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## Introduction

The Village has experienced various development influences during its history. The proximity of the river, its harbors and islands, and adjoining creek, fostered access and transportation during initial settlement, provide access to food (along with sustenance farming), fresh water and power supporting various mills and other resource extraction activities. Later, boat building and related activities were fostered by river proximity. The abundant forests provided wood combined with nearby local labor cultivated boat construction, imperative fuel for steam ships, and early fishing guides. With the advent of trains and then of the automobile and especially the interstate highway system as well as personal boats, cottage and charter development, seasonal visitation and tourism have since flourished.

How the Village's landscape and buildings were used in the past, how they are currently used and most importantly how they may be developed in the future will be critical in shaping and maintaining the Village's quality of life for its residents, business owners, property owners, and visitors. As previously mentioned, community character, in large part, motivates people to settle and/or visit, thus it promotes growth, investment, and tourism to a large degree.

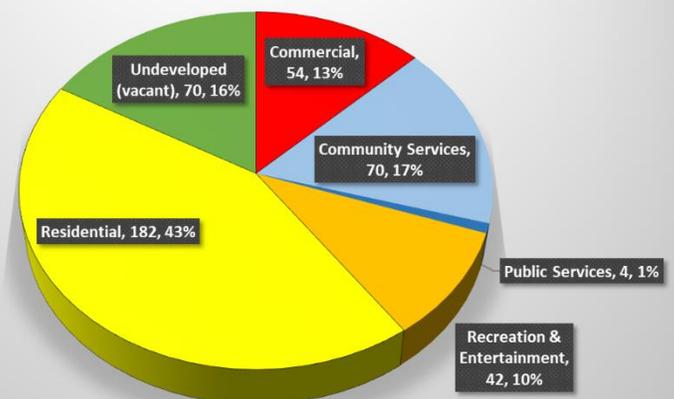
The following sections provide some detail for discussion and illustrate

Alexandria Bay's land uses and character. Residential including year-round and seasonal residences, commercial including businesses, recreation and entertainment as well as undeveloped land are discussed below and illustrated geographically with survey area based maps. The purpose of the information is to provide the foundation for discussing potential existing and future development goals throughout the Village.

## Land Use by Acreage

Figure 45 illustrates that Alexandria Bay's largest single land use by assessment is residential, comprising 43% of the Village's acreage in 2018. Community Services, a public use of land is the second largest use by acreage which includes the school, village offices and fire station, hospital, public parking areas, and the village golf course.

Figure 45. Land Use Acreage by Assessment Type  
Village of Alexandria Bay (2018)



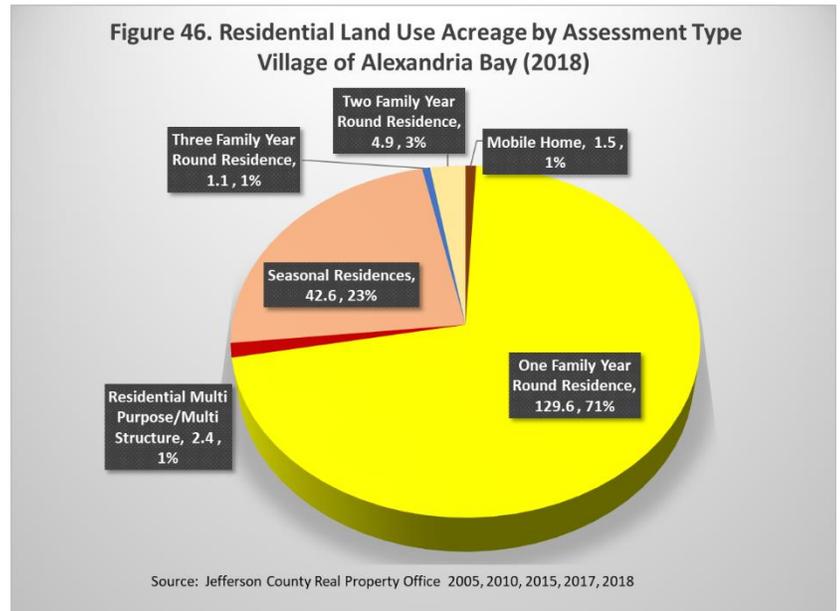
Source: Jefferson County Real Property Office 2005, 2010, 2015, 2017, 2018

Commercial land use by assessment comprises 13% of the village acreage.

