



Canastota Connected Comprehensive Plan

Adopted: January 2026

ACKNOWLEDGMENTS

The Village of Canastota would like to thank many individuals and the community for contributing to the Canastota Connected Comprehensive Plan.

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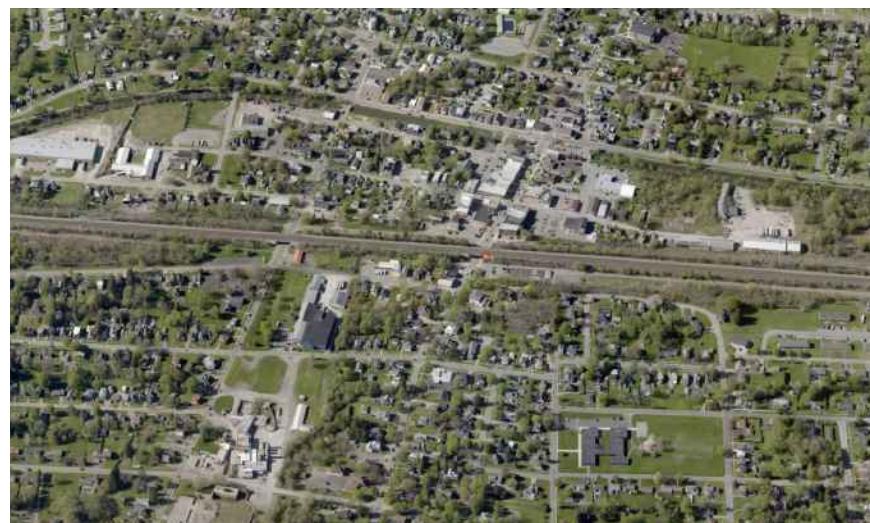
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EXECUTIVE SUMMARY

The Village of Canastota has completed “Canastota Connected,” the community’s first comprehensive plan. Developed by the community for the community, this plan establishes a unified vision for the Village and provides the framework to move towards it.

Through this planning process, we have identified **this vision** for the community:

Canastota is a small but mighty village. The Village of Canastota will strive to maintain its small-town feel and preserve its unique sense of place, while enhancing the community’s quality of life. The Village will be well-connected and vibrant, resulting in residents and visitors readily engaging in a thriving downtown, the Empire State Trail, and future connected Thruway Innovation District. Recreational resources and activities will continue to be strengthened. Canastota recognizes the need to continue to grow its public and private partnerships to improve the Village economic stance and make it an inviting place for residents and visitors alike.



To achieve this vision, the Village of Canastota will focus on 7 priority areas:

- **Downtown:** Canastota recognizes that its intact historic downtown is a gem and wants to continue to enhance and grow it as the main community center.
- **Thruway:** Canastota will utilize its NYS Thruway exit to propel new industry with a priority to connect the new Thruway Innovation district to downtown.
- **Old Erie Canal:** The Village built up around the Erie Canal which will continue to be an integral part of the community’s identity and source for tourism and quality of life including through continuing to create a destination waterfront in downtown.
- **Recreation:** Integral to the community fabric and quality of life are the public and community spaces including our parks, trails, and schools. The Village wants to further enhance and connect this network of public and community spaces to better serve and connect our residents.
- **Economic Development:** Canastota prides itself with, and will continue to support, small business owners as well as be a location for larger industry including at the Canastota Business Park; there is an emphasis to market available sites and buildings.
- **Housing:** Canastota will seek new initiatives and creative partnerships to help maintain our current housing as well as develop new housing.
- **Future Land Use:** How the community uses its land is key and Canastota wants to focus on clearly defining its future land use to help support this vision.

Through implementation of this plan, Canastota will harness its resources and assets to further propel its future. The following page shows some of the priority projects and future land use for the Village of Canastota.

Downtown

Create a Tour of Empty Buildings to activate downtown

Brand downtown as an Old Erie Canal center

Adopt a form based code for downtown to retain historic appearance

Attract visitors and recruit dining and retail to downtown

Spur economic growth through an incubator space or food hub

Recreation + Community Spaces

Expand uses and playground equipment at Recreation Park

Create an indoor recreation center and community space

Increase recreational use at and around the Village reservoir

Increase access + use of the canal as a recreational space

Work with the T. Lenox to extend/create trail to Beebe Bridge Rd

Increase use of Canastota Creek as a scenic and recreational amenity

Thruway

Create an attractive gateway into the village from the Thruway

Create a new road on north side to connect Peterboro St + Main St

Work with OIN + IBHF to create the Thruway Innovation District

Connect the Thruway Innovation District to the Downtown

Economic Development

Finalize a site and building inventory

Spur economic growth through an incubator space and/or food hub

Expand the Business Park and recruit interested Micron suppliers

Connect local start ups to the incubator in the Business Park

Old Erie Canal

Redevelop properties to create a "canalside living district"

Complete Canal St enhancement project for a destination waterfront

Work with NYS Canals to improve the condition of the water

Increase accommodations to welcome tourists into Canastota

Housing

Provide incentives for developers to create infill housing

Develop a housing study identifying future housing investment

Allow carriage houses to be used as live-work units (ADU)

Reinstate an architectural review board

Improve the existing housing stock through rehabilitation programs

01

INTRODUCTION

What is a comprehensive plan

How to create a successful comprehensive plan

Planning Process

Survey

What is a comprehensive plan?

A comprehensive plan is a blueprint for a community that describes what it aspires to be in the next 10 years. The blueprint is created by first assessing data and relevant trends, studying the community as a whole, identifying issues, and engaging with the public and the local government boards. Once an assessment is done, a vision, goals, objectives, and actions are implemented to guide decision-making relating to future development and growth of a community. Comprehensive plans address a broad range of topics like land use, recreation, housing, economic development, and other relevant social, economic, or environmental themes.

An adopted comprehensive plan creates many community benefits including:

- Consensus building among elected officials and the public.
- Allows the community to address issues and changes proactively instead of reactively.
- Guides growth and development.
- Provides clear projects and identifies potential grants worth pursuing.

How to create a successful comprehensive plan

Implementing the comprehensive plan is a common challenge for municipalities because they have an unclear or non-existent implementation plan. As a result, the Village will create a one to three year plan identifying the actions within the comprehensive plan that they would like to proactively pursue. As time passes and actions are completed, the Village will continue to add new ones from the plan, or modify as appropriate to reach the broader goals proposed. Depending on the action, assistance may be needed through non-profits, Madison County, neighboring municipalities, and the Village community. The Village will want to include comprehensive plan reviews and updates as much as possible in village board and planning board meetings to ensure the plan is being implemented.

Planning Process

The planning process began in November 2022 due to the desire to create Canastota's first comprehensive plan. A plan that would guide the Village into the future. A committee formed and requested planning assistance from the Madison County Planning Department. Collectively, the group spent a tremendous amount of time studying the various parts of the community through mapping, a SWOT analysis, a survey, and engaging with municipal offices and local outside agencies. They also studied the built form in great detail, assessing how to improve it.

The committee hosted a public meeting and public hearing to hear feedback on the comprehensive plan. The committee held an open house style public meeting in May of 2024 with display boards highlighting main subject areas of the plan, such as housing, downtown, the thruway, recreation, and the Old Erie Canal. Each board highlighted survey results, images, goals, and questions to spur thought-provoking discussions between community members and the committee. The objective of the meeting was to gain more insight into the ideas and goals considered for plan inclusion. After hearing this feedback, the committee began writing the draft of the plan. Once the draft of the plan was completed, a public hearing was held at a **planning board meeting (insert proposed month)** for comments and feedback. The plan was adopted on **fill it in**.

NY Forward

In late 2023, during the beginning of the comprehensive plan process, the Village put together a well thought application for the New York Forward Competition. New York Forward is a funding initiative focused on revitalizing small rural downtowns like Canastota. In 2024, the Village was awarded the \$4.5 million grant, and shortly after began the planning process.

With NY Forward in mind, the comprehensive plan committee

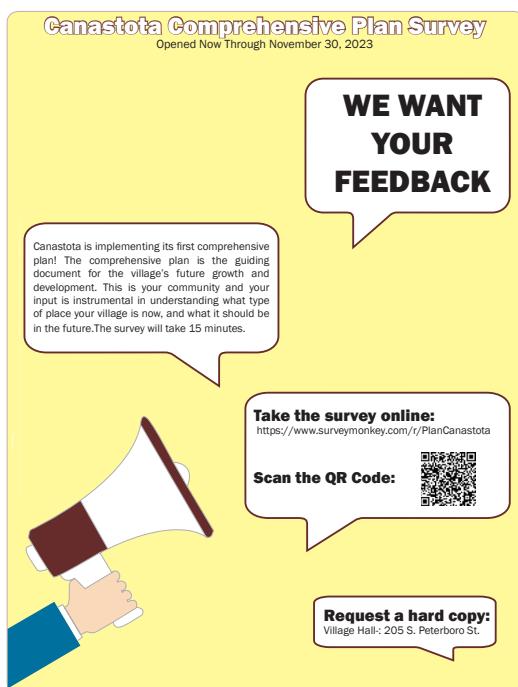
ensured that the vision, goals, and objectives would be compatible with the existing New York Forward Application projects and potential new projects. Therefore, the Comprehensive Plan supports the NY Forward planning process, its goals, strategies, and the slate of identified projects in the Strategic Investment Plan.



Survey

The committee developed a survey to gain as much public insight as possible during the beginning of the process so they could create a well-informed plan. The survey was available online through SurveyMonkey and a paper copy was available at the Village Hall. The group advertised a flyer and a link to the survey on Facebook and the Village website. The committee also printed them for public distribution. The survey was open for one month, with the Village continuously advertising it on Facebook to create as much engagement as possible.

The survey asked questions relating to how the community engaged with the built form, various issues facing the Village, and draft vision statements. Identified in this section are key findings. Appendix A provides the full survey and responses.



Survey Demographics

219 people took the survey, with the majority of respondents being female (71%). The survey reflected a younger/middle-aged population. The most common age ranges that participated were the 35-44 year olds (29%), the 45-54 year olds (20%) and the 25-34 year olds (17%). These results align with the age demographics trends identified in the community context chapter of this plan.

Why do community members live in Canastota?

Commonly, community members live in Canastota because of family ties, affordable homes, feeling safe, and the Village's small town charm. Many community members also voiced that access to the Thruway and an easy commute to Syracuse is why they chose to live here.

What would community members preserve for future generations?

Community members indicated various parts of Canastota that they want to preserve. The top three were the Canal, the Library, and the Boxing Hall of Fame. The pool, annual festivities, cultural history, the downtown buildings, and small town feel were also commonly identified.

Downtown

Downtown is a defining feature of Canastota. 88% of survey takers stated that vacant storefronts were a concern. A potential solution that the committee discovered was the tour of empty buildings strategy. The tour allows the community to get a sense of the future renting and buying potential of vacant buildings and storefronts. The ultimate goal is to create a vibrant downtown.

