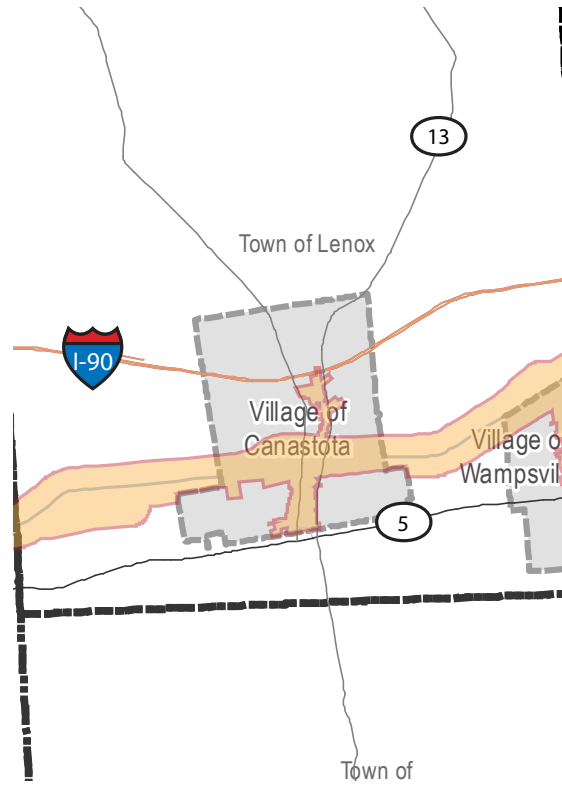


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DRAFT

VILLAGE OF CANASTOTA



LOCATION AND CONTEXT

One and a half miles of WRA is located within the Village of Canastota, which marks the midway point of the 36 mile Old Erie Canal State Historic Park. Canastota is uniquely poised to leverage the waterfront as this location is the only instance of the park, canal, and trail running directly through the heart of a downtown area. This affords paddlers and trail users easy access to shops, restaurants, historic sites, and the community at large. However, the presence of the waterway through the downtown has diminished over time, with interruptions in both the ECT and waterway. Enhancements to improve

access, connectivity, and water conditions are needed to leverage the canal through Canastota as a waterfront destination.

Entering the WRA from the east or west there is a gradual increase of development density eventually leading to the downtown commercial area around Canal Street, Peterboro Street, and Main Street. In this core downtown area there is a gap in the ECT as it goes on road approximately 0.2 miles along Canal Street. In addition to the trail being less delineated through the downtown, the canal is also not visible for 500 feet as the waterway goes into a long culvert under Commerce Street, Peterboro Street, and Diamond Street. This is one of the only times the contiguous waterway is interrupted, requiring paddlers to portage. Water condition and appearance of algae in the canal also detract from the ability to fully leverage this downtown waterfront.

The Village has a number of well-preserved canal era architectural specimens, a Canal Town Museum, several historic canal-based murals and a public art installation that commemorates a lift bridge over the canal. The Village has also recently undertaken a street scape enhancement program on Peterboro Street which enhances the sense of place and walkability of the Village. A similar intervention along Canal Street would round out the Peterboro Street investment, and could significantly improve the experience of the Erie Canal for trial users and village residents alike.

HISTORY

The Village of Canastota was settled in 1810 as part of the Canastota Tract, which New York State

