



Village of Corinth

Draft Comprehensive Plan

March 2015



Village of Corinth
Comprehensive Plan

March 2015

Prepared for:

Village of Corinth
244 Main Street
Corinth, New York 12822

Village of Corinth Board of Trustees:

Dennis Morreale, Mayor
Timothy Halliday, Trustee/Deputy Mayor
Melanie Denno, Trustee
Julius Enekes, Trustee
Mitchell Saunders, Trustee

With appreciation to:

The Village of Corinth Comprehensive Plan Committee:

Melanie Denno, Member
Julius Enekes, Member
Louis Kirkpatrick, Member
Michael O'Brien, Member
Mathew Rogers, Member

Prepared by:



Executive Summary

The Village of Corinth has demonstrated a long-standing commitment to planning and preparation for the future of its residents. This commitment to shaping the community in a manner that is consistent with the desires of the residents is fundamentally important to the growth and prosperity of the community. Such commitment will be vitally important in the near term as the Village has an unprecedented opportunity to move the Village forward.

The Plan has been prepared in recognition of this key time for the community. Opportunities for improvement of recreation, local employment, the Village economy and key aspects of the Village's land use pattern have been rightfully identified by the residents of the community. In response this Plan has been prepared setting forth prescribed steps for direct and immediate action to address each of the opportunities identified. The approach to Plan development emphasized focus on the highest priority needs so that resources can be efficiently applied. The Plan calls for addressing the needs of the following areas: Recreation, commercial and industrial facilities, and community and economic development. The Plan acknowledges past planning efforts, assesses their progress and sets forth a new set of priority initiatives in response to new challenges that have arisen in the intervening years since the last plan's adoption. The initiatives presented rely upon local resources and the talents of the residents to bring about their implementation in responsive attainment of the stated goals. Specifically, these initiatives relate to:

1. Establishment of new recreational opportunities at the former reservoir site owned by the Village and located in the Town of Corinth;
2. Establishment of new business and industry on the site of the former Hudson River Paper Mill;
3. Development of new mixed-use buildings in the central business district and introduction of new businesses and related uses that will broaden the appeal of downtown and reinforce the area as the recognized center of the community; and,
4. Development of a regional brand and marketing program that exemplifies the attractive qualities of the Village and the wider region as a rural area with abundant natural resources and enriching quality of life.

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Section A. Introduction

Situated in northern Saratoga County and in the southeast corner of the Adirondack Park the Village of Corinth is a community that has decided to seize the opportunities that lie before it. These opportunities will be realized through implementation of the realistic strategy for improvement as embodied in this Comprehensive Plan. The residents of the Village have endured significant changes over the last decade, most notably – the Village’s largest employer, International Paper, finished removal of nearly every building from what was the company’s leading paper mill complex; and downtown Corinth has experienced the loss of several key buildings as a result of a devastating fire along Main Street. Yet, the residents of the Village recognize that with these occurrences, opportunity exists to improve and be better than before. The purpose of this Comprehensive Plan emanates from this recognition. This plan targets the specific needs of the Village as expressed by the residents of the Village and lays out a realistic and self-directed approach to fully realizing the opportunities that lie ahead.

The accurate and complete accounting of public input is the cornerstone to successfully implementing a comprehensive plan. Therefore, the Village employed a plan development process that established constant and continuous involvement of a resident-based oversight committee throughout the development process. To begin the overall plan development process a committee was appointed by the Village Board of Trustees. The Committee, best-described as a Plan Advisory Committee (PAC) consisted of a cross-section of individuals from the Village with varying backgrounds and perspectives that would be useful as topics were discussed. Working with a professional planner retained by the Village this committee of dedicated residents met on a regular basis for over a year.

In addition to direct involvement of residents volunteering to serve on the PAC a public outreach program was utilized that emphasized direct interaction with residents as means to identify the needs of the Village. The plan development committee began the outreach effort by engaging the public in a discussion of the current issues in the community. Obtaining input directly from the residents is a first step in the formation of a consensus on community needs and an associated strategy to effectively address these needs. In that regard a public workshop was held in the fall of 2013 where residents provided comments across a full spectrum of community topics ranging from community development, to recreation, to the local economy. The workshop

format provided an effective method for facilitating an interactive discussion among the committee and the residents. Comments were recorded throughout the workshop session on a number of issues raised. These comments then served as the basis for identifying needs, formulating goals, and prioritizing plan initiatives.

Concurrent with the collection of resident input, a demographic assessment of the Village population and an inventory of Village neighborhoods was conducted. The demographic topics assessed include the total number of persons residing in the Village, the number of households, median household income and school enrollment. The presentation of this demographic data provides baseline information that is fundamental to understanding the social and economic conditions in the Village. At the same time, the data is useful in the identification of emerging trends that may affect future policy in the regulation of land uses.

The next area of data collection relates to current land use. Existing land use was collected via a compilation of uses as recorded by the Village Tax Assessor and categorized according to the NYS Real Property Tax Assessment Manual. This information was supplemented by a “windshield survey” of each neighborhood in the Village. The compilation of land use data is a key element to presenting an accurate portrayal of current conditions in the Plan and will be useful in the assessment of potential revisions that may be appropriate for the Village Zoning Law. As a means to present the existing land use data in a manageable format, the Village and Village-owned land in the Town of Corinth have been delineated into six (6) geographic areas or “Plan Areas A-F” as shown in the Plan Area Analysis in Section H. This delineation facilitates an orderly process for conducting the windshield survey, recording the information and presenting it in an understandable and manageable format.

Lastly, the Village has a strong record of keeping its community planning current and up-to-date. Regular attention to the needs of the residents and future outcomes are basic tenets to not only sustaining the community, but attaining responsive growth and broad-based prosperity that is in line with the expressed desires of the residents. In that regard two past planning efforts were evaluated to report on the current status of implementation. Specifically the “*Village of Corinth Comprehensive Plan of 2002*” and the “*Village and Town of Corinth Joint Economic Development Committee Strategic Downtown Enhancement Plan – Final Report of April 2003*” were reviewed for their relevance in the current context of the Village. Basic considerations in

the review of these past plans are: What items were addressed? Should the items that have not been, be carried forward in the new Plan?

The approach outlined above yields a complete understanding of the needs of the community as defined by the residents and where opportunities exist to address the identified needs. The committee overseeing the development process felt strongly that the plan should be targeted and focused on the most pressing issues so that the document serves as a true working tool to the implementation of a realistic strategy for improvement. In that regard the Plan is structured to provide a step-by-step guide in the implementation of the specific initiatives proposed.

Section B. Plan Layout and Content

As a comprehensive strategy to address the future direction of the Village, the Plan is presented in a manner that acknowledges the guidance in the New York State Village Law for content of a comprehensive plan while being responsive to needs and issues as identified by the residents. Therefore, the following structure has been utilized to address current needs and set forth a strategy consisting of a presentation of the priority initiatives; goals for each initiative; and a series of steps to achieve the goal and effectuate the desired outcome.

The Vision Statement for the Village of Corinth – Section D:

The vision statement is the description of the Village's end state on which the goals and initiatives are based. It serves as a description of where the community will be, what it will look like and how day-to-day life will be impacted when the initiatives are accomplished and the goals are achieved. As a direct expression of the resident's desires for their community it is derived directly from their comments and their desires for their community.

It is intended to describe an image of the community by referencing the expected conclusion of each initiative so one can understand how they blend together to form a cohesive and improved overall condition.

Evaluation of Past Plan Documents – Section E:

The Village adopted the "*Village of Corinth Comprehensive Plan of 2002*" and developed a "*Strategic Downtown Enhancement Plan*" in 2003. A review of these documents was conducted to evaluate their relevancy today. The evaluation determined what elements of the plans should carry forward into the strategy outlined in this Plan.

Summary of Resident Comments – Section F:

This section summarizes the comments as provided by the residents. As such it is the foundation of the Plan. Resident input is the paramount consideration as it is the source for establishment of the needs in the Village. Public input needs to be carefully and accurately recorded if this overall approach is to conclude with effective measures to address the identified needs.

Once needs are established, goals are formulated in direct response to identified needs; in turn, initiatives are developed as the means to achieve the goals, and steps are explained as the means to effectuate the initiative.

Plan Content – Section G:

The establishment of a framework for the plan initiatives begins with the guidance as provided in NYS Village Law. Article 7, § 722 provides guidance as to the suggested content for a comprehensive plan but is purposely structured to provide latitude and flexibility as to the specific content of the plan. The guidance in the law divides plan content into approximately eleven topics that may be considered as a plan is developed. A community may choose, depending on the community input received to address all or several of the topics mentioned. For the purposes of this plan and in consideration of the public input received, this Plan will address three topics:

1. Recreational Resources/Facilities and the Arts;
2. Commercial and Industrial Facilities; and
3. Community and Economic Development.

The reasons for limiting the scope of the Plan to these areas are twofold: First, considering these elements will focus the implementation efforts and contribute to immediate and sustained progress on achieving the stated goals for each of these considerations; secondly, as a small Village the resources available in the community for Plan implementation are not infinite; limiting the scope of the Plan to these areas will ensure that these resources are applied in an effective and efficient manner to those needs that are of the highest priority to the residents.

Goals:

Goals embody the ends towards which efforts for implementation are to be directed. As such the goals are the principal elements by which the vision for the Village of Corinth is to be fulfilled. Communities are unified bodies comprised of people with common interests and living in a particular area. The concept of community is important in that it contributes to the individual and social well-being by establishing relationships between individuals and/or

groups, channels of communication, organization of resources to meet local needs and providing a framework where the collective is more than just the sum of its parts¹.

The advancement of the community towards the stated vision requires considerations be made across a spectrum of elements that represent the areas of most need in the community. The goals in order to be effective in achieving the community vision must have two common qualities:

1. Be derived directly from the sentiments of the residents of the Village in commenting on the strengths of the community, its weaknesses; and the opportunities to build upon these strengths while addressing the weaknesses; and,
2. Be comprehensive in scope by providing meaningful, prescriptive guidance relating to each element of community life in the Village.

Therefore, the goals presented are broken down into the three (3) categories listed above and are derived directly from the comments gathered from the public outreach effort conducted in the fall of 2013 and the comments from the local residents which comprised the advisory committee that oversaw the plan's development.

Priority Initiatives:

In consideration of the public comment received and the guidance provided by the PAC, the basic strategy is to focus available resources on the most critical needs of the community as defined by the residents. The utilization of resources in this manner is referred to as "priority initiatives". These initiatives have been identified as the highest priority because addressing these issues will result in the largest impact to fulfilling the core needs in the Village.

The intent is to provide a responsive approach that directly addresses specific needs and efficiently utilizes available administrative capacity and funding to quickly address needs in a strategic manner.

¹ Wilkinson, K. 1991. *The Community in Rural America*. New York, NY: Greenwood Press.

Next Steps:

A municipal comprehensive plan is intended to be a guide for the community that not only describes where the community intends to go but also, **how** to get there. This basic yet important function of prioritizing initiatives to fulfill stated goals and laying out the steps to undertake and complete these initiatives is referred to as “prescriptive implementation”. The steps as described are the incremental tasks that need to be systematically taken in order to achieve completion of the overall initiative. The description of these steps in the composite, serves as the indicator as to the level of work; funding (if necessary); and time that will be required for completion of the specified initiative. The degree to which a comprehensive plan is implemented is a direct reflection of:

1. How accurately the priority initiatives are identified;
2. How well the steps to undertake these initiatives and ultimately fulfill the stated goals address core needs; and,
3. To what degree do the steps realistically acknowledge and accommodate practical factors such as: Who or what entity is undertaking the task(s)? What is the capacity to complete the task? What are costs, if any? How will these costs be met?

Therefore, the order by which the next steps are prioritized is as follows:

1. The degree to which residents identified the need both in terms of frequency and the emphasis placed on severity of the need;
2. The capacity (staffing – voluntary, paid, retained consultants; use of goods and materials and/or equipment – if necessary) existing within the community to undertake the initiative and address the related goal;
3. The cost (short-term/long-term, capital costs, operation and maintenance) associated with completing the initiative, and,
4. Time needed to complete the specified tasks.

Plan Area Analysis – Section H:

This section of the Plan is map-based and the analysis performed provides an accounting of current land use and plan initiatives from a geographic perspective. The Village is delineated into plan areas and for each area specified, existing land use is outlined as well as the existing characteristics of the area. The analysis also presents planned initiatives that reflect

the priority initiatives stated in Section G. The initiatives outlined may also include additional plans for the area due to unique attributes or needs.

The above structure provides a complete strategy for the Village from both a categorical perspective as well as a physical or geographic perspective.

Section C. The Vision Statement for the Village of Corinth

With the fulfillment of the goals of this Plan the vision for the Village of Corinth is as follows:

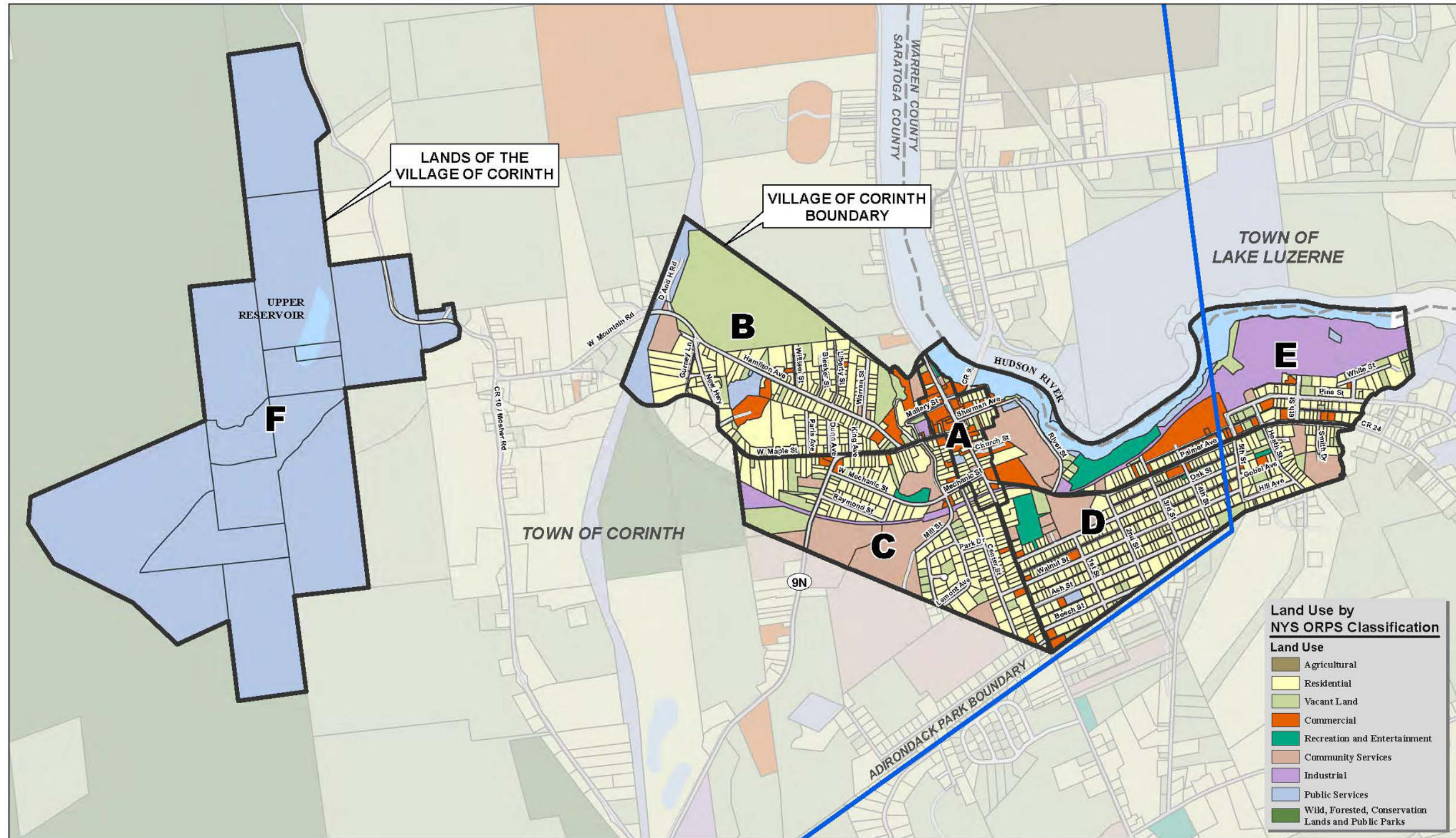
The Village of Corinth (see Figure 1 – Village of Corinth and Village-owned Reservoir – Parcel-based Land Classification) will be transformed into a micro-center of balanced and well-scaled land uses that provide a prosperous and attractive community in a true and genuine sense. After implementing a focused set of restorative efforts regarding the reconstruction of new mixed use buildings on several downtown parcels; establishment of the former Village reservoir site as a regional destination for outdoor recreation; and repurposing the site of the former Hudson River Paper Mill as a center for industry, and service-based companies, the Village is once again serving a focal point for goods and services and is recognized as a community where residents prosper and families can grow.

In the process of achieving this vision, the Village will be transformed with a new and vibrant image. The community will evolve from a mill town, dependent upon a single industry into a community of residents with a diverse set of talents and interests. Residents will have the opportunity to work at one of the well-scaled businesses or industries; shop for goods and services within the Village's bustling downtown; and fulfill their leisure time pursuits at the Village's new park at the former reservoir site. Visitors to the Village will enjoy a dynamic downtown setting with good food and availability of quality products and services. Further enjoyment will be derived from the views along the river, recreating at the Village Beach and parks, learning of the indigenous plants and animals, and walking along the abundant paths and trails in and around the Village.

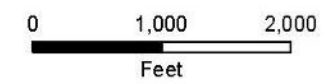
The residents of the Village take great pride in the inherent characteristics of the Village as a small community tucked against the foothills of the Adirondacks. They know the community as a place with attractive qualities including the steady pace of life in small town; the beautiful surroundings; close proximity to outdoor recreational opportunities such as hunting, fishing – including ice fishing on area lakes, hiking, skiing – cross country as well as alpine, snowmobiling, snow shoeing, and mountain biking; the solid nature of living in community with a rich heritage and concentration of multi-generational residents; and a public education system that provides the children of the community with a firm basis for career building and

lifetime achievement. These are just a few elements of the Village that translate to a certain quality and character of community's identity or "brand". Many of these same elements are found in neighboring towns and hamlets that when considered in total could form a powerfully attractive message to visitors and prospective residents and business owners. The conscious and strategic placement of this message will lead to enduring growth and an expansion of the local economy. The increase in residency and visitation is a direct result of this branding effort. The Village brand is one that exemplifies the small town nature and rural setting of the community. Having captured these qualities the effort successfully informed those looking to make such a community their home. The Village of Corinth has achieved the sought after balance comprised of an active and vibrant downtown; a fulfilling and safe residential lifestyle and recreational opportunities that are derived from the responsible utilization of the abundant natural resources of the setting in which the Village is situated.

