



**COMPREHENSIVE PLAN FOR
THE TOWN OF CROWN
POINT**



SEPTEMBER 1, 2018

Supporting Organizations

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Photo Courtesy of Adirondack Architectural Heritage

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Introduction

The Town of Crown Point is located along Lake Champlain in New York's Adirondack Park. The landscape ranges from rugged ridgelines in the Town's western portion to a coastal environment along Lake Champlain. In between lies an agrarian landscape filled with hundreds of farms and orchards.

Over 2,000 year round residents live in Crown Point, with people largely clustered in Crown Point's historic hamlets of Crown Point, Ironville, and Crown Point Center. Approximately 44,202 acres of the Town's 52,307 (84.5%) acres are privately owned while just under 4,380 acres are State Forest Preserve. About 20,154 acres of the Town's private land is protected through State easements on private land preventing development. These characteristics have served to preserve the agrarian landscape and ensure development occurs in and near the Town's hamlets.

The Town has a rich history to build from. The Town grew from a small homesteading community to a large industrial and resource extraction center in the 19th century. As iron ore extraction became less economical in the early half of the 20th century, the Town's population declined by over 60%, bottoming out at 1,413 people in the 1920 census. The population increased in the latter half of the 20th century to its current level of around 2,000 people today.

Comprehensive Planning

This is the community's first comprehensive plan. According to NYS Town Law (272-a), a comprehensive plan "means the materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive materials that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development of the town..." The Comprehensive Planning Committee identified four key focus areas for the plan: parks, recreation and historic assets, economic development and tourism, land use and environment, and housing.

Planning Process

In May 2018, representatives of the Town government and other local and regional stakeholders met with Adirondack Park Agency (APA) staff to discuss the development of a comprehensive plan for the Town. These stakeholders indicated that a local community workgroup could work with the Agency to develop such a plan. The Comprehensive Planning Committee was formed.

Over the summer of 2018, the Committee met three times to determine a vision for the community and to lay out a strategy to achieve that vision. The Committee synthesized information into a draft comprehensive plan.

The Committee, with assistance from the Agency, hosted a community outreach meeting in to gain public feedback on the draft plan. The plan was

then amended to incorporate the additional public input. This final Comprehensive Plan was adopted in by the Town Board.

History of Crown Point

When we look at the past, we often wonder — "What does the past have to do with today or tomorrow?" These paragraphs bring to light some of the events and people that have shaped Crown Point's history.

The recorded history of Crown Point begins in 1609 with the arrival of French explorer Samuel de Champlain and his party of fellow countrymen and Native Americans. His battle with the Iroquois, on the Crown Point peninsula, set in motion 150 years of conflict between France and Great Britain.

The French, to solidify their hold on the Champlain Valley, constructed Fort St. Frederic on the finger of land where Champlain landed nearly 125 years before. The fortress construction began in 1734 and it would protect the small village near its walls as well as a nearby windmill for. At the time, the Fort was the only permanent stronghold in the valley.

Two 18th century super powers, France and Great Britain, would eventually come to blows on a global scale and in North America it would be known as the French and Indian War. Great Britain set out a series of objectives and the capture of Fort St. Frederic was on this list. The British war aim was never realized during battle but France decided on a strategic retreat from the Champlain Valley anyway. Great Britain dispatched General Jeffrey Amherst, in July 1759, to take possession of the French fortress but by the time he and his troops arrived the French had destroyed it. The Fort's ruins were abandoned to the elements.

In 1763, after four years of construction, "His Majesty's Fort of Crown Point" was the largest fortress in Colonial America. The British military complex included three smaller outposts, four blockhouses, a force of 3,000 soldiers and all the material of war. The importance of Fort Crown Point was further enhanced by the construction of the Crown Point Road which connected with Fort No. 4 in New Hampshire on the Connecticut River.

After 10 years of peace and increased neglect of the fortress, a fire nearly destroyed the British fortification in 1773. The burning continued for at least three days and when the smoke cleared the main fortress was uninhabitable. The government in Great Britain sent engineers to inspect Crown Point and it was deemed too expensive to repair or rebuild.

Two years later, at the onset of the American Revolution, Seth Warner and his Green Mountain Boys captured the old Fort Crown Point from a small British garrison. The focus of his May 12, 1775 raid was the cannon still at the fortress ruins. The artillery

pieces were part of Henry Knox's "Train of Artillery" that would make the journey to Boston to rescue that city from British invasion. For the rest of the War of Independence, Crown Point would be used as a small pox hospital, staging area and campsite. The Point was abandoned by both sides when military focus shifted to the Southern Colonies.

On March 23, 1788 the newly formed New York State legislature formally recognized the Town of Crown Point. It was one of 4 "mother" towns on the western side of Lake Champlain, one of four in Clinton County, and spread out over 900 square miles. The Federal Census in 1790 revealed there were 203 persons living in Crown Point and more men than women.

The first "homesteaders" arrived from Vermont in June 1801. Familiar Crown Point names would be counted among them — Spaulding, Howe, Hammond, Penfield and Harwood. The only interruptions to the settlement of the Town would be war and weather.

The War of 1812 was fought on Lake Champlain between the young American nation and its old master — Great Britain. The British forces were expelled from the valley with the American victory at the Battle of Plattsburgh. Men from Crown Point marched north to join the militia in the fighting.