37% agreed that they would like to take a tour of empty buildings, 34% said no, and 29% were unsure (Figure 1). Another possible solution to this problem was creating a downtown business incubator space. An incubator space allows a start-up to test their business in a small less expensive space. Respondents overwhelmingly supported it (83%).

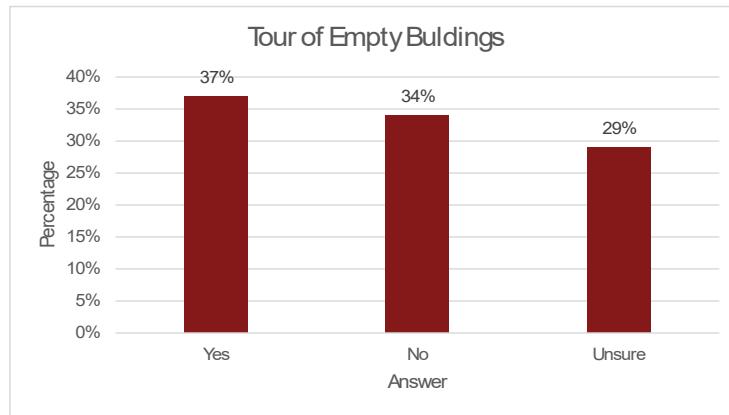


Figure 1

Improving downtown by understanding its service gaps is critical. The survey asked what downtown businesses people would like to see. The top three were breakfast and coffee shops (27%), dinner restaurants (22%), and retail stores (16%). Survey takers typically visit on the weekends (46%) and during the afternoon (39%). A limited number of residents visit in the morning, which aligns with the lack of breakfast and coffee options.

Old Erie Canal

The Old Erie Canal is a prominent cultural and recreational asset in the downtown area and the Village. 96% of respondents support the Village working with NY State Canals and NY State Parks to improve the Canal's water quality and appearance. The Canal generates a substantial amount of money for communities across the state. As a result, providing downtown amenities to visitors is critical. When asked what type of amenities are needed to attract visitors to downtown, respondents noted a public restroom (67%), outdoor seating such as picnic tables and benches (61%), and outdoor dining (57%) (Figure 2).

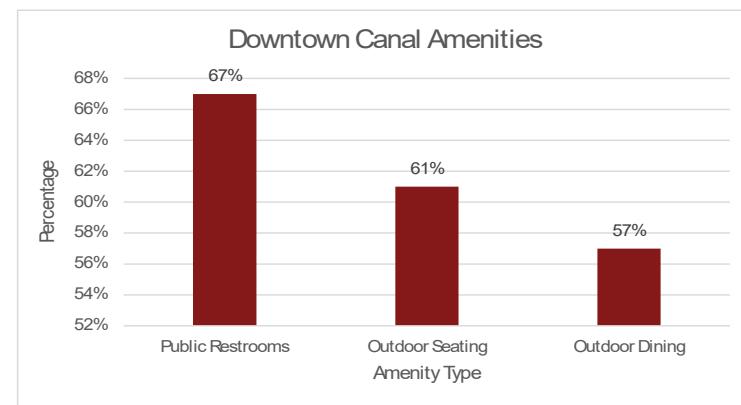


Figure 2

Housing

The Village is densely populated with a variety of housing. 77% of survey takers were concerned about homes in disrepair, and 58% were concerned about vacant homes. An overwhelming majority, 88%, stated that the cost of improvements prevents them from improving their homes (Figure 3).

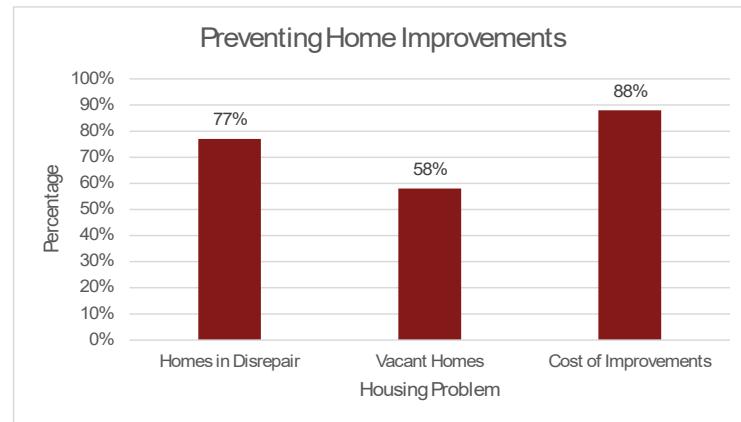


Figure 3

Lastly, a visual preference survey concluded that live-work spaces (39%), downtown buildings (50%), and carriage houses (42%) were all appropriate designs to keep or incorporate into the built form.

02

COMMUNITY CONTEXT

History

Geography

Demographic Snapshot

History

The Village of Canastota was first inhabited by the Oneida Indian Nation, which is where the name "Canastota" originates. First known by its Haudenosaunee name, Kriste Sota means, "cluster of pines near still water." The Village to this day can still be referenced by its pine trees and swampland, and reflects this reference in its present-day Village seal, consisting of three pines and the Erie Canal.

Canastota was founded in 1810 by Captain Reuben Perkins, who settled on Quality Hill near the present-day Seneca Turnpike (Route 5). Perkins purchased 329 acres from the Oneida Nation and later contracted to complete the work on the two-mile section of the Erie Canal that bisects the Village. Construction of the Canal began in Canastota in 1817, causing the Village to grow and flourish. Schools, churches, stores, and other commerce soon followed as people flocked to the area. As a result of the Canal's construction, regular trips as a trade route between Rome and Syracuse began, resulting in a bustling village. The Canal was officially completed in 1825, and in 2025, the State of New York will celebrate the 200th anniversary of one of the most famous canals in the world.

After being confronted by angry mobs in Utica on October 21, 1835, and at the invitation of Gerrit Smith, 104 abolitionists boarded canal boats and made their way to Canastota in an effort to end slavery. From Canastota, the 104 abolitionists walked nine miles south to the Hamlet of Peterboro (to the former home of Gerrit Smith and what is now the National Abolition Hall of Fame and Museum) to join other abolitionists

and form the New York State Antislavery Society.

Canastota was incorporated in 1835 in the Town of Lenox, but was later reorganized in 1870. Once known as a center for commerce, the Village is proud of its rich agricultural, industrial, transportation, and social justice history. In 1852 the Liberty Party held its national presidential convention in Canastota where notable names such as Frederick Douglass and Gerrit Smith were in attendance.

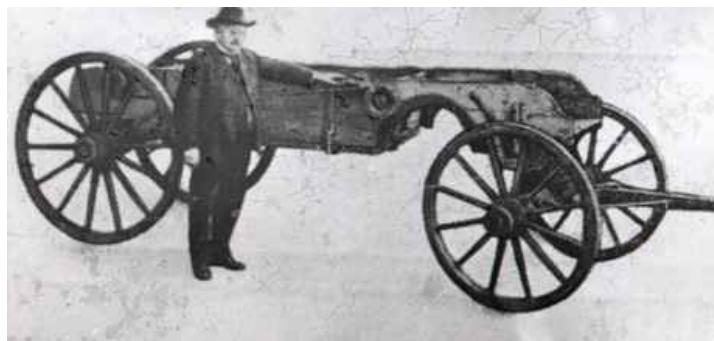
The Great Fire of 1873 began in a hay barn on Spencer Street on Sunday, October 26, near the current location of the Village's municipal pool. More than 35 buildings spanning several blocks were destroyed, and much of downtown was lost. Canastota residents are strong and resilient people, so rebuilding was not a question. Much of the reconstruction that followed in 1874 is still seen today, and there are 64 structures on South Peterboro Street alone listed on the National Register of Historic Places.

At the turn of the century, Canastota became a place where immigrants flocked. Today, it continues to be inhabited by people of diverse backgrounds. Many who came to Canastota worked in the fertile mucklands where onions and potatoes are still growing.



It was in those mucklands that a legendary boxer planted not only onions but his own roots. Carmen Basilio went on to become world champion in both the welterweight and middleweight divisions. Several years later, his nephew Billy Backus followed in his footsteps, becoming world welterweight champion in his own right. These two local legends are primarily why Canastota is the home of the International Boxing Hall of Fame and is fondly known as "Title Town." On the second weekend of June, famous boxers and their fans come from all over the world to Canastota for induction weekend and the "Parade of Champions"- an hour and a half long parade held on historic Peterboro Street. The event attracts tens of thousands of spectators to Canastota each year.

Canastota is also known for the invention of the microscope, motion picture innovations, and products such as Canastota Cut Glass, Sherwood Sleds, and Watson Wagons, which are prized as antiques. Much of this history is on display at the Canastota Canal Town Museum.



David S. Watson built the first bottom dump wagon.

Geography

The Village of Canastota is located within the Town of Lenox in northern Madison County. It is 3.3 square miles, predominately flat, and neighbors Lenox to the south, Oneida/Wampsville to the east, and Sullivan to the west. Much of the developed areas are connected to water supplied by OCWA and the sewage service provided by the Village.

Canastota has many multi-modal arterials, providing easy and convenient access to the region and state. It is the only municipality in Madison County with a thruway exit allowing quick access to major cities such as Utica, Syracuse, and beyond. State Highway Route 5, also known as the Seneca Turnpike, borders Canastota. Motorists on Route 5 can access commercial retail stores and connect to local and major roads. The original mechanism for travel, the Erie Canal, now known as the Empire State Trail also traverses the Village. Lastly, the railroad splits the dense village core and is actively used, seen, and heard.

One of Canastota's most distinct geographical locations is the mucklands, also known as "the Great Swamp." The mucklands are located in the northwestern portion of Canastota and historically extended into the Town of Lenox and Sullivan. A glacial lake and its aquatic plant materials that decomposed over time formed this low and flat area with rich soils. It wasn't until the mid 1800's that engineers drained the swamp by using ditches resulting in muck well suitable for vegetables like celery, potatoes, and onions. Today, the mucklands continue to be farmed and the respective ditches are still visible.

Multiple creeks intersect in Canastota, enter the Ditch at Ditch Bank Road, and travel north to Oneida Lake. These creeks include Owlville Creek, Cowaselon Creek, and Canastota Creek. Owlville and Cowaselon Creek travel in undeveloped areas in the northern portion of the Village. The most known creek is Canastota Creek, which intersects densely developed areas of the Village. The creek travels from south to north, traversing under the Canal and Thruway (refer to Appendix D maps 1-3).

Demographics

All data is from the 2020 US Census American Community Survey. Unlike the 10-year decennial survey that accounts for every community member, this particular survey only looks at a sample of the broader Village population. The sample results identify the socio-economic characteristics and needs of a community. Provided in Appendix B is a detailed demographic analysis.

