COMMUNITY REDEVELOPMENT STRATEGY
AND
IMPLEMENTATION PLAN

Prepared For:

Village of Rouses Point

Prepared By:

THE DEVELOPMENT CORPORATION

Clinton County, New York

AES NORTHEAST
Architecture, Engineering, and Land Surveying Northeast, PLLC

Plattsburgh, NY

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This document was prepared for the Village of Rouses Point by AES Northeast and The Development Corporation of Clinton County New York with funds provided by the New York State Department of State under the Quality Communities Grant Program.

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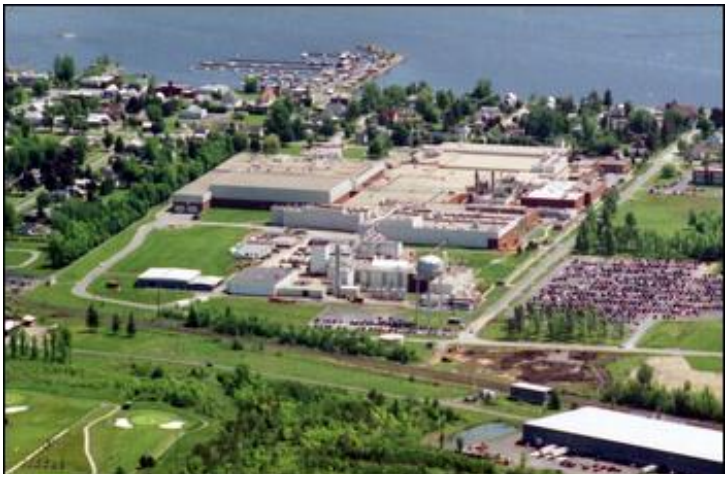
INTRODUCTION

The Village of Rouses Point encourages redevelopment of vacant and under-utilized parcels within and adjacent to its corporation boundary, consistent with the strategy set forth in this plan. Rouses Point is uniquely positioned to attract new development due not only to its unique geographic location, but also because it offers electric rates among the lowest in the nation. Rouses Point is already home to one of the largest pharmaceutical plants in New York State.

Akrimax Pharmaceuticals recently purchased a major portion of the Wyeth Pharmaceutical plant in Rouses Point. Akrimax, along with Wyeth, occupy approximately one million square feet.



Many additional development opportunities exist in Rouses Point and the area immediately surrounding the Village. This report identifies those opportunities and provides a strategy to implement the redevelopment of Rouses Point, New York.

1. COMMUNITY PROFILE

a. Overview

The Village of Rouses Point sits in the northeast corner of New York State on historic Lake Champlain, the nation's "Sixth" Great Lake. Here are some numerical facts about the Village:

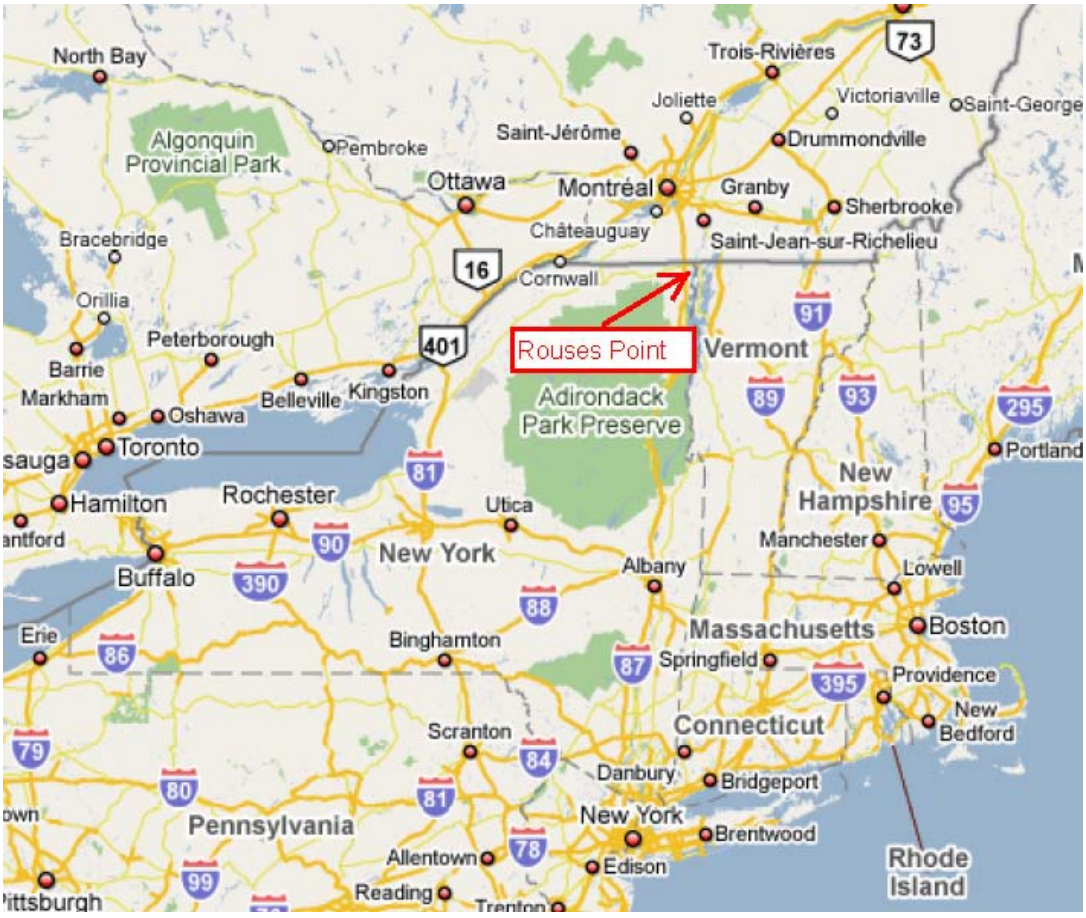
- Size: 1.8 square miles
- Elevation: 112 feet above sea level
- Population: 2,227 (2000 Census data latest update)
- Year Incorporated: 1877

i. Major Amenities:

- Municipal Electric Franchise offers low-cost power
    - Power provided by New York Power Authority (hydro source). NYPA is America's largest state-owned power organization (http://www.nypa.gov/economic.htm).

- Public Water and Sewer – excess capacity; recently upgraded elevated water storage tank facility
- Broadband and DSL available
- Over 2 miles of lake frontage on Lake Champlain
- Community Civic Center (in-door public ice skating, hockey rink)

ii. Transportation Systems



- Rail service – Canadian Pacific

    - The New York City to Montreal line lies within the Village limits
    - Amtrak passenger stops twice daily at the Rouses Point Station
- 4 miles from Interstate 87
- U.S. Route 11 and State Route 9B intersect in Rouses Point
- Airports
    - 30 minutes from Plattsburgh, New York International Airport
    - 1 hour from Montreal International Airport
    - 1 hour from Burlington, Vermont International Airport
- Intra-county public transit bus system serves the Village
- A half hour from Port of Montreal (St. Lawrence Seaway). This international shipping port can be reached directly by both highway and CP Railway.

iii. Border Crossing Facilities

The Village of Rouses point is a short distance from two U.S-Canadian Border Crossings. The Champlain border crossing, located just 4 miles from Rouses Point on Interstate 87 is one of the top four commercial gateways on the U.S.-Canadian Border. This crossing has recently seen the completion of a massive new $107 million U.S. border crossing campus, including extensive new truck/commercial processing facilities, and is the only major commercial crossing on the northern border to have eliminated significant truck back-ups and delays. The Champlain border crossing is also a one-stop port of entry with all of the federal agencies who have a role in clearing various types of commercial goods, including a new $10 million veterinary inspection facility. Rouses Point's proximity

to this much enhanced commercial crossing is a major asset in attracting border-related Canadian investment.

The Rouses Point border crossing, located right at the northerly limits of the Village, which primarily serves cars, has recently had a second lane and booth added, doubling its capacity.

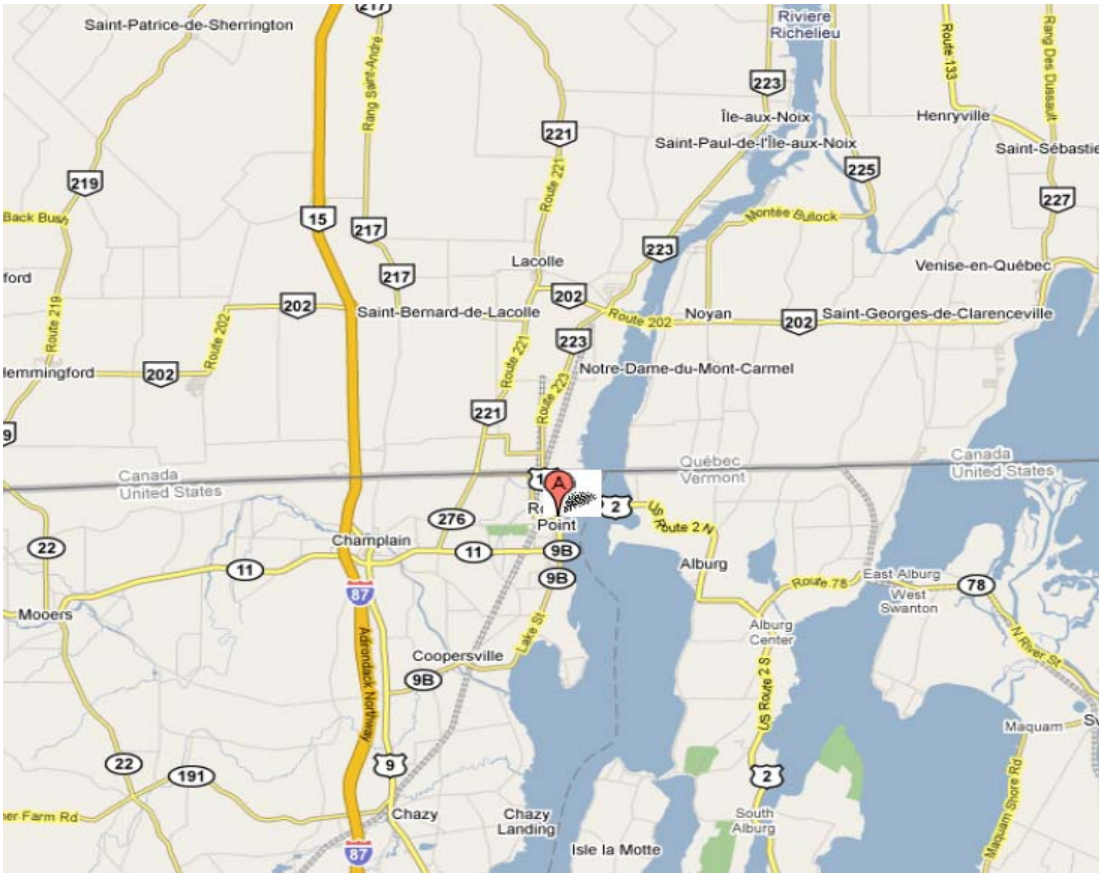
According to the Plattsburgh-North Country Chamber of Commerce, funding was also recently secured for a new federal boat dock at the border on Lake Champlain for the clearance of pleasure boats coming into Rouses Point and the U.S. from Canada.

2. INVENTORY AND ANALYSIS

a. Contextual Setting

i. Adjacent Areas and Vicinity

Rouses Point is, literally, the northeasterly corner of New York State. The Village lies in the northeast corner of Clinton County (population just under 80,000), in the Town of Champlain. Rouses Point is characteristic of traditional New England and upstate New York villages that reached their peak of commerce and population during the pre-WWII era. The area immediately surrounding the Village proper is predominantly a rural, agrarian setting interspersed with a mix of light commercial and some light industrial development. The Village of Rouses Point neighbors larger population areas.



TO THE NORTH: Immediately to the north is the province of Quebec, Canada. Further north (within 30 miles) lies the city of Montreal. The metropolitan area of Montreal has a population of 3.6 million.

TO THE EAST: Immediately to the east is Lake Champlain. Lake Champlain, one of the largest fresh water lakes in the nation, is part of an inland waterway that connects the Hudson River to the St. Lawrence River. From Rouses Point, one can travel by boat north down the Richelieu River into the St. Lawrence River, then east down the St. Lawrence River to the Atlantic Ocean, then south on the Atlantic Ocean to New York City, then north up the Hudson River, through the New York State Canal System into Lake Champlain again, and then continue up Lake

Champlain back to Rouses Point. One can also access the Great Lakes and the Mississippi River by boat from Rouses Point. Further to the east lies the State of Vermont. Rouses Point is connected to Vermont by the toll-free Route 2 Bridge over Lake Champlain. Route 2 links to Route 78 which links to Interstate 89 in Swanton, VT.

Route 2 Bridge from Rouses Point to Vermont

The city in Vermont that is closest to Rouses Point is Burlington (50 miles). Burlington (Vermont's largest city) has a population of over 38,000. Burlington lies in Chittenden County. Chittenden County has a population of over 146,000.

TO THE SOUTH: To the south, past the rural communities of Chazy and Beekmantown, lies the City of Plattsburgh (26 miles). Plattsburgh, also located on Lake Champlain, has a population of over 18,000. Plattsburgh is home to CVPH Medical Center (a regional, community hospital) and Plattsburgh State University (enrollment 6,000).

TO THE WEST: Four miles west of Rouses Point, along U.S. Route 11, lies the Village of Champlain (population 1,260). Route 11 connects Rouses Point to Interstate 87 at exit 42 in Champlain. Route 11 also continues west to Interstate 81 in Watertown, NY. Among Champlain's offerings are a 24-hour Price Chopper grocery store, pharmacies, banks, and other businesses.

The 15 mile, 30 mile, and 50 mile radius areas around Rouses Point have a population of over 24,000, over 132,000,[1] and over 3 million respectively.

b. Community Visioning

Throughout the preparation of this plan, public input was actively sought. The public was invited to attend a Community Visioning Workshop on February 12, 2009. The February 10, 2009 edition of the local daily newspaper *Press Republican* included an article about the Community Redevelopment Strategy and the Public Meeting. Also, letters were mailed to key stakeholders, and meeting notices were posted. The public meeting was attended by over 20 people. **APPENDIX 1** includes documents related to that meeting, including a record of comments made at the meeting. The meeting was covered by the local weekly newspaper *North Countryman* and an article about the meeting was printed in their February 21, 2009 edition. In summary, all comments were positive and in support of a Community-wide Redevelopment Strategy and Implementation Plan.

Highlights that came out of the Community Visioning process:

- A strong desire to attract a **hotel** to the area was identified. The public felt there was a significant market for lodging. This market includes:
    - Federal employees (related to the nearby Homeland Security operations at the U.S.-Canada border)
    - Tourists traveling to or through the area
    - Truck traffic through the area

[1] *Downtown Waterfront and Revitalization Plan for the Village of Rouses Point,* pg. 14, Elan Planning and Design, Inc., 2006.

- Businesspersons visiting industrial facilities in the area
- Fisherman competing in the growing list of nationally sanctioned fishing tournaments on Lake Champlain
- Boaters visiting Gaines Marina and Lighthouse Point Marina

The area near the Lake Champlain Bridge, along Route 2, was seen as ideal for new lodging facilities.

- The far northeasterly area of the Village (along the lake) was envisioned to benefit from development associated with **recreational** uses. The ruins of Fort Montgomery (later dubbed "*Fort Blunder")* are located in this area. See the website http://www.historiclakes.org/explore/ Montgomery.html for more information on this historic site.

- An area in the northerly portion of the Village, west of Lake Street was identified as having potential for **industrial** uses. This parcel, owned by the Village of Rouses Point, contains the Village wastewater treatment plant and the Department of Public Works facility. However, there may be much underutilized vacant land adjacent to these facilities, especially the Public Works area, with potential for light industrial development, provided the property had adequate access.

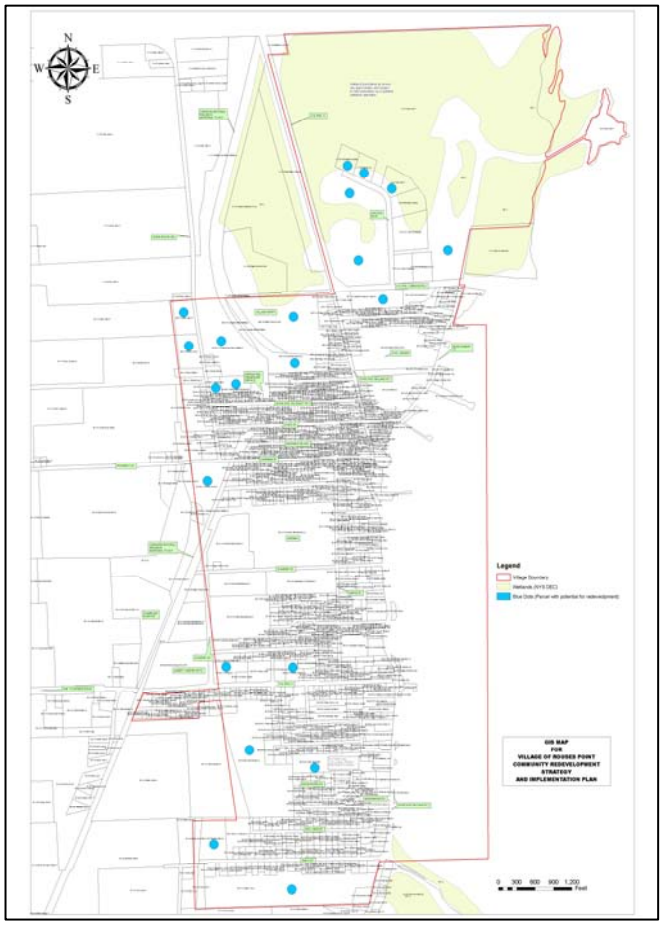
- Several parcels were identified in the northwesterly portion of the Village as also having potential for **industrial** use. These include lands of Ashline, lands of Richard, lands of Delaware and Hudson Railway, lands of Bourdeau Bros., and lands of Abbott.

- The Route 11 corridor in the southerly portion of the Village may contain some areas available for **commercial** development, adjacent to existing commercial uses.

- The southerly portion of the Village (area south of Route 11) is primarily residential. It was the consensus that development of vacant parcels in this area should be consistent with **residential** use. These parcels include lands of Emma Realty LLC, Marian Collins, Meadows Edge Inc., and Gary Babbie. It was mentioned that due to the lack of a park facility in this relatively high-density residential area, future development plans should give consideration to the dedication of an open area to the Village for a neighborhood **park** with pedestrian and bicycle access. The Emma Realty and Meadows Edge parcels are currently designated as "Ag District" lands by the New York State Department of Agriculture and Markets.

c. Village Boundaries

The original boundaries of the Village of Rouses Point were established in 1877 at the time the Village was officially incorporated. Since that time, various properties in the adjacent Town of Champlain have been added to the Village through the process of annexation. Article 17 Section 714 of the General Municipal Law of the State of New York prescribes the procedure for a municipal annexation of property. An official survey of the complete, existing Village boundary has not yet been completed. The map attached to this report as **APPENDIX 2** shows what is believed to be the approximate location of the current Village Boundary based on review of historical documents and the descriptions of recent annexations.



The red line on this map shows the approximate location of the Village Boundary. See APPENDICES for larger size maps.

d. Public Infrastructure

i. Water System

The Rouses Point water system takes its water from an intake located in Lake Champlain. Raw water is filtered with a total of (6) Diatomaceous Earth filters and is discharged directly to storage to a 1.5 MG elevated storage tank. APPENDIX 4 contains GIS maps that show the water distribution system, the location of the water treatment plant, storage tank, and water distribution mains.

The distribution system for the Village consists of an assortment of 4, 6, 8 and 12" water distribution configured in loops were possible. This has allowed the Village to meet fire flow rates of 2,500 gpm for many areas of the distribution system

which meets 31% of the 40% available credit for water supply fire protection as indicated in Insurance Services Office (ISO) report performed in September 8, 2004 found in APPENDIX 9. In addition, storage capacity for the system is capable of supporting fire flow requirements for well over 3 hours, in access of ISO and AWWA water storage requirements for daily demand and fire protection storage. Though additional storage for domestic use changes seasonally, approximately 0.2 to 0.3 million gallons of capacity is available.

The water treatment plant was originally constructed in 1963 with (2) Industrial DE filters supplied with raw water by (2) 50 hp vertical turbine pumps still in use today. In 1974, (4) RP Adams DE filters were added, supplied with raw water by (2) 100 hp vertical turbine pumps. Two intakes are available, one lake intake, roughly 1,300 feet into the bay, and an infiltration gallery located on the shore adjacent to the plant.

The treatment plant is in very good condition for the age of the facility. The filters are well maintained and rebuilt, maintaining the integrity of the water treatment plant. The flow capacity of the plant is stated to be up to 2.0 mgd; however, from discussions with the plant operator, it appears this is limited due to rapid blinding of the filters which limits the flow capacity to approximately 1.3 mgd for prolonged operation on a daily basis. Currently, the plant filters an average of 0.65 mgd (according to operations personnel). This does vary with the activities of the Akrimax Pharmaceutical manufacturing facility served by the system. For the purposes of this report, it is estimated that the water treatment plant capacity has a 0.65 mgd reserve capacity with the current domestic and manufacturing users served by the water supply and distribution system.

ii. Sewer System

The sewer collection system for the Village of Rouses Point is segregated into (3) major sections that service the entire Village and potential annexations to the Village. Sewer line locations are shown in the GIS maps attached in the Appendices of this report. The (3) sectors of the Village are as follows:

- **North End:** Sewers to the north generally flow toward Lake Champlain, intercepted by trunk sewers which are collected and discharge to a pump station servicing this entire area. Sanitary sewers in this area are of an older vintage comparatively to the majority of the collection system, having some evident inflow/infiltration concerns. The pump station consists of (2) 10 hp and (1) 6 hp aboveground, Gorman Rupp, self-priming pumps. Rated at 60 hp and 40/18 hp respectively, the station appears to have a peak flow capacity of a little over 2 mgd. Flow from the pump station discharges into a 12" diameter forcemain from the pump station on the shore directly into the headworks of the wastewater treatment plant. From discussions with operations staff and reviewing the flow data presented on the pump station, flows seem to average 0.35 mgd during dry weather periods, and peak flow to 1.5 mgd during inflow/infiltration events. Due to concern of pump station capacity, the Village has been diligent in addressing inflow/infiltration by removal of sump pumps and repair of sewer collection lines. This has had a significant impact on the station, but further improvements may be necessary prior to any major additions to the northern portion of the sewer collection and North End pump station.

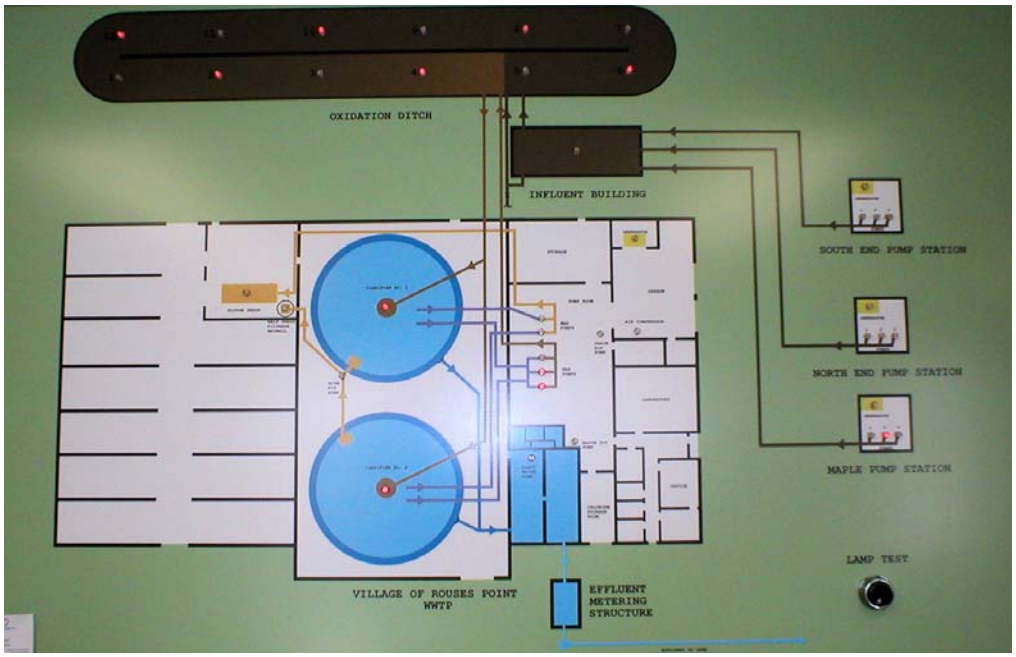
- **South End:** Sewers in the south also generally flow toward Lake Champlain, intercepted by trunk sewers which are collected and discharged to the South End Pump Station. These sewers are newer and in better condition than the lines in the North End, and service a larger, mostly

residential area of the collection system. The pump station consists of (1) 10 hp and (2) 7.5 hp submersible Flygt Pumps. Based on the preliminary investigations, it is expected the pumping capacity may be 1.5 mgd. Flow from the pump station discharges into a 10" diameter forcemain that proceeds directly into the headworks of the wastewater treatment plant from the pump station. From discussions with operations staff and reviewing the flow data presented on the pump station, flows seem to average 0.150 mgd for current dry weather periods, with peak day flows to 0.5 mgd. It appears that this sector of the collection system may be capable of supporting 0.5 mgd of additional flows and loadings. A typical 4 bedroom residence generates approximately 500 gpd.

- **Central Sewage Collection (Akrimax/Wyeth):** Centrally located in the Village is the sewer collection area serving the Akrimax/Wyeth facility and other smaller collection areas west of Lake Champlain not collected by North and South Pump stations. This area is served by the Maple Street Pump Station. The pump station consists of (2) 6" 40/18 hp and (1) 4" 5 hp aboveground, Gorman Rupp, self-priming pumps. The flow from the pump station discharges through 8" diameter forcemain directly to the wastewater treatment plant. The capacity of the station was not available at the time of inspection. The station currently handles roughly 0.5 mgd to 2 mgd of flow that appears to vary widely with potential loadings form the pharmaceutical companies' manufacturing activities. Prior to assessing a capacity to this pump station, additional information may be necessary on the activities of manufacturing at the pharmaceutical companies and further investigation of the pump station.

Wastewater Treatment Plant:

The wastewater treatment plant for the Village of Rouses Point was constructed in 1986, for compliance with secondary treatment limits enforced by NYS DEC under permit limits found in SPDES Permit (refer to Appendices of this report). The wastewater treatment plant consists of a headworks facility upgraded in 2004, an extended aeration, oxidation ditch, two 50 ft diameter center feed final clarifiers, three Gorman Rupp self- priming sludge return pumps and two Gorman Rupp self-priming waste sludge pumps. Waste sludge from the secondary process is pumped directly to a 1-meter belt press with a gravity deck thickener front end.



Based on a preliminary review of the data, the following is a rough estimate of the current loading conditions based a cursory review of 2008 operating data:

- Average Day Flow: 0.81 mgd (rough average of 2008 flows)
- Peak Hourly Flow: 4 mgd (based on discussions with operators)
- BOD loadings: 400 lbs/day
- TSS loadings: 600 lbs/day
- Phosphorus: 13 lbs/day

The design capacity of the wastewater treatment plant according to the Operations and Maintenance Manual are as follows:

- Average Day Flow: 2.0 mgd
- Peak Hourly Flow: 4.0 mgd
- BOD loadings: 2100 lbs/day
- TSS loadings: 1750 lbs/day
- Phosphorus: NA lbs/day

To assess the true capacity of the wastewater treatment plant, a Comprehensive Performance Evaluation (CPE) would need to be conducted to assess the capacity of every major unit process. For the purposes of this report however, a cursory review of capacity of the plant is as follows:

- It appears the wastewater treatment plant is significantly under-loaded for the average day flow and organic loading conditions. Existing loadings are currently one third the plant capacity on an average day basis. The available excess capacity for the wastewater treatment plant is as follows:

	Flow	**BOD Loadings (lbs/day)**	**TSS Loading (lbs/day)**
Excess capacity	1.0 mgd	1,500 lbs/day	1,000 lbs/day

The current industrial discharge agreement with Akrimax appears to have access to the remaining two thirds capacity of the plant for discharges associated with this manufacturing facility. Based on the current loading to the wastewater treatment plant, it is evident this excess may change upon renewal with the Village, but currently, allows for an average monthly

discharge of 0.75 mgd, 1,575 lbs of BOD, and 1,200 lbs of TSS of loading to the plant (see APPENDIX 9).

- Based on discussions with the operators, the flow meter at the wastewater treatment plant is pegged during high flow conditions due to inflow/infiltration influences. Therefore, it is uncertain what the actual peak hydraulic flow is to the plant. Peak day flows for the plant data reviewed reached 3 mgd. Limiting factors for the peak hydraulic conditions would likely be the (2) 50 ft diameter clarifiers for extended aeration. NYS DEC design standards allow for 1,000 gal/day/sf surface overflow rate which is consistent with the expected peak hourly design flow of 4.0 mgd. The Village continues to improve in this area by programs of inflow/infiltration reduction. These efforts have allowed them to buy back hydraulic capacity for future expansion. Final approval of an expansion would require a Comprehensive Performance Evaluation (CPE) reviewed and approved by NYS DEC.

iii. Electric System

1. Municipal Electric Franchise

The Village of Rouses Point purchases its power from the New York Power Authority (NYPA). NYPA is America's largest state-owned power organization. They provide some of the lowest-cost electricity in the nation to Rouses Point and other municipalities in the program. The Village of Rouses Point Municipal Lighting Department maintains the Village's power system. Presently, Rouses Point's electric rates are less than 4 cents/kilowatt hour, **among the lowest in the nation.** Additional hydropower is available based on industrial and non-retail commercial job creation. The NYPA website http://www.nypa.gov/economic.htm contains more information on the opportunities available for economic

development. Three phase power is currently available to the majority of areas in the Village.

2. Electric Franchise Area Boundaries

Rouses Point's electric franchise area extends to the Village boundaries. New York State Electric & Gas (NYSEG) serves areas outside the Village boundaries. In a few instances, the Village serves some parcels outside the Village Boundary and NYSEG serves a few areas of the Village that were annexed to the Village after 1957. For the purposes of this report and strategy NYSEG was consulted to discuss the potential for the expansion of the Village's electric franchise area. While the discussions were not conclusive, the Village is committed to continuing these discussions as well as working closely with the New York Power Authority and NYSEG on the expansion of Village electric service in selected areas adjacent to Village Boundaries. NYPA's Economic Development programs allow the Village to service new major commercial and industrial customers that would create new jobs, without increasing costs to current rate payers.

iv. Natural Gas

Natural gas is available to future development from New York State Electric and Gas (NYSEG). NYSEG currently serves the Akrimax/Wyeth pharmaceutical facility and the Albert Carriere Apartments complex and residential areas south of Smith Street with a main that comes west from the Town of Champlain along Route 11. Discussions with NYSEG about the expansion of natural gas services may provide the Village with the opportunity to discuss its electric franchise expansion potential.

e. Planning and Zoning

The Village of Rouses Point is strongly committed to supporting existing businesses and assisting new businesses in locating in the Village. Over fifteen

new businesses have opened in the Village within the past three years. The Village of Rouses Point has forged a strong partnership with regional economic development agencies, including Empire State Development, the Plattsburgh-North Country Chamber of Commerce, The Development Corporation of Clinton County, and the Small Business Development Center at Plattsburgh State. This partnership allows the Village to maximize its efforts to assist new and existing entrepreneurs[2] .

The Village has hired a Revitalization Project Manager (RPM). The RPM has been responsible for seeking and administering grant funding on many projects (including the preparation of this report) for the benefit of the Village of Rouses Point, and assisting businesses considering locating in Rouses Point. The contact information for the RPM is found at the end of this report.

i. Existing Zoning

The Village of Rouses Point website http://www.rousespointny.com/codes.html contains an excellent link to its official codes, in the form of the E360 Codes platform. Some sections of the Code that affect new development are:

§ 53 – Building Code Administration

§ 57 – Community Redevelopment

§ 66 – Environmental Quality Review (Notable here is that the Village has adopted additional items for SEQR Type I and Type II lists)

§ 72 – Fire Prevention and Building Construction

§ 89 – Private Roads

[2] Village of Rouses Point Website http://www.rousespointny.com/villageboard.html

§ 94 – Sewers. The short title of this Chapter of the Village Code is named "Village of Rouses Point Sewer Use Law" and contains comprehensive information on the requirements for new connections to the public sewer. A permit is required from the Village Codes Enforcement Officer for new sewer connections. §94-71 sets forth prohibited discharges. §94-72 contains specifications for mass discharge based limitations for heavy metal and other substances. §94-80 states that "*no significant industrial user shall discharge wastewater to the POTW without having a valid wastewater discharge permit, issued by the DPW Superintendent and/or WWTP Chief Operator."* §94 should be reviewed in its entirety when considering discharges into the Village sewage system.