"The Year with No Summer," when a series of devastating cold waves did major damage to crops and greatly reduced the food supply in 1816, challenged new farmers and residents. Those who made it through the loss of crops and livestock were poised for decades of expansion and prosperity of the Town.

The first road to prosperity was "paved" with lumber from forest and mills on Putnam Creek. A new system of roads would connect Crown Point residents and visitors alike to the outside world. Also putting down roots were churches, businesses and neighborhoods with familiar names. The second road was paved with a special black rock. The iron ore found in the western hills would serve as the economic engine for the community and the world for decades to come. The settlement of Irondale was established around the new Crown Point Iron Company (CPIC) complex on the newly dammed Penfield Pond.

The partnership, in the 1830s, between Allen Penfield, CPIC founder, and Joseph Henry, educator and scientist, would give rise to a period of industrial invention and "The Electrical Age". The electromagnet, Henry's invention, would be a vital part of Penfield's iron ore separation process; it would re-magnetize the ore separator. Penfield's "contraption" would lead Thomas Davenport, a Vermont blacksmith and tinkerer, to venture to New York where he would purchase an electro-magnet from Penfield. After studying and dismantling the invention Davenport would become "The Father of the Electric Motor". Over the next 40 years, Crown Point and Crown Point Iron Company would prosper as one.

The Federal Census of 1830 showed an increase of 34% in the community's population; 2,041 persons were recorded in the nearly 82 square miles and the town was now part of Essex County which was formed in 1799. The population increase was probably due to the Vermont farmer migration, the mills on Putnam Creek and the discovery of iron ore deposits in the western hills.

By the time of the Civil War in 1861, Crown Point was a community on the rise and Lake Champlain was an economic highway for the iron ore mined and processed in Ironville. When President Abraham Lincoln called for volunteers to defend the Union, the men of the town raised two companies of soldiers. The first was Company H 34th NY Infantry and the second was Company H 5th NY Cavalry, both formed in the first year of the war. Three hundred men with ties to Crown Point enlisted; over 110 did not return to their families and friends. It must be noted that the support from home would include uniforms and clothing, food, weapons, items made of iron, and, most notably, Morgan horses for the cavalry. Crown Point Iron Company would be a supplier of iron ore for the USS Monitor, the ironclad that would revolutionize global naval history.

In the two decades after the war, a thriving hamlet near the mines was born. Hammondville supplied the mined ore and Ironville did the processing. When coal replaced charcoal in the ore refining process, CPIC decided to build larger furnaces at the lakeshore in Crown Point. This new location provided easier access to the coal via the Erie and Champlain Canals. To connect the new furnaces to the mines a short-gauge railroad was constructed. The 13 miles of track were in operation from 1873 to 1893 and delivered iron ore to the lakeshore in addition to people, goods, home furnishings and even the mail. At the same time, the Delaware and Hudson Railroad would complete the tracks from the Canadian Border to Union Station in Albany, NY.

The population of Crown Point grew by 75% in the 1880 census to a total of 4,287 persons. The hamlets of Ironville, Hammondville and Factoryville were booming with industry and that industry was Crown Point Iron Company and Railroad. The neighborhood businesses were also generators of the population surge with families from Canada and Europe moving to the Adirondack community. Famed Adirondack photographer, Seneca Ray Stoddard, used the local railway to record the people and places of Crown Point. During this boom, CPIC supplied iron ore for the manufacture of cabling for the Brooklyn Bridge, in New York City, that opened in 1883.

Crown Point Iron Company and Railroad would see its sunset at the turn of the 20th century. An economic downturn in the steel industry, which was the primary purchasing partner for iron ore, in the 1880s and the opening of new ore fields in Wisconsin and Minnesota caused the once mighty keystone of the community to fade into history.

The first 4 decades of the 1900s would see several significant events in Crown Point's history. A Tercentenary Celebration of Samuel de Champlain, the Crown Point Spar Company near the Delaware & Hudson railroad tracks, a World War, and the construction of a new central school. Three men born in Crown Point would also go on to influence American and Adirondack history. The first two would leave their birthplace

in this pursuit. Philetus Sawyer would make his new home in Wisconsin and his reputation in the United States Congress and Seaman Knapp would become the "Father of the Cooperative Extension" as an adopted son of Iowa.

Fred L. Porter, a native son born in 1877, would put Crown Point back on the map in the 1920s. He owned a farm of substantial size (over 500 acres on the Lake Road) that included a 65-acre apple orchard, blooded cattle, sheep and horses. He served as Crown Point Supervisor then was elected NYS Assemblyman representing Essex County from 1921-1935. He was instrumental in supporting legislation that saw the construction of the first Lake Champlain Bridge, literally putting Crown Point on the map as a connection to Vermont and New England with its opening in 1929. Three other major local projects would be shepherded by Mr. Porter—the State Armory in Ticonderoga and, most notably, the infrastructure in Lake Placid — the Whiteface Memorial Highway, the Olympic Bob Sled Run and the Olympic Arena — that would be used by athletes from around the world during the 1932 Winter Olympics. Fred Porter would die unexpectedly in 1938 leaving a void in Albany and Crown Point.

The rest of the 20th century was bookended by World War II (1941-1945) (280 Crown Point men and women served) and a major weather event, "The Ice Storm of 1998", that would paralyze the entire Champlain Valley. The citizens of Crown Point continued in their proud traditions and enlisted to fight in Korea, Vietnam and around the world to protect our freedoms. Crown Point celebrated its past with the American Bicentennial in 1976 and Crown Point's Bicentennial in 1988.