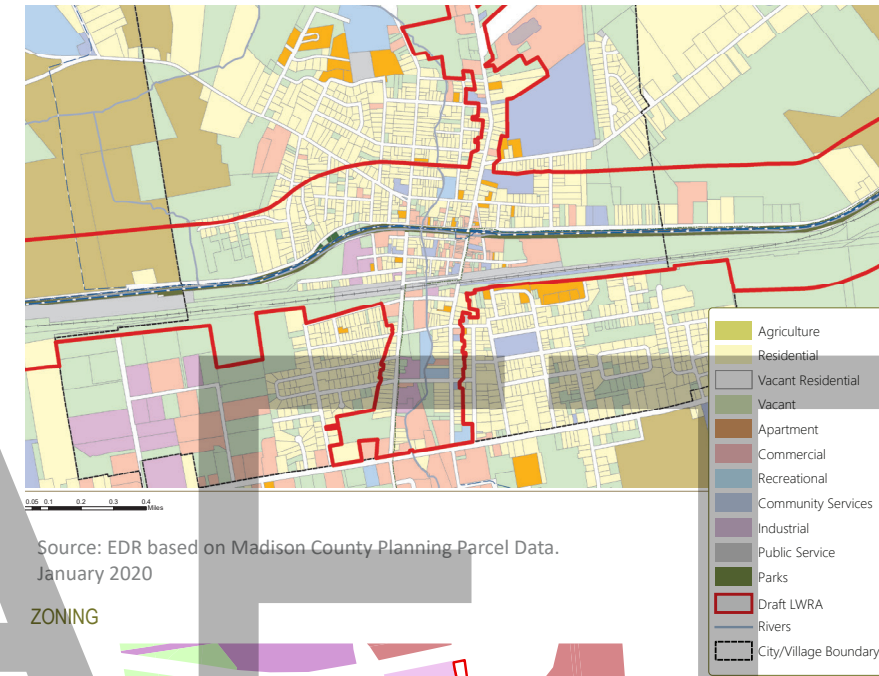
VILLAGE OF CANASTOTA LAND USE AND DEVELOPMENT CONTROLS

ZONING WITHIN THE WRA	
OVERLAY DISTRICTS	YES
SUBDIVISION REVIEW	YES
SITE PLAN REVIEW	YES
DESIGN STANDARDS	NO
PLANNED DEVELOPMENT ALLOWED?	YES
COMPREHENSIVE PLAN	YES (1960)
SUGGESTIONS	

purchased from the Oneida Nation. Canastota Creek bisects the village and Owlville Creek bounds the western border, both of which provided water power for early local industries. Additional settlers purchased lots as the Erie Canal developed.

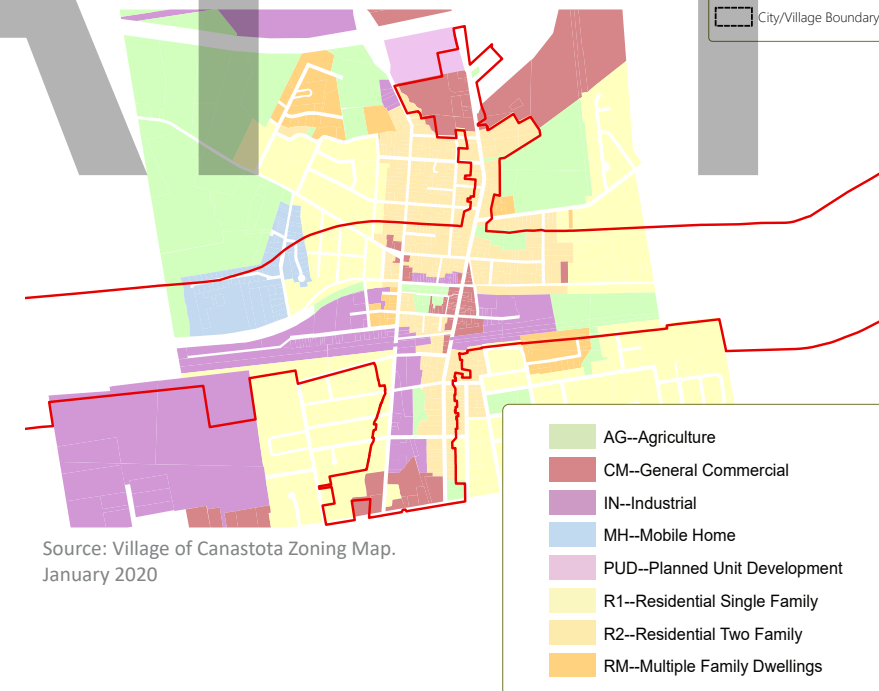
The Erie Canal brought entrepreneurs to the area; taverns, stores, hotels, mills, and factories sprung up and transformed Canastota into a distinguished mercantile village, which incorporated in 1835. Mid-nineteenth century manufacturers were regionally and nationally renowned; Spencer & Eaton produced mathematical instruments, including the Hamilton College Telescope. Canastota's location along the New York Central Railroad bolstered its business sector into the twentieth century, including Diemolding Corp., Owl Wire & Cable, Henry Motors, and General Electric. Cowaselon Creek