The 2020 population in Canastota is 4,556 and dropped since 2010, resulting in a -5.2% change (Figure 4). For comparison, Madison County experienced a -7.4% change during this time period. Since 1980, the population has waxed and waned, a similar trend for other Madison County municipalities.

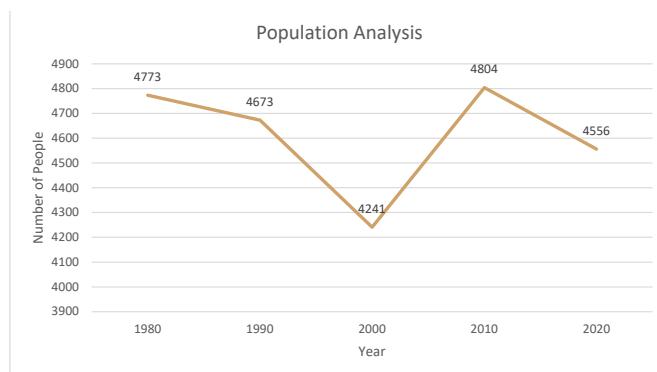


Figure 4

Age

In 2020, the largest age bracket in the Village was 24 and under, followed by 25 to 44, 45 to 64, and lastly 65 and over (Figure 5). 60% of residents in Canastota are 44 years and under. In 2020, the 24 and under and 25 to 44 age brackets were above average (+7%) compared to the County when combined, and those 45 to 64 and 65 and over were below the County average when combined (-6%). Canastota's median age is 37.9, and for comparison, Madison County's is 42.3.

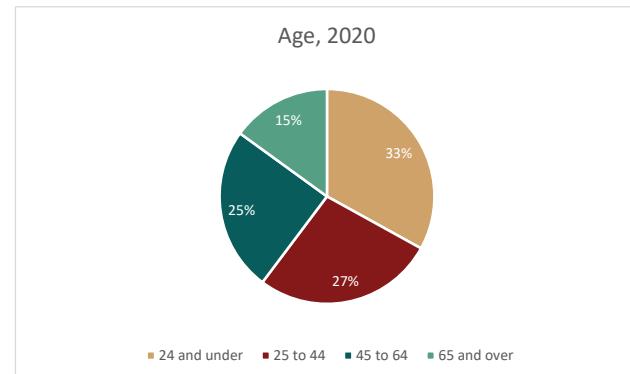


Figure 5

Further trends emerge when assessing age cohorts between 2010 and 2020 (Figure 6). The number of residents age 24 and under increased by 4%, while all other age brackets slightly decreased or remained the same. In 2010 and 2020, residents 65 years and over continue to be the smallest age cohort. As a result, the census reflects a younger Village population.

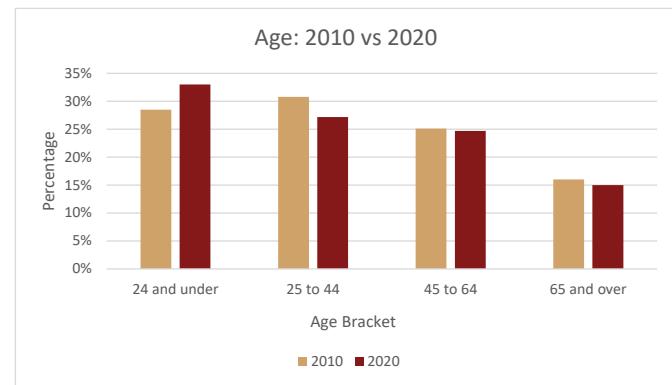


Figure 6

Economy

Median household income is a measurement reflecting the economic well-being of a community. The 2020 median household income in Canastota is \$59,472, almost equal to the Town of Lenox (Figure 7). This figure is below the County (\$61,176) and State averages (\$71,117).

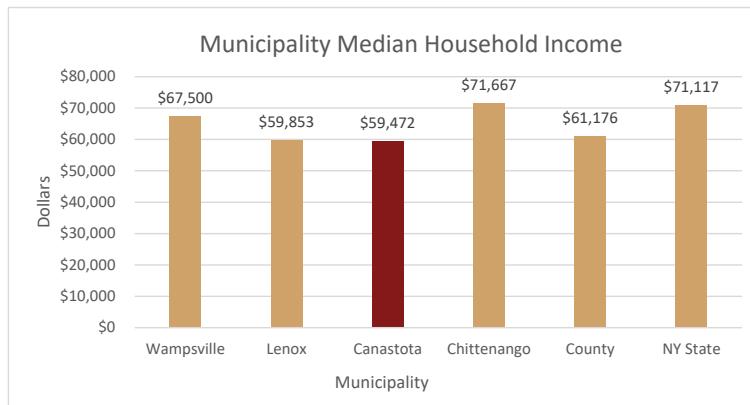


Figure 7

Housing

According to the 2020 American Community Census, Canastota has 1,680 housing units. Of those 1,680 units, 1,032 are owner-occupied (61.4%) and 648 are rented (38.6%). The number of owner-occupied housing units is below Madison County's average (-17.1%). However, the number of renters is higher than Madison County (+17.1%) (Figure 8). The median housing price is \$132,100 and the median gross rent is \$689.

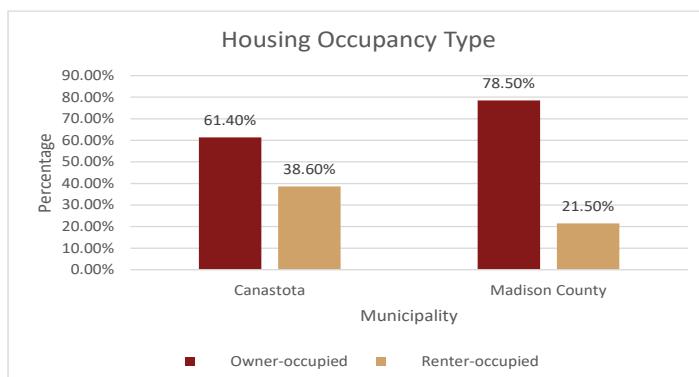


Figure 8

Single-family detached housing units are the most common structure in the Village (59%), followed by duplexes (22%), resulting in a mixed housing stock. The future Canalside Pocket Neighborhood will increase the diversity of housing types even more in the Village.

Comparable to Madison County, the age of the housing stock is older (Figure 9). Specifically, of the 1,680 housing structures sampled in 2020, 42% were built in 1939 or earlier. An older housing stock can result in unforeseen renovation costs and environmental health hazards like lead-based paint and asbestos exposure.

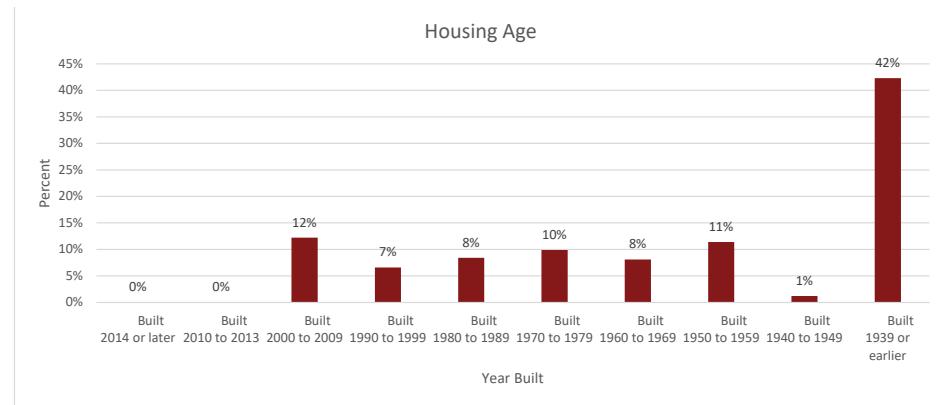


Figure 9

Affordable housing is critical for physical, mental, and financial health and stability. A house or apartment is considered affordable if a mortgage or rent costs less than or equal to 30% of the household's income. 24% of residents sampled spent equal to or more than 30% of their household income on their mortgage. The number of residents unable to afford their mortgage has increased since 2010 (10%). Currently, 28% of renters pay equal to or more than 30% of their household income on rent. Affordability for renters has improved since 2010 (51%).

03

VISION

Vision

Canastota is a small but mighty village. The Village of Canastota strives to maintain its small-town feel and preserve its unique sense of place, while enhancing the community's quality of life. The Village will be well connected for and vibrant, resulting in residents and visitors readily engaging in a thriving downtown, the Empire State Trail, and future connected Thruway Innovation District. Recreational resources and activities will continue to be strengthened. Canastota recognizes the need to continue to grow its public and private partnerships to improve the Village's economic stance and make it an inviting place for residents and visitors alike.



04

THE PLAN

Downtown Corridor

Thruway

Old Erie Canal

Recreation

Economic Development

Housing

A. Downtown Corridor

Canastota has the characteristics of an ideal downtown, especially in Central New York. The downtown extends to the surrounding area, such as Canal Street, East Center Street, West Center Street, and South Peterboro Street. It has multiple storefronts on the bottom floor, housing on the top floors, and retains its historic character which includes a South Peterboro Street Commercial Historic District. It is one of the few downtowns directly connected to the Empire State Trail. Many of these characteristics make it a dense, walkable, and inviting space.

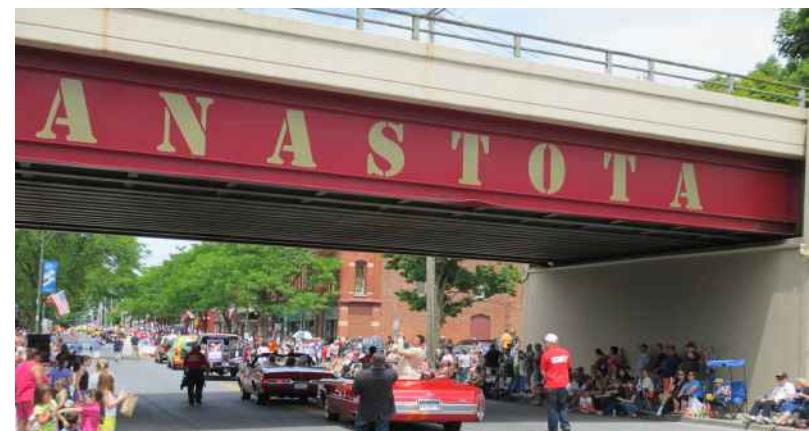


Canastota's downtown is idyllic in nature. The comprehensive plan process identified various problems that need addressing to create a lively and improved space. Concerns included vacant storefronts, better engaging canal users, and service gaps such as coffee, breakfast, and evening dining options. Another major concern was identifying how to attract motorists cutting through downtown via the NY Thruway or Route 5.

Many goals, objectives, and actions addressed in this plan can create potentially positive and impactful solutions to the above problems. One project in particular that the Village will begin with is facilitating a tour of empty buildings. The tour will allow community members and potential businesses to connect with building owners who have vacant storefronts and fill them.