After many decades of population decline, with a low of 1,413 persons in the 1920 census, Crown Point saw a steady increase over the last 70 years of the 20th Century. The 2000 census revealed 2119 people in the community, an increase of 282 over the last 20 years (1,837 in the 1980 census). The census also revealed 1,063 housing units, primarily single-family dwellings, which was an increase of 221 over the same period.

The new millennium has been dominated by a huge good-bye and a welcomed hello. As the community and valley celebrated the 400th anniversary of Samuel de Champlain's exploration of the lake and valley, in September 2009, the Lake Champlain Bridge was closed to traffic one month later. After the decision was made that the span needed to be replaced, New York and Vermont governments and citizens worked tirelessly to demolish the 1929 bridge, institute a temporary ferry to keep the connection alive for residents and visitors to the two states and build a modern structure to permanently reconnect New York and Vermont. This mission was accomplished on November 7, 2011.

The past few years have seen a revitalized community and people who are looking forward to a future built upon a proud history.

Demographic, Housing, Income and Economic Opportunities Analysis

Population and Age

The Town of Crown Point's population in 2009 was 2,024 according to the U.S. Census. Similar to the Adirondack Park as a whole, Crown Point's population has increased by 18.6% since 1950. In more recent years the Town recorded a 4.5% decrease in population between 2000 and 2010 which is a little more than double the 1.3% decline that the Park saw overall and is in contrast with the 1.3% growth experienced in Essex County during the same period. To the south, Ticonderoga lost 2.4% of its population and to the north Moriah lost 1.7%. In the surrounding counties, Warren County grew by 3.8%, Clinton County grew by 2.8%, and Hamilton County declined by 10.1%.

Like most Adirondack communities, Crown Point has seen an increase in the age of its residents. In 1980, the median age for the Town was 31 years; in 2012, the median age was 48.9. A drop in residents between the ages of 0 and 17 has correlated with this trend in that in 1980 there were 577 people in this age group and in 2012 there were estimated to be only 311 people in that age category, representing a decrease of 46%. The number of residents 65 years or older has grown from 239 people in 1980 to an estimated 431 people in 2012. These demographic changes have had a dramatic impact on school enrollment, local employment dynamics, and commercial and municipal services offered in the area.

Income¹

Crown Point's median income in 2012 was \$54,468, a decrease of 14.6% since the 2000 Census (after adjusting for inflation). This compares to median incomes of \$59,098 and \$67,419, for Essex County and New York State respectively.

Education

86.5% of Crown Points population (25 years old or older) have a high school degree or higher; 10.2% have a bachelor's degree or higher. These numbers compare to New York State's educational attainment rates of 85.9% with a high school degree or higher and 34.7% with a bachelor's degree or higher.

Housing

Crown Point's housing stock is largely comprised of single family houses (80.1%) and mobile homes (12.6%). About 7.3% of the community's housing units are in multifamily buildings with buildings with more than three units comprising 3.8% of the overall housing supply. About 84.6% of the occupied, year-round housing units in the Town are owner-occupied.

Over 57.6% of the housing units in the community were built before 1960 and 34.5% were built before 1940. Only 10.6% of the Town's housing units were built after the year 2000.

Seasonal Stakeholders

Crown Point benefits from hundreds of seasonal residents coming into the community every year. There are over 200 seasonal homes in the Town comprising 18.3% of the community's housing stock. These seasonal residents bring direct spending to the community that reverberates throughout the economy. Additionally, these people are vested stakeholders likely to promote Crown Point as a great place to visit or live.

Employment

In regards to employment, the Town enjoys synergistic relationships with surrounding communities where Crown Point serves as a "bedroom community" for neighboring towns that have large employment bases. The mean travel time to work is 32.3 minutes indicating that most workers are leaving the community to find employment. The largest sectors employing Town residents are "educational services, health care, and social assistance" (23.6%), "retail trade" (14.6%), "manufacturing" (13.6%), and "arts, entertainment, recreation, accommodation, and food services" (10.2%). Table 1 outlines the employment characteristics for the community.

	2010		2000		1990		Change 2000- 2010	
	Employees	%	Employees	Employees	Employees	%		%
Agriculture, forestry, fishing, hunting, mining	54	6.5%	40	45			35.0%	
Construction	74	8.9%	65	61			13.8%	
Manufacturing	113	13.6%	188	171			-39.9%	
Wholesale trade	0	0.0%	23	12			-100.0%	
Retail trade	121	14.6%	103	109			17.5%	
Transportation, warehousing, and utilities	65	7.8%	32	49			103.1%	
Information	22	2.6%	25	NA			-12.2%	
Finance, insurance, real estate, rental, leasing	49	5.9%	31	26			58.1%	
Professional, scientific, management, administrative, waste management services	6	0.7%	19	NA			-68.4%	
Educational Services, health care, social assistance	196	23.6%	206	116			-4.9%	
Arts, entertainment, recreation, accommodation, food services	85	10.2%	69	3			23.2%	
Other services except public administration	21	2.5%	44	83			-52.3%	
Public administration	25	3.0%	21	26			19.0%	

Source: U.S. Census Bureau

Location Quotient Analysis

Location quotient analysis indicates that the area's largest exporting industries, or basic industries, are agriculture, forestry, fishing and hunting, and mining, construction, manufacturing, retail trade, transportation and warehousing, and utilities, and arts, entertainment, and recreation, and accommodation and food services. Figure 2 compares the Town's basic industries to those of the Adirondack Park (exporting industries are highlighted in orange). A location quotient of 1.05 means that a community has 5% more residents employed in a given sector than New York State as

a whole indicating that that sector is an exporting or "basic" sector. 1.05 is the generally accepted threshold for an industry to be considered exporting.