In that regard the vision stated above encompasses four main elements that are the focus of this plan:



Village of Corinth Comprehensive Plan Update
 Parcel Based Land Classification Map



The LA GROUP
 LAND USE ANALYSIS & PLANNING
 Project 201.335
 Date 12/17/2014

1. *Continued investment in recreational resources and transformation of the Village's former reservoir property into a destination recreation site for the benefit of the residents and the wider region.*
2. *Expansion of the economic base through job growth and increased commercial and industrial valuation.*
3. *Restoration of downtown's economic preeminence through redevelopment of vacant downtown parcels and support of existing businesses.*
4. *In recognition of the unique qualities of the Village of Corinth, its rich heritage and its representation of the quintessential attributes of small town life, the Village undertakes a community branding process that captures these characteristics for use in marketing efforts, way-finding programming, and economic development initiatives.*

In summary the vision for the future is bold and positive as it seeks to build upon the strengths of the assets as described above:

Elements of the Vision for the Village of Corinth:

1. *The Village's most intrinsic asset – the people of Corinth. Their hard-working, self-reliant yet engaging and friendly nature will not only endure, but will be the basis for all elements of the community vision that follow;*
2. *The community will seek to reinforce one of its primary assets – the wilderness that envelops the Village. To fulfill this vision the Village will create a recreation-based master plan for the former reservoir site;*
3. *Through the adaptive reuse of the former paper mill site the community will build upon the heritage of its connection with the Hudson River and embrace its identity as a micro-center for employment and goods and services;*
4. *Well-planned future development will be aggressively pursued and will serve to infill vacant properties and invigorate underutilized buildings;*
5. *At the same time the function of the downtown as the Village core will be enhanced through maximum utilization of the existing building stock as locations for businesses, private and public service providers, and residents. The downtown will*

serve as a place for businesses to prosper while meeting the needs of residents from the Village and across the wider region;

- 6. A center for the fine arts and locally crafted goods that exemplify the skills and cultural depth of the artisans and craftsmen that have made the Village their home;*
- 7. The neighborhoods encircling the downtown will continue to provide an attractive and charming, small town quality for residents of all income levels while the rehabilitative needs of those homes that have fallen into disrepair are met; and,*
- 8. The Village government will provide needed services and suitable infrastructure in an efficient manner and in support of the day-to-day needs of residents and local business.*

The vision as expressed above will be accomplished with renewed vigor, and a new sense of purpose. The goal will be for achievement of a community that is dynamic and serves as a model for other rural upstate communities to follow. Through a realistic and honest self-assessment the Village of Corinth is once again an attractive place to run a successful business, educate children, find employment, recreate in, and simply raise a family.

This end state is not the result of implementing a trend-setting, new-age planning concept. Rather it is a result of the people of the community pulling together and using the assets that are available to them to improve their community. In undertaking these basic tasks the residents rely on their own skills and their own hard work to determine the direction of their community.

Section D. Evaluation of Past Plan Documents

The Village of Corinth has long recognized the importance of planning as a means to address the needs of its residents. The Village currently has two core documents that serve to frame the priority needs of the community, these include:

1. The Village of Corinth Comprehensive Plan of 2002; and,
2. The Village and Town of Corinth Joint Economic Development Committee – Strategic Downtown Enhancement Plan, April 2003.

A brief summary of each of these documents is as follows:

The Village of Corinth Comprehensive Plan of 2002

In 2002 the Village adopted a Comprehensive Plan that was the prelude to a significant step in how the Village regulated the use of land within its boundary. The Plan called for the implementation of the Village's first zoning law. The concept of zoning in the Village had long been considered and as a result of a clear consensus among the residents of the community, the Plan provided a formal recommendation for the establishment of zoning. In addition to the recommendation to institute zoning; the Plan also provided recommendations in the areas of "downtown revitalization", and village-wide initiatives relating to a formulation of a capital improvement program, and instituting a policy for proactive pursuit of infrastructure improvements. A summary of the recommended actions, their status, and their relevancy going forward is provided in Table 1 below:

Table 1: Recommended Actions from the 2002 Village of Corinth Comprehensive Plan

	Accomplished Yes/No	If no, still Relevant Yes/No
REGULATORY		
Develop a Zoning Code:		
1. Create an uncomplicated, straightforward basic code	Yes	--
Develop Design Guidelines:		
1. Develop appropriate residential and commercial design guidelines	No	Yes
2. Develop Bulk, Height & Density Standards	Yes	--
3. Update Subdivision Regulations	No	Yes
DOWNTOWN REVITALIZATION		
Develop Business Growth Incentive Program & Improve the Commercial Mix:		
1. Reestablish the Merchant Association (MA)	Yes	--
2. Develop a list of business incentives and funding programs	No	Yes
Recruit New Businesses:		
1. Advertise and distribute promotional & recruitment materials	No	Yes
2. Hold periodic business recruitment fair	No	Yes
Conduct Market Study on Regular Basis:		
1. Gather market information concerning the local business climate	No	Yes
Improve Appearance:		
1. Develop Downtown Streetscape Plan	Yes	--
2. Hold a community planning meeting with residents	No	Yes
3. Devise proactive methods of encouraging property improvements	No	Yes
Improve Patronage & Profitability:		
1. Develop Advertising & Marketing Plan	No	Yes
2. Develop a "Buy Local" Campaign that encourages residents to patronize local businesses	No	Yes
3. Encourage or establish local businesses to join an advertising consortium which would combine limited advertising dollars	No	Yes
4. Develop a web page for the Village	Yes	--
Expand Hours of Operation:		
1. Survey Residents to determine when additional hours are needed	No	Yes
2. Survey store patrons and owners	No	Yes
3. Explore how other small communities & businesses have achieved this	No	Yes
4. Explore ways of enticing residents downtown during expanded hours	No	Yes
5. Recruit businesses that keep weekend or evening hours	No	Yes
Develop & Adopt a Business Improvement District (B.I.D.):		
1. Research the feasibility of a B.I.D.	No	Yes
Improve Employment Opportunities & Encourage Location of Professional Offices in Downtown:		
1. Explore financial incentives for downtown office development	No	Yes
2. Offer targeted job training which supports local industry/prof. needs	No	Yes
VILLAGE-WIDE		
1. Develop Capital Improvement Program	No	Yes
2. Institute a policy which proactively pursues infrastructure improvements	Yes	--

The Village and Town of Corinth Joint Economic Development Committee – Strategic Downtown Enhancement Plan

As an outgrowth of the Comprehensive Plan and the emphasis placed on revitalization of the downtown central business district the Village sponsored the preparation of a focused planning effort to improve the built environment (buildings and infrastructure), as well as implement a business recruitment/development and marketing program. The planned actions from the effort were summarized in an implementation schedule. A summary of the actions from that schedule, their status and relevancy going forward is provided in Table 2 below:

Table 2: Implementation Schedule from the 2003 Village of Corinth Downtown Enhancement Plan

	Target Year (as per Plan)	Accomplished Yes/No	If no, still Relevant Yes/No
IMMEDIATE (ONE-YEAR)			
Hire Part-time Staff	2003	No	No
Improve Gateway Entrances	2003-04	No	Yes
Pedestrian Amenity Improvements (trash receptacles, benches, pedestrian lights, etc.)	2003-04	No	Yes
Create Historic Interpretive Program	2003	No	Yes
Retain Neighborhood Gateway District	2003	No	Yes
Crosswalk Improvements	2003	No	Yes
Landscape Edges of Parking Lots	2003	No	Yes
Bury Overhead Wires	2003	No	No
Clarify Connections to Pagenstecher Park	2003	No	Yes
Establish Walking Loop	2003	No	Yes
Develop Commercial Design Policies	2003	Yes	--
Cross Promote Town Events with Regional Events	2003	No	Yes
Attract New Businesses	2003	No	Yes
Work with Real Estate Community	2003	No	Yes
Connect to Special Events	2003	No	Yes
Develop Marketing Program	2003	No	Yes
SHORT-TERM (TWO TO FIVE YEARS)			
Integrate Sturdevant Creek Gateway Corridor	2004	No	Yes
Develop Train Station Connection	2004	No	Yes
Study Sweetzer Property	2004	No	Yes
Implement Marketing Program	2004	No	No
Prepare Recruitment Package	2004	No	Yes
Prepare Web Page	2004	No	Yes
Create a Directory of Downtown	2004-05	No	Yes
Prepare a Newsletter	2004	No	Yes
LONG-TERM (SIX TO TEN YEARS)			
Consider Corinth Adventure Center	2006	No	No
Create Village Square	2006	No	Yes

The elements of the Enhancement Plan were illustrated within a plan graphic that illustrated the integrated nature of the overall proposal (see Figure 3 below):

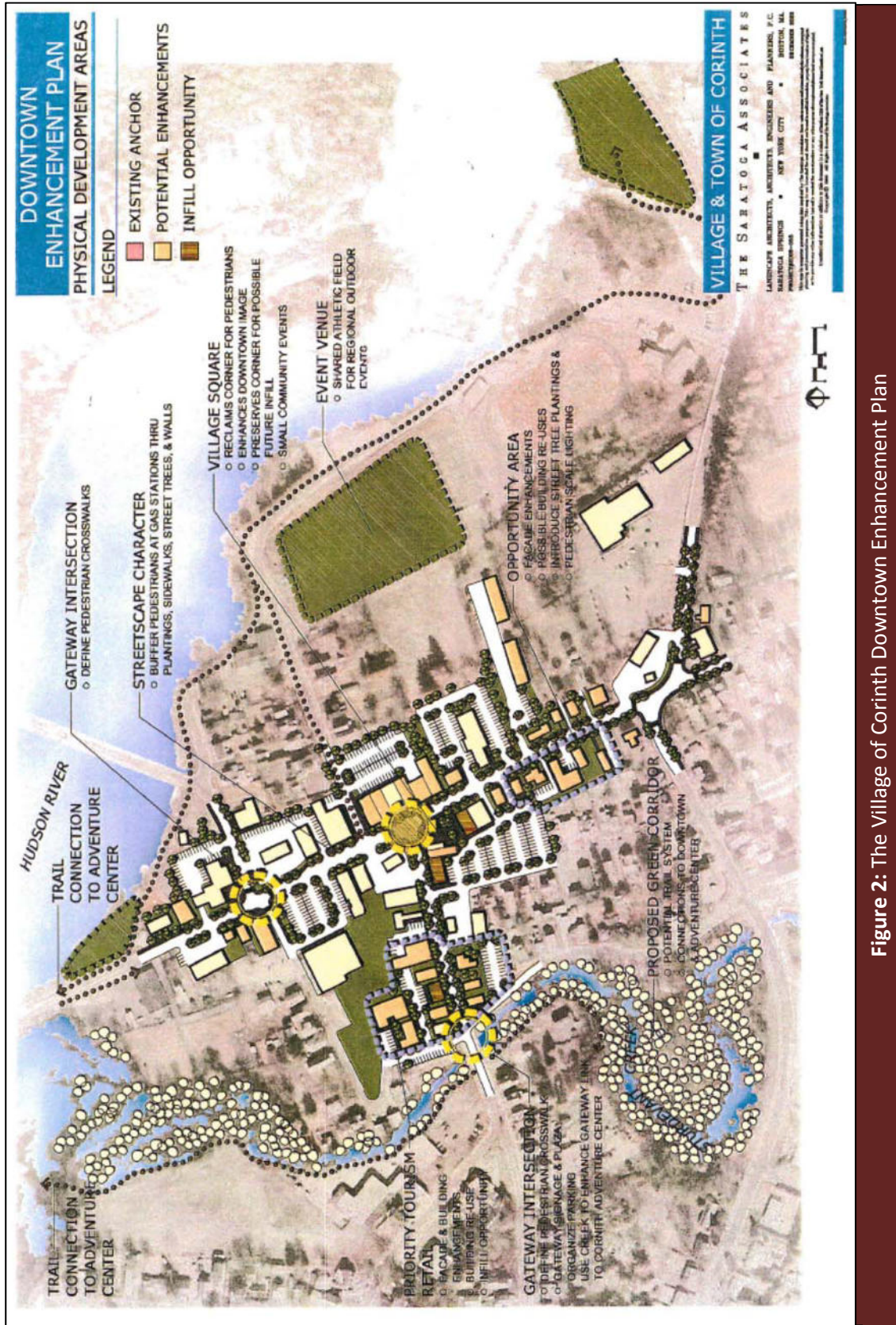


Figure 2: The Village of Corinth Downtown Enhancement Plan

Based on the needs as expressed by the residents during the preparation of this plan it appears that a majority of the unfulfilled initiatives have relevance to the future of the Village, particularly under the topic of downtown revitalization. However, the closure of the Hudson River Mill has drastically altered the dynamics of the local, if not regional economy. The Village lost its principal source of employment and the removal of the buildings from the former mill site has dramatically diminished its valuation. The loss of the mill and the jobs associated with its operation represent a circumstance of unprecedented importance. As such the attraction of a new, productive use of the site that minimizes impact to the adjoining neighborhoods while building back quality employment opportunities is of the utmost importance to the Village residents.

The next priority initiative that affects the prioritization of planned initiatives is the current circumstance resulting from the fire that occurred in 2009 and rendered several of the buildings in the middle of downtown unusable. The complete destruction and requisite removal of the buildings in the most crucial section of downtown – the center of Main Street, has resulted in the loss of vital square footage from the available commercial mix. This void in the commercial mix detracts from the critical mass needed for the downtown to fulfill its role as a center for products and services. . The compact nature of the downtown area requires that each and every parcel be utilized to its maximum potential if this critical mass of products and services is to be established and grow. The reestablishment of productive building stock on the affected parcels is the next priority initiative to be achieved in the implementation of this Plan.

In summary, although the initiatives referenced plans remain relevant, the need to rebuild at the former mill site and vacant Main Street parcels are new circumstances that have altered the prioritization of planned initiatives in the Village. As the referenced plans retain their relevancy to the improvement of Village each plan can and should be referenced as future funding opportunities from state, federal and other sources come available. The plans can be valuable for resources as they are indicative of community support and provide a rational and cohesive strategy for improvement across the Village.

The plan embodied in this document focuses on several priority initiatives that have come to the forefront as a result of unforeseen events and circumstances. Therefore, this Plan will focus on goals and initiatives to address these higher priority issues in the near-term (next three years).

Section E. Summary of Resident Comments

The Village employed two methods to build resident input into the plan development process:

1. Public outreach meeting – the PAC oversaw the organization of an interactive workshop to engage residents as to their observation of living in the Village. The meeting were held on October 30, 2014 at the fire station of Corinth Volunteer Fire Department on Saratoga Avenue. Residents were asked to comment about what aspects of life in the Village was favorable and what aspects were in need of improvement. Those in attendance offered 72 comments (see Attachment A for a summary of the comments as recorded) ranging across the spectrum of topics. Community and Economic Development and Recreational Resources garnered the most comment.
2. The PAC then actively worked within a structured development process that considered each aspect of living in Corinth from preservation of natural resources to recreation to community development. In total, eleven topics were reviewed and considered. Using the guidance from NYS Village Law the PAC distilled resident comments across the various topics listed in Village Law noting the frequency of response per categorical topic. The topics receiving the most emphasis were then developed for further consideration through development goals and initiatives to undertake a solution to address the identified need.

The summary of guidance from the PAC members and the comments from the residents relating to needs in the Village is as follows:

1. A more diverse offering of recreational resources;
2. Proper planning and use of the Village-owned reservoir as a potential for a significant recreational resource;
3. The desire for a more vibrant local economy;
4. The need to find a new use for the former paper mill site;
5. Addressing the situation of prolonged vacancy of the parcels on Main Street;
6. Taking further advantage of the river waterfront area as an attraction and recreational resources;
7. Continuing to focus on revitalization of downtown Corinth as the center of the community.

Section F. Categorical Plan Elements

The principal method by which the vision of the community is achieved is by setting forth a realistic plan consisting of priority initiatives and specifying specific steps to follow in the implementation of each initiative.

As previously stated, NYS Village Law provides guidance as to the composition of a comprehensive plan through description of the various categories that may constitute a comprehensive plan. These categories mentioned in the Law include housing, the natural environment and associated resources, commercial and industrial facilities, infrastructure, historic and cultural resources, institutional and educational resources, emergency services, community and economic development, transportation facilities, and recreational resources. These topics are considered against the input received from the residents and the PAC. Based on the frequency of response and the emphasis demonstrated during the public outreach effort and discussions during PAC meetings those items that are a priority can be identified, and associated strategies or initiatives to address them can be formulated.

In assessing the comments received it became clear that the Plan should focus on accomplishing four (4) objectives:

1. Realizing the vision of the former reservoir site as recreation area and community gathering and event space for the residents and once the area reaches its full potential, a recreation area with a system of trails and other facilities that would attract visitors from the wider region;
2. Reestablishing a new use at the site of the former paper mill with intent being a business/industry that would bring significant employment while minimizing adverse impacts to the residential neighborhoods that adjoin the site. As a general consideration new uses should emphasize maximum employment while minimizing adverse impact to the adjoining neighborhoods;
3. Redeveloping the sites along Main Street that were impacted by the fire with new mixed-use buildings that maximize the use of horizontal and vertical space. A range of uses from retail/commercial to office to residential in a highly dense configuration would be appropriate; and,

4. As a means to bolster the success of the redevelopment efforts listed above the Village needs to develop a brand that is derived from the community's characteristics as rural Village with a rich heritage and strong ties to its surrounding environment. Once a branding is complete it can be used in efforts to attract new business, industry and residents to the Village.

Based on the listed objectives and in consideration of the categories outlined in Village Law the goals and initiatives will be organized under three of the topics: 1.) Recreational Resources; 2.) Commercial and Industrial Facilities; and 3.) Community and Economic Development. These categories best encompass the nature of the comments as expressed by the residents and the members of the PAC. Therefore, the goals and initiatives will be organized under these categories.

1. Recreational Resources

a) Introduction and Explanation:

One of the Village's most promising attributes is its geographic location. The Village is strategically located in the southeasterly corner of the Adirondack Park – the nation's largest park area. The Adirondacks are one of the most renowned recreational destinations in the country, if not the world as hikers, skiers, snowmobilers, hunters, fishermen and women, cyclists, mountain bikers, runners, recreational vehicle enthusiasts, mountain climbers, and campers, journey from across the nation to enjoy the beauty of the mountains and challenge the terrain.