Canastota's commitment to improving downtown is evident in its past utilization of New York State Grant Funding (Appendix C). To date, over \$1 million has been invested in downtown enhancements. Past projects include transformative façade and apartment improvements on South Peterboro Street and Canal Street, streetscape enhancements on South Peterboro Street, and site plans to redesign the Old Erie Canal around Canal Street. Once the recently awarded \$4.5 million NY Forward Grant is implemented, the Village will have invested \$5,641,481 into its downtown.

With the recently awarded \$4.5 million New York Forward grant, past investment, and the goals and objectives listed below, the Village can confidently move in the right direction.



Vision

We strive to make our downtown a safe walkable space with attractive, active, and strong businesses that visitors and residents alike use. We want to retain and maintain downtown's historic character, enhance its beauty, and become a destination for users of the Old Erie Canal and the Boxing Hall of Fame. It will be a diverse location that attracts families and serves residents and visitors driving to and from the Thruway.

Goals, Objectives, & Actions

Goal 1: Maintain the historical character and appearance of downtown.

Objective 1: Continue façade improvements on South Peterboro Street and Canal Street.

Objective 2: Adopt form-based code in downtown and South Peterboro Street to retain the historic appearance of buildings and carriage houses.

Action: Reinstate an architectural review board to ensure buildings are updated properly.

Objective 3: Encourage mixed-use development and prevent the conversion of apartments on the first floor of buildings.

Goal 2: Brand downtown as an Old Erie Canal Center. For more specific objectives, see Goal 2 under Old Erie Canal section.

Objective 1: Encourage businesses to become bike-friendly.

Action: Create a connection with Parks and Trails New York. Utilize the Parks and Trails New York, "Bicyclists Bring Business Handbook" to attract bicyclists to downtown.

Goal 3: Better utilize the carriage houses downtown, specifically on South Peterboro Street.

Objective 1: Allow live-work spaces that are compatible with the carriage houses on South Peterboro Street and throughout the Village.

Action: Identify and study nearby communities that allow live-work in downtown.

Goal 4: Fill empty buildings and spur economic growth.

Objective 1: Engage village residents and fill empty storefronts in the village center by conducting a "Tour of Empty Buildings," using the strategies developed by "Save Our Town." The tour will raise awareness and strategically help building owners and surrounding businesses flourish economically.

Action: Identify empty buildings, create a map locating them, and engage with building owners so they can be a part of the tour.

Objective 2: Identify a vacant building and create a downtown retail/small business incubator space for start-up businesses. An incubator space will generate excitement in investing in the village core.

Action: Create a committee to run this space and utilize the Madison County Industrial Development Agency for advice.

Objective 3: Create a Downtown Business Planning Committee to mitigate the number of vacant storefronts.

Objective 4: Potentially create an urban redevelopment position, which will recruit businesses into downtown Canastota. See Economic Development Goal 3 objective 3 for further detail.

Objective 5: Reassess the creation of an artisan/food hub that will process and sell local meats and food downtown.

Action: Use the vacant building inventory and the infill map created for this plan (Appendix D, Map 14) to identify potential locations. Work with building owner(s) interested in creating this space.

Goal 5: Attract residents and visitors to downtown throughout the day.

Objective 1: Identify key anchor businesses, their business type, and hours. Identify and fill any gaps where key anchor businesses are not open.

Action: Use the Downtown Business Planning Committee to do this study.

Objective 2: Create a downtown directory, restaurant listing guide, and a map for visitors.

Action: Publish this information on the Village website.

Objective 3: Better understand retail and business gaps in the community such as through a leakage analysis. Based on the comprehensive plan survey, recruit a coffee shop, dinner restaurants, and retail businesses.

Objective 4: Survey community members and understand how they view downtown and the services provided.

Action: Use the Downtown Business Planning Committee and the Village administration to recruit businesses and develop a downtown survey.

Objective 5: Allow open air dining.

Objective 6: Enhance downtown and install a public bathroom for visitors to use.

Objective 7: Work with downtown business owners to make businesses and storefronts more ADA accessible.



Downtown Corridor

Current Conditions

Canastota's downtown is a dense, walkable, and inviting space. It has multiple storefronts on the bottom floor, housing on the top floors, and retains its historic character. It is one of the few downtowns directly connected to the Empire State Trail. To date, over 1 million dollars has been invested in downtown enhancements. The recently awarded 4.5 million dollar NY Forward Grant will further propel economic growth in Downtown Canastota.



Downtown Corridor

Future

We strive to make our downtown a safe walkable space with attractive, active, and strong businesses that visitors and residents alike use. We want to retain and maintain downtown's historic character, enhance its beauty, and become a destination for users of the Old Erie Canal and the Boxing Hall of Fame. It will be a diverse location that attracts families and serves residents and visitors driving to and from the Thruway.

B. Thruway

The Village of Canastota is uniquely positioned with a NY State Thruway Interchange (Thruway Exit 34). The NY State Thruway is operated by the New York State Thruway Authority (NYSTA) with Canastota's interchange overseen by the Syracuse Division.

The first segment of the NY State Thruway system, as well as the Canastota Interchange, opened in 1954. The interchange spans approximately 63 acres in the northeast section of the Village. Features of the interchange include a Park-and-Ride surface parking lot with 60 parking spaces. According to the NY State DOT Traffic Data Viewer website, on average 4,841 vehicles exit the Thruway daily at the Canastota exit (3,677 vehicles coming from an eastbound direction and 1,164 vehicles coming from a westbound direction). In addition, the average number of vehicles entering the Thruway daily from this location is 5,216 vehicles (with 1,712 vehicles headed east and 3,504 vehicles headed west on the Thruway). In total, an average of 10,057 vehicles enter/exit the Canastota Thruway interchange on a daily basis.



With a Thruway exit, Canastota is directly accessible to thousands of Thruway travelers with the opportunity to bring these travelers to and off the Thruway into the Village. While many in the community view the Thruway as a strength and opportunity, there are concerns that it mainly brings thru traffic through the downtown currently. The challenge is having commuters and visitors utilize and patronize the downtown rather than just drive through it. Similarly, each interchange along the Thruway has signs that list and market area attractions, lodging, and camping, presenting the opportunity to market Canastota's (and the area's) businesses and destinations. There is a process through the NY State Thruway Authority to have businesses and attractions listed on these signs. Another opportunity is the land use and placemaking around the interchange area itself, which is a key gateway into the Village, i.e. it is important to make this gateway into the Village attractive and welcoming.

The Oneida Indian Nation is the owner of a majority of the land around the entrance/exit to the Thruway interchange. Recently, the Oneida Indian Nation announced plans to partner with Tesla to open the automaker's first Sales, Service, and Delivery center in the region, including a 25,000 square foot showroom. The Oneida Indian Nation also plans to replace its current SavOn in this location with a Maple Leaf Market and retail plaza as part of the redevelopment. The Village currently owns a small parcel and structure near the Thruway entrance/exit. The International Boxing Hall of Fame is also located here. Connecting the land uses and investments near the Thruway interchange to the downtown is a priority of this Comprehensive Plan.

Another challenge is a physical one, as the Thruway effectively splits the northern end of the Village from the rest of the



community. Access over the Thruway in the Village is limited to two roads (Main Street and Peterboro Street). Considerations include utilities as well as sewer and water that may need to run under the Thruway to connect and/or develop the northern portion of the Village.

Vision

The Village wants to capitalize on its Thruway interchange by using it to market Canastota businesses and sites, serving as an opportunity to bring visitors and travelers to downtown Canastota. We want to enhance the sense of place, create an attractive gateway into the Village from the Thruway, and work with partners, such as the Oneida Indian Nation and the International Boxing Hall of Fame, to create a successful and inviting Thruway area. Future development will center around innovation. Critical to the vision is that Thruway businesses connect to and support the community's downtown.

Goals, Objectives, & Actions

Goal 1: Leverage the Thruway to promote Canastota and attract travelers.

Objective 1: Ensure attractions, lodging, camping, and other signs along the Thruway are up to date and reflect businesses and destinations in Canastota.

Action: Assess signage along the Thruway for any needed additions, then work with the NY State Thruway Authority to make the additions. For example, one addition would be to add the Old Erie Canal State Historic Park on the Attractions sign.

Goal 2: Create an attractive gateway into the Village from the Thruway (it is critical this gateway links to downtown – see Goal 4).

Objective 1: Work with the NY State Thruway Authority, Boxing

Hall of Fame, Oneida Indian Nation, and other area businesses to create a sense of place and welcoming gateway.

Action: Assess current signage, remove unnecessary/out of date signage, and ensure signage is accurate and welcoming.

Action: Work with the Boxing Hall of Fame, the Oneida Indian Nation, and other area businesses to help create a unified gateway beautification plan through landscaping, public art, and signage.

Goal 3: Work with partners, such as the Oneida Indian Nation and the International Boxing Hall of Fame to develop the land uses around the Thruway interchange into a "Thruway Innovation District" (refer to Future Land Use section).

Objective 1: Continue to work with the Oneida Indian Nation and collaborate on plans around the Thruway exit.

Action: Collaborate and create a new digital welcome sign. Use New York Forward funds.

Action: Ensure Tesla charging stations are installed in the downtown.

Action: Explore a bike or scooter partnership that would allow visitors to connect to downtown when the Tesla service center is activated.

Objective 2: Utilize the Village owned property next to McDonald's, specifically the small brick building.

Action: Create a rotation of history and art displays.

Action: Establish a committee dedicated to run this space such as for a community showcase.

Action: Make an attractive space by providing lighting to draw attention and improve landscaping.

Objective 3: Create a new road north of the Thruway between Main Street and Peterboro Street to support new business development.

Objective 4: Attract new manufacturing, green technologies, and micron-related industries to the Thruway Innovation District.