	Crown Point	Adirondack Park
Agriculture, forestry, fishing, hunting, mining	10.93	4.10
Construction	1.53	1.72
Manufacturing	1.94	0.99
Wholesale trade	0.00	0.60
Retail trade	1.36	1.08
Transportation, warehousing, and utilities	1.50	0.70
Information	0.88	0.56
Finance, insurance, real estate, rental, leasing	0.71	0.49
Professional, scientific, management, administrative, waste management services	0.07	0.53
Educational Services, health care, social assistance	0.87	1.00
Arts, entertainment, recreation, accommodation, food services	1.20	1.45
Other services except public administration	0.50	0.95
Public administration	0.61	1.58

SWOT Analysis

During the planning process, the Advisory Committee conducted a SWOT analysis to identify current strengths, weaknesses, opportunities and threats in the Town.

Strengths: The community's people, natural resources — water, farmland, Lake Champlain, trees, mountains, and lakes, recreation assets, historic resources, campgrounds, the fish hatchery, proximity to large employers (bedroom community opportunity), schools, health center, civic organizations, local businesses, infrastructure (Bridgepoint Communications and Crown Point Telephone), and local parks.

Weaknesses: Cellular telephone coverage, limited industry in town, lack of tourist accommodations, invasive species, main street character, apartment buildings on main street in place of retail, lack of pedestrians on main street, and limited anchors/opportunities to keep young adults in town.

Opportunities: New distillery, enhancing main street and waterfront, code enforcement, young farmers, start-up businesses, Knox Cannon Trail, accommodations development, Regional Office of Sustainable Tourism marketing, Crown Point Bridge, Corn Festival and the Rodin sculpture.

Threats: Invasive species, aging population, global climate change, and urbanization trends.

Land Use and Environment

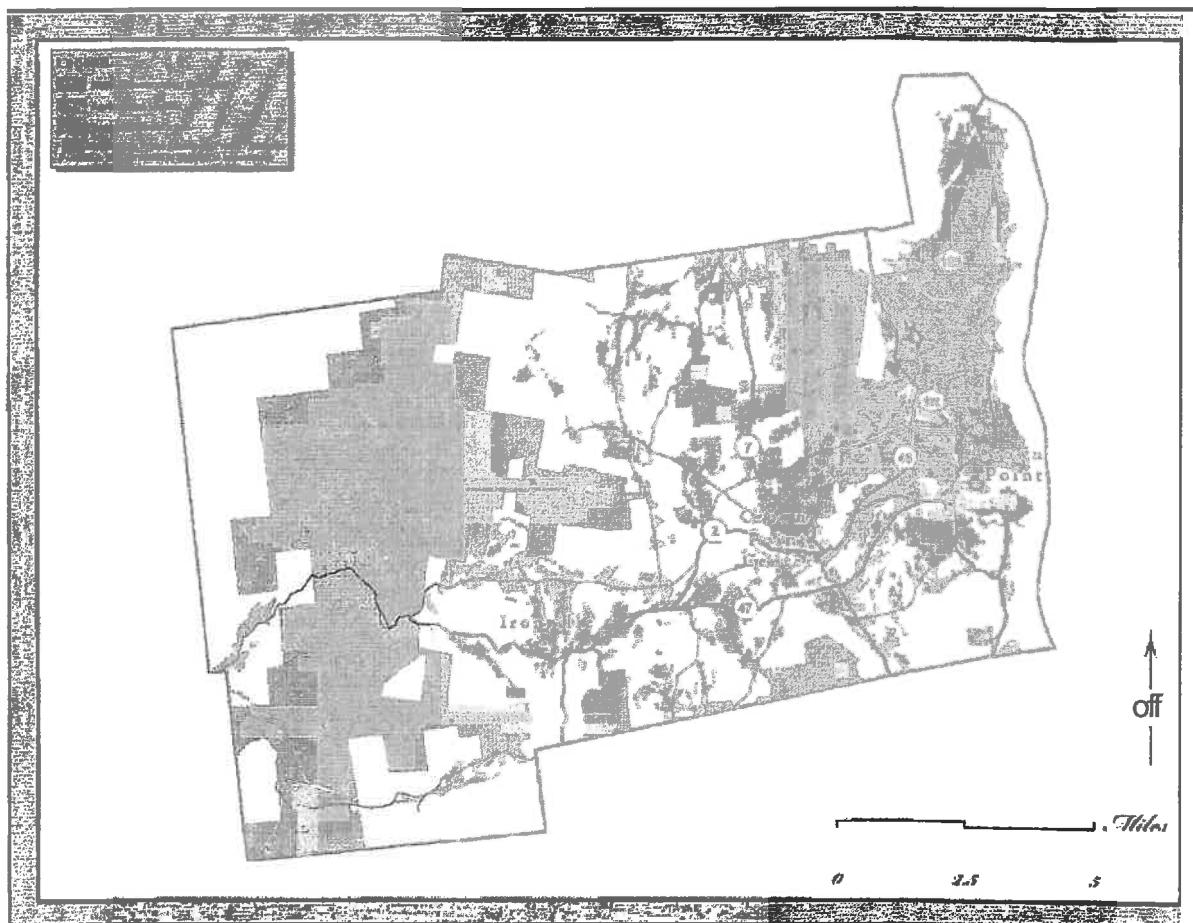
Background

Crown Point is closely tied to its surroundings and environment. From Lake Champlain to the east and the Adirondacks to the west, Crown Point is shaped by and has benefited from its natural resources. The Town's economy is largely driven by the agriculture, forestry, fishing, hunting, and mining industries and its agrarian landscape affords scenic vistas that attract visitors to the Lake Champlain Region. Understanding