The Village is ideally positioned to appeal to this diverse group of recreationalists as an opportunity exists to develop an expansive recreation site that can facilitate a wide range of outdoor activities from walking and hiking to cross country skiing and snowshoeing. Additionally, once the site's attributes are fully utilized a complementary relationship with the downtown area can be developed through patronage of businesses that address the needs of visitors recreating in the Village or traveling to and from the Adirondacks.

The Village of Corinth owns over 400 acres of land just to the northwest of the Village boundary in the Town of Corinth. The property served as watershed for the

former municipal reservoir (upper and lower) and is in a pristine, natural condition. The general vision is to utilize the property for outdoor recreation with minimal disturbance to natural landscape.



Figure 3: The Spillway at the Upper Reservoir

Therefore, a site-wide master plan will be developed through an inclusive partnership with the Town of Corinth. The development of the master plan will seek community involvement and input and a subsequent program of activities and projects will be developed that are representative of the residents ideas for suitable use of this valuable resource. As the plan is implemented it is anticipated that the site will evolve into a destination for outdoor recreationalists from across the region and New York State.



Figure 4: The Upper Reservoir

In addition to the reservoir site the Village has many existing recreation attributes that continue to be enjoyed by the residents. Areas such as the Village Beach,

Jessup's Landing, Pagenstecher Park, RW Pitkin Park, the Hudson River with spectacular views up and down the river corridor, Curtis Park, the school district athletic fields and courts, etc. are resources that are highly valued by the residents of the community. Through continued investment in these resources the Village and school district continue to take a proactive approach in ensuring that these facilities are up-to-date and provide an enriching recreational experience for residents and visitors alike.

However, the referenced reservoir site represents an entirely new and expansive opportunity to further enrich the recreation opportunities in the Village. In consideration of the size of the site and that it is already under the ownership of the Village the appropriate utilization of the recreation opportunities that exist at the site are the primary focus of the initiative that follows. The site consists of the Upper and Lower Reservoir and is surrounded by over 400 acres of upland watershed. The property with its location and pristine condition is a tremendous asset and a range of opportunities are available to establish the area as a destination recreation facility for the residents as well as the wider region.

b) Goals:

- i. Undertake an inclusive strategy for planning, designing and developing recreation improvements at the former reservoir property;
- ii. Through implementation of the referenced strategy, develop a facility master plan for the short and long-term improvement of the former reservoir site into a destination-style recreational facility. The plan elements may include, but not be limited to a trail system – multi-functional and multi-seasonal, a pavilion, be inclusive of handicapped accessibility, a warming shed, lean tos, a pier(s) for access to the larger reservoir for non-motorized, hand-carry crafts, ancillary parking, connection via a trail to the train station site and the downtown area of the Village, and a space to host community events; and,
- iii. Develop the former reservoir site, over both the short and long-term into a destination-style outdoor recreation facility for the enjoyment of the residents as well as people from within the wider region.

c) Next Steps:

Step #1 – A joint committee of volunteer residents from the Village and the Town of Corinth has been formed for the purpose of developing ideas and projects that will transform the area into a principal recreation area and event space for both the Village and Town residents. In consideration of the scale of the site and its attributes, the potential for the area goes beyond use as a recreation area of local significance. The longer-term vision for the site is to develop appropriate facilities that would be attractive to recreationalists on a regional scale. Appropriate recreation uses are those uses that are oriented to more passive forms of recreation that will be attractive to a wide range of recreationalists and yet not adversely impact the natural qualities of the site. The committee as an initial step, has developed a straight-forward approach for the initial development of a trail network on the site that will provide a challenging and attractive experience for walkers and hikers of all abilities. In recent months volunteers have worked to lay out the trail and then clear the trailways on site. This is the first step in the realization of the reservoir area as a multi-faceted recreation resource. Beyond this initial step the need exists to develop a long-term master plan for facility development of projects that can be undertaken in a phased manner. The plan development process will allow for a sequenced approach to the installation of complementary features that widen the recreational experience while maintaining the integrity of the site's abundant natural features.

Step #2 – The Village/Town committee, will work to develop a site-wide, long-term master plan for development of a comprehensive set of recreational assets that includes facilitation of non-motorized, small vessel (canoes, kayaks, etc.) access on to the main reservoir; a properly scaled pavilion with architectural features that are in-keeping with the natural attributes of the surrounding area; continuation and completion of a low impact trail network properly designed to retain vegetation and slopes and minimize erosion; and use of the area as an event space for seasonal community events. One primary consideration for the trail network would be trail extensions that serve to connect the reservoir to the site of the train station and the downtown area via the planned First Wilderness Heritage Trail from Corinth to Tahawus. Connectivity with the First Wilderness

Heritage Trail will complement the use and enjoyment of the recreation area, the train station and the downtown as destination-style recreation experience that draws patrons to and from the three locations. These and other concepts for recreation uses would be fully vetted during the plan development process culminating in a phased plan for manageable development of facilities in a programmed manner.

Step #3 – Once the phasing of the plan is in place a funding strategy will be implemented that maximizes the use of funds through the NYS Consolidated Funding Application (CFA) program and the First Wilderness Heritage Corridor Program. The First Wilderness Heritage Corridor Program was instituted to acknowledge and enhance the heritage and significance of the Hudson River and the redevelopment of the rail lines of the Adirondack Branch of the Delaware and Hudson Railroad. The improvement of the reservoir site and the linkage of the train station site and the downtown area as part of the First Wilderness Heritage Trail are specifically referenced in a recent update to the First Wilderness Heritage Corridor Plan. This reference will aid in obtaining funding as these planned improvements complement the overall First Wilderness program.

Step #4 – As funding becomes available; begin development of the phase one improvements as specified in the master plan. As work begins on the initial phase the next application for funding will be submitted. Under this approach improvements will progress steadily on a year-to-year basis.

2. Commercial and Industrial Facilities

a) Introduction and Explanation:

As the condition of the local economy is of the utmost importance to Village residents, the current status of the commercial and industrial facilities in the Village is critically important to economic improvement. The economic concerns as expressed by the residents focus on the existing commercial and industrial facilities that are vital to its economic viability. The footprint of the Village is relatively compact with a predominant pattern of residential neighborhoods encircling a downtown area that has traditionally served as a center for goods and services. Positioned along the

Hudson River is a significant industrial site with exceptional attributes of access to a water, electric power and a rail line. This compact land use pattern with well-defined existing commercial industrial areas affords little opportunity for new, commercial or industrial growth. Under these circumstances the maximum and optimal use of existing commercial and industrial parcels is crucial to the success and prosperity of the local economy.

The Former Hudson River Mill:

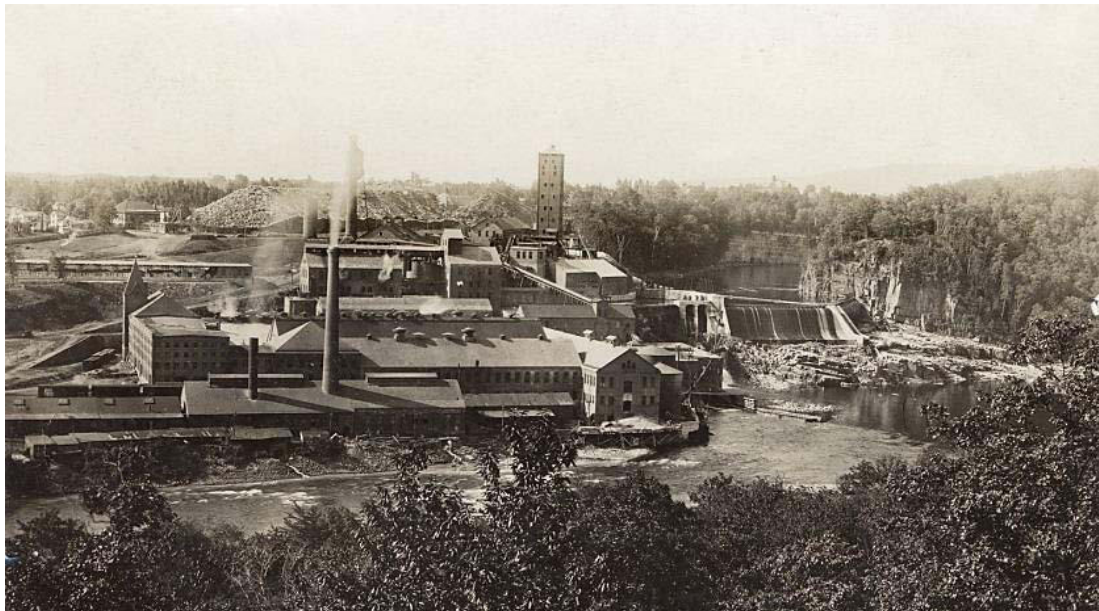


Figure 5: The Hudson River Mill

The heritage of the Village has intrinsically been tied to the Hudson River. The energy of the river was attractive as a source for low cost hydro-electricity that powered the development of New York's first wood-based paper mill in 1869. The Hudson River Pulp and Paper Company paper mill in Corinth was one of the premier mills in all of New York State. The Company was purchased by the International Paper Company in 1898 and continued as one of the industry's most productive sites with the development of high-quality coated paper. At its peak level of productivity the site was host to over 40 buildings including an on-site dam, coal-burning and hydro-electric generating facility, and a wastewater treatment plant. The mill provided employment to over 1,450 workers over multiple shifts. However, over the years the

changing dynamics within the paper industry led to downsizing and contraction. The Hudson River Mill closed in 2002 and the cornerstone of the Village and regional economy was lost. Subsequently a majority of the buildings on the site have been demolished and the most notable building that remains is the “time card” administrative building at the entrance to the site.



Figure 6: Panorama of the Existing Condition of the Former Mill Site

The closure of the Hudson River Mill and the subsequent demolition of the core mill buildings represent a watershed event in the history of the Village. The Mill was the impetus behind much of the ancillary development that occurred in the Village throughout its 133 years of operation. The loss of employment from the peak of 1,450 jobs represents a direct economic void on the local and regional economy of approximately \$50 million in annual payroll. There is a critical need to return the site to active and productive use and restore the employment that existed there.

b) Goals:

The intent is to place the site back into useful service as a center for employment and build back the value this site represents not just economically, but as an outward symbol of the enduring nature of the people that live in the Village. The worker payroll from the mill provided discretionary income that multiplied through the local and regional economy creating a demand for housing and goods and services. The adverse impacts relating to the loss of employment and related household income and the contraction of the industrial tax base have dramatically changed the economic landscape.

In recognition of this circumstance there is keen interest in the Village to self-direct the next generation of site utilization, as the mill site represents the best opportunity for economic expansion certainly within the Village if not the wider region. The primary objective is to take a direct and proactive role in the adaptive reuse of the

site. Direct involvement of the Village and its residents will ensure that the highest and best use is achieved. In this context highest and best use is defined as the maximum level of quality employment that can be provided and the degree to which the economic base is expanded as a result of the new wages paid from the jobs created. Given the small and compact footprint of the Village the success of finding and locating new business and industry to the site is of paramount importance. Therefore, the interest of this comprehensive plan not only rests with achieving such an end use but also setting forth as to how such an end use is achieved.

In addition to the direct involvement in the reuse of the mill site the Village shall also take proactive measures regarding the zoning plan for the site. As this Plan precedes the update of the Code and is directly reflective of the residents input on reuse of the site the Village Zoning Code shall be revised to reflect the uses as suggested in this plan. The revised land use regulations and site planning of the site will complement the rejuvenation of the site. The two initiatives together represent a holistic and coordinated approach to effective reuse of the site.

Therefore, the overarching intent is to utilize the inherent assets of the former mill site through employment of a self-directed approach to establishing site control and reuse. Under this approach the property will be redeveloped and will once again function as a center for industry and quality employment. Therefore, goals for new uses at the site include locating businesses/industry consisting of the following uses and characteristics:

- i. One entity as a sole occupant of the site, or multiple entities in an integrated business park setting;
- ii. Mix of light industry (manufacturing, assembly, fabrication), office, support warehousing, technology research and development;
- iii. Business, light industry – i.e. manufacturing, assembly, or fabrication operations, with demand for power and/or water intensive processes with no adverse impact to the natural environment or the nearby residential neighborhoods in the Village and Town; office; technology research development; and,

- iv. Labor intensive demand for full-time and multiple shift employment offering wages at or in excess of the median wage for Saratoga County.

Based on the input of the residents in preparation of this plan the following types of end uses are viewed as incompatible:

- i. Business or industry with a primary focus on waste processing, storage, stockpiling, or landfilling; and/or
- ii. Business or industry with a large and adverse impact to the natural environment or the nearby residential neighborhoods in the Village and Town.

c) Next Steps:

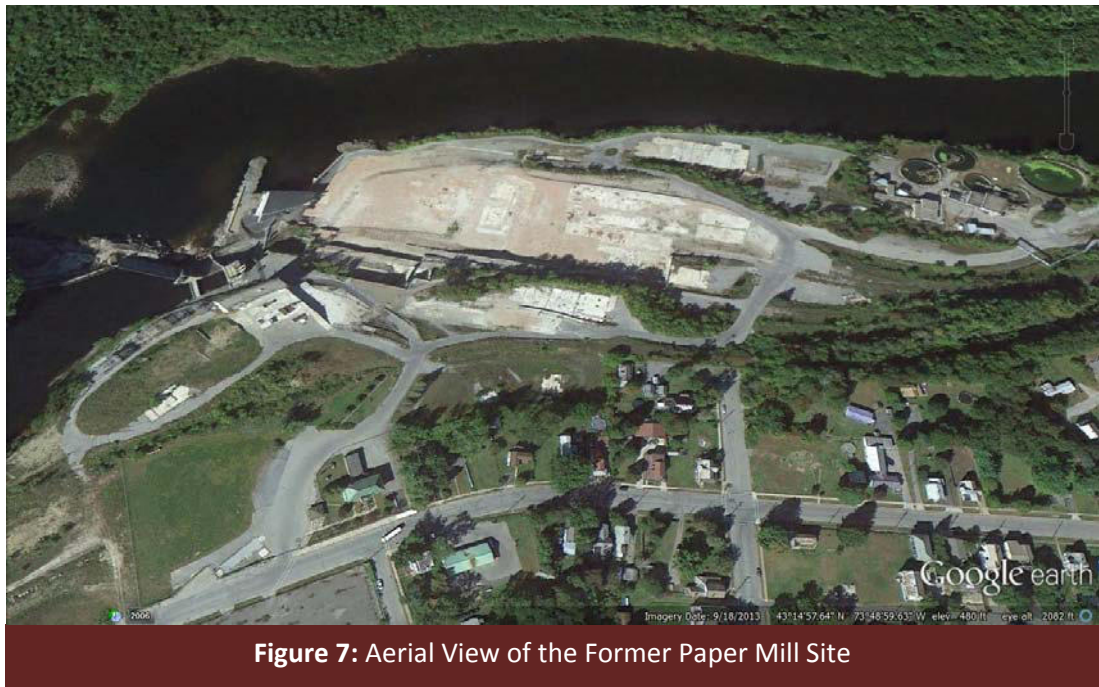


Figure 7: Aerial View of the Former Paper Mill Site

In order to achieve the goals as articulated above an aggressive and sustained strategy is to be utilized. The strategy is based on the following managing principles:

- i. It is essential that the strategy be “self-directed” by a local entity from within the community or region;
- ii. The principal focus of redevelopment are uses that fulfill each of the stated goals as listed above;

- iii. Maximize the opportunity for a partnership between private and public investment through leveraging funds from appropriate sources at the state and federal level;
- iv. The assignment of tasks to undertake the listed initiatives will be crucial to the success of the plan and the achievement of the stated goals. Therefore, it is suggested that a qualified and committed group, committee, person and /or consultant be designated to implement each initiative;
- v. The progress regarding the implementation of the strategy is to be regularly evaluated against performance metrics in terms of schedule (time), a detailed accounting of the planned steps that have been fulfilled and unfulfilled and why, and the degree to which the stated goals are met and those that remain unmet. The performance is to be evaluated by the Village Board of Trustees on a periodic basis (i.e. quarterly, semi-annually) and the progress report shall be provided by the assigned group, committee, consultant, or designated representative charged with undertaking the listed initiatives; and,
- vi. No obstacle to success is too great: The effort to redevelop must be constant, sustained and undeterred.

Based on these principles, the step-by-step guidance to execute the redevelopment strategy:

Step #1 – Conduct an economic redevelopment summit in three (3) phases. The purpose for the phasing for the summit is to logically conduct a building of consensus across a group of partners with a like interest in the redevelopment effort. The summit may occur over several meetings but will not conclude until a mutual consensus among the stakeholder groups of the summit is achieved:

Phase A: It is acknowledged that the effort required for achievement of the goal for redevelopment of the former mill site. To do so will require that a systematic approach is in place with adequate administrative capacity and resources to steadily progress through each step listed in this plan. Therefore, the Village will need to broaden the sphere of involved stakeholders. In that regard the Town of Corinth as the adjoining municipality

to the Village and also with a vested interest in the redevelopment of the former Mill Site is the first logical partner for inclusion.

Therefore, the initial step will be to conduct a meeting with the appropriate officials at the Village and the Town of Corinth to discuss the stated goals of this plan, the principles for strategy development and execution and the immediate next steps to take. At the conclusion of the meeting the intent is for the Village and Town to move forward in unison through the implementation of a singular strategy to achieve reuse of the site.

Phase B: Upon completion of Phase A, Phase B will commence with an effort to broaden the partners participating in the redevelopment effort to include the Saratoga County Industrial Development Agency (SCIDA). In consideration of the current makeup of the “economic development infrastructure” in the region, the entity most capable to take on the role of the local economic development initiatives to follow is SCIDA. The SCIDA was created through the General Municipal Law (GMU) of New York State (Article 18A, Title 1, and Title 2, § 890h). The stated intent of the law establishing the CIDA is as follows:

“§890-h. County of Saratoga industrial development agency. For the benefit of the county of Saratoga and the inhabitants thereof, an industrial development agency, to be known as the County of Saratoga INDUSTRIAL DEVELOPMENT AGENCY, is hereby established for the accomplishment of any or all of the purposes specified in title one of article eighteen-A of this chapter. It shall constitute a body corporate and politic, and be perpetual in duration. It shall have the powers and duties now or hereafter conferred by title one of article eighteen-A of this chapter upon industrial development agencies and provided that the exercise of the powers by such agency with respect to the acquisition of real property whether by purchase, condemnation or otherwise, shall be limited to the corporate limits of the county of Saratoga, and such agency shall take into consideration the local zoning and planning regulations as well as the regional and local comprehensive land use plans.”

The law requires that the SCIDA take into consideration the comprehensive land use plans. This reference establishes a direct link between the goals and initiatives of this plan and the purpose of the SCIDA.