§ 100 – Streets and Sidewalks

§102 – Subdivision of Land

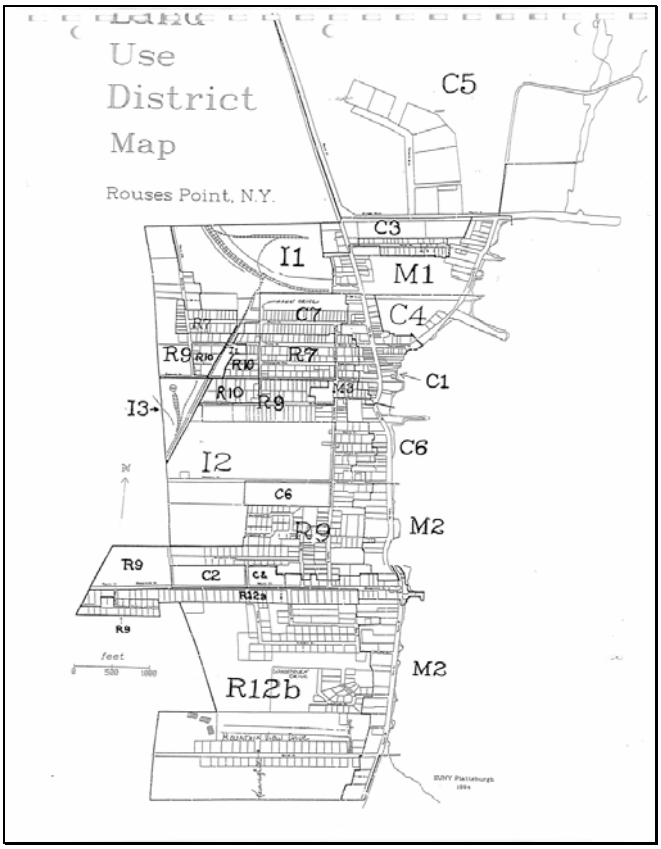
§ 118 – Water. Like the Sewer Ordinance (§94), §118 of the Code contains extensive information on the requirements for new water connections to the Village system.

§ 120 – Zoning (The *Land Use District Map*, *Dimensional Requirements Chart* and the *Permitted Use Chart* are attached to this report as **APPENDIX 3**)

§ 121 – Planning Board. The Village has a five-member planning board**. Planning Board meetings** are held at Halstead Hall located in the Civic Center at 39 Lake Street, Rouses Point NY, unless otherwise noted. All regular meetings are held on the third Monday of each month and begin at 4:45 P.M. All required submittals must be received a minimum of 14 days prior to the Planning Board meeting in order for the project to be placed on the meeting agenda.

The Village has a five-member zoning board**. Zoning Board meetings** are held at Halstead Hall located in the Civic Center at 39 Lake Street, Rouses Point NY, unless otherwise noted. All regular meetings are held on the second Monday of each month and begin at 4:30 P.M.

Mike Tetreault is the Village Code Enforcement Officer for the Village of Rouses Point. He can be reached at 518-297-5502 ext. 328 or at 518-298-8160 ext. 8, or by e-mail at buildzone@primelink1.net for information concerning building permits, code enforcement issues, or zoning requirements.



See APPENDIX 3 for larger size Land Use District Map. The Zoning districts are also shown on the GIS map created for this project. (See Appendices).

The Village of Rouses Point is a Zoned Community. Applications for Special Use Permits or Area Variances must be addressed by the Zoning Board of Appeals. Mr. Tetreault should be contacted for these applications and fee schedules.

The above referenced Code of the Village of Rouses Point should be reviewed carefully when specific plans for development are being considered.

ii. SEQR

Article 8 of the Environmental Conservation Law of the State of New York requires most new land use projects to undergo an environmental review process. The State Environmental Quality Review Act or SEQR is implemented under Part 617 of Title 6 of the New York Codes, Rules and Regulations (6NYCRR617). To view the full regulation, go to http://www.dec.ny.gov/regs/4490.html. Section 66 of the Village Code contains further requirements in connection with SEQR. To view the Village Code, go to http://www.ecode360.com/?custId=RO0588 .

iii. SHPO

SEQR provides for coordinated review by other involved or interested state or local agencies. The New York State Historic Preservation Office or SHPO is an important agency that may have jurisdiction over certain projects that contain or are substantially contiguous to buildings, sites, or districts listed on the State or National Register of Historic Places. Projects that contain significant archeological or cultural resources may also be subject to SHPO review. To find out more about SHPO, go to http://nysparks.state.ny.us/shpo/index.htm .

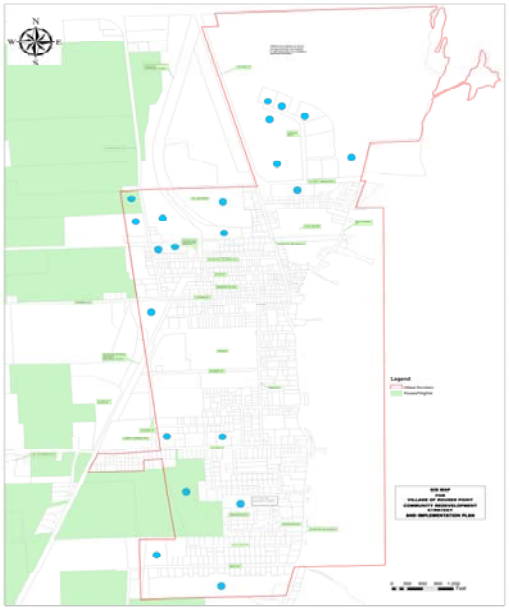
Most of the area in and around the Village of Rouses Point is shown as "archeo-sensitive" on SHPO's GIS map. This means that projects that require State or Federal permitting/funding/or approval are required to consult with SHPO during the review process.

There are two sites in the Village that are listed on the National Register of Historic Places. These are Fort Montgomery in the northeasterly corner of the Village

(owned by Victor Podd) and the D&H Rail Station at 68 Pratt Street (owned by the Village of Rouses Point).

iv. Agricultural Districts

Certain parcels in and around the Village of Rouses Point are in Agricultural Districts. To qualify, owners must annually submit an application verifying that the land is located within an established agricultural district and that it satisfies the property use requirements. If converted to a use inconsistent with agricultural production, land that benefited from an agricultural assessment is subject to payments. [3]



Solid shaded parcels are In "Ag District". See Appendices for larger size map.

To remove a parcel from an Agriculture District, contact the Clinton County Planning Department at First Floor, Old Surrogate Building, 135 Margaret Street Suite 124, Plattsburgh NY 12901, phone (518) 565-4711.

[3] http://www.clintoncountygov.com/Departments/RealProperty/Exemptions-Agricultural.html

f. Site Reconnaissance/Existing Conditions Analysis

i. Parcel Based Analysis

In conjunction with the preparation of this report, a Geographic Information System (GIS) was developed and used as a tool to identify parcels in and around the Village of Rouses Point which have significant potential for redevelopment. GIS technology was used to prepare a map containing the following layers of information:

- **Parcel boundaries** (based on Clinton County Tax Maps as of November 1, 2008). The tax map parcel identification number and owner name can be extracted from this information.
- **Aerial photography** (based on NYS GIS Clearinghouse Ortho-imagery). The date of this photography is 2003, so current (2009) features may be missing from this photography.
- Approximate location of **NYS DEC Regulated Wetlands** under the jurisdiction of NYS Department of Environmental Conservation. Because of the scale of the map and aerial photography used by DEC to produce the wetland boundaries, on-site field delineations are necessary to determine the actual location of the wetland on the ground.
- **Soils** classification mapping from the United States Department of Agriculture - Natural Resources Conservation Service.
- **Agricultural Districts** (See section 2.e.iv. in this report for more information on Agricultural Districts).
- **Zoning Districts** based on the Village's Land Use District Map attached to the Village Zoning Code.

Various versions of the GIS map showing different layers are included as Appendices in this report. See the List of Appendices at the end of this report for more information.

ii. Wetlands

There are two basic types of regulated wetlands in New York. Certain wetlands are regulated by the New York State Department of Environmental Conservation (DEC) under Article 24 of the Environmental Conservation Law and under the implementing regulations in 6 NYCRR Parts 649-941. Generally, wetland bodies of 12 acres or larger are regulated by DEC. These wetlands are also protected by a 100 foot wide adjacent area or "buffer". Proposed disturbances to these wetlands or the 100 ft. adjacent area require a permit from DEC. Although large scale wetland maps are available showing approximate location of DEC wetlands, you should contact DEC or a qualified wetlands biologist to have the boundaries of the wetlands delineated on your property prior to planning development.

The other basic type of regulated wetlands are those under the jurisdiction of the United States Army Corps of Engineers (USACE). The USACE is responsible for protecting the waters of the United States under the Clean Water Act and under the implementing regulations in Title 33 of the Code of Federal Regulation. USACE may have jurisdiction over smaller wetland areas not under the regulation of DEC. As is the case with DEC wetlands, you should contact the USACE or a qualified wetlands biologist to have the boundaries of the wetlands delineated on your property prior to planning development.

iii. Soils

The United States Department of Agriculture Natural Resources Conservation Service (NRCS) oversees the National Cooperative Soils Survey. Soils in the Rouses Point area have been mapped and broken down into Map Units by NRCS. NRCS also provides brief description of the soil type in each Map Unit. The Brief Description of soil type for each of the mapping units found in and around the Village of Rouses Point is provided in the Appendices attached to this report. The soils Map Unit locations are shown on one of the GIS maps contained in the Appendices of this report. This information gives general soils information. For more detailed analysis, contact a firm qualified to provide geotechnical services.

iv. Likelihood of Contaminants

The United States Environmental Protection Agency website http://www.epa.gov/superfund/sites/cursites/ was checked for active "Superfund" sites. This website contains information on hazardous waste sites, potentially hazardous waste sites and remedial activities across the nation, including sites that are on the National Priorities List (NPL) or being considered for the NPL. No active sites were found in or around Rouses Point. However, due to the presence of past and existing rail yards within the Village, and the likelihood of 19th century industrial activities, it is recommended that the Village consider applying for a Brownfield Opportunity Areas grant. Under the Brownfield Opportunity Areas Program, the New York State Department of Environmental Conservation, in partnership with the New York State Department of State, provides financial and technical assistance to municipalities and community-based organizations. Funding can be used to complete revitalization plans and implementation

strategies for areas affected or suspected to be affected by the presence of brownfield sites, as well as site assessments for strategic sites.[4]

g. Site Selection Process

The GIS discussed above, coupled with the Community Visioning process discussed previously in this report, were used to identify vacant or under-utilized parcels having potential for redevelopment and served by the Village of Rouses Point Electric franchise. These parcels lay either within or immediately adjacent to the Village boundaries.

i. Descriptions of Potential Development Sites

APPENDIX 5 lists the parcels identified for potential redevelopment by tax map parcel number, owner name, and location description. Information such as the acreage, soils types, presence of wetlands, presence of buildings, proximity to roads and other infrastructure, can be obtained by viewing and querying the GIS prepared for this project.

ii. Parcel Evaluation System

The GIS based approach to this project created an excellent tool for performing an organized, objective evaluation of each of the selected parcels based on criteria such as:

[4] http://www.dec.ny.gov/chemical/8447.html

- **Soils**. Generally, the less clay and more sandy the soils, the less expensive foundation costs are.
- **Wetlands**. Wetland areas of 12 acres or greater are regulated by the New York State Department of Environmental Conservation. Smaller wetland areas are regulated by the United States Army Corps of Engineers, usually referred to as Federally regulated wetlands,
- **Proximity to infrastructure** (water, sewer, electric, natural gas).
- **Transportation**. Does the parcel have improved access or is construction required? Does existing access have to be upgraded to handle truck traffic?
- **Character of adjacent neighborhood.** A proposed industrial use is not usually considered compatible in the midst of a residential neighborhood.
- **Compliance with existing zoning.** Would the proposed development scenario comply with the existing zoning district?
- **Market availability.** Is the land owner willing to sell? Is title to the property likely to be free of encumbrances? Is their currently a "for sale" sign on the property?

APPENDIX 6 contains a table which lists findings for each parcel relative to the above criteria. The findings were based on analysis of information gathered to create the GIS, field site visits, and the Public Meetings conducted during the preparation of this report.

3. ECONOMIC/MARKET ANALYSIS

The tabular approach outlined above, to evaluating the development of vacant parcels and the reuse of underdeveloped or unused parcels provides a handy way for potential developers to consider Rouses Point and for potential investors to clearly sense the opportunities the community provides. The Village does not have a current Comprehensive Plan but this document, in concert with the Downtown and Waterfront Revitalization Plan, provides similar guidance to a Comprehensive Plan.

The Village has several assets that need to continue to be touted. Among them are:

1. Proximity to Lake Champlain
2. An in-Village U.S./Canada Border Crossing for cars
3. Proximity to the Champlain- Lacolle Border Crossing for commercial traffic
4. Convenient and free bridge access to Vermont
5. Low cost electric service
6. Excess sewage treatment capacity
7. Fire flows that are cost efficient for commercial and industrial customers
8. Passenger and Commercial Rail Service; and
9. Access to Natural Gas.

The Village has indicated its receptivity to growth both in its nighttime population as well as its daytime population. This openness is supported by the positive infrastructure improvements the Village has made to its municipal water, sewer and electric utilities. The significant work on improvements to the downtown and lakefront is a clear indication that the Village is committed to its residents' quality of life and improving its attractiveness to tourists and seasonal visitors and residents.

Area Analysis

Village South:

At the time of this report there are several large undeveloped parcels in the southern part of the Village. These parcels, already in the Village, include the Babbie farm, the two Emma Realty parcels and the Marian Collin parcel. All four appear to be most appropriate for residential development based on the parcel scorecard in Appendix 6. The Emma Realty parcels are designated as a NYS "Ag District". Removal of this designation for conversion to a non-agricultural residential use may take some time and include satisfying Ag District benefits which may have been utilized by former owners.

Recent commercial development along the Route 11 corridor has provided commercial infill on Route 11 from Academy Street east to Lake Street with auto-oriented commercial development that does not seem to compete with the revitalization of Lake Street in the downtown. One or two more undeveloped parcels on the north side of Route 11 remain to be developed. A now abandoned nursing home occupies a key lakefront location in the southern area of the Village. A thoughtful adaptive reuse of the site and facility would enhance the area. Should site plans for redevelopment of these parcels come before the Village Planning Board, care should be taken to ensure that the design is in keeping with the character of the surrounding neighborhood.

Central Akrimax/Wyeth area:

The Central area of the Village is a long-developed mixed use area with single family and multi-family residences, an elementary school, the large Akrimax and Wyeth manufacturing facilities and the Village's elevated water storage facilities as well as the railroad right-of-way. There seems to be ample room for any needed expansion of the pharmaceutical facilities and the school facilities as well as adequate infrastructure in place to support such development. A former restaurant site within easy walking distance of the pharmaceutical facilities has not yet been rebuilt. The sensitive use of this site will be important to the continued vitality of this area of the Village. Designs for this facility should be in keeping with the character of the neighborhood.

North End:

The northern area of the Village appears to present the most in terms of economic opportunity for the Village. Although there are significant areas of New York State DEC designated wetlands, particularly north of Route 2, this area of the Village is both the most undeveloped and underdeveloped.

The area north of Route 2, north to the border with Canada, presents a variety of mixed-use opportunities:

The recreational use of the area around Ft. Montgomery with the potential for pedestrian access from the downtown via a planned lighted walking path along Montgomery Street has been envisioned. The area of the Podd parcel on the north side of Route 2 and just west of a Village boundary and the Bridge is a parcel that would be well-suited for a hotel with a mix of longer-term units and suites. Further north, behind the hotel site, are non-wetland areas that could

support cluster residential development, both single and multi-family. This area includes an elevated area with views of Ft. Montgomery and Lake Champlain. This should be a major gateway development that well presents the aspirations of the Village to visitors. Again, careful review of development plans by the Village Planning Board will help ensure that new development is thoughtfully laid out, and that consideration is given to the long-term goals of the community.

To the west of the proposed hotel site is industrial and commercial office development and both developed and undeveloped industrial and commercial sites. Some of the undeveloped sites on the north side of Lincoln Boulevard may be so impacted by wetlands as to preclude large or moderate scale development, but there are currently un-subdivided areas on the south side of Lincoln Boulevard which may be more developmentally viable.

The south side of Route 2, west of Montgomery Street has some circa 1960 commercial development and two good-sized frontage lots. There is considerable opportunity here for development but there is strong sentiment within the Village that development of the south side of Route 2 should not negatively impact the retail opportunity presented by the downtown.

On the west side of Lake Street there are several long established businesses with what appear to be underutilized rear portions of the parcels, as well as the Village's Wastewater Treatment plant and Town Department of Public Works. Also located in this area is a largely unused parcel owned by the Village just west of the Rouses Point border crossing. While the wastewater plant is well placed in terms of the Village, away from the lakefront and adjacent to the railroad right-of-way, portions of this large Village-owned parcel may be a promising area for re-development. With the exception of the Village's wastewater plant and the Village

facilities on the southeast portion of the public works parcel the remaining area of this DPW parcel of approximately 2.5 acres seems ripe for industrial development. The currently active portion of the DPW site consisting mainly of pole-barn type structures and commodities storage could be relocated in the future should the site become one of high demand. The Village also owns a seventeen (17) acre site to the west of the Rouses Point border crossing that is also undeveloped. The Village has ready access to this area from Lake Street from an existing public street and via the 1.6 acre former mobile home park adjacent to the DPW parcel. There has been some discussion of the use of this area for the so-called “Roof-top Highway” access to the Bridge and that might be a constraint. However, this site with access to rail and proximate to the nearby border crossing and the bridge to Vermont, could be a valuable asset to the Village in the future. It might be prudent to consider other potential location options for the public works buildings if there is high demand for the site for real property tax producing and job creation projects, especially in light of the potential for shared municipal services in the future.

Just south and west of this area are parcels owned by CP Rail, miscellaneous rail access bordering parcels and two agricultural holdings that are partially located in the Village. These parcels border other agricultural lands and already-developed residential areas of the Village. How these parcels are zoned, screened and developed in the future should consider the eventual renovation of the Rouses Point rail station and possibility of tourism development around the railroading legacy of the Village. The rail proximate sites owned by CP rail and others should be screened for potential environmental contamination.

The Village has significant infrastructure in terms of public water and sewer capacity that could be valuable if there are requests for annexation into the Village from nearby property owners in the Town of Champlain. While the Village does not have an active annexation strategy, there may be parcels that have the potential for significant additions to the assessed value of both the Village and the

Town of Champlain that should drive the Village and the Town to consider the benefits of a mutually supported annexation to the Village.

4. IMPLEMENTATION PLAN

a. Planning and Zoning

The Village of Rouses Point has worked hard to prepare its Zoning and Subdivision Laws. A Comprehensive Land Use Plan was prepared in 1993. As a result, the Village's Zoning Law was adopted in 1994. Since that time, the Zoning Law has had numerous amendments enacted in the form of Local Laws passed by the Village Board. The Zoning Law is intended to reflect the community's development objectives and exists for the benefit of the community as a whole. The contemporary model of using zoning to segregate land uses in communities is being reexamined in many towns, cities, and villages. New attitudes are developing. Buzz phrases such as "smart growth", "walkable communities", "sustainable development", and "Main Street" reflect a growing trend toward encouraging a mixture of land uses within neighborhoods. Upper floor dwellings over ground floor businesses; offices and light industrial facilities located within walking distance of homes; connections within urban settings made by new bike/pedestrian trails; are just some examples of integrating land uses in communities. Careful planning and the use of Design Guidelines can continue to ensure responsible growth and provide for the safety of the community, while providing for sustainable economic development.

The Village of Rouses Point is encouraged to keep an open mind when it comes to planning and zoning. In addition to the granting of Use Variances by the Village

Zoning Board of Appeals, rezoning through the process of amending the zoning law is another option to consider, should an economic opportunity present itself to the Village. The latter process requires certain legal steps, and can extend over many months. To be more readily prepared for redevelopment opportunities, the Village should consider updating its Comprehensive Land Use Plan. There are many qualified Planning consultants throughout New York State that specialize in the preparation of Comprehensive Land Use Plans and Updates.

Provisions for future access connections and extensions of utilities are often reviewed by local Planning and Zoning Boards when development plans are submitted for site plan review or special use permits. Planning and Zoning Board members should make sure that provisions for future access or shared access to adjacent lands are considered.

b. Design Standards and Guidelines

The intent of Design Guidelines is to encourage buildings that are sited and constructed with a form and appearance that is compatible with their surroundings; that provide appropriate transitions between different parts of the Village as well as between the public area of the street and the private area of the building; that have attractive entrances; that are attractively landscaped; that adequately buffer nearby uses; that are protective of important open space resources; and that minimize or avoid adverse impacts.

Design Guidelines were prepared for the Village of Rouses Point in connection with their recent Downtown & Waterfront Revitalization Plan[5]. However, those Design Guidelines were developed primarily to establish site and building façade

[5] Design Guidelines For Building Facades, Site Development and the Downtown Streetscape, June 2006, Elan Planning & Design, Inc.

design standards to be applied to the downtown area of the Village. The focus of this Community Redevelopment Strategy deals mostly with lands outside the downtown area, which include Industrial and Residential zoning districts in addition to Commercial. Therefore, the Village may wish to consider developing new Design Guidelines for industrial, commercial, and residential uses outside the downtown area.

c. Site and Infrastructure Projects

The Village of Rouses Point has an excellent reputation for maintaining its existing infrastructure, and for cooperating with developers to extend services when needed. The section in this report on Public Infrastructure characterizes the condition of the Village's existing infrastructure. Generally, the Village systems are adequate and have excess capacity for future development. However, with the help of the community visioning process used during the preparation of this report, several key proposals were identified that if implemented, would help strengthen Rouses Point's position for attracting new development:

- ***Enhance pedestrian connections*** to future commercial development. To attract lodging development along Route 2, the existing Montgomery Street lakeside walkway should be completed and extended north to Route 2. This would provide an excellent pedestrian connection from a new hotel to the Downtown area.
- ***Bilingual signage***. To attract business from the bordering French speaking Canadian province of Quebec, Rouses Point should explore opportunities to add bilingual signage throughout its Village.
- ***Anchorage Restaurant***. The privately owned Anchorage Restaurant stood at the corner of Lake Street and Academy Street for many years until it was lost to fire recently. The motel portion of the property was undamaged and remains open. The Restaurant was the only one in the Village area that

offered upscale dining and served banquet-type gatherings. The Anchorage became a well know landmark in the surrounding community. Reopening the Anchorage as this type of facility would provide an important asset in the Village.

- ***Rail Station***. The Rouses Point Railroad Station, formerly the Delaware and Hudson Station, was constructed in 1889. The Station, located on the north side of Pratt Street on the New York City to Montreal main rail line, was in continuous use until it was abandoned by Canadian Pacific Railway in the early 1990's. In 2002, the Village of Rouses Point purchased the station with plans to preserve the building for use as a museum, Visitor Center and waiting area for the still active Amtrak passenger line. The Village has recently been awarded $927,000 dollars in federal funding to restore this important community asset and rail gateway. The Restoration project completion is anticipated for early 2011.
- ***Bank.*** There is currently no commercial bank in Rouses Point, although there is a strong regional credit union. It was felt that the presence of another commercial bank in the Village would offer additional convenience and be a positive presence in the community.
- ***Create Gateways.*** The importance of improving and enhancing the main gateways into the Village is well supported in the previously referenced *Downtown & Waterfront Revitalization Plan* (Elan 2006). The recommendations made in that report with respect to Gateway Enhancements are relatively inexpensive improvements that would offer immediate returns in the form of sparking a new sense of arrival and place not only to visitors, but to community members as well.
- ***Reduce Inflow and Infiltration (I&I) into the Village sewage system***. Generally speaking, all municipal sewage collection systems receive some amount of additional flows caused by conditions such as groundwater infiltration through leaky pipe joints, connections of stormwater catch basin

overflow pipes to the sanitary sewer system, or some basement sump pumps may be connected to a sewer line. As discussed in Section 2.d. of this report, it appears that some sections of the sewage collection system may be susceptible to above average amounts of "I&I", therefore at times, stressing the wastewater treatment plant. Controlling I&I by means such as slip-lining and/or replacing old, substandard sections of sewer lines is not only good for the environment, it will also lengthen the life of the wastewater treatment plant and help ensure that excess plant capacity remains available for future development. The Village should continue to make efforts to identify and correct I&I problems, and budget necessary funding to implement its I&I program.

- ***Extend three-phase power.*** Three-phase electric power (as opposed to single-phase or two-phase) is required to power large motors and other large loads that are typical in industrial and commercial uses. Three-phase is generally not used in residential applications. The Village should determine whether three-phase power is available to those parcels identified in this report as having potential for industrial or commercial development. If three-phase power is not available to those areas, the Village should budget for extending three-phase to those areas.

- ***Electronic Infrastructure***

    - ***Village website.*** The importance of the Village's website in attracting new business should not be underestimated. For those seriously interested in finding a new location for business, the Village website will be their first stop. The Village should constantly keep information on its website current, and continually improve the friendliness of the website's user interface.

    - ***Village GIS.*** *During the preparation of the Geographic Information System (GIS) used in this report, it was discovered that the Village has come a long way toward completing the important task of mapping its utilities in a digital, "CAD" format. Although the task of*

capturing all of the utility data may not yet be complete, the Village has undertaken an important first step in its approach to managing its utility infrastructure. More and more small communities are converting their paper and digital information to a GIS platform. GIS is an excellent utilities management tool. Not only does GIS provide a user friendly computer graphic interface, it also allows user to "link" spreadsheet or database information to an individual symbol. For example, the user can "click" on a waterline gate valve and instantly see a record about that valve, and thus determine when the valve was last replaced, last operated, coordinates (latitude and longitude), and so on. The record management possibilities that a GIS can offer are virtually endless. The Village should consider continuing toward a GIS approach to its Utilities Management Program.

d. "Lead" Approach

The Village of Rouses Point is urged to adopt a "leading group" or point of contact to implement the strategies discussed in this report, and to continue discussions on ways to attract new development to Rouses Point. The Village currently employs a Revitalization Project Manager. This entity has been responsible for seeking and administering grant funding on many projects (including the preparation of this report) for the benefit of the Village of Rouses Point. It is recommended that the Village continue to fund this position, and that this entity be considered the Village's lead contact for potential redevelopment concerns in the Village. Out-of-town parties interested in redeveloping in the Rouses Point area should be put in touch immediately with the Revitalization Project Manager, who can then facilitate contacts with additional Village departments.

Local Development Corporation. As pointed out in *t*he *Downtown and Waterfront Revitalization Plan* previously referenced in this report, the Village may consider

creating a Local Development Corporation (a non-profit authority created under New York State enabling legislation). Benefits of LDC's include access to different sources of funding that may not be readily available to local governments. LDC's also provide functionality for buying and selling industrial and commercial property. The Town of Champlain (adjacent to the Village) created the Town of Champlain Industrial Development Agency to serve the area. The Village Board appoints two of the seven members of the Agency. The County of Clinton Industrial Development Agency is a public benefit corporation that also provides industrial revenue bond financing, sale-leaseback transactions to provide a variety of tax reduction and abatement opportunities for business and industry. Opportunities to partner with these IDA's should be explored further.

e. Funding

As the Village considers its future and the redevelopment of underutilized and now-undeveloped parcels it will be prudent to prioritize its projects with emphasis on the completion of the already underway improvements to Lake Street and the Village waterfront assets. The lakefront improvements will provide immediate results in the growth of the Village's attractiveness for tourism visits. With this vital activity underway and well financed by grants and public funding, the Village should look for economic opportunities to implement the strategy.

i. Private Financing

Traditionally, most development in the Village, especially in the industrial, railroad and single–family residential areas has been funded by private financing from such originators as banks and credit unions. With the exception of the significant development of the pharmaceutical facilities, most development has been small scaled. There is no indication that this will change in the near future, so it will be important that local banking institutions and local bankers become well-versed in

the opportunities that the Village presents. At present there is no commercial bank located in the Village but there is a strong regional credit union. The Village could provide informational sessions with property owners, interested developers and financial institutions to spur interest in the parcels identified in this study.

There are several local entities which provide gap financing, usually in concert with conventional bank or credit union financing:

North Country Alliance

With a loan officer provided by the Development Authority of the North Country and sponsoring entities in the area, the North Country Alliance provides loans of up to $ 225,000 for approved projects. Tourism projects are welcome as well as other commercial or industrial projects. Contact: Michele Capone at (315) 785-2593.

Lake Champlain Lake George Regional Planning Board

This revolving loan fund is available to businesses in Rouses Point and can finance tourism and other commercial and industrial business. Contact Walter Young at (518) 668-5773.

The Development Corporation

The Development Corporation provides a revolving loan fund program for worthy industrial projects of up to 10% of a project's cost. Contact Adore Kurtz at (518) 563- 3100.

ii. Public Financing

There are several sources of public financing including two industrial development agencies which serve the Village. See section 4.d. above for more information. Contact Adore Kurtz at (518) 563-3100.

New York State's Empire State Development is the resource for various State financing. The state uses a sophisticated electronic model to evaluate projects. Assistance can take various forms from providing access to lower interest rate financing at conventional lending institutions to loans directly from the state. Contact Roseanne Murphy at (518) 561-5642.

New York State's Department of Transportation (DOT) has funds set aside for industrial projects. The program is known as the Industrial Access Program. Initial inquires should be sent to elected local state legislators and to DOT. See Section 5 – Contact Information at the end of this report for more information.

iii. Grants

The federal government has grant funding available for worthy projects through the Economic Development Administration. These projects usually require a local matching investment in the project and construction using Davis Bacon prevailing wage rates. The "beneficiary" almost always needs to be a not- for- profit, a public benefit entity or a municipality.

New York State has several funding sources for worthy projects, many of which can direct the grants to worthy Village projects. The Village has been very successful in capturing these state funds and making many of them available to local Village businesses.

f. Marketing

The Village of Rouses Point is making considerable strides in effectively marketing its potential for redevelopment. One step was the creation of the excellent web

site it now maintains. The Village's website[6] should include a link to this report. Information on the Village's website should continue to be kept current.

The Village has also completed a significant step in its marketing approach by adopting the brand: "The Northern Gateway". This brand helps promote a unique identity, which is extremely important when competing on the global market for new economic development.

Thirdly, the Village has begun to work with public relations firms. These firms specialize in implementing public relations strategies and communications initiatives to help drive media results that can have a high impact on the growth and prosperity of communities. The Village should continue to seek the services of such firms.

Additionally, the Village of Rouses Point should be aware that it is competing on a global market when it comes to attracting new development. Networking with site selection firms and location consultants is an important part of informing the outside world of Rouses Point's unique offerings.

The matrix in **APPENDIX 11** summarizes and encapsulates recommendations set forth to implement the Community Redevelopment Strategy. This table is intended to be used as a handy reference or "check-list" for gauging progress toward implementing a plan that will ultimately help the Village of Rouses Point's reach its redevelopment goals.

[6] http://www.rousespointny.com/

5. CONTACT INFORMATION

The following contact information includes those involved in the preparation of this report; others involved with implementing the redevelopment of Rouses Point; and other important resources.

Hon. George Rivers, Mayor
Village of Rouses Point
139 Lake Street P.O. Box 185
Rouses Point, New York 12979
(518)297-5502 (518)297-3818 fax
Office Hours: M-F 7:30 a.m.-4:00 p.m.
http://www.rousespointny.com/

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Village of Rouses Point Revitalization Project Manager
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The Development Corporation

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Telephone: 888-NY WORKS
(888-699-6757) or 518-563-3100
Fax: 518-562-2232
Email: tdc@thedevelopcorp.com
web: http://www.nyworks.biz

AES Northeast
Scott B. Allen, PLS, Principal
10-12 City Hall Place
Plattsburgh, NY 12901
Phone: (518) 561-1598
Fax: (518) 562-8189
Email: scottallen@aesnortheast.com
web: www.aesnortheast.com

NY Senator
Elizabeth O'C. Little
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305 West Bay Plaza
Plattsburgh, NY 12901
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www.senatorlittle.com

NY Assemblywoman
Janet Duprey
202 U.S. Oval
Plattsburgh, NY 12901
(518)562-1986
http://assembly.state.ny.us/mem/?ad=114

Empire State Development

Roseanne Murphy

Plattsburgh Office

401 West Bay Plaza

Plattsburgh, NY 12901

(518)561-5642

Email: nys-northcountry@empire.state.ny.us

Plattsburgh-North Country Chamber of Commerce

Garry Douglas, President and CEO

PO Box 310

Plattsburgh, NY 12901

(518)563-1000

Email: chamber@westelcom.com

www.northcountry chamber.com

New York State Department of Transportation

Regional IAP Coordinator

Peter Rea

(518)388-0443

Email: prea@dot.state.ny.us

https://www.nysdot.gov/divisions/operating/opdm/local-programs-bureau/iap

6. LIST OF APPENDICES

Appendix 1 – Documents related to 2/12/2009 Public Meeting and 3/16/2009 Public Meeting

Appendix 2 – Aerial photo view showing Village Corporation Boundary

Appendix 3 - Land Use District Map, Dimensional Requirements Chart and Permitted Use Chart from Zoning Code

Appendix 4 – GIS maps with various layers displayed

Appendix 5 - Table of Identified Parcels

Appendix 6 - Parcel Evaluation Table

Appendix 7 - Soils - Brief Map Unit Descriptions and Engineering Properties (Soils Reports by United States Department of Agriculture Natural Resources Conservation Service)

Appendix 8 - Information on Location of Village Boundaries

Appendix 9 - Information in Relation to Existing Public Water and Sewer Systems

Appendix 10- SEQR Compliance Documentation

Appendix 11- Implementation Plan Table

APPENDIX 1

APPENDIX 1

Press Release

For Immediate Release

February 3, 2009

VILLAGE OF ROUSES POINT PREPARES FOR REDEVELOPMENT

Village of Rouses Point Mayor George Rivers states that he is pleased to announce that the Village of Rouses Point is working with The Development Corp. of Clinton County and AES Northeast to prepare a Community Redevelopment Strategy, using funding from a 2005 Quality Communities grant from the Department of State Division of Local Government.