that the area's natural resources and bucolic landscape is integral to Crown Point's economic development and quality of life, the community seeks a path of land use that allows for growth while protecting the region's environment and aesthetics.

The Town is located in the Adirondack Park and the Adirondack Park Land Use and Development Plan (APLUDP), also shapes the growth of the Town. The APLUDP, administered by the Adirondack Park Agency, designates six different private land use areas for the Town, ranging from Hamlet to Resource Management. These land use areas do not determine potential uses of property, but rather determine various densities of development ranging from no maximum density in Hamlet areas to one "principal building" for every 42.7 acres of land in Resource Management areas.² This has concentrated growth near Crown Point's Main Street and helped to preserve the Town's agricultural areas.

Map 1. Town of Crown Point Agricultural Districts and Conservation Easement Lands



² The APLUDP also establishes shoreline setbacks for structures over 100 square feet from navigable waterbodies.

Map 2. Town of Crown Point Adirondack Park Land Use and Development Plan



This is the Town of Crown Point's first Comprehensive Plan; the Town also does not have its own land use or design ordinances.

Vision for Land Use & Environment

The vision for the Town of Crown Point regarding land use and the environment is to maintain a balance of land use and development that enhances and protects the Town's agrarian character and water quality while allowing for sustainable economic development. To accomplish this, the Town of Crown Point will:

- Ensure the scenic qualities, particularly the agricultural landscape that make Crown Point a special place are protected
- Encourage development and redevelopment on Main Street
- Protect the Town's waterbodies with particular emphasis on Lake Champlain

Goals, Objectives and Implementation Measures

Goal 1: Promote agricultural industry preservation and development to preserve Crown Point's unique agrarian landscape.

Objective 1: Ensure Crown Point's business climate is favorable to agricultural preservation and development.

Implementation Measures:

- In the event the Town chooses to implement ordinances and local laws, such ordinances and local laws will encourage agriculture and the preservation of open space by avoiding regulating agricultural uses in a manner that unreasonably restricts or regulates farm structures or farming practices.
- Long-term efforts to conserve and manage designated agricultural lands and open space will be undertaken. The Town will continue to promote participation in Agricultural Districts and will support agricultural districts in their efforts to protect open and working landscapes such as farmlands and managed forests to ensure land remains affordable for farmers.
- The Town will encourage diverse agricultural uses including dairying, hay production, livestock production, produce stands, and specialty farms such as wildflowers, nurseries, berries, orchards, and produce.
- If local laws are adopted, priority will be given to identifying and conserving the Town's high potential agricultural soils for agricultural use. Medium and low potential agricultural soils where improvements have been made or which support existing agricultural operations will be protected where possible.
- The Town recognizes that agricultural practices may create conditions, including noise and odors, that can impact the desired lifestyle of some residents. In general, neighbors should try to resolve any problems among themselves; however, it should be understood that reasonable agricultural practices, which are defined by State policy, are necessary for viable farming operations and contribute to a healthy ecosystem and community pride.
- The local Extension Service and other similar bodies will be supported in their efforts to provide technical assistance to develop land use plans for farm properties. Land owners may utilize preservation organizations to negotiate private, voluntary agreements for the protection and management of their designated agricultural and natural resource lands.
- Conservation subdivisions should be considered in new development to provide a means for farmland owners to realize some profit from development and stay in farming.

Objective 2: Promote Crown Point as a vibrant community that is welcoming to agriculture.

Implementation Measures:

- See Economic Development section

Goal 2: Ensure optimum protection of Crown Point's waterbodies.

Objective 1: Limit point and non-point sources of pollution into the lakes.

Implementation Measures:

- Coordinate with the Adirondack Park Agency to ensure implementation of APA Act shoreline setback requirements.
- Work with APA to train code enforcement staff on APA regulations and guidelines.
- Explore the need for local laws to provide further shoreline protection.
- Work with the New York State Department of Environmental Conservation and funding agencies to improve wastewater treatment facilities and infrastructure.
- Encourage landowners to minimize the use of herbicides and utilize organic pesticides that are applicable on shorelines.
- Explore the use of on-site septic monitoring for properties not connected to municipal sewer.

Objective 2: Identify and eradicate invasive species.

Implementation Measures:

- Work with existing environmental organizations, schools, the Adirondack Park Invasive Plant Program (APIPP), municipal bodies and volunteers to increase education and awareness of invasive species. Money could be allocated by municipal budgeting to provide a fund for these initiatives.
- Secure public or private funding to remediate infestations of invasive species.

Objective 3: Identify and preserve lands critical to water quality and protection.

Implementation Measures:

- Educate the public in regards to sensitive sites in the watersheds.
- Promote best use policies to help land owners achieve best use of their land.

Goal 3: Enhance Main Street as the Town's central business district and provide for opportunities for further economic development.