LAND USE



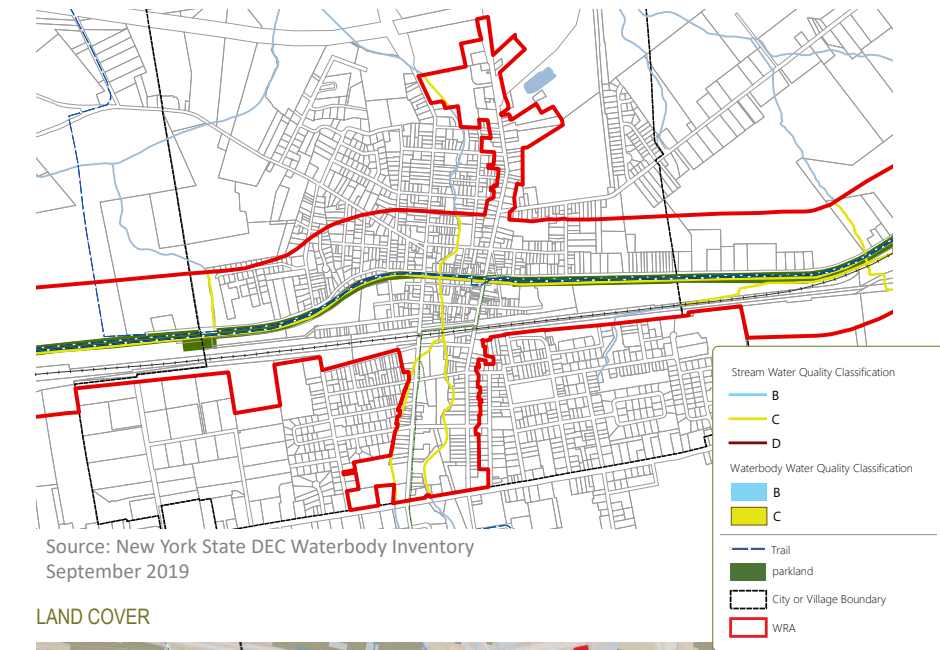
Source: EDR based on Madison County Planning Parcel Data. January 2020

ZONING



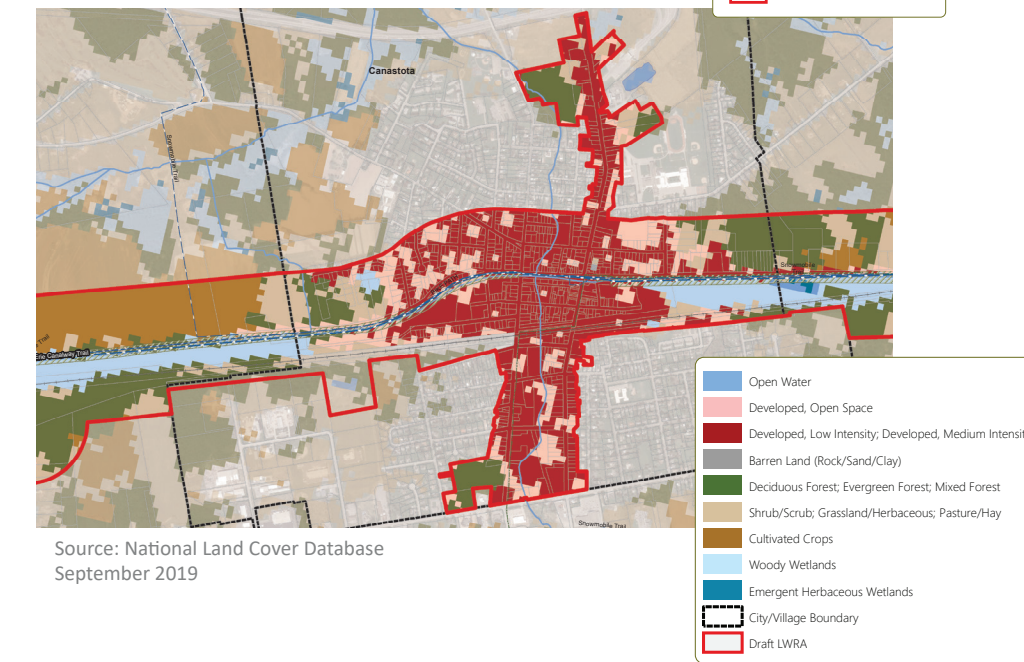
Source: Village of Canastota Zoning Map. January 2020