The purpose of the project is to prepare development recommendations for underdeveloped parcels within the Village of Rouses Point's electric franchise area. The strategy will include an inventory of site conditions; identification of development opportunities and obstacles; recommendations for future land use; and an implementation strategy and action plan. "We look forward to working in cooperation with the Town of Champlain and the Development Corporation to facilitate appropriate future development of these parcels to increase jobs and the tax base. Town of Champlain Supervisor Larry Barcomb and Shared Services Committee Chairman Michael Tetreault have already provided valuable insight to the process".

"This development plan will take into consideration current land uses and the interests of residents and property owners. To be sure that the public's view is heard, we will hold a meeting to solicit public comments on Thursday, February 12, at 7:00 PM at the Village of Rouses Point Civic Center meeting room, and we hope that all interested residents and property owners will join us".

If you cannot attend but would like to email your thoughts, please send them to the Village of Rouses Point at winatmmllc@gmail.com.

Rouses Point Redevelopment Strategy
Meeting Agenda
Rouses Point Civic Center
Thursday, 2/12/09 at 7:00 p.m.

- Welcome: (Melissa McManus)
- Introductions:
- Project Goals: (Adoré F. Kurtz)
- Mapping Review:
    1. Parcels (Scott Allen)
    2. Boundary Issues (Scott Allen)
    3. Vacant/Undeveloped Parcel (Adoré Kurtz/Scott Allen)
- Current Zoning: (Mike Tetreault)
- Proposed Parcel Scorecard: (Scott Allen)
- Mapping Review:
    1. Rouses Point Sewage Treatment Plant as an example
- Redevelopment Strategy:
    1. Small Group Breakouts
    2. Breakout reports
- Implementation:
    1. General discussion
    2. Power Authority opportunities
- Next Steps:
- Adjourn:

VILLAGE OF ROUSES POINT COMMUNITY REDEVELOPMENT STRATEGY AND IMPLEMENTATION PLAN

Public Visioning Meeting

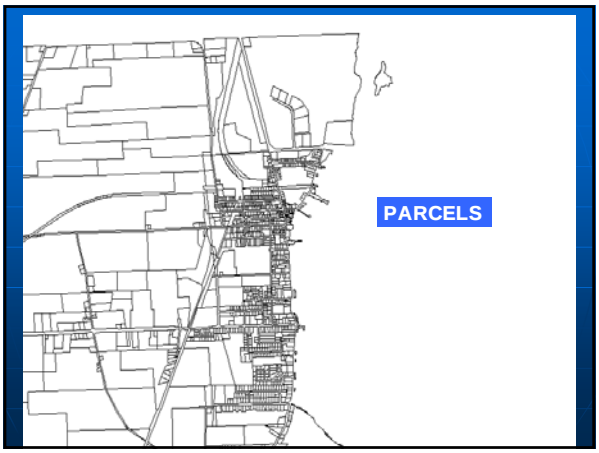
February 12, 2009

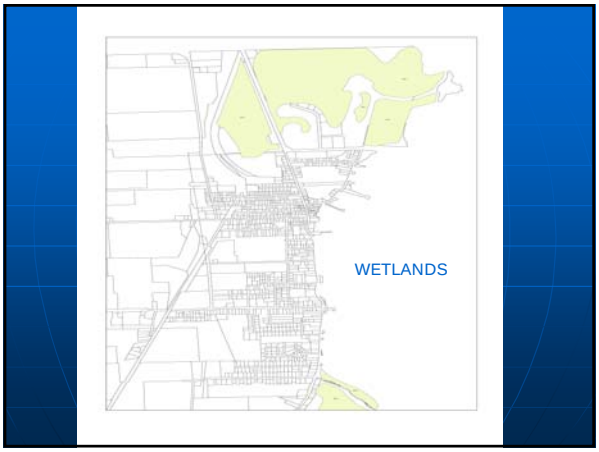
Funding

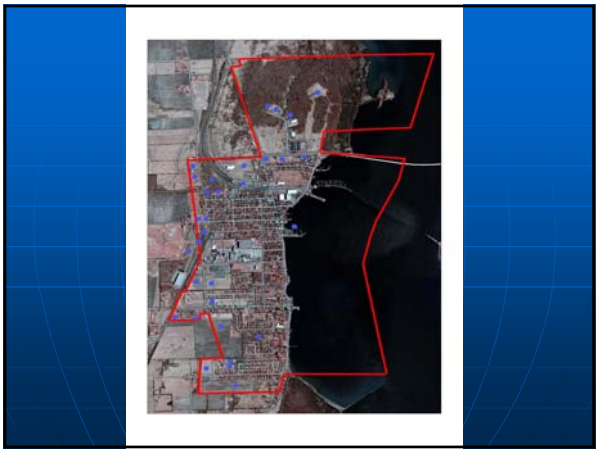
- This project made possible by a grant from the New York State Department of State Division of Local Government

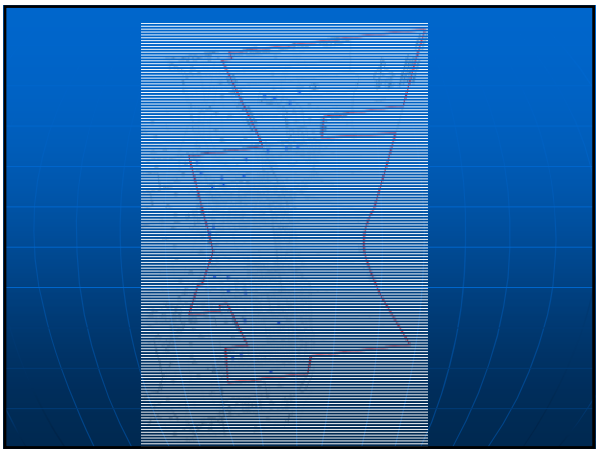
The Team

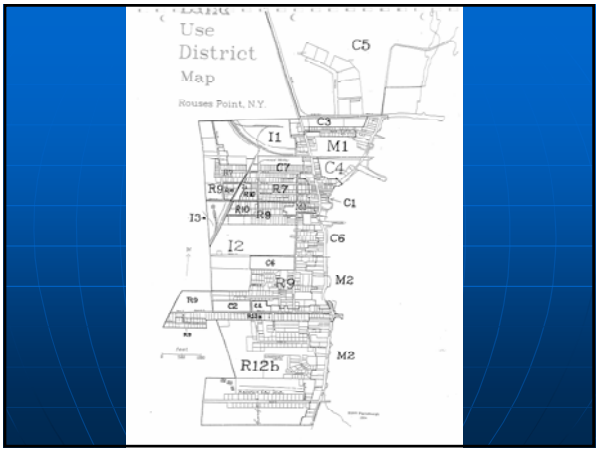
- Village of Rouses Point
  - Community Development Office
- The Development Corporation of the County of Clinton
- AES Northeast

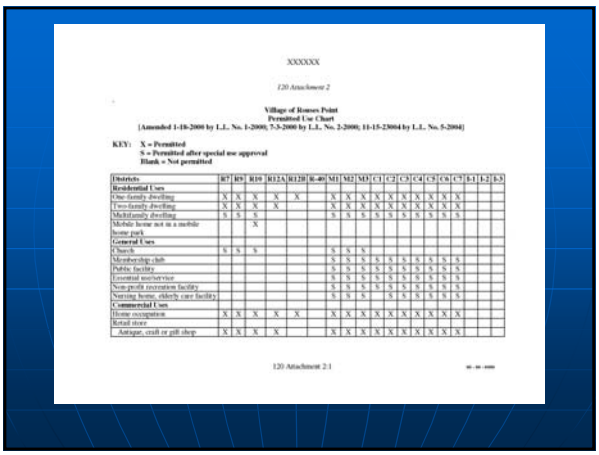

PARCELS


WETLANDS









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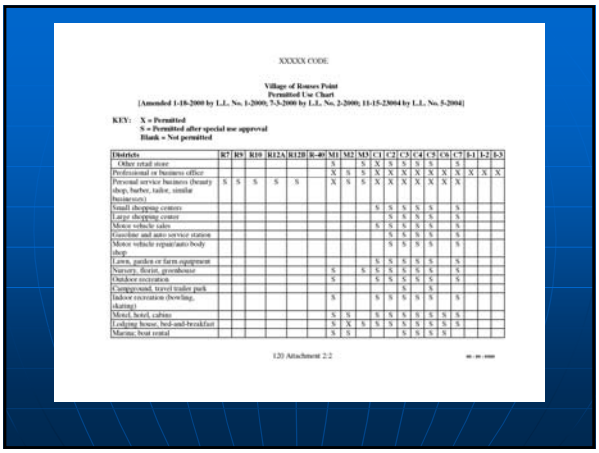
120 Attachment 2

Village of Rouses Point
Permitted Use Chart
[Amended 1-10-2000 by L.L. No. 1-2000; 7-3-2000 by L.L. No. 2-2000; 11-15-23004 by L.L. No. 5-2004]

KEY: X = Permitted
S = Permitted after special use approval
Blank = Not permitted

Districts	R7	R9	R10	R12A	R12B	R-40	M1	M2	M3	C1	C2	C3	C4	C5	C6	C7	I-1	I-2	I-3
Residential Uses																			
One-family dwelling	X	X	X	X	X		X	X	X	X	X	X	X	X	X	X			
Two-family dwelling	X	X	X	X			X	X	X	X	X	X	X	X	X	X			
Multifamily dwelling	S	S	S				S	S	S	S	S	S	S	S	S	S			
Mobile home not in a mobile home park			X																
General Uses																			
Church	S	S	S				X	X	X										
Membership club							S	S	S	S	S	S	S	S	S	S			
Public facility							S	S	S	S	S	S	S	S	S	S			
Essential use/service							S	S	S	S	S	S	S	S	S	S			
Non-profit recreation facility							S	S	S	S	S	S	S	S	S	S			
Nursing home, elderly care facility							S	S	S			S	S	S	S	S			
Commercial Uses																			
Home occupation	X	X	X	X	X		X	X	X	X	X	X	X	X	X	X			
Retail store																			
Antique, craft or gift shop	X	X	X	X			X	X	X	X	X	X	X	X	X	X			

120 Attachment 2:1



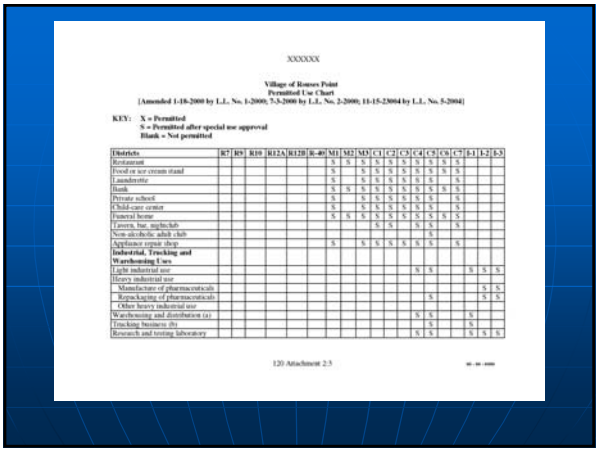
XXXXX CODE

Village of Rouses Point
Permitted Use Chart
[Amended 1-18-2000 by L.L. No. 1-2000; 7-3-2000 by L.L. No. 2-2000; 11-15-23004 by L.L. No. 5-2004]

KEY: X = Permitted
S = Permitted after special use approval
Blank = Not permitted

Districts	R7	R9	R10	R12A	R12B	R-40	M1	M2	M3	C1	C2	C3	C4	C5	C6	C7	I-1	I-2	I-3
Other retail store							S			S	X	S	X	S	S		S		
Professional or business office							X	S	S	X	X	X	X	X	X	X	X	X	X
Personal service business (beauty shop, barber, tailor, similar businesses)	S	S	S	S	S		X	S	S	X	X	X	X	X	X				
Small shopping centers										S	S	S	X	S	S		S		
Large shopping center											S	S	X	S	S		S		
Motor vehicle sales										X	S	S	X	S	S		S		
Gasoline and auto service station											S	S	X	S	S		S		
Motor vehicle repair/auto body shop											S	S	X	S	S		S		
Lawn, garden or farm equipment										S	S	S	X	S	S		S		
Nursery, florist, greenhouse							S			X	S	S	X	S	S		S		
Outdoor recreation							S			S	S	S	X	S	S		S		
Campground, travel trailer park												S		S					
Indoor recreation (bowling, skating)							S			S	S	S	X	S	S		S		
Motel, hotel, cabins							S	S		S	S	S	X	S	S	S	S		
Lodging house, bed-and-breakfast							S	X	S	S	S	S	X	S	S	S	S		
Marina; boat rental							S	S				S	X	S	S				

120 Attachment 2:2



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Village of Rouses Point
Permitted Use Chart
[Amended 1-18-2000 by L.L. No. 1-2000; 7-3-2000 by L.L. No. 2-2000; 11-15-23004 by L.L. No. 5-2004]

KEY: X = Permitted
S = Permitted after special use approval
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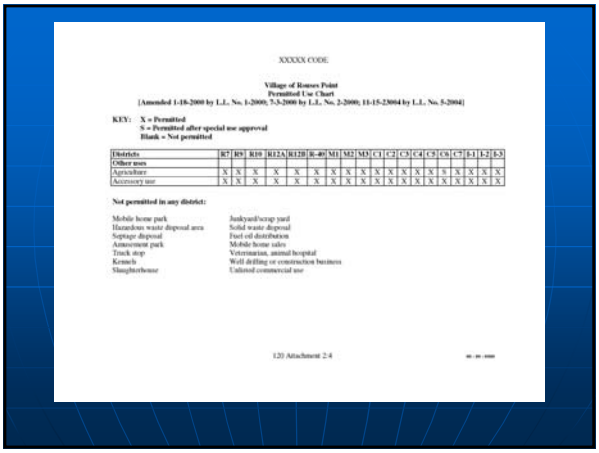
Districts	R7	R9	R10	R12A	R12B	R-40	M1	M2	M3	C1	C2	C3	C4	C5	C6	C7	I-1	I-2	I-3
Restaurant							S	S	S	X	S	S	S	S	S	S			
Food or ice cream stand							S		S	X	S	X	S	S	S	S			
Laundromat							S		S	X	S	X	S	S	S		S		
Bank							S	S	S	X	S	X	S	S	S	S			
Private school							S		S	X	S	X	S	S	S		S		
Child-care center							S		S	X	S	X	S	S	S		S		
Funeral home							S	S	S	X	S	X	S	S	S	S	S		
Tavern, bar, nightclub									S	X	S		S	S	S		S		
Non-alcoholic adult club														S					
Appliance repair shop							S		S	X	X	X	S	S	S		S		
Industrial, Trucking and Warehousing Uses																			
Light industrial use													X	S			S	S	S
Heavy industrial use																			
Manufacture of pharmaceuticals																		S	S
Repackaging of pharmaceuticals														S				S	S
Other heavy industrial use																			
Warehousing and distribution (a)													X	S			S		
Trucking business (b)														S			S		
Research and testing laboratory													X	S			S	S	S

120 Attachment 2:3



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Village of Rouses Point
Permitted Use Chart
[Amended 1-18-2000 by L.L. No. 1-2000; 7-3-2000 by L.L. No. 2-2000; 11-15-23004 by L.L. No. 5-2004]

KEY: X = Permitted
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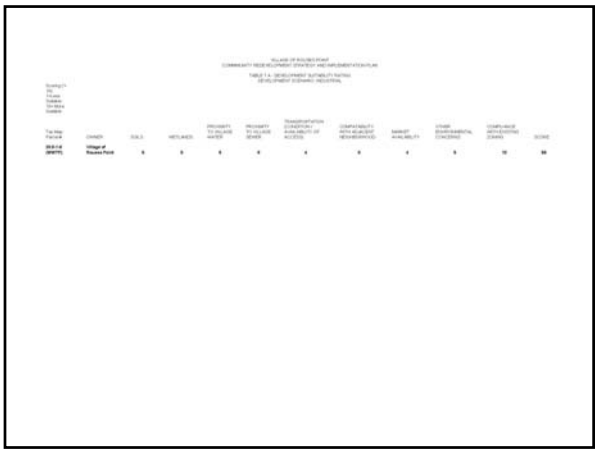
Districts	R7	R9	R10	R12A	R12B	R-40	M1	M2	M3	C1	C2	C3	C4	C5	C6	C7	I-1	I-2	I-3
Other uses																			
Agriculture	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Accessory use	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

Not permitted in any district:

Mobile home park	Junkyard/scrap yard
Hazardous waste disposal area	Solid waste disposal
Septage disposal	Fuel oil distribution
Amusement park	Mobile home sales
Truck stop	Veterinarian, animal hospital
Kennels	Well drilling or construction business
Slaughterhouse	Unlisted commercial use

120 Attachment 2:4



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Village of Rouses Point
Community Development Office
Melissa McManus, Director
297-6753

COMMUNITY VISIONING

For

The Village of Rouses Point

Community Redevelopment Strategy and Implementation Plan

Record of Public Meeting Comments

Date of Meeting: February 12, 2009
Location: Village of Rouses Civic Center (Meeting Room)
139 Lake Street, Rouses Point NY

Abbreviations used in this document:

A. Kurtz	Adore Kurtz, CEcD, AICP President, TDC Plattsburgh, NY
DEC	Department of Environmental Conservation (New York State)
EFA	Electric Franchise Area (Village of Rouses Point's)
GIS	Geographic Information System
M. McManus	Melissa McManus, LLC Community Development Consultant Rouses Point, NY
M. Tetreault	Michael Tetreault Codes Enforcement Officer, VRP and TOC Chair, Shared Services Committee, VRP and TOC
NYPA	New York Power Authority
NYSEG	New York State Electric and Gas
RPRS	Rouses Point Redevelopment Strategy
S. Allen	Scott Allen, PLS Partner, AES Northeast Plattsburgh, NY
TDC	The Development Corp. of the County of Clinton
TOC	Town of Champlain
VRP	Village of Rouses Point

1. M. McManus began the meeting with an overview of the RPRS. A main goal of this current initiative is to have all the information a prospective developer would need centralized (e.g., electric franchise area boundaries, water and sewer services, etc.). Currently, there are key pieces of information missing or not tracked sufficiently enough and it is hoped that this exercise will help fill the gaps.

2. M. McManus explained that TDC, in conjunction with AES Northeast, will be facilitating the RPRS process. The funding ($35,000) for this project was awarded by the New York State Department of State, Division of Local Governments to the Village and must be utilized by March 31, 2009.

3. A. Kurtz introduced herself, S. Allen, and TDC staff that were present (E. Hynes and K. Mulligan). She gave an overview of TDC economic development activities, including the corporation's administration of the County of Clinton IDA, Town of Champlain IDA, Clinton County Empire Zone and the Clinton County Foreign Trade Zones.

4. A. Kurtz noted that TDC *was not* charging the Town of Champlain (TOC) or the Village of Rouses Point (VRP) any administration fees for services rendered on this project and that TDC was contributing the planner services to the project.

5. A. Kurtz stated that the purpose of this public meeting was to gather input from residents on the type of development they would like to see in their community.

6. She said that the results of this study will complement the shared services infrastructure study M. Tetreault is spearheading between the villages and Town of Champlain, as well as the VRP's recent Lake Street Development Plan.

7. Power Point slides were presented. A. Kurtz and S. Allen have begun to identify underdeveloped or underutilized parcels of land that may have potential for growth and could benefit the surrounding community in both the Village and the Town by increasing the tax-base and providing marked infrastructure improvements (see main map – blue dots).

8. S. Allen gave a brief presentation on GIS and how the program allows one to overlay multiple data layers to generate a comprehensive map that depicts the interaction of all the variables. For instance, he used information gathered from the village and town paper tax maps as well as DEC wetlands maps to generate a new map exclusively for this study.

    a. He also noted that he will be overlaying soil mapping from the USDA as well as utilities mapping (VRP's CAD files are being converted).

9. A. Kurtz asked audience members to place a pin-marker on a map of the VRP to denote their property. She said that exercise is to gauge community interest on this project and is an example of a data point that could be fed into the GIS.

10. M. Tetreault gave an overview on zoning in the VRP and TOC. He identified current areas zoned for industrial, retail, commercial, mixed and residential uses. He said that this study will help fill in the informational gaps that exist right now. For example, just

last week he received a call from an economic developer who was asking for information that he did not readily have available.

11. A. Kurtz noted the importance of zoning as a means to drive a particular type of development; ultimately striving for projects that will benefit both TOC and VRP. A. Kurtz said that the community should capitalize on opportunities that move both agendas forward; especially for the parcels that are located on the municipal boundary lines and may offer cheap electric rates and natural gas options.

12. A. Kurtz and S. Allen said that part of the study will assess the viabability of development based on the identified underdeveloped or underutilized parcels (see main map - blue dots).

13. They will "score" each parcel based on a scale of 1 to 10. Categories will include: soil, wetlands, proximity to village water/sewer, transportation accessibility, compatibility of parcel to existing area, market availability, environmental concerns and compliance with existing zoning laws.

    a. The existing VRP sewage treatment plant parcel was scored as an example.

14. The room was split into two different groups for breakout sessions. The following are the highlights from each group. Group 1 was facilitated by A. Kurtz and Group 2 was facilitated by S. Allen.

- Group 1:

    a. Electric Franchise Area (EFA):

        i. There are about 35 parcels in the south portion of the village that are not in the EFA; Columbus Drive and south-side of Smith Street.

        ii. A. Kurtz discussed NYPA's new program that allows big industrial users to get the low hydro-rate without penalizing the town's residential users (incremental power).

        iii. There is a section of land the EFA serves but is outside the VRP boundary lines (Route 276 to the northwest). This is an area for which the participants encouraged further exploration.

            1. It was stated by one group member that the village built the electric lines into the Town (NYSEG) territory several years ago and no one challenged it.

    b. Identified Parcels:

        i. Smith property – participants thought the land was bought to ensure no one built on the property. Not sure if there is much interest on the part of the property owner to develop the land.

        ii. Abbott property – four parcels adjacent to the Smith property; believed to be zoned industrial.

iii. Lincoln BLVD – some parcels may have wetlands issues.

iv. Northern portions of VRP (lakeside) – participants see a more recreational use for these parcels. Location contains historical sites/views and a cemetery. Main problem is getting there. There are wetlands interspersed throughout this area.

v. Emma Realty (old Junior Ashline farm) – participants saw this as a place for continued residential development.

vi. Village property (Department of Public Works, Waste Water Treatment Plant) – participants saw the potential to re-vamp this area with light industrial development (as eco-friendly as possible). It is an underutilized parcel with a lot of space; good electric/water/sewer; no wetlands; close to Route 2; close to the Border; and has railroad access. Group members suggested looking into the feasibility of creating an extender road from Route 2 through this property to connect to Route 276 – this could mitigate truck traffic through the downtown.

vii. Land Near the Champlain Bridge – participants stated that this is an ideal location for a hotel/motel (e.g., Residence Inn and Suites, etc.). The land is zoned commercial and the Town of Champlain IDA could be a valuable resource for tax abatements if a hotel/motel where to locate on the parcel. Moreover, the group felt that there was enough business between federal employees and tourists to keep a hotel/motel afloat.

viii. Cedar Hedge Parcel – participants said they would like to see an Assisted Living facility located at this site.

- Group 2:

a. Much of the same discussion as Group 1.

b. A few of the vacant parcels now have residential homes on them as the aerial maps were from 2003. S. Allen noted these inaccuracies on the map and would update the information.

c. Ashline parcel sits in both town and village.

d. Giles Chemical is shutting down and residents have heard that they will be taking down the buildings.

e. Akrimax owns a couple vacant lots, but they are intended as potential room for expansion, however if the village has a special need or issue they don't want to be ruled out in proposals. There are piles of soil on one or two of the lots leftover from Wyeth, but have not been tested.

f. Tim Soule (Akrimax) will provide S. Allen with a map from Akrimax of the natural gas line.

g. Tim Soule noted his concern of water run-off directly impacting Akrimax if development occurs west of the facility.

h. Community thought it best to keep the south end primarily residential.

i. Thought the village should take advantage of its resources, particularly water/sewer capabilities and look into the plastic or food processing industries as their amenities would be ideal for a plant.

j. They would like to establish the downtown as commercial and funnel the retail along the lakeshore and add nice hotel/spa accommodations as well.

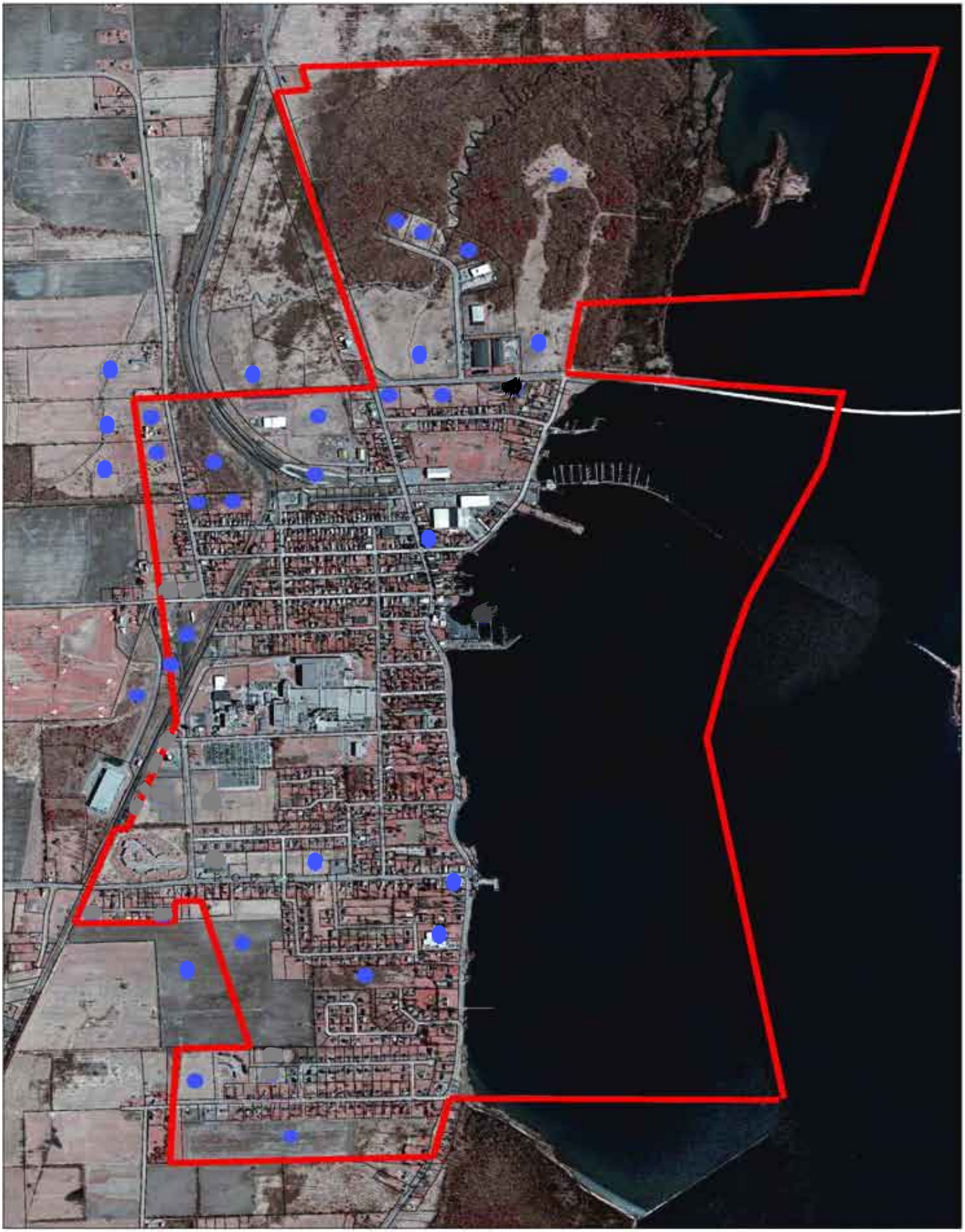
k. Route 11 area has potential for additional development.

15. George Rivers, Mayor of VRP, encouraged A. Kurtz and S. Allen to reach out to the federal government to see what the restrictions for development are because of proximity to the border facilities. A. Kurtz said that was one of the parties they were going to contact anyway to address those concerns.

16. A. Kurtz, S. Allen and M. McManus gave their closing remarks. The next meeting will be held in mid-March. Members of the community will be notified of the date, time and location.

APPENDIX 2

APPENDIX 2

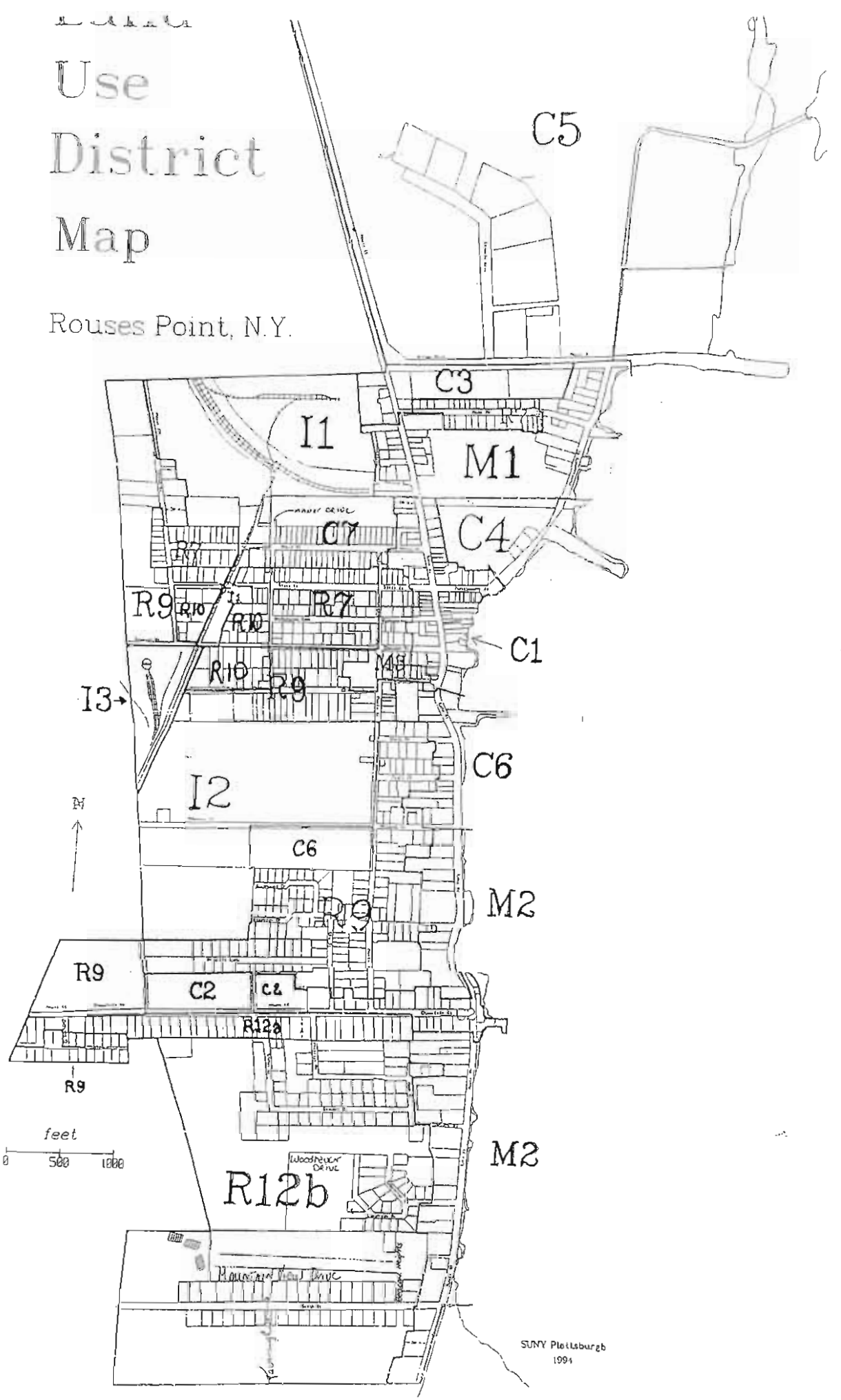


APPENDIX 3

APPENDIX 3

Use District Map

Rouses Point, N.Y.



