

# APPENDICES

## A: COMMUNITY ENGAGEMENT SUMMARY



# Summary of the City of Plattsburgh's LWRP/Comprehensive Plan Stakeholder Survey

Prepared for: City of Plattsburgh Community Development Office

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November 25, 2020

## Overview of Process

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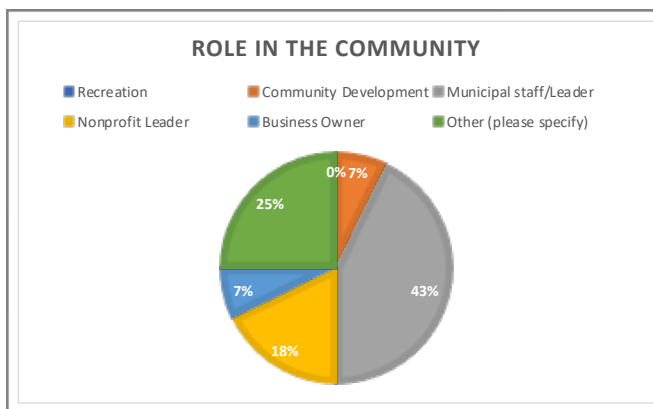
As part of the City of Plattsburgh’s community engagement portion for finalizing the City’s Local Waterfront Revitalization Plan (LWRP) and developing a new Comprehensive Plan, a survey was sent to 39 municipal, nonprofit, and business leaders. The group was selected based upon recommendations from the Local Waterfront Revitalization Plan/Comprehensive Plan Planning Committee as well as City of Plattsburgh Community Development Office staff, and project consultants. Twenty-nine people responded to the survey which gives the sampling a 99% confidence level with a 3.44 confidence interval.

The goal of the survey was to identify community assets, challenges and opportunities for the City of Plattsburgh and add this information to the community engagement data that has been collected as part of the Downtown Revitalization Initiative (DRI) projects. City of Plattsburgh Planner Malana Tamar sent a link to the 39 community leaders who were given two weeks to complete the 9 question (5 multiple choice and 4 short answer) question survey. The survey was designed and analyzed by Finch Network, LLC. All of the qualitative data, a total of 97 entries was coded, analyzed and compared to the multiple choice answers in the report below.

## Summary of Findings

### ***Role in the community***

Respondents were asked what their role in the community was with the most common response being in the “other” category. The other category was comprised of: 3 members of the planning board, 1 member of the zoning board, a college administrator, someone in legal services and someone in education.



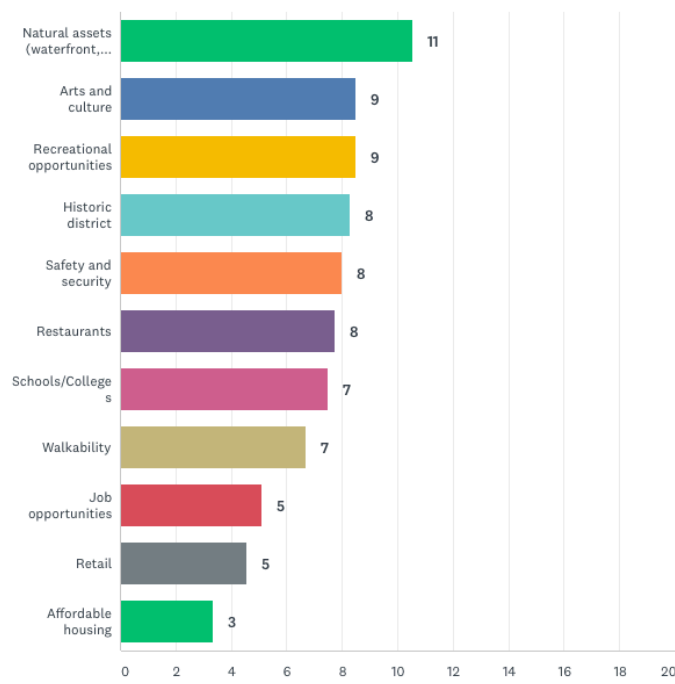
### ***Assets***

In exploring what stakeholders thought the assets of the City of Plattsburgh were asked the open ended question “What do you like about the City of Plattsburgh? What are you proud of?” The responses, order of noted importance, were: natural resources, sense of community, a safe clean place, arts and culture, ties to history, convenience, schools, downtown core and location.

These responses support the other asset question, “What makes the City of Plattsburgh special? ”that was posed to respondents which shows similar findings that Natural resources, arts and culture and recreational opportunities are highly valued by stakeholders.

What makes the City of Plattsburgh special? Please pick your top 3 with 1=1st choice, 2=2nd choice, and 3=3rd choice.

Answered: 28 Skipped: 1



## Challenges

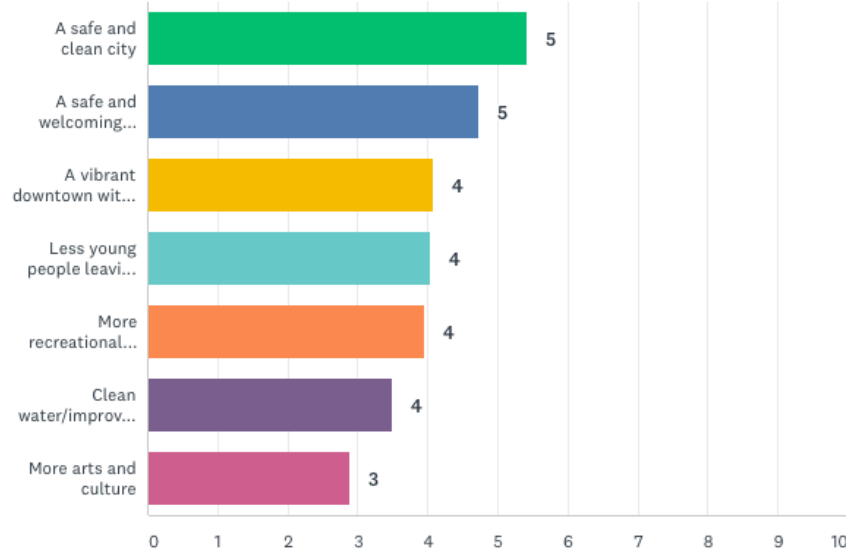
In order to determine what challenges stakeholders felt were facing the City, the survey included two questions to assess their concerns. The first, “How important is it for the City of Plattsburgh to have the following (list of issues), a safe and clean community, and a vibrant downtown core topped the list of most important projects. It is interesting to note that arts and culture was at the bottom of this list but near the top of the assets in the City of Plattsburgh list.

The second question, “What’s the biggest challenge facing the City of Plattsburgh in the next 10-20 years?” (open ended question) most responses centered around financial concerns noting a need for a bigger tax base, a bigger budget for projects (notably City infrastructure), and a need for more development in a city that has limited areas for development.



Please rank how important is it for the City of Plattsburgh to have (1=most important-7=least important):

Answered: 29 Skipped: 0

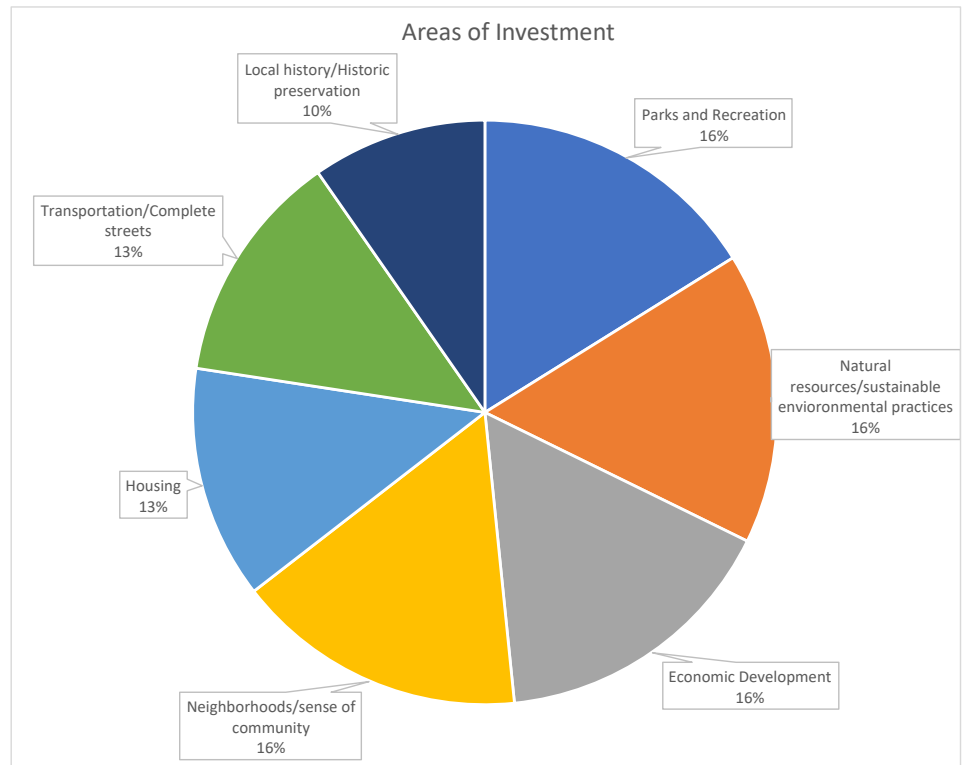


Respondents citing development were split as to whether the Durkee project should move ahead as slated or revisited for revisions. Housing was noted as a key element to any successful growth for the City (this will be

explored more in the Opportunities section). Finally, a resistance to change and a culture of not wanting to change the status quo was noted by several respondents.

### **Opportunities**

The survey included three questions that asked respondents to describe what they'd like the City of Plattsburgh to look like in the future. The first of these questions asked, "Please rank the areas you'd like the City of Plattsburgh to invest in over the next 10 years?"



Parks and recreation, natural resources and sustainable environmental practices, economic development, and neighborhoods with a sense of community were tied for the top choices for investment areas with housing, transportation/complete streets following closely behind.

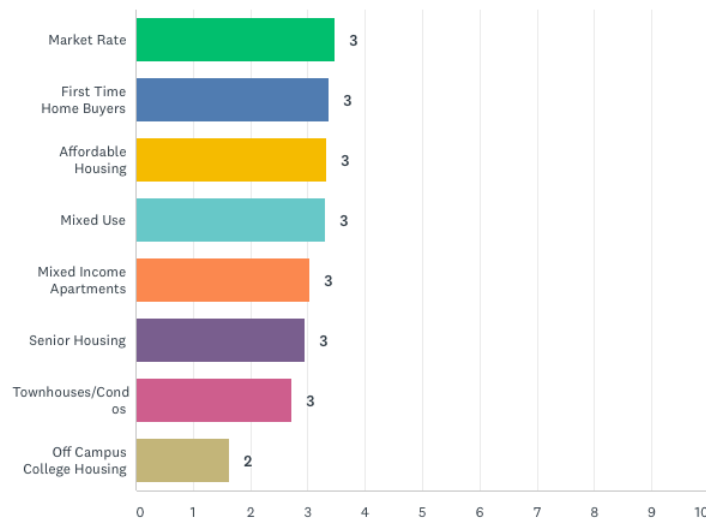


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The next question, “What type of housing is most needed in Plattsburgh” delves a bit deeper into what type of housing is desirable to the stakeholders.

### What type of housing development do you think is most needed in the City of Plattsburgh?

Answered: 29 Skipped: 0



Responses to this question doesn't yield much direction for housing and would indicate a need for deeper research on the topic. The Plattsburgh Housing Authority is considering a housing study which could yield much more detailed analysis of the city's housing market, gaps, and opportunities.



The final opportunity question was “ When you envision Plattsburgh 20 years from now, please describe what projects you'd like to see completed by the municipality and the community?”. Waterfront development and access to the waterfront were overwhelmingly the most popular response. A recreation facility, parks and trails was second, followed by arts and culture and downtown development. Additional suggestions were: to address the challenge of the railroad

going through the city center, affordable housing, improved infrastructure, re-use of the NYSEG site, recruit new business to the city, improve transportation, and revive/increase community events.



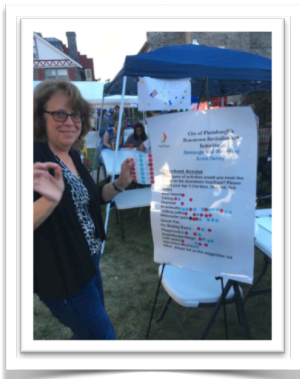
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### **Other Comments**

The last question in the survey asked respondents if they had any other idea or concerns they wanted to share with the committee and this question elicited a variety of responses.

### **Development**

- Considerations for mixed use development throughout the city. The city moved away from residential/commercial uses that built neighborhoods in the past. This should be explored again.
- The City needs to evaluate the benefit/detriments to the residents of historic districts.
- The City needs to evaluate its excess recreation space for development.
- Allow the City some breathing room to develop naturally without too heavy a design hand, and prioritize smaller diverse projects over massive monolithic ones.
- Investment and preservation in our waterfront is critical. Complete streets and multi-modal transportation will help us thrive. Economic development with a focus on sustainability and public waterfront access
- Need to be careful about the changing of the parking requirements too quickly, before public transportation is fully implemented. Parking requirements are the main tool used to control density and protect quality of life.
- Economic development will happen if the city is an attractive option for companies with infrastructure for moving people/employees from one section of the city to another, good water/sewer, broadband, cable, power, available buildings, etc. Growth will naturally happen if the underlying structure is in place.
- We need to grow.
- With the limited tax base we have and the extensive services we offer ( Paid Fire,Police,) and big recreation facilities we cannot afford to be adding anything without eliminating something. GET BACK TO BASICS! We need to focus on doing what is essential well and not a bunch of stuff poorly.



### **Priorities**

- I believe that the city needs to invest more money into existing infrastructure.
- More public art and green space

### **Codes and Zoning**

- Move towards form based/performance based code and zoning. Generally permit more development more flexibly - allow everything from super small-scale development to our "next increment" of development. Stop focusing on parking - if

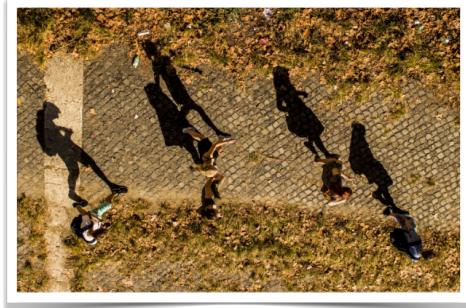
we have things that people want to do, like restaurants/retail, and/or things people need to do (like to go work) people will find places to park and walk as far as necessary to get to their destination. I truly believe

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that deferred property maintenance, rising housing costs, small business growth, tax rates, and numerous other things will take care of themselves if we allow appropriate development to occur in all parts of the city, and permit increased density everywhere.

### **Suggestions for the Comprehensive Plan Process**

- What is our comprehensive plan for downtown? If the community does not want re-development of Durkee street by Prime, then what?
- Community driven policies are always the most successful and the City has a great head start by having a public that is already informed and engaged. Any steps the City takes should be a reflection of what the citizens want and the City should be able to demonstrate how the City's actions reflect what the citizens have said with both qualitative and quantitative data.
- It will be very important to set expectations regarding the outcome of the LWRP/Comp Plan to the public, specifically the messaging for progressive changes with the future in mind.
- The City needs to be careful about the changing of the parking requirements too quickly, before public transportation is fully implemented. Parking requirements are the main tool used to control density and protect quality of life.
- The City should have strong goals and plans, but be adaptable!



### **Conclusion**

Many of the recommendations found in this survey echo the community wide surveys conducted for the DRI streetscape (2018) and DRI Marketing survey/community outreach sessions (2019). In the streetscapes survey, City of Plattsburgh residents voiced their support for improve recreational opportunities in downtown, increased Waterfront access and increasing programming space for events were met with “enthusiasm and optimism”. In the DRI Marketing survey/public engagement stands, residents noted that “scenic beauty along the Saranac and Lake Champlain, diverse dining choices and special events (Battle of Plattsburgh, Fourth of July, Mayor’s Cup) were noted as downtown’s top three assets.”

Building upon these findings, this stakeholder survey supports:

- The desire to preserve and highlight the City’s natural assets and to look for ways to increase public access, particularly to the waterfront.
- Continued support for, and expansion of, recreational opportunities including trails connecting the City as well as a recreational facility.
- Continued support for, and expansion of, arts and culture as well as reviving and increasing community programming.

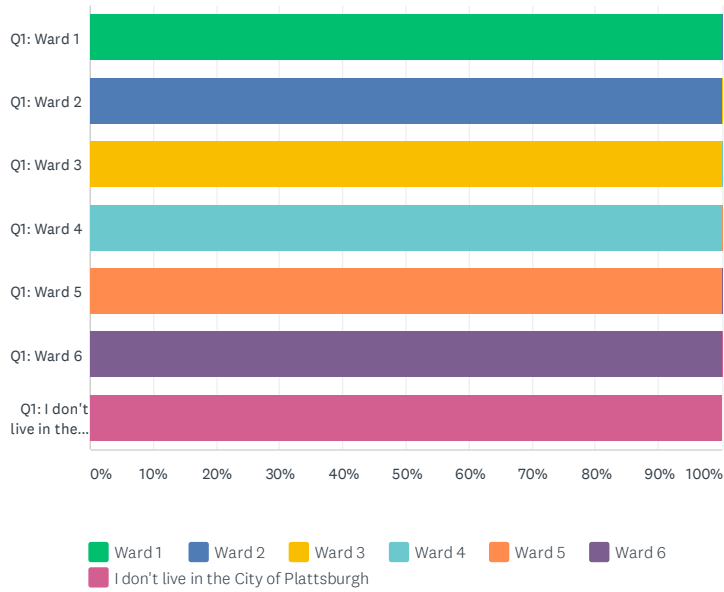
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- Continued commitment to keeping the community clean and safe.
  - Activities and policies that support a positive sense of neighborhoods and community.

The survey also identifies some areas where more discussion and/or research should be completed:

- Examining zoning and code policies that support sustainable environmental practices.
- Examining zoning and code polices that support mixed used development with particular attention paid to historic preservation.
- The Prime project on Durkee Street continues to be a project where stakeholders, and community members, are divided as to how to move forward. Transparency, communication, and community engagement around this topic will continue to be important. Reflection on lessons learned about this process and how it can inform and shape future policies and procedures could be useful.
- Parking continues to be a hot topic in the community and continued transparency, communication and opportunities for the public to stay engaged and informed on the topic is a desired activity.
- A comprehensive housing study to determine the specific needs and gaps in housing in the City would helpful in determining the need and areas for investment.

### Q1 What City Ward do you live in?

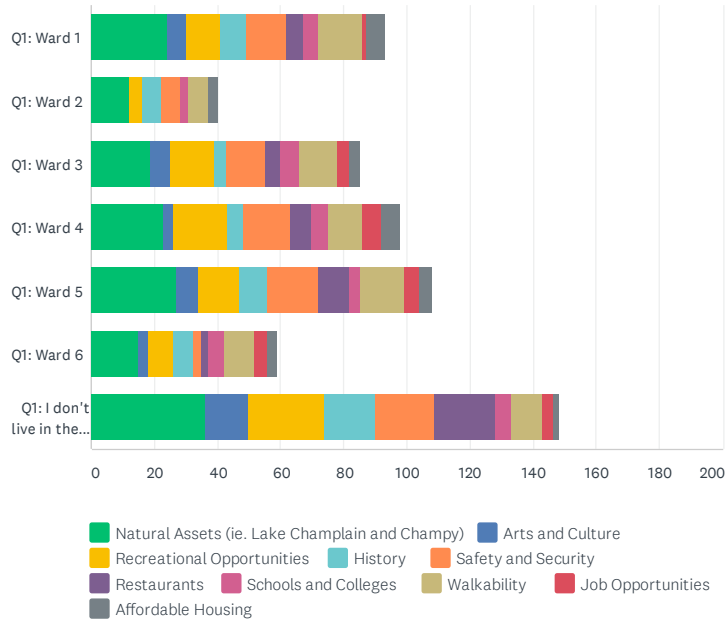
Answered: 197 Skipped: 0



	WARD 1	WARD 2	WARD 3	WARD 4	WARD 5	WARD 6	I DON'T LIVE IN THE CITY OF PLATTSBURGH	TOTAL
Q1: Ward 1	100.00% 31	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	15.74% 31
Q1: Ward 2	0.00% 0	100.00% 16	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	8.12% 16
Q1: Ward 3	0.00% 0	0.00% 0	100.00% 23	0.00% 0	0.00% 0	0.00% 0	0.00% 0	11.68% 23
Q1: Ward 4	0.00% 0	0.00% 0	0.00% 0	100.00% 27	0.00% 0	0.00% 0	0.00% 0	13.71% 27
Q1: Ward 5	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 33	0.00% 0	0.00% 0	16.75% 33
Q1: Ward 6	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 21	0.00% 0	10.66% 21
Q1: I don't live in the City of Plattsburgh	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 46	23.35% 46
<b>Total Respondents</b>	<b>31</b>	<b>16</b>	<b>23</b>	<b>27</b>	<b>33</b>	<b>21</b>	<b>46</b>	<b>197</b>

Q2 What is your favorite thing about the City of Plattsburgh? ie. Why do you choose to live here? ( Choose all that apply)

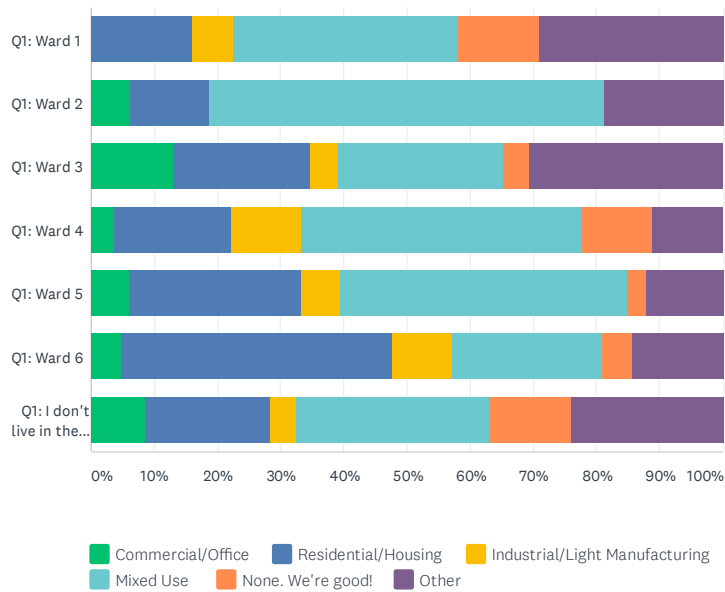
Answered: 197 Skipped: 0



	NATURAL ASSETS (IE. LAKE CHAMPLAIN AND CHAMPY)	ARTS AND CULTURE	RECREATIONAL OPPORTUNITIES	HISTORY	SAFETY AND SECURITY	RESTAURANTS	SCHOOLS AND COLLEGES	WALKABILITY	JOB OPPORTUNITIES	AFFORD. HOUSING
Q1: Ward 1	77.42% 24	19.35% 6	35.48% 11	25.81% 8	41.94% 13	16.13% 5	16.13% 5	45.16% 14	3.23% 1	15
Q1: Ward 2	75.00% 12	0.00% 0	25.00% 4	37.50% 6	37.50% 6	0.00% 0	18.75% 3	37.50% 6	0.00% 0	18
Q1: Ward 3	82.61% 19	26.09% 6	60.87% 14	17.39% 4	52.17% 12	21.74% 5	26.09% 6	52.17% 12	17.39% 4	15
Q1: Ward 4	85.19% 23	11.11% 3	62.96% 17	18.52% 5	55.56% 15	25.93% 7	18.52% 5	40.74% 11	22.22% 6	22
Q1: Ward 5	81.82% 27	21.21% 7	39.39% 13	27.27% 9	48.48% 16	30.30% 10	9.09% 3	42.42% 14	15.15% 5	17
Q1: Ward 6	71.43% 15	14.29% 3	38.10% 8	28.57% 6	14.29% 3	9.52% 2	23.81% 5	47.62% 10	19.05% 4	14
Q1: I don't live in the City of Plattsburgh	78.26% 36	30.43% 14	52.17% 24	34.78% 16	41.30% 19	41.30% 19	10.87% 5	21.74% 10	6.52% 3	4
Total Respondents	156	39	91	54	84	48	32	77	23	27

Q3 What type of development do you feel the City needs more of?