WATER QUALITY



Source: New York State DEC Waterbody Inventory September 2019

LAND COVER



Source: National Land Cover Database September 2019

Aqueduct (now in present day City of Oneida) was constructed as part of the Enlarged Erie Canal in 1856 east of the village. Almost a century later in the 1950's, commercial and employment opportunities in Canastota began to decline. (Hammond, 1872; Helmer, 2005a; Village of Canastota, 2019).

LAND USE AND ZONING

The maps to the right provide an overview of the land use and zoning context of the WRA within the Village of Canastota. The land uses adjacent to the Old Erie Canal State Historic Park on the north side include mostly residential zones including “Mobile Home,” “Residential 1-Single Family,” and “Residential-Two Family” while the south side is primarily zoned “Agricultural” and “Industrial.” The adjacent uses in the core of downtown (considered to be land uses on either side of the Old Erie Canal waterway between Main St and Peterboro St) include “Multiple Family Residential District,” “Industrial,” “Agricultural,” and “General Commercial” but the majority of the parcels in the core are zoned “Agricultural” or “Industrial.”

Barlow Street, which is just south of the Canal entering the village from the west, is the location of a re-purposed industrial site that now contains Dutchland Plastics, an injection molding manufacturing business. The only other industrial uses of note in the LWRP boundary are along Main Street and Rasbach Street, where there is a milk processing facility, industrial rag manufacturer, and some other light industrial uses.

The Canal follows along State street, which is primarily residential. It appears as if there is a yet to be completed residential development along

Getmac Avenue, which has opportunity to take advantage of the Canal/trail as an amenity for would be homeowners. In addition, there are several parcels along the south side of State Street between West Avenue and West Park Street that are owned by the State of New York and are part of the NYS Blue Line (associated with the historical Erie Canal) where there is an opportunity to develop a canal front park for the Village. There are a number of other residential streets within the boundary including Kay Circle, Taylor Avenue, Park Street, Caroline Street, Chapel Street, MacArthur Street, and others.

In the center of downtown Canastota between North Main Street and Peterboro Street, a mix of uses along North Canal street take advantage of their proximity to the Canal (such as the Canastota Canal Town Museum) and reflect both residential and commercial uses. However, along the south side of the canal at this location there are a number of underutilized and vacant properties that do little to address the Canal corridor as an asset.

The Canal itself goes underground below Commerce Street, Peterboro Street, and daylights again east of Diamond Street. The Village of Canastota recently completed a TAP project here that made improvements to the street scape and erected a monument to the Canal and former lift bridge along Peterboro St. The LWRP boundary extends north to New York State Thruway exit 34. This extension contains residential uses and as the Thruway exit is approached, there is a large area of property that is owned by the Oneida Indian Nation, including a gas station, slot machine parlor, vacant land, and more. This area also contains the International Boxing Hall of Fame, a popular tourist destination.