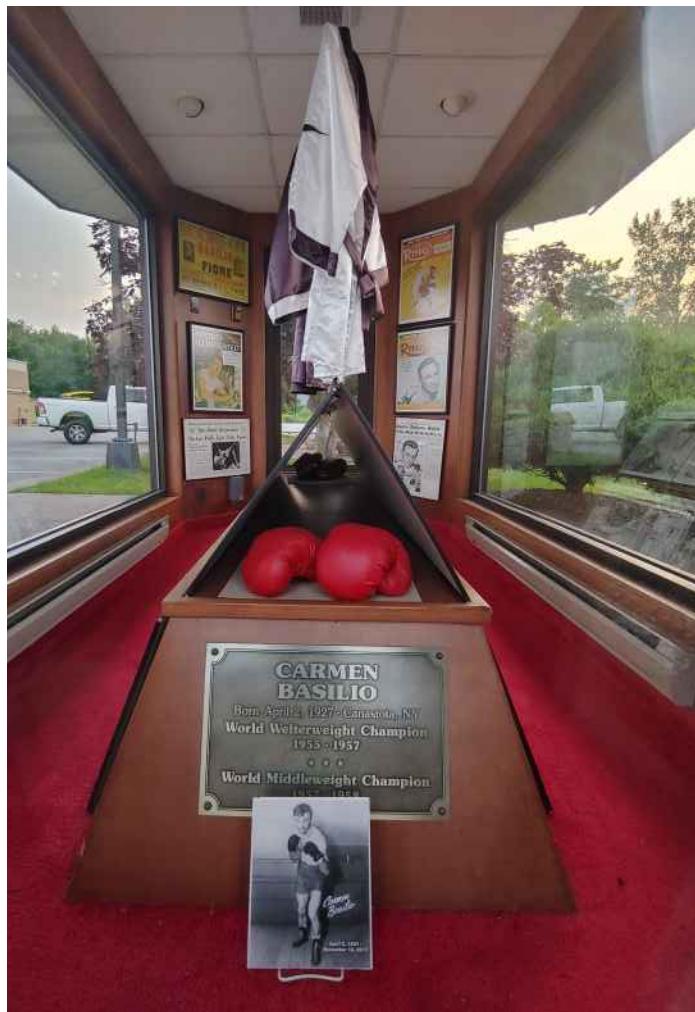
Goal 4: Connect the Thruway and Thruway Innovation District to downtown.

Objective 1: Improve sidewalks, lighting, and wayfinding. Create an attractive pedestrian & bicycle corridor from the Thruway into the center of the Village.

Action: Identify communities that successfully created pedestrian bicycle links between two nodes.

Objective 2: Create an engaging sidewalk and provide public art exhibits/displays on North Peterboro Street, such as create a boxing walk of fame star path into downtown.

Action: Connect with the Oneida Indian Nation, Boxing Hall of Fame, local artists and schools in Canastota to develop concepts.



Thruway

Current Conditions

The Village includes a NYS Thruway Exit. In total, an average of 10,057 vehicles enter/exist the Canastota Thruway on a daily basis. This area is the home of the International Boxing Hall of Fame in addition to a couple of fast food restaurants, a hotel, and a SavOn gas station + convenience store. Much of the land in the area is owned by the Oneida Indian Nation.



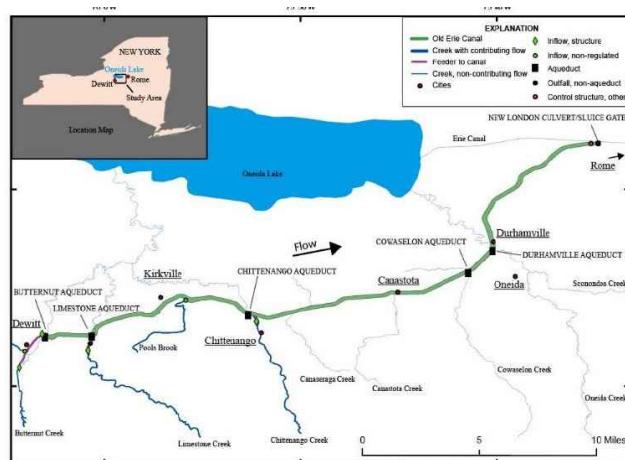
Thruway

Future

The Village wants to capitalize on its Thruway exit by using it to market Canastota businesses and sites. The Thruway Innovation District is envisioned to grow into a purpose-built manufacturing and employment hub to attract and concentrate technology and research and development companies. Connecting the land uses and investments near the Thruway to the downtown is a priority.

C. Old Erie Canal

The Old Erie Canal runs through the heart of downtown Canastota and is part of the longest intact portion of the historic Erie Canal, the most famous Canal in the world. Today, the Old Erie Canal waterway is part of a beloved New York State Park, the Old Erie Canal State Historic Park. The trail that runs alongside the waterway is part of the 750 mile long Empire State Trail, the longest connected multi-use trail in the nation, which receives 8.6 million visitors annually. Canastota is extremely unique, especially in Central New York, to have both the waterway and trail come right through its downtown; making our community uniquely poised to leverage these assets for tourism, recreation, place making, and economic development.



The Erie Canal has always been an important part of Canastota's history and community fabric. In fact, Canastota was originally developed because of the Canal. Dubbed "Canal Town USA," public art installations, streetscapes, and even businesses in downtown have Erie Canal themes.

Canastota wants to continue to build on and unite these efforts to make a destination waterfront that attracts visitors and

residents alike. Current initiatives underway include the highly anticipated Canal Street enhancement project, which will relink the Empire State Trail through downtown and reestablish access to the waterway with a new kayak launch. In addition, the development of a canalside pocket neighborhood, a NYS Canals Reimagine the Canals project, is underway to bring new housing and canal-based amenities to our community.

Main Street: Past, Present & Future



Erie Canal- East from Main Street.



Present Conditions on Canal Street.



Future redesign of Canal Street.

The Village of Canastota recognizes the importance of partnerships in order to continue to maintain and fully utilize this canal waterway, which begins in DeWitt and slowly flows 30 miles east into the Barge Canal in New London (with Canastota located approximately right in the middle of this 30 mile waterway). Ultimately, the Old Erie Canal corridor is maintained by different State agencies, so partnerships with New York State offices are also critical. NY State Canals owns the waterway, NY State Parks owns the adjacent parkland, and NY State DOT owns many culverts and structures (for example, the culvert under Peterboro Street).

Currently, a collaborative partnership between NY State Canals, NY State Parks, the Village of Canastota, and other Central New York canal communities, spearheaded through the Old Erie Canal Community Working Group, is helping to create a system-wide vision for the Old Erie Canal to help better maintain and reinvest in this resource. One direct outcome of this effort has been establishing the Old Erie Canal as a waterway trail for paddling: with its calm, flat waters, the Old Erie Canal is a sought-out paddling experience for people of all ages and abilities. An updated Old Erie Canal Waterway Trail map that includes Canastota was created and published in 2024. To fully leverage this resource, Canastota wants to continue to support a system-wide approach and work collaboratively with all partners along the 30 mile waterway.

A draft Local Waterfront Revitalization Program was also created for this waterway, which can be advanced and adopted in the future.

Canal Side Pocket Neighborhood, East Center Street



Aerial of Pocket Neighborhood



Design Concept



Vision of waterfront

Vision

We desire to create a destination waterfront for users along the Old Erie Canal that residents and visitors alike seek out to walk, dine, and spend time in. Most importantly, the Village envisions the Old Erie Canal as an enjoyable and safe public space with enhanced access to the waterway via kayak launches and an improved trail and streetscape along Canal Street. Special attention will also be provided to cleaning up and enhancing access and aesthetics of the Canal. These efforts will bring tourism, diversity, and economic development to the entire downtown.

Goals, Objectives, & Actions

Goal 1: Focus on efforts to preserve and improve the Old Erie Canal asset itself (the waterway, park, and trail) so Canastota can fully leverage the Canal for tourism, quality of life, and as a downtown waterfront.

Objective 1: Improve the condition of the water in downtown to make this a destination waterfront. This is a priority of the Comprehensive Plan. Concerns include algae, vegetation, water depth, and flow.

Action: Work with the NY State Canal Corporation to further assess ways the Canal can be improved both system-wide and specifically in downtown Canastota. Potential ideas for downtown include installing an aeration system, removing Box Elder sprouts from Canal bricks, and dredging.

Action: Work with the NY State Canal Corporation to understand and prioritize Canal infrastructure needs to continue to preserve and maintain this historic waterway. One area of concern in Canastota is the location where the Canal passes above and over Canastota Creek.

Action: The Village will assess the water quality impact of

Village stormwater that is directed into the Canal and any opportunities to mitigate impact.

Action: Continue to work with canal communities along the 30 mile Old Erie Canal waterway and the Old Erie Canal Community Working Group to advocate for the Old Erie Canal waterway at the State level.

Objective 2: Preserve the Canal waterway and support the use of the Old Erie Canal for paddling by decreasing obstructions in the waterbody.

Action: Work with NY State Canals and explore reconfiguring and/or potentially burying the utility pipes that cross the waterway at Main Street.



Action: The Village will help ensure that new obstructions to paddling are not created when future public work projects are done. For example, ensure that bridges are over the Canal and utilities are brought over or under the waterway.

Action: In the long term, there should be consideration to better accommodate paddlers through the Village by addressing big picture projects like removing the culvert under Peterboro Street, and the possibility of reopening the Canal through Canastota.

Action: While just outside the Village, the Village would like to see the canal passage under the CSX railroad tracks (just to the west of BeeBe Bridge Road) assessed for ways it can be made more accommodating for paddlers to pass through.



Objective 3: Continue to work with NY State Parks to make the Old Erie Canal State Historic Park a premier State Park and to enhance the Empire State Trail experience through the Village.

Action: Continue to celebrate the Canal and its history through the park and trail, such as through interpretive signs and public art. For example, work with NY State Parks to extend the NY State Parks interpretative signs along the trail (currently, the NY State Parks interpretative signs are on the western side of the Village near Buck Street).

Action: Work with NY State Parks to maintain trees along the trail and waterway. Trees are important to providing shade to trail users and points of interest (even a down tree in the waterway can provide habitat and/or sites of interest to paddlers as long as they can easily paddle around the tree).

Action: Continue to collaborate and work with NY State Parks to identify and provide amenities along the park and trail for the diverse variety of trail users it attracts, which includes bicyclists, walkers, joggers, people in wheelchairs, people pushing baby strollers, dog walkers, cross country skiing, fishing, kayaking, snowmobiling, and more. Opportunities to better accommodate these trail users and enhance their trail experience is a priority for the Village.

Action: The Village should continue to work and collaborate with NY State Parks on events and programming in the park. One specific opportunity is to connect with NY State Parks environmental educators and their environmental education programming.

Goal 2: Focus on waterfront and streetscape redevelopment around the Old Erie Canal to create a destination waterfront in downtown Canastota.

Objective 1: Complete the Canal Street enhancement project. This is envisioned to reconnect the Empire State Trail through the Village and reconnect the downtown to the waterfront, including adding a kayak launch.

Action: Implement this project as part of the Village's NY Forward. Other funding opportunities include the Local Waterfront Revitalization Grant and the Erie Canalway National Heritage Corridor Tourism Infrastructure and Amenity Support Grant.

Action: Once completed, make this a central community hub for activity in the Village and focus on supporting and promoting community and business use of the canal waterfront for outdoor dining, sale of merchandise, events, and other uses to activate this space.

Action: Explore locations in the downtown to install a public restroom; this restroom can be used by visitors along the Empire State Trail and residents/visitors at downtown events.

Action: Continue to incorporate the Canal and Canastota's canal history into the placemaking and branding of the new downtown waterfront through signage, public art, and creatively themed public spaces. Partners include the Canastota Canal Town Museum, Madison County Tourism, NY State Canals, and Erie Canalway National Heritage Corridor.