Objective 1: Ensure optimum retail and commercial development along Main Street.

Implementation Measures:

- **Work with non-profit entities such as the Ticonderoga Revitalization Alliance, Essex County IDA, and the Ticonderoga Area Chamber of Commerce to encourage new retail development on Main Street.**
- **Explore the need for development of local laws to prevent commercial and retail buildings being converted into residential uses on the ground floor.**
- **Explore local laws that encourages mixed use development such as retail on the ground floor and housing and office space above incorporating handicapped access ability where applicable.**

Objective 2: Identify areas of the community, especially in close proximity to the Hamlet center, suitable for additional commercial development.

Implementation Measures:

- **Work with the Adirondack Park Agency to identify sites well-suited for a commerce park to facilitate new light industrial and craft development.**
- **Work with the Adirondack Park Agency to explore the feasibility of map amendments to accommodate additional density for commercial development.**
- **Ensure adequate water and wastewater infrastructure is available to areas identified for new commercial and industrial development.**

Parks, Recreation, and Historic Assets

Background

The Town of Crown Point benefits from access to many natural amenities including Lake Champlain and the Adirondack Mountains. The Town owns several community parks that can be enhanced to improve the quality of life for residents as well as attract visitors to the region. Crown Point's diverse and engaging historic assets highlight the community's role in various wars, in establishing electricity, and producing iron for the industrial revolution.

Major parks and public space in the community include Monitor Bay, Hammond Park, Crown Point State Historic Site, Hammond Pond Wild Forest, and Veteran's Memorial Park. The Town's historic assets include the Penfield Homestead Museum, the Ironville Historic District, Champlain Bridge, Champlain Memorial Lighthouse, Crown Point State Historic Site, community churches and cemeteries, Hammond Library, Crown Point Central School, Crown Point Post Office, Essex County Information Center, and the Essex County Fish Hatchery.

Vision for Parks, Recreation and Historic Assets

Crown Point will expand, improve, program, and market its parks, recreation and historic assets to improve the quality of life of residents and attract visitors.

Goals, Objectives and Implementation Measures

Goal 1: Improve parks and recreation infrastructure.

Objective 1: Improve the Town's central park facility, Veteran's Memorial Park.

Implementation Measures:

- Erect signage featuring the Park's name.
- Create and install signage noting the historical significance of the site.
- Add full cutoff lighting to the Park for use after dark.
- Create a picnic area in the Park to attract families and visitors to use the site.
- Make aesthetic improvements to the Park's gazebo
- Endorse, encourage, and market concerts in the Park.
- Incorporate bathroom facilities to the Knapp Senior Center that are accessible to the public.

Objective 2: Make improvements at Monitor Bay.

Implementation Measures:

- Construct small pavilion to house maps and other information regarding recreation opportunities, park rules, and bylaws.
- Ensure adequate infrastructure is provided at Monitor Bay for both long-term slip rentals as well as short-term rentals for people visiting Crown Point from the Lake.

Objective 3: Create new recreation and park offerings that diversify opportunities for recreation and culture in the Town.

Implementation Measures:

- Explore the feasibility of expanded infrastructure for sports. Consider partnering with the school to provide existing fields for public use.
- Develop a youth recreation facility with a diversity of recreation options.
- Update Veterans Memorial Park with picnic tables, parking and restrooms within the senior center facility.

Objective 4: Expand four-season recreation activities on State Forest Preserve and private lands. See Economic Development Goal 2, Objective 3.

Goal 2: Leverage the region's history to drive visitation and provide cultural activities for residents.

Objective 1: Expand and augment Crown Point's historic assets.

Implementation Measures:

- Work with NYS Office of Parks, Recreation and Historic Preservation to improve the views and visibility of the Champlain Memorial Lighthouse
- Develop informational kiosks with both printed and digital material to curate the regions historic sites and assets.
- Ensure signage at historic sites is prominent and well-detailed.
- Develop enhanced interpretive materials for:
 - Israel Putnam and Putt's Oak (Indian Ridge)
 - Knox Train of Artillery
 - Crown Point Iron Company and Railroad
 - Crown Point Iron Company presence in Hammondville, Ironville and Lakeshore
 - Smaller businesses and civic organizations that arose due to CPIC & RR
 - Champlain Bridge I and Toll House
 - Champlain Bridge II and temporary ferry
 - Champlain Memorial Lighthouse
 - Seneca Ray Stoddard visit and photographic record
 - One of the oldest Memorial Day commemorations in the nation
 - Ironville Historic District and the Electrical Age (electro-magnet)
 - Canadian and European immigrants during the 19th century
 - Champlain Canal and Sail Ferries & Wharfs
 - Delaware & Hudson Railroad including station
 - Monitor Bay Park—CPIC and WW2 Box Factory
 - GLF/AGWAY and Reforestation Project
 - Crown Point Spar Mine silos
 - Gunnison Lakeshore Orchards and other agricultural assets (past & present)
 - Crown Point Telephone Corporation (over 100 years as independent telco)
- Establish self-guided tours of Town that are both printed and digital. Tours could include walking tours of Main Street.

Objective 2: Market the region's historic assets (see Economic Development Goal 2 Objective 5)

Housing

Background

Crown Point's housing stock is predominantly single-family homes, which comprise about 80% of the housing units in the community. The housing stock is also relatively old with 57.6% of the housing units being built before 1960 and 34.5% having been built before 1940. Only 10.6% of the Town's housing units were built after the year 2000.

