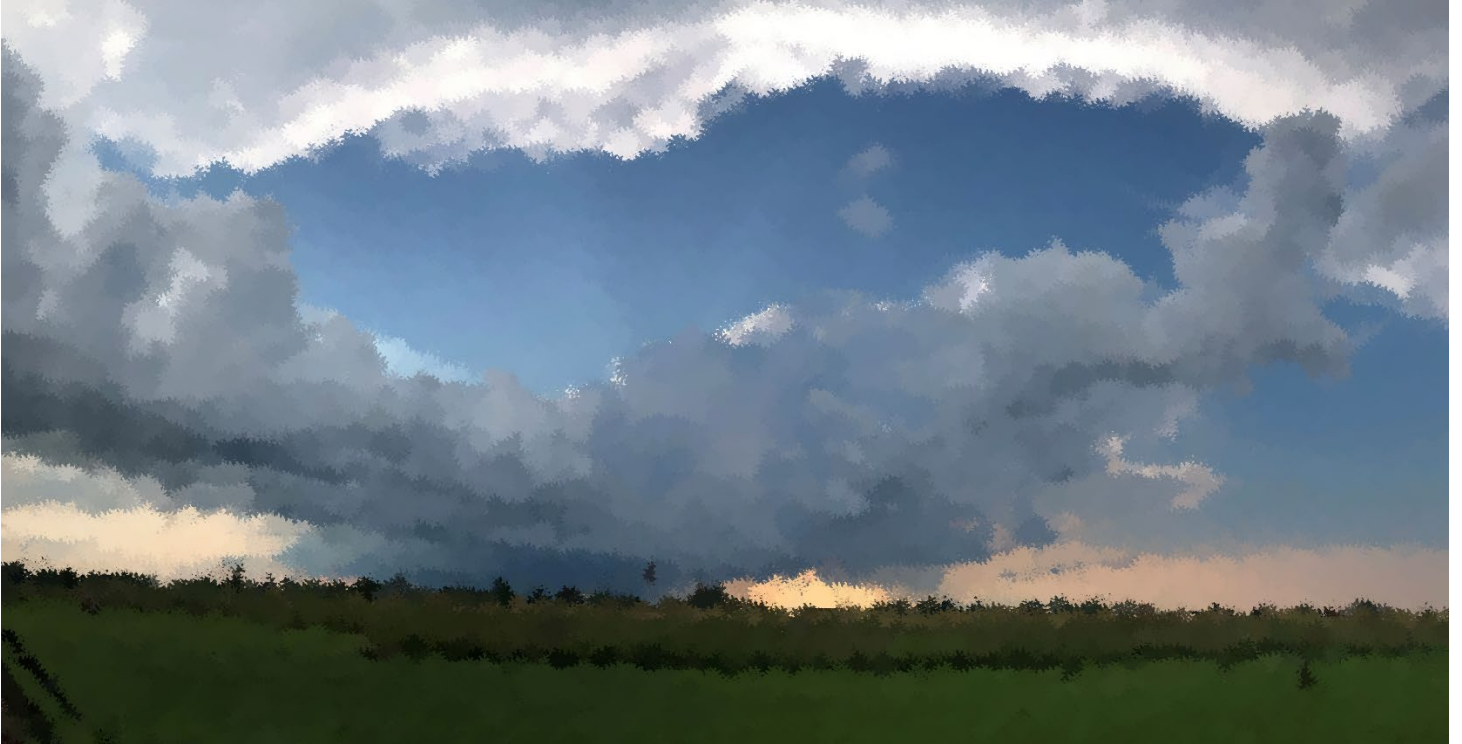


Town and Village of Hammond

JOINT COMPREHENSIVE PLAN



April 2025



Town and Village of Hammond Joint Comprehensive Plan

TABLE OF CONTENTS

<i>Preface</i>	<i>i</i>
<i>Vision Statement</i>	<i>ii</i>
<i>A Comprehensive Plan Defined</i>	<i>iii</i>
<i>Using This Comprehensive Plan</i>	<i>iv</i>
 <i>Executive Summary</i>	1
 <i>Community Profile</i>	
Where We Come From / History of Hammond.....	3
Who We Are / Demographic Overview.....	5
Significant Natural and Built Features.....	12
 <i>Strength, Weakness, Opportunity and threat (SWOT) Analysis and Community Visioning</i>	16
 <i>Community Characteristics, Goals and Recommendations</i>	
Defining Characteristic	18
Culture and Heritage	20
Business and Commerce	22
Governance	31
Housing	33
Infrastructure and Resiliency	37
Land Use and Agriculture	45
 <i>Implementation</i>	
Overview	50
Matrix.....	51
 <i>Map Documents</i>	
Land Use Classifications	
Natural Features	
Public Amenities	
Agriculture and Vacant Land Classification	
Prime Agricultural Land	
Agricultural Land Constraints	
Soil Classifications	
Recreational Amenities	
Zoning	
 <i>Appendices</i>	
2013 SWOT Analysis and Community Visioning.....	Appendix A
Sample Agricultural Data Statement	Appendix B

[This Page Intentionally Left Blank]

Town and Village of Hammond

Joint Comprehensive Plan

PREFACE

The Joint Comprehensive Plan for the Town and Village of Hammond is a guide for future development. The Plan focuses on seven areas of interest: Defining Characteristic; Culture and Heritage; Business and Commerce; Governance; Housing; Infrastructure and Resiliency; and Land Use and Agriculture. The community profile (history, demographics and significant features) provides context for the goals and recommendations in the plan.

For each area of interest, the narrative provides background information; identifies specific goals; and provides recommendations to assist in the realization of each goal. For some of the recommendations, specific action items are also identified. Some repetition may exist between sections; while some of the goals may be similar, they are presented within the context of each area of interest. It is not uncommon for community development projects to advance goals across interest areas; this can aid a community in choosing priorities.