Past the Downtown to the south, the LWRP boundary extends to State Route 5 and contains a mix of residential, parkland, commercial, and light industrial that was mentioned above. Commercial and industrial uses in this area include gas station/convenience stores, a hardware store, auto parts and auto sales, and a shopping plaza; as well as other uses.

NATIONAL REGISTER OF HISTORIC PLACES LISTED AND ELIGIBLE SITES

①	S. Peterboro St (Listed)	South Peterboro Street Commercial Historic District
②	S. Peterboro St (Listed)	South Peterboro Street Residential Historic District
③	115 South Main (Listed)	Residence
④	122 Canal Street (Listed)	Canal Town Museum
⑤	201 N. Main St. (Listed)	Canastota Methodist Church
⑥	102 W. Center (Listed)	Canastota Public Library
⑦	205 N. Main St. (Listed)	Residence
⑧	326 N. Peterboro (Listed)	Residence

⑨	328 N. Peterboro (Listed)	Residence
⑩	220 N. Peterboro (Listed)	Peterboro Elementary School
⑪	144 Center St. (Listed)	United Church of Canastota
⑫	203 S. Main St. (Listed)	Residence
⑬	3293 Rt. 5 (Listed)	Nathan Roberts House
⑭	118 S. Peterboro (Listed)	US Post Office
⑮	126 Canal St (Eligible)	The Callis House
⑯	142 Canal St (Eligible)	Buda House
⑰	156 Canal St (Eligible)	Cali House

TRANSPORTATION + UTILITY CROSSINGS

STRUCTURE NAME	TYPE	OWNER	MAINTENANCE RESPONSIBILITY
Buck Street	Road	NYS DOT	NYS DOT
S. Main Street	Road	NYS DOT	NYS DOT
*utility	Pipe	National Grid Gas	National Grid Gas
Canal Street at Commerce/Peterboro/Diamond	Roads/culvert	NYS DOT	NYS DOT
Cowaselon Creek Aqueduct	Aqueduct	Town of Lenox	Town of Lenox

WATER QUALITY AND LAND COVER

The OEC continues to be listed as a Class C waterbody as it flows through the Village of Canastota, meaning that water quality conditions must be suitable for survival and propagation of fish and wildlife. Class C waters are also to be suitable for contact and non-contact water recreation, although other factors such as depth, access, and obstructions may limit recreational use. Recent survey data indicate that these segments meet these water quality conditions. However, obstructions by downed trees in the canal limit full access for paddling.

The impervious surfaces and lack of shoreline vegetation may contribute to slightly higher water temperatures in this segment, but do not appear to adversely impact habitat for fish and wildlife.

Several low bridges and pipeline crossings are impediments to recreational paddling in the Village. In addition, stormwater from the Village streets empties directly into the Canal. The canal flows through several culverts as it passes underground underneath Peterboro Street. The culverts appear to be filled with sediment and impede flow east-west through the Village. These conditions combine to

create issues with stagnant water, especially during the warmer months, which can lead to unsightly water conditions including the growth of algae.

Canastota Creek flows north/south through the WRA within the village, and passes directly underneath the Canal closer to Main Street within Canal-era stone culverts. Due to the constraints caused by the stone culverts, the Creek has been known to experience flooding which affects nearby portions of downtown Canastota.

HISTORIC AND CULTURAL RESOURCES

Downtown Canastota is rich in historic resources. The Village contains two National Register Listed Historic Districts- a residential district which includes 32 historic properties and a commercial district which contains 25 properties. The Village also hosts multiple listed and eligible historic properties including the Judge Nathan Roberts (a prominent engineer of the Erie Canal) House, Canastota Canal Town Museum, the Library, Post Office, and a number of large churches and residences. In addition to the two districts, most of the properties on the North side of the Erie Canal between Peterboro Street and Main Street are of original canal-era construction. This stretch offers potential to preserve and highlight unique canal era architecture. The Erie Canalway Trail passes between these

properties and the Erie Canal, meaning that the health and vitality of this corridor will affect the quality of experience for canal visitors.

