchasing one or more of the School District and Willsboro Industries parcels to be developed as a Planned Unit Development (PUD).	Town Board in conjunction with Willsboro Development Corporation	Not applicable
Redevelop the old firehouse/town hall (parcel 71) to include: ✓ heritage museum ✓ parking for 20 cars	Hamlet Revitalization Committee	Rural New York; National Trust for Historic Preservation; TEA-21 (Transportation Enhancements Program); Clean Water/Clean Air Bond Act (?); Legislative member item; Area businesses and industries
Generate list of development-related criteria for the Willsboro School District and Willsboro Industries parcel(s) available and suitable for development.	Hamlet Revitalization Committee in conjunction with Planning Board and Town Board (Consultant)	Rural New York
Generate list of desired uses. Potential uses include a lodging facility, an outfitter store specializing in fishing and rental of sports equipment, and a light industry producing value added products.	Hamlet Revitalization Committee (Consultant)	
Prepare a Request for Proposal for development of sizeable parcel(s).	Hamlet Revitalization Committee in conjunction with Planning Board and Town Board (Consultant)	

New and Expanded Land Uses (continued)

Action	Responsible Party	Potential Funding Sources
Distribute RFP to potential developers.	Town Board in conjunction with Hamlet Revitalization Committee (Consultant)	
From responses received, identify the top three to five proposals.	Town Board in conjunction with Hamlet Revitalization Committee (Consultant)	Not applicable
Interview the top respondents.	Town Board in conjunction with Hamlet Revitalization Committee (Consultant)	Rural New York
Select the developer.	Town Board in conjunction with Hamlet Revitalization Committee (Consultant)	Not applicable
Pursue other targeted uses via: <ul style="list-style-type: none"> ✓ tapping into local entrepreneurs; ✓ regional and state economic development agencies; and ✓ trade journals, worldwide web, etc. 	Hamlet Revitalization Committee	
Maintain lines of communication with the following entities to keep apprised of efforts and potential funding opportunities: <ul style="list-style-type: none"> ✓ Essex County IDA ✓ Essex County Planning Office ✓ AEDC ✓ ANCA ✓ NYS DED ✓ NYS ESDC 	Town Supervisor	Not applicable

(See Excel file for Appendix I - Capital Improvements)

Appendix J

Permitted Use Lists & Area and Bulk Regulations

General Business District

Area & Bulk Regulations		
Min. Lot Size=5,000sf Min. Lot Depth=50ft Min. Lot Width=50ft	Min. Front Yard Setback=NA Min. Rear Yard Setback=15ft Min. Side Yard Setback=NA ¹ ¹ Where GB District adjoins RM-1, RM-2 and HC1 districts, a 10ft side yard setback is required. For shoreline properties, side yard requirements are dependent on frontage (Section 3.64)	Min. Bouquet River Setback=50ft Max. Lot Coverage=80% Max. Building Ht/Stories=40/3
Principal Uses	Accessory Uses	Special Permit Uses
Retail Stores and Shops Wholesale Businesses Restaurants Snowmobile Sales Service and Rental Farm Machinery Sales Taverns Business and Professional Offices One Family Detached, Seasonal and Year Round Dwellings Two Family Dwellings Essential Public Services Public Buildings	Off-Street Parking and Loading Signs Customary Home Occupations Other Accessory Uses Incidental to the Principal Use	Bus Passenger Stations Multiple Dwellings Tourist Accommodations Nursing Homes Filling Stations Public Garages (Including New and Used Car Sales, Service and Rental) Educational Institutions

Highway Commercial District

Residential Uses: Area & Bulk Regulations		
Min. Lot Size=20,000sf Min. Lot Depth=125ft Min. Lot Width=100ft	Min. Front Yard Setback=50ft Min. Rear Yard Setback=25ft Min. Side Yard Setback (one/both)=20ft/40ft	Max. Lot Coverage=30% Max. Building Ht/Stories=35/2 1/2
Non-Residential Uses: Area and Bulk Regulations		
Min. Lot Size=40,000sf Min. Lot Depth=125ft Min. Lot Width=150ft	Min. Front Yard Setback=50ft Min. Rear Yard Setback=25ft Min. Side Yard Setback (one/both)=30ft/60ft	Max. Lot Coverage=50% Max. Building Ht/Stories=35/2 1/2

Highway Commercial District (Cont'd.)

Principal Uses	Accessory Uses	Special Permit Uses
Retail Stores Wholesale Businesses Restaurants Drive-In Restaurants Essential Public Services Public Buildings Boat Sales Taverns Snowmobile Sales Service and Rental Farm Machinery Equipment Sales Business and Professional Offices One Family Detached Year Round and Seasonal Dwellings Individual Mobile Homes Two Family Dwellings	Any Accessory Use Permitted in RR District Except Private Stables Off Street Parking and Loading Signs Other Accessory Uses Incidental to the Principal Use	Public Utility Substations Multiple Dwellings Filling Stations Public Garages (Including New and Used Car Sales, Service and Rental) Tourist Accommodations and Commercial Shops and Restaurants located therein Nursing Homes Mobile Home Parks Travel Trailer and Mobile Home Sales Auto Junk Yards

Residential Medium Density District

Area & Bulk Regulations		
Min. Lot Size=15,000sf Min. Lot Depth=125ft Min. Lot Width=75ft	Min. Front Yard Setback=40ft Min. Rear Yard Setback=20ft Min. Side Yard Setback (one/ both)=15ft/30ft	Max. Lot Coverage=30% Max. Building Ht/Stories=35/ 2 1/2
RM-1 Principal Uses	RM-1 Accessory Uses	RM-1 Special Permit Uses
Forestry Uses Agricultural Uses ¹ Conservation Practices One Family Detached Season- al and Year Round Dwellings Churches and Similar Places of Worship Essential Public Services Open Space Recreation Uses Public Buildings Retail Stands for Farm Crops ¹ Provided such agricultural uses are engaged in solely for the use and/or consumption of residents of the property and not for commercial purposes	Any Accessory Use Permitted in the RR District Except Private Stables	Public Parks Two Family Dwellings Multiple Dwellings Individual Mobile Homes ² Nursing Homes Professional Offices ² Only for aged or infirmed persons.

Residential Medium Density District (Cont'd.)

RM-2 Principal Uses	RM-2 Accessory Uses	RM-2 Special Permit Uses
<p>Forestry Uses Agricultural Uses¹ Conservation Practices One Family Detached Seasonal and Year Round Dwellings Individual Mobile Homes Churches and Similar Places of Worship Essential Public Services Open Space Recreation Uses Public Buildings Retail Stands for Farm Crops ¹ Provided such agricultural uses are engaged in solely for the use and/or consumption of residents of the property and not for commercial purposes</p>	<p>Any Accessory Use Permitted in the RR District Except Private Stables</p>	<p>Public Parks Two Family Dwellings Nursing Homes Professional Offices</p>