For any plan to be effective, it must be implemented. The implementation matrix lists each recommendation and describes the person/entity responsible for initiating the task, the projected timeline, and, as applicable, funding sources or outside agencies that might assist. Each item in the matrix is taken from the recommendations listed in the Plan's main sections.

A series of maps describe the current land use, natural features and habitat, agricultural resources and tax assessment classifications. Additional specific maps that support text within the plan are also found in the map documents section. Additional information, including survey results, public input session summaries and supporting documentation for the areas of interest, is found in the appendices.

This plan was developed by the residents of Hammond and the Town and Village Boards, with assistance from the St. Lawrence County Planning Office in the summer and fall of 2024. It is based upon the 2013 Joint Comprehensive Plan, developed in the summer and fall of 2012.

Many goals from the 2013 Plan have been advanced, and are either works in progress or are not finite in nature. The following outcomes from the 2013 Plan have been realized:

- ✓ Worked with NYS Environmental Facilities Corporation (EFC) on Intended Use Plan and completed a significant update to Village sewer system.
- ✓ Established new Town Zoning Code.
- ✓ Established a Farmers Market.
- ✓ Development of new tourism activities: Taste NY St. Lawrence Wine Trail, Barn Quilt Trail, Stone House tours, 1000 Islands Land Trust trails at Crooked Creek Preserve and Chippewa Bay Preserve.

VISION STATEMENT

The following vision statement was developed from comments offered by residents during the focus group activity at the public meeting in August 2012. It reflects the community's hopes for the future of Hammond. Areas of interest and community values have not significantly changed; however, development concepts raised during public meetings in 2024 have been incorporated.

Hammond is known as a recreational center on the St. Lawrence River and is part of a regional farming area responsible for producing a variety of locally grown and marketed crops. Hammond is home to numerous boating and fishing events as well as farmer's markets and annual outdoor events including cultural, craft, and historically themed fairs. The Scottish Festival has grown and attracts international interest.

A revitalized village center with old and new businesses, friendly faces and a unique small town feel is attracting residents and visitors. Rehabilitated buildings are appealing to new businesses; a brewery, shops, deli, and a gas station have located here. A focal point of the downtown renovations has been restoring the old Town Hall back into an Opera House that provides a venue for music and theater events.

The Hammond Museum has been transformed into a destination for visitors as several more historical buildings have been added. The prevalence of restored stone homes and "Stone House Tours" attract visitors who appreciate the architecture, use of local materials, and restoration efforts that have been made.

Waterfront parks and campgrounds provide residents and visitors with a variety of recreational opportunities including boating, fishing, swimming, camping, sports fields, walking trails and peaceful scenic views. The Chippewa neighborhood boasts many artisans and businesses that have relocated to provide visitors and tourists with artistic and cultural opportunities.

Hammond is now connected to a regional multi-use recreational trail that attracts visitors to the area including cyclists, walkers, and cross-country skiers. Natural open spaces and views provide a reminder of the history and formation of the Town and Village, and why people still love to live here.

Town and Village of Hammond Joint Comprehensive Plan

A COMPREHENSIVE PLAN DEFINED

Before the benefits of a comprehensive plan can be realized, it is necessary to have a clear understanding of what one actually *is*. A number of definitions, drawn from New York State Town Law and Planning literature, are found below.

New York State Town Law defines a comprehensive plan as:

“The materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive material that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development of the town, village or city.”

The American Planning Association recognizes a comprehensive plan as:

“A compilation of policy statements, goals and objectives, standards, maps, and statistical data for the physical, social, and economic development, both public and private of the community.”

A general definition of a comprehensive plan is:

“...a document that presents, in general terms, proposals and suggestions that guide future development of elements in the physical, social and cultural environment of a community. The comprehensive plan should be seen as a document that envisions what a community wants to be like in the future and puts forth recommendations on how it can fulfill those desires.”

New York State Town and Village law require certain compliance with established municipal land use regulations once a comprehensive plan is formally adopted by a municipality. Specifically:

(a) All town land use regulations must be in accordance with a comprehensive plan adopted pursuant to this section.

(b) All plans for capital projects of another governmental agency on land included in the town comprehensive plan adopted pursuant to this section shall take such plan into consideration.

USING THIS COMPREHENSIVE PLAN

The following two scenarios describe how a comprehensive plan may be used in certain hypothetical situations in the future:

Village Scenario

A developer proposes the removal of several downtown buildings for the construction of a health center. The building will consume numerous parcels and be located back from the road with a parking lot in the front. One of the parcels is owned by the Village and acquisition of the property is a key to the development moving forward. *What should the Village do?*

The Village will weigh the positive and negative impacts of such a development. As part of its deliberation, the Village should also review its adopted Comprehensive Plan. In this case, one of the goals in the Land Use and Agriculture section speaks to this type of development proposal. The Goal, under Land Use, is the maintenance of the downtown building envelope. Such a goal does not preclude the development from happening, but does encourage the Village to negotiate with the developer on the building configuration. The Plan also includes maps that could be helpful in determining alternative locations.

Town Scenario

Funding from the State is released to assist residents of substandard dwelling units to repair their homes. Local government entities are eligible to apply for these funds through a competitive grant process. The funds are available but difficult to obtain because of the high number of applications. One of the conditions of the application is that the community applying has identified housing repair as a key goal in its community. *What should the Town do?*

Town officials should refer to the Comprehensive Plan and review the chapter on Housing. One of that section's stated goals reads: "Enhance and preserve the appearance and condition of housing in the Town and Village." With this goal, and the supporting documentation that makes up the Housing section of the plan, the Town has a solid background on which to base its application.