120 Attachment 1

Village of Rouses Point
Dimensional Requirements Chart

Use abbreviations:
SF = Single-family residential
TF = Two-family residential
MF = Multifamily residential
OTHER = Nonresidential use

	Use			
R7, M3 and C7 Districts	**SF**	**TF**	**MF**	**Other**
Minimum lot size (square feet)	7,000	7,000	10,500	10,000
Minimum lot size per dwelling unit (square feet)		3,500	3,500	
Minimum lot width (feet)	50	50	70	70
Minimum lot depth (feet)	100	100	100	100
Minimum building setback from lot lines				
Principal structure				
Front (feet)	25*	25*	30	30
Each side (feet)	5	5	10	10
Rear (feet)	15	15	15	30
Accessory structure				
Front (feet)	25*	25*	30	30
Each side (feet)	5	5	10	10
Rear (feet)	5	5	5	30
Maximum building coverage (percent of lot)	25	25	30	30
Maximum building height (feet)	35	35	35	35

* = or in line with neighboring structures, whichever is less.

	Use			
R9, R10 and M1 Districts [Amended 11-15-2004 by L.L. No. 5-2004]	**SF**	**TF**	**MF**	**Other**
Minimum lot size (square feet)	9,000	9,000	13,500	10,000
Minimum lot size per dwelling unit (square feet)		4,500	4,500	
Minimum lot width (feet)	60	60	80	80
Minimum lot depth (feet)	100	100	100	100

Village of Rouses Point
Dimensional Requirements Chart

Use abbreviations:
SF = Single-family residential
TF = Two-family residential
MF = Multifamily residential
OTHER = Nonresidential use

R9, R10 and M1 Districts [Amended 11-15-2004 by L.L. No. 5-2004]	**Use**			
	SF	**TF**	**MF**	**Other**
Minimum building setback from lot lines				
Principal structure				
Front (feet)	30*	30*	30	30
Each side (feet)	10	10	20	15
Rear (feet)	30	30	30	30
Accessory structure				
Front (feet)	30*	30*	30	30
Each side (feet)	5	5	15	15
Rear (feet)	5	5	5	5
Maximum building coverage (percent of lot)	25	25	30	35
Maximum building height (feet)	35	35	35	35

* = or in line with neighboring structures, whichever is less.

R12A, R12B and C6 Districts	**Use**			
	SF	**TF**	**MF**	**Other**
Minimum lot size (square feet)	12,000	12,000	18,000	20,000
Minimum lot size per dwelling unit (square feet)		6,000	6,000	
Minimum lot width (feet)	80	80	100	100
Minimum lot depth (feet)	120	120	120	120
Minimum building setback from lot lines				
Principal structure				
Front (feet)	30*	30*	30	30
Each side (feet)	15	15	25	15
Rear (feet)	30	30	40	30
Accessory structure				
Front (feet)	30*	30*	30	30
Each side (feet)	10	10	15	15
Rear (feet)	5	5	5	30

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Village of Rouses Point
Dimensional Requirements Chart

Use abbreviations:
SF = Single-family residential
TF = Two-family residential
MF = Multifamily residential
OTHER = Nonresidential use

	Use			
R12A, R12B and C6 Districts	**SF**	**TF**	**MF**	**Other**
Maximum building coverage (percent of lot)	25	25	30	35
Maximum building height (feet)	35	35	35	35

* = or in line with neighboring structures, whichever is less.

	Use			
M2 Districts	**SF**	**TF**	**MF**	**Other**
Minimum lot size (square feet)	20,000	20,000	20,000	20,000
Minimum lot size per dwelling unit (square feet)			7,500	
Minimum lot width (feet)	100	100	150	150
Minimum lot depth (feet)	200	200	200	200
Minimum building setback from lot lines				
Principal structure				
Front (feet)	50*	50*	50	50
Each side (feet)	25	25	30	30
Rear (feet)	50	50	50	50
Accessory structure				
Front (feet)	50*	50*	50	50
Each side (feet)	10	10	20	20
Rear (feet)	10	10	10	10
Maximum building coverage (percent of lot)	20	20	20	20
Maximum building height (feet)	35	35	35	35

* = or in line with neighboring structures, whichever is less.

Village of Rouses Point
Dimensional Requirements Chart

Use abbreviations:
SF = Single-family residential
TF = Two-family residential
MF = Multifamily residential
OTHER = Nonresidential use

	Use			
C1 Districts	**SF**	**TF**	**MF**	**Other**
Minimum lot size (square feet)	5,000	5,000	5,000	5,000
Maximum building height (feet)	40	40	40	40

	Use			
C2, C3 and C4 Districts[1]	**SF**	**TF**	**MF**	**Other**
Minimum lot size (square feet)	9,000	9,000	13,500	10,000
Minimum lot size per dwelling unit (square feet)		4,500	4,500	
Minimum lot width (feet)	60	60	80	80
Minimum lot depth (feet)	100	100	100	100
Minimum building setback from lot lines				
Principal structure				
Front (feet)	30	30	30	30
Each side (feet)	10	10	20	15
Rear (feet)	30	30	30	30
Accessory structure				
Front (feet)	30	30	30	30
Each side (feet)	10	10	15	15
Rear (feet)	5	5	5	30
Maximum building coverage (percent of lot)	25	25	30	50
Maximum building height (feet)	35	35	35	35

I-1, I-2 and I-3 Districts	**All Permitted Uses**
Minimum building setback from lot lines	
Front (feet)	40
Each side (feet)	20
Rear (feet)	20
Maximum building coverage (percent of lot)	60
Maximum building height (feet)	60
Minimum green space buffer bordering residential or mixed-use zones (feet)	75

[1]**Editor's Note: Dimensional requirements for C5 Districts are on file in the Village offices.**

120 Attachment 2

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Village of Rouses Point
Permitted Use Chart
[Amended 1-18-2000 by L.L. No. 1-2000; 7-3-2000 by L.L. No. 2-2000; 11-15-23004 by L.L. No. 5-2004]

KEY: X = Permitted
S = Permitted after special use approval
Blank = Not permitted

Districts	**R7**	**R9**	**R10**	**R12A**	**R12B**	**R-40**	**M1**	**M2**	**M3**	**C1**	**C2**	**C3**	**C4**	**C5**	**C6**	**C7**	**I-1**	**I-2**	**I-3**
Residential Uses																			
One-family dwelling	X	X	X	X	X		X	X	X	X	X	X	X	X	X	X			
Two-family dwelling	X	X	X	X			X	X	X	X	X	X	X	X	X	X			
Multifamily dwelling	S	S	S				S	S	S	S	S	S	S	S	S	S			
Mobile home not in a mobile home park			X																
General Uses																			
Church	S	S	S				S	S	S										
Membership club							S	S	S	S	S	S	S	S	S	S			
Public facility							S	S	S	S	S	S	S	S	S	S			
Essential use/service							S	S	S	S	S	S	S	S	S	S			
Non-profit recreation facility							S	S	S	S	S	S	S	S	S	S			
Nursing home, elderly care facility							S	S	S		S	S	S	S	S	S			
Commercial Uses																			
Home occupation	X	X	X	X	X		X	X	X	X	X	X	X	X	X	X			
Retail store																			
Antique, craft or gift shop	X	X	X	X			X	X	X	X	X	X	X	X	X	X			

Village of Rouses Point
Permitted Use Chart
[Amended 1-18-2000 by L.L. No. 1-2000; 7-3-2000 by L.L. No. 2-2000; 11-15-23004 by L.L. No. 5-2004]

KEY: X = Permitted
S = Permitted after special use approval
Blank = Not permitted

Districts	R7	R9	R10	R12A	R12B	R-40	M1	M2	M3	C1	C2	C3	C4	C5	C6	C7	I-1	I-2	I-3
Other retail store							S		S	X	S	S	S	S		S			
Professional or business office							X	S	S	X	X	X	X	X	X	X	X	X	X
Personal service business (beauty shop, barber, tailor, similar businesses)	S	S	S	S	S		X	S	S	X	X	X	X	X	X	X			
Small shopping centers										S	S	S	S	S		S			
Large shopping center											S	S	S	S		S			
Motor vehicle sales										S	S	S	S	S		S			
Gasoline and auto service station											S	S	S	S		S			
Motor vehicle repair/auto body shop											S	S	S	S		S			
Lawn, garden or farm equipment										S	S	S	S	S		S			
Nursery, florist, greenhouse							S		S	S	S	S	S	S		S			
Outdoor recreation							S			S	S	S	S	S		S			
Campground, travel trailer park												S		S					
Indoor recreation (bowling, skating)							S			S	S	S	S	S		S			
Motel, hotel, cabins							S	S		S	S	S	S	S	S	S			
Lodging house, bed-and-breakfast							S	X	S	S	S	S	S	S	S	S			
Marina; boat rental							S	S				S	S	S	S				

Village of Rouses Point
Permitted Use Chart
[Amended 1-18-2000 by L.L. No. 1-2000; 7-3-2000 by L.L. No. 2-2000; 11-15-23004 by L.L. No. 5-2004]

KEY: X = Permitted
S = Permitted after special use approval
Blank = Not permitted

Districts	**R7**	**R9**	**R10**	**R12A**	**R12B**	**R-40**	**M1**	**M2**	**M3**	**C1**	**C2**	**C3**	**C4**	**C5**	**C6**	**C7**	**I-1**	**I-2**	**I-3**
Restaurant							S	S	S	S	S	S	S	S	S	S			
Food or ice cream stand							S		S	S	S	S	S	S	S	S			
Launderette							S		S	S	S	S	S	S		S			
Bank							S	S	S	S	S	S	S	S	S	S			
Private school							S		S	S	S	S	S	S		S			
Child-care center							S		S	S	S	S	S	S		S			
Funeral home							S	S	S	S	S	S	S	S	S	S			
Tavern, bar, nightclub										S	S		S	S		S			
Non-alcoholic adult club														S					
Appliance repair shop							S		S	S	S	S	S	S		S			
Industrial, Trucking and Warehousing Uses																			
Light industrial use													S	S			S	S	S
Heavy industrial use																			
Manufacture of pharmaceuticals																		S	S
Repackaging of pharmaceuticals														S				S	S
Other heavy industrial use																			
Warehousing and distribution (a)													S	S			S		
Trucking business (b)														S			S		
Research and testing laboratory													S	S			S	S	S

Village of Rouses Point
Permitted Use Chart
[Amended 1-18-2000 by L.L. No. 1-2000; 7-3-2000 by L.L. No. 2-2000; 11-15-23004 by L.L. No. 5-2004]

KEY: X = Permitted
S = Permitted after special use approval
Blank = Not permitted

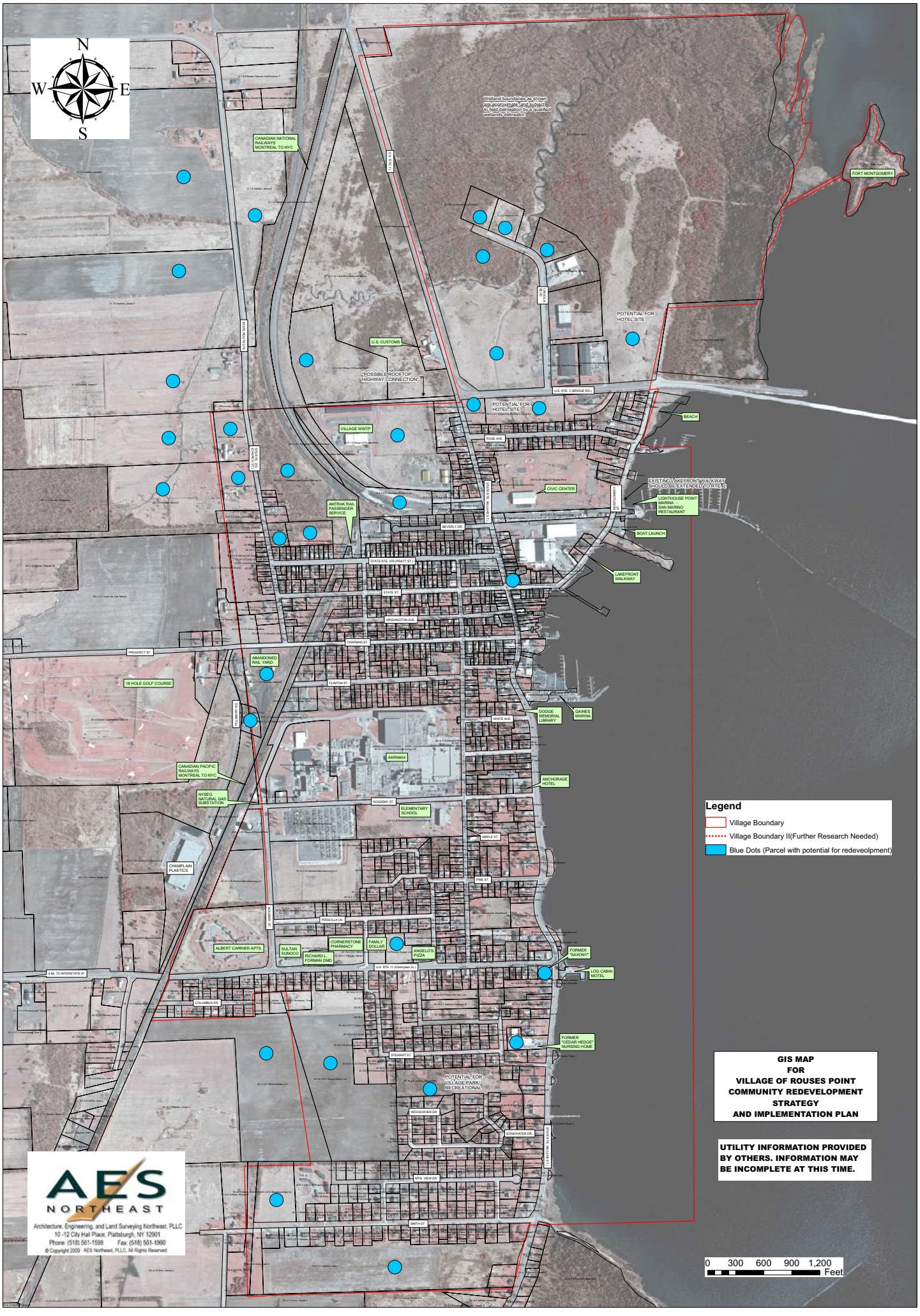
Districts	**R7**	**R9**	**R10**	**R12A**	**R12B**	**R-40**	**M1**	**M2**	**M3**	**C1**	**C2**	**C3**	**C4**	**C5**	**C6**	**C7**	**I-1**	**I-2**	**I-3**
Other uses																			
Agriculture	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	X	X	X	X
Accessory use	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

Not permitted in any district:

Mobile home park
Hazardous waste disposal area
Septage disposal
Amusement park
Truck stop
Kennels
Slaughterhouse
Junkyard/scrap yard
Solid waste disposal
Fuel oil distribution
Mobile home sales
Veterinarian, animal hospital
Well drilling or construction business
Unlisted commercial use

APPENDIX 4

APPENDIX 4



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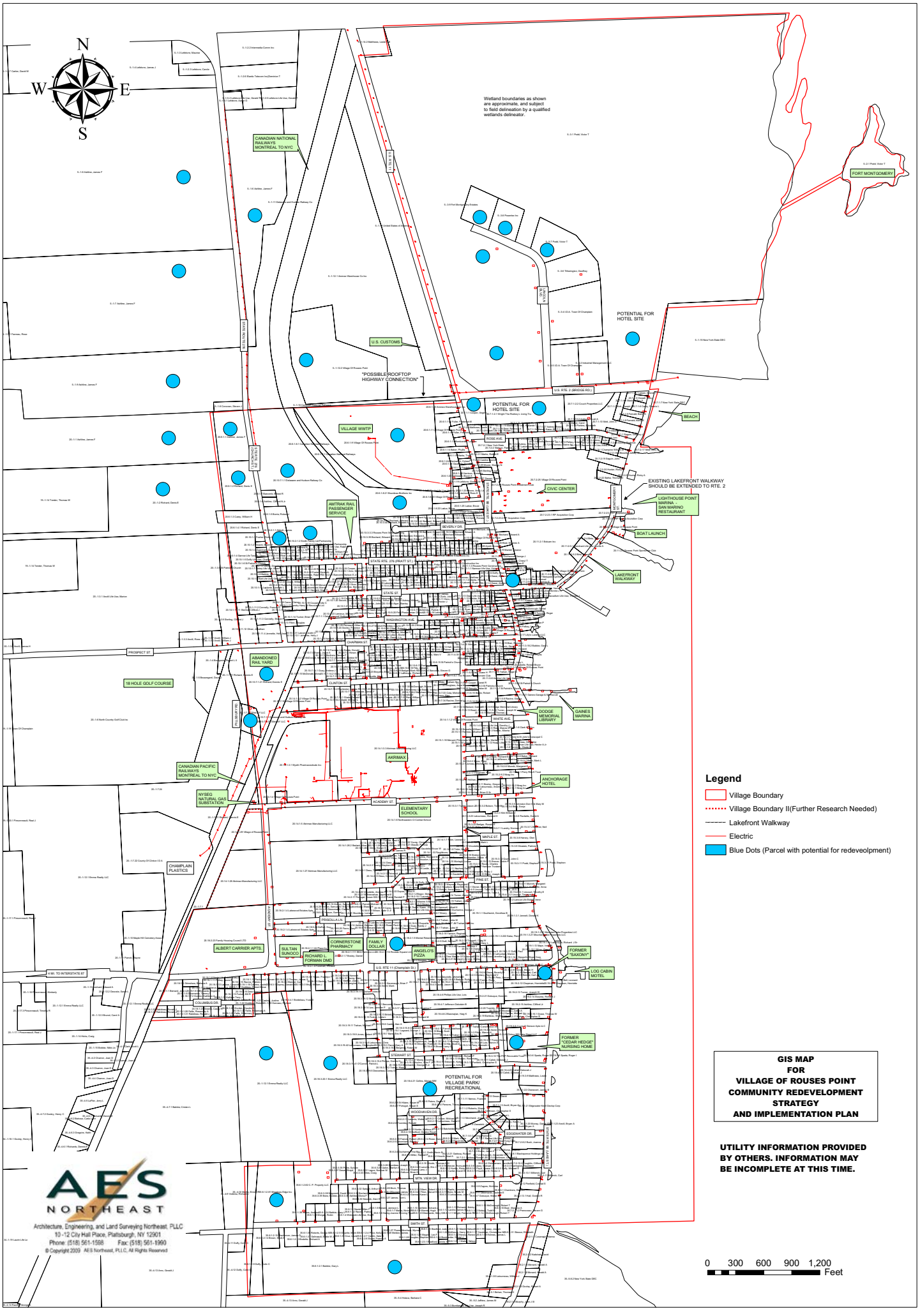

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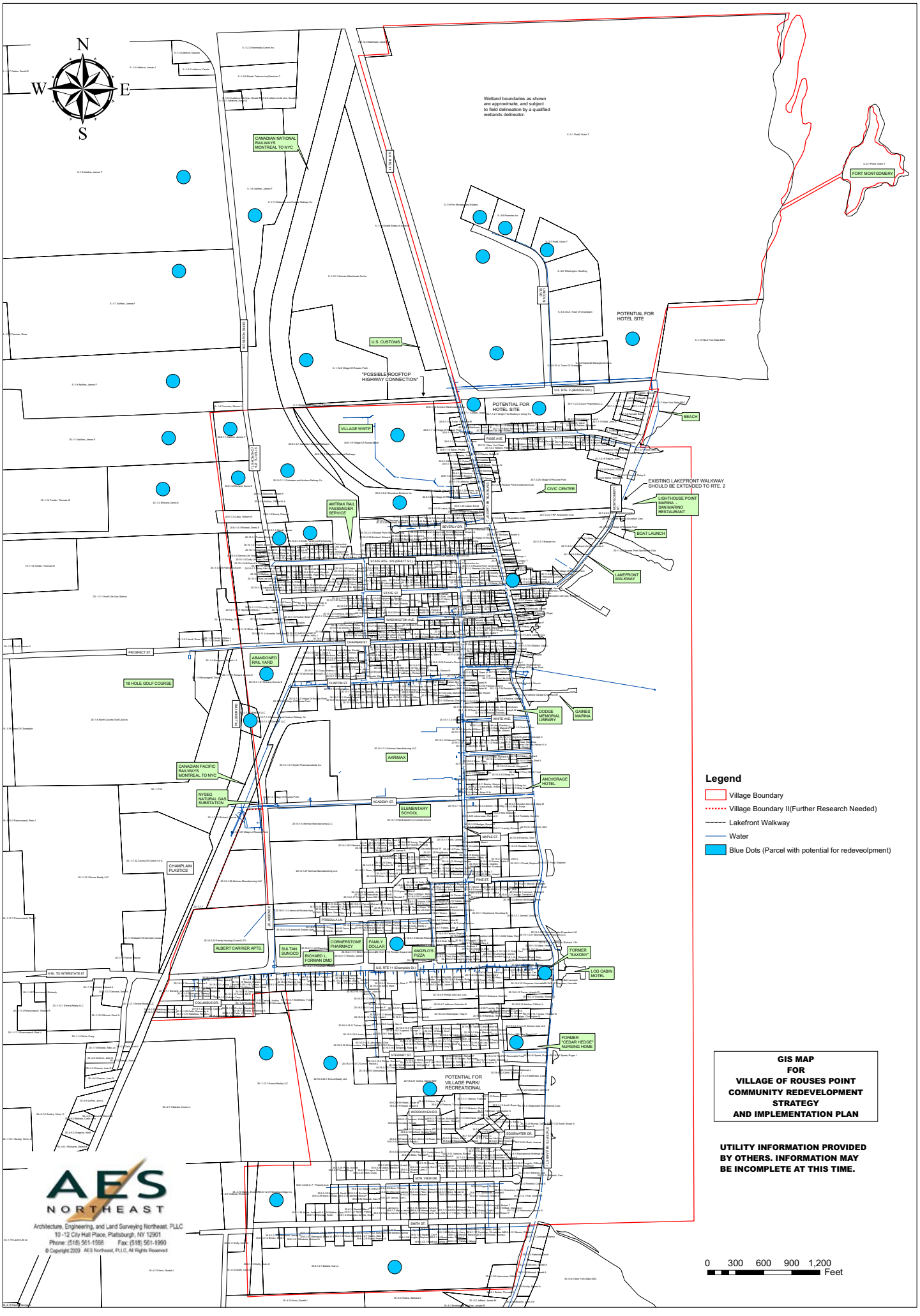

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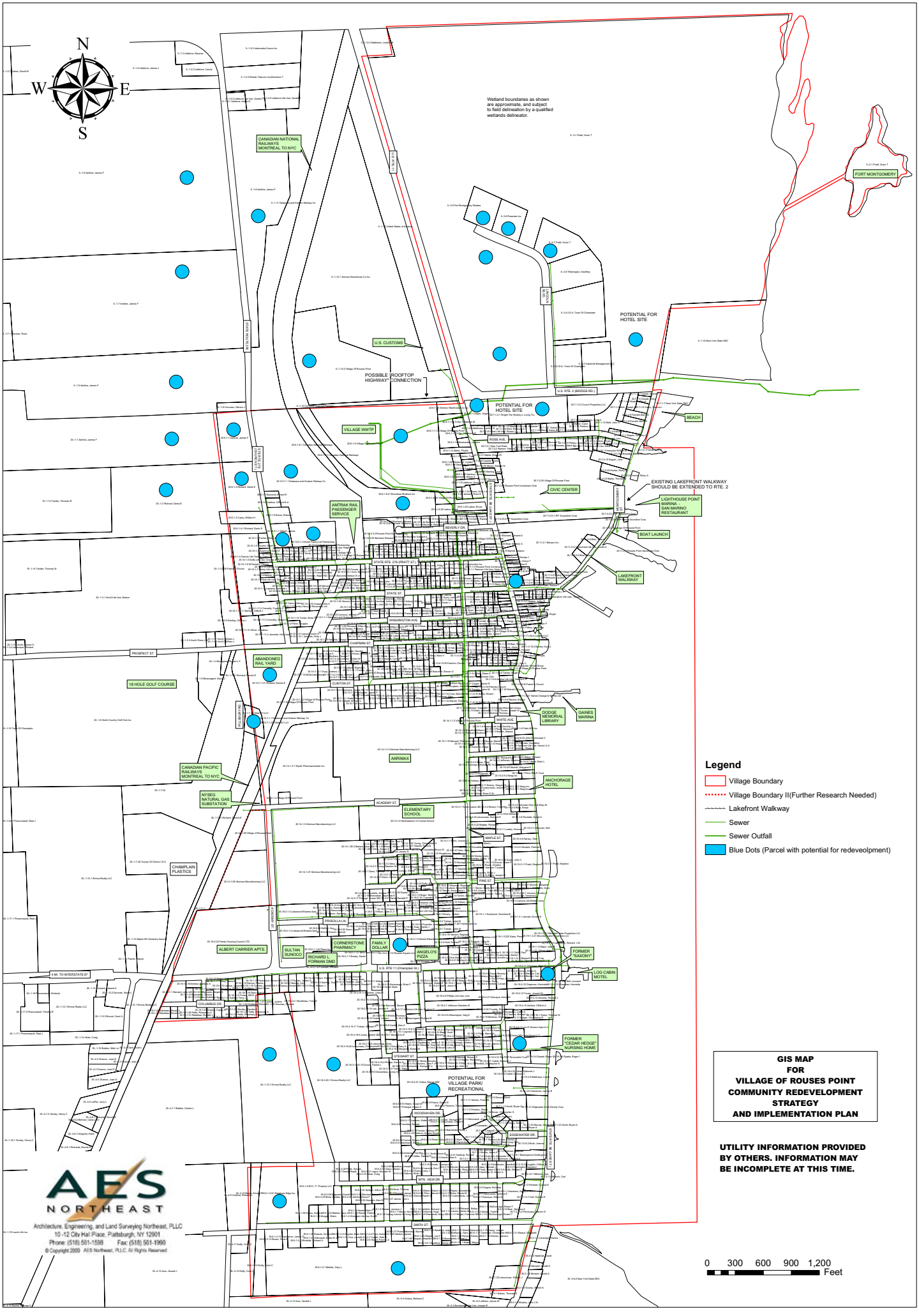
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Wetland boundaries as shown are approximate, and subject to field delineation by a qualified wetlands delineator.
CANADIAN NATIONAL RAILWAYS MONTREAL TO NYC
I-87 (NYS RTE. 7)
FORT MONTGOMERY
POTENTIAL FOR HOTEL SITE
U.S. CUSTOMS
POSSIBLE "ROOFTOP HIGHWAY" CONNECTION
U.S. RTE. 2 (BRIDGE RD.)
POTENTIAL FOR HOTEL SITE
BEACH
VILLAGE WWTP
ROSE AVE.
CIVIC CENTER
EXISTING LAKEFRONT WALKWAY SHOULD BE EXTENDED TO RTE. 2
LIGHTHOUSE POINT MARINA, SAN MARINO RESTAURANT
AMTRAK RAIL PASSENGER SERVICE
BEVERLY DR.
BOAT LAUNCH
STATE RTE. 276 (PRATT ST.)
LAKEFRONT WALKWAY
STATE ST.
WASHINGTON AVE.
CHAPMAN ST.
PROSPECT ST.
ABANDONED RAIL YARD
18 HOLE GOLF COURSE
CLINTON ST.
DODGE MEMORIAL LIBRARY
GAINES MARINA
WHITE AVE.
ARRIMAX
CANADIAN PACIFIC RAILWAYS MONTREAL TO NYC
ANCHORAGE HOTEL
NYSEG NATURAL GAS SUBSTATION
ACADEMY ST.
ELEMENTARY SCHOOL
MAPLE ST.
CHAMPLAIN PLASTICS
PINE ST.
CORNERSTONE PHARMACY
FAMILY DOLLAR
ANGELO'S PIZZA
SULTAN SUNOCO
RICHARD D. FORMAN DMD
ALBERT CARRIER APTS.
FORMER "SAXONY"
LOG CABIN MOTEL
U.S. RTE. 11 (Champlain St.)
4 MI. TO INTERSTATE 87
COLUMBUS DR.
FORMER "CEDAR HEDGE" NURSING HOME
EDGEWATER DR.
POTENTIAL FOR VILLAGE PARK/ RECREATIONAL
WOODHAVEN DR.
MTN. VIEW DR.
SMITH ST.
Legend
Village Boundary
Village Boundary II(Further Research Needed)
Lakefront Walkway
Sewer
Sewer Outfall
Blue Dots (Parcel with potential for redeveloment)
GIS MAP FOR VILLAGE OF ROUSES POINT COMMUNITY REDEVELOPMENT STRATEGY AND IMPLEMENTATION PLAN
UTILITY INFORMATION PROVIDED BY OTHERS. INFORMATION MAY BE INCOMPLETE AT THIS TIME.
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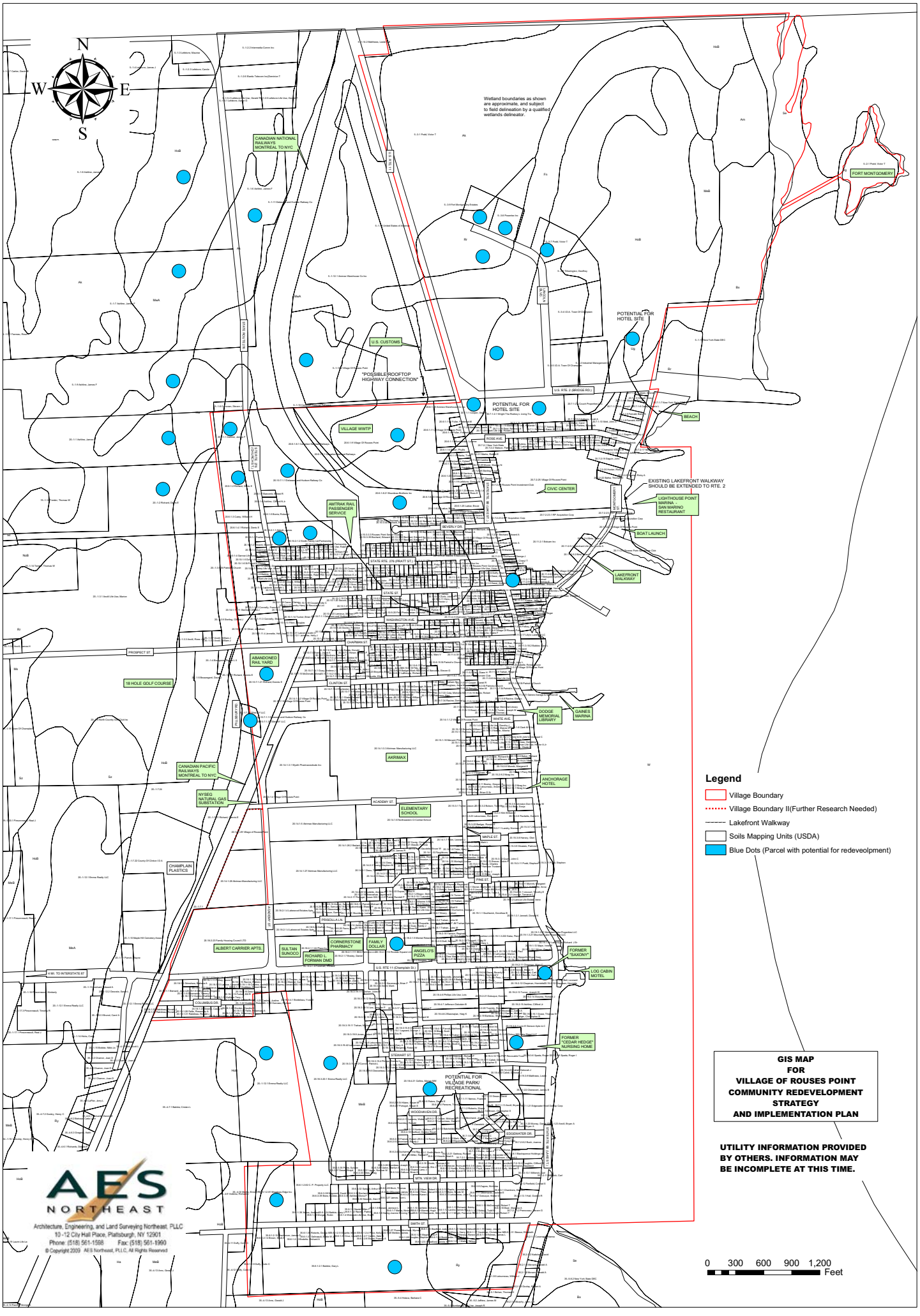