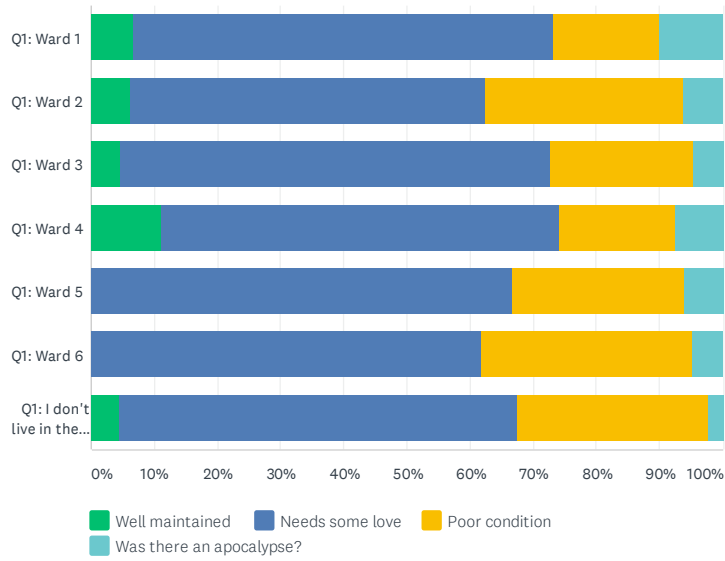
Answered: 197 Skipped: 0



	COMMERCIAL/OFFICE	RESIDENTIAL/HOUSING	INDUSTRIAL/LIGHT MANUFACTURING	MIXED USE	NONE. WE'RE GOOD!	OTHER	TOTAL
Q1: Ward 1	0.00% 0	16.13% 5	6.45% 2	35.48% 11	12.90% 4	29.03% 9	15.74% 31
Q1: Ward 2	6.25% 1	12.50% 2	0.00% 0	62.50% 10	0.00% 0	18.75% 3	8.12% 16
Q1: Ward 3	13.04% 3	21.74% 5	4.35% 1	26.09% 6	4.35% 1	30.43% 7	11.68% 23
Q1: Ward 4	3.70% 1	18.52% 5	11.11% 3	44.44% 12	11.11% 3	11.11% 3	13.71% 27
Q1: Ward 5	6.06% 2	27.27% 9	6.06% 2	45.45% 15	3.03% 1	12.12% 4	16.75% 33
Q1: Ward 6	4.76% 1	42.86% 9	9.52% 2	23.81% 5	4.76% 1	14.29% 3	10.66% 21
Q1: I don't live in the City of Plattsburgh	8.70% 4	19.57% 9	4.35% 2	30.43% 14	13.04% 6	23.91% 11	23.35% 46
<b>Total Respondents</b>	<b>12</b>	<b>44</b>	<b>12</b>	<b>73</b>	<b>16</b>	<b>40</b>	<b>197</b>

Q4 How would you characterize the current physical condition of downtown?

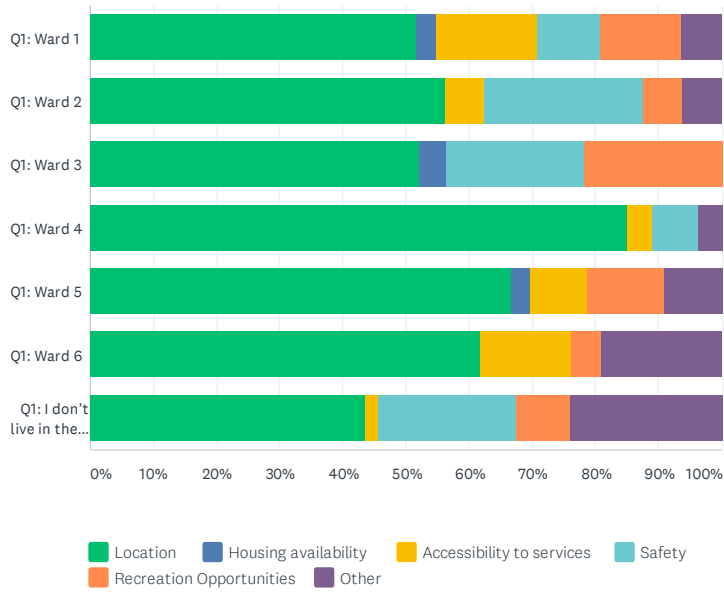
Answered: 195 Skipped: 2



	WELL MAINTAINED	NEEDS SOME LOVE	POOR CONDITION	WAS THERE AN APOCALYPSE?	TOTAL
Q1: Ward 1	6.67% 2	66.67% 20	16.67% 5	10.00% 3	15.38% 30
Q1: Ward 2	6.25% 1	56.25% 9	31.25% 5	6.25% 1	8.21% 16
Q1: Ward 3	4.55% 1	68.18% 15	22.73% 5	4.55% 1	11.28% 22
Q1: Ward 4	11.11% 3	62.96% 17	18.52% 5	7.41% 2	13.85% 27
Q1: Ward 5	0.00% 0	66.67% 22	27.27% 9	6.06% 2	16.92% 33
Q1: Ward 6	0.00% 0	61.90% 13	33.33% 7	4.76% 1	10.77% 21
Q1: I don't live in the City of Plattsburgh	4.35% 2	63.04% 29	30.43% 14	2.17% 1	23.59% 46
Total Respondents	9	125	50	11	195

Q5 What is your favorite thing about YOUR neighborhood?

Answered: 197 Skipped: 0

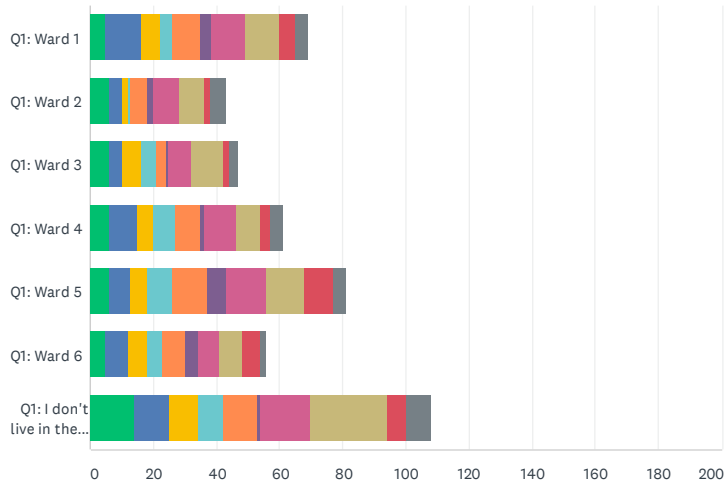


	LOCATION	HOUSING AVAILABILITY	ACCESSIBILITY TO SERVICES	SAFETY	RECREATION OPPORTUNITIES	OTHER	TOTAL
Q1: Ward 1	51.61% 16	3.23% 1	16.13% 5	9.68% 3	12.90% 4	6.45% 2	15.74% 31
Q1: Ward 2	56.25% 9	0.00% 0	6.25% 1	25.00% 4	6.25% 1	6.25% 1	8.12% 16
Q1: Ward 3	52.17% 12	4.35% 1	0.00% 0	21.74% 5	21.74% 5	0.00% 0	11.68% 23
Q1: Ward 4	85.19% 23	0.00% 0	3.70% 1	7.41% 2	0.00% 0	3.70% 1	13.71% 27
Q1: Ward 5	66.67% 22	3.03% 1	9.09% 3	0.00% 0	12.12% 4	9.09% 3	16.75% 33
Q1: Ward 6	61.90% 13	0.00% 0	14.29% 3	0.00% 0	4.76% 1	19.05% 4	10.66% 21
Q1: I don't live in the City of Plattsburgh	43.48% 20	0.00% 0	2.17% 1	21.74% 10	8.70% 4	23.91% 11	23.35% 46
Total Respondents	115	3	14	24	19	22	197



Q6 What do you feel is missing in your neighborhood? (Choose all that apply)

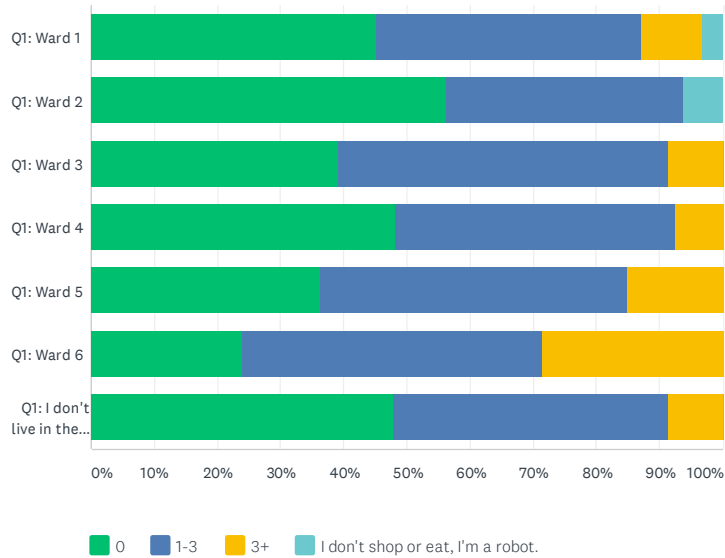
Answered: 191 Skipped: 6



	JOB OPPORTUNITIES	TRANSPORTATION OPTIONS	WALKABILITY	AFFORDABLE HOUSING	SHOPPING CONVENIENCE	SAFETY AND SECURITY	CULTURAL ACTIVITIES	RECREATIONAL RESOURCES	OPEN SPACE	Other
Q1: Ward 1	16.67% 5	36.67% 11	20.00% 6	13.33% 4	30.00% 9	10.00% 3	36.67% 11	36.67% 11	16.67% 5	1
Q1: Ward 2	40.00% 6	26.67% 4	13.33% 2	6.67% 1	33.33% 5	13.33% 2	53.33% 8	53.33% 8	13.33% 2	3
Q1: Ward 3	28.57% 6	19.05% 4	28.57% 6	23.81% 5	14.29% 3	4.76% 1	33.33% 7	47.62% 10	9.52% 2	1
Q1: Ward 4	23.08% 6	34.62% 9	19.23% 5	26.92% 7	30.77% 8	3.85% 1	38.46% 10	30.77% 8	11.54% 3	1
Q1: Ward 5	18.18% 6	21.21% 7	15.15% 5	24.24% 8	33.33% 11	18.18% 6	39.39% 13	36.36% 12	27.27% 9	1
Q1: Ward 6	23.81% 5	33.33% 7	28.57% 6	23.81% 5	33.33% 7	19.05% 4	33.33% 7	33.33% 7	28.57% 6	1
Q1: I don't live in the City of Plattsburgh	31.11% 14	24.44% 11	20.00% 9	17.78% 8	24.44% 11	2.22% 1	35.56% 16	53.33% 24	13.33% 6	1
Total Respondents	48	53	39	38	54	18	72	80	33	3

Q7 How many times per week do you shop or eat downtown within walking or biking distance of your residence?

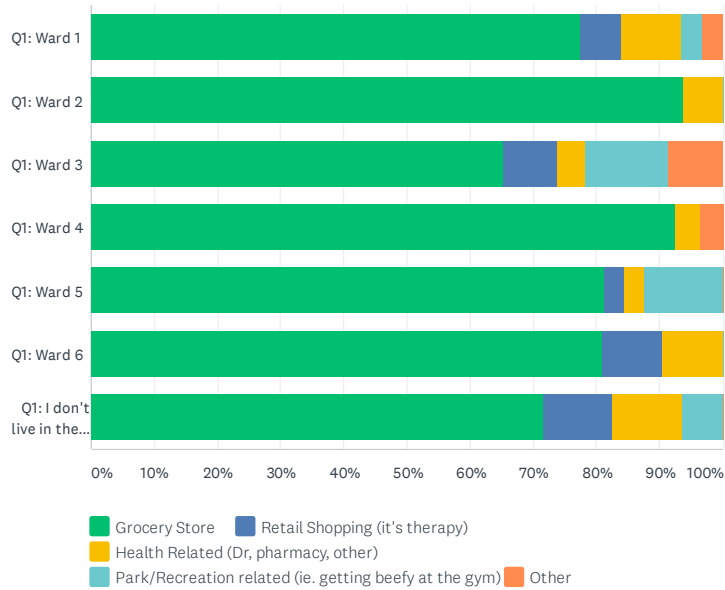
Answered: 197 Skipped: 0



	0	1-3	3+	I DON'T SHOP OR EAT, I'M A ROBOT.	TOTAL
Q1: Ward 1	45.16% 14	41.94% 13	9.68% 3	3.23% 1	15.74% 31
Q1: Ward 2	56.25% 9	37.50% 6	0.00% 0	6.25% 1	8.12% 16
Q1: Ward 3	39.13% 9	52.17% 12	8.70% 2	0.00% 0	11.68% 23
Q1: Ward 4	48.15% 13	44.44% 12	7.41% 2	0.00% 0	13.71% 27
Q1: Ward 5	36.36% 12	48.48% 16	15.15% 5	0.00% 0	16.75% 33
Q1: Ward 6	23.81% 5	47.62% 10	28.57% 6	0.00% 0	10.66% 21
Q1: I don't live in the City of Plattsburgh	47.83% 22	43.48% 20	8.70% 4	0.00% 0	23.35% 46
<b>Total Respondents</b>	<b>84</b>	<b>89</b>	<b>22</b>	<b>2</b>	<b>197</b>

Q8 When you "run errands" or leave the house with your car for something other than work, where is your destination?

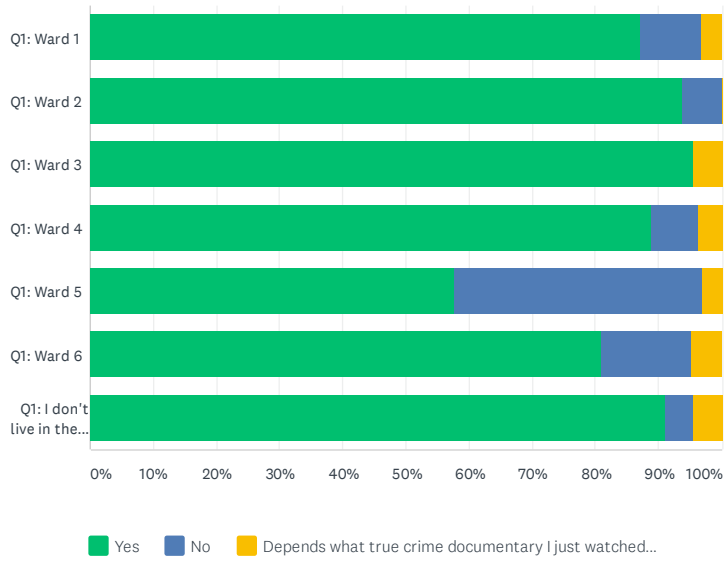
Answered: 196 Skipped: 1



	GROCERY STORE	RETAIL SHOPPING (IT'S THERAPY)	HEALTH RELATED (DR, PHARMACY, OTHER)	PARK/RECREATION RELATED (IE. GETTING BEEFY AT THE GYM)	OTHER	TOTAL
Q1: Ward 1	77.42% 24	6.45% 2	9.68% 3	3.23% 1	3.23% 1	15.82% 31
Q1: Ward 2	93.75% 15	0.00% 0	6.25% 1	0.00% 0	0.00% 0	8.16% 16
Q1: Ward 3	65.22% 15	8.70% 2	4.35% 1	13.04% 3	8.70% 2	11.73% 23
Q1: Ward 4	92.59% 25	0.00% 0	3.70% 1	0.00% 0	3.70% 1	13.78% 27
Q1: Ward 5	81.25% 26	3.13% 1	3.13% 1	12.50% 4	0.00% 0	16.33% 32
Q1: Ward 6	80.95% 17	9.52% 2	9.52% 2	0.00% 0	0.00% 0	10.71% 21
Q1: I don't live in the City of Plattsburgh	71.74% 33	10.87% 5	10.87% 5	6.52% 3	0.00% 0	23.47% 46
Total Respondents	155	12	14	11	4	196

Q9 Do you feel comfortable walking in your neighborhood any time of day?

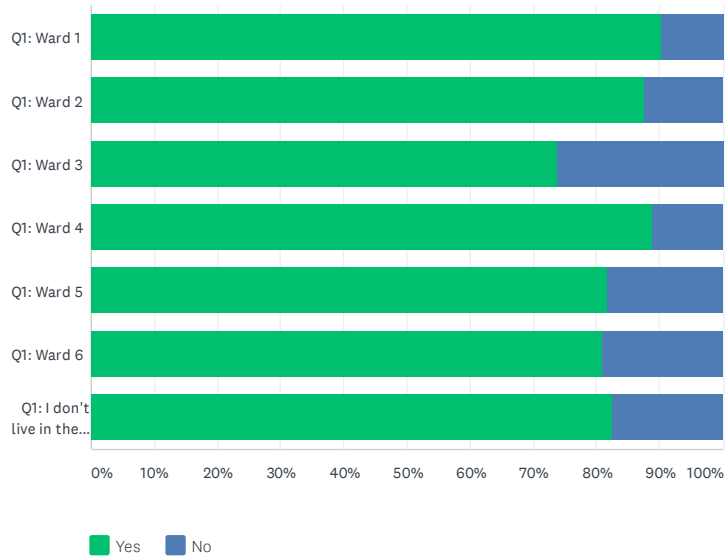
Answered: 196 Skipped: 1



	YES	NO	DEPENDS WHAT TRUE CRIME DOCUMENTARY I JUST WATCHED...	TOTAL
Q1: Ward 1	87.10% 27	9.68% 3	3.23% 1	15.82% 31
Q1: Ward 2	93.75% 15	6.25% 1	0.00% 0	8.16% 16
Q1: Ward 3	95.65% 22	0.00% 0	4.35% 1	11.73% 23
Q1: Ward 4	88.89% 24	7.41% 2	3.70% 1	13.78% 27
Q1: Ward 5	57.58% 19	39.39% 13	3.03% 1	16.84% 33
Q1: Ward 6	80.95% 17	14.29% 3	4.76% 1	10.71% 21
Q1: I don't live in the City of Plattsburgh	91.11% 41	4.44% 2	4.44% 2	22.96% 45
<b>Total Respondents</b>	<b>165</b>	<b>24</b>	<b>7</b>	<b>196</b>

Q10 Is it important for the City to establish design standards for residential, commercial, and industrial development?

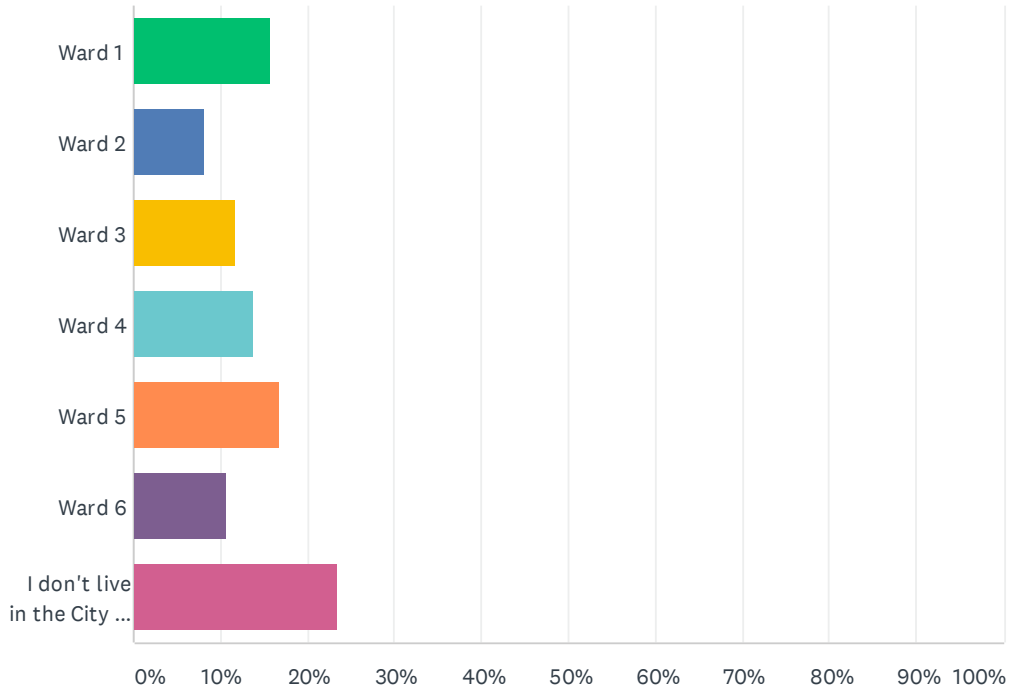
Answered: 197 Skipped: 0



	YES	NO	TOTAL
Q1: Ward 1	90.32% 28	9.68% 3	15.74% 31
Q1: Ward 2	87.50% 14	12.50% 2	8.12% 16
Q1: Ward 3	73.91% 17	26.09% 6	11.68% 23
Q1: Ward 4	88.89% 24	11.11% 3	13.71% 27
Q1: Ward 5	81.82% 27	18.18% 6	16.75% 33
Q1: Ward 6	80.95% 17	19.05% 4	10.66% 21
Q1: I don't live in the City of Plattsburgh	82.61% 38	17.39% 8	23.35% 46
<b>Total Respondents</b>	<b>165</b>	<b>32</b>	<b>197</b>

## Q1 What City Ward do you live in?

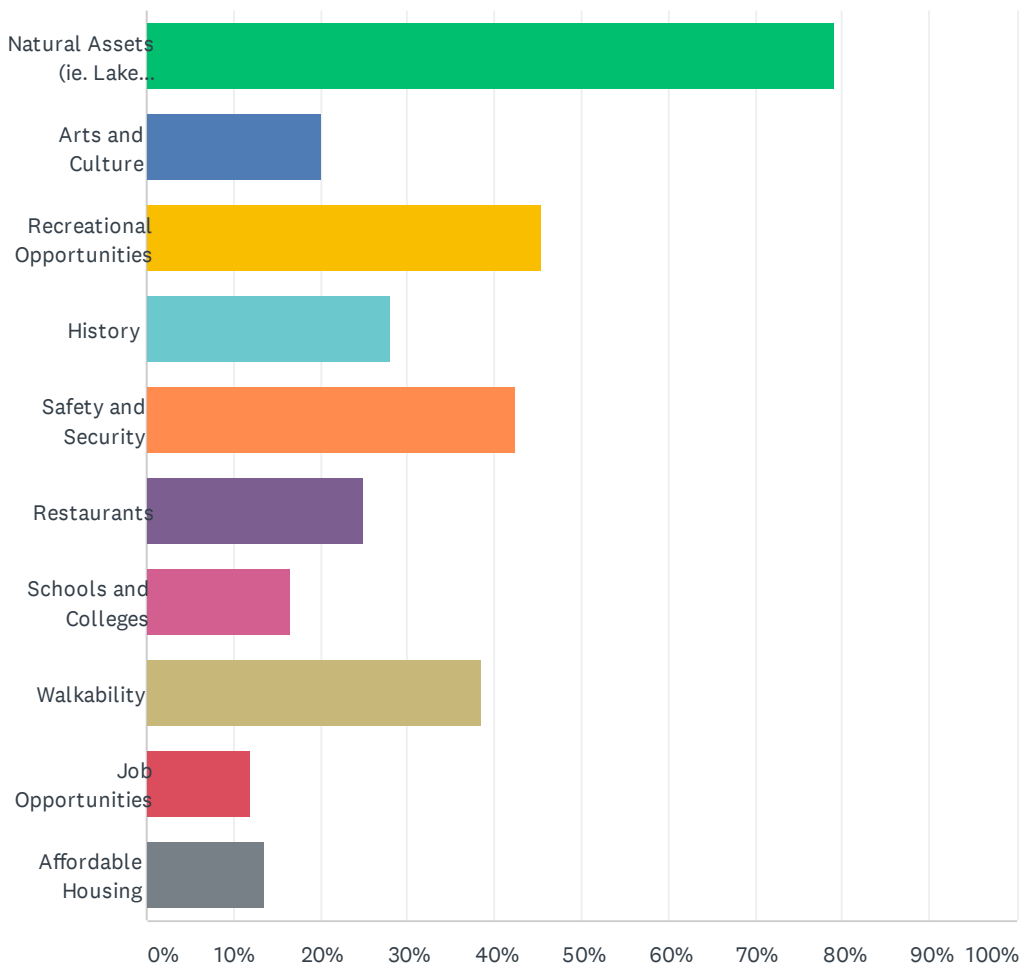
Answered: 197 Skipped: 3



ANSWER CHOICES	RESPONSES	
Ward 1	15.74%	31
Ward 2	8.12%	16
Ward 3	11.68%	23
Ward 4	13.71%	27
Ward 5	16.75%	33
Ward 6	10.66%	21
I don't live in the City of Plattsburgh	23.35%	46
<b>TOTAL</b>		<b>197</b>

## Q2 What is your favorite thing about the City of Plattsburgh? ie. Why do you choose to live here? ( Choose all that apply)

Answered: 200 Skipped: 0



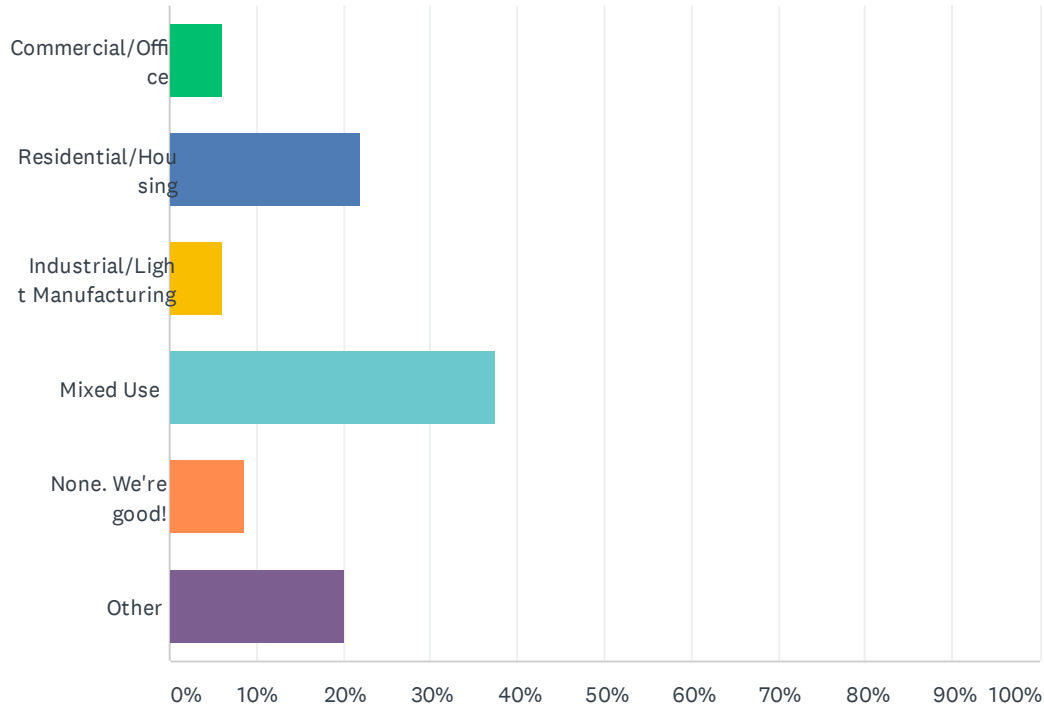
City of Plattsburgh - Comprehensive Plan & Zoning Update