Comprehensive Plan Review Schedule:

For a comprehensive plan to be an effective tool in guiding the desires of Hammond's residents, it must be reviewed on a regular basis. Ideas and attitudes change over time. Five years from now, a goal may have been met and a different goal may have taken its place. **It is strongly recommended that a comprehensive plan be completely re-examined every five years to ensure that its content is still relevant. A new plan may not be necessary, but the Town and Village should entertain resolutions that recognize the review process.**

Town and Village of Hammond

Joint Comprehensive Plan

EXECUTIVE SUMMARY

Hammond is a community rich in history, natural resources, and “hometown” pride. In an effort to identify community priorities, prepare for change, and to actively shape its future, Hammond prepared its first joint Town and Village comprehensive plan, adopted in 2013. In the eleven years since, much has been accomplished and still other things have changed. In the spring of 2024, Hammond resolved to prepare a new Comprehensive Plan, using the original as its backbone.

The Plan is divided into the following sections: a Community Profile; Community Characteristics, Goals and Recommendations; Implementation; Map Documents; and Appendices. Each section is described briefly below.

The Community Profile describes the history and traditions of Hammond, and provides demographic information for the Town and Village, including population, school enrollment, income, and housing data. It also includes a Natural Features Assessment, an inventory and description of features such as the St. Lawrence River, State Forest lands, and related built features such as public access points.

The Community Characteristics, Goals and Recommendations section recognizes the St. Lawrence River watershed as a defining community characteristic, and addresses several areas of study: Culture and Heritage; Business and Commerce; Governance; Housing; Infrastructure and Resiliency; and Land Use and Agriculture.

As a Defining Characteristic, there is one goal associated with the St. Lawrence River watershed: to protect and/or improve water quality. Recommendations here point to the St. Lawrence River Watershed Revitalization Plan (2020); to the promotion of existing programs that protect water quality; and to the consideration of new approaches, such as natural shorelines to buffer surface water runoff. Water quality is identified as the first goal in this plan because of its universal impact on the health of the community. The placement or position of other sections and their associated goals are not indicative of their relative importance.

The Culture and Heritage section describes both longstanding and newer events that celebrate the people of Hammond. It sets out one clear goal: to continue and to grow the public following of annual community events.

Business and Commerce describes the current business and workforce patterns in the community. Its goals are to protect and enhance the current economic drivers of the Town and Village; to develop new business and commercial opportunities that coordinate with those that currently exist; to revitalize the downtown core in the Village; and to accommodate industry in a manner harmonious with the community and in compliance with local laws and regulations.

The Governance section outlines the current structure of Town and Village government, including elected and appointed officials, as well as volunteer boards/committees. The goal is to develop or expand local government efficiencies to reduce costs, and recommendations focus on resources and assistance available through the New York State Department of State.

The section on Housing describes Hammond's housing stock by type and overall condition, which are reasonably consistent with other parts of St. Lawrence County. Housing type is skewed toward older, single-family, owner-occupied homes, with a concentration of older homes within the Village of Hammond. Housing goals are to enhance and preserve the appearance and condition of housing in the Town and Village; and to increase affordable housing options/housing choice/senior housing.

The Infrastructure and Resiliency section describes transportation infrastructure and access to high speed internet (broadband). It identifies goals to increase the resiliency of critical facilities and public infrastructure in the face of natural hazards; expand or improve broadband availability throughout the Town; to enhance fire protection services; develop a regional recreational trail from Hammond to Massena; increase opportunities for public access to the St. Lawrence River; and to pursue new/improved infrastructure to enhance current business and make future business possible.

Land Use and Agriculture is broken into existing and proposed land uses. Under existing land use, a threefold goal is identified: maintain the downtown building envelope; ensure that the use of land for agriculture continues; and sustain natural features and habitats. Future land use goals are to cultivate a greater variety of agricultural crops; and to grow river/recreational related businesses.

To be of any use, a plan must be implemented. This comprehensive plan provides an Implementation Matrix that identifies the entity responsible for implementation, the time frame, potential funding sources, and other agencies that may be able to assist in implementing the recommendation.

Maps to support the areas of study in this plan are located in the map document section. All map document titles are listed in the Table of Contents. The Appendices contain a variety of raw data and additional supporting information. These titles are also listed in the Table of Contents.

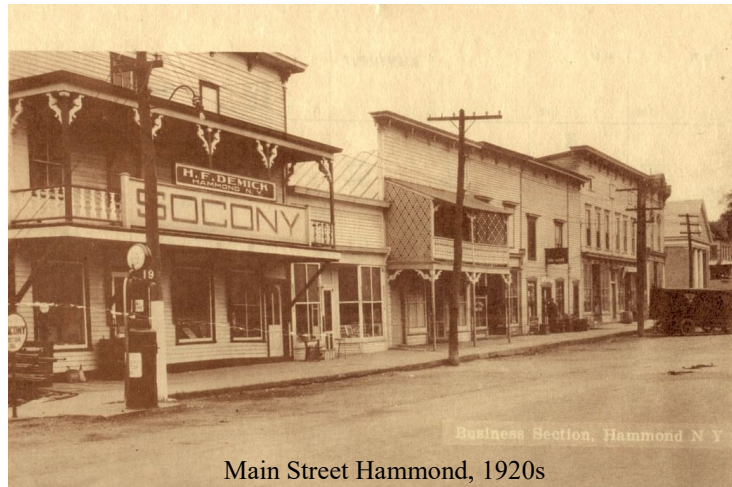
COMMUNITY PROFILE

Where We Come From...History of Hammond

The Town and Village of Hammond lie between Black Lake and the St. Lawrence River and in the middle of the Thousand Islands region, at the western point of St. Lawrence County.

The first major wave of settlers came to Hammond in 1812, although residents had been present in small numbers for previous years. In 1814, Abijah Hammond, for whom the town is named, sold nearly 29,000 acres for the first permanent homes. By 1819, South Hammond had its first settlers, as the region filled out along a mail route running from Theresa to Ogdensburg along the St. Lawrence River.