Also of relevance to the recommendation of the SCIDA as the central entity to undertake the planned economic development initiatives are the specified purposes for which industrial development agencies are intended to fulfill:

“§ 858. Purposes and powers of the agency: The purposes of the agency shall be to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing industrial, manufacturing, warehousing, commercial, research and recreation facilities including industrial pollution control facilities, educational or cultural facilities, railroad facilities, horse racing facilities, automobile racing facilities and continuing care retirement communities, provided, however, that, of agencies governed by this article, only agencies created for the benefit of county and the agency created for the benefit of the city of New York shall be authorized to provide financial assistance in any respect to a continuing care retirement community, and thereby advance the job opportunities, health, general prosperity and economic welfare of the people of the state of New York and to improve their recreation opportunities, prosperity and standard of living;...”

Therefore, this phase will involve inclusion of the SCIDA chairperson and/or members of the board of directors at the economic development summit meetings. The SCIDA combined with the local partners – the Village of Corinth, the Town of Corinth, provides core entities needed to undertake the redevelopment efforts. It is envisioned that these partners will reach a consensus regarding the basic principles and parameters that will guide and shape the redevelopment effort. Once agreed upon, the points of consensus shall be dedicated to a written memorandum of understanding that will outline the following:

- i. Overall goals to be achieved;
- ii. Action steps to be taken;
- iii. What entity or group is responsible for fulfillment of each action;
- iv. A timeframe for performance of the listed actions; and,

- v. A system of performance measurement at regular intervals (i.e. quarterly or semi-annually).

Phase C: Once the memorandum of understanding is executed among the core entities at the local level the remaining phase will involve establishment of a line of communication with involved relevant partners at the state and federal level. In anticipation of the funding, permitting and general support that may be required from state and federal agencies, officials and representatives, the last phase of the economic development will involve the inclusion of representatives from Empire State Development, the governor's office, the NYS Senate and Assembly, and the US House of Representatives and Senate. The redevelopment effort, particularly with the former mill site, is one of regional significance. The attributes of the site and its potential for reuse, if fully realized could involve significant levels of new jobs providing an employment center that draws workers from a wide area. Furthermore, the complexities existing at the site and the associated costs involved will require that the full extent of available resources will need to be accessed. The intent is to bring the available resources at the local, regional, state and federal levels together, agree upon a course of redevelopment action and act in a coordinated manner to achieve the goals as previously stated.

The coordinated effort coming out of the summit should not simply list the problems and challenges that lay ahead; but present a basic premise of how redevelopment can occur, and what can the respective representatives present at the summit can do to ensure that the goals are achieved.

Step #2 – Obtain site control. This step is taken in adherence to one of the basic principles listed above “*control of key parcels by a local entity is essential*”. Site ownership is fundamentally important to achieving the stated redevelopment goals listed above. Under this step the SCIDA, working with the other partners from the economic development summit, and using the full range options provided for acquisition of property under the authority granted

in state law, would obtain the parcels associated with the former mill site and the vacant parcels downtown where the fire occurred.

Step #3 – Funding. Purchase of the referenced parcels will be the primary consideration. All options for funding should be considered and discussed among the partners to the memorandum of understanding, including the relevant state and federal agencies. Options to assemble the funds necessary to acquire the referenced parcels include but are not limited to, accessing state and federal programs to cover or offset the purchase cost and/or securing a mortgage. In order to thoroughly investigate realistic sources of funding a sub-committee from the summit attendees is to be formed consisting of at least one representative from the Village, the Town of Corinth, the SCIDA, and a representative from the Empire State Development Corporation. The sub-committee will explore viable public and private funding sources and issue a written report summarizing the findings from the investigation performed. Once the report is received and accepted by each member of the summit attendees, the funding plan will be acted upon.

Step #4A – Development of a specific plan for redevelopment. The strategy described in this plan is an overall approach for how redevelopment of the former mill site can be accomplished. The types of uses and associated qualities envisioned for the site include:

- a. Business Park – i.e. mix of light industry (manufacturing, assembly, fabrication), office, support warehousing, technology research and development;
- b. Business, light industry – i.e. manufacturing, assembly, or fabrication operations, with demand for power and/or water intensive processes (with no adverse impact to the natural environment or the nearby residential neighborhoods in the Village and Town), office, technology research development; and,
- c. Labor intensive demand for full-time and multiple shift employment offering wages at or in excess of the median wage for Saratoga County.

However, the dynamics and end uses of each site are significantly different. Therefore, the identification of specific end uses and how such uses can be identified and introduced to each location is an important step in the overall achievement of the redevelopment goals. Additionally, such planning should not only consider what types of end uses are optimal but how they can be physically situated on the site, and what process will be used for marketing each site. Proactively recruiting specific business and/or industry should also be explored and specified.

The recruitment process for businesses to each location will be the crucial element of the overall redevelopment strategy. The manner in which the sites are marketed and business recruitment occurs will need to be aggressive and at a large scale, particularly in association with the former mill site.

This type of comprehensive and holistic approach will yield the desired end result as stated in the goals for redevelopment. For example, such a plan might specify the form of site marketing that is needed and what specific solicitation of proposals would be necessary to locate and secure.

Step #4B – Revise the Village Zoning Code: The table below specifies uses and characteristics of site reuse which are representative of the type of redevelopment the residents would prefer and should serve as guide for revision of the Zoning Code that will follow the adoption of this Plan:

Table 3: List of Suggested Uses and Characteristics for the Mill Site	
Uses:	Key Site Characteristics:
Industrial: Key aspects of this use are: <ul style="list-style-type: none"> • Minimal adverse environmental impact - non-polluting, limited noise, minimal impact to residential properties around the site; • Fabrication/manufacturing of component parts, assembly processes; and, • Maximum utilization of available site attributes, water, power, rail, etc. 	Design: <ul style="list-style-type: none"> • Single use with primary and support buildings/structures arranged to support manufacturing process; • “Campus-style” or “business park” with mixed or multiple uses in an integrated layout; and, • Elements that blend with and complement the surrounding natural and built environment.
Office uses – of local, regional scale (i.e. Centralized corporate office, departmental or support services).	Optimal utilization of: <ul style="list-style-type: none"> • Maximum site coverage through efficient use of available horizontal and vertical space; and, • On-site attributes – electric power and water.
Accessory uses: Inclusive of associated subordinate uses (i.e. warehousing, office, shipping/receiving, etc.).	Employment: <ul style="list-style-type: none"> • Maximum number of jobs possible; • Dense number of jobs per acre; • Optimally suited to the labor force; and, • Wage scales in line with the cost of living.

3. Community and Economic Development

a) Introduction and Explanation:

The Central Business District:

In consideration of the comments from the residents as summarized in Section F, the primary need for community and economic development relates to restoration and rejuvenation of downtown Corinth. The downtown area of the Village of Corinth as the central business district (CBD) for the community is the focal point for economic activity and this area by virtue of the numerous businesses that have been located there, and is recognized as the traditional source of goods and services. The CBD, by virtue of its well-scaled elements of compact size, small parcels, and “walkable” connectivity to the dense neighborhoods that surround it, is ideally positioned to provide the services and goods needed by the residents while providing a strong economic base for the community.

The goal of a rejuvenated downtown is not new. As outlined in Section E, the current Village Plan adopted in 2002 speaks to the need for “downtown

revitalization” which led to the preparation of a complementary document in 2003 known as the “Strategic Downtown Enhancement Plan”. Both of these plans set forth responsive strategies for improvement of the CBD.

This Plan envisions that focus will be placed on five opportunities within the CBD for redevelopment/reuse of key sites. These sites have attributes relating to location, ownership, current status of use, etc. that make them ideal candidates for priority consideration in the face of the changing dynamics in the CBD.

Site #1: An unforeseen occurrence since the dates of the referenced plans has changed the type and prioritization of need in the CBD. On February 11, 2008 the downtown of the Village endured a catastrophic fire and each building from 201 to 209 Main Street was completely lost. The site comprising these adjoining parcels has remained vacant leaving a critical segment of Main Street devoid of any economic activity. As such the site is blighting influence on the center of the business district. The loss of commercial building stock in the core retail block of the downtown has shifted to a more basic need for building redevelopment, new investment, and infusion of a new mix of land uses at the site. Although the buildings were lost the current circumstance is viewed as an opportunity to establish new commercial space and/or mixed-use space to fill the void left in the critical mass of goods and services that should be offered in the downtown setting. Since 2008 the process for redevelopment has relied upon a conventional approach of market-driven reuse of the affected properties. Essentially, the properties have been listed on the realty multiple listing service and the expectation was that a buyer or developer would come forth with a proposal for redevelopment. Yet over six (6) years has passed and the site remains vacant and is increasingly perceived to be a blighting influence on the downtown area.



The vision is to rebuild a series of vibrant mixed use buildings that not only restore the previous economic value but increase the value and productivity of the site through a maximization of employment and an efficient use of space. The new buildings and related uses will introduce complementary uses from commercial to professional office to residential. The mix of uses envisioned will stimulate the downtown area while providing goods and services and housing opportunities that will be in direct response to the needs of the community as expressed by the residents.

Site #2: Another prominent site within the CBD is about to enter into a period of transition. The parcel at the northeast corner of Main Street and River Street (97 Main Street) and the associated building on the parcel is about to become available as TD Bank is closing this branch. By virtue of its location at a principal corner and adjoining Village property the next generation of use at this site represents an opportunity to further advance downtown as a center for goods and services. Furthermore, the parcel adjoins Village-owned property. Given this circumstance there may be opportunity for creating complementary uses between the two parcels.



Figure 8: 97 Main Street

Site #3: The former “Main Street School” at 331 Main Street has potential for redevelopment. Currently owned by the Corinth School District the lot and building are viewed as surplus property and may become available for reuse. Once again the location of the site on Main Street and its close proximity to downtown are attributes that contribute to the intriguing and creative prospects for reuse and achieving the goals as stated in this Comprehensive Plan.



Figure 9: 97 Main Street

Site #4: The building at 88 Main Street locally referred to as the “Mannell” equipment building and the vacant parcel adjoining it to the side and rear are locations with attributes that contribute to redevelopment in the near term. The building at 88 Main Street is currently vacant and for sale, fronts directly on the street, is approximately 4,000 square feet in area, and has dedicated parking on-site. The lot to the rear is currently under consideration for a senior housing project that would leverage new investment through construction of a new building and yield new activity in close proximity to the CBD. These adjoining sites can act as a catalyst for redevelopment throughout this section of the downtown area.



Figure 10: 88 Main Street

Site #5: The position of the downtown area in close proximity to several water bodies and municipal parks while adjoining residential neighborhoods represents a basic yet underutilized attribute. The Village downtown area is centrally located with direct, walkable access to and from surrounding neighborhoods while it enjoys a similar proximity to the Hudson River waterfront, the confluence with Sturdevant Creek, and the Village-owned beach.



Figure 11: Village of Corinth Beach

Currently, a public pathway locally known as Jessup's Pathway extends from the Village beach and Jessup's Landing to Curtis Park terminating at the athletic fields of the Corinth Central School District. Along the pathway there is a viewing platform, view sheds and a fishing pier that are connected via a hard surface pathway with a dedicated pedestrian tunnel under River Street (County Route 9). Further along the river shore is Pagenstecher Park. The park is located atop an escarpment that provides a spectacular setting and views up and down the shoreline. The view sheds and overall quality of the area is drastically underutilized and there is little awareness of these assets in such close proximity to the Village downtown.



Figure 12: Curtis Park and Jessup's Pathway



Figure 13: Pagenthatcher Park

An opportunity exists to establish direct physical connections; visual cues; and vehicular and pedestrian way-finding to enhance the physical and visual connection between the downtown area and the waterfront. Furthermore, these connections when combined with the trail network

extending between downtown and the train station site and the reservoir property provide a compelling system of linkages that will improve the commercial viability of downtown while enhancing the overall experience of people living in or visiting the Village.

Lastly, the existing businesses in the Village are highly valued members of the community. The investment made by owners of existing businesses and the associated employment they provide is the backbone of the local economy. The Village, residents and local government in recognition of this contribution, should provide regular support to entrepreneurs to ensure that a proper balance between current needs and future growth is maintained.

The key sites outlined above are examples of opportunities for reuse that will spur further employment and generate more economic activity in the downtown area of the Village. However, the realization of these benefits will require the implementation of defined strategy for redevelopment. Therefore, as with the redevelopment of the mill site as referenced above, the interest is shifting to taking a pro-active and self-directed approach to restoration and rejuvenation of these vacant parcels. New energy and commitment directed to redevelopment is required if the goals of the residents and referenced plans is to be realized.

Community Branding:

The Village recognizes that successful development of the community and the local economy will require an effort that is comprehensive in scale. Therefore, in parallel with the transformation of the reservoir site into a recreation center of regional significance; the former mill site into a center for employment at a regional level; and the attraction of new businesses to the downtown, programmatic efforts relating to branding and marketing are also needed in order to realize the maximum benefit from these other priority initiatives.

In this regard, the Village intends to serve as a lead in the development of regional brand development effort as a principle tool in marketing the strengths of the Village and the neighboring communities of northern Saratoga County.

The intent is to establish a broad-based and coordinated brand for the communities of northern Saratoga County to aid in the establishment a unique identity for this region. The branding effort is to span all forms of media from print; to broadcast (radio and television); to social media; to signage; to economic development recruitment as described above; to web page development at all levels – municipal, quasi-public (chamber of commerce, civic groups, the merchant association, etc.), and local tourism agencies (public or private). Once established the brand can be an instrumental tool in executing the three “R’s” redevelopment strategy as described above. By working together at a regional level the communities of northern Saratoga County can pool their resources to put in place a brand that effectively identifies the attributes of the region and is a means for the communities within the region to market themselves across the state as well as nationally. To achieve this level of effectiveness is difficult for a single community, as funds for an individual community are limited. Furthermore, the reach and scale of the brand will be more impactful if conducted as a region.

b) Goals:

- i. 201-209 Main Street, 97 Main Street, the former Main Street School and 88 Main Street – The downtown of the Village of Corinth is rejuvenated as an active and diverse economic center for the community and the surrounding region. Downtown Corinth, particularly the area from 201-209 Main Street that was severely impacted by fire, the building at 97 Main Street, and the former Main Street School are host to a range of new businesses, offices and residences that provide a balanced mix of uses. The success of the new buildings and businesses at key locations spreads to other blocks in the downtown area in the formation of a critical mass of diverse goods and services. On this basis the optimal goals for downtown include:
 - a) Attraction of new entrepreneurs and proprietors who bring new energy and enthusiasm as new businesses start up and grow;

- b) The diversity of merchandise and services range from retailing of merchandise, to restaurants, to cultural and art-based venues and galleries, to provision of personal and professional services, to downtown residential use of second and third floors;
 - c) Downtown businesses – retail-oriented and service-oriented pro-actively establish a sound and profitable relationship within the local market as well as the wider region;
 - d) Recruitment of a new business at 97 Main Street that expands the offerings of goods and services in the downtown area while increasing employment opportunities. As the new business is installed at this location, consideration should be given to opportunities for redesign of the surface parking in this area and how more efficient and optimal use could be accommodated; and,
 - e) The former Main Street School – The former school building is repurposed as a center for small business incubation and/or a center for the development of the arts and crafts. Startup entrepreneurs, artists and crafts people have a center that provides affordable space for sale of goods, artwork and crafts in close proximity to the center of downtown. If fully developed for this purpose, the building could become a destination for patrons from across the region to purchase unique goods;
 - f) 88 Main Street – The establishment of a new use at the former “*Mannell*” equipment building complements the senior housing planned for the parcel behind the building. The two projects serve as a catalyst for additional investment in this section of the downtown area.
- ii. The Waterfront Area – The Village downtown is connected to the Hudson River waterfront through improved pedestrian connections and way-finding. At the same time Jessup’s Pathway, the Village beach, the confluence of Sturdevant Creek and the Hudson River, and the area surrounding these assets has been transformed into a destination area for environmental interpretation/education, community-based recreation (passive and active),

and cultural center (art galleries, artisan outlets and incubators). On this basis the optimal goals for this area includes:

- a) Freshening of the current public assets in the area (i.e. the Village Beach, Jessup's Pathway and Curtis Park);
- b) Redesign of support infrastructure – parking areas, sidewalks, patron sitting areas, pathways, lighting, small craft launch pier, and fishing pier;
- c) Reestablishment of river views from the Jessup's pathway;
- d) Installation of new facility attributes including a band shell/performance area near the Village Beach;
- e) Pagenstecher Park is refurbished and revitalized as a destination terminus for Jessup's Pathway;
- f) Formation of a trail head at the confluence with Sturdevant Creek with a connecting trail to the train station and reservoir recreation area; and,
- g) Establishment of an environmental education and interpretative center at the wetland that exists at the confluence of Sturdevant Creek and the Hudson River.

3. Regional Branding – The Village of Corinth and the communities of northern Saratoga County are representative of small communities with a pleasing and welcoming lifestyle. However, throughout their history they have been somewhat geographically separated from Glens Falls to the east and Saratoga Springs to the south. Culturally the lifestyle of the communities is more closely affiliated with other like communities of the Adirondacks. The result is communities with very attractive attributes, yet these attributes have been hidden and underappreciated. The goal is to develop a program that serves to epitomize and convey these attributes. The program will consist of a regional “brand” that captures these qualities of the region and blends them into a series of by products that can be used at all levels (business recruitment; tourism; logos and letterhead; event planning and advertising) and in all media formats (print, broadcast, social media, community signage, internet webpages, etc.). The resulting scenarios are as follows:

- a) The pride and unique qualities of the community are captured and conveyed in all venues and across a range of media formats;
- b) Business recruitment, attraction of new residents, and visitation by tourists are on the increase as a result of a coordinated branding effort; and,
- c) The region of northern Saratoga County is recognized by new residents and businesses, and visitors to the area, for its unique attributes, quality of life and favorable economic conditions.

c) Next Steps:

Based on the goals for restoration of the CBD and severity of the need as stated above the strategy for revitalization is assertive and directly involves the Village and the residents of the community in the process of implementation.

Reuse and Revitalization of Downtown Properties:

Step #1 – Site ownership of 201-209 Main Street – In consideration of the lack of progress on redevelopment of these key parcels; site ownership of the referenced parcels by the Village is essential. Therefore, it is suggested that consideration be given to direct local involvement in the acquisition of the vacant parcels from 201-209 Main Street. The reasons for this suggested action are as follows:

- a) The land has been vacant for over five years with little prospect for redevelopment through the traditional real estate market;
- b) There are no buildings on the site;
- c) As redevelopment occurs no displacement of residents would be needed; and,
- d) The prospect for redevelopment and associated enhancement of the local economy, the broadening and diversification of the land use pattern downtown, and the expansion of employment opportunities would result.