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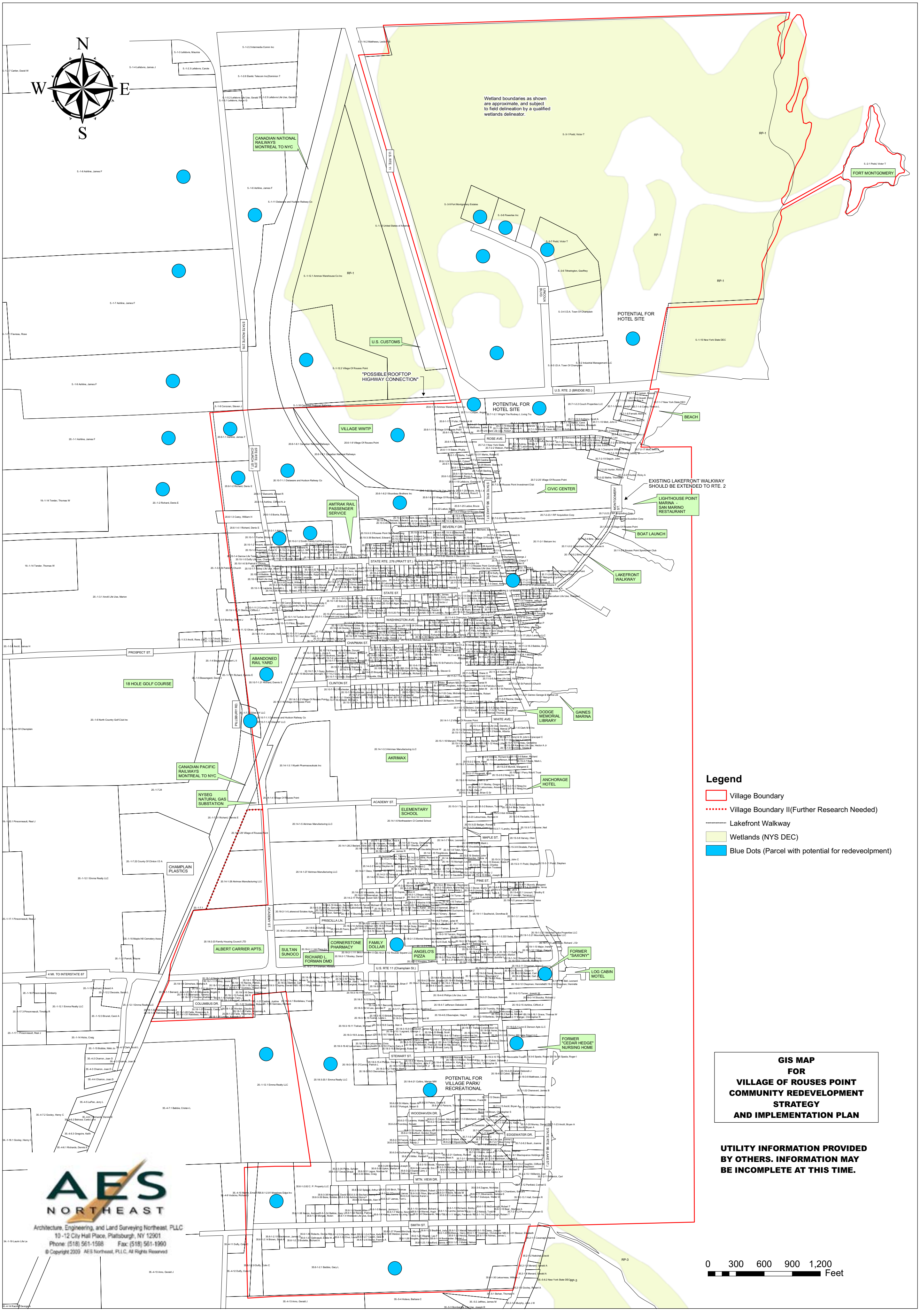
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"POSSIBLE ROOFTOP HIGHWAY CONNECTION"
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EDGEWATER DR.
MTN. VIEW DR.
SMITH ST.
Legend
Village Boundary
Village Boundary II(Further Research Needed)
Lakefront Walkway
Wetlands (NYS DEC)
Blue Dots (Parcel with potential for redeveolpment)
GIS MAP FOR VILLAGE OF ROUSES POINT COMMUNITY REDEVELOPMENT STRATEGY AND IMPLEMENTATION PLAN
UTILITY INFORMATION PROVIDED BY OTHERS. INFORMATION MAY BE INCOMPLETE AT THIS TIME.
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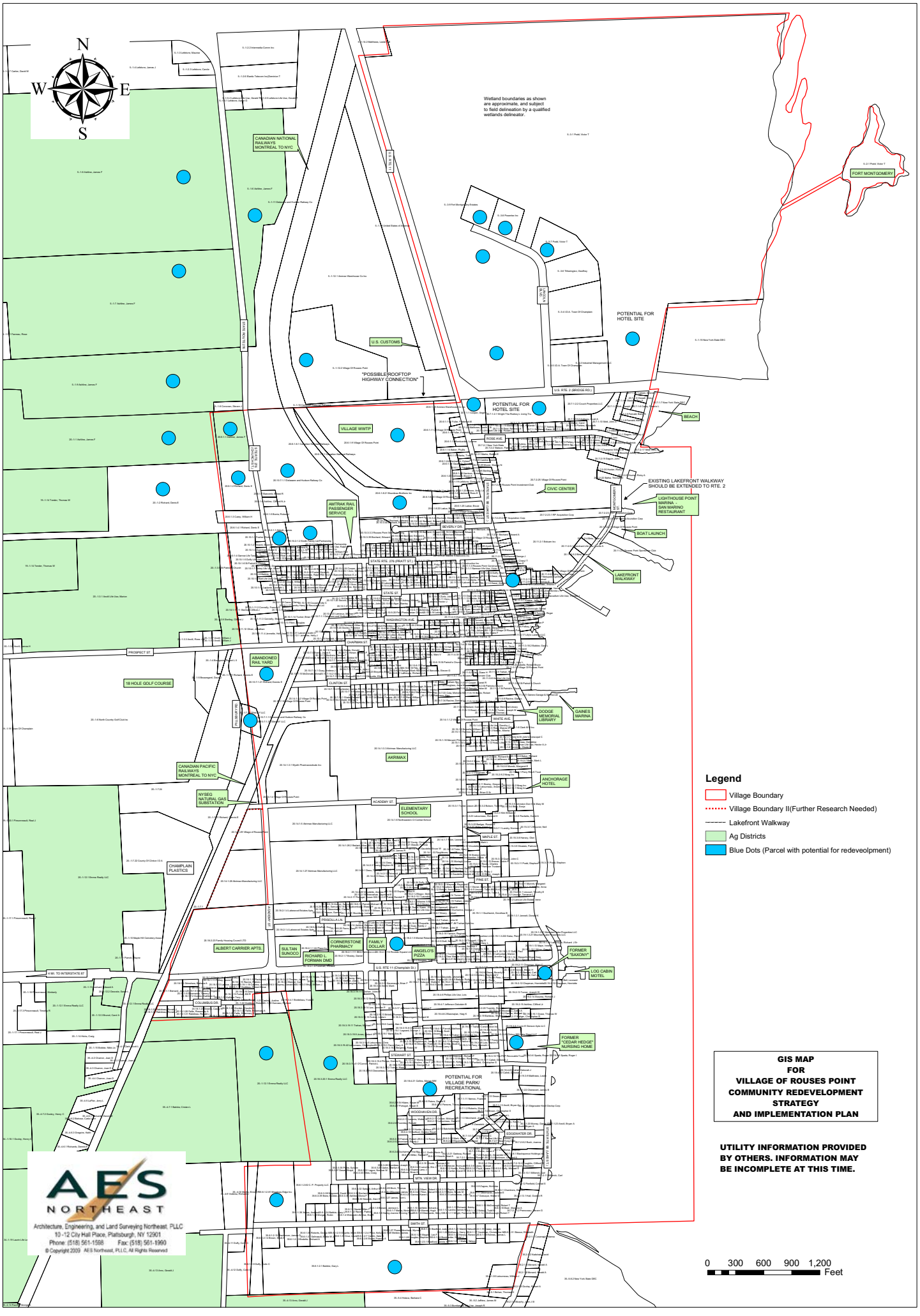

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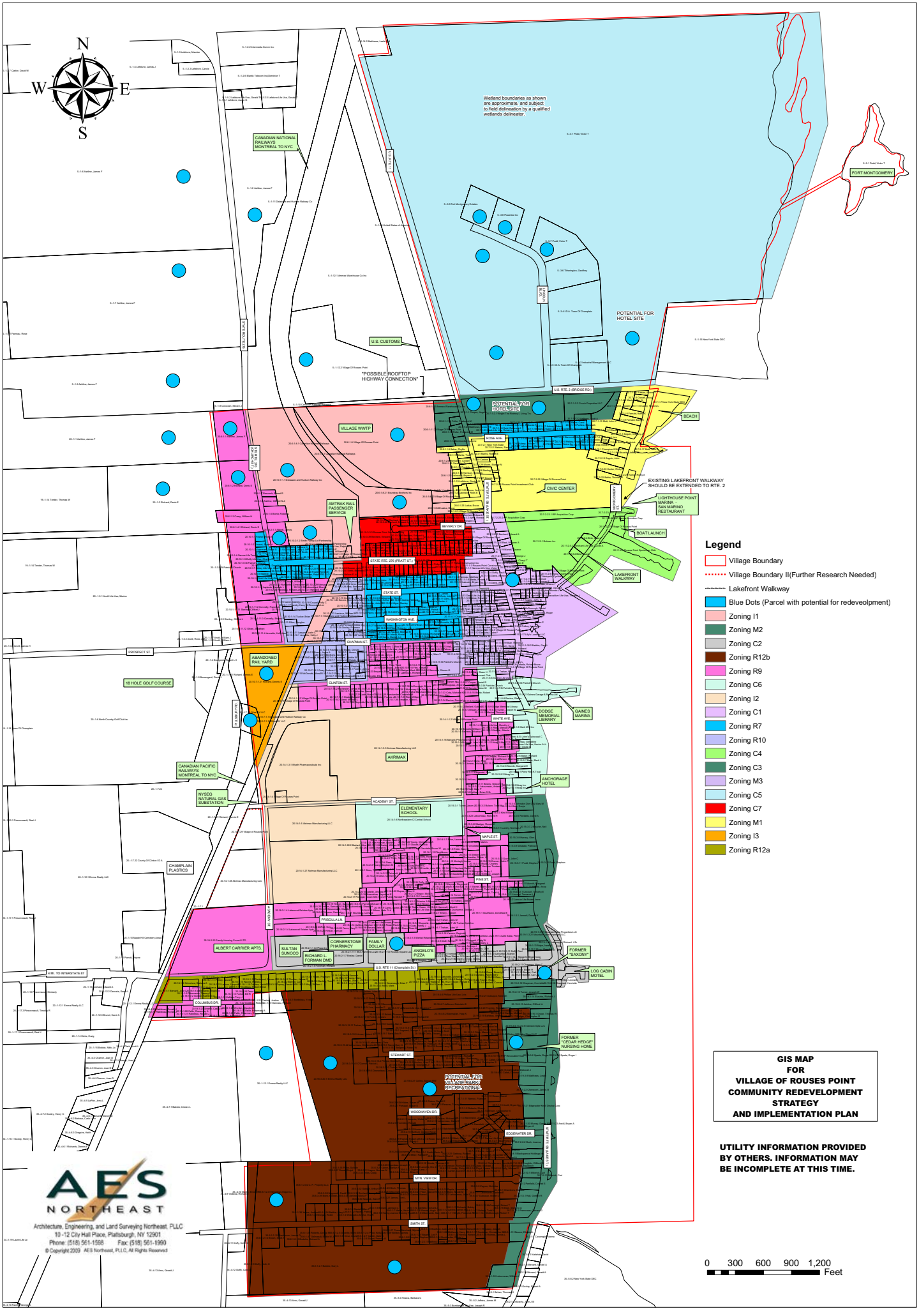
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Zoning I1
Zoning M2
Zoning C2
Zoning R12b
Zoning R9
Zoning C6
Zoning I2
Zoning C1
Zoning R7
Zoning R10
Zoning C4
Zoning C3
Zoning M3
Zoning C5
Zoning C7
Zoning M1
Zoning I3
Zoning R12a
GIS MAP
FOR
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COMMUNITY REDEVELOPMENT
STRATEGY
AND IMPLEMENTATION PLAN
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APPENDIX 5

APPENDIX 5

VILLAGE OF ROUSES POINT

COMMMUNITY REDEVELOPMENT STRATEGY AND IMPLEMENTATION PLAN

TABLE OF IDENTIFIED PARCELS (Sort by Tax Map Parcel Number)

DEVELOPMENT SCENARIO: N/A

TAX MAP PARCEL #	OWNER	OWNER MAILING ADDRESS	PHYSICAL ADDRESS	BRIEF LOCATION DESCRIPTION
5.-1-6	Ashline, James F.	10 Church St. Rouses Point, NY 12979	716 Route 276	East and west sides of Rte. 276
5.-1-7	Ashline, James F.	10 Church St. Rouses Point, NY 12979	Route 276	West side of Rte. 276
5.-1-9	Ashline, James F.	10 Church St. Rouses Point, NY 12979	810 Route 276	West side of Rte. 276 (northerly house and barns)
5.-1-12.2	Village of Rouses Point	Rouses Point, NY 12979	Lily Ave.	North of Sewage Treatment Plant Parcel
5.-3-1	Podd, Victor T.	1 Lincoln Blvd. Rouses Point, NY 12979	Lake St. and Rte. 2	Large tract on north sides of Rte. 2
5.-3-7	Podd, Victor T.	1 Lincoln Blvd. Rouses Point, NY 12979	Lincoln Blvd.	Third lot from end of Lincoln Blvd.
5.-3-8	Powertex Corp.	1 Lincoln Blvd. Rouses Point, NY 12979	Lincoln Blvd.	Second lot from end of Lincoln Blvd.
5.-3-9	Fort Montgomery Estates	1 Lincoln Blvd. Rouses Point, NY 12979	Lincoln Blvd.	North end of Lincoln Blvd.
20.-1-1	Ashline, James F.	10 Church St. Rouses Point, NY 12979	Church St.	West of Rte. 276 (behind southerly house and barns
20.-1-2	Richard, Denis E.	Rouses Point, NY 12979	Church St.	West of Church St.
20.-1-7.23	Giles NY LLC	Waynesville, NC 28786	31 Pillsbury	South of Chapman St. (on driveway to Champlain Plastics)
20.-1-12.1	Emma Realty LLC	Rouses Point, NY 12979	Mountain View Dr.	West side of Village; south of Rte. 11
20.6-1-1	Ashline, James F.	10 Church St. Rouses Point, NY 12979	10 Church St.	West side of Rte. 276 (southerly house and barns)
20.6-1-2	Richard, Denis E.	24 Church St. Rouses Point, NY 12979	24 Church St.	West side of Rte. 276, south of Ashline
20.6-1-8.21	Bourdeau Bros.	590 Mason Rd. Champlain, NY 12919	Lake St.	West side of Lake Street (9B) across from Civic Center (lumber yard)
20.6-1-9	Village of Rouses Point	7 Lily Ave. Rouses Point, NY 12979	Lily Ave.	Sewage Treatment Pland and DPW parcel
20.7-1-1	Bowman, Steve & Gail	13 Lake St. Rouses Point, NY 12979	13 Lake St.	Corner of Lake St. (9B) and Rte. 2 (restaurant)
20.7-1-2.1	Wright, The Rodney L. Wright Living Trust	565 Route 9B Rouses Point, NY 12979	Route 2	South side of Rte. 2
20.10-2-1.1	Abbott, James	60 Spit Fire Dr. Plattsburgh, NY 12901	Church St.	East side of Rte. 276, just north of Pratt St.
20.10-2-1.2	Smith Family Ltd. Partnership	61 W. Service Rd. Champlain, NY 12919	Church St. and Pratt. St.	North of Pratt St. next to D&H Railway parcel
20.10-7-1.1	Delaware & Hudson Railway Co.	501 Marquette Ave. Ste 1410 Minneapolis, MN 55402	Route 276 and Pratt St.	East side of Rte. 276
20.10-7-1.21	Richard, Denis E.	Chapman St. Rouses Point, NY 12979	Chapman St.	So. side of Chapman St. (old rail yard and drive to Champlain Plastics)
20.11-2-12.1	WWBI TV, Inc.	87 Lake St. Rouses Point, NY 12979	87 Lake St.	Corner of Lake St. and Montgomery St.
20.18-2-1.112	Rouses Square, LLC	4017B Schenectady, NY 12304	Champlain St. (Rte. 11)	Second lot west of Elm St.
20.18-3-20.1	Emma Realty LLC	Champlain St. Rouses Point, NY 12979	Champlain St. (Rte. 11)	South side of Champlain St. (Rte. 11); also access from end of Mt. View Dr.
20.18-4-21	Collins, Marian MW	1 Rock St. Rouses Point, NY 12979	Meyers St.	North side of Edgewater Estates
20.19-2-11	Chapman, Marc C.	228 Lake St. Rouses Point, NY 12979	224 Lake St. (Rte. 11 & 9B)	Corner of Champlain St. (Rte. 11) and Lake St. (9B) - Former "Saxony"
20.19-3-5.2	LB Clinton 260 Lake Street LLC	399 Park Ave. New York, NY 10022	260 Lake St.	Former "Cedar Hedge" Nursing Home
35.6-1-2.1	Babbie, Gary L.	36 Smith St. Rouses Point, NY 12979	Smith Street	South of Smith Street
35.6-1-2.81	Meadows Edge, Inc.	618 Brennan Woods Dr., Williston, VT 05495	Smith Street	North side of Smith Street

VILLAGE OF ROUSES POINT

COMMMUNITY REDEVELOPMENT STRATEGY AND IMPLEMENTATION PLAN

TABLE OF IDENTIFIED PARCELS (Sort by Owner Name)

DEVELOPMENT SCENARIO: N/A

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5.-1-6	Ashline, James F.	10 Church St. Rouses Point, NY 12979	716 Route 276	East and west sides of Rte. 276
20.-1-1	Ashline, James F.	10 Church St. Rouses Point, NY 12979	Church St.	West of Rte. 276 (behind southerly house and barns
20.6-1-1	Ashline, James F.	10 Church St. Rouses Point, NY 12979	10 Church St.	West side of Rte. 276 (southerly house and barns)
5.-1-7	Ashline, James F.	10 Church St. Rouses Point, NY 12979	Route 276	West side of Rte. 276
5.-1-9	Ashline, James F.	10 Church St. Rouses Point, NY 12979	810 Route 276	West side of Rte. 276 (northerly house and barns)
35.6-1-2.1	Babbie, Gary L.	36 Smith St. Rouses Point, NY 12979	Smith Street	South of Smith Street
20.6-1-8.21	Bourdeau Bros.	590 Mason Rd. Champlain, NY 12919	Lake St.	West side of Lake Street (9B) across from Civic Center (lumber yard)
20.7-1-1	Bowman, Steve & Gail	13 Lake St. Rosues Point, NY 12979	13 Lake St.	Corner of Lake St. (9B) and Rte. 2 (restaurant)
20.19-2-11	Chapman, Marc C.	228 Lake St. Rouses Point, NY 12979	224 Lake St. (Rte. 11 & 9B)	Corner of Champlain St. (Rte. 11) and Lake St. (9B) - Former "Saxony"
20.18-4-21	Collins, Marian MW	1 Rock St. Rouses Point, NY 12979	Meyers St.	North side of Edgewater Estates
20.10-7-1.1	Delaware & Hudson Railway Co.	501 Marquette Ave. Ste 1410 Minneapolis, MN 55402	Route 276 and Pratt St.	East side of Rte. 276
20.-1-12.1	Emma Realty LLC	Rouses Point, NY 12979	Mountain View Dr.	West side of Village; south of Rte. 11
20.18-3-20.1	Emma Realty LLC	Champlain St. Rouses Point, NY 12979	Champlain St. (Rte. 11)	South side of Champlain St. (Rte. 11); also access from end of Mt. View Dr.
5.-3-9	Fort Montgomery Estates	1 Lincoln Blvd. Rouses Point, NY 12979	Lincoln Blvd.	North end of Lincoln Blvd.
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5.-3-7	Podd, Victor T.	1 Lincoln Blvd. Rouses Point, NY 12979	Lincoln Blvd.	Third lot from end of Lincoln Blvd.
5.-3-8	Powertex Corp.	1 Lincoln Blvd. Rouses Point, NY 12979	Lincoln Blvd.	Second lot from end of Lincoln Blvd.
20.10-7-1.21	Richard, Denis E.	Chapman St. Rouses Point, NY 12979	Chapman St.	So. side of Chapman St. (old rail yard and drive to Champlain Plastics)
20.-1-2	Richard, Denis E.	Rouses Point, NY 12979	Church St.	West of Church St.
20.6-1-2	Richard, Denis E.	24 Church St. Rouses Point, NY 12979	24 Church St.	West side of Rte. 276, south of Ashline
20.18-2-1.112	Rouses Square, LLC	4017B Schenectady, NY 12304	Champlain St. (Rte. 11)	Second lot west of Elm St.
20.10-2-1.2	Smith Family Ltd. Partnership	61 W. Service Rd. Champlain, NY 12919	Church St. and Pratt. St.	North of Pratt St. next to D&H Railway parcel
20.6-1-9	Village of Rouses Point	7 Lily Ave. Rouses Point, NY 12979	Lily Ave.	Sewage Treatment Pland and DPW parcel
5.-1-12.2	Village of Rouses Point	Rouses Point, NY 12979	Lily Ave.	North of Sewage Treatment Plant Parcel
20.7-1-2.1	Wright, The Rodney L. Wright Living Trust	565 Route 9B Rouses Point, NY 12979	Route 2	South side of Rte. 2
20.11-2-12.1	WWBI TV, Inc.	87 Lake St. Rouses Point, NY 12979	87 Lake St.	Corner of Lake St. and Montgomery St.

APPENDIX 6

APPENDIX 6

VILLAGE OF ROUSES POINT
COMMMUNITY REDEVELOPMENT STRATEGY AND IMPLEMENTATION PLAN

PARCEL EVALUATION TABLE

Tax Map Parcel #	Owner	Soils Classifications (USDA) See Appendix 7 for more information	Presence of Wetlands A = Low presence B = Medium presence C = High presence	Proximity to Village Water A = On site, same side of road B = In front of site, but opposite side of road C = Off site	Proximity to Village Sewer A = On site, same side of road B = In front of site, but opposite side of road C = Off site	Proximity to Village Electric A = On site, same side of road B = In front of site, but opposite side of road C = Off site	Proximity to NYSEG Nat. Gas A = On site, same side of road B = In front of site, but opposite side of road C = Off site	Transportation - Condition/ Availability of Existing Access A = Very Good B = Fair C = Poor	Zoning District	Uses Compatible with Exstg. Zoning and Adjacent Neighborhood	Market Availability
20.10-2-1.1	Abbott, James	MeA	A	B	A	B	C	B	R9	Rsdntl	For sale sign on premises
5.-1-6	Ashline, James F.	Ak, MwA	A	C	C	C	C	B	(Town LI1/LI2)	Rsdntl; Lght Indstrl; Ag	
20.-1-1	Ashline, James F.	Ak, MwA	A	C	C	C	C	B	(Town LI2)	Rsdntl; Lght Indstrl; Ag	
20.6-1-1	Ashline, James F.	Ak, MwA	A	A	C	B	C	B	R9	Rsdntl; Ag	
5.-1-7	Ashline, James F.	Ak, MwA	B	C	C	C	C	B	(Town LI2)	Rsdntl; Lght Indstrl; Ag	
5.-1-9	Ashline, James F.	Ak, MwA	B	C	C	C	C	B	(Town LI2)	Rsdntl; Lght Indstrl; Ag	
35.6-1-2.1	Babbie, Gary L.	MeA	B	A	B	C	C	B	R12b	Rsdntl	
20.6-1-8.21	Bourdeau Bros.	Rr	A	C	C	C	C	C	I1	Lght Indstrl; R&D	
20.7-1-1	Bowman, Steve & Gail	Rr	B	A	B	B	C	A	C3	Cmmrcl	
20.19-2-11	Chapman, Marc C.	MeA	A	A	A	A	C	A	C2	Rsdntl; Retail/Cmmrcl	For sale sign on premises
20.18-4-21	Collins, Marian MW	MeA, MeB	A	B	A	A	C	B	R12b	Rsdntl	
20.10-7-1.1	Delaware & Hudson Railway Co.	Rr, MeA	A	A	C	A	C	B	I1	Lght Indstrl; R&D	
20.-1-12.1	Emma Realty LLC	MeA	A	C	C	C	B	B	R12b	Rsdntl	
20.18-3-20.1	Emma Realty LLC	MeA	A	B	B	B	C	B	(Town LI1)	Rsdntl; Lght Indstrl; Ag	
5.-3-9	Fort Montgomery Estates	Rr	C	A	C	B	C	A	C5	Lght Indstrl; R&D	
20.-1-7.23	Giles NY LLC	MeA, MeB	A	C	C	A	C	B	I3	Lght Indstrl; R&D	
20.19-3-5.2	LB Clinton 260 Lake Street LLC	MeA	A	A	A	A	C	A	M2	Rsdntl; some Cmmrcl;	For sale sign on premises
35.6-1-2.81	Meadows Edge, Inc.	MeA	A	B	A	A	C	A	R12b	Rsdntl	
5.-3-1	Podd, Victor T.	Rr, MeA, Ug, MeB	C	A	A	A	C	A	C5	Lght Indstrl; Cmmrcl; R&D	
5.-3-7	Podd, Victor T.	MeA	C	A	A	B	C	A	C5	Lght Indstrl; R&D	
5.-3-8	Powertex Corp.	Rr	C	A	C	B	C	A	C5	Lght Indstrl; R&D	
20.10-7-1.21	Richard, Denis E.	MeA	A	B	A	A	C	A	I3	Lght Indstrl; R&D	
20.-1-2	Richard, Denis E.	MwA, Rr, HoB	A	C	C	C	C	B	(Town LI1)	Rsdntl; Lght Indstrl; Ag	
20.6-1-2	Richard, Denis E.	HoB, Rr	A	A	A	A	C	B	R9	Rsdntl; Ag	
20.18-2-1.112	Rouses Square, LLC	MeA	A	B	A	A	C	A	C2	Rsdntl; Retail/Cmmrcl	
20.10-2-1.2	Smith Family Ltd. Partnership	MeA	A	C	C	C	C	C	I1	Lght Indstrl; R&D	
20.6-1-9	Village of Rouses Point	Ak, Rr	B	A	A	A	C	B	I1	Lght Indstrl; R&D	
5.-1-12.2	Village of Rouses Point	MwA	C	C	C	C	C	C	(Town LI1)	Rsdntl; Lght Indstrl; Ag	
20.7-1-2.1	Wright, The Rodney L. Wright Living Trust	MeA	B	B	B	B	C	A	C3	Rsdntl; Cmmrcl	For sale sign on premises
20.11-2-12.1	WWBI TV, Inc.	MeA	A	B	B	A	C	A	C1	Rsdntl; Cmmrcl	

APPENDIX 7

APPENDIX 7

Brief Map Unit Description

Clinton County, New York

[Only those map units that have entries for the selected description categories are included in this report]

Map unit: Ak - Adjidaumo silty clay

Description category: soil

THIS VERY DEEP, POORLY DRAINED, CLAYEY SOIL FORMED IN HIGH LIME LACUSTRINE SEDIMENTS ON NEARLY LEVEL LAKE PLAINS. THE AVAILABLE WATER CAPACITY IS HIGH. PERMEABILITY IS MODERATELY SLOW IN THE SURFACE, SLOW IN THE SUBSOIL, AND SLOW OR VERY SLOW IN THE SUBSTRATUM. CAPABILITY UNIT IS 4w. THIS UNIT OF ADJIDAUMO SOILS IS RECOGNIZED ON THE NEW YORK LISTING FOR FARMLAND OF STATEWIDE IMPORTANCE. ADJIDAUMO IS RECOGNIZED AS A HYDRIC SOIL IN CLINTON COUNTY.

Map unit: Am - Adjidaumo mucky silty clay

Description category: soil

THIS VERY DEEP, VERY POORLY DRAINED, CLAYEY SOIL FORMED IN HIGH LIME LACUSTRINE SEDIMENTS ON NEARLY LEVEL LAKE PLAINS. THE AVAILABLE WATER CAPACITY IS HIGH. PERMEABILITY IS MODERATELY SLOW IN THE SURFACE, SLOW IN THE SUBSOIL, AND SLOW OR VERY SLOW IN THE SUBSTRATUM. CAPABILITY UNIT IS 5w. ADJIDAUMO IS RECOGNIZED AS A HYDRIC SOIL IN CLINTON COUNTY.

Map unit: Bx - Bucksport mucky peat

Description category: soil

THIS VERY DEEP, VERY POORLY DRAINED SOIL FORMED IN LOW TO MEDIUM LIME, ORGANIC MATERIALS GREATER THAN 51 INCHES THICK. IT OCCURS IN DEPRESSIONS ON LAKE PLAINS AND TILL PLAINS. THE AVAILABLE WATER CAPACITY IS HIGH. PERMEABILITY IS MODERATELY SLOW TO MODERATELY RAPID. CAPABILITY UNIT IS 7w. BUCKSPORT IS RECOGNIZED AS A HYDRIC SOIL IN CLINTON COUNTY.

Map unit: Fn - Fluvaquents-Udifluvents complex, frequently flooded

Description category: soil

THESE SOILS ARE VERY DEEP AND NEARLY LEVEL. THEY FORMED IN ALLUVIAL SEDIMENTS THAT ARE HIGHLY VARIABLE IN TEXTURE AND DRAINAGE. THESE SOILS ARE SUBJECT TO FREQUENT FLOODING FOR BRIEF TO LONG DURATION. AVAILABLE WATER CAPACITY AND PERMEABILITY ARE VARIABLE. CAPABILITY CLASS IS 5w. THIS UNIT IS RECOGNIZED AS HYDRIC IN THE CLINTON COUNTY AREA.

Map unit: HoB - Hogansburg loam, 3 to 8 percent slopes

Description category: soil

THIS IS A VERY DEEP, MODERATELY WELL DRAINED, LOAMY SOIL FORMED IN HIGH LIME, GLACIAL TILL. THE AVAILABLE WATER CAPACITY IS MODERATE. PERMEABILITY IS MODERATE IN THE SURFACE, SUBSOIL, AND UPPER SUBSTRATUM, AND MODERATELY SLOW IN THE LOWER SUBSTRATUM. CAPABILITY UNIT IS 2e. THIS UNIT OF HOGANSBURG SOIL ON 3 TO 8 PERCENT SLOPES QUALIFIES AS PRIME FARMLAND IN THE CLINTON COUNTY AREA.

Brief Map Unit Description

Clinton County, New York

Map unit: MeA - Malone gravelly loam, 0 to 3 percent slopes

Description category: soil

THIS IS A VERY DEEP, SOMEWHAT POORLY DRAINED, LOAMY SOIL FORMED IN HIGH LIME, GLACIAL TILL. THE AVAILABLE WATER CAPACITY IS MODERATE. PERMEABILITY IS MODERATE IN THE MINERAL SURFACE, AND MODERATELY SLOW OR SLOW IN THE SUBSOIL AND SUBSTRATUM. CAPABILITY UNIT IS 3w. ONLY DRAINED AREAS OF THIS UNIT QUALIFY AS PRIME FARMLAND IN THE CLINTON COUNTY AREA. MALONE HAS POSSIBLE INCLUSIONS OF RUNEBERG, COOK, AND OTHER SOILS CONSIDERED AS HYDRIC IN THE CLINTON COUNTY AREA.

Map unit: MeB - Malone gravelly loam, 3 to 8 percent slopes

Description category: soil

THIS IS A VERY DEEP, SOMEWHAT POORLY DRAINED, LOAMY SOIL FORMED IN HIGH LIME, GLACIAL TILL. THE AVAILABLE WATER CAPACITY IS MODERATE. PERMEABILITY IS MODERATE IN THE MINERAL SURFACE, AND MODERATELY SLOW OR SLOW IN THE SUBSOIL OR SUBSTRATUM. CAPABILITY UNIT IS 3w. ONLY DRAINED AREAS OF THIS SOIL QUALIFY AS PRIME FARMLAND IN THE CLINTON COUNTY AREA. MALONE HAS POSSIBLE INCLUSIONS OF RUNEBERG, COOK AND OTHER SOILS CONSIDERED AS HYDRIC SOILS IN THE CLINTON COUNTY AREA.

Map unit: MwA - Muskellunge silty clay loam, 0 to 3 percent slopes

Description category: soil

THIS VERY DEEP, SOMEWHAT POORLY DRAINED, CLAYEY SOIL FORMED IN HIGH LIME SEDIMENTS ON LAKE PLAINS. THE AVAILABLE WATER CAPACITY IS HIGH. PERMEABILITY IS MODERATELY SLOW IN THE MINERAL SURFACE, AND SLOW IN THE SUBSOIL AND SUBSTRATUM. CAPABILITY UNIT IS 3w. ONLY DRAINED AREAS OF THIS UNIT ARE RECOGNIZED AS PRIME FARMLAND IN CLINTON COUNTY. MUSKELLUNGE HAS POSSIBLE INCLUSIONS OF ADJIDAUMO AND OTHER SOILS CONSIDERED AS HYDRIC SOILS IN CLINTON COUNTY.