While the community's housing stock has remained largely the same, shifting demographics toward an aging population requires design changes in new and existing residential structures to accommodate the ability to age in place. Facilities and services for an aging population must be provided and principles of universal design should be considered in any type of construction. Additionally, as the Town seeks to attract younger residents, new housing typologies must be offered so that such potential residents can afford to live in the region.

Vision for Housing

Crown Point will provide a diversity of safe, energy efficient housing opportunities to attract people of all income levels and age groups.

Goals, Objectives and Implementation Measures

Goal 1: Increase the stock and diversity of housing in Crown Point.

Objective 1: Develop an inventory of existing housing in Crown Point:

Implementation Measures:

- Develop and maintain metrics that describe type and cost of housing units.
- Identify foreclosed properties available for income based housing.
- Identify buildings suitable for development as income based housing.

Objective 2: Promote the development of diverse housing options within walking distance to Crown Point's commercial areas.

Implementation Measures:

- Identify priority sites for new housing development, including affordable housing. Hamlet expansion could be explored with the Adirondack Park Agency as part of this process.
- Perform or commission a market study for housing needs in the Crown Point area to determine existing housing gaps and the potential profitability for new developments.
- Encourage Main Street business owners to develop living units on underused floors above commercial enterprises and explore local laws to ensure future development includes the type of Main Street apartment/condominium living style desired by millennials and empty nesters.
- Market the results of the housing feasibility study to potential housing developers.
- Explore (with Essex County Planning, Essex County Housing Assistance Program and Industrial Development Agency) market local tax abatement programs, as well as assistive funding opportunities, for property owners to develop housing diverse housing products including affordable housing.

- Prioritize additional housing unit development on vacant and underutilized properties within a quarter-mile of Main Street with targeted support for senior housing and varied housing typologies (i.e. condos, townhomes, apartments, etc.).
- Interview individuals associated with administration of land use codes and suggest amendments if needed. Inform commercial property owners of regulation preventing first floor commercials from becoming residential rentals.

Objective 3: Ensure the ownership and operation of existing and new housing is affordable to local residents.

Implementation Measures:

- Encourage development near Crown Point's community centers so that transportation costs to local goods, jobs, and services are minimized through short trips or eliminated through walking or alternative transportation options.
- Work with the Adirondack North Country Association (ANCA) to promote energy efficiency upgrades in existing housing units and the inclusion of best management practices in new construction.
- Promote the inclusion of energy efficiency measures in the permit process.
- Encourage landowners to use alternative energy sources for heating and energy so that energy costs are stable.

Objective 4: Ensure local housing units are safe for owners and renters.

Implementation Measures:

- Pursue strict code enforcement of new and existing residences.
- Develop a permit system for long and short-term rentals that ensures proper safety measures are being included.

Economic Development

Background

The economy of Crown Point is largely dependent upon natural resources for both the resource extraction industry and tourism. As noted earlier in the plan, location quotient analysis points to "agriculture, forestry, fishing and hunting, and mining," "construction," "manufacturing", "retail trade", "transportation and warehousing, and utilities," and "arts, entertainment, and recreation, and accommodation and food services" throughout the region as the drivers of the Town's economy. These industries bring in outside income to support the Town's service businesses including restaurants and retail stores. However, Crown Point tends to function as a bedroom community as many of the

businesses in the exporting sector are located outside of the Town itself (the major exception being agricultural producers).

The Town is situated between the Town of Ticonderoga, which is home to one of the largest employers in the North Country region in the International Paper manufacturing plant as well as several other large employers, and the Town of Moriah, which is home to a fully-developed commerce park with a diversity of employers. Crown Point itself hosts several service industry employers as well as tourism and natural resource facilities. Through this plan, the Town seeks to diversify the businesses that are located inside the Town and to develop its own homegrown exporting industries.

Vision for Economic Development

Crown Point seeks to diversify its tax base and expand available jobs within the community while supporting its existing small businesses.

Goals, Objectives and Implementation Measures

Goal 1: Build a residential base to support a vibrant, year-round retail sector.

Objective 1: Promote the development of diverse housing options within walking distance to Crown Point's commercial areas (See Housing Section).

Objective 2: Attract new residents to Crown Point.

Implementation Measures:

- **Create and distribute a digital brochure (with a printable function) highlighting the quality of life available in Crown Point. Specific highlights should include the Town's abundant recreation opportunities and rural/agricultural lifestyle, and the high academic rating of Crown Point Central School.**
- **Leverage the region's robust visitation/tourism sector to introduce potential residents to the concept of living in Crown Point. Develop advertising around the Town highlighting the quality of life in the community i.e. *Crown Point: Not Just a Place to Visit*.**
- **Diversify and expand available jobs within the community by recruiting new businesses to Crown Point (see below).**

Goal 2: Augment tourism to create a year-round visitor economy, recognizing that visitation is a substantial opportunity to expand commercial services in the community to benefit year-round residents.

Objective 1: Ensure that the necessary attractions, facilities and infrastructure conducive to attracting the 21st century traveling public are available within Crown Point.

Implementation Measures:

- Promote and support the modernization of older hospitality facilities by working with regional economic developers to provide low interest loans and potential grants.
- Ensure that adequate public infrastructure, particularly sewer and water, is available for accommodation facility development.

Objective 2: Develop events to attract new visitors to the region.