ANSWER CHOICES	RESPONSES	
Natural Assets (ie. Lake Champlain and Champy)	79.00%	158
Arts and Culture	20.00%	40
Recreational Opportunities	45.50%	91
History	28.00%	56
Safety and Security	42.50%	85
Restaurants	25.00%	50
Schools and Colleges	16.50%	33
Walkability	38.50%	77
Job Opportunities	12.00%	24
Affordable Housing	13.50%	27
Total Respondents: 200		



### Q3 What type of development do you feel the City needs more of?

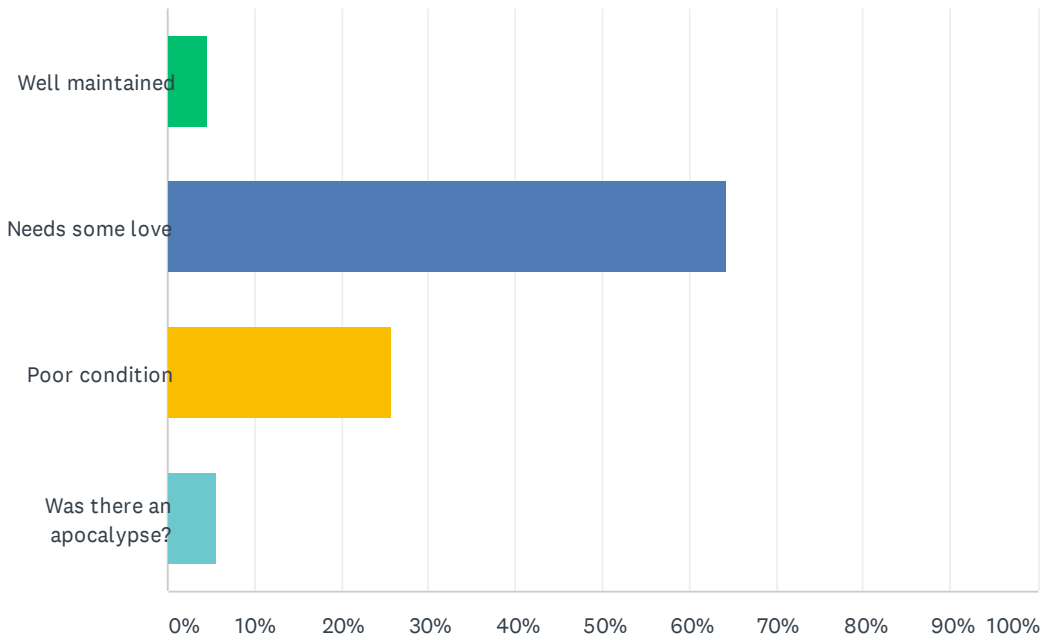
Answered: 200 Skipped: 0



ANSWER CHOICES	RESPONSES	
Commercial/Office	6.00%	12
Residential/Housing	22.00%	44
Industrial/Light Manufacturing	6.00%	12
Mixed Use	37.50%	75
None. We're good!	8.50%	17
Other	20.00%	40
<b>TOTAL</b>		<b>200</b>

## Q4 How would you characterize the current physical condition of downtown?

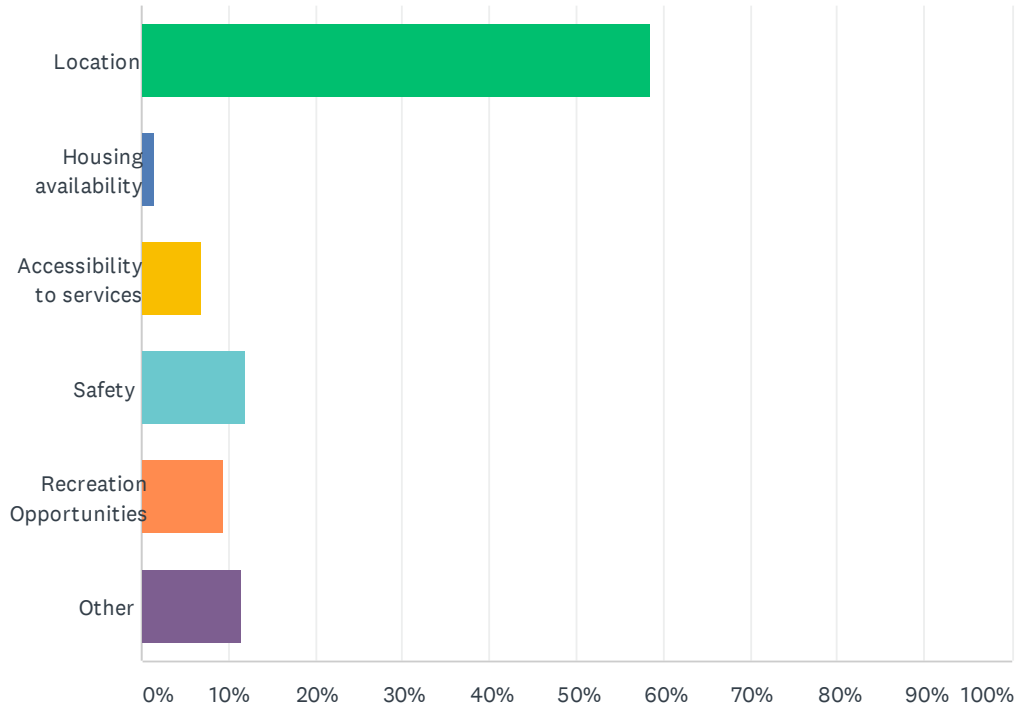
Answered: 198 Skipped: 2



ANSWER CHOICES	RESPONSES	
Well maintained	4.55%	9
Needs some love	64.14%	127
Poor condition	25.76%	51
Was there an apocalypse?	5.56%	11
<b>TOTAL</b>		<b>198</b>

## Q5 What is your favorite thing about YOUR neighborhood?

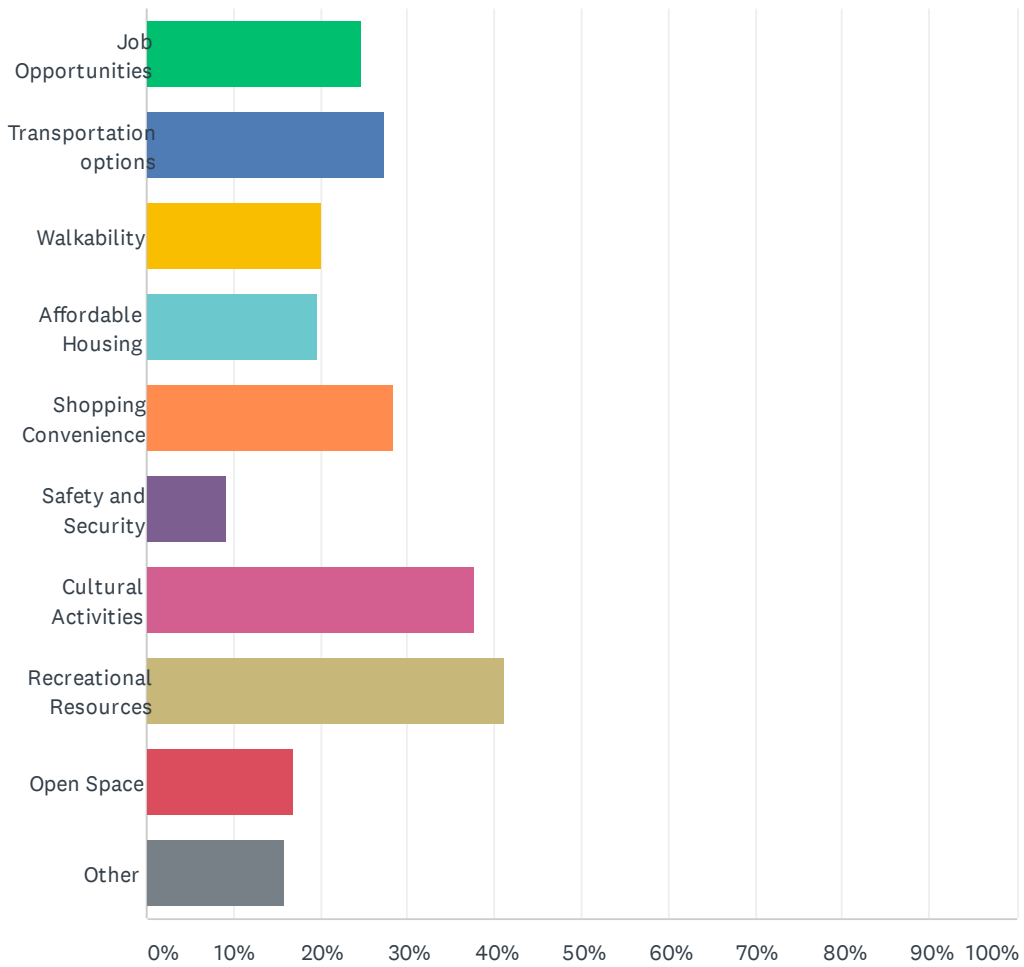
Answered: 200 Skipped: 0



ANSWER CHOICES	RESPONSES	
Location	58.50%	117
Housing availability	1.50%	3
Accessibility to services	7.00%	14
Safety	12.00%	24
Recreation Opportunities	9.50%	19
Other	11.50%	23
<b>TOTAL</b>		<b>200</b>

### Q6 What do you feel is missing in your neighborhood? (Choose all that apply)

Answered: 194 Skipped: 6

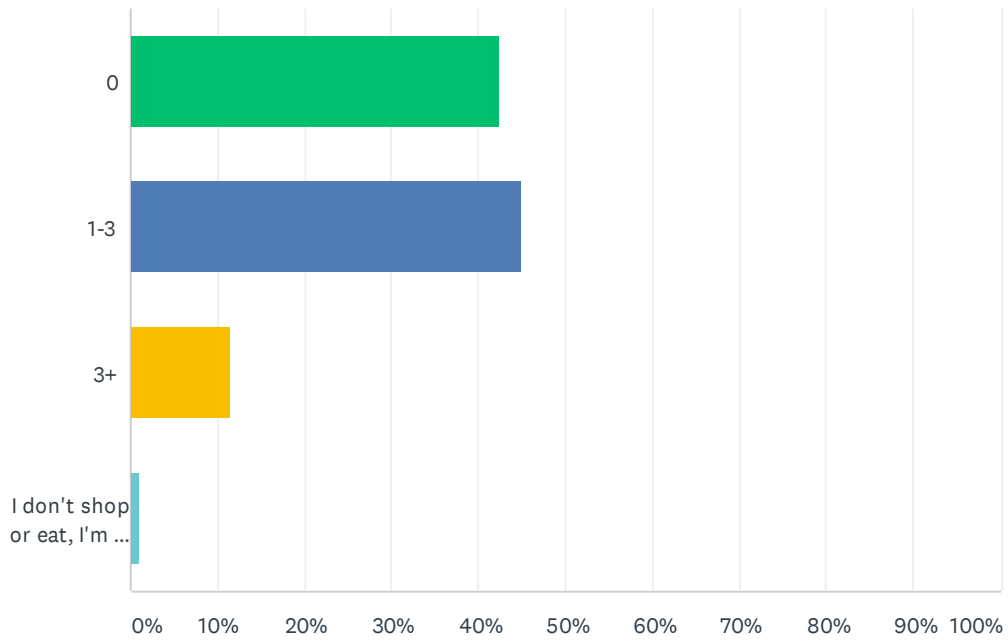


City of Plattsburgh - Comprehensive Plan & Zoning Update

ANSWER CHOICES	RESPONSES	
Job Opportunities	24.74%	48
Transportation options	27.32%	53
Walkability	20.10%	39
Affordable Housing	19.59%	38
Shopping Convenience	28.35%	55
Safety and Security	9.28%	18
Cultural Activities	37.63%	73
Recreational Resources	41.24%	80
Open Space	17.01%	33
Other	15.98%	31
Total Respondents: 194		

## Q7 How many times per week do you shop or eat downtown within walking or biking distance of your residence?

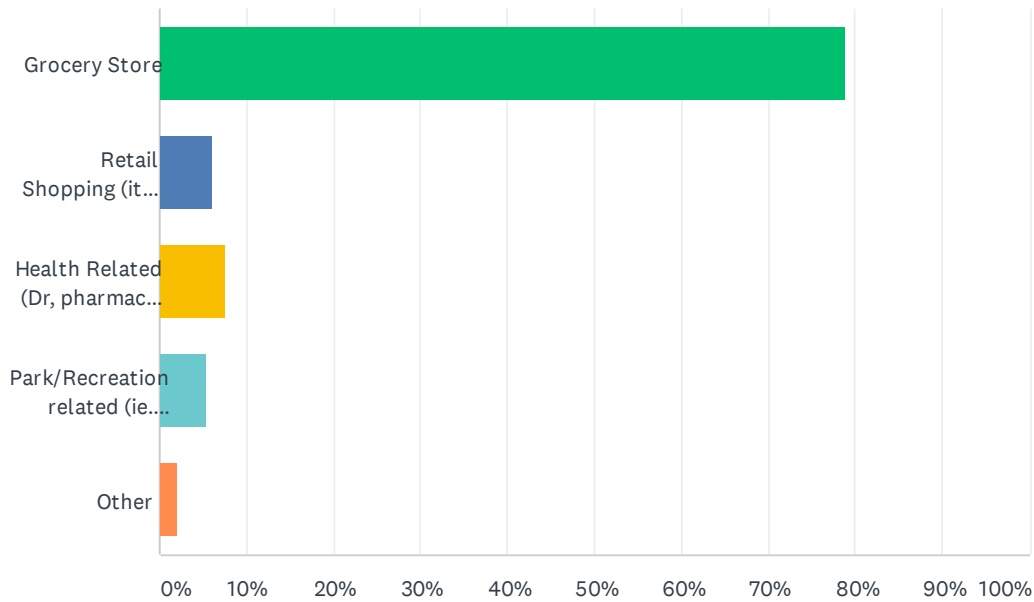
Answered: 200 Skipped: 0



ANSWER CHOICES	RESPONSES	
0	42.50%	85
1-3	45.00%	90
3+	11.50%	23
I don't shop or eat, I'm a robot.	1.00%	2
<b>TOTAL</b>		<b>200</b>

## Q8 When you "run errands" or leave the house with your car for something other than work, where is your destination?

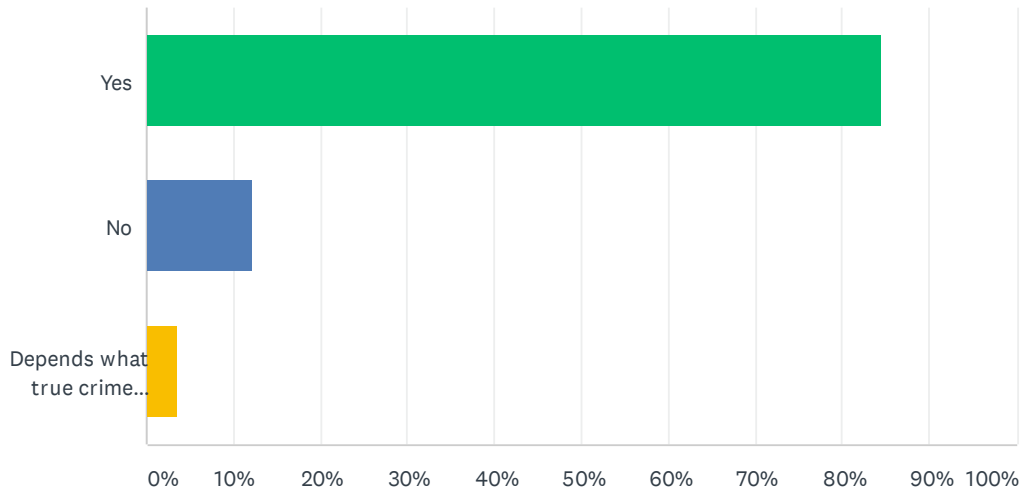
Answered: 199 Skipped: 1



ANSWER CHOICES	RESPONSES	
Grocery Store	78.89%	157
Retail Shopping (it's therapy)	6.03%	12
Health Related (Dr, pharmacy, other)	7.54%	15
Park/Recreation related (ie. getting beefy at the gym)	5.53%	11
Other	2.01%	4
<b>TOTAL</b>		<b>199</b>

### Q9 Do you feel comfortable walking in your neighborhood any time of day?

Answered: 199 Skipped: 1

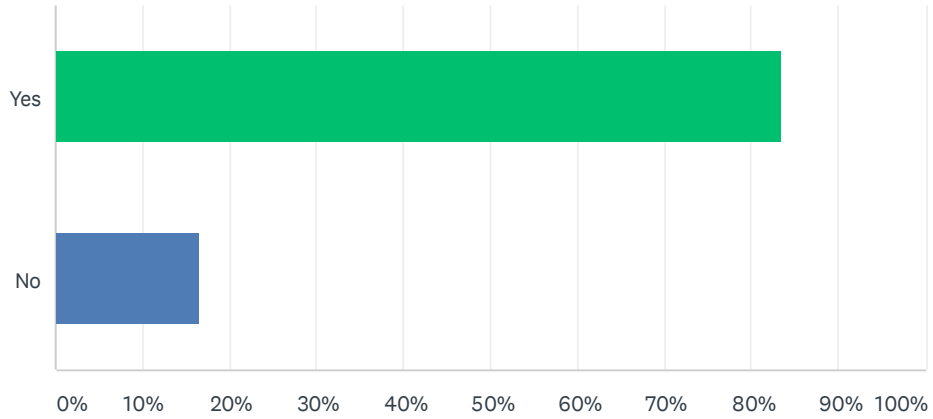


ANSWER CHOICES	RESPONSES	
Yes	84.42%	168
No	12.06%	24
Depends what true crime documentary I just watched...	3.52%	7
<b>TOTAL</b>		<b>199</b>



### Q10 Is it important for the City to establish design standards for residential, commercial, and industrial development?

Answered: 200 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	83.50%	167
No	16.50%	33
TOTAL		200

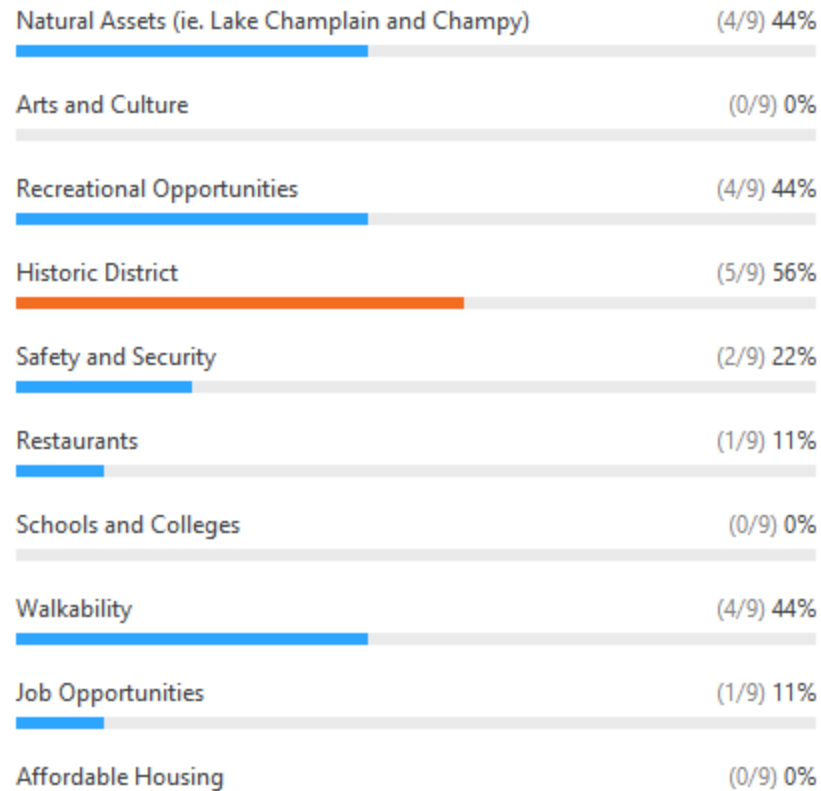
# Ward 1 Polls

# Poll 1

## Sharing Poll Results

Attendees are now viewing the poll results

### 1. What is your favorite thing about the City of Plattsburgh? ie. Why do you choose to live here? (Multiple choice)



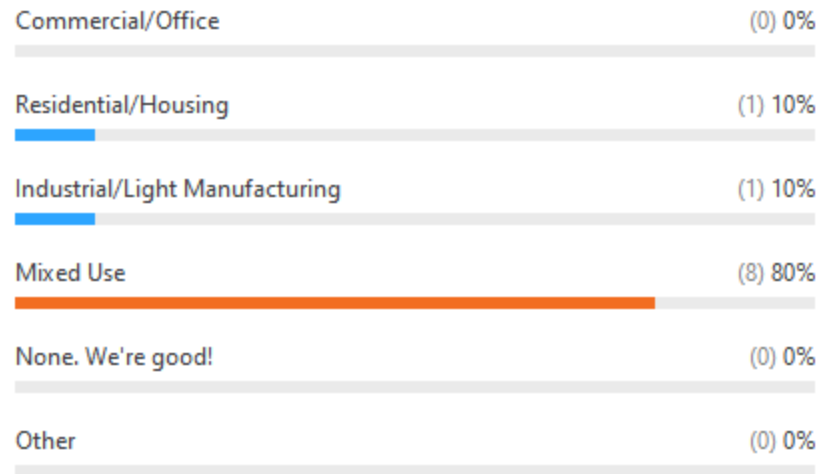
# Poll 2

## Polling 2: Type of Development

Polling is closed

10 voted

### 1. What type of development do you feel the City needs more of?

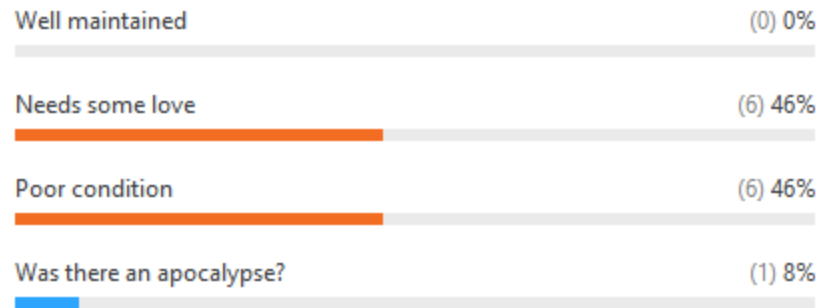


# Poll 3

## Sharing Poll Results

Attendees are now viewing the poll results

### 1. How would you characterize the current physical condition of downtown?



# Poll 4

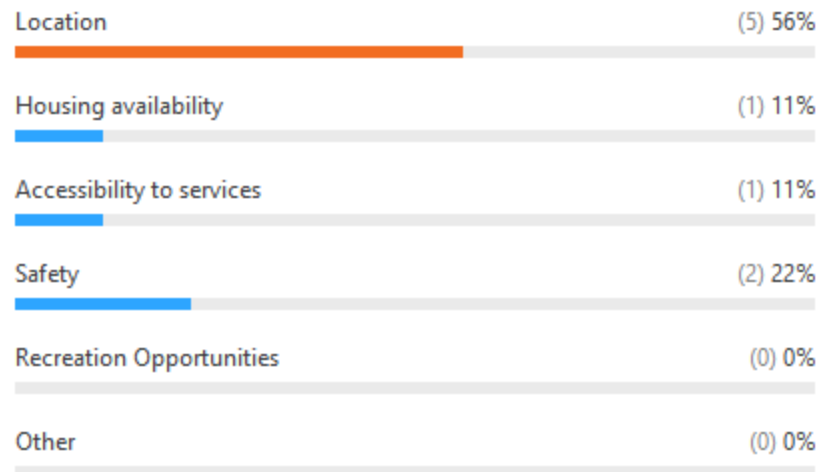
## Polling 4: Ward favorite thing



Polling is closed

9 voted

### 1. What is your favorite thing about YOUR neighborhood?

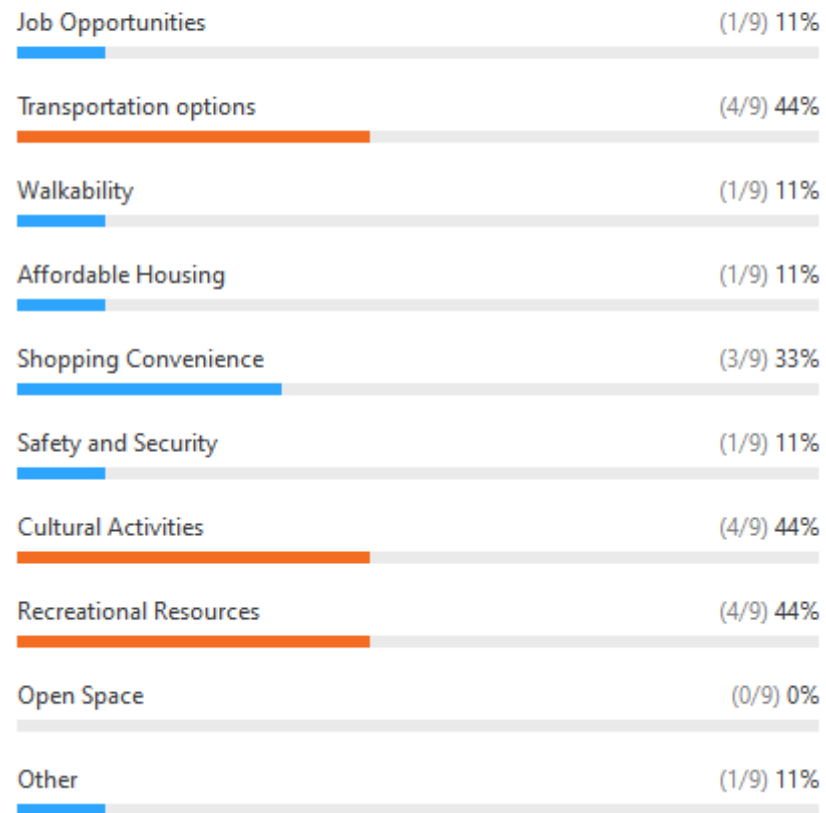


# Poll 5

## Sharing Poll Results

Attendees are now viewing the poll results

### 1. What do you feel is missing in your neighborhood? (Multiple choice)

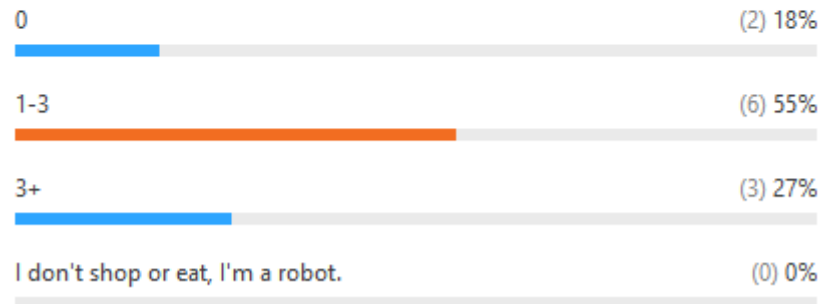


# Poll 6

## Sharing Poll Results

Attendees are now viewing the poll results

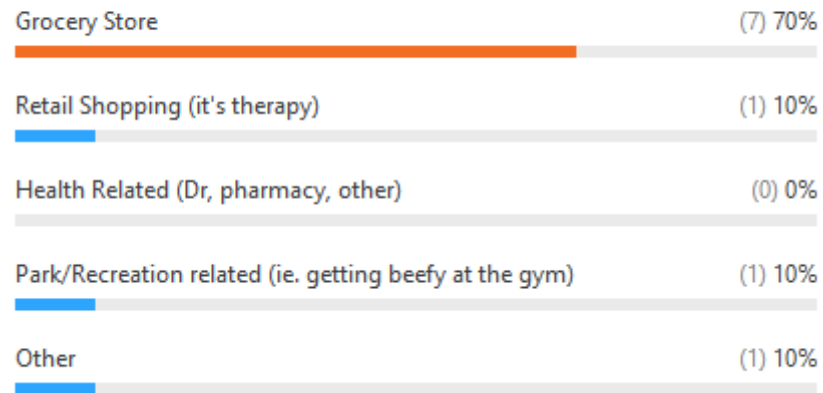
**1. How many times per week do you shop or eat downtown within walking or biking distance of your residence?**