Map unit: NoB - Nicholville very fine sandy loam, 3 to 8 percent slopes

Description category: soil

THIS VERY DEEP, MODERATELY WELL DRAINED, SILTY SOIL FORMED IN LOW TO MEDIUM LIME DEPOSITS ON LAKE PLAINS. THE AVAILABLE WATER CAPACITY IS HIGH. PERMEABILITY IS MODERATE. CAPABILITY UNIT IS 2e. NICHOLVILLE SOILS ARE ON THE NEW YORK LISTING OF FARMLAND OF STATE-WIDE IMPORTANCE.

Map unit: Rr - Roundabout silt loam

Description category: soil

THIS VERY DEEP, SOMEWHAT POORLY DRAINED, SILTY SOIL FORMED IN MEDIUM LIME DEPOSITS ON LAKE PLAINS. THE AVAILABLE WATER CAPACITY IS HIGH. PERMEABILITY IS MODERATE OR MODERATELY SLOW IN THE MINERAL SURFACE AND SUBSOIL, AND MODERATELY SLOW OR SLOW IN THE SUBSTRATUM. CAPABILITY UNIT IS 3w. ONLY DRAINED AREAS OF ROUNDABOUT SOILS QUALIFY AS PRIME FARMLAND IN THE CLINTON COUNTY AREA. ROUNDABOUT HAS POSSIBLE INCLUSIONS OF PINCONNING AND OTHER SOILS CONSIDERED AS HYDRIC SOILS IN THE CLINTON COUNTY AREA.

Map unit: Ry - Runeberg mucky loam

Description category: soil

THIS VERY DEEP, VERY POORLY DRAINED, LOAMY SOIL FORMED IN MEDIUM TO HIGH LIME, GLACIAL TILL. THE AVAILABLE WATER CAPACITY IS MODERATE TO HIGH. PERMEABILITY IS MODERATE IN THE MINERAL SURFACE, MODERATELY SLOW IN THE SUBSOIL, AND MODERATELY SLOW OR SLOW IN THE SUBSTRATUM. CAPABILITY UNIT IS 5w UNDRAINED (4w DRAINED). RUNEBERG IS RECOGNIZED AS A HYDRIC SOIL IN THE CLINTON COUNTY AREA.

Brief Map Unit Description

Clinton County, New York

Map unit: Se - Saprists and Aquents, ponded

Description category: soil

THIS UNIT CONSISTS OF VERY DEEP, VERY POORLY DRAINED, ORGANIC AND MINERAL SOIL FORMED IN DEPRESSIONS ON LAKE PLAINS AND UPLANDS. THE COMMON NAME FOR THIS UNIT IS FRESH WATER MARSH. AVAILABLE WATER CAPACITY IS HIGH. PERMEABILITY IS MODERATELY SLOW TO MODERATELY RAPID IN THE SURFACE, AND RANGES FROM VERY SLOW TO RAPID BELOW. CAPABILITY UNIT IS 8. SAPRISTS AND AQUENTS ARE RECOGNIZED AS A HYDRIC SOIL TYPE IN CLINTON COUNTY.

Map unit: Sz - Swanton very fine sandy loam

Description category: soil

THIS IS A VERY DEEP, SOMEWHAT POORLY DRAINED, LOAMY OVER CLAYEY SOIL FORMED IN MEDIUM TO HIGH LIME, LACUSTRINE DEPOSITS. SLOPE RANGES FROM 0 TO 3 PERCENT. THE AVAILABLE WATER CAPACITY IS HIGH. PERMEABILITY IS MODERATELY RAPID IN THE MINERAL SURFACE AND SUBSOIL, AND SLOW OR VERY SLOW IN THE SUBSTRATUM. CAPABILITY UNIT IS 3w. ONLY DRAINED AREAS OF SWANTON SOIL QUALIFY AS PRIME FARMLAND IN CLINTON COUNTY. SWANTON HAS POSSIBLE INCLUSIONS OF PINCONNING AND OTHER SOILS CONSIDERED AS HYDRIC SOILS IN CLINTON COUNTY.

Map unit: Ug - Udorthents, smoothed

Description category: soil

THIS UNIT OF UDORTHENTS IS VERY DEEP, WELL DRAINED WITH VARIABLE TEXTURES. THIS UNIT IS IN A VARIETY OF MATERIALS AS A RESULT OF CONSTRUCTION PROJECTS, PARKING AREAS AND FILL MATERIAL. SLOPE RANGES FROM 0 TO 15 PERCENT. THE VARIABILITY OF THIS MAP UNIT MAKES ON-SITE INVESTIGATION NECESSARY TO DETERMINE AVAILABLE WATER CAPACITY AND PERMEABILITY. THIS UNIT IS NOT ASSIGNED A CAPABILITY UNIT.

Engineering Properties

Clinton County, New York

[Absence of an entry indicates that the data were not estimated]

Map symbol and soil name	Depth	USDA texture	Classification		Fragments		Percent passing sieve number--				Liquid limit	Plasticity index
			Unified	AASHTO	>10 Inches	3-10 Inches	4	10	40	200		
	In				*Pct*	*Pct*					*Pct*	
Ak:												
Adjidaumo	0-7	Silty clay	MH, ML	A-6, A-7	0	0	95-100	95-100	85-100	65-100	35-65	10-25
	7-36	Clay, silty clay, silty clay loam	CH, CL	A-6, A-7	0	0	95-100	95-100	85-100	70-100	38-65	20-35
	36-72	Clay, silty clay, silty clay loam	CH, CL	A-6, A-7	0	0	95-100	95-100	65-100	60-100	35-60	15-35
HoB:												
Hogansburg	0-10	Loam	ML, SM	A-2, A-4	0-1	0-10	85-98	70-95	50-95	30-85	35-40	1-5
	10-19	Fine sandy loam, gravelly loam, loam	CL-ML, GM, ML, SM	A-1, A-2, A-4	0-2	0-10	70-95	65-90	30-90	15-80	15-20	1-5
	19-35	Fine sandy loam, gravelly loam, loam	CL-ML, GM, ML, SM	A-1, A-2, A-4	0-7	1-15	60-92	55-90	30-90	15-80	15-20	1-5
	35-72	Gravelly fine sandy loam, gravelly loam, very gravelly fine sandy loam	CL-ML, GM, ML, SM	A-1, A-2, A-4	0-7	1-15	65-92	60-85	30-70	20-55	15-20	1-5
MeA:												
Malone	0-9	Gravelly loam	CL, GC, SC	A-2, A-6, A-7	0-1	0-15	75-95	60-90	40-65	30-60	35-45	12-20
	9-30	Gravelly fine sandy loam, gravelly sandy loam, loam	CL-ML, GC, SC, SC-SM	A-1, A-2, A-4, A-6	0-1	0-15	65-95	50-90	35-85	15-65	15-25	5-15
	30-72	Gravelly fine sandy loam, gravelly loam, very gravelly sandy loam	CL-ML, GC, GC-GM, SC	A-1, A-2, A-4, A-6	1-5	0-15	65-95	35-90	20-85	10-65	15-25	5-15

Engineering Properties

Clinton County, New York

Map symbol and soil name	Depth	USDA texture	Classification		Fragments		Percent passing sieve number--				Liquid limit	Plasticity index
			Unified	AASHTO	>10 Inches	3-10 Inches	4	10	40	200		
	In				*Pct*	*Pct*					*Pct*	
MeB:												
Malone	0-9	Gravelly loam	CL, GC, SC	A-2, A-6, A-7	0-1	0-15	75-95	60-90	40-65	30-60	35-45	12-20
	9-30	Gravelly fine sandy loam, gravelly sandy loam, loam	CL-ML, GC, SC, SC-SM	A-1, A-2, A-4, A-6	0-1	0-15	65-95	50-90	35-85	15-65	15-25	5-15
	30-72	Gravelly fine sandy loam, gravelly loam, very gravelly sandy loam	CL-ML, GC, GC-GM, SC	A-1, A-2, A-4, A-6	1-5	0-15	65-95	35-90	20-85	10-65	15-25	5-15
MwA:												
Muskellunge	0-9	Silty clay loam	CH, CL, MH, ML	A-6, A-7	0	0	92-100	90-100	90-100	70-95	30-55	10-25
	9-38	Silty clay, silty clay loam	CH, CL	A-6, A-7	0	0	95-100	92-100	90-100	70-95	30-55	15-30
	38-72	Clay, silty clay	CH, CL	A-6, A-7	0	0	92-100	85-100	75-100	50-95	30-55	15-30
Rr:												
Roundabout	0-9	Silt loam	ML	A-4	0	0	100	90-100	80-100	55-95	0-30	NP-4
	9-31	Silt loam, very fine sandy loam	ML	A-4	0	0	100	90-100	80-100	55-95	0-30	NP-4
	31-72	Silty clay loam, silt loam, very fine sandy loam	ML	A-4	0	0	100	95-100	90-100	70-95	0-35	NP-4

Engineering Properties

Clinton County, New York

Map symbol and soil name	Depth	USDA texture	Classification		Fragments		Percent passing sieve number--				Liquid limit	Plasticity index
			Unified	AASHTO	>10 Inches	3-10 Inches	4	10	40	200		
	In				*Pct*	*Pct*					*Pct*	
Ug:												
Udorthents, smoothed	0-4	Loam	CL, ML, SC, SM	A-2, A-4, A-6	0	0-5	80-100	75-100	55-100	30-95	0-45	NP-15
	4-72	Channery loam, gravelly fine sandy loam, very gravelly sandy loam, silty clay loam, silt loam	CL, GC, GM, ML, SC	A-1, A-2, A-4, A-6	0	0-10	60-100	50-100	20-100	10-95	0-45	NP-15

Engineering Properties

This table gives the engineering classifications and the range of engineering properties for the layers of each soil in the survey area.

"Depth" to the upper and lower boundaries of each layer is indicated.

"Texture" is given in the standard terms used by the U.S. Department of Agriculture. These terms are defined according to percentages of sand, silt, and clay in the fraction of the soil that is less than 2 millimeters in diameter. "Loam," for example, is soil that is 7 to 27 percent clay, 28 to 50 percent silt, and less than 52 percent sand. If the content of particles coarser than sand is 15 percent or more, an appropriate modifier is added, for example, "gravelly."

"Classification" of the soils is determined according to the Unified soil classification system (ASTM, 2005) and the system adopted by the American Association of State Highway and Transportation Officials (AASHTO, 2004).

The Unified system classifies soils according to properties that affect their use as construction material. Soils are classified according to particle-size distribution of the fraction less than 3 inches in diameter and according to plasticity index, liquid limit, and organic matter content. Sandy and gravelly soils are identified as GW, GP, GM, GC, SW, SP, SM, and SC; silty and clayey soils as ML CL, OL, MH, CH, and OH; and highly organic soils as PT. Soils exhibiting engineering properties of two groups can have a dual classification, for example, CL-ML.

The AASHTO system classifies soils according to those properties that affect roadway construction and maintenance. In this system, the fraction of a mineral soil that is less than 3 inches in diameter is classified in one of seven groups from A-1 through A-7 on the basis of particle-size distribution, liquid limit, and plasticity index. Soils in group A-1 are coarse grained and low in content of fines (silt and clay). At the other extreme, soils in group A-7 are fine grained. Highly organic soils are classified in group A-8 on the basis of visual inspection.

If laboratory data are available, the A-1, A-2, and A-7 groups are further classified as A-1-a, A-1-b, A-2-4, A-2-5, A-2-6, A-2-7, A-7-5, or A-7-6. As an additional refinement, the suitability of a soil as subgrade material can be indicated by a group index number. Group index numbers range from 0 for the best subgrade material to 20 or higher for the poorest.

"Rock fragments" larger than 10 inches in diameter and 3 to 10 inches in diameter are indicated as a percentage of the total soil on a dry-weight basis. The percentages are estimates determined mainly by converting volume percentage in the field to weight percentage.

"Percentage (of soil particles) passing designated sieves" is the percentage of the soil fraction less than 3 inches in diameter based on an ovendry weight. The sieves, numbers 4, 10, 40, and 200 (USA Standard Series), have openings of 4.76, 2.00, 0.420, and 0.074 millimeters, respectively. Estimates are based on laboratory tests of soils sampled in the survey area and in nearby areas and on estimates made in the field.

"Liquid limit" and "plasticity index" (Atterberg limits) indicate the plasticity characteristics of a soil. The estimates are based on test data from the survey area or from nearby areas and on field examination.

References:

American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.
American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.

Selected Soil Interpretations

Clinton County, New York

[The information in this table indicates the dominant soil condition but does not eliminate the need for onsite investigation. The table shows only the top five limitations for any given soil. The soil may have additional limitations]

*This soil interpretation was designed as a "limitation" as opposed to a "potential" or "suitability". The numbers in the value column range from 0.01 to 1.00. The larger the value, the greater the potential limitation.

Map symbol and soil name	Pct. of map unit	ENG - Small Commercial Buildings*		ENG - Dwellings With Basements*		ENG - Local Roads and Streets*	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
Ak:							
Adjidaumo	80	Very limited		Very limited		Very limited	
		Depth to saturated zone	1.00	Depth to saturated zone	1.00	Depth to saturated zone	1.00
		Shrink-swell	0.50	Shrink-swell	0.50	Frost action	1.00
						Low strength	1.00
						Shrink-swell	0.50
HoB:							
Hogansburg	80	Somewhat limited		Very limited		Very limited	
		Depth to saturated zone	0.90	Depth to saturated zone	1.00	Frost action	1.00
		Slope	0.50			Depth to saturated zone	0.60
MeA:							
Malone	80	Very limited		Very limited		Very limited	
		Depth to saturated zone	1.00	Depth to saturated zone	1.00	Depth to saturated zone	1.00
						Frost action	1.00
MeB:							
Malone	80	Very limited		Very limited		Very limited	
		Depth to saturated zone	1.00	Depth to saturated zone	1.00	Depth to saturated zone	1.00
		Slope	0.50			Frost action	1.00
MwA:							
Muskellunge	85	Very limited		Very limited		Very limited	
		Depth to saturated zone	1.00	Depth to saturated zone	1.00	Depth to saturated zone	1.00
		Shrink-swell	0.50	Shrink-swell	0.50	Frost action	1.00
						Low strength	1.00
						Shrink-swell	0.50
Rr:							
Roundabout	80	Very limited		Very limited		Very limited	
		Depth to saturated zone	1.00	Depth to saturated zone	1.00	Depth to saturated zone	1.00
						Frost action	1.00
Ug:							
Udorthents, smoothed	90	Not limited		Somewhat limited		Somewhat limited	
				Depth to saturated zone	0.61	Frost action	0.50

Soil Features (NY)

Clinton County, New York

[Absence of an entry indicates that the feature is not a concern or that data were not estimated]

Map symbol and soil name	Restrictive layer				Subsidence		Potential for frost action	Risk of corrosion	
	Kind	Depth to top	Thickness	Hardness	Initial	Total		Uncoated steel	Concrete
		In	*In*		*In*	*In*			
Ak:									
Adjidaumo	---	---	---	---	0	---	High	High	Low
HoB:									
Hogansburg	Dense material	18-35	---	---	0	---	High	Moderate	Low
MeA:									
Malone	Dense material	18-36	---	---	0	---	High	High	Moderate
MeB:									
Malone	Dense material	18-36	---	---	0	---	High	High	Moderate
MwA:									
Muskellunge	---	---	---	---	0	---	High	High	Low
Rr:									
Roundabout	---	---	---	---	0	---	High	High	Moderate
Ug:									
Udorthents, smoothed	---	---	---	---	---	---	Moderate	Low	Moderate

Soil Features (NY)

This table gives estimates of various soil features. The estimates are used in land use planning that involves engineering considerations.

A "restrictive layer" is a nearly continuous layer that has one or more physical, chemical, or thermal properties that significantly impede the movement of water and air through the soil or that restrict roots or otherwise provide an unfavorable root environment. Examples are bedrock, cemented layers, dense layers, and frozen layers. The table indicates the hardness and thickness of the restrictive layer, both of which significantly affect the ease of excavation. "Depth to top" is the vertical distance from the soil surface to the upper boundary of the restrictive layer.

"Subsidence" is the settlement of organic soils or of saturated mineral soils of very low density. Subsidence generally results from either desiccation and shrinkage, or oxidation of organic material, or both, following drainage. Subsidence takes place gradually, usually over a period of several years. The table shows the expected initial subsidence, which usually is a result of drainage, and total subsidence, which results from a combination of factors.

"Potential for frost action" is the likelihood of upward or lateral expansion of the soil caused by the formation of segregated ice lenses (frost heave) and the subsequent collapse of the soil and loss of strength on thawing. Frost action occurs when moisture moves into the freezing zone of the soil. Temperature, texture, density, saturated hydraulic conductivity (Ksat), content of organic matter, and depth to the water table are the most important factors considered in evaluating the potential for frost action. It is assumed that the soil is not insulated by vegetation or snow and is not artificially drained. Silty and highly structured, clayey soils that have a high water table in winter are the most susceptible to frost action. Well drained, very gravelly, or very sandy soils are the least susceptible. Frost heave and low soil strength during thawing cause damage to pavements and other rigid structures.

"Risk of corrosion" pertains to potential soil-induced electrochemical or chemical action that corrodes or weakens uncoated steel or concrete. The rate of corrosion of uncoated steel is related to such factors as soil moisture, particle-size distribution, acidity, and electrical conductivity of the soil. The rate of corrosion of concrete is based mainly on the sulfate and sodium content, texture, moisture content, and acidity of the soil. Special site examination and design may be needed if the combination of factors results in a severe hazard of corrosion. The steel or concrete in installations that intersect soil boundaries or soil layers is more susceptible to corrosion than the steel or concrete in installations that are entirely within one kind of soil or within one soil layer.

For uncoated steel, the risk of corrosion, expressed as "low," "moderate," or "high," is based on soil drainage class, total acidity, electrical resistivity near field capacity, and electrical conductivity of the saturation extract.

For concrete, the risk of corrosion also is expressed as "low," "moderate," or "high." It is based on soil texture, acidity, and amount of sulfates in the saturation extract.

The table “Soil Features (NY)” is identical to the national version of the “Soil Features” table with one exception. The manner of displaying depth to the top of a restrictive layer has been modified to accommodate situations in which only the minimum depth to bedrock is entered in the database. So, for example, if 152 cm is the value for depth to bedrock (low) and the depth to bedrock (high) field is null, then the entry in the table would read “>60” (inches).

APPENDIX 8

APPENDIX 8

used for war.

After the abandonment of Fort Blunder, it was left wide open for vandals and everything that could be removed was. Many homes were built from the stone that was salvaged, and more that was cut for the Fort but not yet sold. The old stone store and the stone school, some of the Methodist Church, the Samuel Thurber house were some of the recipients of the stone. Fort Blunder cost the government $200,000.

Fort Montgomery was completed to a point to enable about one-third of its proposed armament to be mounted, and enough of its spacious magazines finished off to store a good supply of ammunition. By 1865 it was ready for full armament. The government kept the Fort in good repair for a number of years then left it unattended and again vandals had their day. The guns were removed about 1910. The walls remained intact until the building of the vehicular bridge between New York State and Vermont here in Rouses Point in 1937. Andrew Weston, the contractor for the bridge, purchased the Fort and used some of the stone in his work. So, as of now, there is only ruins to remind us of a great episode of our history.

ROUSES POINT

On February 27, 1877 between the hours of 2 am and 3 pm at the Eagle Hall, a public place, (located on Chapman St.), kept by G.S. Spear, an election was held to determine whether the territory herein after described should be incorporated as a village by the name of "The Village of Rouses Point". Said territory proposed to be incorporated is described as follows: "Commencing at a stone monument set in the line between lots number 60 and 61 of the 30 acre

lots of the Canadian and Nova Scotian refugee tract in the Town of Champlain in the County of Clinton and State of New York, on the west line of the highway leading from the Village of Rouses Point, so called, past the publishing house of John Lovell and Son to Fort Montgomery, marked on the top by figures or numbers 60 and 61 cut thereon; thence running north 78 degrees and 55 minutes, west on the north line of the United States government lands being the line between said lot, 70 chains (1 chain is 100 links or 66 feet) and 66 links (1 link is 7.92 inches), which distance extends westwardly past the southwest corner of said United States government lands 5 chains and 93 links.in the same corner is a cedar stake; thence south 6 degrees and 20 minutes (minutes means position of hand on a clock), west 133 chains and 65 links to the south line of the highway running past the residence of Chauncey Smith to near the Lake shore to a cedar stake; thence south 78 degrees and 20 minutes, east in the south line of said highway 35 chains to the center of the highway near the Lake shore running northerly and southerly; thence in the same corner 25 chains passing 42 links north of the north west corner of Eli Cameron's house to the Lake shore and then cut into the Lake, thence north 14 degrees and 45 minutes east 125 chains to a point in Lake Champlain, eastwardly from a stone monument set between lots number 59 and 60 of said tract in the east side of the highway, first above mentioned, called the Lake Shore Road, at high water mark near the intersection of Rose Avenue, so called, and marked 59 and 60, cut on the top thereof; thence north 78 degrees and 55 minutes west 9 chains and 14 links to the monument last described; thence north 27 degrees and 40 minutes east 9 chains and 33 links to the place of beginning containing nine hundred and sixteen and twelve one hundredths acres of land, of which six hundred and forty-four and

eight one hundredths acres are land above high water mark, and the balance of two hundred and seventy one and thirty one one hundredths acres are covered by water and below high water mark. The amount proposed to be expended the first year of said incorporation for expenses as defined in chapter 291 of the Land of the State of New York, passed April 1870, and the act ammendatory thereof is three hundred dollars. Dated at Rouses Point January 22, 1877."

R. Heaton	George Marney
James Pearson	George B. Bailey
Joseph Munday	James Shaw
Wm. J. Crook	John Bari
Gilbert Howard	J.G. Taylor
F.W. Myers	George Myers
Wm. Sequin	D.J. Taylor
J.C. Wilson	John Phillips
C.H. Gosselin	John Thompson
H.C. Fleury	F. Saburin
James Wallon	Antonio Manoy
Solomon Bullis	Lyndhurst C. Dodge
J.H. Wagner	Wm. Coates
John Quinlan	Benjamin F. Wood
H.B. Chapman	Lina Landry

In 1845 Chauncey Smith had built the Clarence Rodgers house at the west end of Smith Street on the left, so apparantly Smith Street was always in the Village but if the western boundary was the railroad tracks, I can't find when the Village was enlarged to include what now is west of the tracks, and it says, "past the Lovell Building (which was the corner of Montgomery St. and Rose Ave.) to the Fort." Well, the line now is before the road to the bridge. So much has changed since the beginning. Notices were posted in all the business places, in the Crook Store, American Hotel, Wallon Store, Bissell and Chapman Stores, Spear Hotel, Mrs. Standage Store, Peter Luck shoe

shop, Marney Store, Barror Store, Fleury & Cushing Store, Massachusetts House, Pearson's Hotel, Thompson and Slingsby Stores, hotel kept by Sheldon, saloons of Mrs. Serris, Chabot, Hayes, and Weston, depot of New York and Canada Railroad, store of O'Brien and the barber shop at the Webster House. It was signed by L.W. Smith, sworn to on the 27th day of February 1877 - C.C. Everest, Justice of the Peace.

E.A. Kendall, Esq., passed through on the Lake in 1808 - 09 and he said of Rouses Point: "It is a part of the Town of Champlain in which contain Canadians and Arcadians, who, by joining the rebellion of the American colonists, had fortified their allegiance and had received grants from the United States. It has been said that the settlement formed by the people was broken up, but many of them remain. Rouses Point is a famous, renowned, booming, thriving, finely located, advantageously situated, highly privileged and busy Lake port of Lake Champlain, whose present inhabitants possess the laudible ambition of making the Village a city..."

Main Street 1860

Jump to Content

CHAPTER 43. ANNEXATION OF PROPERTY

[HISTORY: Adopted by the Board of Trustees of the Village of Rouses Point as indicated in article histories. Amendments noted where applicable.]

ARTICLE I. Property South of Champlain Street

[Adopted 3-16-1981 by L.L. No. 2-1981]

§ 43-1. Enumeration of annexed property.

Pursuant to the requirements of Article 17 of the General Municipal Law of the State of New York and § 714 thereof, the following described property is and shall be annexed into the Village of Rouses Point as of the effective date of this article hereinafter set forth and henceforth shall be part of the Village of Rouses Point:

A. All that tract or parcel of land situate, lying and being in the Town of Champlain, Clinton County, and more particularly described as follows: Beginning at a point, the same being the point of intersection formed by the north line of Champlain Street and the east line of the lands of the Delaware and Hudson Railway Company, said point of beginning being further the southwest corner of the lands of the estate of Alexander Laundrie; thence proceeding in an easterly direction and along the aforesaid north line of Champlain Street, the following three (3) courses and distances to a point set in the west line of the Village of Rouses Point; south seventy-four degrees thirty-five minutes (74° 35') east, seven hundred ninety-one and twenty-seven hundredths (791.27) feet; south seventy-six degrees thirty-six minutes (76° 36') east, two hundred seventy and ninety-four hundredths (270.94) feet; south seventy-four degrees twenty-nine minutes (74° 29') east, two hundred (200) feet, plus or minus; thence in a northerly direction and along the line heretofore separating the Town of Champlain to the west from the Village of Rouses Point to the east, north nine degrees fifty-two minutes (9° 52') west, six hundred seventy-three and five-tenths (673.5) feet to a point; thence in a westerly direction and along the south line of the lands now or formerly of Ayerst Laboratories, Inc., and crossing Ayerst Road, north seventy-five degrees zero seven minutes (75° 07') east, eight hundred ninety-six (896) feet, plus or minus, to a point set in the aforesaid west line of the lands of the Delaware and Hudson Railway Company; thence in a southerly direction and along the aforesaid east line of the lands of the Delaware and Hudson Railway Company, south thirty-nine degrees thirty-two minutes (39° 32') west, seven hundred thirty-five and twenty-five hundredths (735.25) feet, to a point set in the aforesaid north line of Champlain Street, said point being the point of beginning; being all of the lands of the estate of Alexander Laundrie and a portion of Ayerst Road lying northerly of Champlain Street, westerly of the west line of the Village of Rouses Point, southerly of the lands of Ayerst Laboratories, Inc., and easterly of the lands of the Delaware and Hudson Railway Company; containing in all sixteen and seven-tenths (16.7) acres, plus or minus; all as shown on a map entitled "Lands to be Annexed by the Village of Rouses Point Lying North of Champlain Street," dated August 26, 1980, and prepared by Hoffman Engineers and Surveyors. The aforesaid Champlain Street also being known as State Highway Route 11.

§ 43-2. Effective date.
The annexation herein authorized shall become effective on July 1, 1981, pursuant to the provisions of § 27 of the Municipal Home Rule Law and § 714 of the General Municipal Law.

ARTICLE II. Property South of Route 11
[Adopted 7-11-1983 by L.L. No. 3-1983 Editor's Note: This local law was originally adopted as Ch. 43A. **]**

§ 43-3. Enumeration of annexed property.
Pursuant to the requirements of Article 17 of the General Municipal Law of the State of New York, and § 714 thereof, the following described property is and shall be annexed into the Village of Rouses Point as of the effective date of this article hereinafter set forth and henceforth shall be part of the Village of Rouses Point:

A. All that tract or parcel of land situate, lying and being in the Town of Champlain, Clinton County, more particularly described as follows: Beginning at a point on the southerly boundary of Route 11 at the intersection of said southerly boundary with the westerly boundary of the Village of Rouses Point; thence south nine degrees twenty-six minutes (9° 26') west along said westerly boundary of said Village two hundred six and thirty-two hundredths (206.32) feet to an iron pipe [this said bearing of south nine degrees twenty-six minutes (9° 26') west being a magnetic bearing as of 1982, and said bearing also being shown as south six degrees twenty minutes (06° 20') west on a certain survey map prepared of the Village boundaries and attached to the annexation petition, dated October 24, 1980, for premises owned by the estate of Alexander Laundrie located to the north of Route 11, which said map was prepared by Hoffman Engineers and Surveyors, dated October 22, 1980]; thence north seventy-six degrees fifty-seven minutes (76° 57') west three hundred forty and ninety hundredths (340.90) feet to a point being easterly two (2) inches from an iron pipe found; thence south fourteen degrees twelve minutes (14° 12') west, two hundred fifty (250) feet to an iron pipe set; thence north seventy-four degrees twelve minutes (74° 12') west, one thousand one hundred twenty-five and ninety-four hundredths (1,125.94) feet to an iron pipe set on the easterly boundary of the D & H Railroad; thence north thirty-nine degrees ten minutes (39° 10') east along said railroad boundary four hundred thirty-five (435.00) feet to an iron pipe set [this said bearing of north thirty-nine degrees ten minutes (39° 10') east being a magnetic bearing as of 1982 and also being shown as south thirty-nine degrees thirty-one minutes (39° 31') west on the aforesaid map of October 22, 1980, prepared by Hoffman Engineers and Surveyors]; thence continuing north thirty-nine degrees ten minutes (39° 10') east along said railroad boundary twenty-three (23) feet more or less to the southerly boundary of Route 11; thence easterly along said highway boundary, one thousand two hundred sixty (1,260) feet more or less to the point of beginning.

§ 43-4. Effective date.
The annexation herein authorized shall become effective on September 1, 1983, pursuant to the provisions of § 27 of the Municipal Home Rule Law and § 714 of the General Municipal Law.