### Residential Land Use

As noted in Chapter 2 and Figure 46 illustrates, the most prevalent developed land use by acreage in the Village is one-family year round residential with 129.6 acres (71%) of residentially assessed land in 2018. It comprised 52.3% of the housing units in the Village as of the year 2017, as discussed in Chapter 2.

Seasonal residential was the second most prevalent residential land use by acreage, comprising 23%. The other six percent of the residential acreage in the



was occupied by two-family year round, three-family year round, mobile homes, and residential multi purpose/multi structure uses.

- **Agricultural** - Property used for the production of crops or livestock.
- **Residential** - Property used for human habitation. Living accommodations such as hotels, motels, and apartments are in the Commercial category.
- **Vacant Land** - Property that is not in use, is in temporary use, or lacks permanent improvement.
- **Commercial** - Property used for the sale of goods and/or services.
- **Recreation & Entertainment** - Property used by groups for recreation, amusement, or entertainment.
- **Industrial** - Property used for the production and fabrication of durable and nondurable man-made goods.
- **Community Services** - Property used for the well-being of the community.
- **Public Services** - Property used to provide services to the general public.
- **Wild, Forested, Conservation Lands & Public Parks** - Reforested lands, preserves, and private hunting and fishing clubs.

**Specific Types of Residential:**

**One Family Year-Round Residence** - A one family dwelling constructed for year-round occupancy (adequate insulation, heating, etc.).

**Seasonal Residences** - Dwelling units generally used for seasonal occupancy; not constructed for year-round occupancy (inadequate insulation, heating, etc.). If the value of the land and timber exceeds the value of the seasonal dwelling, the property should be listed as forest land.

**Mobile Home** - A portable structure built on a chassis and used as a permanent dwelling unit.

**Multiple Residences** - More than one residential dwelling on one parcel of land. May be a mixture of types, or all one type.

**Commercial:**

**Apartment** – Generally, when four or more units generate income or a profit they are considered to be apartments in the commercial assessment category.

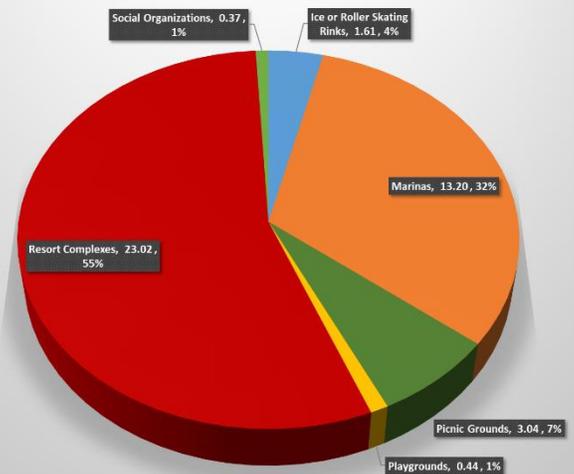
Business

Two business land use categories by assessment predominate the Village:

**Recreation and Entertainment** - The Recreation and Entertainment assessment category comprised 10% of the Alexandria Bay’s land area, comprised of resort complexes, marinas, ice rink, picnic grounds, playgrounds, and social organizations. Most of which serve as destinations for tourists and residents.

**Commercial** - While commercial land only made up 13% of the land area, it provides many services, employment, destinations and recreational opportunities for residents and tourists.