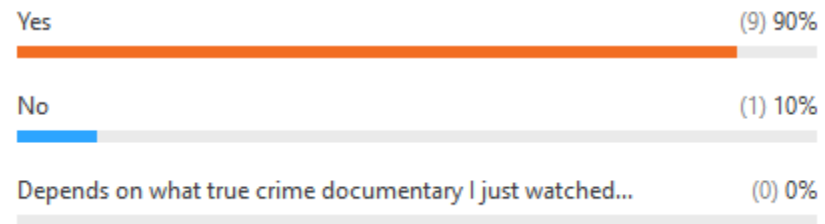
# Poll 7

## 1. When you "run errands" or leave the house with your car for something other than work, where is your destination?



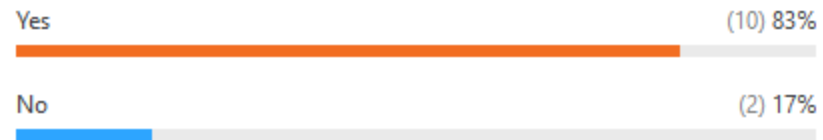
# Poll 8

**1. Do you feel comfortable walking in your neighborhood any time of day?**



# Poll 9

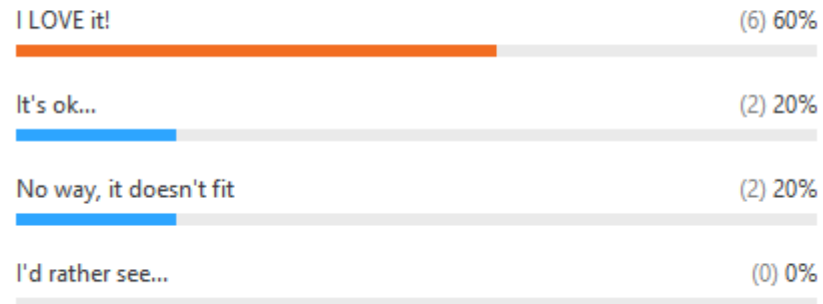
**1. Is it important for the City to establish design standards for residential, commercial, and industrial development?**



# Poll 10- VP1 (Skyway)

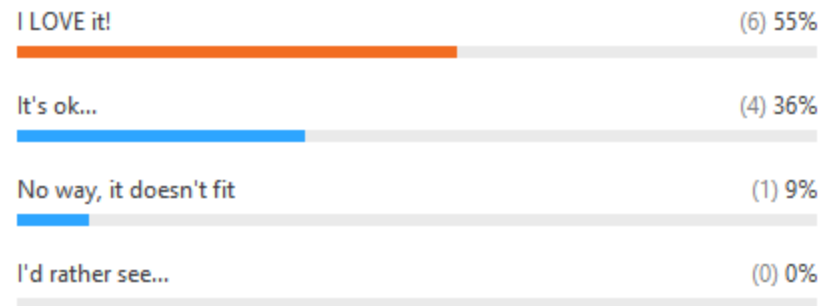
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**1. How well do you think this development would "fit" in your neighborhood shopping plaza?**



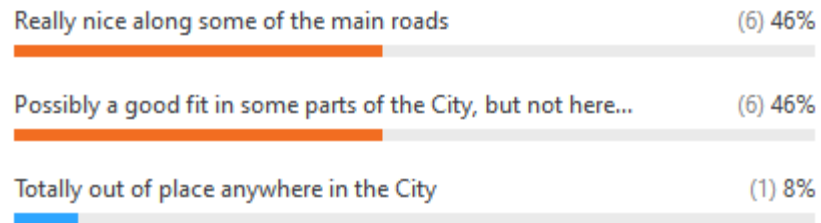
# Poll 10- VP2 (Skyway)

**1. How well do you think this development would "fit" in your neighborhood shopping plaza?**



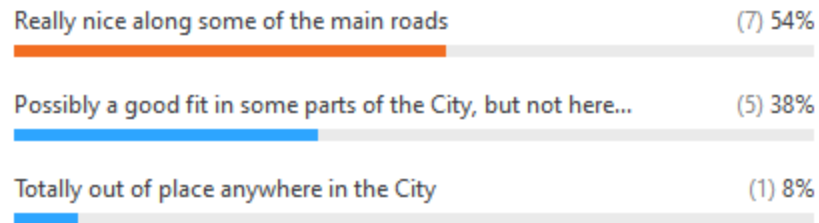
# Poll 11- VP1 (Housing)

## 1. How well do you think this development would "fit" in your neighborhood?



# Poll 11- VP2 (Retail)

## 1. How well do you think this development would "fit" in your neighborhood?

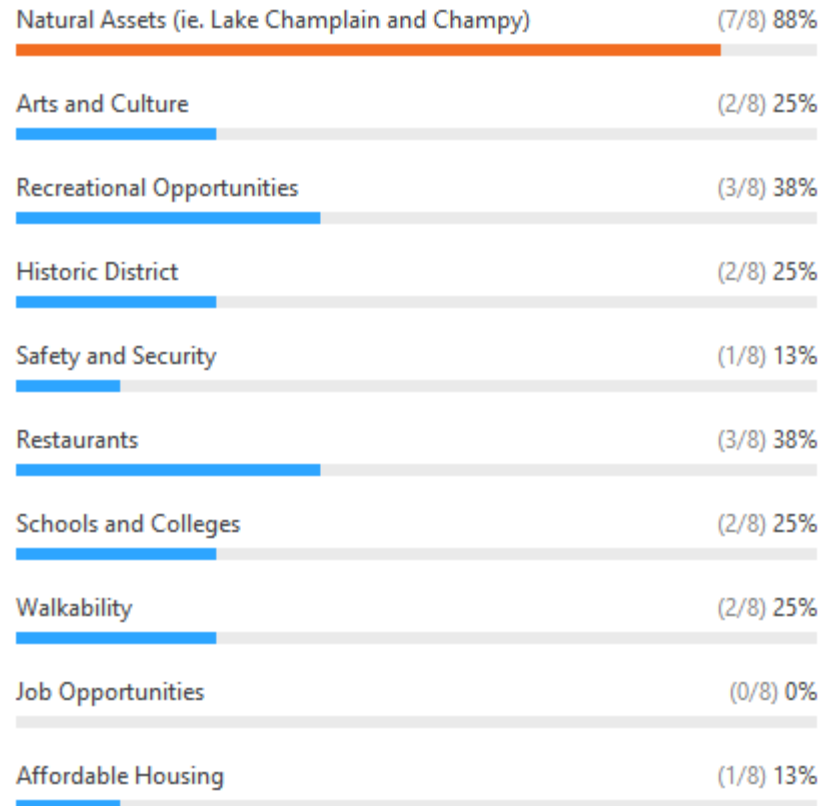


# Ward 2 Polls



# Poll 1

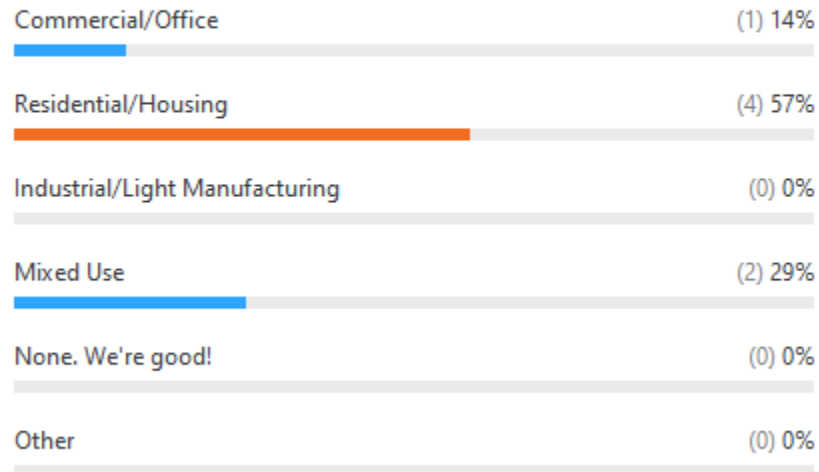
## 1. What is your favorite thing about the City of Plattsburgh? ie. Why do you choose to live here? (Multiple choice)



# Poll 2

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## 1. What type of development do you feel the City needs more of?



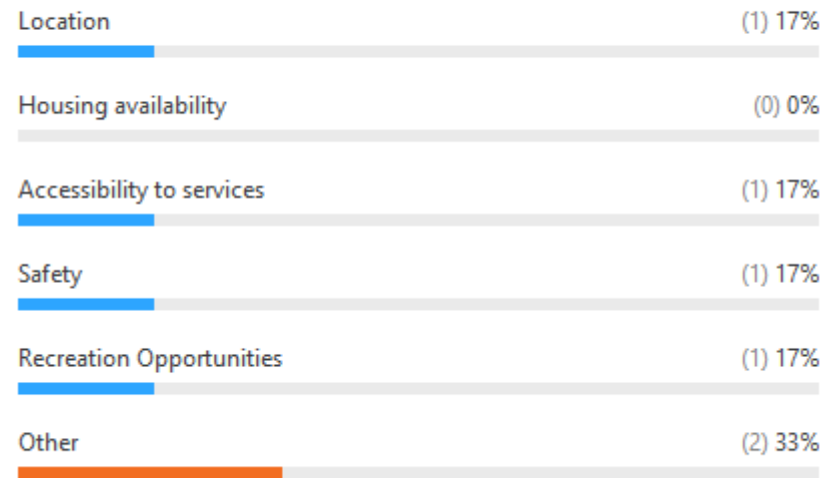
# Poll 3

## 1. How would you characterize the current physical condition of downtown?



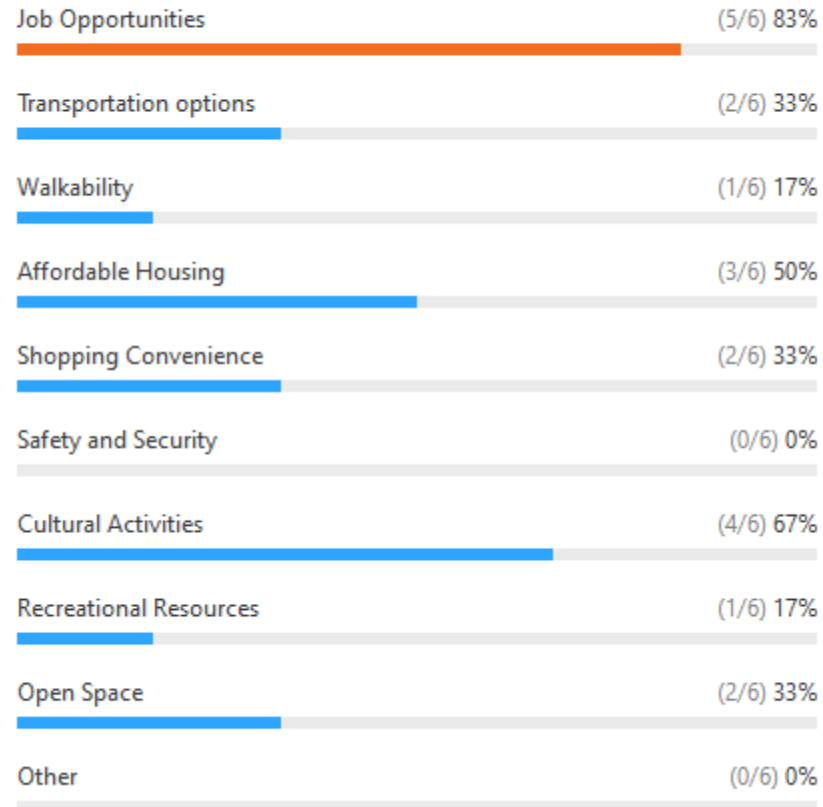
# Poll 4

## 1. What is your favorite thing about YOUR neighborhood?



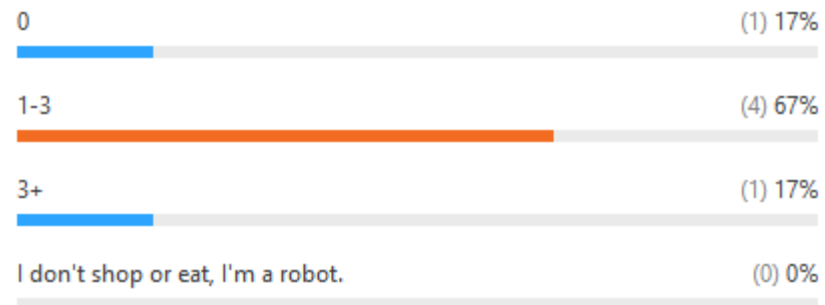
# Poll 5

## 1. What do you feel is missing in your neighborhood? (Multiple choice)



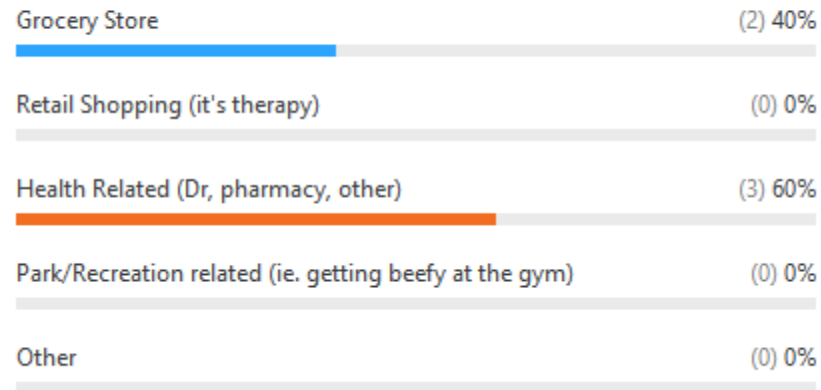
# Poll 6

**1. How many times per week do you shop or eat downtown within walking or biking distance of your residence?**



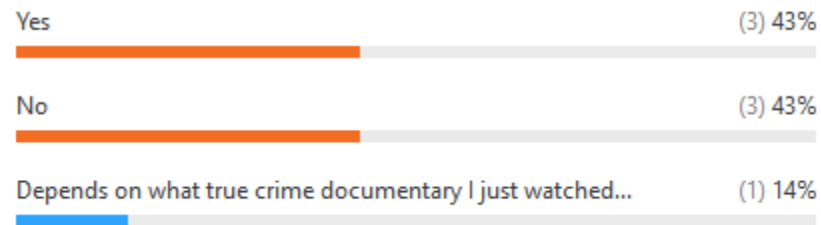
# Poll 7

## 1. When you "run errands" or leave the house with your car for something other than work, where is your destination?



# Poll 8

**1. Do you feel comfortable walking in your neighborhood any time of day?**





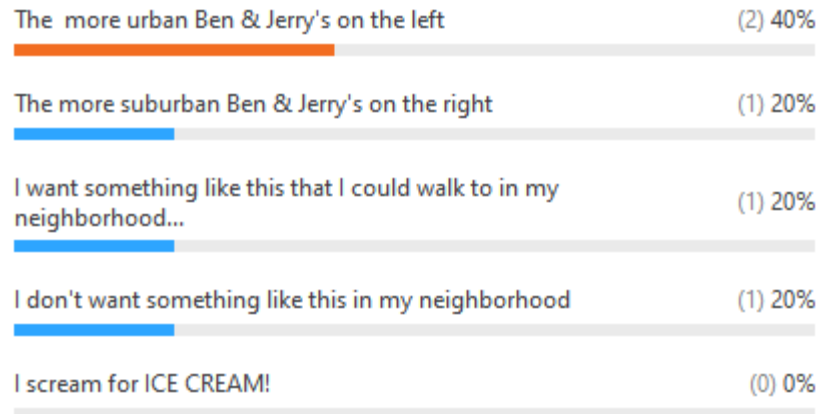
# Poll 9

**1. Is it important for the City to establish design standards for residential, commercial, and industrial development?**



# Poll 12-VP (Johnson/Eliz)

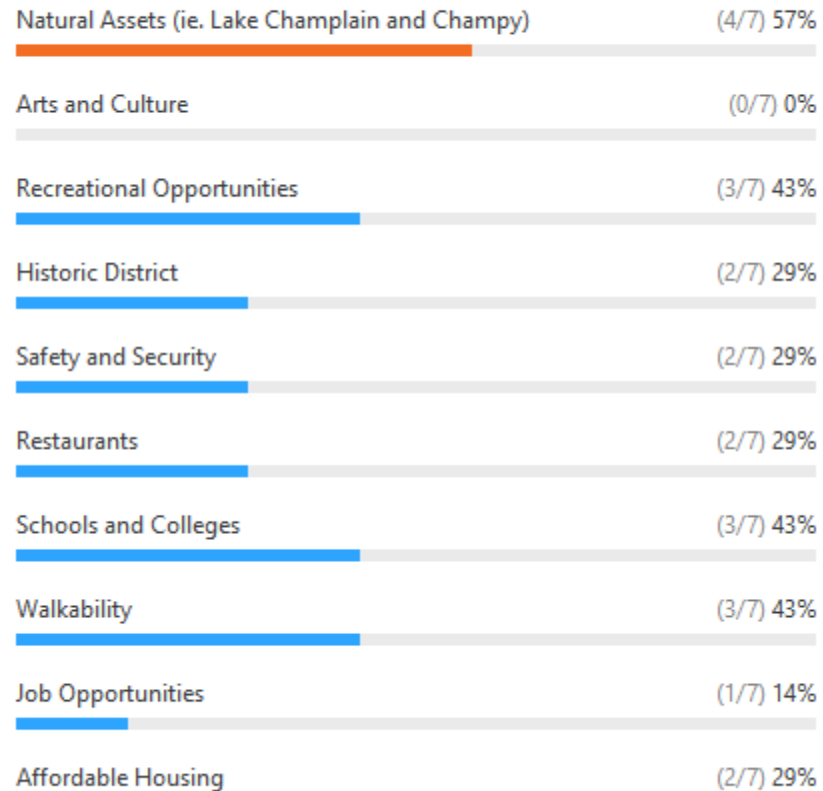
## 1. To fit into my neighborhood, the best fit would be...



# Ward 3&4 Polls

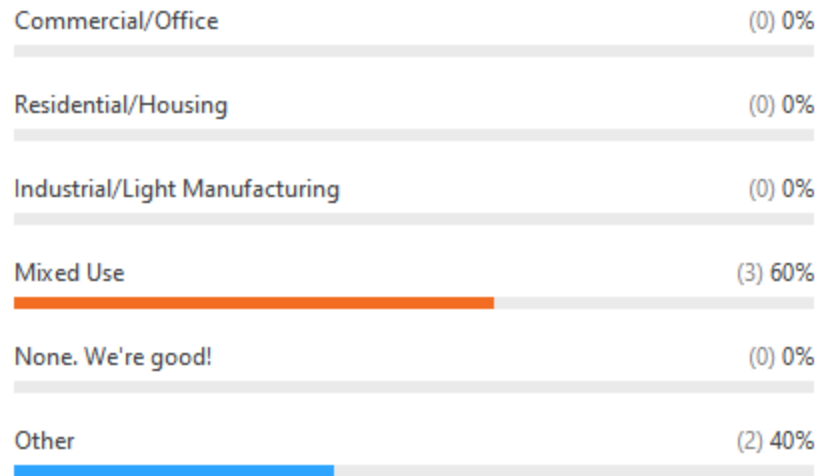
# Poll 1

## 1. What is your favorite thing about the City of Plattsburgh? ie. Why do you choose to live here? (Multiple choice)



# Poll 2

## 1. What type of development do you feel the City needs more of?



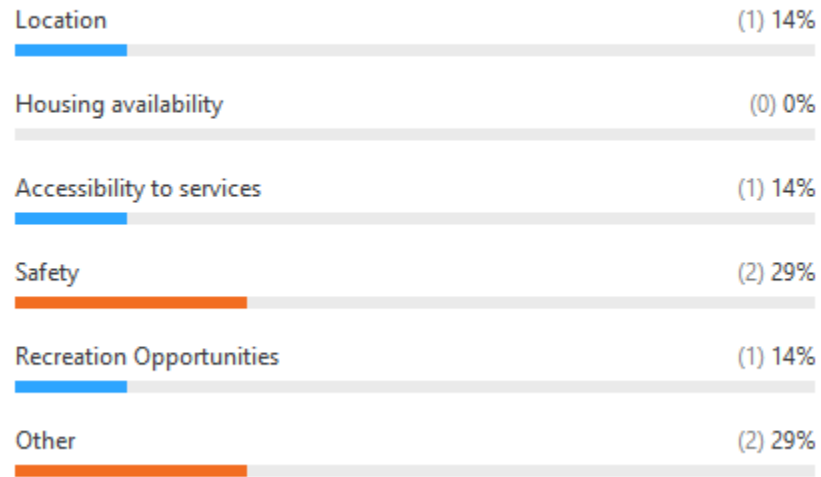
# Poll 3

## 1. How would you characterize the current physical condition of downtown?



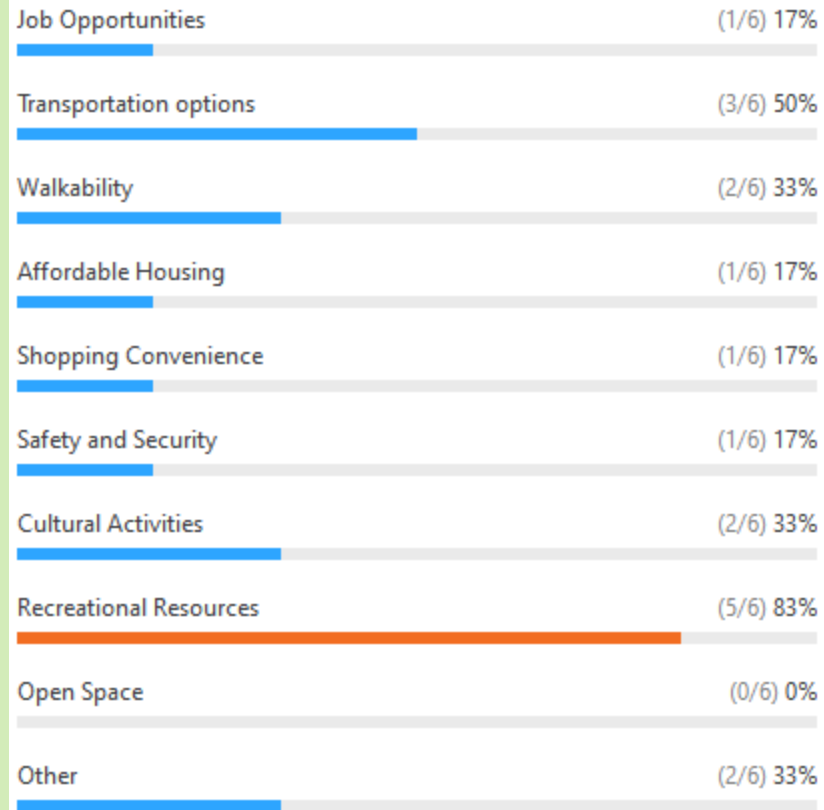
# Poll 4

## 1. What is your favorite thing about YOUR neighborhood?



# Poll 5

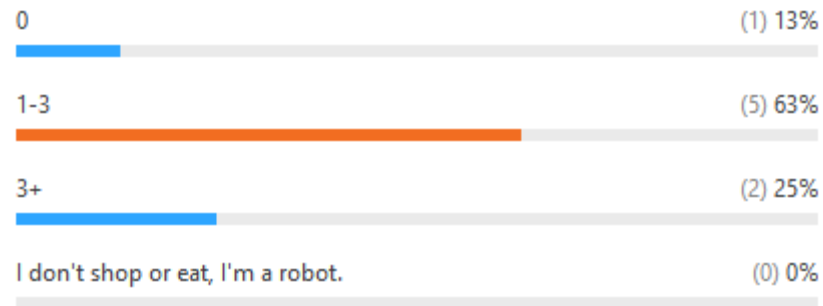
## 1. What do you feel is missing in your neighborhood? (Multiple choice)