ARTICLE III. Property North of the Village
[Adopted 3-29-1984 by L.L. No. 1-1984]

§ 43-5. Enumeration of annexed property.
Pursuant to the requirements of Article 17 of the General Municipal Law of the State of New York and § 714 thereof, the following described property is and shall be annexed into the Village of Rouses Point as of the effective date of this article hereinafter set forth and henceforth shall be part of the Village of Rouses Point:

A. Parcel I and Parcel II.

(1) Parcel I: Beginning at a stone monument marked "61-60" found at the southerly bounds of New York State Route 2 at the intersection with the west bounds of Montgomery Street, and said point also being the division line of the Great Lots 60 and 61 and being also the northeast corner of the 1877 corporate boundaries of the Village of Rouses Point, and from said point of beginning thence south eighty-seven degrees twenty-one minutes fifty-nine seconds (87° 21' 59") west (using grid north standards) along the southerly bounds of Route 2 and along the northerly bounds of the present corporation limits of the said Village of Rouses Point, which course is also described in the 1877 corporate bounds as being north seventy-eight degrees fifty-five minutes (78° 55') west (believed to be magnetic bearings) and so running for a distance of one thousand nine hundred eight-seven and ten-hundredths (1,987.10) feet to a point on the easterly bounds of New York State Route 9N; thence turning and running north sixteen degrees nineteen minutes twenty-seven seconds (16° 19' 27") west for a distance of two hundred fifty-five and fourteen-hundredths (255.14) feet to a concrete monument set in the easterly bounds of said New York State Route 9N, which said Route 9N is also known as Lake Street and also known as Route 9B and also known as Route 14 and also known as Canadian Road; thence continuing and running along the easterly bounds of said Route 9N on the following bearings and for the following

distances; north sixteen degrees nineteen minutes twenty-seven seconds (16° 19' 27") west for eight hundred ninety-five and thirty-hundredths (895.30) feet; north sixteen degrees fourteen minutes twenty-one seconds (16° 14' 21") west for one thousand one hundred twenty-seven and thirty-eight hundredths (1,127.38) feet; north sixteen degrees twenty-one minutes twenty-five seconds (16° 21' 25") west for a distance of one thousand five hundred twenty and thirty-hundredths (1,520.30) feet; north sixteen degrees eighteen minutes twenty-five seconds (16° 18' 25") west for a distance of forty-six and ninety-six hundredths (46.96) feet to the southwest corner of lands of Canam Energy Corp. marked by a set four-by-four-inch concrete monument (Liber 631, Page 100); with all of the aforesaid changes in bearings on Route 9N being marked by found concrete highway monuments; thence turning and running north eighty-eight degrees sixteen minutes fifty-eight seconds (88° 16' 58") east along the southerly bounds of said Canam Energy Corp. premises for three (300) feet to a four-by-four-inch concrete monument set at the southeast corner of said Canam Energy Corp. premises; thence turning and running north sixteen degrees eighteen minutes twenty-four seconds (16° 18' 24") west along the easterly bounds of said Canam Energy Corp. premises for three hundred (300) feet to a four-by-four-inch concrete monument set at the northeast corner of said Canam Energy Corp. premises, which point is also on the international boundary between the United States and Canada; thence turning and running north eighty-eight degrees seventeen minutes one second (88° 17' 01") east along the said international boundary between the United States and Canada for a distance of two thousand nine hundred sixty-eight and ninety-three hundredths (2,968.93) feet to a concrete border monument No. 646; thence running north eighty-eight degrees eight minutes one second (88° 08' 01") east and continuing along said international boundary for a distance of eight hundred seventy one and ninety-nine hundredths (871.99) feet to a found eighteen-inch diameter bronze monument inscribed "C.B.M.A.-1884"; thence north eighty-eight degrees thirty-three minutes fifty-four seconds (88° 33' 54") east and continuing along the said international boundary for four hundred twenty-eight and eighty-two hundredths (428.82) feet to a concrete border monument No. 645-A; thence continuing along the bearing north eighty-eight degrees thirty-three minutes fifty-four seconds (88° 33' 54") east and along said international boundary seventy (70) feet, more or less, to the low water mark of Lake Champlain; thence turning and running in a southerly direction along said low water mark and shoreline of Lake Champlain as it winds and bends and around the peninsula upon which is situate the ruins of Fort Montgomery for a total distance of approximately six thousand nine hundred (6,900) feet, more or less, along the following courses for the following distances; turning and running from the aforesaid point seventy (70) feet, more or less, distant on a bearing of north eighty-eight degrees thirty-three minutes fifty-four seconds (88° 33' 54") east from said border monument No. 645-A and running in a generally southerly direction along the said low water mark and shoreline of Lake Champlain as it winds and bends for a distance of approximately one thousand seven hundred (1,700) feet, more or less; thence turning and running in a generally northeasterly direction and running along the northerly side of the roadway to Fort Montgomery for a distance of approximately five hundred (500) feet, more or less; thence turning and running in a generally northerly direction for distance of approximately eight hundred (800) feet, more or less, to a point on the northern tip of the said peninsula; thence turning and running generally east thence in a southerly direction for a distance of approximately four hundred (400) feet, more or less, and so running around the northern tip of said peninsula and running southerly along the northeast side thereof; thence turning and running in a generally southeasterly direction for a distance of approximately six hundred (600) feet, more or less, to a point on the shoreline opposite of and east of the most easterly side of the said peninsula; thence turning and running in a generally westerly direction for a distance of approximately five hundred (500) feet, more or less; thence turning and running in a generally southwesterly direction for a distance of four hundred (400) feet, more or less, to a point on the southern tip of said peninsula; thence turning and running in a generally west then northerly direction and running around the southern tip and along the westerly side of the said peninsula for a distance of approximately four hundred (400) feet, more or less; thence turning and running in a generally southwesterly direction and so running along the southerly side of the roadway to said Fort Montgomery for a distance of approximately five hundred (500) feet, more or less; thence turning and running in a generally southerly direction along the shoreline for a distance of approximately one thousand one hundred (1,100) feet, more or less, to a point which is located north eighty-seven degrees fifteen minutes four seconds (87° 15' 04") east thirty (30) feet, more or less, from a found marble monument located on the northerly banks of lands of the Lake Champlain Bridge Commission (Liber 179 Page 276); and the aforesaid total distance along the shores of Lake Champlain being the said approximately six thousand nine hundred (6,900) feet, more or less, and the said above courses encompassing and including the peninsula or island or isthmus upon which is situate the remains and ruins of Fort Montgomery and which the main body of the said peninsula extends out into Lake Champlain and is located in an approximate northeast to southwest direction and is connected to the within above described premises by a roadway thereto; thence turning and running on a bearing of south eighty-seven degrees fifteen minutes four seconds (87° 15' 04") west along the northerly

bounds of the lands of the Lake Champlain Bridge Commission for thirty (30) feet, more or less, to the aforesaid marble monument; which marble monument is located south four degrees thirty-eight minutes forty seconds (04° 38' 40") west three thousand ninety-four and twenty-three hundredths (3,094.23) feet from the aforesaid international border monument No. 645-A; thence continuing on the same bearing of south eighty-seven degrees fifteen minutes four seconds (87° 15' 04") west and continuing along the northerly bounds of the lands of the Lake Champlain Bridge Commission one thousand and sixty-four hundredths (1,000.64) feet to a marble monument found at the northwest corner of the said lands of Lake Champlain Bridge Commission; thence south ten degrees forty-one minutes forty-three seconds (10° 41' 43") west along the westerly bounds of the said lands of Lake Champlain Bridge Commission and running to the north bounds of the New York State Route 2 for a distance of eight hundred four and five-hundredths (804.05) feet to a concrete monument set in the northerly bounds of the said New York State Route 2; thence continuing on the same bearing of south ten degrees forty-one minutes forty-three seconds (10° 41' 43") west running and extending across the said New York State Route 2 for a distance of one hundred three and sixty-four hundredths (103.64) feet to the point and place of beginning at the aforesaid stone monument marked "61-60."

(2) Parcel II: Beginning at the aforesaid found stone monument marked "61-60" set at the intersection of the southerly bounds of New York State Route 2 and the westerly bounds of Montgomery Street and running thence south fourteen degrees three minutes forty-two seconds (14° 03' 42") west along the westerly bounds of the said Montgomery Street for a distance of six hundred fifteen and seventy-eight hundredths (615.78) feet to a point; thence turning and running north eighty-three degrees fifty-four minutes eighteen seconds (83° 54' 18") east along what is believed to be the north bounds of the 1877 corporate limits of the Village of Rouses Point and along the south bounds of the Great lot 60 and the north bounds of Great lot 59 for a distance of fifty and forty-nine hundredths (50.49) feet to a point; thence running north fourteen degrees three minutes forty-two seconds (14° 03' 42") east for six hundred twenty-three and seventy-eight hundredths (623.78) feet along the east bounds of Montgomery Street to a point in the southerly bounds of New York State Route 2; thence turning and running south eighty-seven degrees twenty-one minutes fifty-nine seconds (87° 21' 59") west along the southerly bounds of New York State Route 2 for a distance of fifty-two and fifty-hundredths (52.50) feet to the point or place of beginning.

B. The above-described two parcels contain 339 acres, more or less.

§ 43-6. Effective date.

The annexation herein authorized shall become effective on May 2, 1984, pursuant to the provisions of § 27 of the Municipal Home Rule Law and § 714 of the General Municipal Law.

[Prev]	[Up]	[Next]
Search	[Contents]	Index
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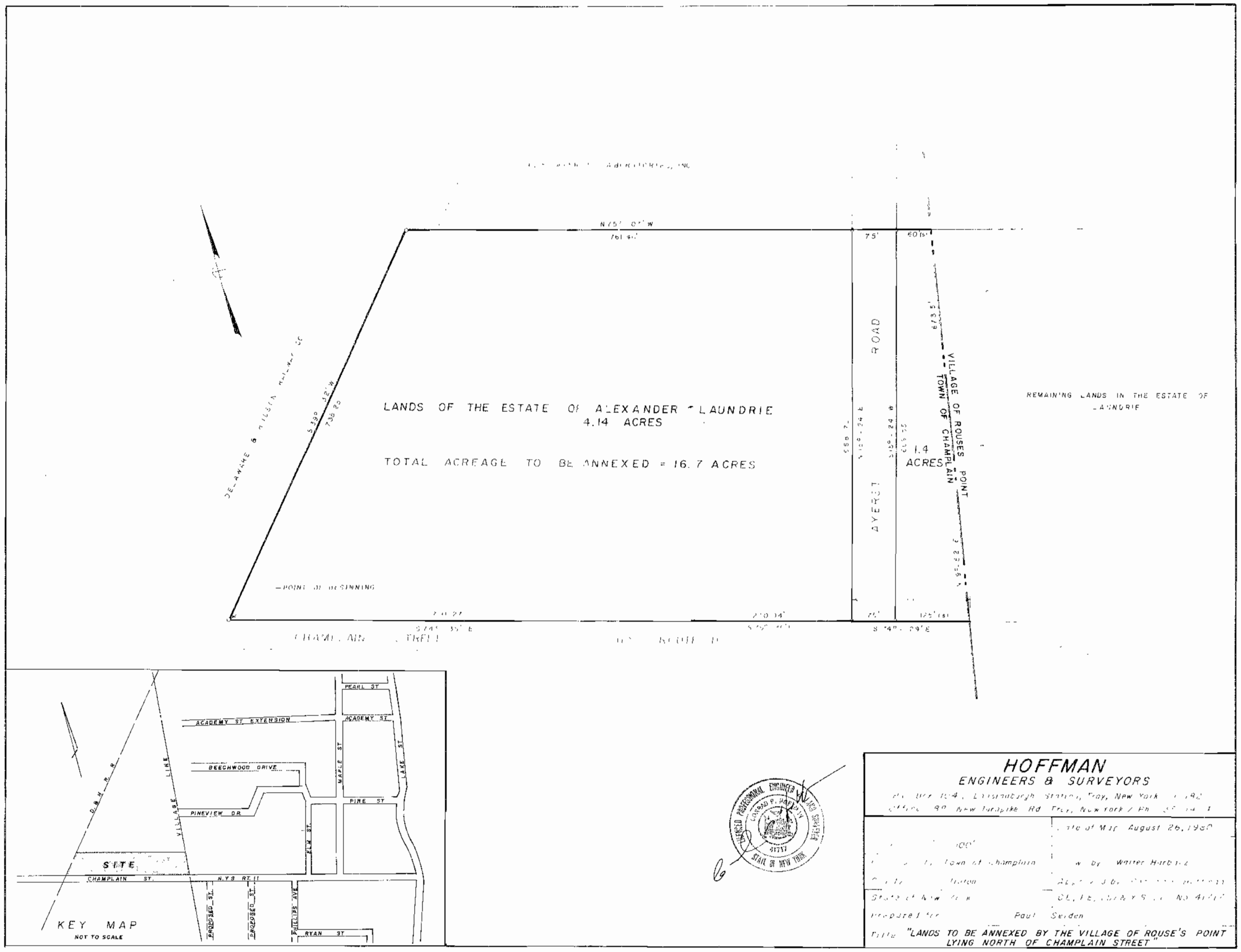
Book 10 of Maps - pg#19



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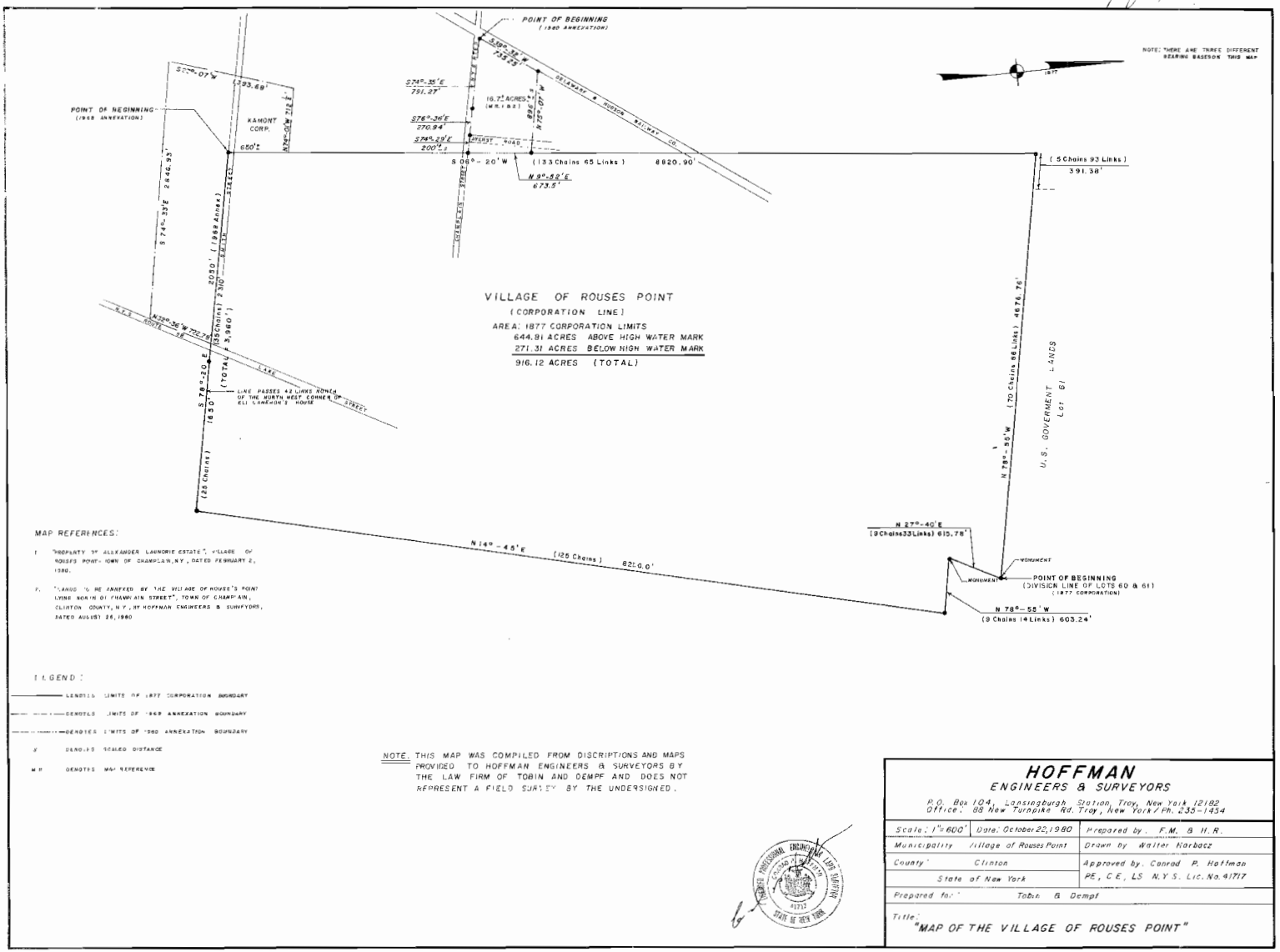
Book 10 of maps at page #18



MAP REFERENCES:

1. "PROPERTY OF ALEXANDER LAUNDRIE ESTATE", VILLAGE OF ROUSES POINT- TOWN OF CHAMPLAIN, N.Y., DATED FEBRUARY 2, 1980.
2. "LANDS TO BE ANNEXED BY THE VILLAGE OF ROUSE'S POINT LYING NORTH OF CHAMPLAIN STREET", TOWN OF CHAMPLAIN, CLINTON COUNTY, N.Y., BY HOFFMAN ENGINEERS & SURVEYORS, DATED AUGUST 26, 1980

LEGEND:

——— DENOTES LIMITS OF 1877 CORPORATION BOUNDARY

— — — — DENOTES LIMITS OF 1968 ANNEXATION BOUNDARY

— · — · — DENOTES LIMITS OF 1980 ANNEXATION BOUNDARY

( ) DENOTES SCALED DISTANCE

M.R. DENOTES MAP REFERENCE

NOTE: THIS MAP WAS COMPILED FROM DISCRIPTIONS AND MAPS PROVIDED TO HOFFMAN ENGINEERS & SURVEYORS BY THE LAW FIRM OF TOBIN AND DEMPF AND DOES NOT REPRESENT A FIELD SURVEY BY THE UNDERSIGNED.

HOFFMAN
ENGINEERS & SURVEYORS
P.O. Box 104, Lansingburgh Station, Troy, New York 12182
Office: 88 New Turnpike Rd. Troy, New York / Ph. 235-1454

Scale: 1" = 600'	Date: October 22, 1980	Prepared by: F.M. & W.R.	
Municipality: Village of Rouses Point		Drawn by: Walter Narbacz	
County: Clinton		Approved by: Conrad P. Hoffman PE, CE, LS N.Y.S. Lic. No. 41717	
State of New York			
Prepared for: Tobin & Dempf			

Title: "MAP OF THE VILLAGE OF ROUSES POINT"

APPENDIX 9

APPENDIX 9

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

State Pollutant Discharge Elimination System (SPDES)
DISCHARGE PERMIT

Industrial Code:	4952	SPDES Number:	NY- 0021831
Discharge Class (CL):	05	DEC Number:	5-0928-00014/00001
Toxic Class (TX):	N	Effective Date (EDP):	05/01/2003
Major Drainage Basin:	10	Expiration Date (ExDP):	05/01/2008
Sub Drainage Basin:	01	Modification Date: (EDPM):	06/01/2007
Water Index Number:	C		
Compact Area:	NEIWPCC		

This SPDES permit is issued in compliance with Title 8 of Article 17 of the Environmental Conservation Law of New York State and in compliance with the Clean Water Act, as amended, (33 U.S.C. §1251 et.seq.)(hereinafter referred to as "the Act").

PERMITTEE NAME AND ADDRESS

Name: Village of Rouses Point Attention: Mayor

Street: P.O. Box 185

City: Rouses Point State: NY Zip Code: 12979

is authorized to discharge from the facility described below:

FACILITY NAME AND ADDRESS

Name: Rouses Point Wastewater Treatment Plant

Location (C,T,V): Village of Rouses Point County: Clinton

Facility Address: Lily Avenue Extension

City: Rouses Point State: NY Zip Code: 12979

NYTM -E: 628.6 NYTM - N: 4983.7

From Outfall No.: 001 at Latitude: 44 ° 59 ′ 58 ″ & Longitude: 73 ° 21 ′ 08 ″

into receiving waters known as: Lake Champlain Class: A

and; (list other Outfalls, Receiving Waters & Water Classifications)

in accordance with the effluent limitations, monitoring requirements and other conditions set forth in this permit; and 6NYCRR Part 750-1.2(a) and 750-2.

DISCHARGE MONITORING REPORT (DMR) MAILING ADDRESS

Mailing Name: Village of Rouses Point WWTP

Street: P.O. Box 185

City: Rouses Point State: NY Zip Code: 12979

Responsible Official or Agent: Chief Plant Operator Phone: 518-297-5502 ext 324

This permit and the authorization to discharge shall expire on midnight of the expiration date shown above and the permittee shall not discharge after the expiration date unless this permit has been renewed, or extended pursuant to law. To be authorized to discharge beyond the expiration date, the permittee shall apply for permit renewal not less than 180 days prior to the expiration date shown above.

DISTRIBUTION:

CO BWP - Permit Coordinator
RWE
RPA
EPA Region II - Jeffrey Gratz
NEIWPCC
VT DEC
VT Agency of Natural Resources

Permit Administrator: Michael McMurray

Address: Route 86, P.O. Box 296
Ray Brook, New York 12977-0296

Signature: [signature] Date: 4/23/07

PERMIT LIMITS, LEVELS AND MONITORING DEFINITIONS

OUTFALL	WASTEWATER TYPE	RECEIVING WATER	EFFECTIVE	EXPIRING
	This cell describes the type of wastewater authorized for discharge. Examples include process or sanitary wastewater, storm water, non-contact cooling water.	This cell lists classified waters of the state to which the listed outfall discharges.	The date this page starts in effect. (e.g. EDP or EDPM)	The date this page is no longer in effect. (e.g. ExDP)

PARAMETER	MINIMUM	MAXIMUM	UNITS	SAMPLE FREQ.	SAMPLE TYPE
e.g. pH, TRC, Temperature, D.O.	The minimum level that must be maintained at all instants in time.	The maximum level that may not be exceeded at any instant in time.	SU, °F, mg/l, etc.		

PARA-METER	EFFLUENT LIMIT	PRACTICAL QUANTITATION LIMIT (PQL)	ACTION LEVEL	UNITS	SAMPLE FREQUENCY	SAMPLE TYPE
	Limit types are defined below in Note 1. The effluent limit is developed based on the more stringent of technology-based standards, required under the Clean Water Act, or New York State water quality standards. The limit has been derived based on existing assumptions and rules. These assumptions include receiving water hardness, pH and temperature; rates of this and other discharges to the reeeiving stream; etc. If assumptions or rules change the limit may, after due process and modification of this permit, change.	For the purposes of complianee assessment, the analytical method specified in the permit shall be used to monitor the amount of the pollutant in the outfall to this level, provided that the laboratory analyst has complied with the specified quality assurance/quality eontrol procedures in the relevant method. Monitoring results that are lower than this level must be reported, but shall not be used to determine compliance with the calculated limit. This PQL can be neither lowered nor raised without a modification of this permit.	Action Levels are monitoring requirements, as defined below in Note 2, that trigger additional monitoring and permit review when exceeded.	This ean include units of flow, pH, mass, Temperature, concentration. Examples include µg/l, lbs/d, etc.	Examples include Daily, 3/week, weekly, 2/month, monthly, quarterly, 2/yr and yearly.	Examples include grab, 24 hour composite and 3 grab samples collected over a 6 hour period.

Note 1: DAILY DISCHARGE.: The discharge of a pollutant measured during a calendar day or any 24-hour period that reasonably represents the calendar day for the purposes of sampling. For pollutants expressed in units of mass, the 'daily diseharge' is calculated as the total mass of the pollutant diseharged over the day. For pollutants with limitations expressed in other units of measurement, the 'daily discharge' is calculated as the average measurement of the pollutant over the day.

DAILY MAX.: The highest allowable daily discharge. DAILY MIN.: The lowest allowable daily discharge.

DAILY AVG or 30 DAY ARITHMETIC MEAN (30 day average).: The highest allowable average of daily discharges over a calendar month, calculated as the sum of each of the daily discharges measured during a calendar month divided by the number of daily discharges measured during that month.

7 DAY ARITHMETIC MEAN (7 day average): The highest allowable average of daily discharges over a calendar week.

30 DAY GEOMETRIC MEAN: The highest allowable geometric mean of daily discharges over a calendar month, caleulated as the antilog of : the sum of the log of each of the daily discharges measured during a calendar month divided by the number of daily discharges measured during that month.

7 DAY GEOMETRIC MEAN: The highest allowable geometric mean of daily discharges over a calendar week.

12 MRA or 12 Month Rolling Average: The average of the most recent 12 month's monthly averages.

RANGE: The minimum and maximum instantaneous measurements for the reporting period must remain between the two values shown.

Note 2: ACTION LEVELS: Routine Action Level monitoring results, if not provided for on the Discharge Monitoring Report (DMR) form, shall be appended to the DMR for the period during which the sampling was condueted. If the additional monitoring requirement is triggered as noted below, the permittee shall undertakc a short-term, high-intensity monitoring program for the parameter(s). Samples identical to those required for routine monitoring purposes shall bc taken on each of at least three eonsecutive operating and discharging days and analyzed. Results shall be expressed in terms of both concentration and mass, and shall be submitted no later than the end of the third month following the month when the additional monitoring requirement was triggered. Results may be appended to the DMR or transmitted under separate cover to the same address. If levels higher than the Action Levels are confirmed, the permit may be reopened by the Department for consideration of revised Action Levels or effluent limits. The permittee is not authorized to discharge any of the listed parameters at levels which may cause or contribute to a violation of water quality standards. TYPE I : The additional monitoring requirement is triggered upon receipt by the permittee of any monitoring results in excess of the stated Action Level. TYPE II: The additional monitoring requirement is triggered upon receipt by the permittee of any monitoring results that show the stated action level exceeded for four of six consecutive samples, or for two of six consecutive samples by 20 % or more, or for any one sample by 50 % or more

FINAL PERMIT LIMITS, LEVELS AND MONITORING - MUNICIPAL

OUTFALL No.	LIMITATIONS APPLY:	RECEIVING WATER	EFFECTIVE	EXPIRING
001	[X] All Year [ ] Seasonal from _____ to _____	Lake Champlain	EDPM	05/01/2008

PARAMETER	EFFLUENT LIMIT					MONITORING REQUIREMENTS				FN
								Location		
	Type	Limit	Units	Limit	Units	Sample Frequency	Sample Type	Inf.	Eff.	
Flow	Daily Maximum	Monitor	MGD			Continuous	Reeorder		X	
Flow	30 Day Average	2.0	MGD			Continuous	Recorder		X	
BOD_5	Daily Maximum	Monitor	mg/l	Monitor	lbs/d	1/Week	24 hr comp.	X	X	
BOD_5	30 Day Average	30	mg/l	500	lbs/d	1/Week	24 hr. comp.	X	X	
BOD_5	7 Day Average	45	mg/l	750	lbs/d	1/Week	24 hr. comp.	X	X	
BOD_5 Percent Removal	30 Day Average	85	%				Caleulated			
Solids, Suspended	Daily Maximum	Monitor	mg/l	Monitor	lbs/d	1/Week	23 hr. comp.	X	X	
Solids, Suspended	30 Day Average	30	mg/l	500	lbs/d	1/Week	24 hr. comp.	X	X	
Solids, Suspended	7 Day Average	45	mg/l	750	lbs/d	1/Week	24 hr. comp.	X	X	
Solids, Suspended Percent Removal	30 Day Average	85	%				Calculated			
Solids, Scttleable	Daily Maximum	0.3	ml/l			2/Day	Grab	X	X	1
pH	Range	6.0 - 9.0	SU			2/Day	Grab	X	X	1
Phosphorus, Total (as P)	12 Month Rolling Ave 30 Day Average Daily Maximum	Monitor Monitor Monitor	mg/l mg/l mg/l	15.78 Monitor Monitor	lbs/d lbs/d lbs/d	1/Week 1/Week 1/Week	24 hr. comp. 24 hr. comp. 24 hr. comp.	X	X	2
Nitrogen, Ammonia (as NH_3)	Daily Maximum	Monitor	mg/l	Monitor	lbs/d	1 /Month	24 hr. comp.	X	X	
Nitrogen, TKN (as N)	Daily Maximum	Monitor	mg/l	Monitor	lbs/d	1/Month	24 hr. comp.	X	X	
Temperature	Daily Averagc	Monitor	^{o}C			2/Day	Grab	X	X	1
Effluent Disinfeetion required: [X] All Year [ ] Seasonal from _____ to _____										
Coliform, Feeal	30 Day Geometric Mean	200	No./ 100 ml			1/Week	Grab		X	
Coliform, Feeal	7 Day Geometric Mean	400	No./ 100 ml			1/Week	Grab		X	
Chlorine, Total Residual	Daily Maximum	2.0	Mg/l			2/Day	Grab		X	1
Chlorine, Total Residual	Daily Average	Monitor	mg/l			2/Day	Grab		X	1

FOOTNOTES:
1. Collect 2 samples Monday through Friday, and one sample Saturday, Sunday and Holidays.
2. Limit becomes effective EDPM + 12 months.

ADDITIONAL REQUIREMENTS

1. PRETREATMENT MINI SCHEDULE

Reporting Requirements

On February 28th of each year, the permittee shall submit completed Fast Report On Significant Industries (FROSIs) forms for each Significant Industrial Users (SIU) to NYSDEC. Every third year, the permittee shall submit Industrial Chemical Survey forms (ICS) forms completed by all SIUs to NYSDEC. At the same time the permittee shall notify the NYSDEC of any proposed significant changes to its implementing procedures or local sewer use law.

All pretreatment reports shall be submitted to the offices listed on the monitoring, recording and reporting page of this permit.

2. SHORT TERM HIGH INTENSITY MONITORING PROGRAM

The permittee shall implement a one-time short term high intensity monitoring program at outfall 001. This shall consist of taking 24 hour composite samples one day per week for five consecutive weeks, beginning on the Effective Date of Modification to this permit. The sample shall be analyzed for Total Mercury, using EPA Method 1631. Results of analysis shall be reported in nanograms per liter (ng/l) and grams per day (g/d), and submitted to the Bureau of Water Permits, Central Section, 625 Broadway, Albany, New York 12233-3505, and the Region 5 Water Engineer, P.O. Box 296, Route 86, Ray Brook, New York 12977-0296, within three (3) months of the Effective Date of Modification to this permit .

DISCHARGE NOTIFICATION REQUIREMENTS

(a) Except as provided in (c) of these Discharge Notification Act requirements, the permittee shall install and maintain identification signs at all outfalls to surface waters listed in this permit. Such signs shall be installed within 90 days of the Effective Date of this Modification.

(b) Subsequent modifications to or renewal of this permit does not reset or revise the deadline set forth in (a) above, unless a new deadline is set explicitly by such permit modification or renewal.

(c) The Discharge Notification Requirements described herein do not apply to outfalls from which the discharge is composed exclusively of storm water, or discharges to ground water.

(d) The sign(s) shall be conspicuous, legible and in as close proximity to the point of discharge as is reasonably possible while ensuring the maximum visibility from the surface water and shore. The signs shall be installed in such a manner to pose minimal hazard to navigation, bathing or other water related activities. If the public has access to the water from the land in the vicinity of the outfall, an identical sign shall be posted to be visible from the direction approaching the surface water.

The signs shall have **minimum** dimensions of eighteen inches by twenty four inches (18" x 24") and shall have white letters on a green background and contain the following information:

N.Y.S. PERMITTED DISCHARGE POINT

SPDES PERMIT No.: NY_____

OUTFALL No. :____

For information about this permitted discharge contact:

Permittee Name: _____

Permittee Contact: _____

Permittee Phone: ( ) - ### - ####

OR:

NYSDEC Division of Water Regional Office Address :

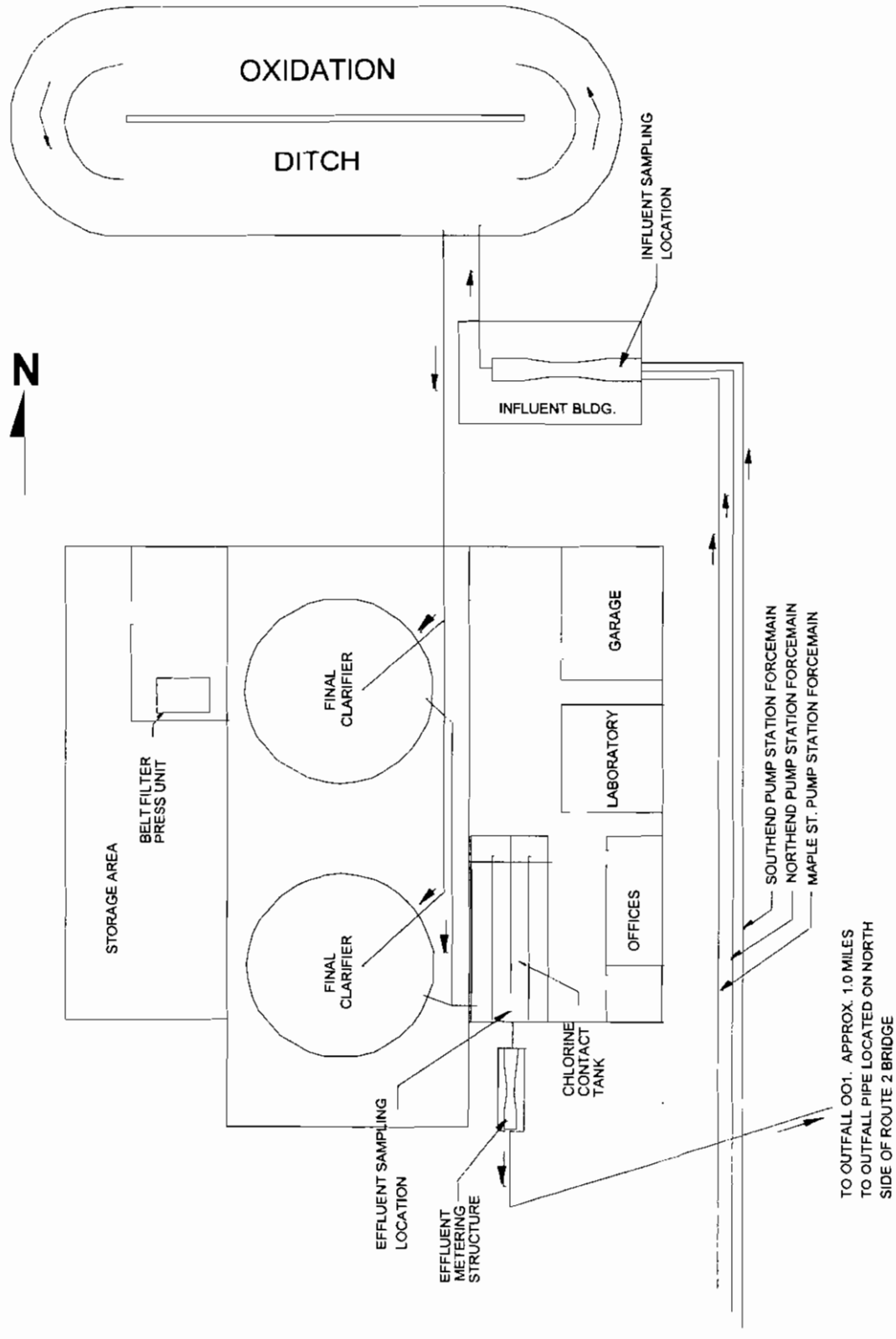
NYSDEC Division of Water Regional Phone: ( ) - ### -####

(e) For each discharge required to have a sign in accordance with a), the permittee shall, concurrent with the installation of the sign, provide a repository of copies of the Discharge Monitoring Reports (DMRs), as required by the **RECORDING, REPORTING AND ADDITIONAL MONITORING REQUIREMENTS** page of this permit. This repository shall be open to the public, at a minimum, during normal daytime business hours. The repository may be at the business office repository of the permittee or at an off-premises location of its choice (such location shall be the village, town, city or county clerk's office, the local library or other location as approved by the Department). In accordance with the **RECORDING, REPORTING AND ADDITIONAL MONITORING REQUIREMENTS** page of your permit, each DMR shall be maintained on record for a period of five years.

(f) The permittee shall periodically inspect the outfall identification signs in order to ensure that they are maintained, are still visible and contain information that is current and factually correct.