PUBLIC ACCESS AND RECREATION

From Main Street to Diamond Street the stone dust trail is suspended before the trail transitions to on-road, taking you through the heart of the Village. This is one of the more interesting parts of the Old Erie Canal State Historic Park because trail users get to experience downtown Canastota including historic canal-era architecture as well as modern day businesses. However, the on-road section at Canal Street could benefit from a redesign that better accommodates trail users by giving them a safe place to bike or hike and also creating an environment that celebrates and illuminates the history of the village and connection to the Canal. Investment here would nicely compliment other street scape improvements which have occurred along Peterboro Street in the recent past.

The Village of Canastota has begun to invest in additional trail systems that provide linkages between the OEC corridor and adjacent neighborhoods and communities. Trails include the Lenox Rail Trail and the South Main Street Trail which have the potential for future extensions to better connect them and create loops with the Erie Canalway Trail (ECT) (see Town of Lenox Spotlight on page __).

There is also an opportunity to develop improved access to the Canal's water within the center of the Village between Commerce Street and Diamond Street to provide for hand launch watercraft like canoes and kayaks. Hand launch, landing, and storage infrastructure would help to encourage water based activity in the Village. In addition, making the portage between Commerce Street and Diamond Street safe and user friendly would benefit paddlers while also making it more welcoming to visitors,

encouraging exploration of the Village. In addition to water access, the Village should work with partners at New York State Parks and New York State Canals to improve the water quality throughout the year. Stagnation of the water within the village leads to unsightly and unsavory sights and odors during warmer months.

Canastota is an appealing overnight destination because it is the halfway point of the park and

because it offers ample dining and entertainment opportunities. Adding overnight lodging and/or camping options somewhere in the village should be investigated.



Rendering of Proposed Canalside Pocket Neighborhood

SPOTLIGHT: Canalside Pocket Neighborhood

The Village of Canastota is the host community for a unique project known as the Canalside Pocket Neighborhood. This project includes the development of a dense, specially designed residential 'pocket neighborhood', which will be constructed on a two and a half acre, canal-adjacent parcel in the heart of the Village.

This concept was originally submitted to the 'Reimagine the Canals' competition, an ideas contest organized by the New York State Canal Corporation in 2018. The Madison County Planning Department entered a detailed outline of the idea, which received first place and \$1.5 million in seed funding from a pool of over 100 submissions from around the world.

Since receiving the award, the Madison County Planning Department has worked to secure a site in the Village of Canastota which meets key criterion including:

- + immediate access to the Erie Canal and Trail
- + less than 5 minute walk to the village center
- + enough acreage to allow for a meaningful density of residences and shared space

The idea is responsive to the fact that canalside communities throughout New York State have struggled to productively pivot from their industrial canal-era past. Whereas many upstate communities were born and thrived during the Erie Canal heyday, 200 years of shifting forces have changed the economies of these places drastically. Recreation has replaced trade as the primary use of the canal. Once bustling industrial and commercial sites which used to feed off of the canal now sit vacant.



Communities like Canastota with vacant post industrial sites like the one above can be found throughout the Erie Canal corridor from Buffalo to Albany. The Pocket Neighborhood concept is promising because it recognizes the trend and value of utilizing the canal as a recreational and transportation asset that connects communities throughout the state. It also picks up on market demand for a model of housing which accommodates both private ownership and communal experience. A pocket neighborhood integrates community spaces into a micro-neighborhood of private homes. Pocket neighborhoods have grown in popularity since the idea was introduced in the Pacific Northwest in 1995, and today they are widely sought after. The proposed Canastota Pocket Neighborhood goes a step further in integrating an historic waterfront trail which offers off-road access to other village and city centers.

The New York State Canal Corporation is interested in this idea because of its potential to transform

blighted sites throughout Upstate New York into vibrant spaces which meet the needs of residents. Development which is attractive to new residents will also help to bolster the economic health of the Village and City centers where these pocket neighborhoods are located.