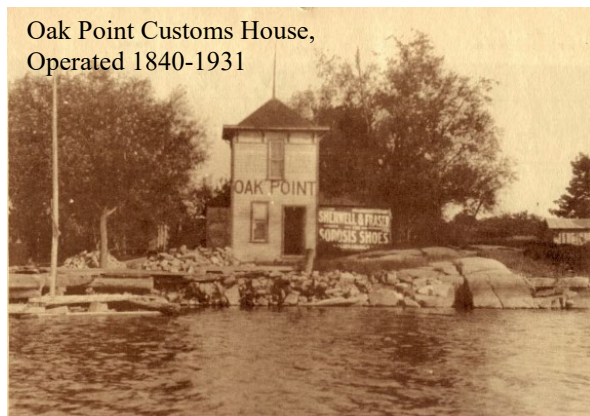
The Town of Hammond was established in 1827.



Main Street Hammond, 1920s

The town boosted its agricultural income by providing a stop for travelers passing through along the St. Lawrence River. In time, the Chippewa Bay area and the islands in the River became destinations for wealthy seasonal visitors, who built impressive stone summer homes, including the landmark Singer Castle, from quarries in the region. Around 1874, sandstone quarrying began in the southwest of the town, with as many as five quarries employing about 600 workers by the end of the century.

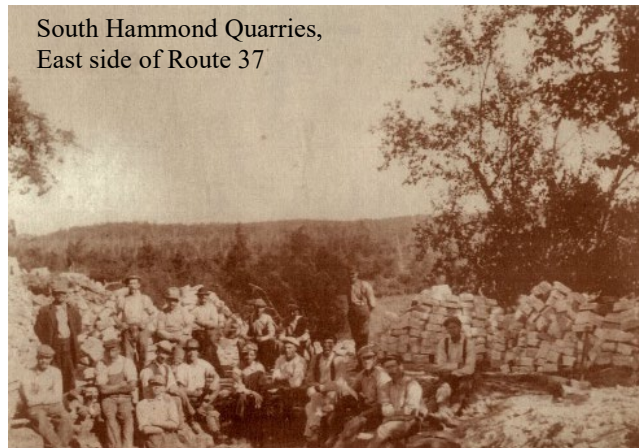
Singer Castle, formerly known as Jorstadt Castle and Dark Island Castle, located on an island in the St. Lawrence River, has earned its place in North Country history since its construction in 1904. In addition to being a reminder of the area's resources (a granite quarry on nearby Oak Island supplied the stone for both this landmark and Boldt Castle



Oak Point Customs House,
Operated 1840-1931

near Alexandria Bay), the estate is featured in numerous historical tales. It was used for running alcohol across the border during prohibition in the 1920's. The property was afterwards put to religious use, being acquired first by the Christian Brothers, and then sold to Dr. Harold Martin in 1965, who gave a religious service on the island every Sunday. In 2001, the business venture Dark Island Tours acquired the island and made it accessible by the public.

The quarries that built such estates as Singer Castle were abandoned around the turn of the 20th century as asphalt became the primary material for paving roads. Since that time, agriculture, tourism, and the seasonal residents have been the main pillars on which Hammond's economy has rested.



The Hammond Historical Museum celebrates the history and culture of the community. Located on North Main Street, Hammond, museum collections and archives are open to the public year-round. Online resources, including an extensive photograph collection, are available at <https://www.hammondmuseum.com/>.

The town has a long history of festivals and field days in the summer and fall; these events evolved into what is known today as the Hammond 4-H and FFA Fair. This event continues to celebrate agriculture and ag traditions each fall, with two days of family-friendly events, livestock shows, and handicrafts. The 2024 event was the 85th Annual Hammond 4-H and FFA Fair.

In recent years, the Town and Village of Hammond have confronted a number of land-use and other issues that challenged the community to consider how to balance traditional interests, like agriculture and tourism, with changing trends and economic growth. This comprehensive plan is intended to protect community traditions, improve the welfare of residents, catalyze economic growth, and position Hammond for future prosperity.



Hammond Historical Museum, present day

Who We Are... Demographic Overview

Data in this section was collected by the decennial census and the American Community Survey, and is available from the U.S. Census Bureau, at <https://www.census.gov/>. The Census Bureau offers profiles for St. Lawrence County, the Town, and the Village. These profiles provide a broad range of data and are user-friendly.

Total Population

Population trends in Hammond vary somewhat from St. Lawrence County as a whole. In the past 50 years, the County's population peaked in 1980, declined by 2000, and remained relatively stable for 30 years, with another decrease by 2020. The Town has steadily shown modest growth; the Village currently sits at the same population level it did in 1970, after peaking at just over 300 people in 2000. Since 1970, St. Lawrence County's population *decreased* by 3.4%, while the population of the Town *increased* by 23.9%. The Village population has not risen consistently with the Town; therefore, the Village population has shrunk slightly as a proportion of the overall Town.

Population	1970	1980	1990	2000	2010	2020
St. Lawrence County	112,309	114,347	111,974	111,931	111,944	108,505
Town of Hammond	1,015	1,090	1,168	1,207	1,191	1,258
Town as % County	0.9%	0.9%	1.0%	1.1%	1.1%	1.2%
Village of Hammond	273	271	270	302	280	273
Village as % Town	26.9%	24.9%	23.1%	25.0%	23.5%	21.7%

Source: U.S. Census Bureau, decennial census

Population by Age and Sex

Population in Hammond has aged at a rate higher than the County and the State; median age in the Town has increased by 2.8 years, or 6.5%. Median age in the Village has also increased at a rate higher than the County and State, although the small sample size of the Village makes this variation less significant. More relevant than the rate of change is the overall trend: median age has increased in the Village, Town, County, and State.