Step#2A – Once new ownership under Step #1 has been secured the new owners will meet with the representatives of Village to develop a written

request for proposals from prospective developers under a “design-build” scenario. The design-build approach will allow for a prescribed site plan of how uses could be arranged to optimize the extent by which future redevelopment meets the goals of this plan (new economic activity in the CBD while maximizing job creation) and the desires of the residents for new uses downtown. Under this redevelopment strategy the means by which a mix of uses could be accommodated and optimal economic return is achieved is understood in the site planning phase and prior to construction. Proposals received will be reviewed for the value developed at the site (i.e. buildings and associated structures and improvements), the anticipated economic return for the community to be achieved, and the employment created.

Step #2B – Using the results of the branding program as specified in this Plan, a proactive business recruitment effort will be undertaken to identify prospective tenants for use of first floor commercial space in a new redevelopment plan; and new uses for the buildings at 97 Main Street and 88 Main Street. The intent is to identify local entrepreneurs and investors interested in the Corinth market. Emphasis for prospective businesses should reflect the desires of the residents as communicated during the public participation phase of this plan. Examples of businesses which reflect the comments received include a sporting goods store (hunting, fishing, and outdoor recreation goods and apparel), a family-oriented restaurant, additional medical/professional services, and a general/grocery store.

Step #3 – An exploratory committee of interested and committed residents and representatives from the Corinth School District will be formed for the purpose of investigating reuse of the former Main Street School as a small business incubator and center for the arts. The intent is to develop a space for local startup entrepreneurs, artists, and crafts persons to develop and retail their goods, artwork, and crafts in an interactive and complementary manner. If determined to be feasible the Village in association with the school district will jointly sponsor applications for funding through the Consolidated

Funding Application (CFA) program of New York State. The exploratory committee would then shift focus to local fund raising to support any necessary local matching fund to a prospective CFA grant.

Step #4 – The Village will review the list of available funding sources through the CFA program (i.e. the NYS Main Street Program, HOME Local Program, etc.) that could assist in the development of site plans that optimize reuse of the site.

The following table outlines suggested uses and design considerations for the downtown locations mentioned above:

Table 4: List of Suggested Uses and Characteristics for the Downtown Parcels	
201-209 Main Street	
Uses:	Key Site Characteristics:
Mixed-use: Key aspects of this use are: <ul style="list-style-type: none"> • Commercial – retail; • Offices – professional and service-based; • Residential – market rate; • Entertainment and food services; • Maximum potential for year-round employment. 	Design: <ul style="list-style-type: none"> • Maximum site coverage; • Efficient and optimal use of vertical spaces; • Efficient and safe illumination of private and public spaces through utilization of ornamental fixtures; • Accommodation of accessory needs (i.e. parking, loading); and, • Architectural blend with other downtown buildings.
97 Main Street	
Uses:	Key Site Characteristics:
<ul style="list-style-type: none"> • Commercial – retail; • Institutional – training center; • Offices – professional and service-based; • Entertainment and food services; • Maximum potential for year-round employment. 	Design: <ul style="list-style-type: none"> • Efficient and safe illumination of private and public spaces through utilization of ornamental fixtures; • Improve efficiency of parking layout and operations on the site; • Complement public uses along Village-owned property adjoining the site.
88 Main Street	
Uses:	Key Site Characteristics:
<ul style="list-style-type: none"> • Potential complementary uses to the senior housing project to be located on the parcel adjoining this site; • Commercial – retail; • Offices – professional and service-based; • Entertainment and food services; • Maximum potential for year-round employment. 	Design: <ul style="list-style-type: none"> • Efficient and safe illumination of private and public spaces through utilization of ornamental fixtures; • Accommodation of accessory needs (i.e. parking, loading); and, • Architectural blend with other downtown buildings.
Former Main Street School	
Uses:	Key Site Characteristics:
Mixed-use: Key aspects of this use are: <ul style="list-style-type: none"> • Uses well-suited to the existing dimension of the buildings and rooms without structural additions; • Artisan space for craft-based production of artwork and crafts; • Maximum potential for year-round employment. 	Design: <ul style="list-style-type: none"> • Maintain architectural integrity of the building; • Accommodation of accessory needs (i.e. parking, loading); and, • Efficient and safe illumination of private and public spaces through utilization of ornamental fixtures.

Restoration and Rejuvenation of the Waterfront Area:

Step #1 – Prepare an inventory of the existing attributes and assets of the waterfront area. At the same time assess the area for methods to better

utilize these assets and establish better connectivity to the downtown area. The area of focus would extend from the area around Sturdevant Creek and the Village Beach through to and including Pagenstecher Park.

Step#2 – Prepare a master plan that rethinks the use of open space and public access areas so that maximum benefit from these areas can be derived. Areas to be included in the master plan include the wetland area across US Route 9N at the confluence of Sturdevant Creek and the Hudson River, for potential use as a an outdoor preserve and environmental education area, complete with environmentally friendly access ways and interpretative signage accounting for the plant and animal types found in the preserve area; a redesign of the beach access area rethinking ideas for improved and more efficient access; a community band stand area or small amphitheater that takes advantage of the natural topography of the area; methods for improved access and way-finding between the downtown streets and sidewalks and the Hudson River waterfront and Jessup’s Pathway.

Step #3 – Pursue funding through the CFA program to effectuate preparation of the master plan and construct the improvements in the plan in a phased manner.

Establishment of a Branding Program:

Step #1 – The Village officials reach out to the neighboring communities of northern Saratoga County to host a meeting regarding a multi-community branding and marketing effort. A mutually acceptable date, time and location is established where all representatives from the Towns of Day, Hadley, Edinburgh, Corinth and the Village of Corinth can attend. Consideration may be given to extending an invitation to representatives from the Towns of Luzerne and Stony Creek in Warren County given the close geographic proximity and shared characteristics.

Step #2 – The agenda for the meeting will include an explanation of the purpose for the meeting – establishment of a regional branding and marketing

program; why a regional branding and marketing is important; how brand and market development should be approached; and why it is important and advantageous to work together on a regional scale (i.e. the communities within the First Wilderness Heritage Corridor). The meeting should allocate time for a general dialogue about the topic and how a mutually acceptable approach could be implemented and what the next steps would be.

Step#3 – Representatives from the communities who desire to participate will continue to meet and discuss a comprehensive program for brand and market development. Program elements might include:

- A. Establishment of what characteristics of the region best exemplify the region and the residents who live here;
- B. A description of the elements that will constitute the brand;
- C. How the brand can be utilized;
- D. What target markets (local, regional and beyond) should be considered;
- E. A listing of the media platforms through which the brand may be utilized and target markets accessed; and,
- F. The intention to use the brand in the recruitment of new residents to the region, new businesses to the region, and in tourism attraction efforts.

Step #4 – Concurrent to the development of a brand development program, the involved communities will also discuss how the brand development and marketing process can be administered and funded. The discussion will focus on the entity best-suited to oversee the development process (i.e. a jointly appointed committee consisting of member community representatives), the funding necessary to develop the brand, execute its deployment across the various media platforms that have been discussed, and ensure that the brand components are properly utilized and maintained over a 3 to 5 year period.

Step #5 – With a description of the program elements from Step #3 identified and a funding plan agreed upon, a request for proposals (RFP) from qualified

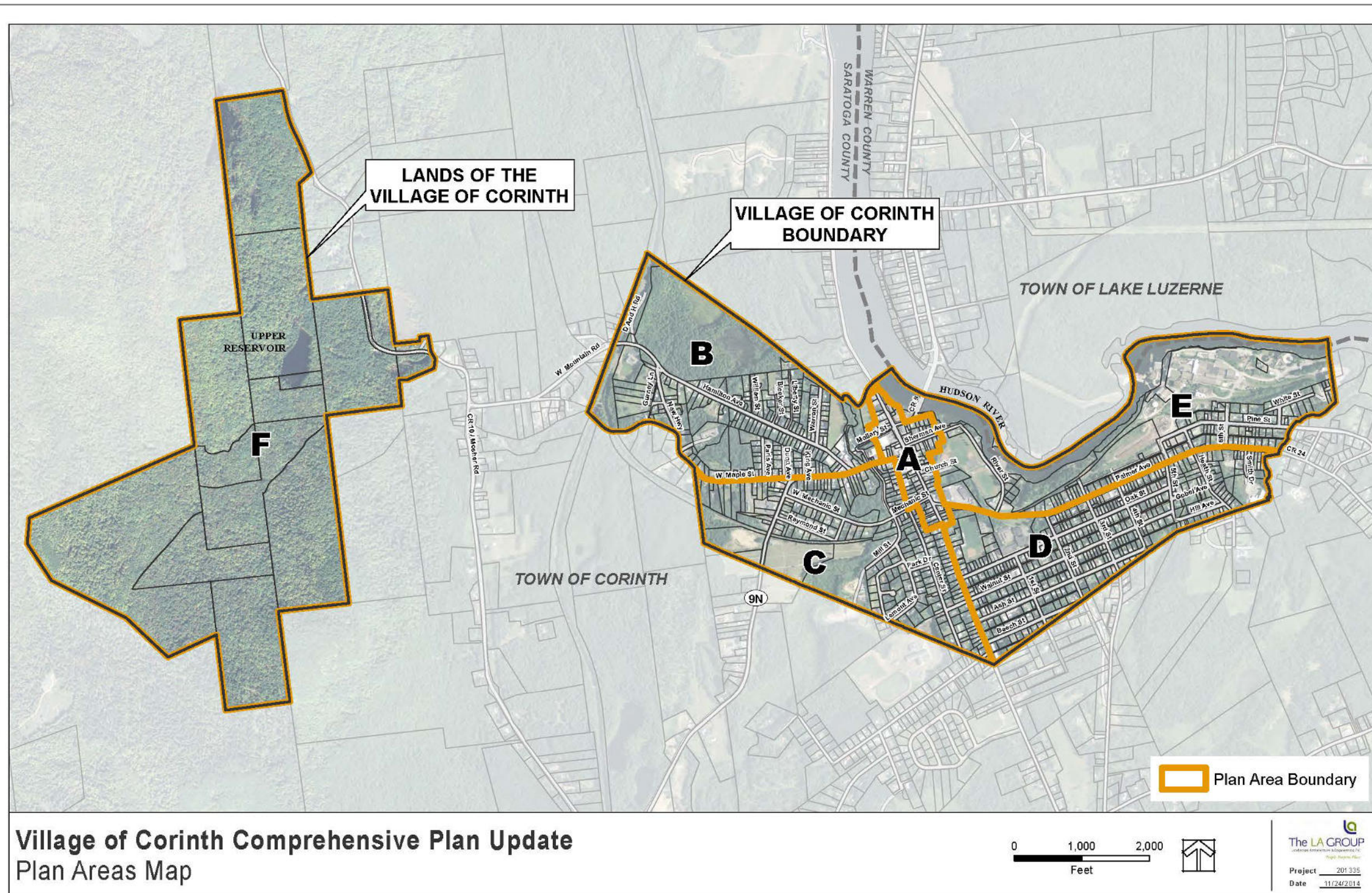
marketing/brand development firms will be developed with referenced program elements serving as a basis for the solicitation. Once established and agreed upon the RFP will be distributed for assessment of a qualified firm to undertake the branding exercise.

Step #6 – It anticipated that implementation of the branding/marketing program will also entail proper coordination and execution of events. Therefore, it is further suggested that an events coordinator be appointed to develop a systematic approach towards the development, scheduling and administration of events that utilize the brand developed in a thematic manner. For example, regular events (potentially annual in nature) could build upon those already held that reflect the seasons of the year, the heritage of the community or the culture of the region. It is envisioned that the events held will utilize the marketing strategy and branding materials from the prior steps.

Village of Corinth
 COMPREHENSIVE PLAN UPDATE
Plan Area Analysis

March 2015

This section of the Village Comprehensive Plan illustrates where the planned initiatives are intended to occur. When combined with the description of initiatives by topic as presented in the narrative sections of the Plan a thorough understanding is gained as to the comprehensive nature of the overall plan.

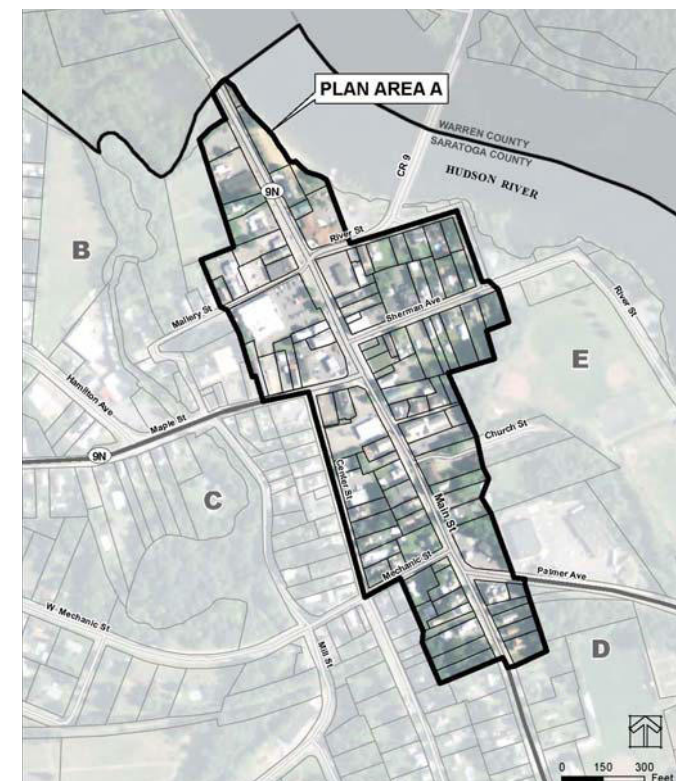


Village of Corinth Comprehensive Plan Update
 Plan Areas Map

Introduction and Explanation: The effective presentation of plan initiatives is best accomplished through a geographic or locational consideration in addition to the topic-driven considerations as presented in the foregoing narratives. The Village has a land area of approximately 1,047.8 +/- acres and is comprised of 1,065 parcels. Therefore, the Village has been delineated into a series of six (6) "Plan Areas" (A - F) as a means to convey what areas within the Village will be affected by the initiatives. Additionally, presentation of initiatives by plan areas provides an opportunity to show how the initiatives relate and how they may complement one another. An area-by-area description follows that includes a basic accounting of statistics as they relate to area size and land use composition. Additionally, highlights of area characteristics and corresponding initiatives are provided for each plan area.

Plan Area Analysis

March 2015



Plan Area A

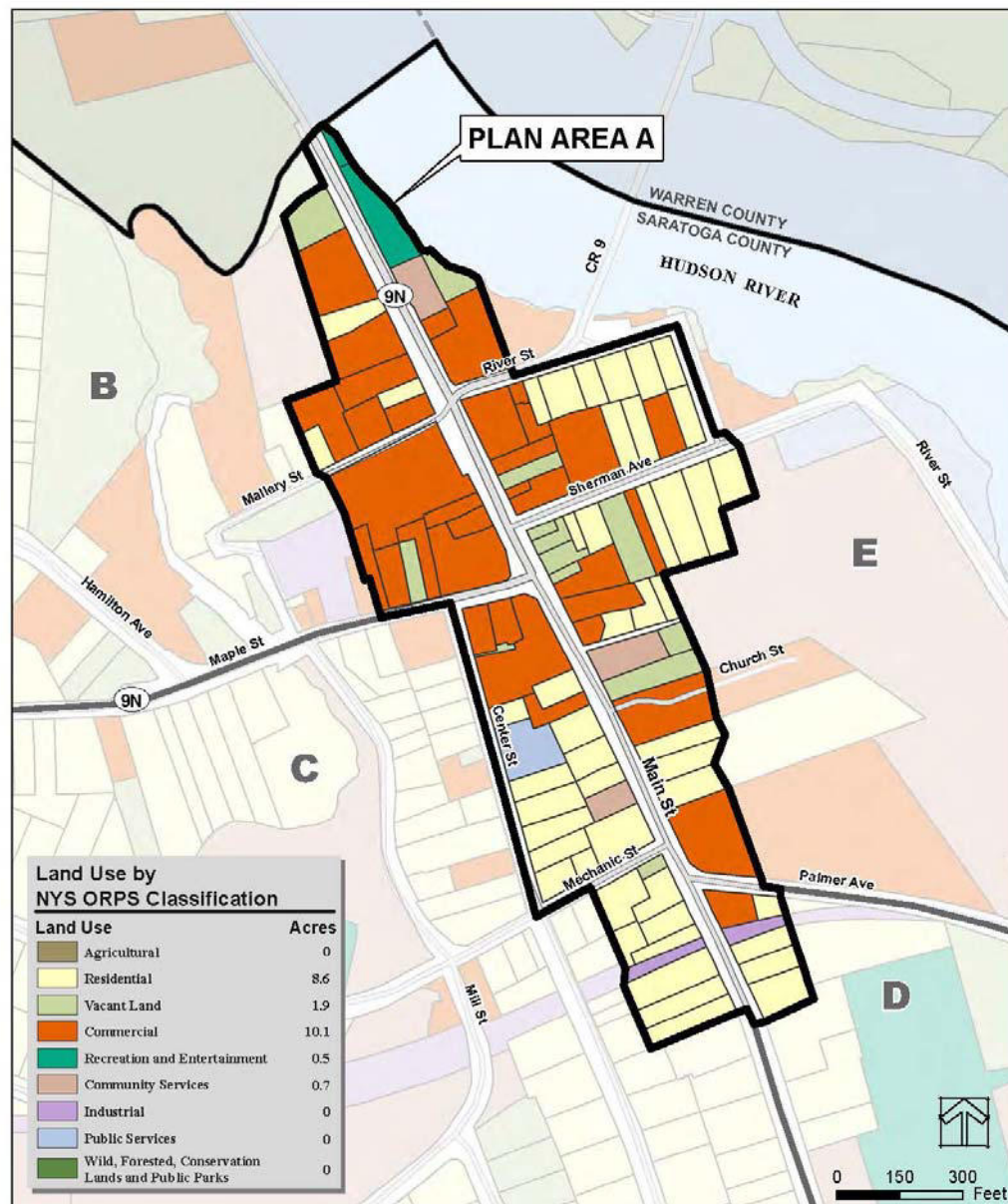
Existing Characteristics and Notable Features:

- Village’s central business district;
- Streets are generally in good condition;
- Mix of commercial uses including Florist, convenience store, church, auto parts store, restaurant, grocery store, service providers, offices;
- Sidewalks are generally in good condition;
- Village public beach;
- Street lighting is inconsistent;
- Entry to public river walk (Jessup’s Pathway);
- Sturdevant Creek extends under Maple Street to the Hudson River;
- Elements of the built environment are compact and well-scaled.