Objective 2: Transition the Canal waterway through the Village into a canalside living corridor (refer to future land use map on page 45).

Action: Currently much of the area around the Canal is zoned Industrial. The next zoning update in the Village should reevaluate zoning along the Canal to account for its transition into a growing recreational, tourism, and quality of life corridor.

Action: Continue to work with Madison County and NY State Canals to develop the canalside pocket neighborhood located along the canal waterfront to spur investment, and to enhance and build upon this catalytic project.

Action: Establish an action plan to repurpose the vacant and underutilized properties adjacent to the Old Erie Canal to help further revitalize the waterfront.

Action: Explore opportunities to preserve and bring attention to historical features including historic buildings within this canal corridor.

Objective 3: Enhance public access to the Old Erie Canal Waterway and support the use of the Old Erie Canal Waterway Trail through the Village.

Action: Install non-motorized boat launch(s) around the Canal's western and eastern sides in downtown and other potential locations. Use the Chittenango Landing Canal Boat Museum and Manlius Center ADA kayak launches as examples. A grant that can assist this effort is the Erie Canalway National Heritage Corridor Tourism Infrastructure and Amenity Support Grant.

Action: Create an attractive portage at Peterboro Street (this is the only location paddlers have to get out to continue paddling the waterway) that allows paddlers to easily enter and exit the waterway and cross at Peterboro St. Opportunities include proving racks, signage, lock stations, rental opportunities, and crosswalk signal times which can accommodate kayak portage across the road.

Objective 4: Connect the downtown canal waterfront to the Thruway Innovation District (see Thruway Goal 4).

Goal 3: Further leverage the economic impact from tourism along the Empire State Trail.

Objective 1: Connect travelers on the Old Erie Canal/Empire State Trail to Downtown and area businesses.

Action: Develop wayfinding signage to direct Canal travelers to the downtown district.

Action: Identify bike rack locations in downtown and install them.

Action: Utilize the technical services provided by Parks and Trails New York and consider participating in the "Empire State Trail Town Program."

Objective 2: Promote Canastota as an overnight stay location for travelers on the Empire State Trail.

Action: Identify opportunities for camping to accommodate travelers on the Empire State Trail to promote overnight stays in the Village (which increases opportunities for tourism dollars to be spent in the Village). For example, experiment on the vacant Village land across from Zem's on West Hickory Street as a campground for Canal users and determine if turning the land into a campground is feasible.

Old Erie Canal

Current Conditions

1.5 miles of the Old Erie Canal waterway are within the Village of Canastota; the waterway goes directly through the downtown and is also part of the Old Erie Canal State Historic Park. Directly along the waterway is the Empire State Trail, the longest multi-use trail in the country (750 miles). The canal is a prominent part of Canastota's history and continues to be part of its downtown identity and placemaking.



D. Recreation

Canastota's parks, trails, and public spaces provide a quality of life to residents and create destinations that attract business and tourism to the community. The Village is proud of its public spaces and recreational assets including Chapman Park, the Village Municipal pool, Recreation Park, Fireman's Field, 9/11 Memorial, Founder's Park, Clark Park, and Village Trail (from Main Street to near the Industrial Park). Some parks and trails that are owned by others but located in the Village include the Empire State Trail, Old Erie Canal State Historic Park, Old Erie Canal Waterway Trail, North Country National Scenic Trail/Link Trail, Lenox Rail Trail, and Lenox Skate Park and Lenox Dog Park (See Appendix D Map 6). Creating more community awareness around these resources is always a priority to ensure that all residents have the opportunity to utilize these spaces.

The Village currently has a part-time Recreation Director and a Recreation Commission that consists of Village of Canastota and Town of Lenox residents. Combined, they oversee the numerous recreational programs and community events in the Village. In 2024, the Village hosted 60 programs. The popularity of these programs continues to grow, with space being one of the most limiting factors. The creation of an indoor recreation space is a priority.



Vision

Canastota will continue to prioritize its recreational assets and public spaces as these places are integral to our community fabric, fostering community interaction, and building a sense of community. We want to continue to find ways to ensure that all residents are aware of the recreational opportunities, events, and programs found right here in our Village. Our parks, trails, and public spaces will continue to be welcoming and safe places for all residents and visitors.

Goals, Objectives, & Actions

Goal 1: Create an indoor recreation center and community space for all ages and school sports activities.

Objective: Identify a location such as the Village-owned property located off of East Grago Blvd and Deppoliti Ave, which includes a pole barn and building (parcel ID: 36.37-1-1) or 103 S. Main Street which includes a former resaturant building (parcel ID: 36.61-1-46) or the Canastota Central School District property off of Roberts Road

Action: Engage with an architect and design the space.

Action: Appoint an independent board, like the Recreation Commission, to oversee the building.

Action: Explore funding opportunities such as the NY State Bricks program.

Goal 2: Improve existing parks and trails.

Objective: Increase recreational use of the underutilized Village owned reservoir within the Industrial Park on Dominic Bruno Boulevard.

Action: Utilize the existing park plan developed in 2009 by Elan Planning, Design, and Landscape Architecture Firm.

Action: Explore the possibility of incorporating a dog park in this location.

Objective: Refurbish existing park facilities and add new ones to the Canastota Recreation Park. Consider redesigning the existing space to add fields for different types of sports through public engagement.

Objective: Add a playground for children at Recreation Park while their siblings use the fields.

Action: Create site plans.

Objective: Possibly install a splash pad for young kids while their siblings take swim lessons at the Municipal Pool.

Objective: Enhance the existing pool and create a theme for an improved pool space.

Objective: Extend the Village of Canastota Trail west of Main Street to Beebe Bridge Road (on the southside of the railroad tracks) as an opportunity to create a loop trail with the Empire State Trail on the west side of the Village (similar to the Lenox Rail Trail on the east side of the Village).

Action: Work with the Town of Lenox to implement the project.

Goal 3: Create public awareness regarding the Village's parks and recreational spaces.

Objective: Publish a map of the Village and Town parks and trails in Canastota. Describe the amenities each park and trail provides.

Action: Use the map created by the Madison County Planning Department.

Objective: Publish the Dog Park and its amenities on the Village website.

Objective: Create and install unified signage at park and trail locations (similar to GoCaz in Cazenovia).

Goal 4: Continue to increase access and expand use of the Canal as a recreational space and vibrant downtown destination; this includes partnering with NY State Parks and NY State Canals for events and programming (See Canal Goals).

Goal 5: Recognize and preserve Canastota Creek.

Objective: Utilize the creek as an amenity, more specifically, increasing access to and visibility for recreation.



Figure: Site plan for a recreational space in the industrial park.

Recreation + Community Spaces

Current Conditions

Canastota's parks, trails, and community spaces offer quality of life to residents as well as bring tourism to businesses. Canastota is part of a National Trail System, a New York State Park, and New York State Trail. The Village also maintains its own parks, trails, and municipal pool. In addition, the Canastota Central Schools also provide recreational opportunities and are an important part of the community fabric.

Recreation + Community Spaces

Future

Canastota wants to continue to make its parks, trails, and community spaces welcoming and safe places for all residents and visitors. Future opportunities include upgrades to Recreation Park, a new trail extension to Beebe Bridge Road that would allow for a loop to be created with the Erie Canalway Trail, and more use of the waterbodies in the village. Creating a new indoor recreation center and community space is a priority.



E. Economic Development

A diverse number of businesses ranging from large to small provide a strong economic base for the Village. Many large businesses are on the 244-acre Industrial Development Park, Route 5, and around the Thruway, while smaller businesses are located throughout Downtown, Route 5, and elsewhere.

Canastota's economic development opportunities are immense due to vacant land found throughout the Village and its ideal location off the Thruway. Vacant land can be found in the downtown, the industrial park, and directly north of the Thruway (identified on the future land use map).

To better position itself, the Village will need to take proactive strides in creating a site and building inventory that identifies vacant land/buildings, its utilities, and whether it is shovel ready. The Village will use the infill map as a starting point (figure 10). Solidifying this document will be important, especially as industries that support Micron begin to explore future sites. Although it is not clear whether Micron supporting industries will find interest in Canastota, the Village must be ready for future development.

Although potential future economic development will bring positive growth, it is also important that the Village makes decisions that are in the best interest of all businesses. A potential new innovation district north and south of the Thruway (refer to future land use map on page 45) will need strategic planning. The Village will identify the types of innovative businesses to be placed in this location so that it does not negatively take away business from downtown. Further collaboration with property owners on vacant land will be needed.

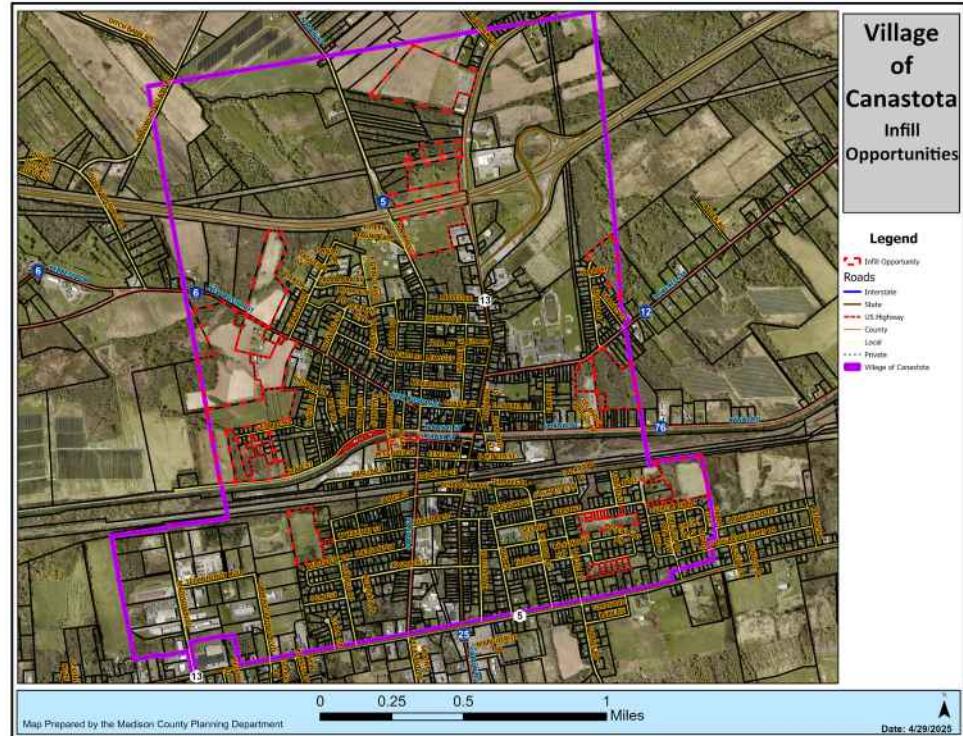


Figure 10

Vision

Canastota strives to continuously position itself as an attractive location for small and large businesses. We envision being a strong economic hub where all businesses are supported by ensuring they are well informed on potential future grants and regional resources. With convenient access to the Thruway, Canastota will be a community ready for new economic development. The Village will prepare for new economic opportunities by studying economic trends, engaging with landowners, preparing master plans where appropriate for undeveloped land, and identifying infill development opportunities. Canastota envisions and stresses that plans to build on developable vacant land do not undermine the businesses of the downtown corridor.