Median Age	2010	2020	Change	% Change
New York State	38.0	39.0	1.0 yrs.	2.6%
St. Lawrence County	37.5	38.8	1.3 yrs.	3.5%
Town of Hammond	42.9	45.7	2.8 yrs.	6.5%
Village of Hammond	41.8	43.2	1.4 yrs.	3.3%

Source: U.S. Census Bureau, decennial census

The largest age cohort in the Town is ages 45 to 49 (170 individuals), followed by ages 20 to 24 (141 individuals) and 65 to 69 (134 individuals). This data pattern suggests that the next five years may see a population increase.

Population by Sex

	2010 Males	2020 Males	% Change Males	2010 Females	2020 Females	% Change Females
NYS	9,377,147	9,770,361	4.2%	10,000,955	10,430,888	4.3%
SLC	56,852	55,267	(-) 2.8%	55,092	53,238	(-) 3.4%
Town	587	649	10.6%	604	609	0.8%
Village	123	131	6.5%	157	142	(-) 9.6%

Source: U.S. Census Bureau, decennial census

Since 2010, composition by sex of the population of the Village of Hammond has shifted closer to the roughly 50-50 composition across the Town and County. It should be noted, however, that the sample size of the Village (population 273 persons) makes this variation less significant.

	Total Population	2020 Males	% Total	2020 Females	% Total
St. Lawrence County	108,505	55,267	50.9%	53,238	49.1%
Town of Hammond	1258	649	51.6%	609	48.4%
Village of Hammond	273	131	48.0%	142	52.0%

Source: U.S. Census Bureau, decennial census

Population by Household

Household Data	St. Lawrence County	Town of Hammond	Village of Hammond
# Households (Occupied housing units)	41,399	535	111
Female householder with children under 18yrs	1,509	23	8
As % of Households	3.6%	4.3%	7.2%
Male householder with children under 18yrs	546	10	0
As % of Households	1.3%	1.9%	0%
Avg. Household Size	2.37	2.82	2.42
Avg. Family Size	2.96	3.16	2.63
Households with Residents under 18 yrs	11,191	166	40
As % of All Households	27.0%	31.0%	36.0%
Households with Residents 65 yrs+	13,844	204	47
As % of All Households	33.4%	38.1%	42.3%

Source: U.S. Census, 2022 ACS 5-Year Estimates

Household composition in Hammond generally appears similar to households throughout the County. With the exception of the percentage of households with residents age 65 years and older, variations do not appear to be significant.

School Enrollment

Enrollment Data	St. Lawrence County	Town of Hammond	Village of Hammond
Population 3 yrs+ enrolled in school	28,531	291	45
Enrollment, Pre-K & Kindergarten	2,310	29	10
% Pop enrolled in school	8.1%	10.0%	22.2%
Enrollment, Elementary School (Grades 1-8)	9,556	190	21
% Pop enrolled in school	33.5%	65.3%	46.7%
Enrollment, High School	4,701	32	14
% Pop enrolled in school	16.5%	11.0%	31.1%
Enrollment, College or Grad School	11,964	40	0
% Pop enrolled in school	41.9%	13.7%	0%

Source: U.S. Census, 2022 ACS 5-Year Estimates

School enrollment data indicate that a larger percentage of children enrolled in school in the Town and Village are at the Pre-K, kindergarten, and elementary ages, and a smaller percentage at the college and graduate school level, as compared to the County. This data also suggests larger average class sizes in grades one through eight, compared to grades nine through twelve.

Educational Attainment

Educational Attainment	NYS	SLC	Town	Village
Population 25 yrs and older	14,021,808	71,483	974	195
Attained less than HS diploma	12.4%	11.2%	9.0%	12.3%
Attained HS graduation	24.9%	35.5%	27.7%	32.3%
Attained some college, no degree	15.0%	17.1%	27.4%	10.3%
Attained Associate's degree	8.8%	12.7%	11.0%	10.8%
Attained Bachelor's degree	21.6%	12.0%	12.2%	19.0%
Attained graduate/professional degree	17.2%	11.5%	12.6%	15.4%

Source: U.S. Census, 2022 ACS 5-Year Estimates

Educational attainment data show that well over half (63.2%) of adult residents in the Town of Hammond have some college education, or hold bachelor's or graduate degrees. This is a similar, yet higher rate than in the State (62.65) and significantly higher than that of the County (53.3%).

Housing

Housing Units Data	NYS	St. Lawrence County	Town of Hammond	Village of Hammond
Total Housing Units	8,494,452	51,780	1,300	137
Occupied Units	7,604,523	41,399	535	111
% of Housing Units	89.5%	80.0%	41.2%	81.0%
Vacant Units	889,929	10,381	765	26
% of Housing Units	10.5%	20.0%	58.8%	19.0%
Owner-Occupied	4,128,119	29,521	426	62
% of Housing Units	54.3%	71.3%	79.6%	55.9%
Renter-Occupied	3,476,404	11,878	109	49
% of Housing Units	45.7%	28.7%	20.4%	44.1%
Built 1939 or earlier	30.9%	30.2%	27.2%	51.1%
Built 1979 or earlier	75.3%	67.5%	63.3%	73.7%
Median \$ Value, owner-occupied units	\$384,100	\$114,700	\$154,100	\$87,800

Source: U.S. Census, 2022 ACS 5-Year Estimates

As the table indicates, there are more housing units in the Town of Hammond than there are residents (1,300 housing units / 1,258 persons in 2020). More than half of these units (58.8%) are categorized as vacant, however most of these are seasonal/vacation homes.

If the Town of Hammond's housing units were occupied by average-sized households (2.82 persons) at the rate of owner-occupied units (79.6%), the total population of the Town would be 2,918 persons. This methodology could be used to project the summer population of the Town, when seasonal/vacation homes are at maximum use.