Plan Initiatives:

- Refresh Village beach area and seek more efficient use of space;
- Improve street lighting;
- Rebuild the vacant sites lost to fire with intense mixed use project that maximizes the value of the site;
- Develop an outdoor classroom and education center at the confluence of the Hudson River and Sturdevant Creek with a trail head to the train station site;
- Establish better connectivity to river shore;
- Develop a branding program that builds upon the attributes of the Village and is utilized in the recruitment of business into the downtown area;
- Redevelop vacant and underutilized existing buildings;
- Establish senior housing project at northern end of the area;
- Develop a trail link from downtown to the train station.



Village of Corinth Comprehensive Plan Update
 Parcel Based Land Classification Map - Plan Area A

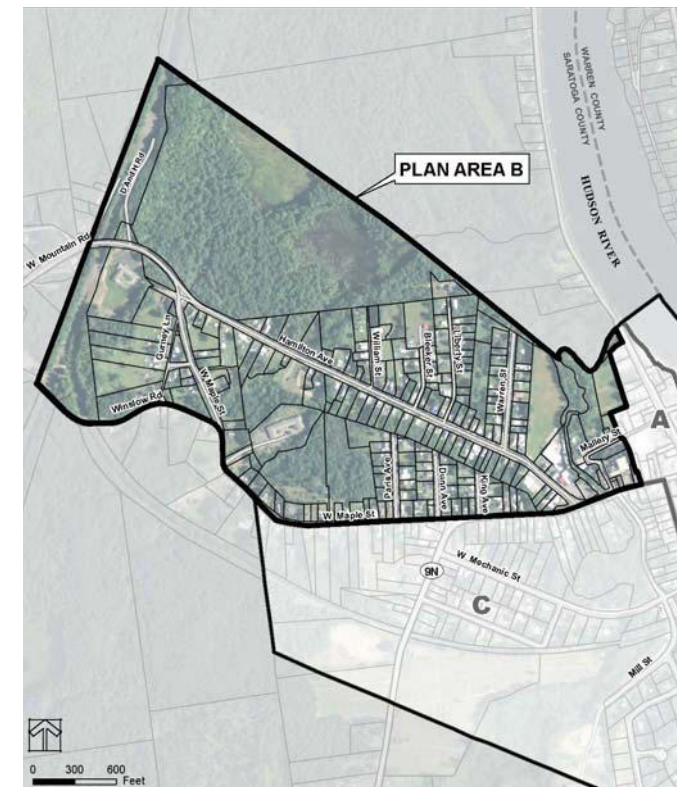
The LA GROUP
 Project 201325
 Date 11/24/2014

Description and Characteristics: The area is inclusive of the Village downtown and serves as the center for goods and services. Notable features include its central location in the community; the Village public beach; NY Route 9N (Maple St. and Main St.) is a vital transportation link; the area is in close proximity to the Hudson River.

Land Use Statistics: Residential—8.6 ac./47 parcels; Vacant Land 1.9 ac./13 parcels; Commercial—10.1 ac./33 parcels; Rec. & Entertainment—.5 ac./2 parcels; Comm. Services—.7 ac./3 parcels; Public Services—.4 ac./1 parcel; Total area = 22.2 ac./99 parcels; Avg. parcel size = .22 ac.

Plan Area Analysis

March 2015



PLAN AREA B

Plan Area B

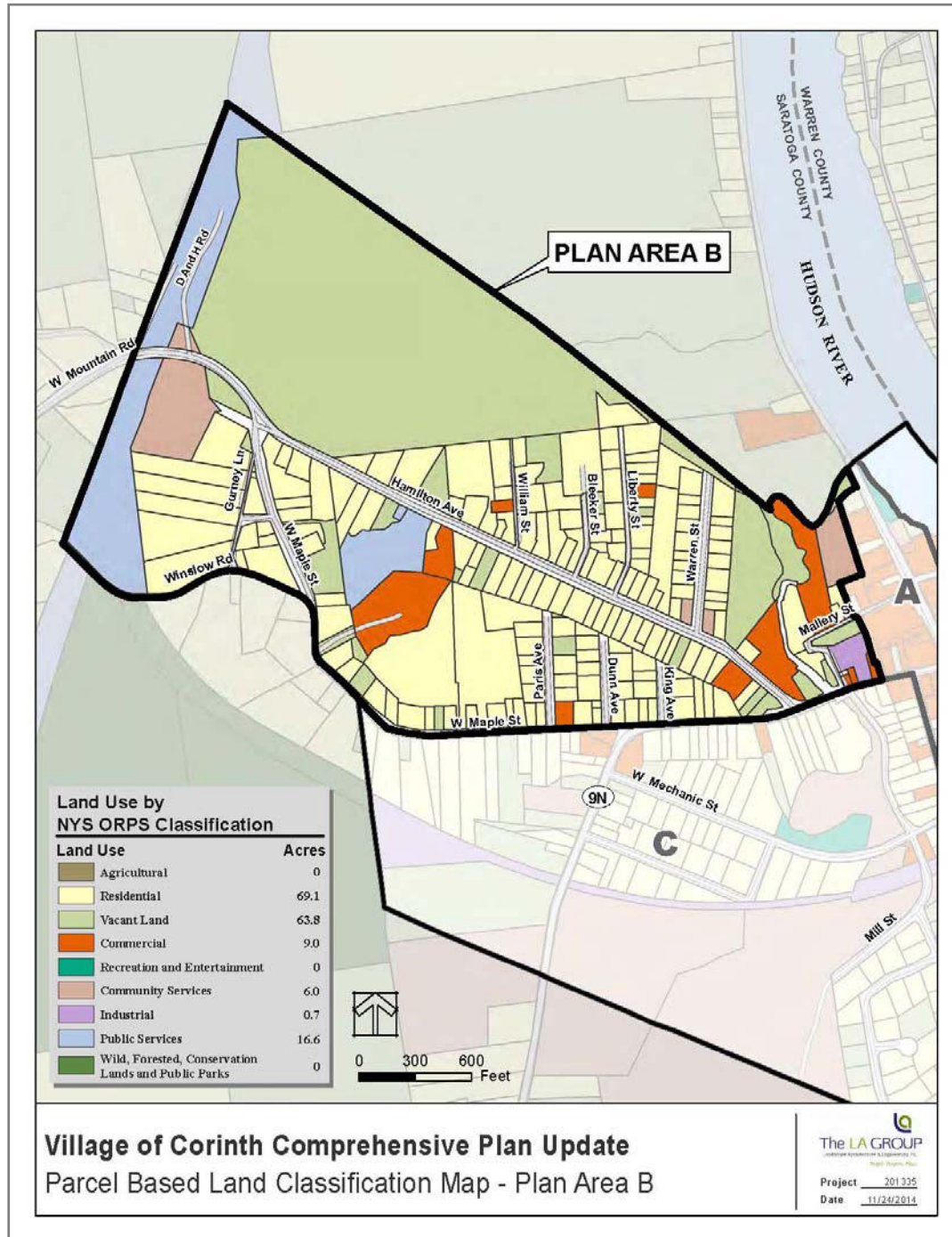
Existing Characteristics and Notable Features:

- Compact residential neighborhood;
- Some isolated commercial uses;
- Area is inclusive of site for future train station;
- Hamilton Avenue serves as main access through this section of the Village;
- Streets are generally in good condition with isolated needs for repair;
- Sidewalks are generally in good condition with some isolated areas needing replacement;
- Some housing units appear to need rehabilitation.



Plan Initiatives:

- Construct the train station at the planned location off Hamilton Avenue;
- Provide a trail head and connective trail through the area linking the reservoir property, the train station and the Corinth to Tahawus "First Wilderness Heritage Trail";
- Consider incorporation of substandard housing units into Village-wide rehabilitation program.

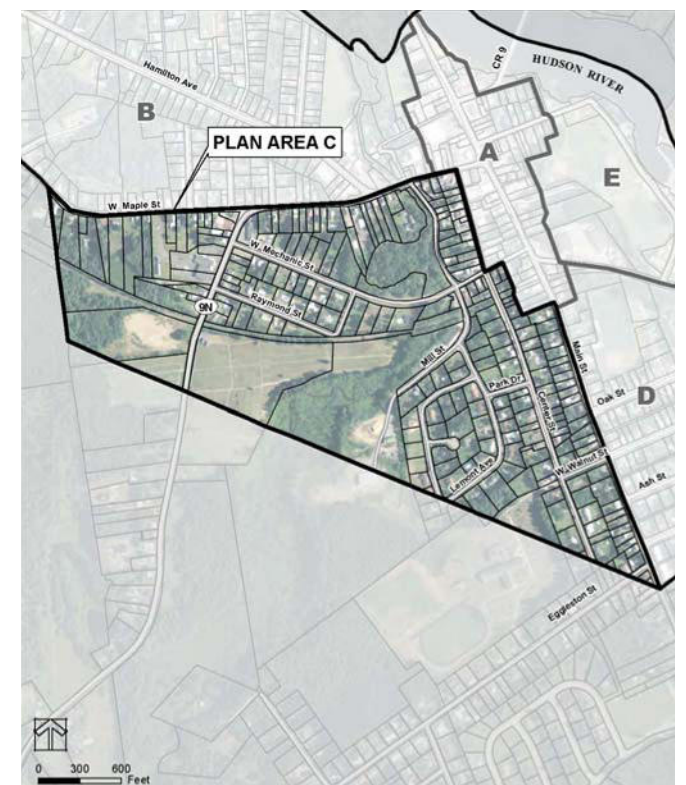


Description and Characteristics: The area is situated in the northwesterly quadrant of the Village with the predominant use being residential. Street infrastructure is generally in good condition with King Avenue, Winslow Road and upper West Maple Avenue noted as fair to poor; there appears to be intermittent need for housing rehabilitation; some key vacant lots are noted.

Land Use Statistics: Residential—69.1 ac./172 parcels; Vacant Land 63.8 ac./26 parcels; Commercial—9 ac./11 parcels; Comm. Services—6 ac./4 parcels; Industrial .7 ac./1 parcel; Public Services—16.6 ac./3 parcels; Total Area = 165.2 ac./217 parcels; Avg. parcel size = .76 ac.

Plan Area Analysis

March 2015



Plan Area C

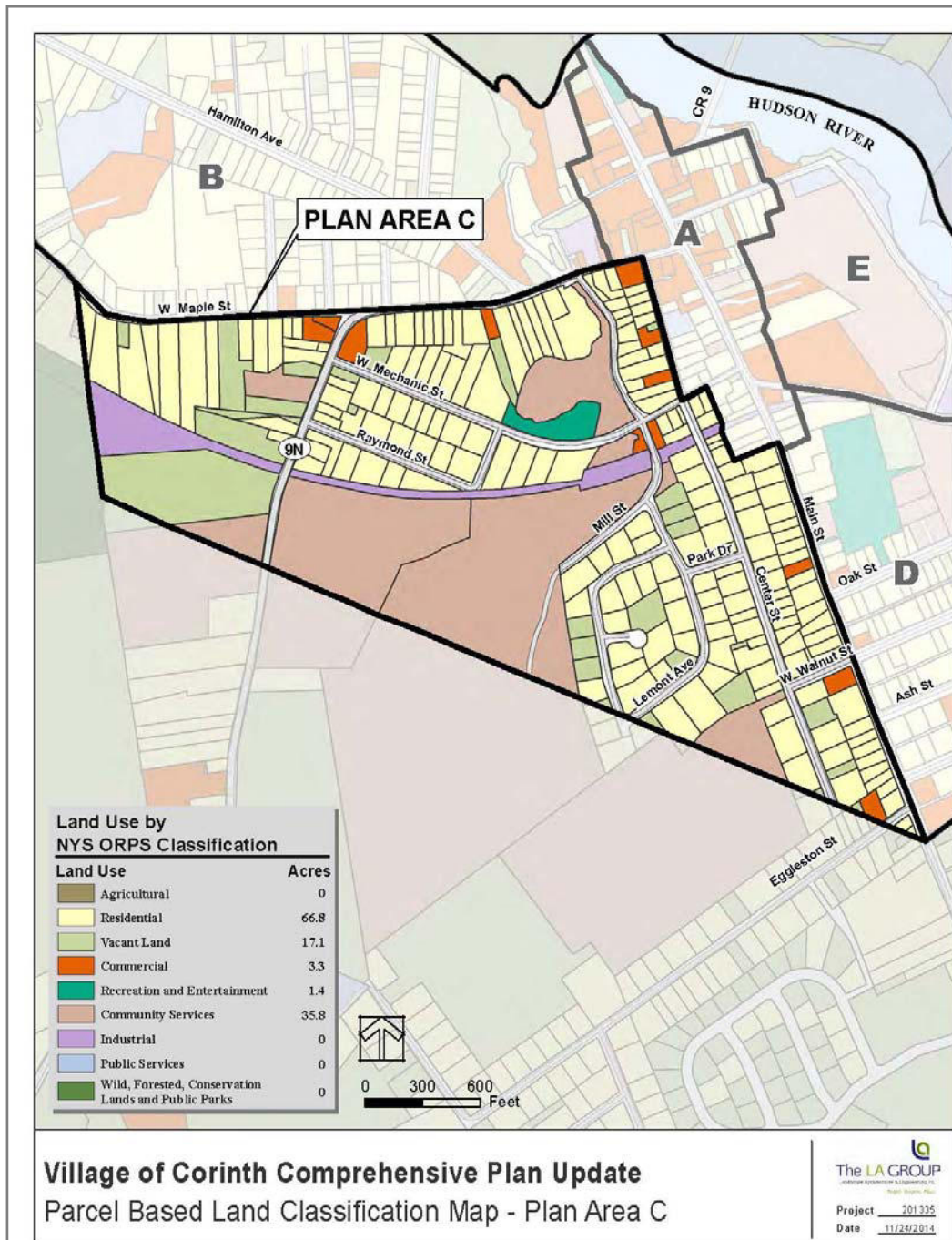
Existing Characteristics and Notable Features:

- Predominant residential uses are situated between Main Street and West Maple Street;
- R.W. Pitkin Park— The park has attractive setting and features;
- The former Corinth Firehouse on West Mechanic Street appears to be underutilized;
- The area is inclusive of the Village Department of Public Works field
- office and storage yard;
- Streets are generally in fair to good condition. Future repairs may be considered for Mill Street, Park Drive, and West Walnut Street;
- Sidewalks are generally in good condition—no sidewalk on Raymond Street;
- The rail line through the center of the area appears to be inactive.



Plan Initiatives:

- Consider improvements to RW Pitkin Park;
- Explore feasibility of reactivating the rail line with Saratoga Springs-North Creek Railway;
- Explore productive reuse of the former firehouse;
- Consider incorporation of substandard housing units into Village-wide rehabilitation program.

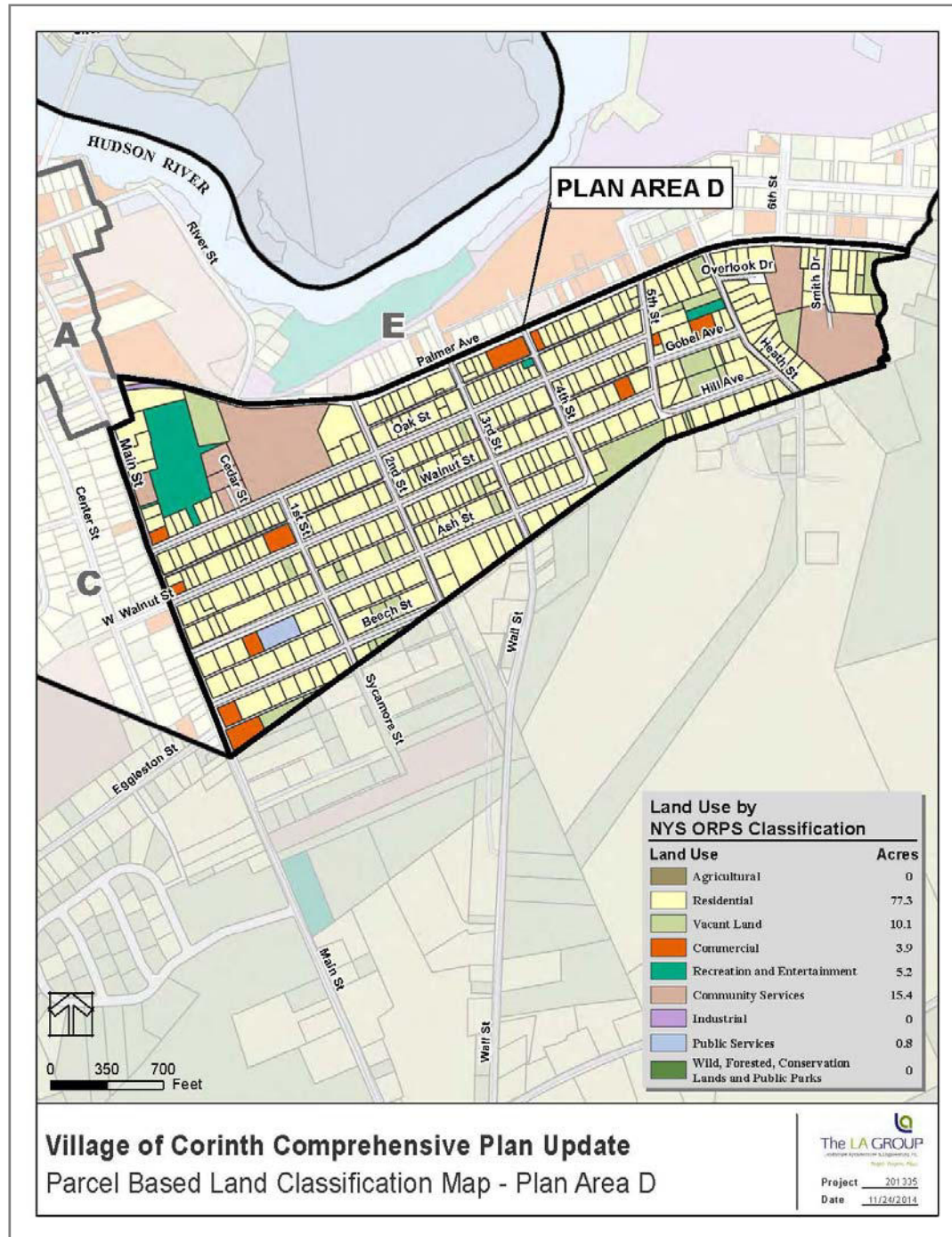
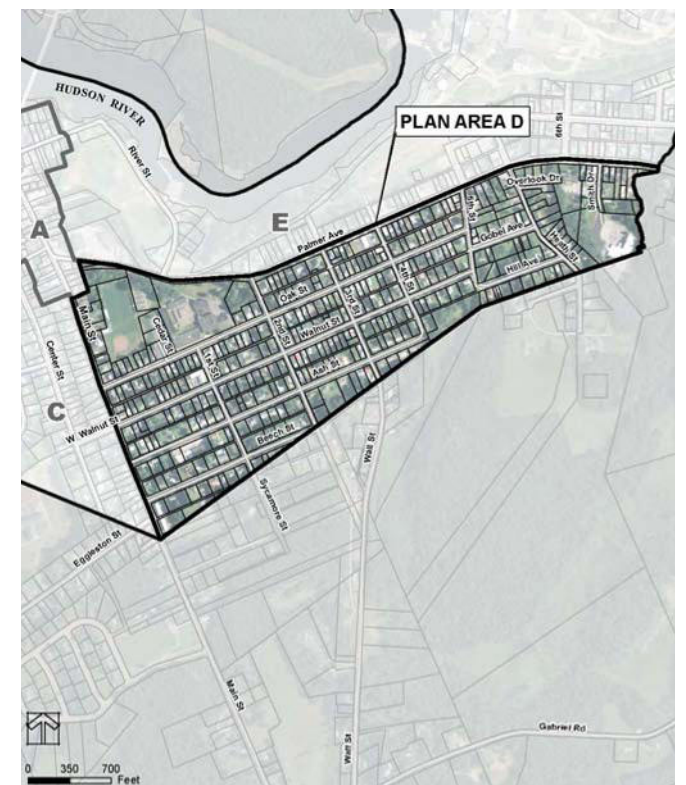


Description and Characteristics: The area is situated in the south central section of the Village with the predominant use being residential. Street infrastructure is generally in fair to good condition; there appears to be intermittent need for housing rehabilitation; and RW Pitkin Park is a notable and understated feature.