Goals, Objectives, & Actions

Goal 1: Strengthen local businesses.

Objective: Connect local start up businesses to local business incubators (for example, the incubator in the Business Park ran by the Canastota Development Corporation and possible downtown incubator).

Action: Publicize local business incubators through social media, the Chamber of Commerce, and or when engaging with businesses.

Objective: Identify small businesses interested in doing a New York State Microenterprise Block Grant.

Action: With community interest, apply for this grant.

Goal 2: Attract new businesses to Canastota.

Objective: Create a site and building inventory by collaborating with National Grid that will expand upon the infill map (figure 10). The document will help the Village and the Madison County Industrial Development Authority know what parcels are readily available for prospective businesses. This is important as Micron establishes itself in Clay, NY.

Action: Expand upon this inventory to include square footage and utilities.

Action: Update the document annually or as needed and publish it online.

Objective: Expand the Business Park and recruit interested Micron suppliers; use the sites and building inventory for assistance.

Action: Collaborate with the Madison County Industrial Development Agency.

Objective: Identify a vacant building and create a downtown retail/small business incubator space for start-up businesses. An incubator space will generate excitement in investing in the village core.

Goal 3: Use the Village as a catalyst to spur economic development.

Objective: Identify key buildings and properties that the Village would like to redevelop, which may appear on the tax auction.

Objective: Explore the potential to buy, redevelop, and sell a building to Tesla or a Micron-related industry as a sales and development center or training center.

Objective: Potentially create an urban redevelopment position that will identify, write, and administer grants. This position will also identify vacant properties and influence how they should be used in the future to better spur economic growth. Use the Cazenovia Community Development Association as an example.

Action: Explore working with local business incubators, the Industrial Development Authority, and or find free assistance through a university to support these objectives.

Objective: Work with the Oneida Indian Nation and create a Thruway Innovation District that will bring new industries. Specific

goals and objectives should be followed and are identified in Thruway Goal 3a, 3c and 4.

Goal 4: Create a master plan for the land around the Thruway that may turn into a future innovative manufacturing and employment hub. See the future land use map for reference.

Objective: Engage with the public and determine what innovative use they want to see.

Action: Work with a consulting firm to create this plan.

Economic Development

Current Conditions

A diverse number of businesses ranging from large to small provide a strong economic base for the Village. Many large businesses are on the 244-acre Industrial Development Park, Route 5, and around the Thruway, while smaller businesses are located throughout Downtown, Route 5, and elsewhere. Canastota has a sizable amount of vacant land in downtown, the industrial park, and directly north of the Thruway.

Economic Development

Future

Canastota strives to continuously position itself as an attractive location for small and large businesses by providing resources, potential future grants, and access to incubator space. With convenient access to the Thruway, it will be a community ready for new economic development. Canastota envisions and stresses that plans to build on developable vacant land do not undermine the businesses of the downtown corridor.



F. Housing

Housing issues were a concern identified in the planning process. More specifically, homes in disrepair and vacant homes were concerns in the survey. Further, the survey identified that the cost of improvements prevented homeowners from maintaining their property. Creating high quality and well-maintained residency became a priority.

Canastota's housing stock is older and mostly consists of single-family houses and duplexes. Many need repair, while some are completely vacant and falling into severe disrepair. Without proper maintenance, upkeep, and code enforcement of the existing housing stock, neighborhoods can become negatively impacted, resulting in disinvestment.

It is critical that Canastota proactively and continuously works towards enforcing zoning codes, seek partnership opportunities, and identify grant funding to help neighborhoods, specifically small clusters of homes, invest in their properties. This type of buy-in, especially on exterior facades, can spur a chain reaction of homeowners wanting to invest in their properties.

Many older homes are from the Victorian era and are unique to the community. They are found on commonly traversed roads, like Peterboro Street and Main Street, which visitors and residents alike commonly use to connect to Route 5, the Thruway, and downtown. Repairing and preserving these historical structures is crucial as they embody the history of Canastota and are a cultural asset. Doing so creates a welcoming environment for motorists and may encourage visitors to enjoy downtown. As a result, it is critical that the Village reinstates an architectural review board that will support residents in preserving their homes by identifying state and university resources.

Lastly, to diversify and create an affordable housing stock, the Village encourages using existing carriage houses and detached

garages as accessory dwelling units. When walking through older portions of the Village, such as Peterboro Street and Main Street, one will notice carriage houses and detached garages tucked behind single-family homes. Further developing these structures can serve as in-law suites or live-work units for young people. If rented out, these accessory dwelling units can assist residents in the upkeep of their homes, and serve as a financial asset (like helping mortgage payments).

Canastota can influence housing greatly. With a clear vision and goals in place, the Village can propel itself into the future and make proactive strides in creating a healthy housing stock for all (Refer to housing maps 8-10 in Appendix D).



Vision

We envision providing a diverse, affordable, and high quality housing stock that meets the needs of current and future residents. The Village desires to have a well maintained housing stock and to improve homes in disrepair through code enforcement and grant opportunities. The Village imagines homeowners improving and preserving the character of their homes and taking advantage of unique assets such as carriage houses that can be used as accessory dwelling units. The Village will prepare for potential market demands based on outside influences and its effects on housing.

Goals, Objectives, & Actions

Goal 1: Advertise and provide incentives for developers to create infill housing where there are opportunities to do so. See Figure 10/Appendix D Map 14 which identifies these specific locations.

Goal 2: Develop a housing study identifying the location of where future housing investment should be and an action plan. Use the City of Oswego's, "A Time to Choose: Working for a Better Oswego" as an example.

Action: Identify a consultant to create this study.

Goal 3: Allow carriage houses to be used as live-work units/in law suites and detached garage structures to serve as accessory dwelling units.



Goal 4: Improve the existing housing stock through rehabilitation programs.

Objective: Create a minimum \$100,000.00 revolving loan program (low interest) for single-family home exterior renovations as identified in a future housing study.

Action: Enter into a partnership with Home Headquarters to administer the revolving loan program.

Action: Identify potential SEED funding such as the Central New York Community Foundation's "Community Grant," and the "Madison County Rural Poverty Fund."

Objective: Create a cost-saving exterior rehabilitation program focusing on a group of homeowners located near each other who are interested in improving their homes. Identify a contractor to provide services at a reduced price for the group compared to homeowners individually doing it alone.

Action: Identify potential consultants to implement this program, such as Home Headquarters.

Objective: Support the survival and maintenance of the homes on North and South Peterboro Street that are on the main thoroughfare that visitors and residents commonly see.

Objective: Restore and improve carriage houses to serve as home businesses, live-work units, or in-law suites/apartment units. The intent is to inspire homeowners to improve and rehabilitate large historic homes with ancillary structures.

Action: Explore a SEED funding program similar to the objectives and actions above. Reassess local laws and regulations that will encourage the creation of accessory dwelling units.

Objective: Mitigate environmental hazards by repairing and rehabilitating interior and exterior spaces of single-family homes.

Action: Apply for the Single Family Home Rehab Community Development Block Grant.

Action: Explore partnerships with Home HeadQuarters or the Utica Homeownership Center to manage the grant.

Objective: Repair and or rehabilitate multifamily homes in need.

Action: Apply for the Multifamily Housing Rehabilitation Community Development Block Grant.

Action: Explore partnerships with Home Headquarters or the Utica Homeownership Center to manage the grant.

Goal 5: Preserve and improve historic homes now and for future generations.

Objective: Identify, photograph, and document historical homes on a map through a visual assessment, along with identifying the age of the home, if it's a registered landmark or in a historic district. Use technical assistance if needed from surrounding universities, like the Historic Planning and Preservation Department at Cornell University.

Objective: Identify and publicize state and non-profit resources such as tax credit information, programs, and National Park Service preservation briefs.

Objectives: Provide owners of historical homes with handouts, pamphlets, and webinars on resources to help maintain their homes.

Objective: Ensure changes of historic homes, carriage houses, and buildings continue to match their historic character.

Action: Reinstate an architectural review board to implement the above objectives. Post resources on the Village's website.

Goal 6: Plan for future housing.

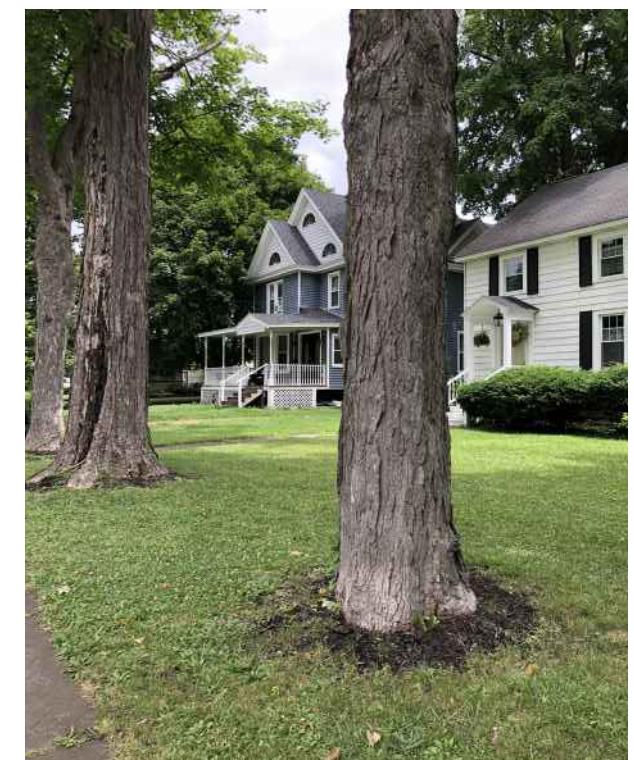
Objective: Explore the potential of a housing development between South Main Street and Route 5.

Objective: Create a master plan for vacant land, such as off New Boston Road, to ensure the wise utilization of space and that smart growth elements are implemented. Conservation subdivision regulations should be implemented.

Goal 7: Improve multifamily housing through code enforcement.

Objective: Adopt a Rental Inspection Program when there is a new tenant or building owner.

Action: Identify best practices by researching communities that have this program in place, like Syracuse, NY.



Housing

Current Conditions

Canastota's housing stock is older and mostly consists of single-family houses and duplexes. Many need repair, while some are completely vacant and falling into severe disrepair. Several older homes are from the Victorian era and are unique to the community. These homes commonly have carriage houses connected to them. They are found on traversed roads, like Peterboro Street and Main Street, which visitors and residents alike commonly use to connect to Route 5, the Thruway, and downtown. Numerous carriage houses accompany the carriage houses and detached structures can serve as a housing asset.