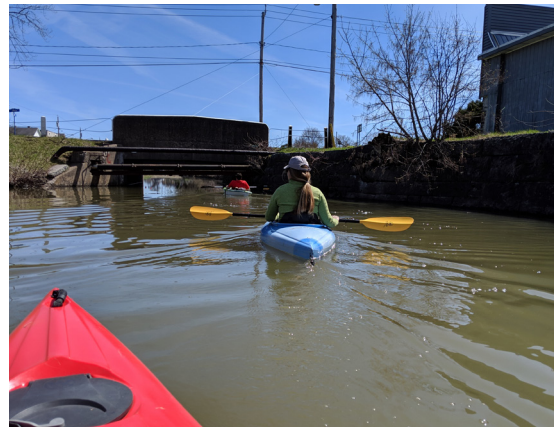
The \$1.5 million dollar award by the Canal Corporation is meant to offset risk of developing a new model of housing, undertaking development on a previously used industrial site, and incorporating communal spaces into the design. The implementation of the Canastota project will offer a blueprint for other communities to follow, as well as living testament to the interest and value of this kind of development. Lessons from the development of the project will be shared and communities and developers will be able to visit and actually experience a canalside pocket neighborhood for themselves.

Village stormwater is currently directed into the canal along Canal Street.



*need photo, also need photo of peterboro st. streetscape

Utilities positioned near bridges impede boat crossing at Main and Canal Street



One of the only times the contiguous waterway is interrupted is in Canastota at Peterboro Street



VILLAGE OF CANASTOTA ISSUES AND OPPORTUNITIES

The map to the right provides an overview of the context of the WRA in the Village of Canastota.

- + Streetscape improvements to Canal Street should accommodate cyclists and trail users and celebrate the canal and history. The trail along Canal Street is currently wedged between a parking lane and an active traffic lane with no marking, wayfinding, or protection.
- + Improve condition of the water to make this a destination waterfront. Concerns include algae, vegetation as well as water depth and flow. The Village also diverts stormwater into the canal which should be better understood.
- + Access to the water could be improved. Fishing is a popular activity in the canal despite an overall lack of appealing locations that support this activity. Places from which to view the water are also sparse due to the presence of vehicle parking along the canal edge.
- + Kayaking opportunities should be encouraged by providing launches and support infrastructure such as racks, signage, lock stations, rental opportunities, and crosswalk signal times which can accommodate kayak or canoe portage across the road. Impediments such as pipes and other utilities which create difficulty passing under bridges should be relocated.
- + Historical features of the built environment including historic buildings should be invested in and protected.
- + Long-term, there should be consideration to better accommodate paddlers through the Village through big picture projects like removing the culvert and reopening the canal through Canastota.
- + Camping or other hospitality points for travelers should be considered.
- + Additional support for the Canalside Pocket Neighborhood should be identified to spur investment and to enhance and build off of this catalytic project.
- + 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 the transition of the canal away from its original purpose as a commercial corridor and its growing recreational and quality of life use.
- + The Village has had issues with flooding around Canastota Creek which flows north/south through the Village and in a culvert under the Old Erie Canal. It has been stated that the culvert under the canal carrying Canastota Creek is now undersized.
- + NYS Parks interpretative signs end in the Village of Canastota. NYS Parks installed approximately 20 interpretative signs along the western portion of the OEC SHP starting in the Town of DeWitt. The last of these interpretative signs is where the trail intersects with Buck St in the Village of Canastota.
- + Presently, there are several vacant and underutilized properties adjacent to the Erie Canal; establishing a vision to re-purpose these sites is important to revitalizing the waterfront.
- + The Village of Canastota owns several properties adjacent to the canal. Opportunities include extending the Village's S. Main Street Trail to the ECT at Beebe Bridge Road to create additional trail connectivity and trail loop opportunities (this would require coordination with Town of Lenox).