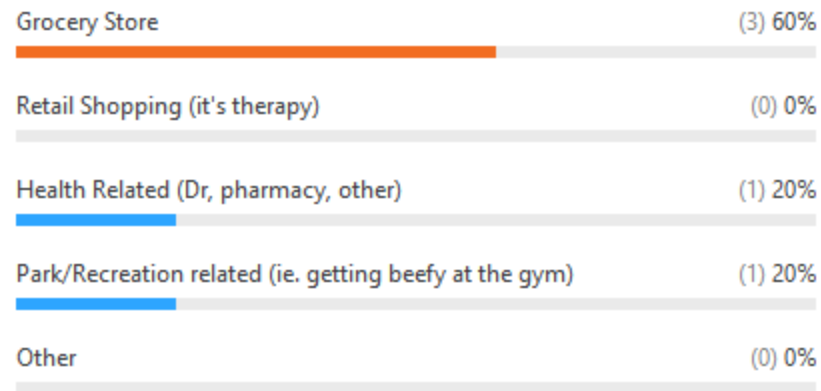
# Poll 6

**1. How many times per week do you shop or eat downtown within walking or biking distance of your residence?**



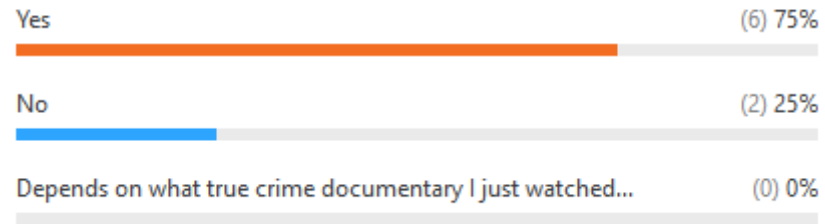
# Poll 7

## 1. When you "run errands" or leave the house with your car for something other than work, where is your destination?



# Poll 8

**1. Do you feel comfortable walking in your neighborhood any time of day?**



# Poll 9

**1. Is it important for the City to establish design standards for residential, commercial, and industrial development?**



# Poll 13- VP1 - denser devel.

**1. What do you think of this new development in a moderate-higher density district? ie. Boynton, Cornelia, Rugar, etc**



# Poll 14- VP2 - safe crossing

## 1. Safe and attractive intersections on the main roads (Margaret, Cornelia, Rugar, etc) are:

Really important (7) 100%

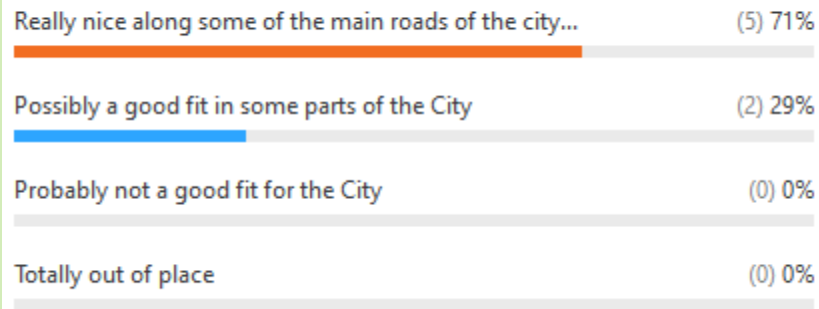


Response	Count	Percentage
Really important	7	100%
I am all for safety, but I cannot see spending money at all on this issue	0	0%

I am all for safety, but I cannot see spending money at all on this issue (0) 0%

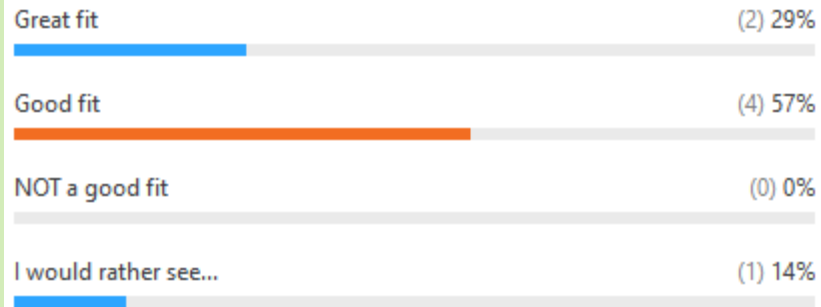
# Poll 15- VP3 - townhome image

## 1. Apartments like this could be...



# Poll 16- VP4 - mixed use

**1. How well would this type of infill development "fit" in an underutilized commercial shopping area?**







# Poll 17- VP5 - shopping center with fountain

## 1. What do you think of this pedestrian plaza located in a revitalized shopping center?

It's nice and I want to spend time there (6) 100%



It would be nice somewhere other than Plattsburgh (0) 0%



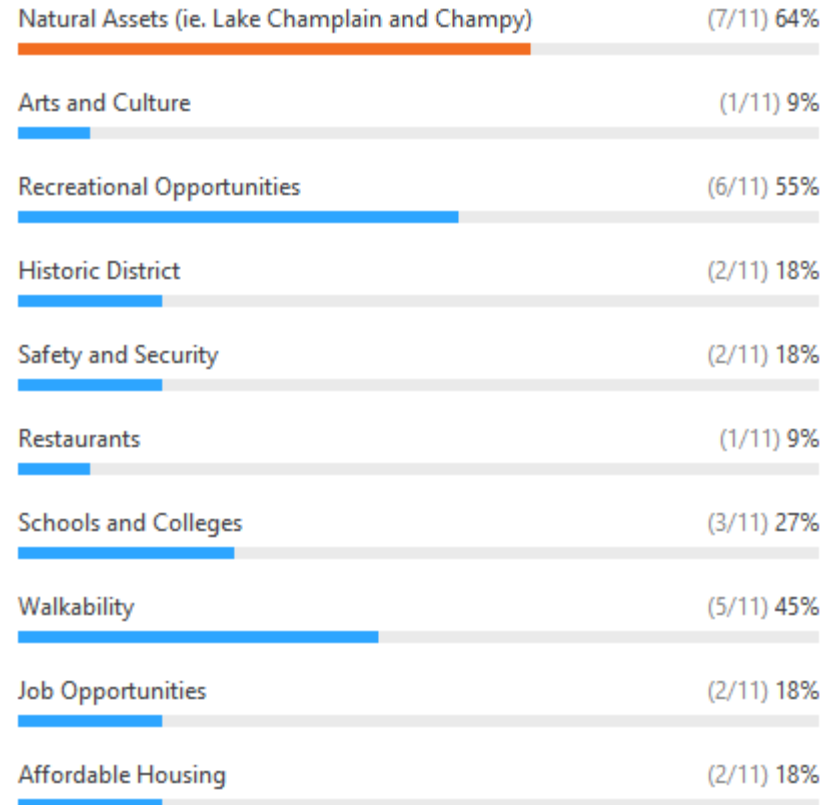
I don't like it at all! Fountains are so last century. (0) 0%



# Ward 5 Polls

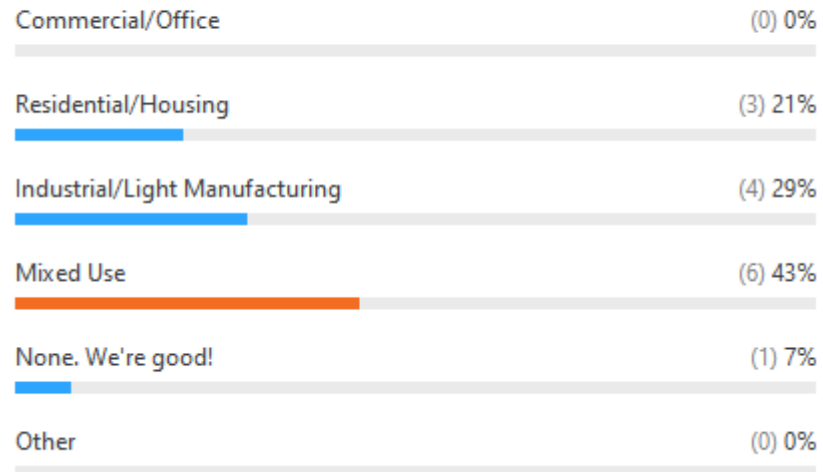
# Poll 1

## 1. What is your favorite thing about the City of Plattsburgh? ie. Why do you choose to live here? (Multiple choice)



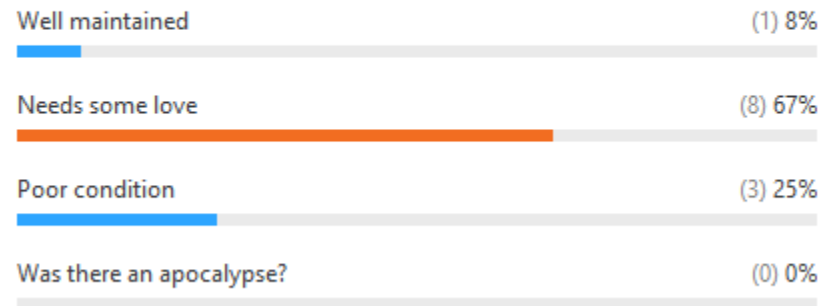
# Poll 2

## 1. What type of development do you feel the City needs more of?



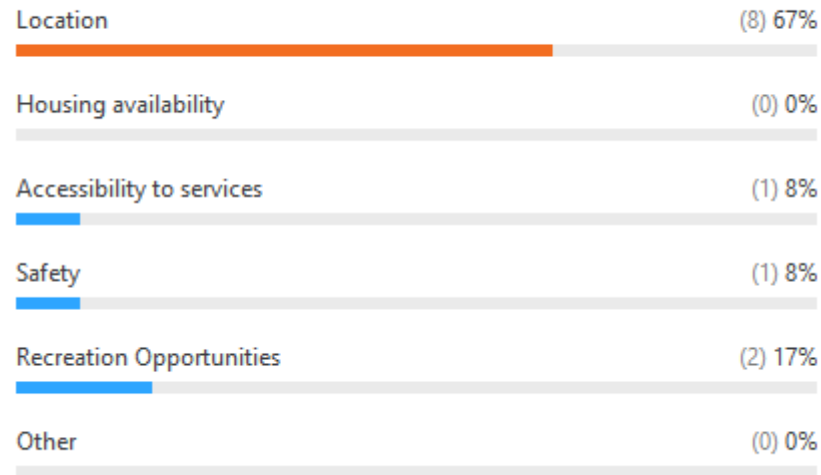
# Poll 3

## 1. How would you characterize the current physical condition of downtown?



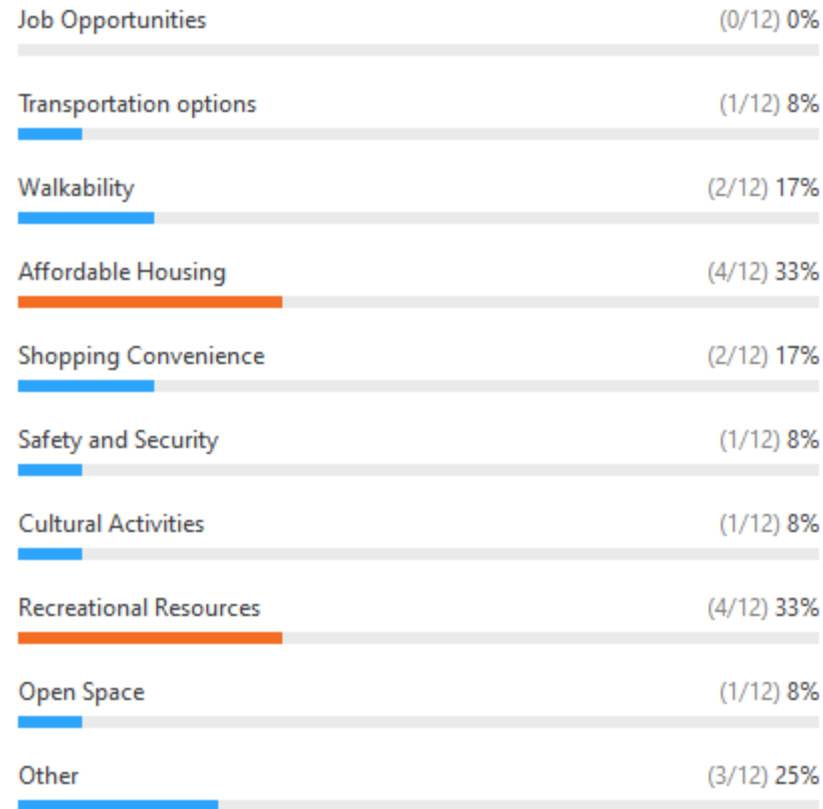
# Poll 4

## 1. What is your favorite thing about YOUR neighborhood?



# Poll 5

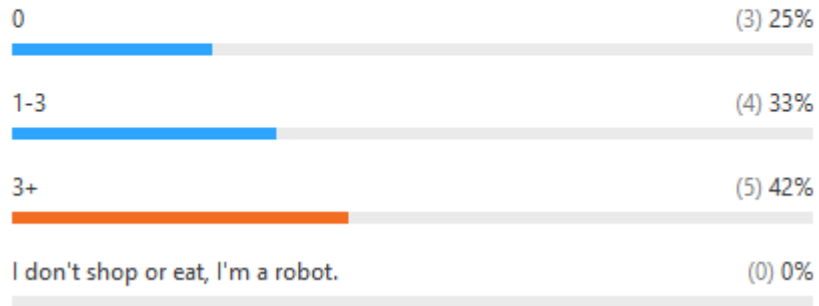
## 1. What do you feel is missing in your neighborhood? (Multiple choice)



Missing: park with a playground, bike lanes

# Poll 6

1. How many times per week do you shop or eat downtown within walking or biking distance of your residence?

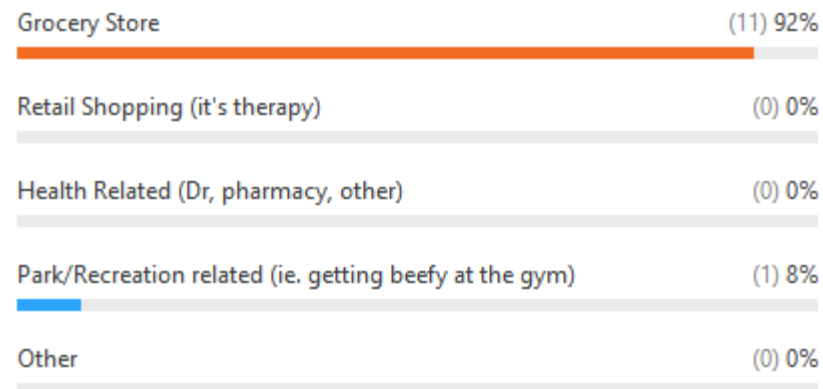


Sidewalks not safe - Cumberland ends before Wilcox; sidewalks don't go to parks; need safe routes for kids to walk or bike



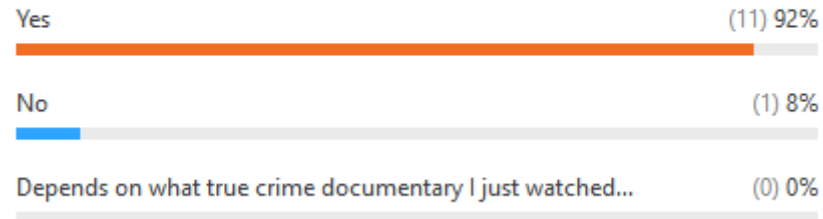
# Poll 7

## 1. When you "run errands" or leave the house with your car for something other than work, where is your destination?



# Poll 8

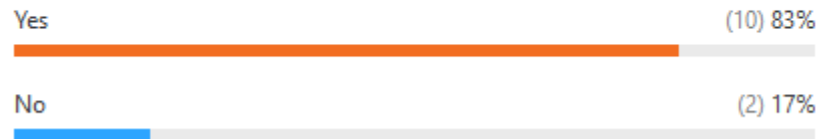
1. Do you feel comfortable walking in your neighborhood any time of day?



From Set Point condos to the beach - walking trail - no night lighting; routine “patrol” style presence could help

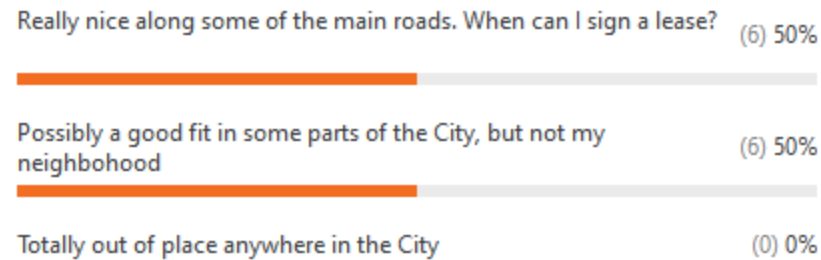
# Poll 9

**1. Is it important for the City to establish design standards for residential, commercial, and industrial development?**



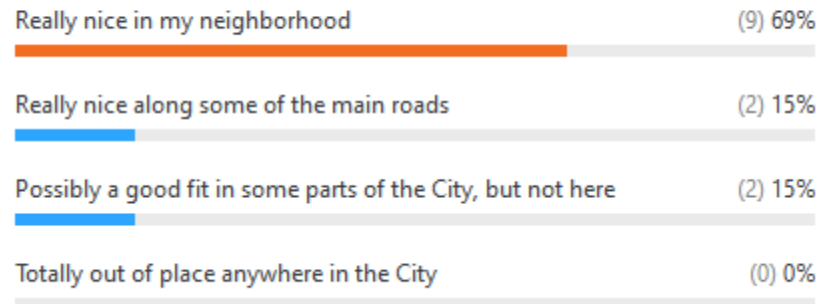
# Poll 18- VP1 - apt. devel.

## 1. How well do you think this development would "fit" in your neighborhood?



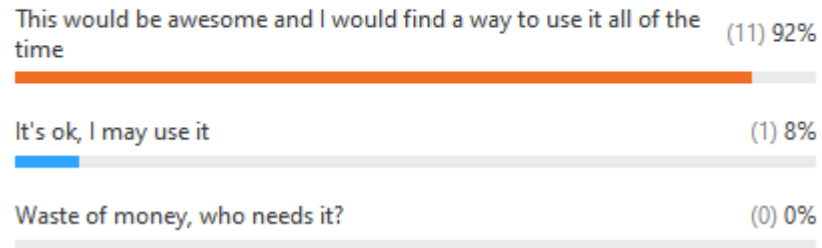
# Poll 19- VP2 - commercial (ben and jerry's)

## 1. How well do you think this development would "fit" in your neighborhood?



# Poll 20- VP3 - wide sidewalk


## 1. How do you like this double-wide pathway? (yes, you can ride a bike on it)



# Poll 21- VP4 - roundabout


## 1. How do you feel about a round-a-bout at the Margaret/Boynton/Cumberland Ave intersection?

I think it would greatly improve vehicular and pedestrian flow and safety (7) 54%




Response	Count	Percentage
I think it would greatly improve vehicular and pedestrian flow and safety	7	54%
It may improve the intersection, but not worth the engineering/funding	4	31%
Round-a-bouts don't work. I mean, how the heck do you navigate that thing?	2	15%

It may improve the intersection, but not worth the engineering/funding (4) 31%



Round-a-bouts don't work. I mean, how the heck do you navigate that thing? (2) 15%