The distinction in the median value of homes should be noted. Median value in the Village is only 57% that of the Town, which is also well above median value in St. Lawrence County. Presumably, these values are influenced by high-value homes along the St. Lawrence River.

Income

Per Capita Income	2000	2010	% Change	2020	% Change
New York State	\$ 23,389	\$ 30,948	32.3%	\$40,898	32.2%
St Lawrence County	\$ 15,728	\$ 20,143	28.1%	\$26,676	32.4%
Town of Hammond	\$ 14,998	\$ 24,271	61.8%	\$29,583	21.9%
Village of Hammond	\$ 12,399	\$ 20,921	68.7%	\$23,583	12.7%

Source: U.S. Census

Per Capita Income (PCI) has risen during the 20-year period 2000 to 2020. Without correcting data for inflation, it is instructive to see that PCI for the County, Town and Village has lagged behind PCI for the State. However, PCI for the Town and Village rose at a much greater rate than for the County or State from 2000 to 2010; this growth rate dropped significantly in the period 2010 to 2020. Nonetheless, on a per-capita basis, the Town continues to be wealthier than the County.

Median Household Income	2000	2010	% Change	2020	% Change
New York State	\$ 43,393	\$ 55,603	28.1%	\$71,117	27.9%
St Lawrence County	\$ 32,356	\$ 42,303	30.7%	\$52,071	23.1%
Town of Hammond	\$ 25,313	\$ 50,568	99.8%	\$55,000	8.8%
Village of Hammond	\$ 22,159	\$ 32,143	45.1%	\$45,391	41.2%

Source: U.S. Census

Median Household Income (MHI) has also risen during this 20-year period. Without correcting for inflation, MHI for the County, Town and Village has also lagged behind MHI for the State. Like PCI, MHI for the Town and Village rose at a much greater rate than for the County or State from 2000 to 2010. In fact, by 2010 MHI for the Town was much higher than for the County. The rate of increase dropped precipitously from 2010 to 2020, but the Town of Hammond is still wealthier than the County, on a per-household basis. These measures of wealth clearly delineate the contrast between the Town and the Village, where PCI and MHI are distinctly lower than both the Town and the County.

Poverty

Poverty levels fell slightly during the 10-year period 2000 to 2010 in New York State, and in the Town and Village of Hammond, while the rate in the County remained stable. The most recent data (see table below) indicates that local poverty rates significantly exceed those of New York State, and, for the most part, St. Lawrence County.

Income Below Poverty Level in Last 12 Months	NYS	St. Lawrence County	Town of Hammond	Village of Hammond
All Families	9.7%	11.7%	15.2%	17.3%
Families w/related Children under 18 yrs	14.9%	18.4%	30.7%	27.5%
Female Householder w/Children under 18 yrs	32.6%	36.3%	41.5%	30.0%
All People	13.6%	17.0%	27.4%	26.8%

Source: U.S. Census, 2022 ACS 5-Year Estimates

The table below depicts a number of measures that can be used as indicators of poverty, including population with Supplemental Security Income and SNAP benefits.

Population with	NYS	St. Lawrence County	Town of Hammond	Village of Hammond
Supplemental Security Income	6.1%	7.7%	9.2%	8.1%
Cash Public Assistance	3.9%	3.9%	1.1%	5.4%
Food Stamps/SNAP Benefits in past 12 months	14.6%	15.5%	12.0%	18.0%
Social Security	31.8%	39.9%	43.7%	48.6%
Retirement Income	23.4%	30.6%	30.7%	32.4%

Source: U.S. Census, 2022 ACS 5-Year Estimates

Particular measures of poverty, such as poverty rates for female-headed households with Children, are often examined as indicators of entrenched poverty, or the probability that these households will remain low-income for the long-term. As shown in the following table, the percentage of female householders with children has decreased in the State, County, and Town, but increased within the Village of Hammond, indicating potential pockets of persistent poverty.

Poverty Rates – Female Householder with Children	2000	2010	2022*
New York State	38.8%	36.5%	32.6%
St. Lawrence County	44.8%	45.4%	36.3%
Town of Hammond	40.6%	63.2%	41.5%
Village of Hammond	25.0%	20.0%	30.0%

*Source: U.S. Census, *2022 ACS 5-Year Estimates*

Another frequently-observed indicator of poverty is the percentage of Low- or Moderate-Income Households (LMIH). The U.S. Department of Housing and Urban Development (HUD) has established criteria for eligibility for many of its anti-poverty programs: to be eligible, a community must have 51% or higher rate of LMIH. Per 2020 data from HUD and the U.S. Census, the Village of Hammond (62.7%) would qualify for participation in many HUD-financed programs, such as housing rehabilitation programs funded through the Community Development Block Grant program. The Town's rate of 41.4% does not meet the 51% threshold, although this does not leave its LMIH population without options, as they may participate in County-wide programs and the Town could compete for funds using a target-area approach.

Residential Mobility

Residential mobility refers to the movement of individuals or households from one residential location to another. It plays a significant role in local population growth and decline, affecting the provision of services and neighborhood dynamics. The COVID-19 Pandemic mainstreamed hybrid work and work-from-home concepts. It impacted real estate markets in rural areas, especially where high-speed broadband was available.

2022 ACS 5-Year Estimates indicate that 92% of the residents of the Town of Hammond lived in the same house for at least one year. For the balance of residents, 4.5 % moved to Hammond from somewhere else in the County, 0.4% moved from somewhere else in New York State, 0.4% moved from another State, and 2.7% moved there from abroad. The ACS also indicates that 9.8% of Hammond residents work from home, compared to 4.7% in the County, and 12.4% in the State.

Census data also shows that the Town and Village are equipped and have access to broadband service at their homes. See the Infrastructure section of Community Characteristics, Goals and Recommendations for more information on access to broadband.