Land Use Statistics: Residential—66.8 ac./188 parcels; Vacant Land 17.1 ac./33 parcels; Commercial—3.3 ac./11 parcels; Rec. & Entertainment 1.4 ac./1 parcel; Comm. Services—35.8 ac./5 parcels; Total Area = 124.4 ac./238 parcels; Avg. parcel size = .52 ac.

Plan Area Analysis

March 2015



Plan Area D

Existing Characteristics and Notable Features:

- The residential neighborhood is expansive;
- Commercial uses are isolated;
- The area is inclusive of the Corinth Central High School;
- A state office for the developmentally disabled is located on Smith Drive;
- Of the plan areas identified, this area contains the largest concentration of homes;
- Streets are generally wide and are in good condition with the exception of 2nd Street being unpaved at the upper end;
- There are isolated instances of needs for sidewalk repairs (i.e. Smith Drive and 3rd Street).



Plan Initiatives:

- Explore productive reuse of the former Main Street School at 331 Main Street—conceptual uses for consideration might include retail incubator, artisan’s emporium, and/or business development center;
- Consider incorporation of substandard housing units into Village-wide rehabilitation program.

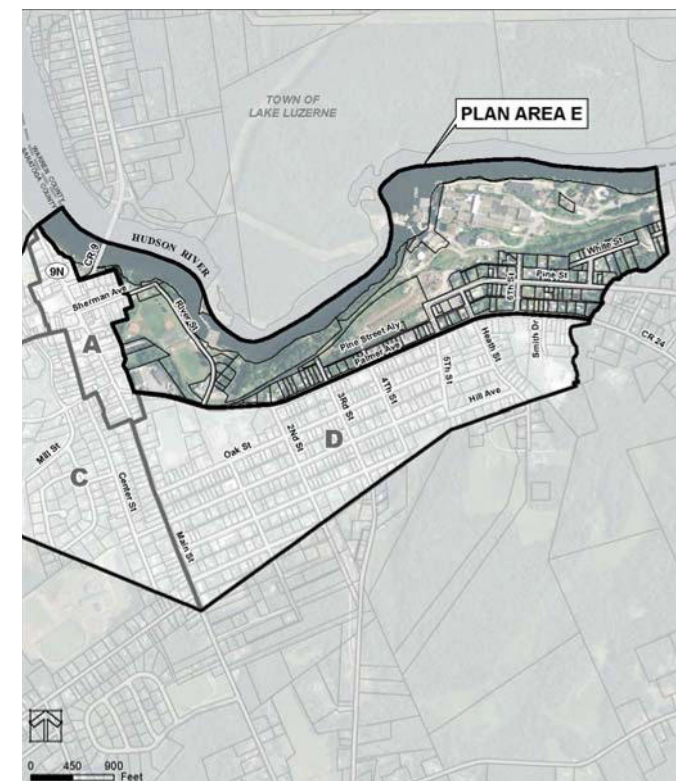
Description and Characteristics: The area is situated in the south eastern section of the Village with the predominant use being residential. Street infrastructure is generally in good condition with Walnut Street resurfaced in the summer of 2014; the school district bus garage is located on Ash Street.

Land Use Statistics: Residential—77.3 ac./309 parcels; Vacant Land 10.1 ac./34 parcels; Commercial—3.9 ac./10 parcels; Rec. & Entertainment 5.2 ac./3 parcel; Comm. Services—15.4 ac./7 parcels; Public Services—.8 ac./ 1 parcel; Total Area = 112.7 ac./364 parcels; Avg. parcel size = .31 ac.

PLAN AREA D

Plan Area Analysis

March 2015



Plan Area E

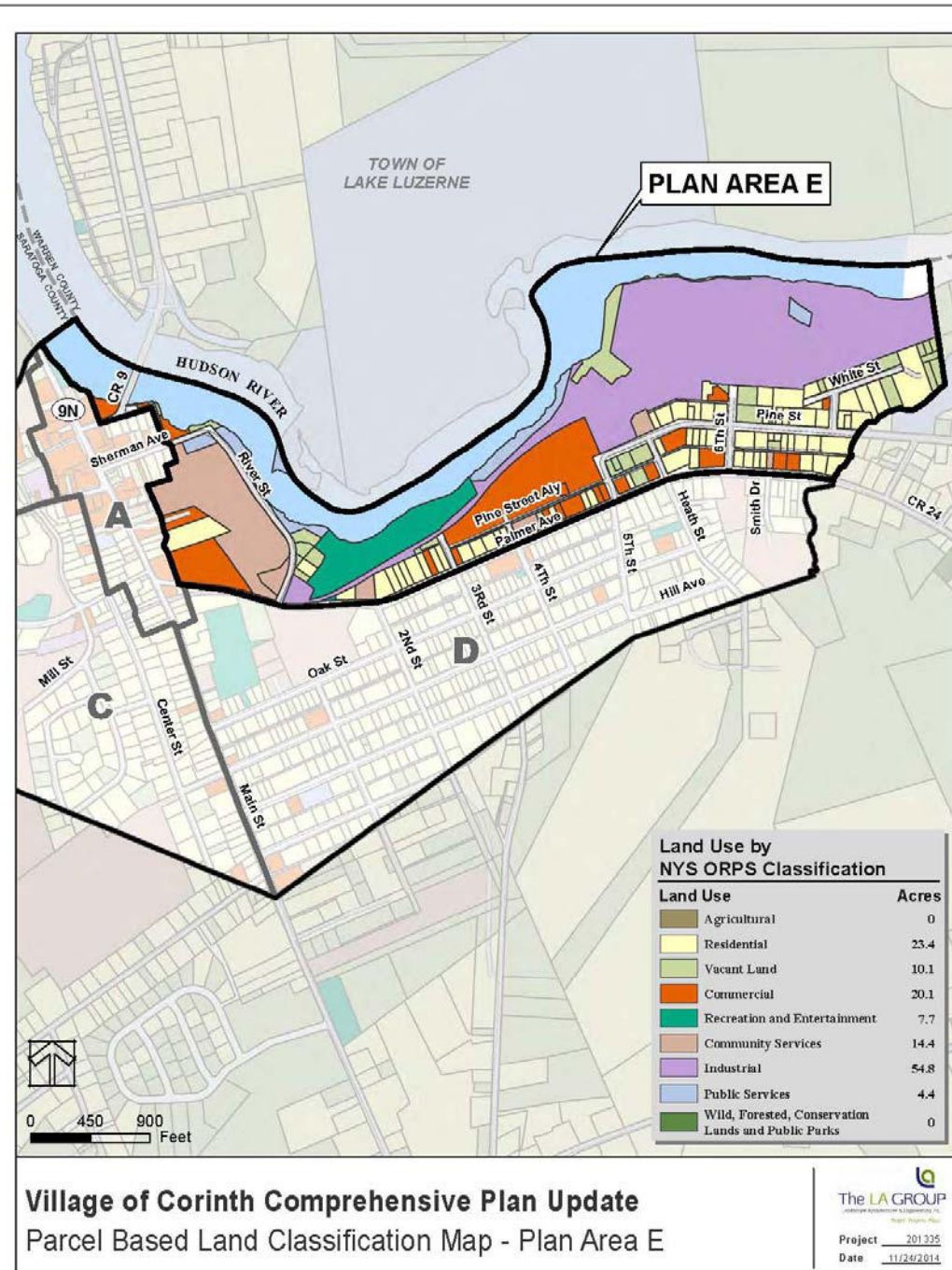
Existing Characteristics and Notable Features:

- The area is inclusive of the primary site of the former Hudson River Paper Mill;
- Dramatic views of the river corridor exist from Jessup's Pathway, Pagenthatcher Park, and Curtis Park;
- The Hudson River Community Credit Union developed its primary operations center in this area;
- Uses in the area are mixed and include the Village's premier vacant industrial location with vast redevelopment potential.



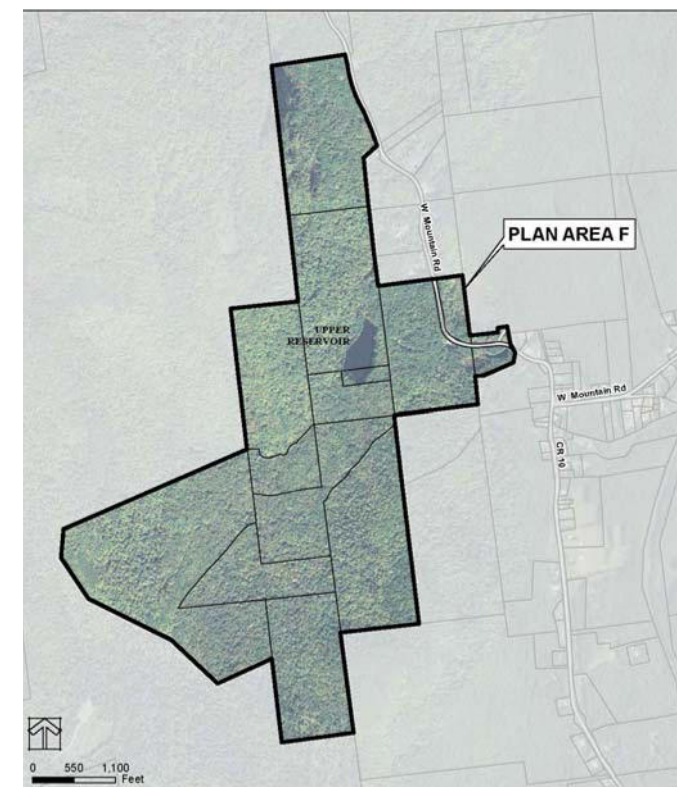
Plan Initiatives:

- The redevelopment of the former Hudson River Paper Mill site is the priority initiative of this Plan;
- Improve Pagenthatcher Park, Curtis Park and Jessup's Pathway;
- Improve connectivity and way finding to downtown;
- Consider incorporation of substandard housing units into Village-wide rehabilitation program.



Description and Characteristics: The area is situated along the southerly shoreline of the Hudson River and is inclusive of several municipal parks, recreation fields, a shoreline pathway, and the site of the former Hudson River Paper Mill which is currently vacant. Street infrastructure is generally fair to good with Hill Street needing resurfacing.

Land Use Statistics: Residential—23.4 ac./70 parcels; Vacant Land 10.1 ac./32 parcels; Commercial—20.1 ac./20 parcels; Rec. & Entertainment 7.7 ac./1 parcel; Comm. Services—14.4 ac./6 parcels; Industrial—54.8 ac./1 parcel; Public Services—4.4 ac./ 4 parcel; Total Area = 134.9 ac./134 parcels; Avg. parcel size = 1.00 ac.



Plan Area F

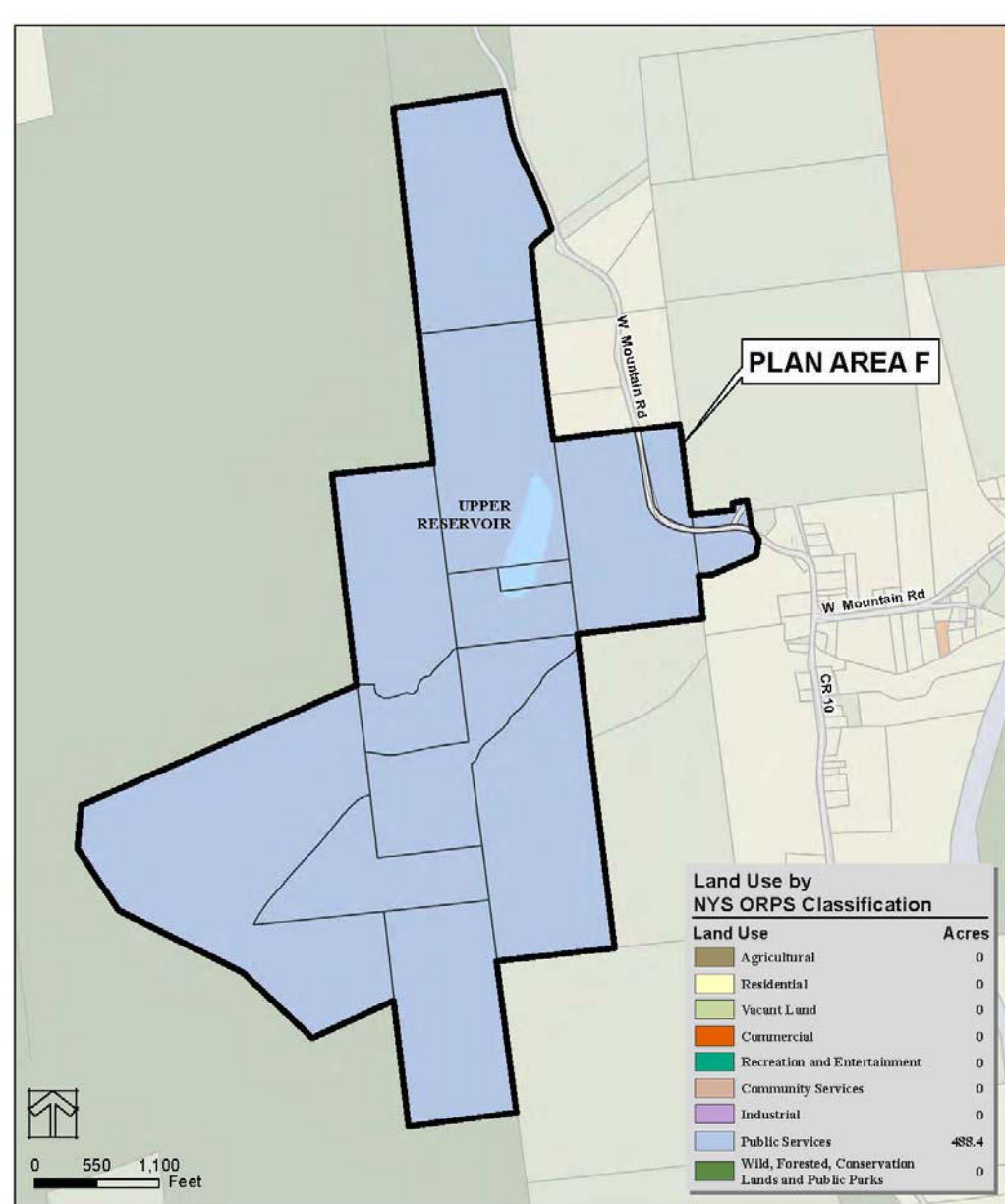
Existing Characteristics and Notable Features:

- This area encompasses the Village's former reservoir (upper and lower) site;
- The site is in pristine, natural condition with varying topography, beautiful views within and from the site with a very pleasing setting;
- The site is very well suited to passive forms of recreation throughout the four seasons of the year.



Plan Initiatives:

- The intent is to develop a locally sponsored and controlled program of activities and improvements to the reservoir site that is conducive to public access and recreation while preserving the natural resources of the site
- Provide a trail head and connective trail through the area linking the train station and the Corinth to Tahawus "First Wilderness Heritage Trail".



Village of Corinth Comprehensive Plan Update
 Parcel Based Land Classification Map - Plan Area F

The LA GROUP
 Landscape Architecture & Engineering P.C.
 Project 201325
 Date 11/24/2014

Description and Characteristics: This area is situated outside the Village in the Town of Corinth and is inclusive of the former municipal reservoir and associated watershed. As such the entire area is devoid of any buildings or development. It is in a pristine, natural condition.

Land Use Statistics: Public Services—488.4 ac./13 parcels; Total area = 488.4 ac./13 parcels; Avg. parcel size = 37.56 ac.