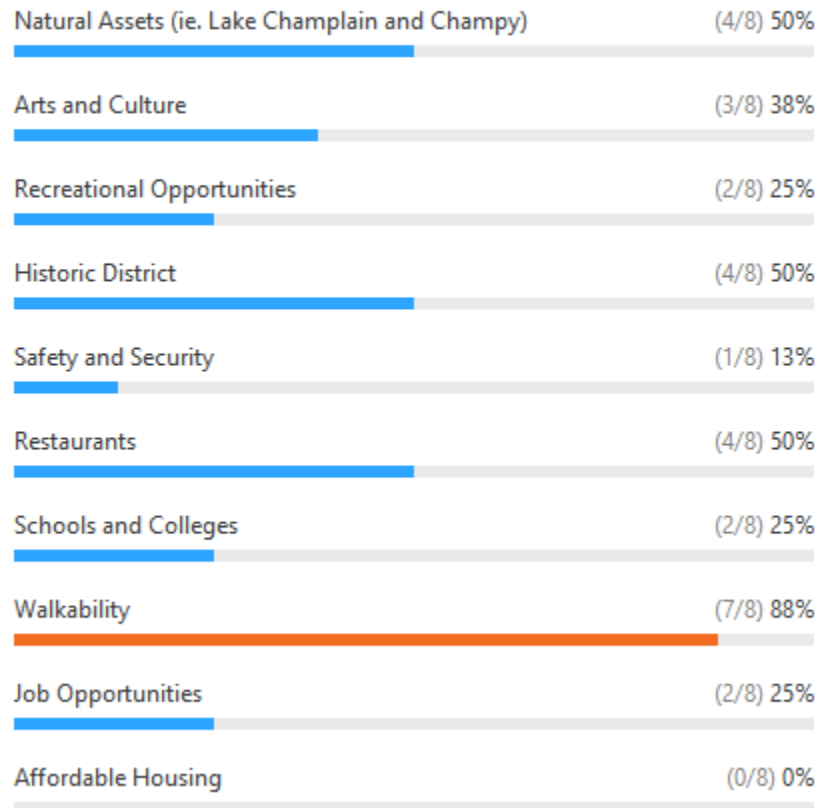


# Ward 6 Polls



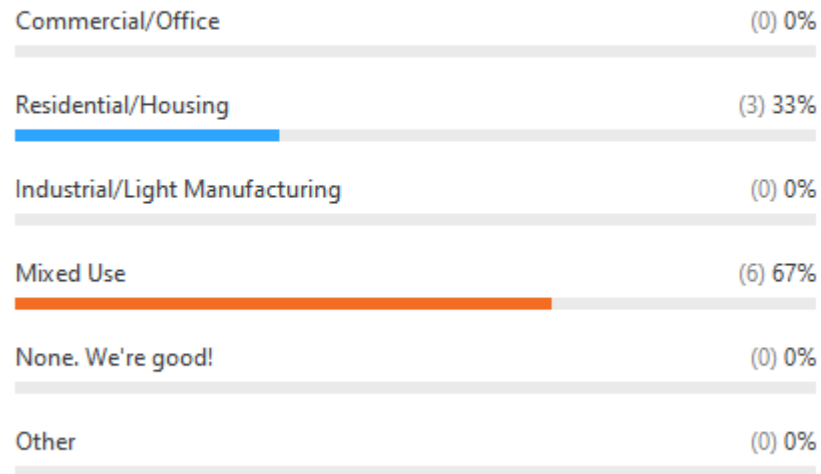
# Poll 1

## 1. What is your favorite thing about the City of Plattsburgh? ie. Why do you choose to live here? (Multiple choice)



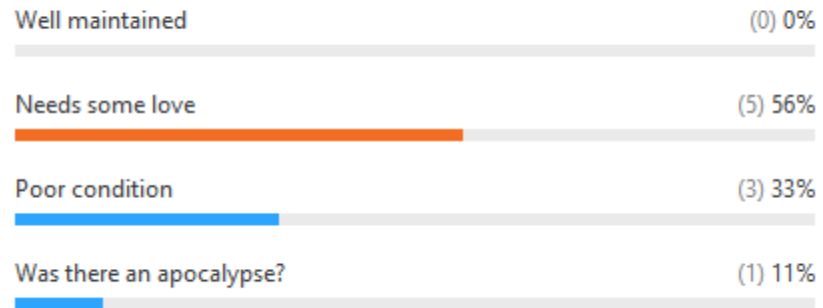
# Poll 2

## 1. What type of development do you feel the City needs more of?



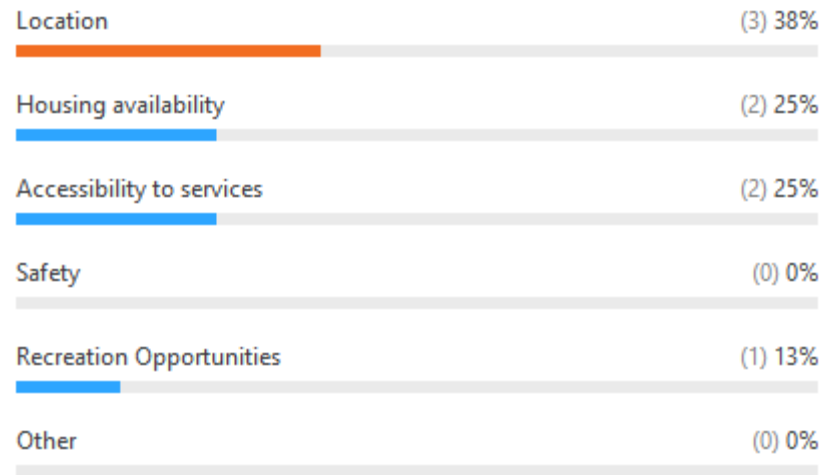
# Poll 3

## 1. How would you characterize the current physical condition of downtown?



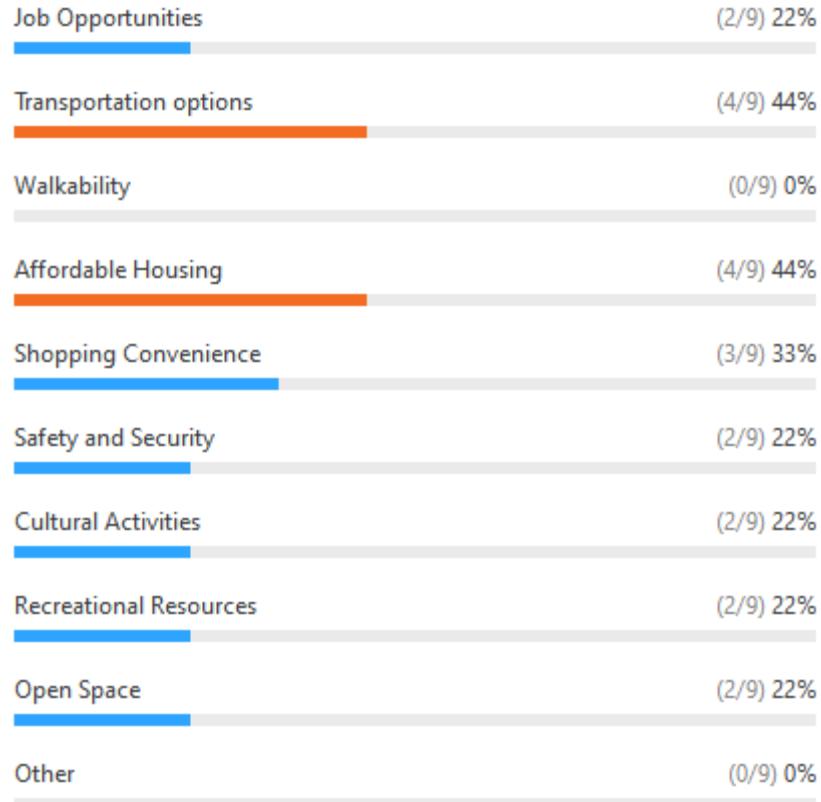
# Poll 4

## 1. What is your favorite thing about YOUR neighborhood?



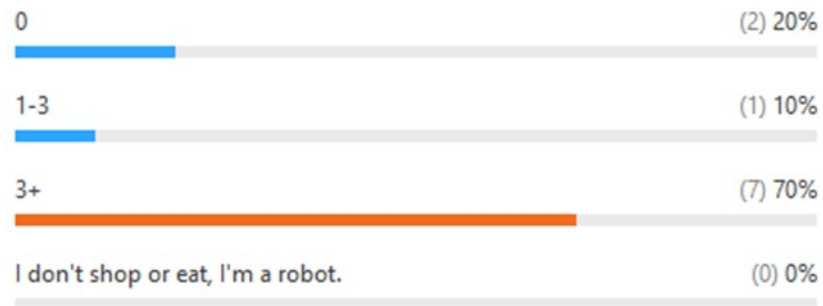
# Poll 5

## 1. What do you feel is missing in your neighborhood? (Multiple choice)



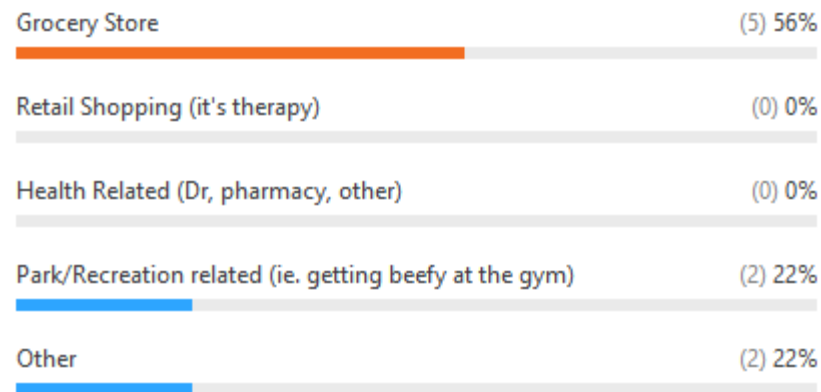
# Poll 6

**1. How many times per week do you shop or eat downtown within walking or biking distance of your residence?**



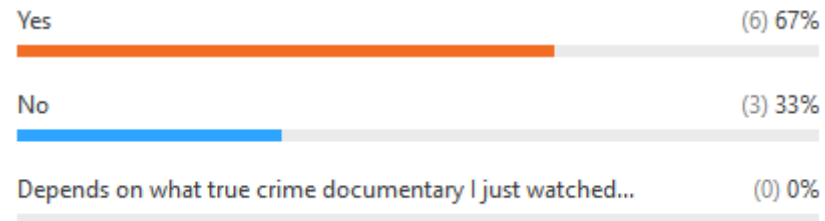
# Poll 7

## 1. When you "run errands" or leave the house with your car for something other than work, where is your destination?



# Poll 8

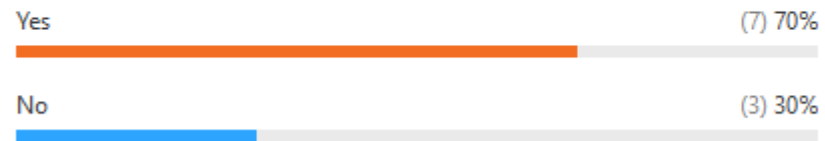
**1. Do you feel comfortable walking in your neighborhood any time of day?**





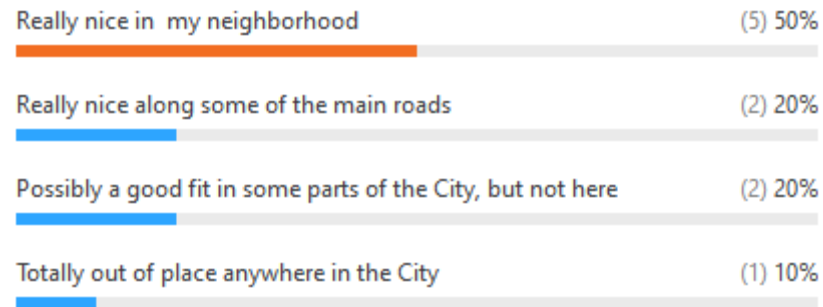
# Poll 9

**1. Is it important for the City to establish design standards for residential, commercial, and industrial development?**



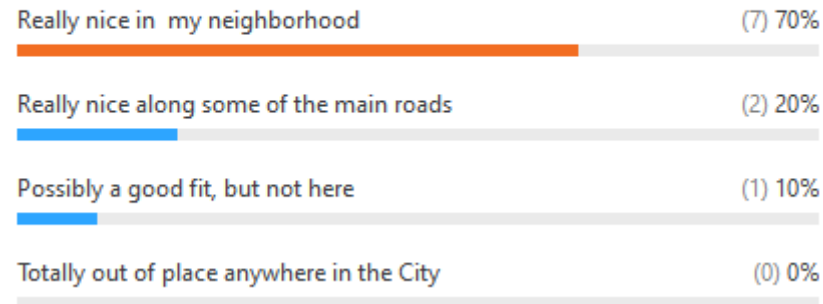
# Poll 22- VP1 - apt/condo hsg

## 1. How well do you think this development would "fit" in your neighborhood?



# Poll 23- VP2 - mixed use, ben and jerry's

## 1. How well do you think this development would "fit" in your neighborhood?



## Ward 1

16:33:32 From Danielle to Everyone : clear snow on footpath in winter with same efficiency as expected by homeowners. would use it much more in the winter

16:35:04 From Lorraine Torgesen to Everyone : I am semiretired working from home. Downtown is too far to walk from Maine Rd.

16:35:43 From Jaime Canales to Everyone : It'd be nice to see a Whole Foods or Publix in Ward 1

16:37:43 From Ira to Everyone : skyway shopping center needs to be renovated/reinvented

16:37:48 From Jacqueline Hallock to Everyone : I think a Whole Foods or Publix would be perfect for Skyway. :)

16:39:31 From Jaime Canales to Everyone : A style guide, or design standard is crucial for continuity and future branding of the city

16:41:52 From Jaime Canales to Everyone : Absolutely. Skyway can be something such as Mayfaire Town in Wilmington NC, that has outlets (such as Tangier's) grocery stores, as well as residential apartments and townhomes integrated into the retail

16:43:06 From Danielle to Everyone : absolutely agree...there is so much potential for skyway, but I would like to make sure that our local shops aren't pushed out by large corporations

16:43:35 From Danielle to Everyone : love all the existing shops there

16:44:57 From Jaime Canales to Everyone : <https://www.wilmingtonandbeaches.com/listing/mayfaire-town-center/365/>

16:49:22 From Renee McFarlin to Everyone : I think affordable housing, particularly close to Skyway, would be great. There are several social services on the Oval, including OneWorkSource, and the retail employment opportunities at Skyway lend themselves to walkable lower income housing.

16:49:46 From Julie Baughn to Everyone : there used to be a movie theatre in skyway

16:50:23 From Julie Baughn to Everyone : as well as many small stores

16:52:20 From Lorraine Torgesen to Everyone : Affordability would be an important consideration as well as public transit.

16:53:19 From Jaime Canales to Everyone : Fix the beaches and waterfront, and allow for mixed uses. It'd be great to have more utilization for the old parade deck for an indoor rec for kids.

16:53:29 From Jaime Canales to Everyone : FOOD TRUCKS! YES!!!

16:54:14 From Lorraine Torgesen to Everyone : Renovations to the back side of these buildings in the oval. Walking on the paths or biking exposes the back of the delapidated buildings on the oval.

16:55:52 From Jaime Canales to Everyone : Yes! A neighborhood market

16:57:52 From Jacqueline Hallock to Everyone : People live on the Old Base because of the historic nature and feel of the buildings and trees. We need to protect and fix up these assets, including the beaches. I see people driving through and visiting here because of the history. This is what makes Ward 1 unique and we need to preserve what we have.

16:59:14 From Trevor Cole, Town of Plattsburgh to Everyone : Could a unique zoning opportunity be available that would allow "micro commercial" enterprises to face the Terry Gordon path?

## Ward 2

17:14:38 From Emily Gardner (Saratoga Associates) to Everyone : \*Test message in case anyone can't find their chat window\*

17:18:33 From Erika Favaro to Everyone : I feel the housing is affordable but there isn't often houses on the market.

17:19:21 From Mia Morgillo to Everyone : With so much concern about job opportunity, the construction office buildings could really help with getting businesses to the area

17:27:08 From Rebecca White to Everyone : constrains architectural innovation

17:27:13 From Erika Favaro to Everyone : I get a bad vibe on the bike path. There are too many dark spots.

17:30:37 From Rebecca White to Everyone : this park is great when it's bustling with families sledding but seems creepy any other time

17:31:22 From Rebecca White to Everyone : yes. too dark and secluded

17:31:29 From Erika Favaro to Everyone : I live across the river and it seems to only be lit during speeding for ball games.

17:31:55 From iPhone (Danielle Erb) to Everyone : the stairs at fox hill are still not replaced, broken fencing at south acres

17:33:15 From Erika Favaro to Everyone : there is a skating rink off the the right of the ball fields.

17:33:42 From iPhone (Danielle Erb) to Everyone : skating rink there but underutilized

17:33:53 From Rebecca White to Everyone : the equipment isn't safe for kids

17:33:57 From iPhone (Danielle Erb) to Everyone : also there are woods there that would be nice walking patches to the river

17:34:27 From iPhone (Danielle Erb) to Everyone : would be nice to have a footbridge across the river to waking path

17:36:39 From Rebecca White to Everyone : maybe a gazebo and some picnic areas or sitting areas

17:37:07 From iPhone (Danielle Erb) to Everyone : not familiar with where this is?

17:37:34 From Mia Morgillo to Everyone : River access would be great!

17:38:26 From Erika Favaro to Everyone : on the spring it's really fast east of the south Catherine street bridge

17:38:29 From Rebecca White to Everyone : this is a short walk from Fox Hill. it would be great to launch tubes here and get back out at fox hill to walk back.

17:38:33 From Mikayla Osmer to Everyone : I agree, college students would definitely utilize water access just as much if not more than community members

17:44:59 From Rebecca White to Everyone : traffic can get really congested around the store on Johnson. I don't think the streets can handle increased traffic

17:45:25 From Rebecca White to Everyone : yes

17:46:27 From Erika Favaro to Everyone : I walk to the co op but I worry that smaller stores might be cost prohibitive to many families.

17:47:14 From Mia Morgillo to Everyone : As a student I'd say no

17:47:18 From Erika Favaro to Everyone : not much of one from my perspective.

17:51:51 From Rebecca White to Everyone : can you get rid of the one way street on St. John

17:52:30 From Rebecca White to Everyone : it's too low traffic. it's unnecessary

17:53:00 From Rebecca White to Everyone : get rid of hart well too

17:54:03 From Erika Favaro to Everyone : thank you.

## Wards 3 & 4

18:09:22 From Marie's iPhone to Everyone : the beach

18:10:01 From Jacqueline Vogl to Everyone : We need some accommodations downtown

18:10:40 From Marie's iPhone to Everyone : yes the city beach! my family is there very often during the summer.

18:10:46 From Doug Butdorf to Everyone : Commercial / Office  
Residential / Housing  
Industrial

An all of the above selection

18:11:49 From Jackie to Everyone : Some places are well maintained, and others are certainly not. It's very mixed.

18:12:34 From Shannon to Everyone : A lot of the multi-unit housing is in poor condition. Particularly the student housing would benefit from higher standards for maintenance.

18:12:47 From Donna LeClair to Everyone : The exterior condition is fairly well maintained but the interiors need improvements.

18:13:07 From Jackie to Everyone : Trees lining the streets?

18:13:14 From Donna LeClair to Everyone : Most buildings.

18:15:42 From Doug Butdorf to Everyone : 2-plex / 4-plex -

18:15:49 From Donna LeClair to Everyone : Comfortable housing distances and family-friendly feel. I live in Ward 4.

18:16:18 From Jackie to Everyone : Bike lanes throughout the city would be terrific!

18:23:48 From Jennifer Tallon to Everyone : The skate park needs to be updated too. I keep hearing that.

18:23:48 From Jackie to Everyone : The loss of a recreation coordinator in the city was a big loss for those of us who participated in physical activities with our families.

18:23:54 From Julie Ross to Everyone : the dog park is really dumpy and not a nice place to go

18:24:54 From Marie's iPhone to Everyone : I agree the lighting is lacking. I don't feel safe walking at night in many streets. the sidewalks need TLC and need to be throughout the city

18:25:41 From Donna LeClair to Everyone : The sidewalks need to be replaced and widened.

18:26:23 From Donna LeClair to Everyone : The handrail along Boynton between the park and Beekman Street needs to be replaced as well.

18:26:52 From Jackie to Everyone : As the parent of a son with special needs, the absence of crossing lights at busy intersections is a hazard that reduces his ability to be independent.



18:28:24 From Shannon to Everyone : I am in the same situation with Jackie, and I don't let my son walk to school.

18:28:26 From Marie's iPhone to Everyone : more city activities in the summer like the mayors cup was years ago. also more outside dining in the spring and summer

18:28:56 From Jackie to Everyone : Why not make City Hall Place a pedestrian street?

18:29:02 From Julie Ross to Everyone : and as someone mentioned earlier in one of the other ward forums, food truck festivals are hugely popular and greatly lacking in this area

18:29:46 From Donna LeClair to Everyone : I second what Jackie said. Make City Hall Place a pedestrian only street.

18:30:04 From Doug Butdorf to Everyone : these should be multiple choice

18:30:30 From Jackie to Everyone : Yes, I would have picked several options if the last question had been multiple choice.

18:30:59 From Julie Ross to Everyone : I would happily walk downtown far more often if there is more to do than just eat and leave

18:31:00 From Donna LeClair to Everyone : Also make Oak Street 2-Way. It would

18:31:16 From Donna LeClair to Everyone : Be a lot easier for commuting between the schools.

18:32:21 From Marie's iPhone to Everyone : I won't walk alone at night

18:32:33 From Julie Ross to Everyone : I think the police presence throughout the city is excellent and makes me feel safe in general

18:32:49 From Shannon to Everyone : I think traffic calming features would also help, some of the residential streets that don't have a lot of stops become drag strips.

18:33:27 From Donna LeClair to Everyone : I have no concerns about safety from day to evening. But I think the sidewalks could be improved.

18:35:00 From Shannon to Everyone : I don't think it would make a difference unless it was retroactive, the buildings needing the most help are older.

18:37:14 From Doug Butdorf to Everyone : Each park should have a community garden area

18:37:20 From Julie Ross to Everyone : definitely more programming because I think if you offer things for kids and adults to do they'll show up and do it

18:37:30 From Donna LeClair to Everyone : This is actually a nice park. We just don't use it often because it's not as close to where we live.

18:37:38 From Doug Butdorf to Everyone : and fire pits!

18:37:49 From Jackie to Everyone : I agree that more programming is an excellent idea.

18:37:56 From Doug Butdorf to Everyone : more trees... they have been cut down, but not replaced.

18:37:58 From Marie's iPhone to Everyone : more programming, updated equipment, community gardens, be maintained, and maybe a splash park somewhere in the city

18:38:48 From Donna LeClair to Everyone : It looks like a lot of the houses in this neighborhood have pools. I don't think a splash park is needed here.

18:38:52 From Julie Ross to Everyone : A citywide recreation probably program may be in conjunction with the YMCA would give kids opportunities all summer long

18:39:28 From Donna LeClair to Everyone : The city should expand its recreation programming and perhaps partner with the Town of Plattsburgh.

18:39:35 From Jackie to Everyone : Does Blumette Park still have a public ice skating area?

18:39:50 From Doug Butdorf to Everyone : A regional approach to recreation and park planning should be implemented.

18:40:03 From Christopher Rosenquest to Everyone : @Jackie - Yes

18:40:14 From Jennifer Tallon to Everyone : I loved going skating there when I was a kid.

18:40:36 From Donna LeClair to Everyone : We also need swimming lessons again. What happened to those?

18:40:43 From Marie's iPhone to Everyone : that's a great start! I thought that was coming but I couldn't remember if it was actually happening. maybe take a park that isn't used very much and convert it. we have been to one when visiting family in Michigan and loved it

18:41:18 From Julie Ross to Everyone : our ward has a lot of green space but it sits empty most days with no coordinated planning

18:41:51 From Marie's iPhone to Everyone : when we moved here to the city in 2013 there was so much more recreation wise. now it's non existent!

18:42:13 From Marie's iPhone to Everyone : a playground at the city beach would be wonderful!

18:42:20 From Julie Ross to Everyone : Hell yes to the Indian food

18:42:21 From Donna LeClair to Everyone : Stafford used to partner with the city and had swimming lessons at the school. And open swim throughout the week.

18:42:49 From Marie's iPhone to Everyone : food truck festival would be a great way to get people out. having a sand castle event at the city beach too!

18:42:55 From Julie Ross to Everyone : how about a weekly ward food truck event that rotates throughout all the wards in the city

18:43:17 From Christopher Rosenquest to Everyone : Marie - Agreed. Something we're working on.

18:43:31 From Donna LeClair to Everyone : The town should buy the Wellness Center from CVPH to have their own pool for year-round swimming.

18:43:34 From Doug Butdorf to Everyone : food trucks at the various parks in the City

18:44:03 From Jackie to Everyone : Back to a recreation / activity coordinator. We need outdoor things to build community and get people outside in every season.

18:44:36 From Doug Butdorf to Everyone : Consider: Zoning changes to eliminate the exclusivity of single-family homes in Ward 3-4. More 2-3-4 plexes would increase density.

18:44:54 From Julie Ross to Everyone : One last recreational activity, concerts in the parks

18:45:59 From Donna LeClair to Everyone : Student Housing is bleeding into Ward 3 already. We don't need more student housing.

18:48:15 From Doug Butdorf to Everyone : Co-housing with focus on development of intergenerational living with both renters and owners. There would be challenges in the City of Plattsburgh due to zoning.

18:52:12 From Julie Ross to Everyone : Really nice affordable housing for people with middle incomes

18:52:53 From Donna LeClair to Everyone : Middle income housing. Townhouses and Bungalows.

18:53:15 From Julie Ross to Everyone : Making sure the housing includes its own park and green space area

18:54:03 From Marie's iPhone to Everyone : yes we need middle income housing! affordable neighborhood to keep those of us in the city who maybe can't afford to buy in the city.

18:54:35 From Shannon to Everyone : It would also be nice to preserve that woodland area, it's got a lot of diversity.

18:55:41 From Donna LeClair to Everyone : Not just industrial. We need professional level jobs, as well. Many students don't want to go into manufacturing.

18:57:50 From Doug Butdorf to Everyone : Rt 3 corridor is UGLY and unsafe to walk or bike. It is a terrible welcome to the City of Plattsburgh.

18:57:51 From Shannon to Everyone : Sidewalks, and more signaled crossing that stops traffic lights.

18:58:40 From Donna LeClair to Everyone : Bury all of the utilities and improve the Walgreen's intersection.

18:58:44 From Shannon to Everyone : More trees, and green space along the road.

18:59:01 From Doug Butdorf to Everyone : byyr the utilities

18:59:04 From Doug Butdorf to Everyone : bury

19:00:23 From Shannon to Everyone : Protected bike lanes

19:01:11 From Donna LeClair to Everyone : Restrict parking along the plaza sidewalk. Parked cars block visibility

19:01:47 From Julie Ross to Everyone : If they do that plan that you just showed what happens when it hits the city limits, will it continue?

19:04:29 From Donna LeClair to Everyone : I'm concerned about visibility when pulling out.

19:04:44 From Julie Ross to Everyone : I like it because it looks neat and clean and well planned

19:05:02 From Marie's iPhone to Everyone : looks neat clean with green!

19:05:29 From Shannon to Everyone : There are a lot of people that walk up and down Cornelia every day, so I think safety is really important.

19:07:45 From Doug Butdorf to Everyone : higher density residential

19:07:53 From Julie Ross to Everyone : Light industrial

19:08:19 From Shannon to Everyone : Small commercial would be great, there is visibility from I-87

19:08:59 From Shannon to Everyone : This would be a great space for a small niche grocery store like Trader Joe's

19:13:29 From Shannon to Everyone : Plattsburgh Plaza

19:14:09 From Julie Ross to Everyone : Who owns the land

19:14:22 From Donna LeClair to Everyone : There was a picture shared earlier that would look great here.

19:14:24 From Julie Ross to Everyone : There still is

19:14:41 From Donna LeClair to Everyone : A shopping center that has windows above it.

19:16:59 From Donna LeClair to Everyone : This would look okay but I think it was yellow.

19:18:22 From Donna LeClair to Everyone : Yes that's the one! Thank you!

19:20:42 From Donna LeClair to Everyone : I just liked the windows and columns.

19:21:31 From Julie Ross to Everyone : I like the fact that it's not just haphazard businesses thrown into any available space

19:22:58 From Shannon to Everyone : With the revamp of route 3/ Cornelia, Plattsburgh Plaza would be a good place to park and then walk around.

19:23:42 From Christopher Rosenquest to Everyone : Two lots back there. One owned by ALDI the other owned by Plattsburgh Plaza

19:25:23 From Christopher Rosenquest to Everyone : B-2 Highway

19:25:26 From Christopher Rosenquest to Everyone : zoned

19:26:03 From Christopher Rosenquest to Everyone : R2 general res behind plaza

19:29:04 From Donna LeClair to Everyone : Thank you all so much! This is exciting!

## Ward 5

16:15:00 From Bruce to Everyone : lakeside, close to downtown, good neighborhoods

16:15:15 From Courtney M. (she/her) to Everyone : LOVE being able to walk downtown :)

16:15:57 From Tom to Everyone : Also love being close to downtown. Can any other Ward brag about having the beach? The bike path?

16:16:31 From Brianna Duncan to Everyone : Walkability. Proximity to downtown. Love the corner store on Saily and Lorraine. Close to jobs, entertainment, recreation, and neighborhoods.

16:16:35 From Matty Barrett to Everyone : we love our neighborhood because we're close to everything.

16:21:10 From Matty Barrett to Everyone : we don't really have a park with a playground in close proximity that's walkable

16:21:32 From Bruce to Everyone : more bike lanes, make decision on Crete

16:21:55 From Courtney M. (she/her) to Everyone : Would love a playground in our ward!