Household Data	St. Lawrence County	Town of Hammond	Village of Hammond
# Households (Occupied housing units)	41,399	535	111
With a computer	36,934	475	102
As % of Households	89.2%	88.8%	91.9%
With broadband internet subscription	34,664	469	95
As % of Households	83.7%	87.7%	85.6%

Source: U.S. Census, 2022 ACS 5-Year Estimates

Significant Natural and Built Features

St. Lawrence River

The St. Lawrence is the predominant natural feature of Hammond. It is, in fact, one of the largest rivers in North America. It links the Great Lakes to the Atlantic Ocean; together this system contains nearly 20% of the world's freshwater and covers approximately 94,000 square miles. The St. Lawrence in Hammond has extensive coastal wetlands, which provide immeasurable benefit to the community, including:

- Flood and storm water control;
- Surface and groundwater protection;
- Erosion control;
- Pollution filtration and nutrient cycling;
- Fish and wildlife habitat; and
- Recreational opportunities.

The vast majority of riverfront land is comprised of privately-owned seasonal camps and an increasing amount of year-round homes. Nonetheless, access to the River and its recreation options – boating, diving, fishing, and hunting – play a large part in defining this community.

River access points and amenities include:



Town-operated facilities include a boat launch and dock at Chippewa Bay. There are also boat launches, without parking, at Oak Point and Schermerhorn Harbor.

Schermerhorn Harbor is a privately-operated facility featuring rental cottages and a protected marina with a public boat launch. Amenities include a marine/general store, transient dockage, and boat rentals, as well as sales, parts and service of boats and marine equipment. Preceding information from: <https://www.schermerhornharbor.com/>.

Hurricane Joe's Marina (formerly Blind Bay Marina) is a privately-operated marina with approximately 40 slips, as well as a seasonal store and bar/restaurant.

Cedar Island State Park is on an island in Chippewa Bay and is only accessible by boat. The best access is from the public boat launch and parking area in the Hamlet of Chippewa Bay. Camping, fishing, hunting, and picnicking are the park's major activities. Park facilities include campsites, cabins, docks, picnic tables, and pavilions.



The NYS Office of Parks, Recreation and Historic Preservation indicates the following amenities are located within 10 miles of the park: boat launch, boat and canoe rental, convenience store, and a first aid station. Also in the vicinity, but farther than 10 miles away, are: an interpretive center, playground, restaurant, shower facility, and a swimming beach. Preceding information from: <https://parks.ny.gov/parks/cedariland/details.aspx>

Great Lakes Seaway Trail. The Seaway Trail is a 518-mile scenic driving route that follows the shores of Lake Erie, the Niagara River, Lake Ontario, and the St. Lawrence River in New York and Pennsylvania. One of the first roads in America to be designated as a National Scenic Byway, the Great Lakes Seaway Trail highlights historical, cultural and natural features throughout these areas, with an emphasis on birdwatching, boating, fishing and diving sites. Preceding information from: <https://www.dot.ny.gov/display/programs/scenic-byways/Great-Lakes-SeawaysTrails>

Lonesome Bay State Forest covers 1,122 acres, entirely within the Town of Hammond.

- There are currently no maintained trails on this state forest.
- The property provides large undeveloped areas well suited for hunting, hiking, and nature viewing.
- There are no designated camp sites on this property. Primitive camping is allowed.
- Hunting and Trapping are permitted on the property in accordance with department regulations, unless otherwise posted (Wildlife Management Unit 6A).
- Geo-caching is allowed.

The topography and vegetation found on this forest are quite variable. Upland areas with deeper soils support forests containing basswood, sugar maple, and black cherry. Drier rocky sites are dominated by drought tolerant species such as northern red oak, bitternut hickory, and eastern hophornbeam. Lowland areas are covered by a patchwork of swamp hardwood forests containing red maple, green ash, American elm, and slippery elm. The wettest areas support communities of wetland shrubs and grasses.

There are several unusual plant communities which occur across this area, including over 150 acres of silver maple dominated swamp hardwoods. Upland areas also include locally abundant populations of butternut and cork elm. This State Forest is included in the St. Lawrence Rock Ridge Unit Management Plan. Preceding information from: <https://dec.ny.gov/places/lonesome-bay-state-forest>.



South Hammond State Forest covers 2,086 acres in the Towns of Hammond and Rossie.

- There are currently no maintained trails on this state forest.
- The property provides large undeveloped areas well suited for hunting, hiking, and nature viewing.
- There are no designated campsites on this property. Primitive camping is allowed.
- Hunting and Trapping are permitted on the property in accordance with all game regulations, unless otherwise posted (Wildlife Management Unit 6A).
- Geo-Caching is allowed.



The topography is very hilly with thin soils and rocky exposed ridge tops. There are few tree plantations on this property. Native white pine can be found across the landscape. Poorer sites are dominated by red and white oaks, eastern hophornbeam, hickories, and other species adapted to dry and nutrient poor soils.

A unique feature of this forest is an area of exposed Sandstone Pavement Barrens, containing pitch pine and other fire adapted species which are unusual in the surrounding landscape. This State Forest is included in the St. Lawrence Rock Ridge Unit Management Plan. Preceding information from: <https://dec.ny.gov/places/south-hammond-state-forest>.

Black Lake is a popular fishing destination in northern New York. Its southernmost bays - Black Bay, Lonesome Bay and Big Bay - extend into the Town of Hammond. About four miles across at its widest point and with over 60 miles of shoreline, the lake is filled with many sandbars, underwater shoals, and rugged rocky islands. The Indian River and Fish Creek are its primary tributaries. Over 20 miles to the north, the Lake empties into the Oswegatchie River, flows over the Eel Weir Dam and into the St. Lawrence River.