Housing Future

The Village will support the current housing stock by providing property owners state resources, state/federal grants, and implementing a housing study. In addition, the Village aims to promote the preservation of Victorian-era homes and historic districts to the greatest extent possible. As a result the Village will reinstate an architectural review board to ensure improvements are appropriate. Providing a diverse portfolio of affordable housing is a priority and can be achieved by allowing carriage houses to be used as Accessory Dwelling Units. Canastota will influence infill development and carriage houses as additional housing and to avoid sprawl.

* Dashed black lines signify potential infill development.

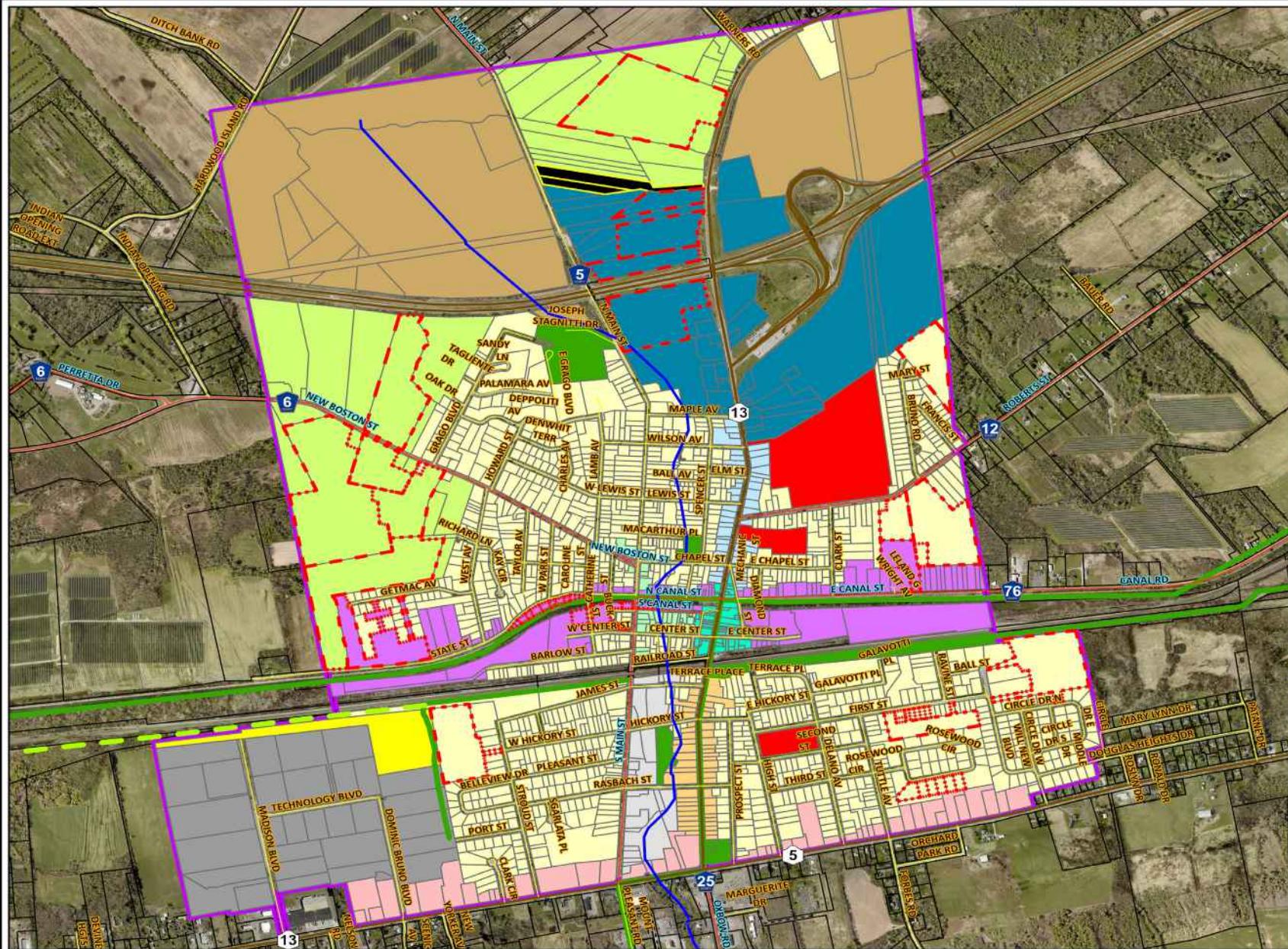
05

FUTURE LAND USE PLAN

Village of Canastota Future Land Use

Legend

Future Land Use
Downtown
Downtown Mixed Use
Canalside Living
Business Park
Thruway Innovation District
Thruway-to-Downtown Nexus District
Historic Residential
Schools and Community
Route 5
Main St Light Industry
Parks and Trails
Residential
Ag/new Residential
New Road
Preserve
Future Park
New Trail
Infill Opportunity
Canastota Creek
Village of Canastota



0 0.25 0.5 1 Miles

Map Prepared by the Madison County Planning Department

Date: 5/5/2025

Figure 11

Land Use Vs. Future Land Use

Land use is the characterization of land based on its current use and potential future use. Land is not static, it can change over time based on a myriad of influences, such as a comprehensive plan. A future land use map is the vision of a community's future based on the comprehensive plan. It spatially summarizes and reflects the plan's elements holistically. In Canastota this includes the goals and projects relating to housing, recreation, downtown, the thruway, and economic development. A future land use map also summarizes where growth and development should be.

It is important to note that a future land use map is not a zoning map or is regulatory. The map is a spatial tool used to influence, guide, and ensure that future zoning and land use regulations align with the comprehensive plan.

Canastota's existing land uses are diverse and are exemplified when dissecting an aerial view of the municipality. Some common land use examples include agriculture, recreational assets, single-family housing, and commercial uses along route 5 and downtown. As a result, the future land use map is also diverse in nature.

1. Downtown

This is the core of the village where the primary commercial and community activity takes place. Walkability of the downtown is key. Dense, mixed-use buildings are a priority in this location.

2. Downtown Mixed-Use

While outside of the downtown core, this is envisioned as a mixed-use area supporting downtown.

3. Canalside Living

This corridor will connect to and utilize the Old Erie Canal. The area can be a mix of housing, commercial, and industrial uses,

but the vision is that they all work together to leverage and enhance this area as a waterfront destination.

4. Business Park

The business park is envisioned to continue to be a key employment and industry center for the Village and region. One opportunity to scale-up this business park is to make it connected to housing and greenspace (see #16 Future Park and Trail), and to revitalize adjacent vacant property around it to support a live-work-play neighborhood.

5. Thruway Innovation District

This area is envisioned to grow into a purpose-built manufacturing and employment hub for the Village to attract and concentrate technology and research and development companies. Around the Thruway Innovation District we want to attract new businesses and industries that foster innovation and collaboration. This area should not compete with or pull business away from the downtown but instead be a purpose-built manufacturing and employment hub for the Village that supports and physically connects to downtown. Coordination with the Oneida Indian Nation is important.

6. Thruway-to-Downtown Nexus District

This corridor is envisioned to connect the downtown to the Thruway Innovation District. The streetscape and uses through this section should link the downtown to the Thruway Innovation District. Coordination with the Oneida Indian Nation is critical to make this district a success. The Village also wants to support the survival and maintenance of the homes in this district (combined with # 7 Historic Residential the intent is to prioritize and protect the homes along Peterboro Street between Route 5 and the Thruway as this is the main thoroughfare or "face" of the village).

7. Historic Residential

The historic homes found on Peterboro Street are an important part of creating an attractive downtown. The Village wants to

support the survival and maintenance of these homes. Many of these homes are also part of the South Peterboro Street Residential Historic District on the National Historic Registry.

8. Schools and Community Buildings

The schools are a pillar of this community. The Village recognizes the value schools have within the community and desires to keep the schools and these important community buildings (such as the library) within the Village.

9. Route 5

This corridor is intended to be a mix of commercial and residential. Commercial development should not compete with or pull business away from the downtown area. Coordination with the Town of Lenox is crucial in this area. Protection of this corridor is critical to discourage the pressure of sprawl and the negative impacts of strip malls, big box stores, and drive-thru developments. Annexation is also a likely topic for this area (see #19 Annexation Considerations).

10. Main Street Light Industry

Existing light industrial uses around Main Street will continue to provide employment and unique goods within the community. This area is immediately adjacent to residential homes, so maintaining an appropriate level of noise, traffic, and light pollution is important.

11. Parks and Trails

Located throughout the Village are community parks and trails. The Village wishes to maintain and enhance these facilities and ensure access and walkability to these areas.

12. Residential

The Village wants to support a mix of housing within the Village ranging from single-family homes, accessory dwelling units, and multifamily homes.

13. Agriculture/ New Residential

The Village envisions new residential in these locations. There are some wetlands and flood zones that need to be considered. Conservation subdivisions should be utilized to protect these areas with the dual benefit to potentially create attractive natural amenities/viewsheds for new housing. If these areas are not developed as residential, the preference is for them to remain natural and/or agricultural lands. As land within the village is limited, creating a masterplan for these locations is desired. A masterplan would help to coordinate and lay out a cohesive plan for these areas, such as developing and planning for new roadways, to maximize the infill potential and impact of these remaining undeveloped areas, and to ensure new development upholds and extends the village character.

14. New Road

The Village wants to coordinate with Madison County and the Town of Lenox to install a new road in this location that connects North Main Street to Peterboro Street/Route 13. This road is part of the vision to create the surrounding new residential and Thruway Innovation District.

15. Preserve

Due to location and environmental conditions, these lands are not envisioned to be developed, but to remain natural and as agricultural lands.

16. Future Park and New Trail

The Village envisions a future park in this location around the existing pond. Renderings and conceptual drawings have been created for this park. The Village also envisions working with the Town to extend the trail off of Main Street to Beebe Bridge Road as an opportunity to further connect to and create a loop with the Erie Canalway Trail. This park and trail also represent an opportunity to further enhance the surrounding neighborhood and business park to create a live-work-play neighborhood (see #4 Business Park).

17. Infill Opportunity

The majority of these properties are currently vacant land and represent key redevelopment opportunity areas within the Village.

18. Canastota Creek

Canastota Creek is a beautiful natural resource within the Village. The Village would like to recognize and preserve this resource. In the future, the Village would like to utilize this creek more as an attractive amenity, such as increasing access and visibility to the creek.

19. Annexation Opportunities

In thinking about future land use, development pressure along the village and town boundary is likely and should be considered to optimize smart growth for both communities. Coordination with the Town is critical. On a related note, if development or properties want to come into the sewer district in the future, they should fully annex into the village.