16:22:20 From Tom to Everyone : Programming at the parks would be a good start. Use the beach and strengths of the ward on the water

16:22:27 From Courtney M. (she/her) to Everyone : A sidewalk that connects Wilcox Dock to Margaret Street. (Dangerous section of road beside Georgia Pacific Plant w/o a sidewalk)

16:23:28 From Loretta Rietsema to Everyone : A sailing club at Wilcox

16:23:37 From Courtney M. (she/her) to Everyone : Could there be a playground at Wilcox Dock?

16:23:52 From Brianna Duncan to Everyone : A Wilcox dock park would be excellent.

16:24:00 From Loretta Rietsema to Everyone : playground at Wilcox would be great!

16:24:24 From Brianna Duncan to Everyone : Also a playground at the beach.

16:24:43 From Loretta Rietsema to Everyone : non- motorized boating opportunities at Wilcox - canoe/kayak rentals

16:25:18 From Matty Barrett to Everyone : absolutely a playground at the beach!!! Also a working bathroom!!

16:25:26 From Courtney M. (she/her) to Everyone : Possible Opportunity for more development in the huge grass field across from Wilcox Dock?

16:26:35 From Brianna Duncan to Everyone : The sidewalks are narrow and the intersections are busy and not pedestrian friendly.

16:28:03 From Courtney M. (she/her) to Everyone : Would love to see a more accessible way of accessing the pedestrian bridge to get to the waterfront area. (Instead of stairs, have a ramp)

16:33:10 From Brianna Duncan to Everyone : I appreciate the new crosswalk in front of McDonalds.

16:33:53 From Bruce to Everyone : I feel safe but not sure my wife would agree.

16:37:37 From Bruce to Everyone : not sure design standards are needed.

16:37:38 From Matty Barrett to Everyone : I feel like putting design standards on new businesses would cause undue cost to small businesses in the city and prevent them from opening here

16:38:52 From Tom to Everyone : Anything we should know about the property and what's currently there or why it sat undeveloped?

16:40:01 From Brianna Duncan to Everyone : Retain it as a natural parkland. Maybe include some nature-based play equipment connecting to the beach theme.

16:40:56 From Anne to Everyone : I think it was jet fuel stored there for the base.

16:41:39 From Christopher Rosenquest to Everyone : There are two parcels there, owned by different entities.

16:43:53 From Anne to Everyone : It's a nice buffer from the plant as it is now.

16:46:00 From Renee McFarlin to Everyone : You could also leverage private investment to build sidewalks there and increase traffic to Wilcox Dock.

16:51:35 From Courtney M. (she/her) to Everyone : Could we engage Outside Art to put some murals and art pieces on GP buildings?

16:52:02 From Bruce to Emily Gardner (Saratoga Associates)(Direct Message) : waterfront property is priceless! Public access would be wonderful.

16:52:50 From Brianna Duncan to Everyone : Industrial uses are okay but they should be partnered with strong architectural design guidelines to enhance compatibility with the neighboring residential character.

16:52:55 From Courtney M. (she/her) to Everyone : ...and more signs that promote our downtown businesses, and attractions leading people downtown?

16:52:55 From Christopher Rosenquest to Everyone : Outside Art is an local arts org.

16:53:22 From Tom to Everyone : Seconded both Brianna and Courtney

16:56:35 From Brianna Duncan to Everyone : Please! We need wider sidewalks that are separate from traffic.

16:56:44 From Josh Hughson to Everyone : Yes please set back from the beach to downtown

16:56:45 From Renee McFarlin to Everyone : I think multi-use is really important, especially in our ward where there are people who are over a mile from downtown and may want to bike.

16:56:46 From Tom to Everyone : Would tie in well with what already comes out of the bike path near the beach

16:58:25 From Josh Hughson to Everyone : A great collaboration with GP?

16:59:31 From Christopher Rosenquest to Everyone : This is a great turn out and a lot of fantastic feedback!

16:59:42 From Christopher Rosenquest to Everyone : Thank you for joining. Please keep commenting

16:59:56 From Tom to Everyone : Thanks for putting this together. Looking forward to seeing the plan!

17:00:01 From Michael Allen to Everyone : Thanks everyone for joining us tonight!

17:00:10 From Christopher Rosenquest to Everyone : Thank you Loretta

17:00:23 From Courtney M. (she/her) to Everyone : Thanks a lot!

## Ward 6

17:10:38 From Christopher Rosenquest to Everyone : Our city center really does need to be clean and presentable. This is a main district where people come to shop and live. It needs to look great!

17:12:14 From Rachel to Everyone : We need stronger code enforcement and property maintenance regulations

17:13:56 From Rachel to Everyone : The rental housing is horrible and not maintained. They are slum lords.

17:15:40 From Shelby She/Her to Everyone : Will there be another opportunity to discuss ideas for what can be done to improve Ward 6/the city?

17:16:58 From Shelby She/Her to Everyone : Thank you, Emily

17:19:31 From Rachel to Everyone : I live close to downtown but can't afford to eat or shop there weekly. We need better jobs and affordable housing.

17:22:13 From Rachel to Everyone : I don't have a car.

17:27:16 From Rachel to Everyone : Downtown buildings grew into the beautiful architectural buildings they are organically. They didn't need design standards. Neither do we. Would the arts murals be allowed

17:30:00 From Rachel to Everyone : We need to embrace modern architecture just as much as historic architecture.

17:32:01 From Walter Early to Everyone : ditto more trash receptacles.

17:32:44 From Curt Gervich State Uni New York to Everyone : Urban park, more creative activities for children and all ages.

17:33:05 From Rachel to Everyone : This would be a good spot to extend the small businesses to the west. Like the pharmacy.

17:33:14 From Shelby She/Her to Everyone : Second Curt

17:37:11 From Shelby She/Her to Everyone : Like many complexes in Plattsburgh, will eventually get run down/take up space. Can we put money towards the apartments already in place/hold landlords to upkeep?

17:38:10 From Rachel to Everyone : With its proximity to the school, this would be an excellent location for denser housing. Kind of like the courtyard apartments in the flats.

17:38:43 From Curt Gervich State Uni New York to Everyone : this location is ideal for park. There are not many on south side of town. On the river, with excellent 3 views of river. easy bike, walking access. middle school connection.

17:38:56 From Shannon T. to Everyone : Is this floodplain?

17:39:08 From Rachel to Everyone : There is a park right around the corner on Hamilton.

17:39:26 From Rachel to Everyone : It just needs some love.

17:39:41 From Shannon T. to Everyone : Considering the regularity that the Saranac River has ice jams, I'd say putting housing on a bend in the river might be risky.

17:40:08 From Shelby She/Her to Everyone : Second Malana

17:41:49 From Curt Gervich State Uni New York to Everyone : bike/running trail that connects both side of river w/ bridges at Broad and Peru could be significant for this site (the NYSEG site last slide)

17:41:50 From Rachel to Everyone : Concerts by the river?

17:42:23 From Shelby She/Her to Everyone : Youth Center

17:42:54 From Shelby She/Her to Everyone : Roller rink/pool hall/stage space

17:42:56 From Christopher Rosenquest to Everyone : There could be a parkland alienation issue with removing existing park.

17:43:38 From Shelby She/Her to Everyone : BARS

17:43:46 From Curt Gervich State Uni New York to Everyone : Strand

17:44:10 From Shelby She/Her to Everyone : If we could have a space that has nothing to do with alcohol and doesn't cos 2000 to use

17:44:16 From Shelby She/Her to Everyone : \*cost.

17:44:41 From Shelby She/Her to Everyone : THUMBS UP

17:45:02 From Shelby She/Her to Everyone : Anywhere. We just need one.

17:45:06 From Shelby She/Her to Everyone : Badly.

17:45:35 From Curt Gervich State Uni New York to Everyone : how would that be different from old rec center that closed, and Crete?

17:45:51 From Rachel to Everyone : Down by the plant.



17:46:59 From Shelby She/Her to Everyone : it'd be downtown and it'd have items used today, not from the 80's. Rock climbing wall for bouldering, neither of those have a stage, and you wouldn't need equipment

17:47:00 From Rachel to Everyone : I like walking to my doctor's office in this neighborhood.

17:48:04 From Rachel to Everyone : Shelby I would love a rock wall.

17:48:32 From Rachel to Everyone : Some fun activity. Something to do.

17:49:51 From Rachel to Everyone : Can we limit the number of houses that we let be Student Housing?

17:52:55 From Rachel to Everyone : What about living conditions for the renters?

17:55:21 From Rachel to Everyone : This is a problem everywhere in the city. Not just here. All landlords should take care of their properties. Most here don't.

17:55:23 From Curt Gervich State Uni New York to Everyone : improved living conditions are key. design standards. safety standards.

17:55:59 From Rachel to Everyone : And you're talking about the exteriors. What about inside?

17:57:25 From Shelby She/Her to Everyone : The exterior would fit, but can we find a grant or two to create a local business?

17:58:31 From Shelby She/Her to Everyone : \*promote local business

17:59:03 From Rachel to Everyone : I meant landlords not taking care of the insides. And converting houses into apartments without permits making tiny apartments that don't even have windows.

18:00:20 From Rachel to Everyone : landlords here evict you if you report issues in the apartment.

18:00:36 From Rachel to Everyone : and we don't get inspections

18:01:04 From Walter Early to Everyone : would these buildings fall under the new inspection rules for high density housing?

18:01:34 From Rachel to Everyone : what is high density

18:02:09 From Rachel to Everyone : for all apartments?

18:02:58 From Rachel to Everyone : I wouldn't qualify then. I live in a duplex.

18:03:59 From Michael Allen to Everyone : Thank you everyone for doing us tonight!

18:04:13 From Curt Gervich State Uni New York to Everyone : Thanks for a good conversation, everyone!

18:04:23 From Shelby She/Her to Everyone : Thank you for having this

## B: INVENTORY & ANALYSIS

## Inventory and Analysis

This Appendix B to the Comprehensive Plan provides an overview of both the City of Plattsburgh's (City) physical setting and some of the related planning studies and initiatives that have recently been completed or are ongoing. These include parallel projects such as the City's Local Waterfront Revitalization Program (LWRP) and Downtown Revitalization Initiative (DRI). The LWRP provides a detailed inventory of existing conditions in the waterfront areas of the city and various recommendations for improvements.

### Local Waterfront Revitalization Program

The LWRP is a voluntary, grass-roots effort which brings together local and state governments, commerce and industry, environmental interests, private organizations, and community citizens to both assess current opportunities and constraints and to build a consensus for the desired future of a community's waterfront. More importantly, the LWRP provides a strategy for achieving that vision and for managing local resources.

The City's LWRP has been prepared with the following goals foremost in mind:

- Increasing public awareness of and accessibility to the Lake Champlain and Saranac River waterfronts.
- Capitalizing on the economic development/downtown revitalization potential of waterfront redevelopment.
- Addressing ways to accommodate increasing public demand for recreational resources.
- Exploring ways to work with regional partners to develop and enhance linkages to the rest of the Adirondack Coast.
- Creating a reasonable plan for protecting and enhancing the City's waterfront and its cultural and natural resources.

### Downtown Revitalization Initiative

The DRI is a program launched by former Governor Andrew Cuomo to support the transformation of downtown neighborhoods into vibrant communities where New Yorkers want to live, work, and raise families.<sup>1</sup> Making DRI communities attractive to companies and their workforces which may be looking to relocate or invest in New York State is a key goal of the DRI. The City was a 2017 recipient of one of the ten \$10 million DRI awards in Round One of the program with the state selecting a variety of projects to receive funding.<sup>2</sup>

The focus of Plattsburgh's DRI was to build on recent investments, including a new municipal marina, streetscape improvements, and the renovation of historic buildings, to create a vibrant downtown that serves the needs of local employees, residents, students, and visitors. Key DRI projects included a centrally located mixed-use infill development, the expansion and diversification of retail and housing options, and the creation of enhanced connection to the waterfront.

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<sup>1</sup> <https://www.ny.gov/programs/downtown-revitalization-initiative>

<sup>2</sup> <https://www.ny.gov/downtown-revitalization-initiative-round-one>

## Land Use and Land Area

The City is the most populous municipality within Clinton County and serves as the county seat. It is a hub for commerce, education, transportation, housing, and government for the region. Plattsburgh is home to both students and families and eagerly welcomes visitors. It showcases its history and culture through public art and diverse community events. The City includes a variety of neighborhoods but retains a walkable downtown. Its residents actively participate in local events and government and have great interest in shaping the future of their community.

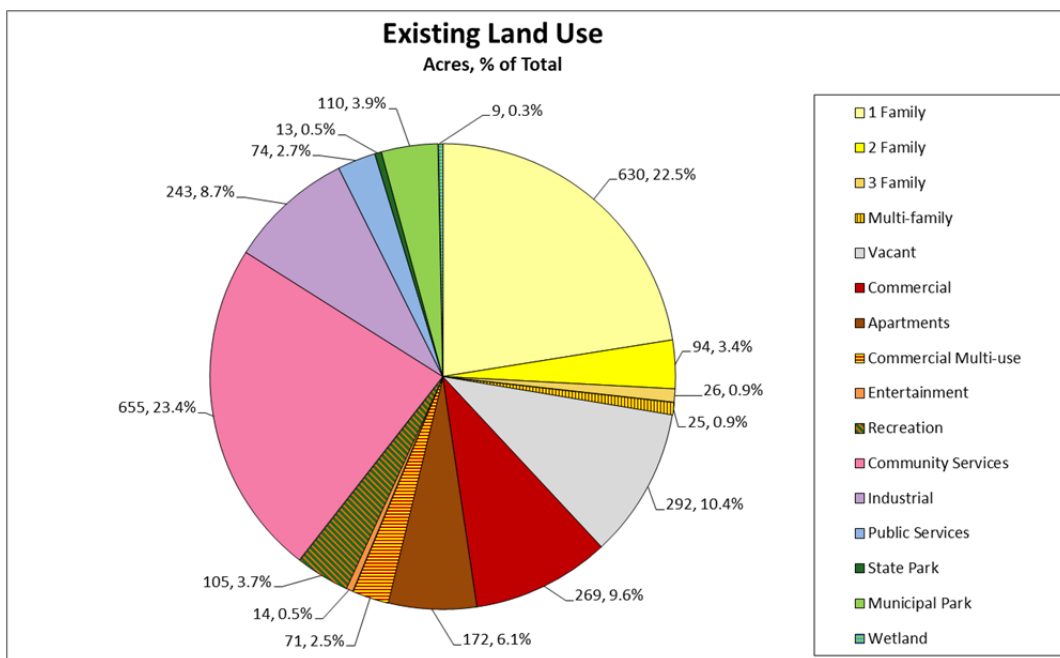
The City spans the Saranac River on the western shore of Lake Champlain. Surrounded by the larger but less populous Town of Plattsburgh, the city consists of just over 2,800 acres of land or just under 4.5 square miles. Its downtown, located near the mouth of the Saranac River, is anchored by government offices and surrounded by residential areas.

The largest land uses in the City, comprising 33.8% of its footprint, are residences and apartments. Community services, including government and school uses, occupy a further 23.4% while commercial uses comprise 12.1%. Just over 10% of parcels are classified as vacant and much of this vacant land is located within the boundaries of the former Plattsburgh Air Force Base. Notably, there are no agricultural uses within the City limits. Beyond the built environment, open spaces (i.e., parks and natural areas) make up an important piece of the City’s character despite occupying only 4.7% of its land area. Local waterways including Lake Champlain and the Saranac River are also integral to the City’s landscape and identity.

The City’s coastal/natural resources and sensitive environmental areas include:

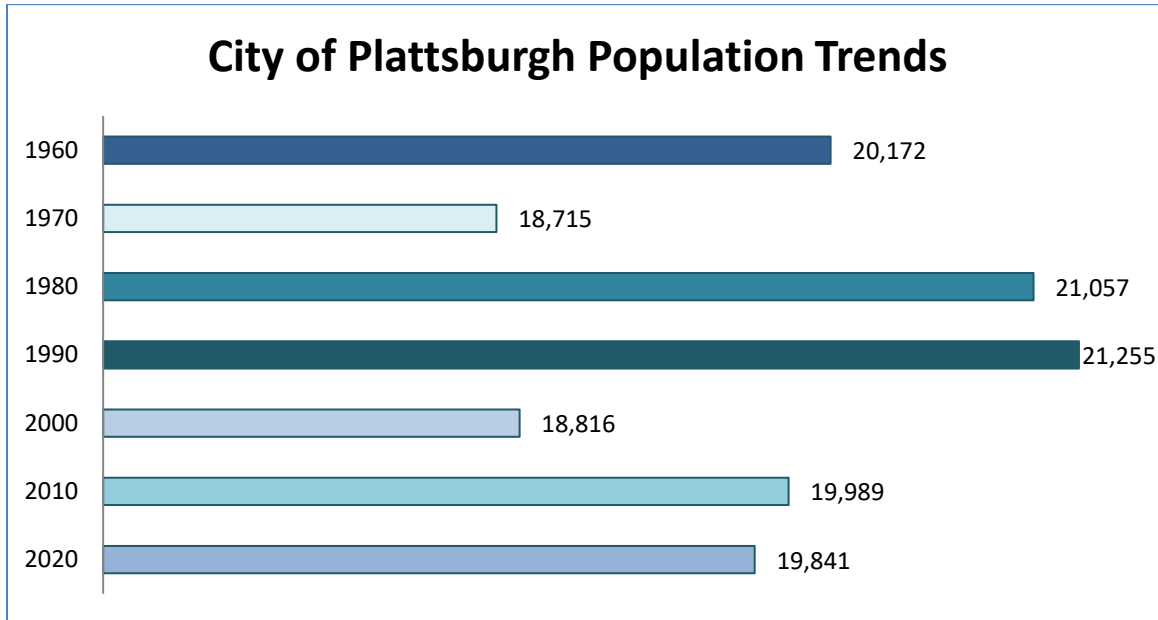
- Unique dune habitat within the City’s municipal beach complex
- Areas of steep slopes along Lake Champlain
- Resources of the Saranac River
- Scattered wetlands

The City’s LWRP explores these resources in detail.



## Population and Demographics

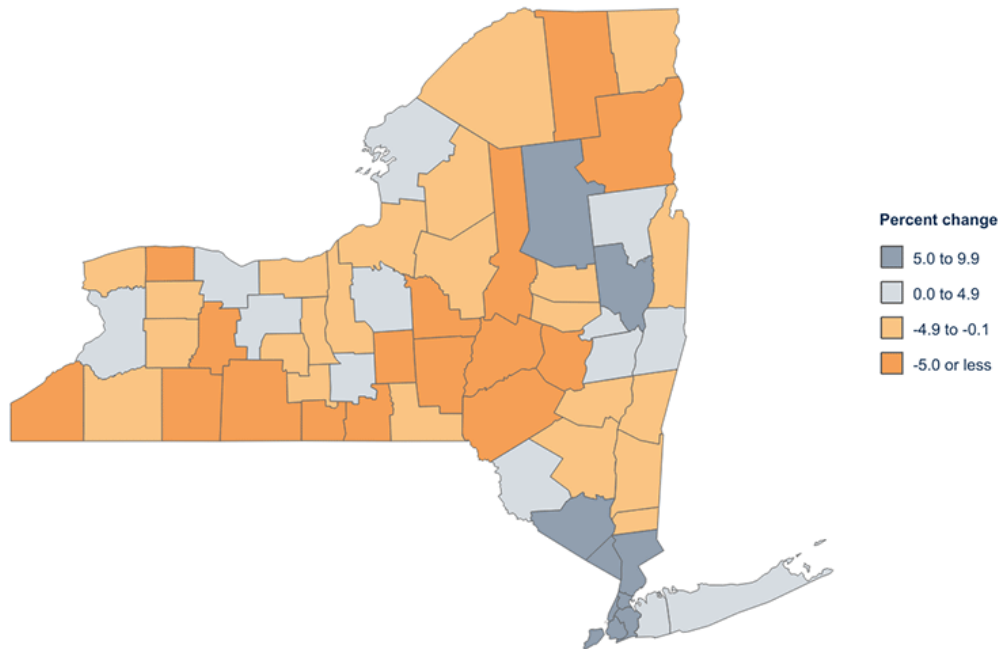
The City's current population is comparatively young. In 2019, the estimated median age of City residents was 29.2 years compared to Clinton County's median age of 39.5 years. The presence of SUNY Plattsburgh within the City's boundaries accounts for much of this disparity. The City's largest age group are those aged 20-24 (18.0%) followed by those aged 15-19 (12.5%) and 25-34 (12.2%).



The City is a hub for activity within Clinton County and contains 24.6% of the County's population. The City's population has fluctuated over the past sixty (60) years, experiencing declines in both the 1960s and the 1990s, the latter of which was due largely to the closure of the Plattsburgh Air Force Base in 1995.

Predicting future population trends, especially at a local level, is always challenging. Migration patterns, employment trends, birthrates and mortality rates, natural disasters, climate change, pandemics, and many other factors exert significant influence of local population figures. Most of these factors are beyond local control. The global COVID-19 pandemic is having a significant impact on economies at all levels and the City's is no exception.

## Percent Change in Population for New York Counties: 2010–2020



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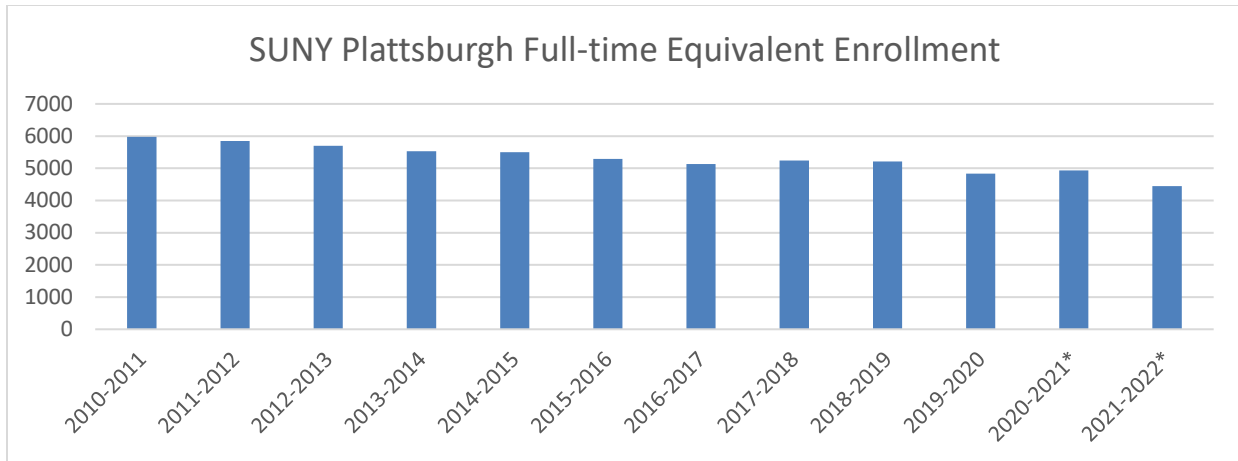
The expansion of employment opportunities is among the principal factors that contribute to population stability and growth. Regions possessing a skilled workforce and attributes capable of attracting additional skilled workers are well positioned to expand local employment opportunities and to attract new industries. In recent decades, industry sectors requiring workers skilled in science, technology, engineering, and mathematics (STEM) are among the fastest growing across the nation. Subsequent to the onset of the COVID-19 pandemic, the Bureau of Labor Statistics conducted an analysis which predicted the continued growth of many STEM-intensive occupations (e.g., epidemiologists, medical scientists, biochemists and biophysicists, and biological technicians).<sup>4</sup> Consequently, higher education has become an increasingly important contributor towards opportunities for both personal employment and regional growth.

Regrettably, the SUNY system has witnessed widespread declines in enrollment over the past decade. This trend is generally attributed to statewide declines in the 18–24-year-old population cohort. SUNY’s Plattsburgh campus has not been immune to this statewide trend as shown in the below chart.

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<sup>3</sup> Image source: <https://www.protectadks.org/us-census-saratoga-hamilton-and-warren-counties-all-post-2020-population-gains-in-first-release-of-new-data>

<sup>4</sup> Monthly Labor Review, US Bureau of Labor Statistics, L. Ice, M. Reiley, S. Rinde. February 2021.

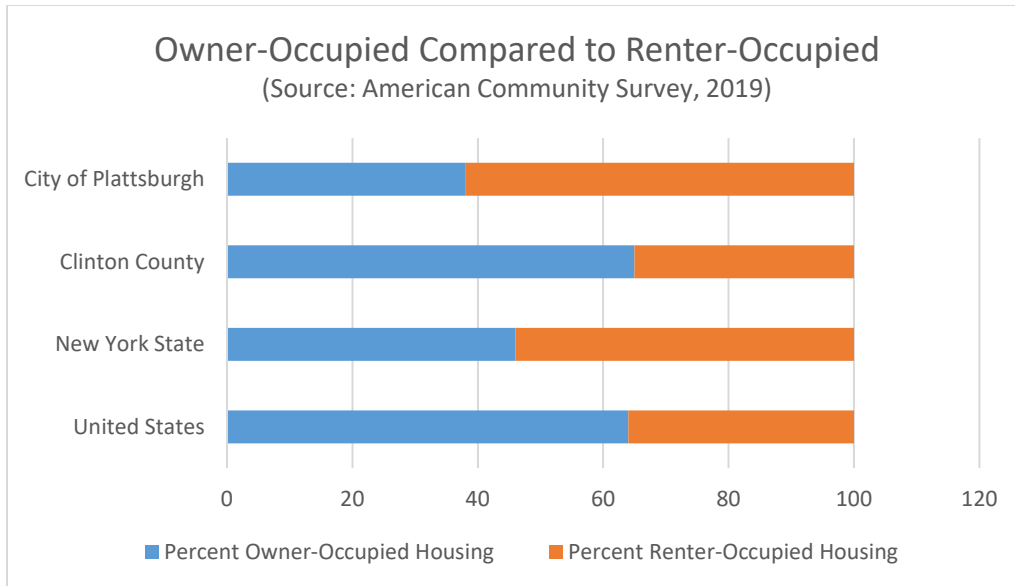


The City’s school-aged residents (ages 5-19) are estimated to comprise 20.7% of its population. Enrollment figures in the Plattsburgh City School District have also declined in the past decade, a likely reflection of prevailing demographic trends. Plattsburgh’s senior population has grown from 14.3% of the total population in 2010 to an estimated 16.1% as of 2019.