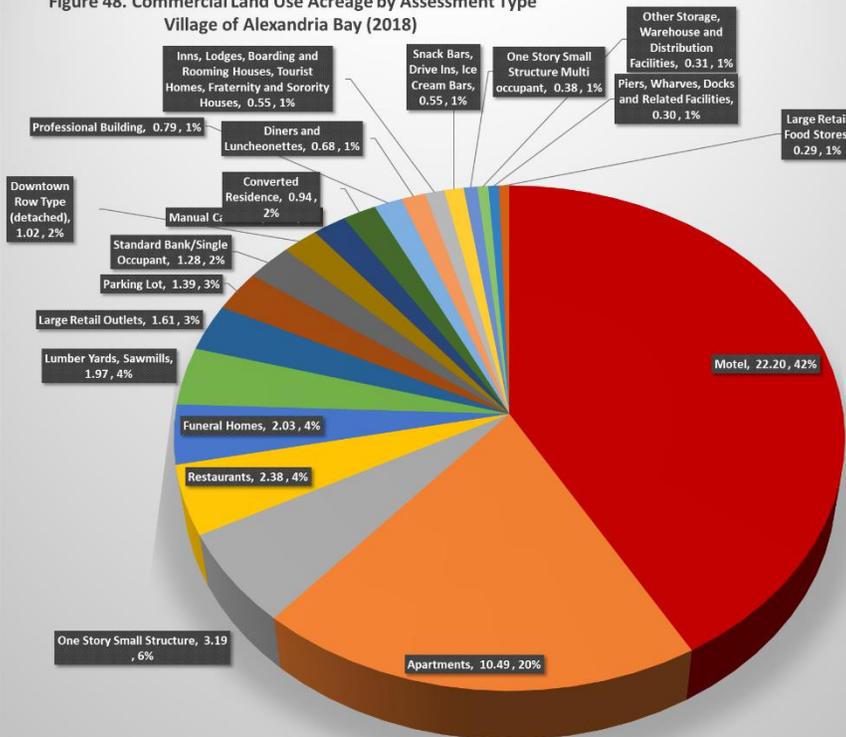
Figure 47. Recreation and Entertainment Land Use Acreage by Assessment Type  
Village of Alexandria Bay (2018)



Source: Jefferson County Real Property Office 2018

As indicated by their locations, many businesses, recreation and entertainment venues are either directly or indirectly tied to the waterfront and water dependent activities such as recreation and tourism. A number of marinas, hotel/motel/resorts, apartments, taverns, restaurants, retail and gift shops can be found along or near the river. Other businesses occur along local highways, capitalizing on scenic views and on the relatively high amount of traffic on the main travel arteries to/through the area. Thus, waterfront access and river scenery are critical to the Village’s economic survival and quality of life appeal.

Figure 48. Commercial Land Use Acreage by Assessment Type  
Village of Alexandria Bay (2018)