Implementation Measures:

- Solicit recreational and competitive sporting events/competitions to take place in Crown Point. Work with existing and new sports organizations to pursue year-round sporting events that capitalize upon the area's unique natural setting and resources.
- Host lake-specific events (sailing regattas, fishing derbies, etc.) with on-shore registration and events on Main Street.

Objective 3: Expand outdoor recreation tourism through new asset development and promotion.

Implementation Measures:

- Work with the New York State Department of Environmental Conservation to ensure a diversity of four-season recreation opportunities are included in Unit Management Plans for nearby State lands including the Hammond Pond Wild Forest and Pharaoh Lake Wilderness.
- Work with Champlain Area Trails to build new recreational resources on private lands in the region.
- Encourage the development of hiking, horseback riding, cross-country skiing, and mountain biking trails for all age levels with a diversity of distances (i.e. 2 hour hikes, 4 hour hikes, etc.).
- Seek to expand and build trail connections (snowmobiling, hiking, mountain biking) to neighboring communities.
- Expand boating and recreation facilities at Monitor Bay and seek to augment connections from Monitor Bay to Main Street.
- Explore the feasibility of developing an ATV trail network on private lands while taking into account potential user group conflicts with hikers, horseback riders, mountain bikers, etc.
- Work with local businesses to develop visitor-oriented facilities including breweries, cideries, distilleries, farmers markets, boat tours and assorted visitor attractions.

Objective 4: Market and expand the region's arts assets.

Implementation Measures:

- Inventory and market the region's artistic resources.

- Partner with the Adirondack North Country Association (ANCA) to promote local artisans and craftsmen.
- Host craft fairs highlighting the region's artisans.
- Host yearly sculpture contests with sculptures spread around the community and provide showcase space for sculptors at park spaces throughout the Town.

Objective 5: Market and expand the regions historic assets.

Implementation Measures:

- Partner with the Penfield Museum, Regional Office of Sustainable Tourism (ROOST), New York State Office of Parks and Recreation and Historic Preservation, Adirondack Architectural Heritage, and other local historical organizations to inventory, map, and market the region's historic sites.
- Develop an online and interactive map and inventory of local battles and historic sites.
- Program the Town's historic assets through unique challenges similar to the existing Lake Champlain Bridge Quest.
- Erect kiosks throughout Town linking residents and visitors to resources regarding the region's historic sites and attractions.

Goal 3: Retain existing businesses and seek to attract new businesses, with a focus upon industries that export goods outside the community including craft/light manufacturing and value-added agriculture.

Objective 1: Support existing local manufacturers and work to attract new "cottage-industries" to the community.

Implementation Measures:

- Develop a business recruitment workgroup including regional economic development leaders such as the Essex County Industrial Development Agency, regional commercial and industrial real estate brokers, regional business owners, and Empire State development to develop a manufacturing sector growth strategy.
- Host quarterly roundtables with second home owners in the area to leverage their professional experiences in promoting the region as a place to do business.
- Identify incentives, including grant funding and property tax abatements, which will allow existing businesses to expand, attract new businesses, and encourage entrepreneurship in the region.
- Market local and State incentives for manufacturing businesses to the area workforce, with the goal of encouraging local manufacturing industry employees to start small-scale manufacturing/cottage industry businesses of their own.

Objective 2: Pursue the development of a commerce park that is marketable to businesses and pre-approved for such development. Identify other areas suitable for light industrial uses.

Implementation Measures:

- Work with the Essex County Industrial Development Agency and Adirondack Park Agency to identify ideal sites for a commerce park in Crown Point.
- Identify and inventory additional sites for potential light industry use within the Hamlet area.
- Coordinate the installation of necessary facilities to accommodate development.
- Market the commerce park and other opportunities to regional real estate agents and economic developers to build interest in local developable properties.

Objective 3: Attract and retain entrepreneurs, and teleworkers.

Implementation Measures:

- Improve and expand business services and infrastructure. Expand the services available to teleworkers and remote workers at the local library including Wi-Fi availability, convenient 9am-6pm hours, printing and scanning facilities, and potentially computer support,
- Explore the development of a shared makerspace/workspace.
- Work with Adirondack Teleworks to train and link residents to telecommuter jobs.

Objective 4: Attract and retain small and locally-owned farm enterprises

Implementation Measures:

- Develop marketing materials that highlight the farming businesses already operating in Crown Point.
- Work with the local Cooperative Extension and economic development agencies to market Crown Point as an affordable place to pursue farming.
- Ensure existing Crown Point farms and value-added producers participate in regional events such as food and beverage trails.

Goal 4: Ensure that community laws and infrastructure are consistent and compatible with the growth desired by the community.

Objective 1: Develop the sewer and water facilities necessary to accommodate new development in Crown Point.

Implementation Measures:

- Work with NYS Environmental Facilities Corporation and NYS DEC to identify and pursue State and federal grant and loan funding to improve water and sewer infrastructure.
- Extend water and sewer infrastructure into areas of the Hamlet and other growth centers that do not currently have access to such infrastructure.

Objective 2: Explore the need for local laws or other methods to protect local agricultural businesses and the Main Street commercial corridor.

Implementation Measures:

- Work with NYS Department of State to evaluate potential local laws or ordinance solutions to ensure zoning along Main Street encourages street-front retail with mixed uses above.
- Work with local NGO's to explore local laws or ordinance solutions to preserve Crown Point's working landscapes.