Nearly 20% of the City’s population identifies as non-white, an increase from 6.6% in 2000. This reflects greater diversity than is found in Clinton County as a whole where 13.3% identify as non-white. Additionally, 5.6% of City residents identify as Hispanic or Latino, an increase from 2.1% in 2000. 5.7% identify as African American, 2.8% as Asian, and the remainder identify either as another race or as two or more races.

## Housing

The City’s housing stock comprises a total of 8,853 units and its residents form 7,836 households. Though its population has decreased slightly since 2000, the City’s number of households and housing units have increased by 236 and 843, respectively during the same period. These trends likely contributed to the increase in the City’s vacancy rate from 5.1% to 8.0%. An observed decrease in rental vacancy from 4.5% to 3.5% coupled with an increase in owner vacancy from 2.4% to 4.9% indicates a shift from owner-occupancy to renter-occupancy is apparent. As of 2019, nearly two thirds of housing units are renter-occupied rather than owner-occupied while the statewide housing figures are 54% renter-occupied and 46% owner-occupied. As these figures indicate, the City lags NYS significantly in the percentage of its residents who are homeowners.



The City’s overall housing vacancy rate of 8.0% suggests Plattsburgh is not immune to the ongoing national housing crisis. Its comparatively large percentage of rental housing reflects the fact that, as has been observed across the nation, housing costs in the City have risen significantly faster than income.

In 2019, 45.5% of all housing units in the City were in structures with three (3) or more units, 9.9% were found in structures with twenty (20) or more units, and 33.8% were detached single-family homes. In recent years, new single-family attached units have been built in the northeastern section of the City adjacent to Lake Champlain on both sides of Margaret Street (NYS Route 9). The gradual repurposing of the former Plattsburgh Air Force Base (PAFB) to civilian use has led to the largest increase in available housing in the City’s history.

The availability and affordability of housing is critical to a community’s quality of life. From 2000 to 2019, the estimated median housing value increased by 50.8%, the estimated median mortgage increased by 36.7%, and the estimated median rent increased 76.5%. During that same period, the median household income increased by 52.7%, outpacing the increase in the median mortgage but failing to keep pace with the median rent. These trends have prevented a substantial percentage of the City’s residents from transitioning from renters to homeowners.

**Local Economy: Income, Education, and Jobs**

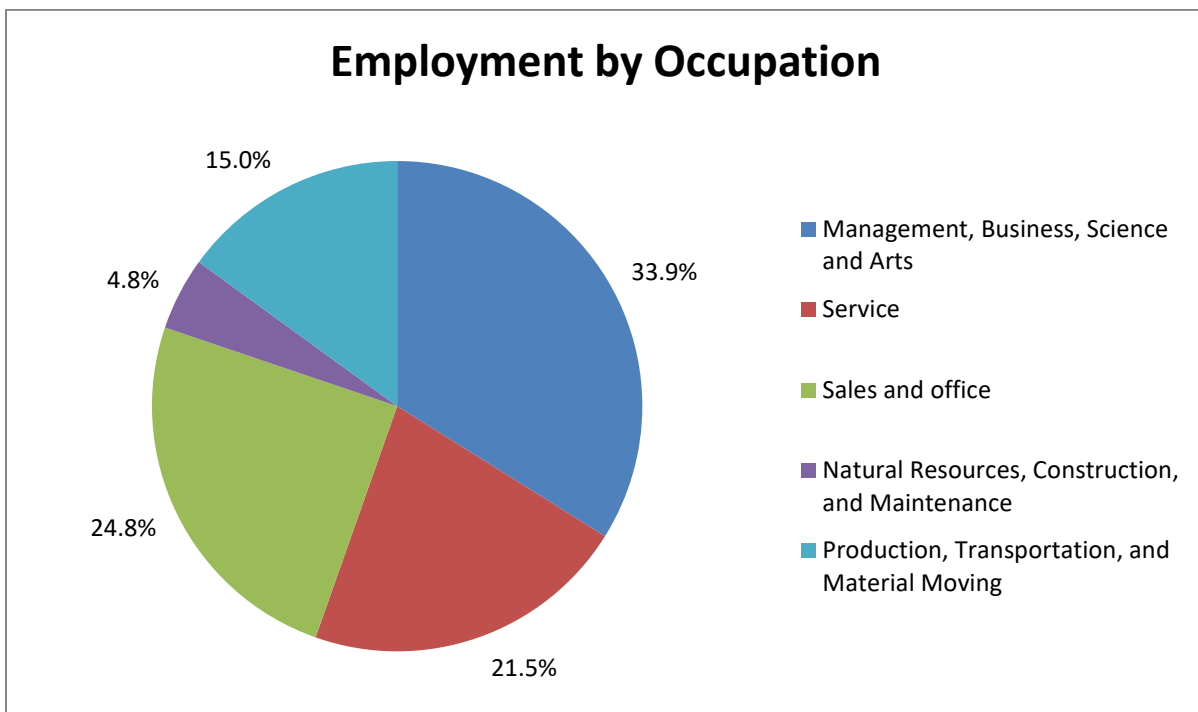
The affordability of housing, or lack thereof, has a comparatively greater impact on low- to moderate-income (LMI) households. The City’s median household income in 2019 was \$49,065 while Clinton County’s was \$56,365. As of 2010, 47% of Plattsburgh households were considered LMI, defined as those households earning up to 80% of the area’s median income, while one third were considered low income making up to 50% of the median. As of 2019, the number of individuals living in poverty within the City was estimated at 22.8%, slightly higher than Clinton County’s rate of 21%.

In 2010, the City’s unemployment rate was 8.6%, a historically high figures resulting in large part from the recession which followed the 2008 global financial crisis. As of 2019, the unemployment rate had decreased to 2.7%, comparable to Clinton County’s rate of 4.8%. It is estimated that 9,149 city residents

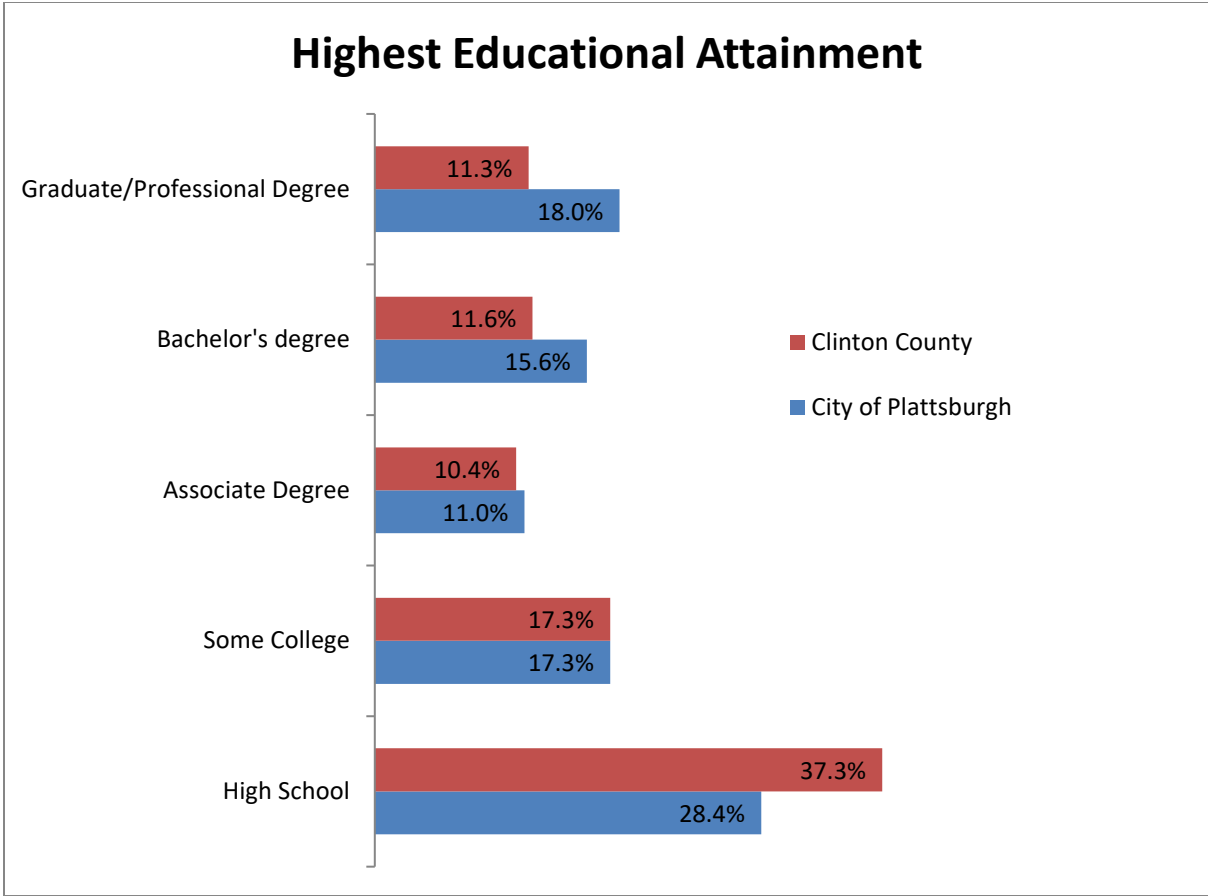


were employed in 2019. Approximately one third of those were employed in management, business, science, and arts occupations. When examining employment by industry, the largest percentage of City residents were working in education, health care, and social assistance positions, reflecting the presence of the schools and universities, social services, and nearby hospitals and health services.

The City is the seat of Clinton County’s government and serves as a regional center for banking, law, finance, arts, culture, and entertainment. The 1995 closure of the PAFB resulted in the loss of numerous military and civilian jobs and a contraction of the local economy. Currently, the City's largest employers are the Champlain Valley Physicians’ Hospital (CVPH), Georgia Pacific, Bombardier, SUNY Plattsburgh, and Mold-Rite Plastics. The largest employers in Clinton County include CVPH, Clinton County Correctional Facility, SUNY Plattsburgh, and the Champlain Center shopping mall.



City residents are also relatively well educated, with 62% of individuals attaining greater than a high school education, compared to approximately 51% of Clinton County residents. Additionally, over 18% of City residents have a graduate degree or higher.

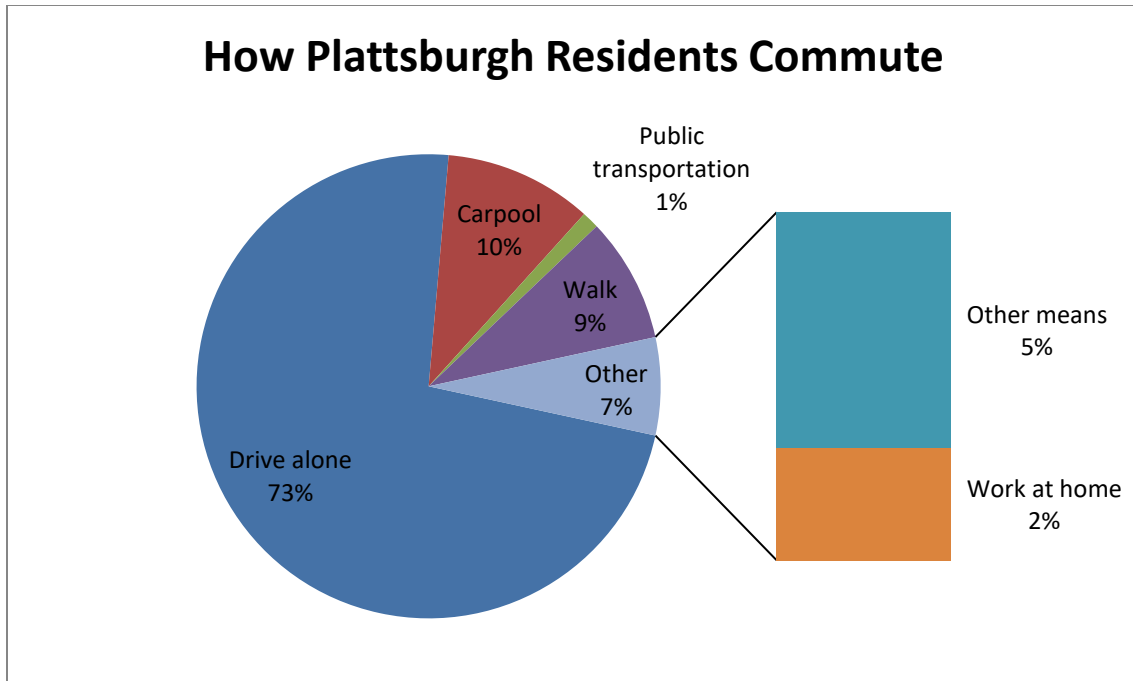


**Transportation**

**Roadways**

The City is served by an extensive transportation network that includes local, county and state roads, as well as rail, air, bus, and ferry transportation. The New York State Northway (I-87) links Plattsburgh to Canada, Albany, and New York City. Other major highways include NY Routes 3, 9 and 22. Route 3 (Cornelia Street) is a highly developed, east-west thoroughfare connecting the City’s downtown with I-87 and the Town of Plattsburgh’s commercial centers. Route 9 (Margaret Street) was the predecessor of I-87 and, to the north, links Plattsburgh to Chazy and Rouse's Point and, to the south, to Ausable Chasm, Keeseville, and Elizabethtown. Route 22 (Catherine Street) runs north-south from I-87, connecting the city to Beekmantown and West Chazy to the north and Peru to the south. The City is divided roughly in half by the meandering Saranac River and several bridges, both vehicular and pedestrian, span the river within the City’s borders.

In the most recent census, 16.7% of City residents indicated that they have no vehicle, compared to 9.7% of Clinton County residents. Additionally, 8.7% of City residents walk to work, compared to only 3.9% of county residents.



#### Bus

Greyhound Bus Lines offers extensive and frequent bus service to and from Clinton County. Round trips are made daily between New York City and Montreal, including stops in Plattsburgh and Syracuse. Clinton County Public Transit provides public transportation throughout City and county.

#### Rail

Plattsburgh is served by the Delaware & Hudson Railroad (D&H) which provides both passenger and freight service. Passenger service is provided via Amtrak's Adirondack Train that runs between New York City and Montreal on a twice-daily basis with stops at major towns. The Amtrak station is located at the old D & H station at the intersection of Bridge and Dock Streets near the City's waterfront. Freight service is provided by both D&H and Canadian Pacific Railway (CP Rail) and is used extensively by Plattsburgh manufacturers. The D&H line separates much of the former PAFB from Lake Champlain.

#### Air

Many Plattsburgh residents use the air transportation services, including charter flights, commercial airlines, and package/freight delivery available at Plattsburgh International Airport located at the former PAFB. Burlington International Airport in Vermont and Pierre Elliot Trudeau International Airport in Quebec also serve the area.

#### Ferry

The Lake Champlain Transportation Company operates a year-round, 24-hour ferry service between Cumberland Head (north of the City) and Grand Isle, Vermont. The same company provides seasonal service from Port Kent, NY to Burlington, VT and from Essex, NY to Charlotte, VT. The ferries are used extensively by commuters and carry passenger vehicles as well as trucks moving bulk cargo and petroleum products across Lake Champlain. Navigation on Lake Champlain is mostly recreational.

## Trails/Bike Routes

The assets below contribute to the City's larger vision of creating a system of walking trails and publicly accessible areas along Lake Champlain and the Saranac River.

### Municipal Trails:

- The Karen Fleury Memorial Bike Path is located at the north end of the City and extends from the City beach property along Route 9 to Scotion Creek.
- The Terry Gordon Bike Path is a pedestrian pathway along the Lake Champlain waterfront on the western edge of the CP Rail right-of-way that extends from Jay Street to the City line.
- The Heritage Trail is a walking trail linking the City's various historic landmarks and natural resources. It extends from the City beach to the former PAFB.
- The Healthy Lung Trail, a walking and exercise trail, was developed by the local chapter of the American Lung Association in the Wilcox Dock area.

Lakes to Locks Passage: Recognizing the natural and cultural history of one of the most important corridors in North America, the passage links the historic waters of Lake Champlain and Lake George with the Champlain Canal and Hudson River to the south and, to the north, the Chambly Canal and the Richelieu and St. Lawrence Rivers of Quebec.

Empire State Trail: In January 2017, Governor Cuomo announced the creation of the Empire State Trail, a 750-mile bicycle and walking trail that will span New York State from Buffalo to Albany and from New York City through the Hudson and Champlain Valleys to the Canadian border. The trail runs through the City of Plattsburgh, utilizing the Terry Gordon Bike Path, Route 9, and other City streets.<sup>5</sup>

Saranac River Trail Greenway (SRTG): The SRTG is a not-for-profit organization interested primarily in promoting riverside trail expansion between the City's Peace Point Park on Lake Champlain and Pub Hill Road in the Town of Saranac. Their goal is the completion of a marathon length trail consisting of a braided network of different trail types and including various spurs. Their vision is to provide a year-round recreation and transportation amenity for people of all ages and abilities to walk, bike, fish, and pursue other outdoor activities while improving the health and sustainability of the areas it passes through and serving as an economic driver for the region.<sup>6</sup>

The western terminus of existing Saranac River Trail is at George Angell Drive on SUNY's Plattsburgh campus. The trail follows the river northward through the campus and then follows Steltzer Road, crossing South Catherine Street and continuing along Pine Street to the parking area north of the Standish Street intersection. The trail then crosses over the Saranac River twice via two pedestrian bridges at Pine Street and Durkee Street before reaching its current eastern terminus at the south end of Durkee Street.

The next phase of the Saranac River Trail within the City has not yet been designed but is anticipated to connect the current Durkee Street terminus with MacDonough Monument Park before crossing the river again at the existing pedestrian bridge just downstream of the D&H bridge and following the lakeshore to the existing boat launch and trails at Peace Point Park.

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<sup>5</sup> [https://www.ny.gov/sites/ny.gov/files/atoms/files/EST\\_Final\\_Plan\\_June\\_2018.pdf](https://www.ny.gov/sites/ny.gov/files/atoms/files/EST_Final_Plan_June_2018.pdf)

<sup>6</sup> [https://www.clintoncountygov.com/sites/default/files/planning/pdf/FeasibilityStudy/Saranac%20River%20Trail%20Greenway\\_Report%20Web\\_Final.pdf](https://www.clintoncountygov.com/sites/default/files/planning/pdf/FeasibilityStudy/Saranac%20River%20Trail%20Greenway_Report%20Web_Final.pdf)

## Utility Infrastructure

The City is serviced by the full range of utilities and support systems typical to urban areas. While most of these systems are City-wide, the former PAFB hosts separate facilities in certain cases. Much of the City's infrastructure is described in detail in its Local Waterfront Revitalization Program.

## Electricity

The City's Municipal Lighting Department and the system it manages are major assets. They purchase uncommonly inexpensive electricity generated primarily from hydroelectric power stations and distribute it at extremely low rates to its residential, commercial, and industrial customers with the City.

## Water Supply

The City's water system supplies water to both the City and the Town of Plattsburgh. The system utilizes three upland gravity surface water sources (i.e., Mead Reservoir, West Brook Reservoir, and the Saranac River). A water filtration plant is located approximately two miles west of the city in the Town of Plattsburgh and has a capacity of 9 million gallons per day. The water distribution elements, including over 126 miles of pipeline and over 500 hydrants, date from 1867 to the present. The amount of water delivered to customers in 2019 was 590,836,000 gallons.<sup>7</sup> The system can support significant additional growth without expanding its current capacity.

## Wastewater

This system provides wastewater treatment to the City and to portions of the Town of Plattsburgh. Wastewater is treated at the Water Resource Recovery Facility (WRRF) which was constructed in 1973 and located at the mouth of the Saranac River. Treated water is discharged into the Saranac River and flows into the Cumberland Bay portion of Lake Champlain. The original design capacity of the WRRF was 16 million gallons per day but, owing to the closure of the PAFB and several major industrial concerns, the WRRF now averages a daily flow of only 4 million gallons.<sup>8</sup> The demands on the WRRF are low enough that only half of the facility needs to be utilized at any one time.

## Historical, Educational, and Cultural Resources

### Historical Resources

The City of Plattsburgh is extremely rich in historic and cultural resources, including numerous historic sites/buildings and four historic districts listed on the National Register of Historic Places:

- Court Street Historic District
- Brinkerhoff Street Historic District
- The Point Historic District
- US Oval Historic District
- Downtown Historic District (eligible but not yet listed)

These resources bear witness to the City's rich heritage and, collectively, represent an enormous asset. The City has sought to link these resources by establishing a Heritage Trail adjacent to Lake Champlain that connects major landmarks, multiple museums, and points of interest. Recent planning efforts,

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<sup>7</sup>[https://www.cityofplattsburgh-ny.gov/sites/cityofplattsburgh.com/files/environmental-services/2020-04-29%20Plattsburgh%20City%202019%20AWQR\\_final-2.pdf](https://www.cityofplattsburgh-ny.gov/sites/cityofplattsburgh.com/files/environmental-services/2020-04-29%20Plattsburgh%20City%202019%20AWQR_final-2.pdf)

<sup>8</sup> *City of Plattsburgh Water Pollution Control Plant.* <https://www.cityofplattsburgh-ny.gov/departments/environmental-services/water-resource-recovery-facility>

including the LWRP and the DRI, have noted and emphasized the importance of capitalizing on the City's historic and cultural resources.

### **Cultural Resources**

Museums:

- The War of 1812 Museum
- Plattsburgh Air Force Base Museum
- Imaginarium Children's Museum of the North Country
- Kent Delord House Museum
- SUNY Plattsburgh Art Museum
- Clinton County Historical Association
- Battle of Plattsburgh Association Interpretive Center

The Arts:

- The Strand Center for the Arts is an active art center and 950 seat theater offering classes, workshops, performances, and youth services
- Mosaics and murals located throughout the City managed by Outside Art

Libraries:

- Plattsburgh Public Library
- SUNY Plattsburgh's Feinberg Library and Special Collections

### **Educational Facilities**

The City includes the following elementary, secondary, and high school institutions:

- Bailey Avenue Elementary
- Arthur P. Momot Elementary
- Oak Street Elementary School
- Stafford Middle School
- Plattsburgh High School
- Seton Academy
- Seton Catholic Central School

The area also includes Clinton Community College located on Lake Champlain in the Town of Plattsburgh and SUNY's Plattsburgh campus, located in the southern section of the City and boasting a combined undergraduate and graduate enrollment of around 6,000 students.

### **Health Facilities and Emergency Services**

The University of Vermont's Champlain Valley Physicians Hospital (CVPH) is located on the north side of Cornelia Street within the City. A Veteran's Affairs clinic is also located downtown on the east side of North Catherine Street.

### **Fire and Ambulance Services**

The City is protected by a full-time Fire Department that was established in 1902. The department operates out of 2 stations. Fire Station 1 is located at 65 Cornelia Street and houses 1 fire engine, a 102-

foot truck tower ladder, and 2 ambulances. Fire Station 2 is located at 7 South Platt Street and houses 2 fire engines.

### Police

The Plattsburgh Police Department is located at 45 Pine Street and includes patrol, detective, juvenile, parking violation, and administrative divisions. The department coordinates efforts as needed with the Clinton County Sheriff's Department and Clinton County Emergency Services.

### Recreational Facilities and Parkland

The City has an extensive system of parks and recreation facilities. The feasibility of a regional recreation facility is currently being explored and the need for both a Recreation Master Plan and significant capital investment in the parks system have been identified. Many of the parks are in a dilapidated state resulting from decades of underinvestment.

### Facilities

- City Recreation Center (currently operated by the Plattsburgh YMCA)
- Crete Memorial Civic Center (winter sports programs currently managed by Adirondack Coast Sports)
- City Marina (currently operated by the Plattsburgh Boat Basin)
- City Beach
- Plattsburgh Farmers' and Crafters' Market located on Green St.
- Plattsburgh YMCA

### City Parks

- Belmont Park (49 Flaglar Drive)
- Betty Little Arts Park (32 Margaret Street)
- Broadway Park (3 Broadway Road)
- Hamilton Park (10 Hamilton Street)
- MacDonough Park (42 City Hall Place)
- Melissa Penfield Park (139 Boynton Avenue)
- Peace Point Park (4 Dock Street)
- Peter S. Blumette Park (101 Park Avenue West)
- Sailor's Beach Park / Centennial Rotary Park (9 Marina Drive)
- Sailors Point Park (32 Jay Street)
- Samuel de Champlain Monument Park (30 Cumberland Avenue)
- South Acres Park (23 Flynn Avenue)
- South Platt Park / Fox Hill (21 South Platt Street)
- Tremblay Avenue Park (160 Rugar Street)
- Trinity Park (1 Trinity Place)
- US Oval (51 US Oval)
- Underwood Avenue Park (1 Imperial Avenue)
- Vale Way Park (48-50 Waterhouse Street)
- Wilcox Dock (90 Cumberland Avenue)

## C: EXISTING LAND USE MAPS



# Official Zoning Map for the City of Plattsburgh