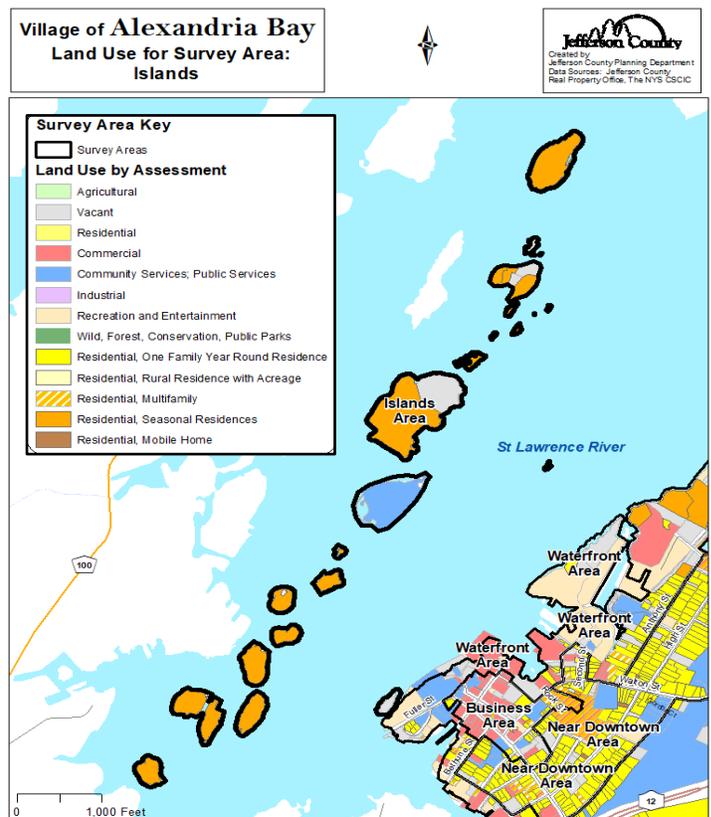


Source: Jefferson County Real Property Office 2018  
\*Note (those less than 1% of commercial acreage (downtown row type with common wall, office bldg, minimart, bars, and billboards not shown)

### Village Land Use by Survey Area

Examining the Village’s land use focusing on the five survey areas will assist in discussing relevant neighborhoods or trends that may correspond to certain zoning districts. This could help identify areas, uses or regulations that may now be relevant or warrant consideration. Therefore, the following maps are presented by survey area including the 2018 land use information from the Jefferson County Office of Real Property.

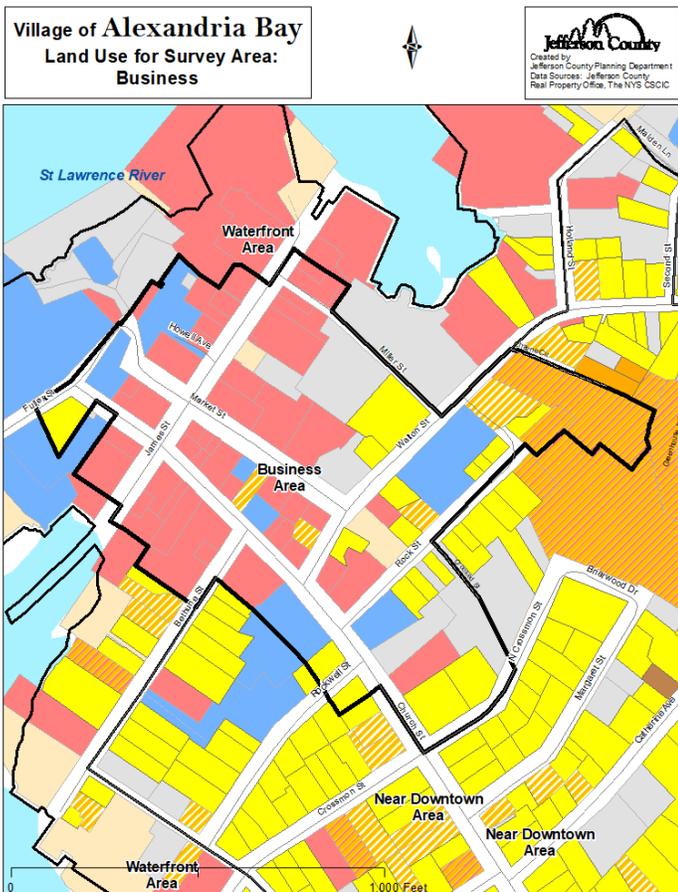
**Survey Area – Islands:** Most of the islands with Alexandria Bay are assessed as seasonal residential property (colored orange). The



most recognizable one that isn’t is occupied by Bonnie Castle which is assessed as community services/public services.

### Survey Area – Business

As mentioned previously, business land use by assessment involves two assessment categories: commercial category and the recreation and entertainment category. Within the village, the Business Survey Area corresponds to the downtown area along portions of James Street, Church Street, Market Street, and Rock Street where many businesses are concentrated. Exceptions are parcels along the waterfront that were included as the waterfront survey area.