Attachments:

Attachment A – Summary of Resident Comments

Attachment B – Community Profile

Attachment C – Development Suitability Map

Attachment A

Summary of Resident Comments

Agricultural Resources and Interface



1. Waterfront is best asset; development is needed	7.	13.
2.	8.	14.
3.	9.	15.
4.	10.	16.
5.	11.	17.

Natural/Environmental Resources and Interface

<p>1. Palmer Falls – Highest vertical drop along the Hudson River.</p>	<p>7.</p>	<p>13.</p>
<p>2.</p>	<p>8.</p>	<p>14.</p>
<p>3.</p>	<p>9.</p>	<p>15.</p>
<p>4.</p>	<p>10.</p>	<p>16.</p>
<p>5.</p>	<p>11.</p>	<p>17.</p>

Housing

<p>1. Home foreclosures have increased significantly and there is a lack of maintenance and more rentals mean more transiency</p>	<p>7. Village-based habitat for humanity</p>	<p>13.</p>
<p>2. Problems with absentee ownership</p>	<p>8.</p>	<p>14.</p>
<p>3. Older average age</p>	<p>9.</p>	<p>15.</p>
<p>4. Great bedroom community; 20 minutes to Saratoga Springs</p>	<p>10.</p>	<p>16.</p>
<p>5. Landlord registration program – Melanie sent letter</p>	<p>11.</p>	<p>17.</p>

Commercial and Industrial Facilities



<p>1. Vacant properties make the downtown look barren and uninviting (highest priority)</p>	<p>7. Palmer Avenue • Potential Future Commercial Development • Underutilized</p>	<p>13.</p>
<p>2. Grocery store is too expensive - residents now shop out of town; those who can least afford it must pay highest prices</p>	<p>8. Densmore furniture store was positive</p>	<p>14.</p>
<p>3. IP Site Issues: Public outcry</p>	<p>9. Restaurants</p>	<p>15.</p>
<p>4. NYS Regulations ((limit reuse of the I.P. site)</p>	<p>10.</p>	<p>16.</p>
<p>5. Closed Landfill • Monitoring • Landfill part of property sale • Liability turns off buyers</p>	<p>11.</p>	<p>17.</p>

Infrastructure and Utilities



<p>1. Petition for National Grid gas – Level of interest survey anticipated soon</p>	<p>6. Very walkable</p>	<p>11.</p>
<p>2. Sewer issue: Comprehensive study needed on whole sewer treatment facility and System (multiple options considered)</p> <ul style="list-style-type: none">• Pump station capacity – more needed• Timing of flows	<p>7. New plant under construction</p> <ul style="list-style-type: none">• Hamilton Avenue• Capacity?• Expanding distribution	<p>12.</p>
<p>3. Water tower in process of being refurbished – Almost complete</p>	<p>8.</p>	<p>13.</p>
<p>4. Plan is in place to upgrade sewer lines</p>	<p>9.</p>	<p>14.</p>
<p>5. Closed landfill</p> <ul style="list-style-type: none">• Monitoring• Landfill part of the property sale• Liability turns off buyers	<p>10.</p>	<p>15.</p>

Historical and Cultural Resources



<p>1. Sports and other activities needed for youth especially in evenings (skate board park on River St. – donated site for recreational activities – committee comment)</p>	<p>7. Steve Cernack (spelling?) • Documentary on IP Mill development • Time Office Building dedicated to Town for paper museum</p>	<p>13.</p>
<p>2. Could library be moved to downtown location?</p>	<p>8. "Shakespere on the Beach"</p>	<p>14.</p>
<p>3. Could present library building be rehabbed into waterfront restaurant?</p>	<p>9.</p>	<p>15.</p>
<p>4. Low crime and high sense of security</p>	<p>10.</p>	<p>16.</p>
<p>5. IP Paper Co. first headquarters in late 19th century</p>	<p>11.</p>	<p>17.</p>

Institutional and Educational Resources/Facilities

<p>1. Could library be moved to downtown location?</p>	<p>7. Boost school reputation-promote the truth</p>	<p>13.</p>
<p>2. Everything costs more; will local costs for taxes etc. exceed incomes of local residents?</p>	<p>8.</p>	<p>14.</p>
<p>3. Declining overall population</p>	<p>9.</p>	<p>15.</p>
<p>4. Quality zoning ordinance and its administration – committee comment</p>	<p>10.</p>	<p>16.</p>
<p>5. Good schools – Asset – Terrific scholarships</p>	<p>11.</p>	<p>17.</p>

Health and Emergency Services



1. Older average age	7.	13.
2.	8.	14.
3.	9.	15.
4.	10.	16.
5.	11.	17.

Community/Economic Development



<p>1. Vacant properties make the downtown look barren and uninviting (highest priority) (downtown and commercial corridors – committee comment)</p>	<p>7. Waterfront is best asset; development is needed</p>	<p>13. Begin communications to outline opportunities at IP site</p> <ul style="list-style-type: none"> • Subcommittee provides baseline information • Not much will happen until most issues resolved • All but 2 buildings removed – will impact tax base in 2014 • Hotel/casino for IP site? • How to get attention?
<p>2. Grocery store is too expensive - residents now shop out of town; those who can least afford it must pay highest prices</p>	<p>8. Focus on initiatives targeting train</p> <ul style="list-style-type: none"> • Make association with train station • Get train to Pagenstacher Park and make station downtown • Steam engine to begin in Corinth – train turntable • Track would need to be upgraded • Connection from station to Village CBD • Target train passengers 	<p>14. Market community on a regional basis communities - pool resources – Revive shared economic development professional</p>
<p>3. IP site issues: public outcry</p>	<p>9. Downtown initiatives:</p> <ul style="list-style-type: none"> • Densmore Furniture was a positive • Restaurants • Spin-off Adirondack crafts 	<p>15. Need more than the downtown business expansion to make impact – many industries</p> <ul style="list-style-type: none"> • Pellet/wood chip production plant
<p>4. Corinth's businesses are shrinking</p>	<p>10. Look at grocery store model for rural places (i.e. Price Chopper Warrensburg)</p> <ul style="list-style-type: none"> • Should residents petition for a new store? 	<p>16.</p>
<p>5. Declining overall population</p>	<p>11. Sports store –like Cabelas – recruitment system needed</p>	<p>17.</p>

Transportation

1. Older average age	7.	13.
2. Great bedroom community; 20 minutes to Saratoga Springs	8.	14.
3. Very walkable <ul style="list-style-type: none">• Enhance – committee comment• Sidewalk maintenance – committee comment	9.	15.
4.	10.	16.
5.	11.	17.

Recreational Resources/Facilities and the Arts



<p>1. Sports and other activities needed for youth especially in evenings</p> <ul style="list-style-type: none">• Recreational activities – committee comment• Expand snowmobile trails to downtown – committee comment	<p>7. Need for outdoor performance area at the beach for concerts and shows; alternative use for weddings and banquets</p>	<p>13.</p>
<p>2. High quality of life</p>	<p>8. Develop amenities for young families</p>	<p>14.</p>
<p>3. Quality trail system</p> <ul style="list-style-type: none">• Capacity to improve and grow the system• Regional in nature	<p>9. Enhance Pagenstatcher Park</p>	<p>15.</p>
<p>4. Reservoir Property as an asset and focal point for the plan</p>	<p>10. Village Reservoir improvements:</p> <ul style="list-style-type: none">• Investigate property in between for purchase of easement for use• Nature trails• Campground• RV campground• Connections to snowmobile trails• Lodge• Leave in natural condition• Picnicking	<p>16.</p>
<p>5. More cultural events</p> <ul style="list-style-type: none">• “Shakespere on the Beach”	<p>11.</p> <ul style="list-style-type: none">• Rod and gun club• Subcommittee needed to investigate and prioritize	<p>17.</p>

Other Topics

<p>1. Stigma – image problem</p> <ul style="list-style-type: none">• Problem with perception as “podunk town” – committee comment	<p>7.</p>	<p>13.</p>
<p>2. High Quality of Life</p> <ul style="list-style-type: none">• Rural character – committee comment• Low crime –committee comment• Good schools – committee comment• Access to Adirondacks/river and sports – committee comment• Skiing, fishing hunting, snowmobiling – committee comment• Rural Character – committee comment	<p>8.</p>	<p>14.</p>
<p>3.</p>	<p>9.</p>	<p>15.</p>
<p>4.</p>	<p>10.</p>	<p>16.</p>
<p>5.</p>	<p>11.</p>	<p>17.</p>

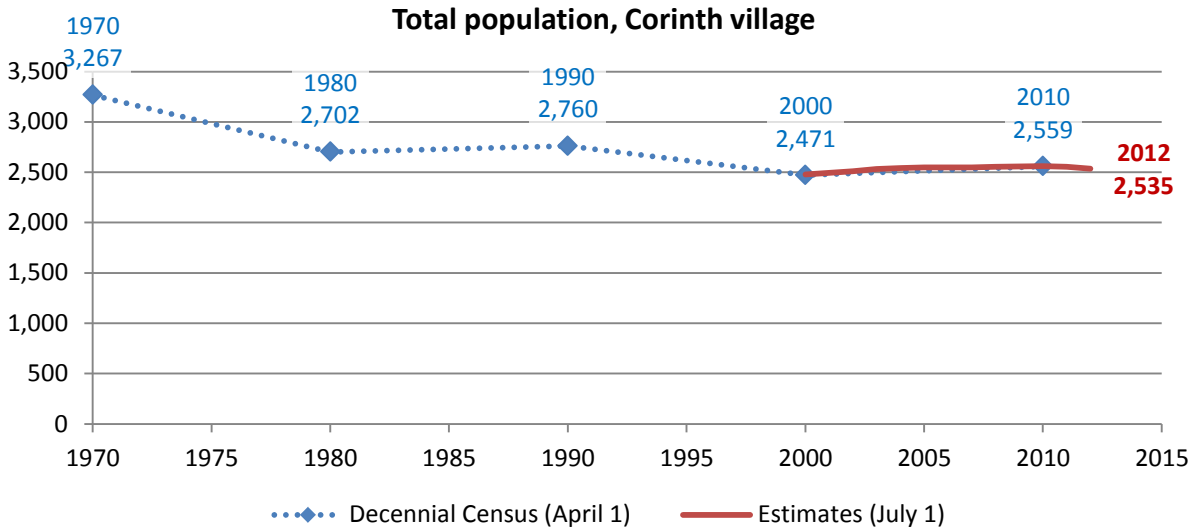
Attachment B

Community Profile

Corinth village

Total Population

Historic Decennial Census and recent annual estimates



Source: 1970-2010 Decennial Census, 2000-2010 intercensal population estimates and 2010-2012 post censal population estimates (all U.S. Census Bureau)

Change since previous Census

Change

Decennial Census	Total population	Number	Percent
1970	3,267		
1980	2,702	-565	-17.3%
1990	2,760	58	2.1%
2000	2,471	-289	-10.5%
2010	2,559	88	3.6%

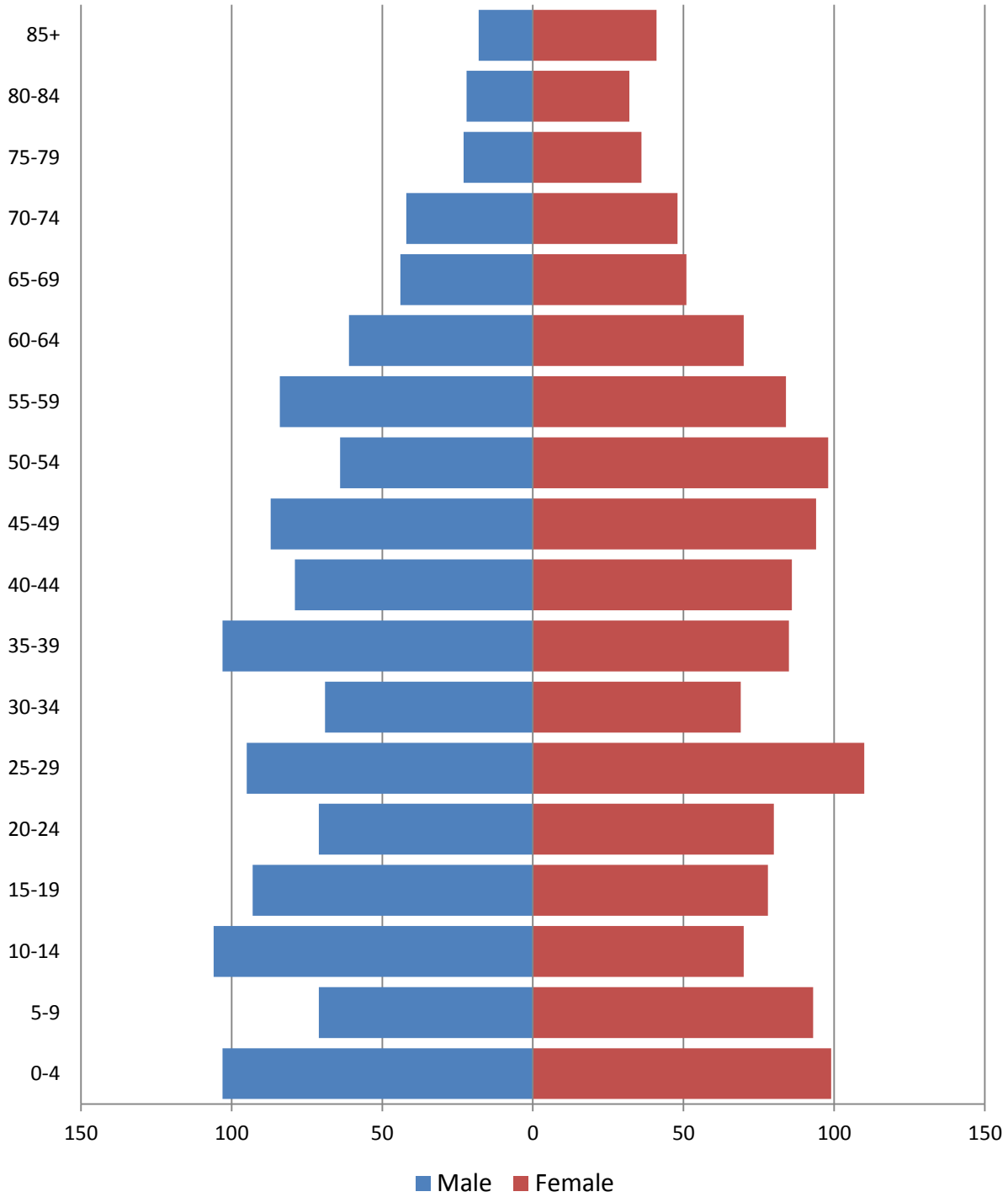
Source: 1970-2010 Decennial Census

Estimated population in 2012: 2,535. Change between April, 1 2010 and July 1, 2012: -24 (-0.9%)

Population by age

2010 population pyramid

2010 Population Pyramid, Corinth village



Source: 2010 Decennial Census

Selected age groups

Age group	2000		2010		Difference	
	Count	Share	Count	Share	Count	%
Total population	2,474	100.0%	2,559	100.0%	85	3.4%
Under 5	152	6.1%	202	7.9%	50	32.9%
5-17	493	19.9%	440	17.2%	-53	-10.8%
18-24	193	7.8%	222	8.7%	29	15.0%
25-44	706	28.5%	696	27.2%	-10	-1.4%
45-64	508	20.5%	642	25.1%	134	26.4%
65+	422	17.1%	357	14.0%	-65	-15.4%
85+	58	2.3%	59	2.3%	1	1.7%
Median age	37	0.0%	37.2		0	0.0%

Source: 2000 and-2010 Decennial Census

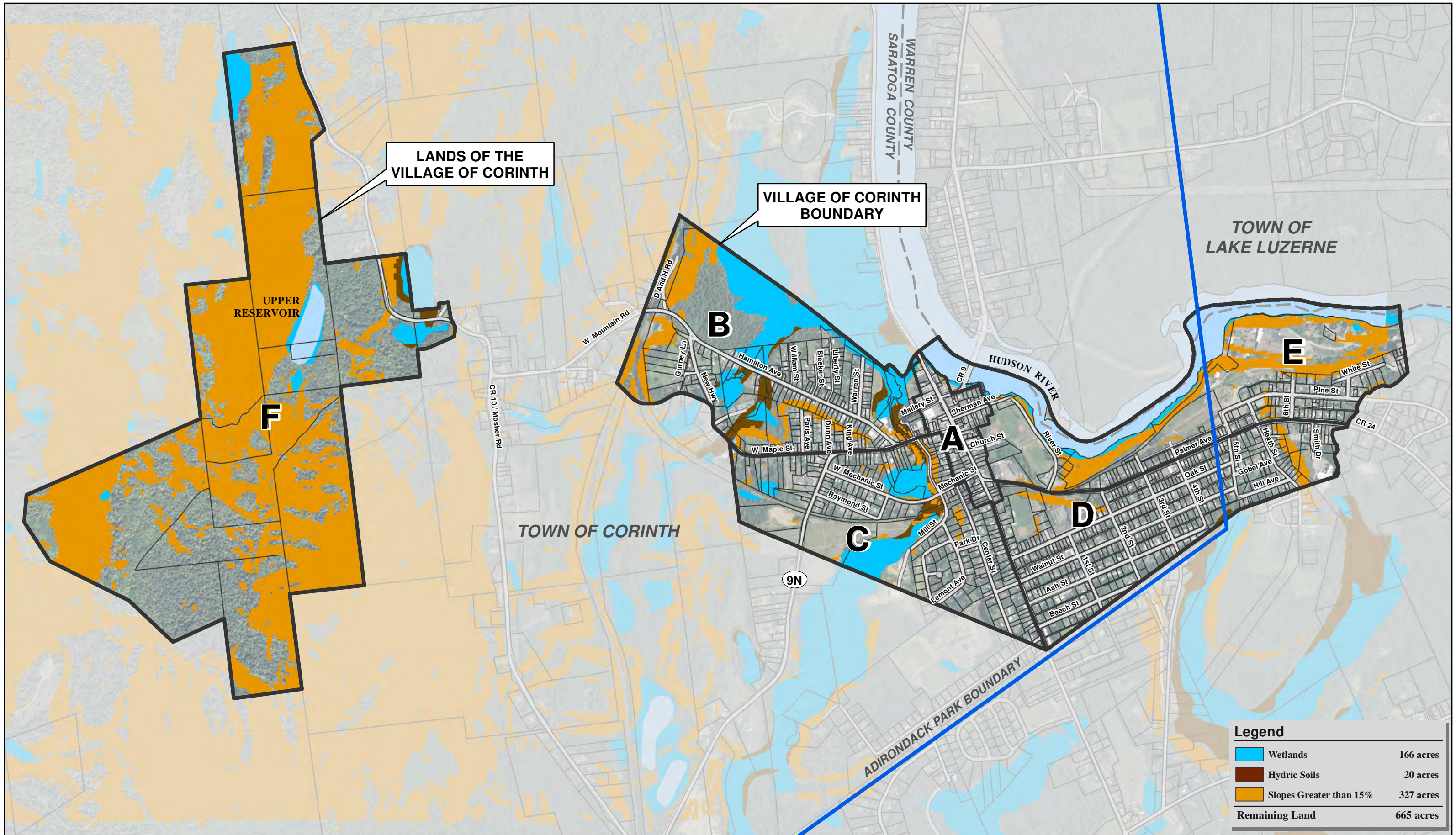
Population by race

	Total	
	Count	Percentage
Total population	2,559	100%
Not Hispanic or Latino		
One race		
White	2,438	95.3%
Black or African American	12	0.5%
American Indian and Alaska Native	4	0.2%
Asian	17	0.7%
Native Hawaiian and Other Pacific Islander	2	0.1%
Some other race	5	0.2%
Two or more races	47	1.8%
Hispanic or Latino (of any race)	34	1.3%

Source: 2010 Decennial Census

Attachment C

Development Suitability Map



Village of Corinth Comprehensive Plan Update

Development Suitability Map