MONITORING LOCATIONS

The permittee shall take samples and measurements, to comply with the monitoring requirements specified in this permit, at the location(s) specified below:



RECORDING, REPORTING AND ADDITIONAL MONITORING REQUIREMENTS

a) The permittee shall also refer to 6 NYCRR Part 750-1.2(a) and 750-2 for additional information concerning monitoring and reporting requirements and conditions.

b) The monitoring information required by this permit shall be summarized, signed and retained for a period of three years from the date of the sampling for subsequent inspection by the Department or its designated agent. **Also, monitoring information required by this permit shall be summarized and reported by submitting;**

[X] (if box is checked) completed and signed Discharge Monitoring Report (DMR) forms for each 1 month reporting period to the locations specified below. Blank forms are available at the Department's Albany office listed below. The first reporting period begins on the effective date of this permit and the reports will be due no later than the 28th day of the month following the end of each reporting period.

[ ] (if box is checked) an annual report to the Regional Water Engineer at the address specified below. The annual report is due by February 1 and must summarize information for January to December of the previous year in a format acceptable to the Department.

[X] (if box is checked) a monthly "Wastewater Facility Operation Report..." (form 92-15-7) to the:
[X] Regional Water Engineer and/or [ ] County Health Department or Environmental Control Agency specified below

Send the **original** (top sheet) of each DMR page to:

Department of Environmental Conservation
Division of Water
Bureau of Water Compliance Programs
625 Broadway
Albany, New York 12233-3506

Phone: (518) 402-8177

Send the **first copy** (second sheet) of each DMR page to:

Department of Environmental Conservation
Regional Water Engineer
Region 5
P.O. 296, Route 86
Ray Brook, NY 12977-0296

Phone: (518) 897-1243

c) Noncompliance with the provisions of this permit shall be reported to the Department as prescribed in 6 NYCRR Part 750-1.2(a) and 750-2.

d) Monitoring must be conducted according to test procedures approved under 40 CFR Part 136, unless other test procedures have been specified in this permit.

e) If the permittee monitors any pollutant more frequently than required by the permit, using test procedures approved under 40 CFR Part 136 or as specified in this permit, the results of this monitoring shall be included in the calculations and recording of the data on the Discharge Monitoring Reports.

f) Calculation for all limitations which require averaging of measurements shall utilize an arithmetic mean unless otherwise specified in this permit.

g) Unless otherwise specified, all information recorded on the Discharge Monitoring Report shall be based upon measurements and sampling carried out during the most recently completed reporting period.

h) Any laboratory test or sample analysis required by this permit for which the State Commissioner of Health issues certificates of approval pursuant to section five hundred two of the Public Health Law shall be conducted by a laboratory which has been issued a certificate of approval. Inquiries regarding laboratory certification should be sent to the Environmental Laboratory Accreditation Program, New York State Health Department Center for Laboratories and Research, Division of Environmental Sciences, The Nelson A. Rockefeller Empire State Plaza, Albany, New York 12201.

file : ISO

cc: Board
B. Pilkey
file

4 B EVES DRIVE SUITE 200 MARLTON, NJ 08053 (856) 985-5600 FAX (856) 985-5681

September 8, 2004

Honorable George A. Rivers, Mayor
Village of Rouses Point
P. O. Box 185
Rouses Point, NY 12979

RE: Public Protection Classification Results
Rouses Point, Clinton County, NY

Dear Mayor Rivers:

We wish to thank you and the other community officials for your cooperation during our recent Public Protection Classification (PPC) survey. ISO is the leading supplier of statistical, underwriting, and actuarial information for the property/casualty insurance industry. Most insurers use the PPC classifications for underwriting and calculating premiums for residential, commercial and industrial properties.

ISO has completed its analysis of the structure fire suppression delivery system provided in your community. We are very pleased to report that the resulting classification is a Class 4. This is an improvement from the former classification of Class 5. That means your community's fire suppression services are improving in the face of the demands of a changing environment. Congratulations on this recognition of your commitment to serve the needs of your community's property owners and residents.

ISO will advise its subscribing insurers of this classification change within the next 30-days and assign an effective date of January 1, 2005. This date allows insurers the necessary lead time to incorporate the Public Protection Classification change into their policy rating systems.

Enclosed is a summary of the ISO analysis of your fire suppression services. If you would like to know how your community's classification could improve, or if you would like to learn about the potential effect of proposed changes to your fire suppression delivery system, please call us at the phone number listed below.

The PPC program is not intended to analyze all aspects of a comprehensive structure fire suppression delivery system program. It is not for purposes of determining compliance with any state or local law, nor is it for making recommendations about loss prevention or life safety.

If you have any questions about your classification, please let us know.

Sincerely,

Public Protection Department
(856) 985-5600 Ext. 403

nf

Encl.

cc: Chief Brian Pelkey, Rouses Point Fire Department
Mr. Gary Molinski, Superintendent, Rouses Point Water Department

THE ISO PUBLIC PROTECTION CLASSIFICATION (PPC) PROGRAM

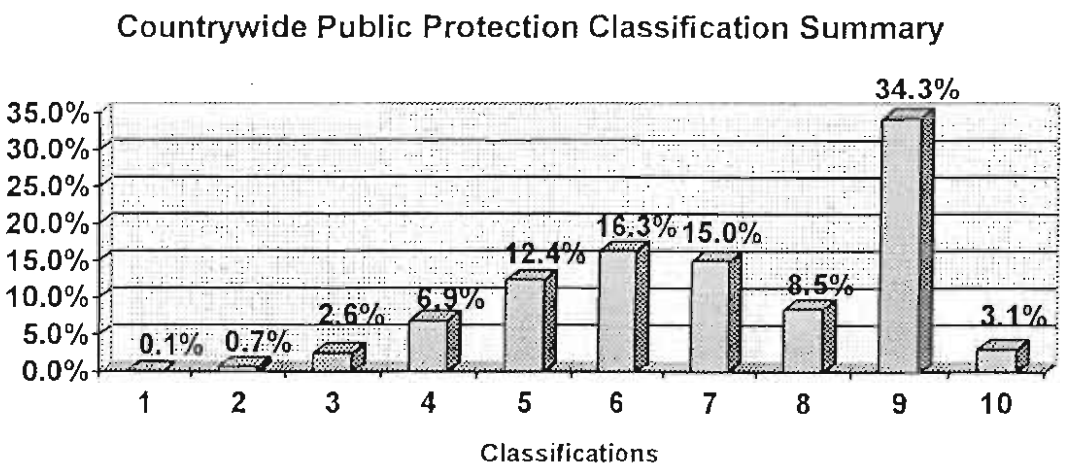
ISO's PPC program evaluates communities according to a uniform set of criteria defined in the Fire Suppression Rating Schedule (FSRS). This criteria incorporates nationally recognized standards developed by the National Fire Protection Association and the American Water Works Association.

Using the FSRS, ISO objectively reviews the fire suppression capabilities of a community and assigns a Public Protection Classification – a number from 1 to 10. Class 1 represents exemplary fire protection, and Class 10 indicates that the area's fire suppression program does not meet minimum recognition criteria.

The FSRS allocates credit by evaluating the following three major features:

- Fire alarm and communication system. This review accounts for 10% of the total classification which centers upon a community's facilities and support for handling and dispatching fire alarms.
- Fire department. This review accounts for 50% of the total classification which focuses upon items such as engine companies, ladder or service companies, distribution of fire stations and fire companies, equipment carried on apparatus, pumping capacity, reserve apparatus, department manning, and training.
- Water supply system. This review accounts for 40% of the total classification highlighting the water supply a community uses for fire suppression, including hydrant size, type, and installation, as well as the inspection frequency and condition of fire hydrants.

When ISO develops a single classification for a community, all of the community's properties receive that classification. In many communities, ISO develops a split classification (for example, 5/9). Generally, the first class, (Class 5 in the example) applies to properties within a defined distance (5-road miles in most states) of a fire station and within 1000 feet of a fire hydrant. The second class (Class 9 in the example) applies to properties beyond 1000 feet of a hydrant but within the defined distance of a fire station. ISO generally assigns Class 10 to properties beyond the defined distance of a fire station.



Grading Sheet For: Rouses Point, NY
Clinton County

Public Protection Class: 4 Surveyed: June, 2004

Feature	Credit Assigned	Maximum Credit
Receiving and Handling Fire Alarms	6.36%	10.00%
Fire Department	27.99%	50.00%
Water Supply	31.26%	40.00%
*Divergence	-4.43%	
Total Credit	61.18%	100.00%

The Public Protection Class is based on the total percentage credit as follows:

Class	%
1	90.00 or more
2	80.00 to 89.99
3	70.00 to 79.99
4	60.00 to 69.99
5	50.00 to 59.99
6	40.00 to 49.99
7	30.00 to 39.99
8	20.00 to 29.99
9	10.00 to 19.99
10	0 to 9.99

*Divergence is a reduction in credit to reflect a difference in the relative credits for Fire Department and Water Supply.

The above classification has been developed for use in property insurance premium calculations.

CLASSIFICATION DETAILS

Graded Area: Rouses Point
County: Clinton State: NY
Date Surveyed: June, 2004 Total Credit: 61.18 Class: 4 Pop.: 2300

RECEIVING AND HANDLING FIRE ALARMS

This section of the Fire Suppression Rating Schedule reviews the facilities provided for the general public to report fires, and for the operator on duty at the communication center to dispatch fire department companies to the fires.

	Credit	
	Actual	Maximum
1. Credit for Telephone Service (Item 414)		
This item reviews the facilities provided for the public to report fires, including the listing of fire and business numbers in the telephone directory.	1.50	2.00
2. Credit for Operators (Item 422)		
This item reviews the number of operators on-duty at the communication center to handle fire calls.	1.11	3.00
3. Credit for Dispatch Circuits (Item 432)		
This item reviews the dispatch circuit facilities used to transmit alarms to fire department members.	3.75	5.00
4. Total Credit for Receiving and Handling Fire Alarms:	6.36	10.00
Relative Classification for Receiving and Handling Fire Alarms:	4	

CLA TIFICATION DETAILS

Graded Area: Rouses Point
County: Clinton State: NY
Date Surveyed: June, 2004 Total Credit: 61.18 Class: 4 Pop.: 2300

FIRE DEPARTMENT

This section of the Fire Suppression Rating Schedule reviews the engine and ladder-service companies, equipment carried, response to fires, training and available fire fighters.

	Credit	
	Actual	Maximum
1. Credit for Engine Companies (Item 513)		
This item reviews the number of engine companies and the hose equipment carried.	8.95	10.00
2. Credit for Reserve Pumpers (Item 523)		
This item reviews the number of reserve pumpers, their pump capacity and the hose equipment carried on each.	0.42	1.00
3. Credit for Pump Capacity (Item 532)		
This item reviews the total available pump capacity.	5.00	5.00
4. Credit for Ladder-Service Companies (Item 549)		
This item reviews the number of ladder and service companies and the equipment carried.	4.92	5.00
5. Credit for Reserve Ladder-Service Companies (Item 553)		
This item reviews the number of reserve ladder and service trucks, and the equipment carried.	0.76	1.00

Graded Area: Rouses Point
County: Clinton State: NY
Date Surveyed: June, 2004 Total Credit: 61.18 Class: 4 Pop.: 2300

FIRE DEPARTMENT
(continued)

	Credit	
	Actual	Maximum
6. Credit for Distribution (Item 561)		
This item reviews the percent of the built-upon area of the city which has an adequately-equipped, responding first-due engine company within 1.5 miles and an adequately-equipped, responding ladder-service company within 2.5 miles.	3.72	4.00
7. Credit for Company Personnel (Item 571)		
This item reviews the average number of equivalent fire fighters and company officers on duty with existing companies.	3.23	15.00+
8. Credit for Training (Item 581)		
This item reviews the training facilities and their use.	0.99	9.00
9. Total Credit for Fire Department:	27.99	50.00+
Relative Classification for Fire Department:	5	

+ This indicates that credit for company personnel is open-ended, with no maximum credit for this item.

Graded Area: Rouses Point
County: Clinton State: NY
Date Surveyed: June, 2004 Total Credit: 61.18 Class: 4 Pop.: 2300

WATER SUPPLY

This section of the Fire Suppression Rating Schedule reviews the water supply system that is available for fire suppression in the city.

	Credit	
	Actual	Maximum
1. Credit for the Water System (Item 616)		
This item reviews the supply works, the main capacity and hydrant distribution.	27.36	35.00
2. Credit for Hydrants (Item 621)		
This item reviews the type of hydrants, and method of installation.	1.80	2.00
3. Credit for Inspection and Condition of Hydrants (Item 631)		
This item reviews the frequency of inspections of hydrants and their condition.	2.10	3.00
4. Total Credit for Water Supply:	31.26	40.00
Relative Classification for Water Supply:	3	

PUBLIC PROTECTION CLASSIFICATION

IMPROVEMENT STATEMENTS
FOR
Rouses Point
Clinton County, NY

Prepared by
INSURANCE SERVICES OFFICE, INC.
4B Eves Drive, Suite 200, Marlton, NJ 08053
800 444-4554 FAX 856 985-6491

The following statements are based upon the criteria contained in our Fire Suppression Rating Schedule and upon conditions in Rouses Point, NY during June, 2004. They indicate the performance needed to receive full credit for the specific item in the Schedule, and the quantity you have provided. Partial improvement will result in receiving a partial increase in the credit. These statements relate only to the fire insurance classification of your village. They are not for property loss prevention or life safety purposes and no life safety or property loss prevention recommendations are made.

RECEIVING AND HANDLING FIRE ALARMS

Credit For Telephone Service (Item 414).

Actual = 1.50%; Maximum = 2.00%

For maximum credit in the Schedule, there should be 4 incoming telephone lines reserved for receiving notification of fires (and other emergency calls). You have 3 lines reserved.

For maximum credit in the Schedule, there should be 2 incoming telephone lines for conducting other fire department business. You have 1 line in addition to the lines reserved for receiving notification of fires (and other emergency calls.)

For maximum credit in the Schedule, there should be 4 incoming lines reserved for notification of fires (and other emergency calls) plus 2 additional lines for conducting other fire department business. Since only the emergency number is listed in the telephone directory, 1(one) line has been deducted from the number of creditable reserved emergency lines.

For maximum credit in the Schedule, there should be 4 incoming lines reserved for notification of fires (and other emergency calls) plus 2 additional lines for conducting other fire department business. Since the designated business line is to a location that is not attended during normal business hours, 1(one) line has been deducted from the number of creditable reserved fire lines.

For maximum credit in the Schedule, both the number to report a fire and the fire department business number should be listed under "Fire Department" in the white pages directory (or government section of the white pages). Your fire number is not listed and your business number is not listed under "Fire Department".

For maximum credit in the Schedule, both the number to report a fire and the fire department business number should be listed under the name of the village in the white pages directory (or government section of the white pages). Your fire number is not listed and your business number is not listed under the name of the village.

Credit For Operators (Item 422).

Actual = 1.11%; Maximum = 3.00%

For maximum credit in the Schedule, 6 operators are needed on duty at all times. You have an average of 2.24 operators on duty.

Credit For Dispatch Circuits (Item 432).

Actual = 3.75%; Maximum = 5.00%

For maximum credit in the Schedule, the primary alarm dispatch circuit should be monitored for integrity in accordance with National Fire Protection Association Standard, 1221.

For maximum credit in the Schedule, the alarm dispatch circuit should have an emergency power supply in accordance with National Fire Protection Association Standard, 1221.

Total credit for Receiving and Handling Fire Alarms (Item 440)

Actual = 6.36%; Maximum = 10.00%

FIRE DEPARTMENT

Credit For Engine Companies (Item 513).

Actual = 8.95%; Maximum = 10.00%

For maximum credit in the Schedule, 2 engine companies are needed in your village.
These are calculated as follows:

2 for the Basic Fire Flow of 2250 gpm.

You have 2 engine companies in service.
These are calculated as follows:

94 percent for Engine 303 because of insufficient equipment.
Additionally Engine 303 is lacking: an adequate hose testing program, an adequate pump testing program.

84 percent for Engine 305 because of insufficient equipment.
Additionally Engine 305 is lacking: an adequate hose testing program, an adequate pump testing program.

Credit For Reserve Pumpers (Item 523).

Actual = 0.42%; Maximum = 1.00%

For maximum credit in the Schedule, 1 fully-equipped reserve pumper is needed. You have 0 reserve pumpers.

Credit For Ladder And Service Companies (Item 549).

Actual = 4.92%; Maximum = 5.00%

For maximum credit in the Schedule, 1 service company is needed in your village.
This is calculated as follows:

1 service company due to method of operation.

You have 1 service company.
This is calculated as follows:

98 percent for Service equipment carried on Ladder 309 & Rescue 306 because of insufficient equipment.

Credit For Reserve Ladder And Service Companies (Item 553).

Actual = 0.76%; Maximum = 1.00%

For maximum credit in the Schedule, 1 fully-equipped reserve service truck is needed.
You have 1 reserve service truck.
This is calculated as follows:

85 percent for Service equipment carried on Rescue 306 because of insufficient equipment.

Credit For Distribution (Item 561).

Actual = 3.72%; Maximum = 4.00%

For maximum credit in the Schedule, all sections of the village with hydrant protection should be within 1½ miles of a fully-equipped engine company and 2½ miles of a fully-equipped ladder, service, engine-ladder or engine-service company. The distance to be measured along all-weather roads.

Credit For Company Personnel (Item 571).

Actual = 3.23%; Maximum = 15.00%

An increase in the average response of fire department members by one person will increase the fire department credit by 0.33.

Credit For Training (Item 581).

Actual = 0.99%; Maximum = 9.00%

For maximum credit in the Schedule, the training program should be improved. You received 11 percent credit for the current training program and the use of facilities.

For maximum credit in the Schedule, pre-fire planning inspections of each commercial, industrial, institutional and other similar-type building should be made twice a year by company members. Records of the inspections should include complete and up-to-date notes and sketches.

For maximum credit in the Schedule, complete records should be kept of all training.

Total credit for Fire Department (Item 590)

Actual = 27.99%; Maximum = 50.00%

WATER SUPPLY

Credit For Supply System (Item 616).

Actual = 27.36%; Maximum = 35.00%

For maximum credit in the Schedule, the needed fire flows should be available at each location in your village. Needed fire flows of 2500 gpm and less should be available for 2 hours, 3000 and 3500 gpm for 3 hours and all others for 4 hours. See the attached table for an evaluation of fire flow tests made at representative locations in your village.

All AWWA standard hydrants within 1000 feet of a building, measured as hose can be laid by apparatus, are credited; 1000 gpm for hydrants within 300 feet; 670 gpm for 301 to 600 feet; and 250 gpm for 601 to 1000 feet. Credit is reduced when hydrants lack a pumper outlet, and is further reduced when they have only a single 2½-inch outlet.

Credit For Hydrants (Item 621).

Actual = 1.80%; Maximum = 2.00%

For maximum credit in the Schedule, all hydrants should have a pumper outlet, have a 6-inch or larger branch connection.

Credit For Inspection and Condition of Hydrants (Item 631).

Actual = 2.10%; Maximum = 3.00%

For maximum credit in the Schedule, all hydrants should be inspected twice a year, the inspection should include operation and a test at domestic pressure. Records should be kept of the inspections. Hydrants should be conspicuous, well located for use by a pumper, and in good condition.

Total credit for Water Supply (Item 640)

Actual = 31.26%; Maximum = 40.00%

FIRE FLOW TESTS

Rouses Point, NY

Tests witnessed on June 10, 2004

Test No.	Needed Fire Flow† gpm	Limited By Supply Works, gpm	Limited by Distribution Mains (flow tests), gpm	Limited By Hydrant Spacing, gpm
1†	4000	2363	1900	3900
1a	3000	2363	1900	
2	2500	2363	2400	
4	1000		550	
4a	750		550	
6	2500	2363	2100	
7	1750		950	
8	1750		800	1000

†Needed fire flows exceeding 3500 gpm are not considered in Item 616 (CSS) Credit for System Supply

INSURANCE SERVICES OFFICE, INC.

HYDRANT FLOW DATA SUMMARY

City Rouses Point
County Clinton State NY Witnessed by Insurance Services Office, Inc. Date June 10, 2004

TEST NO.	TYPE DIST.*	TEST LOCATION	SERVICE	FLOW - GPM $Q=(29.83(C(d^2)p^{0.5}))$ INDIVIDUAL HYDRANTS			TOTAL	PRESSURE PSI STATIC	PRESSURE PSI RESID.	FLOW -AT 20 PSI $Q_R=Q_F(h_R^{0.54}/h_F^{0.54})$ NEEDED **	FLOW -AT 20 PSI AVAIL.	REMARKS***
1	Comm	Rte. 2 (Bridge Rd.) West of Lincoln Blvd.	Main	1100			1100	62	47	4000	1900	(A)-(3900 gpm) (D)-(2363 gpm)
1a	Comm	Rte. 2 (Bridge Rd.) West of Lincoln Blvd.	Main	1100			1100	62	47	3000	1900	(C)-(2363 gpm)
2	Comm	Lake St. near Recreation Center	Main	1130			1130	61	51	2500	2400	(B)-(2363 gpm)
3	Comm	Clinton St. & Liberty St.	Main	1140			1140	60	52	2250	2700	
4	Comm	Chapman St. at end of system	Main	480			480	50	26	1000	550	
4a	Res	Chapman St. at end of system	Main	480			480	50	26	750	550	
5	Comm	Maple St. & Academy St.	Main	1150			1150	60	52	2250	2700	
6	Comm	Academy St. & Priscilla Lane	Main	1050			1050	53	44	2500	2100	(B)-(2363 gpm)
7	Comm	Lake St. North of Meyers St.	Main	870			870	66	27	1750	950	
8	Comm	Second hydrant on Mountainview Dr.	Main	770			770	65	23	1750	800	(A)-(1000 gpm)
8a	Res	Second hydrant on Mountainview Dr.	Main	770			770	65	23	750	800	

THE ABOVE LISTED NEEDED FIRE FLOWS ARE FOR PROPERTY INSURANCE PREMIUM CALCULATIONS ONLY AND ARE *NOT* INTENDED TO PREDICT THE MAXIMUM AMOUNT OF WATER REQUIRED FOR A LARGE SCALE FIRE CONDITION. THE AVAILABLE FLOWS ONLY INDICATE THE CONDITIONS THAT EXISTED AT THE TIME AND AT THE LOCATION WHERE TESTS WERE WITNESSED.

*Comm = Commercial; Res = Residential.

**Needed is the rate of flow for a specific duration for a full credit condition. Needed Fire Flows greater than 3,500 gpm are not considered in determining the classification of the city when using the Fire Suppression Rating Schedule.

***(A)-Limited by available hydrants to gpm shown. Available facilities limit flow to gpm shown plus consumption for the needed duration of (B)-2 hours, (C)-3 hours or (D)-4 hours.

WYETH / AKA MAR PERMIT

PART 1 – EFFLUENT LIMITATIONS [1]

A. During the period of September 21, 2002 to September 20, 2007 the permittee is authorized to discharge process wastewater to the Village of Rouses Point Sewer System from the outfalls listed below:

OUTFALL	DESCRIPTIONS
001	Main Plant Discharge, Building 39
002	Chemical Development Discharge, Building 24

B. During the period of September 21, 2002 to September 20, 2007 the discharge from Outfall 001 shall not exceed the following effluent limitations. Effluent from this outfall consists of pharmaceutical production and wastewater/sanitary waste water.

EFFLUENT LIMITATIONS

Parameter	Units	Daily Maximum	Monthly Average	Frequency	Sample Type	Analysis Method	Report Dates
Flow	MGD	1	0.75	Continuous	Continuous	-	Quarterly
BOD_5	lbs/day	2025[2]	1575[2]	Weekly	24 hr. Composite	405.1	Quarterly
COD	lbs/day	3086[2]	2400[2]	Weekly	24 hr. Composite	410.1	Quarterly
TSS	lbs/day	1500	1200	Weekly	24 hr. Composite	160.2	Quarterly
Acetone	lbs/day	138	52	Monthly	Grab Composite	524.2	Quarterly
Acetone	mg/l	20.7	8.2	Monthly	Composite	524.2	Quarterly
$MeCl_2$	lbs/day	23	4	Monthly	Grab Composite	524.2	Quarterly
$MeCl_2$	mg/l	3.0	0.7	Monthly	Composite	524.2	Quarterly
pH	Std. Unit	6.0-9.0	6.0-9.0	Continuous	Continuous	150.1	Quarterly
TKN	mg/l	Monitor	Monitor	Monthly	24-hr. Composite	351.3	Quarterly
NH_3	mg/l	Monitor	Monitor	Monthly	24-hr. Composite	350.2	Quarterly
P(total)	mg/l	Monitor	Monitor	Monthly	24-hr. Composite	365.2	Quarterly

(1) Upon prior approval of the Village of Rouses Point, the permittee may substitute an approved Surrogate Monitoring Approach to demonstrate compliance for any steam-strippable

APPENDIX 10

APPENDIX 10

617.20
Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

Part 1: Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.

Part 2: Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.

Part 3: If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

THIS AREA FOR LEAD AGENCY USE ONLY

DETERMINATION OF SIGNIFICANCE -- Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: ☑ Part 1 ☑ Part 2 ☐ Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

☒ A. The project will not result in any large and important impact(s) and, therefore, is one which **will not** have a significant impact on the environment, therefore **a negative declaration will be prepared.**

☐ B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore **a CONDITIONED negative declaration will be prepared.***

☐ C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore **a positive declaration will be prepared.**

*A Conditioned Negative Declaration is only valid for Unlisted Actions

Village of Rouses Point Community Redevelopment Strategy ...

Name of Action

Village of Rouses Point Board of Trustees

Name of Lead Agency

George Rivers

Print or Type Name of Responsible Officer in Lead Agency

Mayor

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

March 16, 2009

Date

website

REGULAR SESSION:

Mr. Scott Allen, AES, stated that they prepared a Full Environmental Assessment form and under the long EAF it suggest that the Village Board find that the project will not result in any large and important impacts and therefore is one which will not have a significant impact on the environment, therefore a negative declaration will be prepared. They prepared a Negative Declaration which was attached to the EAF and the primary reason supporting the determination for a Negative Declaration is that the project is not a Type I action under SEQR. The project is for the preparation of a Community Redevelopment Strategy and Implementation Plan to identify development opportunities in and around Rouses Point. The Plan identifies vacant and under-utilized properties, characterizes the conditions of those parcels, and discusses strategies to implement the redevelopment of those parcels. The project is limited to the following; the mapping of existing roads, streets, highways, resources land uses and ownership patterns; and conducting studies and preliminary planning, without committing the Village of Rouses Point to commence or engage in any action and if the trustees agree with that determination that they can endorse a Negative Declaration for the purpose of SEQR. (SEE ATTACHED)

Trustee Birtz made a motion to accept the Environmental Assessment Form as a Negative Declaration for the notice of the State Environmental Quality Review as determined by the Board; Seconded by Trustee Penfield; ROLL CALL VOTE All Aye

I hereby certify that the above is an excerpt of the Draft Minutes of the meeting of the Board of Trustees of the Village of Rouses Point held on March 16, 2009.

Carol A. Hanfield
Village Clerk

Dated: March 19, 2009

(SEAL)

State Environmental Quality Review

NEGATIVE DECLARATION

Notice of Determination of Non-Significance

Project Number

Date: March 16, 2009

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Village of Rouses Point Board of Trustees as lead agency, has determined that the proposed action described below will not have a significant environmental impact and a Draft Impact Statement will not be prepared.

Name of Action:

Village of Rouses Point Community Redevelopment Strategy and Implementation Plan (CRSIP)

SEQR Status: Type 1 ☐
Unlisted ☑

Conditioned Negative Declaration: ☐ Yes
☑ No

Description of Action:

Preparation of a Community Redevelopment Strategy and Implementation Plan to identify development opportunities in and around Rouses Point. The Plan identifies vacant and under-utilized properties, characterizes the conditions of those parcels, and discusses strategies to implement the redevelopment of those parcels.

Location: (Include street address and the name of the municipality/county. A location map of appropriate scale is also recommended.)

Village of Rouses Point (Village-wide Redevelopment Plan), Clinton County NY

Reasons Supporting This Determination:
(See 617.7(a)-(c) for requirements of this determination ; see 617.7(d) for Conditioned Negative Declaration)

The project is not a Type I action under SEQR. The project is for the preparation of a Community Redevelopment Strategy and Implementation Plan to identify development opportunities in and around Rouses Point. The Plan identifies vacant and under-utilized properties, characterizes the conditions of those parcels, and discusses strategies to implement the redevelopment of those parcels. The project is limited to the following: Mapping of existing roads, streets, highways, resources, land uses and ownership patterns; and conducting studies and preliminary planning, without committing the Village of Rouses Point to commence or engage in any action.

If Conditioned Negative Declaration, provide on attachment the specific mitigation measures imposed, and identify comment period (not less than 30 days from date of publication In the ENB)

For Further Information:

Contact Person: George Rivers, Mayor, Village of Rouses Point

Address: 39 Lake Street, PO Box 185, Rouses Point, NY 12970

Telephone Number: (518) 297-5502

For Type 1 Actions and Conditioned Negative Declarations, a Copy of this Notice is sent to:

Chief Executive Officer , Town / City / Village of

Other involved agencies (If any)

Applicant (If any)

Environmental Notice Bulletin, 625 Broadway Albany NY 12233-1750 (Type One Actions only)

A RESOLUTION DETERMINING THE ENVIRONMENTAL NON-SIGNIFICANCE OF THE PROPOSED COMMUNITY REDEVELOPMENT STRATEGY AND IMPLEMENTATION PLAN FOR THE VILLAGE OF ROUSES POINT

The Village Board of the Village of Rouses Point, duly convened in regular session, does hereby resolve as follows:

Section 1. The Village Board of the Village of Rouses Point (thereinafter the "Village") hereby finds and determines that:

(a) it has considered the action reviewed the full environmental assessment form, reviewed the criteria set forth in 6 NYCRR section 617.7(c), thoroughly analyzed the relevant areas of potential environmental concern, and has duly considered all of the potential project environmental impact and their magnitude in connection with the proposed Village of Rouses Point Community Redevelopment Strategy and Implementation Plan;

(b) the project (to wit, the adoption by the Village Board of the Village of Rouses Point Community Redevelopment Strategy and Implementation Plan), will not result in any large and important environmental impacts, and, therefore, is one which will not have a significant impact on the environment, and, therefore, a negative declaration will be prepared; and

(c) the reasons supporting this determination are set forth on Part 2 of the Full Environmental Assessment Form with respect to this project (a copy of which said form is on file in the Office of the Clerk).

Section 2: The Village Board of the Village of Rouses Point, with reference to the above-described project, hereby:

(a) adopts a negative declaration pursuant to 6 NYCRR section 617.7 with respect to the project;

(b) authorizes the Mayor of the Village of Rouses Point to sign a negative declaration determination of non-significance with respect to the project.

THIS RESOLUTION shall take effect immediately. The question of the foregoing was duly put to a roll call vote which resulted as follows:

Mayor George A. Rivers	VOTING	AYE
Trustee Brian B. Jefferson	VOTING	AYE
Trustee Kelly A. Penfield	VOTING	AYE
Trustee Jean L. Birtz	VOTING	ABSENT
Trustee Francis J. Baker	VOTING	AYE

(THE ABOVE IS THE COMPLETE RESOLUTION WHICH WILL BE CONSIDERED AS AFORESAID)

I certify that this Resolution was adopted by the Board of Trustees of the Village of Rouses Point, New York on the 19th day of March 2009

Carol A. Hanfield
Village Clerk

APPENDIX 11

APPENDIX 11

IMPLEMENTATION PLAN TABLE					
Village of Rouses Point					
Community Redevelopment Strategy And Implementation Plan					
ITEM #	**IMPLEMENTATION ACTION**	**BUDGETARY REQUIREMENT**	**SHORT TERM GOAL (1-2 YEARS)**	**MODERATE TO LONG TERM GOAL (3-5 YEARS)**	**CHECK OFF WHEN COMPLETED**
1	Finalize Annexation of parcels on west side of Academy Street		●		
2	Reduce I&I into sanitary sewer system, particularly in north end of Village	●		●	
3	Review industrial discharge agreement with pharmeacutical company		●		
4	Continue discussions with NYSEG concerning strategies to extend Village Electric service in selected areas adjacent to the Village boundaries		●		
5	Consider applying for Brownfields grants to identify the presence of contaminants on former industrial sites and if detected, advance steps toward remediation		●		
6	Conduct additional outreach to owners of the parcels identified in this report as having redevelopment potential		●		
7	Initiate contact with hotel/lodging companies to attract interest in locating along Route 2		●		
8	Update Comprehensive Land Use Plan	●		●	
9	Prepare and adopt Design Guidelines for industrial, commercial, and residential uses outside the downtown area	●	●		
10	Complete the extension of the lakeside walkway from its current terminus on Montgomery Street, north to Route 2	●	●		
11	Add bilingual signage throught the Village	●	●		
12	Encourage the owner of the property at the coner of Lake Street and Academy Street (Anchorage) to proceed with plans to reopen restaurant/banquet facility		●		
13	Complete renovations to the Pratt Street Rail Station	●	●		
14	Initiate contact with commercial banks to attract interest in locating a new bank facility in the Village		●		
15	Determine three-phase power needs and budget for extensions	●		●	
16	Implement GIS	●		●	
17	Update Village Website	●	●		
18	Continue to research as many funding opportunities as possible to help implement the above items		●		