**CHAPTER 7.**

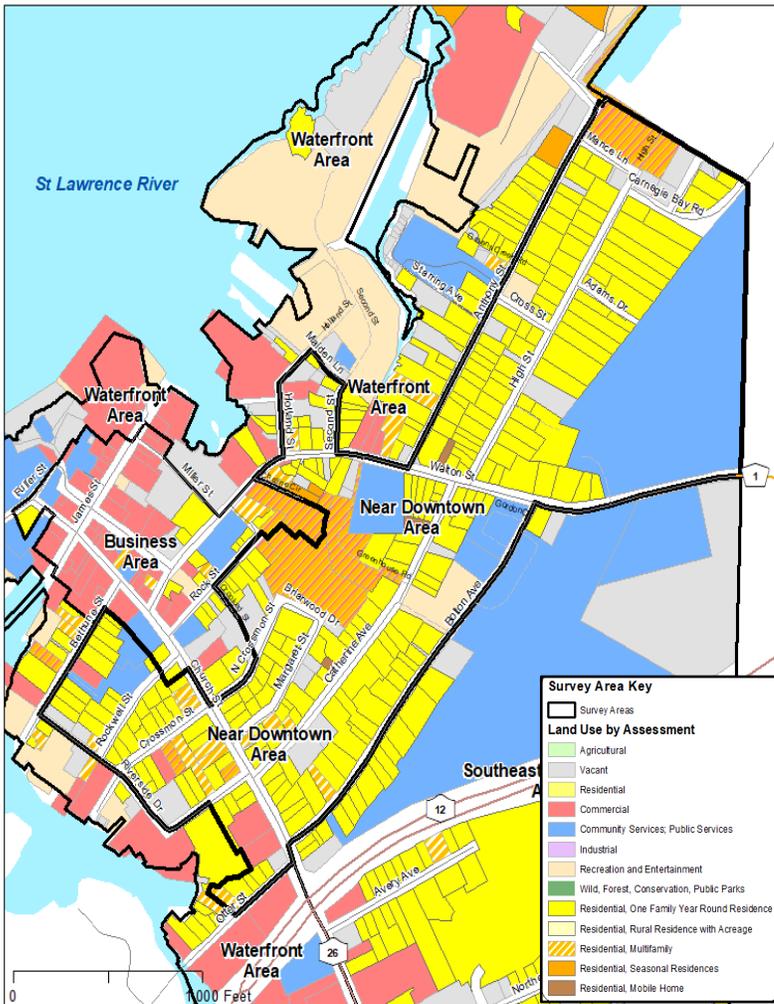
**LAND USE AND VILLAGE CHARACTER**

**Survey Area – Near Downtown**

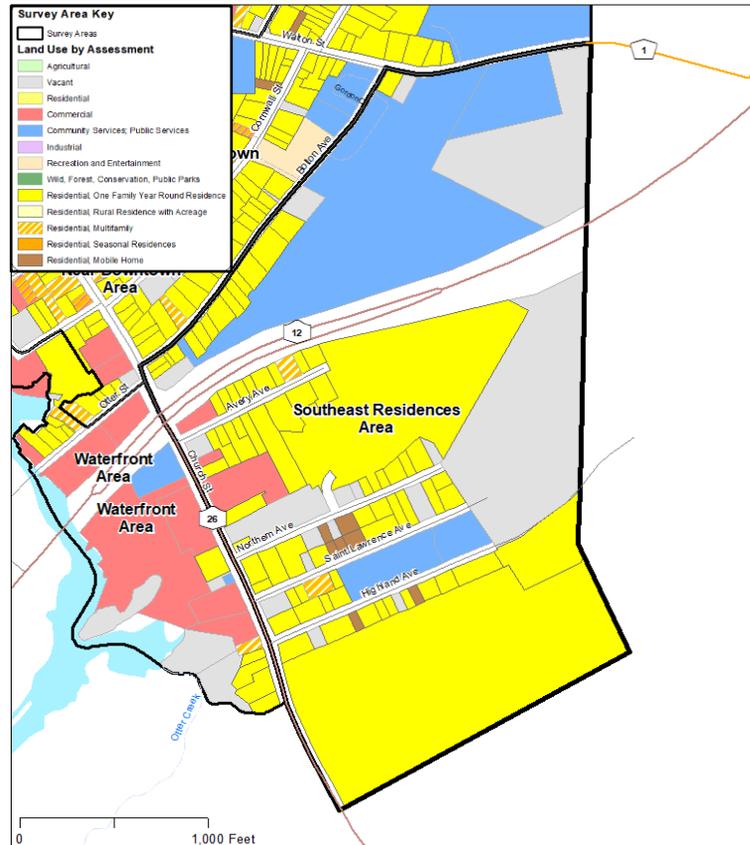
The Near Downtown area, with a few businesses near downtown along Church St., moreover includes some scattered multi-family and single family residential areas along Walton, Catherine, N. Crossman, and Margaret Streets that benefit from being close to the Downtown shops on smaller lots that give the area a fairly dense pattern. However, along Bolton ave and north of

Walton Street, High, Cross and Anthony Streets have slightly larger lots and more single-family uniformity. The area also includes portions of the municipal golf course.

**Village of Alexandria Bay**  
Land Use for Survey Area:  
Near Downtown



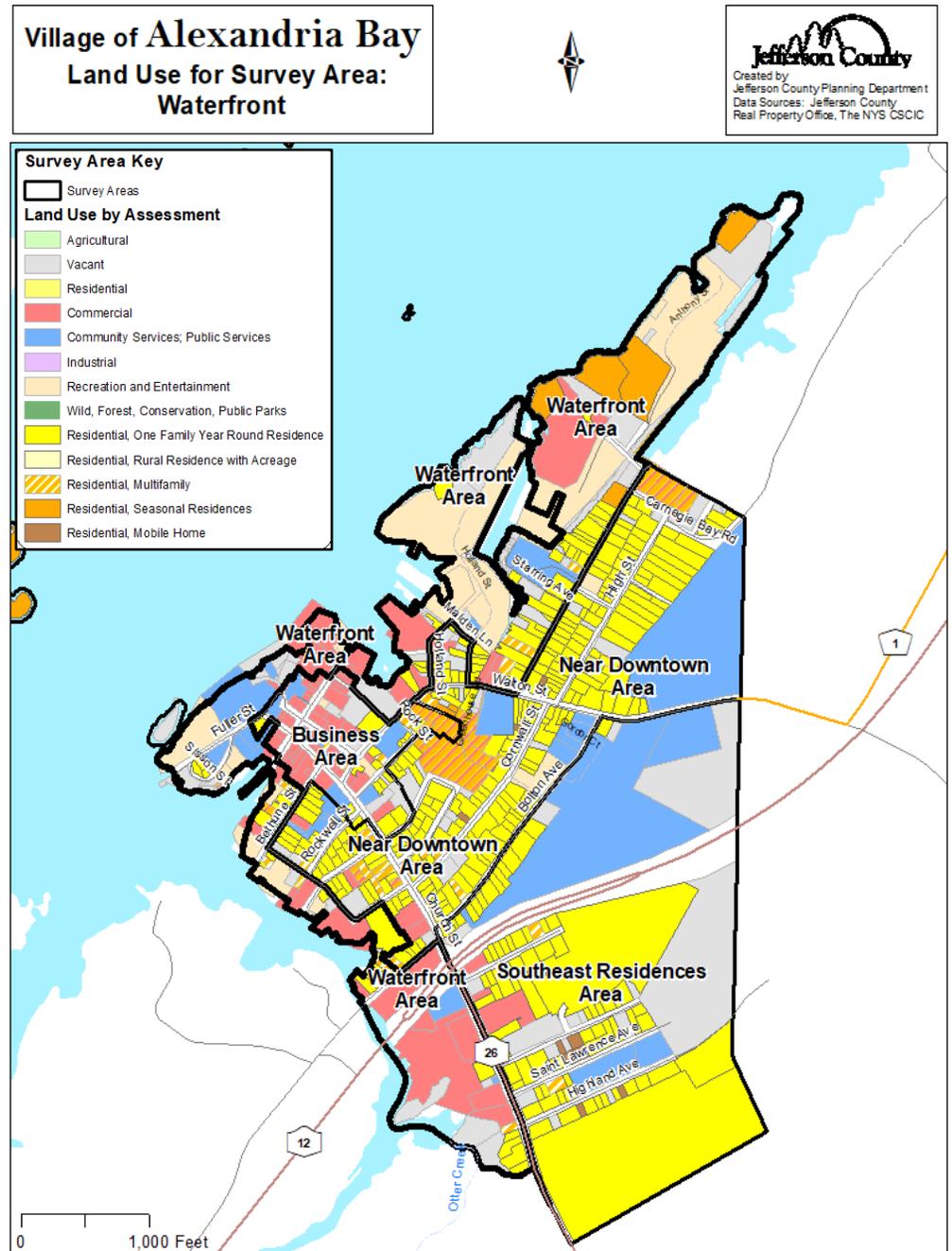
**Village of Alexandria Bay**  
Land Use for Survey Area:  
Southeast Residences



**Survey Area - Southeast Residences** The southeast residences area includes the residences along the south side of Bolton Avenue and those south of NYS Route 12 along Avery Ave, Northern Ave, St. Lawrence Ave and Highland Ave. It also includes a few businesses along the east side of NYS Route 26.

**Survey Area - Waterfront**

The Waterfront Survey area consists of the shoreline properties and waterfront throughout the Village along the St. Lawrence River and Otter Creek. It encompasses commercial such as hotels, recreation and entertainment, as well as a few seasonal-residential uses all of which capitalize and depend on waterfront views. There are a few vacant parcels such as the former Pine Tree Point. Scenic View Park, the Riverwalk and River Hospital make the waterfront area unique and allow the public to access the water year-round.



## Village Character

Alexandria Bay is a unique small village that charms residents and visitors year round. Summer month popularity, at times, can exceed village street, dock and sidewalk capacity while never seeming to overwhelm its hospitality.

Maintaining this village charm and uniqueness should be a priority while enhancing quality of life for residents, business owners, and visitors. Village homes, businesses, public services and recreational assets depend on a continued orchestration and balancing of public and private resources in order to keep Alexandria Bay feasible for future endeavors and enhancements. Cooperation and creativity must be elevated to meet this challenge for future health of our shared community.

## Future Land Use Development

Each area (island, business, near downtown, southeast neighborhoods, and waterfront within the Village) should be considered when developing or amending respective zoning regulations, standards and/or allowable uses. Community survey input regarding each neighborhood should be

considered for discussion or guidance when seeking input from this planning process. Also, the Village Vision, Goals and Objectives should be consulted. Another option would be to conduct additional input meetings or discussions regarding more recent opinion as the plan becomes older or less recent. In addition, previous planning efforts could be revisited that included ideas with merit such as many from the Design Charrette process for example.

Prospective development should enhance or add to community and village character or quality of life and should minimize impacts within the neighborhood and/or village as a whole.

## Community Planning and Zoning Alternatives

The following section discusses four theoretical alternatives or courses of action that Alexandria Bay could consider relating to future planning and zoning steps. The alternatives are described with their potential implications to allow future discussion as well as to compare citizen survey preferences regarding future growth direction described in Chapter 1, Citizen Community Input.

## VILLAGE PLANNING & IMPLEMENTATION ALTERNATIVES

**Alternative 1: Status quo** - Continue to deal with development without any changes in policies. This could continue to result in projects reviewed and addressed with limited foresight and chance for coordination - where the municipality has to deal with development and any potential issues after the fact and try to retrofit solutions to problems after development occurs with typically with few options for doing so.

An example of this is the continual difficulty with locating funding for a municipal water system maintenance and upgrades. Other issues facing the Village include vehicular parking and pedestrian needs during the summer. As adequate width streets, sidewalks and sufficient parking may not have been historically provided in all cases. At times in the past, the priority may not have been on vehicular access (especially in pre-vehicle times), or may not be maintained or could be overwhelmed by volume at times, therefore the Village is faced with attempting to find and retrofit solutions to such problems while they impact quality of life and success of events at times.

*Potential Implications:*

It is difficult and costly to address adequate parking or pedestrian access, municipal service or parking spaces and other development needs after the fact. For example, one major project that may not have enough parking or a plan for adequate shared parking could overwhelm public parking areas, thereby affecting other users of public parking areas and businesses. Cumulative effects of growth become difficult to deal with adequately.

**Alternative 2: Loosen requirements or restrictions** - could result in higher levels of growth in some areas depending upon market demand, with greater need for municipal services or parking areas, and potential increased effects on residents and the environment. This scenario could increase demand for retrofitted solutions to development related problems due to a potential lack of provisions, or impacting currently flourishing residences or businesses due to introducing potential land use incompatibility. Such unplanned or unexpected development could erode village character, identity, and its special qualities, for example: its limited waterfront scenic views or small village character could be eliminated over time with less than appropriate development.

*Potential Implications:*

It is very difficult and potentially costly to address or improve parking or pedestrian access, maintain municipal services and other development needs after the fact, especially as

incompatible growth can occur sporadically and unanticipated areas. Cumulative effects of growth become difficult to deal with adequately and become overwhelmed. The character and qualities that make Alexandria Bay desirable for residents, businesses and tourists could erode and ultimately be significantly altered.

**Alternative 3: Tighten regulations or increase requirements** - This could possibly result in less growth or development at least in areas with substandard lots, as theoretically less areas may meet development standards. This could result in a decrease in development related effects on the environment, with less of an increase or a decrease in demand for municipal services and need for solutions to development related problems. Other areas capable of meeting the requirements could see an increase in growth as market forces respond to managed growth in appropriate areas with sufficient access, services, and facilities such as areas that may have larger lots or areas capable of supporting adequate parking needs.

Potential Implications:

Less development and redevelopment could result in a cleaner environment in some areas, however, the vitality of the community and village character could change if reinvestment lessens or shifts away from some areas. The quality of life could lower in some areas as the incentive for expanding services or addressing community issues decreases and potential residents leave the community. However, in other areas quality of life could improve as such areas that meet the access and service needs of the new development take advantage of such appropriate growth opportunities. Community character could be affected as maintenance and reinvestment declines in some areas if tax base declines.

**Alternative 4: Planned and managed Growth** - Encourage growth consistent with the village plan with an improved regulatory process by loosening some requirements and tightening others. This would also include a plan for enhancing services and access where growth is desired, fostering infill development, by bringing community assets to areas the community deems appropriate, such as municipal water and sewer capacity or other recreational facilities, parking or shuttle services, sidewalks, trails, parks, etc. Amend regulations to foster village character, include buffers where needed, etc. Reasonable and consistent growth management (with necessary services and public facilities) typically gives developers and residents the confidence that their investments will be protected and maintain value.

Potential Implications:

Growth, redevelopment and new development in appropriate areas and with adequate street and pedestrian access - municipal services, parks and open spaces, proximity to the hospital and school, will result in revitalizing the Village as it builds upon its strengths, services and

character thereby increasing its quality of life and vitality. Development would address services and other needs from the onset, expansion of the tax base would occur without the burden of providing additional services beyond what the Village currently offers. Community character would be enhanced in some areas, and preserved in others while appropriate development occurs and includes character related provisions. Economic development opportunities would increase as scenic quality and historic and village character continues to drive demand and build upon itself. Thereby investments that are maintained and protected typically encourages more investment over time.

### Next Chapter

The following chapter outlines Alexandria Bay's Vision, Goals and Strategies as well as a series of considerations to use when deliberating the merits and scope of potential development proposals and implementing the Comprehensive Plan for any pending amendment(s), review procedures and project reviews. It also incorporates an implementation table with recommended actions in the short term (1 to 2 years), medium term (2 to 4 years), and long term (3 to 5 years).