The Lake is well known for its productive fisheries, including perch, bluegill, crappie, northern pike, largemouth and smallmouth bass, walleye, catfish and muskellunge. Crappie fishing is especially popular and abundant year-round. Preceding information from: <http://www.blacklakeny.com/>.

Crooked Creek Preserve was acquired by the 1000 Islands Land Trust in 1998 and consists of roughly 2,100 acres of Class I



wetlands, uplands and forest along Crooked Creek in the Towns of Hammond and neighboring Alexandria, in Jefferson County. It is one of the most significant wetlands on the St. Lawrence, and has been long-recognized as a paddling destination. The Preserve features the **Macsherry Trail**, a loop trail that is approximately three miles long. It meanders through the woods, passes beaver ponds and leads to Crooked Creek and views of Chippewa Bay. Preceding information from:

<https://tilandtrust.org/explore/preserves-trails/crooked-creek-preserve>.

Chippewa Bay Preserve is also managed by the 1000 Islands Land Trust.

This Preserve along Chippewa Creek is part of the Frontenac Arch, a wildlife corridor that extends from the Adirondacks northward across the St. Lawrence and into Canada's Algonquin Park. This sixty-plus acre parcel has forested and wetland habitat. Its 0.8 mile loop trail features an elevated wildlife observation platform. Preceding information from:

<https://tilandtrust.org/explore/preserves-trails/chippewa-bay-preserve>.



Strength, Weakness, Opportunity and Threat (SWOT) Analysis and Community Visioning

The development of the 2013 Comprehensive Plan included a community SWOT analysis and visioning exercise. This analysis clearly displayed the significant role that the area's natural features and environmental resources play in the community. Full SWOT results are available in **Appendix A**, with items related to the area's natural features highlighted below.

Ranking highest of Hammond's natural resource-related ***strengths*** were its location, proximate to the St. Lawrence River, Black Lake and Ottawa; and an abundance of renewable energy resources. A variety of outdoor recreation options, including boating, camping, hunting, fishing, diving and ice fishing were rated among its strengths. The area's diverse habitats, wetlands and wildlife; and open, scenic and tranquil farmland were also noted.

Notable ***weaknesses*** include limited public access to the St. Lawrence River and a lack of hiking and biking trails. Also noted was a lack of local resources/capacity to maximize tourism options and marketing of Hammond as a destination.

Cumulatively, the highest-rated ***opportunity*** identified was the development of recreational areas and access for birding, biking, hiking, kayaking, canoeing, fishing, and ecotourism. The single highest-rated ***opportunity***, wind farms/development, was also one of Hammond's most contested issues. The development of other renewable energy resources was also noted.

Threats to Hammond were noted as wind farms/development (6 votes) and conversely, *not* developing wind resources (5 votes). Other threats include: irresponsible development, and the abandonment of farmland and its resulting loss of open space.

In the years since the community SWOT analysis, some things have changed. Most notably, the opportunity/threat of wind development has passed. A number of tourism-related projects have been advanced, including the development of the Crooked Creek Preserve and the Macsherry Trail by the 1000 Islands Land Trust, as well as a farmers market, Taste NY St. Lawrence Wine Trail, Barn Quilt Trail, and Stone House tours. In addition, a Town/Village Zoning Code was established and the Village worked with NYS Environmental Facilities Corporation (EFC) on the Intended Use Plan and completed a significant update to the Village sewer system.

A public meeting was held at the Hammond Town Hall on June 11, 2024 to gather input from the community for their new Joint Comprehensive Plan. The implementation matrix from the 2013 Plan was reviewed in detail, noting accomplishments, changes in interest, and generating new ideas. A public hearing to review the draft Plan and further solicit community input was held on October 17, 2024. A number of concepts and project ideas were raised:

- Improvements to the fire department property at 300 Lake Street: rehabilitate building façade; new cement pad in front of overhead doors; construct an enclosure over the generator; install electronic sign in front; addition for kitchen and dining area, and meeting room; improve drainage; and construct a storage building.
- Re-use of old Town Hall
- Demolition/revitalization of blighted building(s) on Main Street
- Artist trail
- Organic farm trail
- Frisbee golf trail
- Railroad trail
- Farm stand list
- Summer events poster
- Revive Town's spring newsletter
- Food truck "corner"
- Amish buggy parking
- Local and North Country goods for sale
- Pickleball court
- Tax incentive for business creation
- Electric vehicle charging station
- Picnic area, parking near downtown
- Bicycle maintenance area near downtown
- Public restrooms downtown
- Concepts identified for targeted development:
 - Brewery
 - Veterinarian
 - Gas station (automobiles)
 - Deli/ice cream/coffee shop
 - Fitness center
 - Opera house/theater (stage)

[This Page Intentionally Left Blank]

COMMUNITY CHARACTERISTICS, GOALS AND RECOMMENDATIONS

Defining Characteristic



It is inarguable that the St. Lawrence River is a defining characteristic of this community. As such, the preservation of the River and its wetlands is paramount, and the protection and/or improvement of water quality is a base consideration. Water quality is an overarching priority, as it impacts nearly all categories of goals and recommendations in this Plan: Culture & Heritage; Business & Commerce; Housing; Infrastructure & Resiliency; Land Use & Agriculture.

The 2020 St. Lawrence River Watershed Revitalization Plan was a cooperative effort of the Soil & Water Conservation Districts of Franklin, St. Lawrence, Jefferson, Lewis, Herkimer, Hamilton, western Essex, and Clinton Counties. Its goals are to:

- Protect and enhance habitats of native plants and animals;
- Adapt to a changing climate;
- Ensure that communities retain their essential character while providing economic opportunity;
- Resolve issues of legacy contamination and atmospheric deposition;
- Increase awareness of how human actions affect the ecosystem; and
- Prepare for emerging issues and threats.

This document is a significant resource, detailing environmental characteristics at the watershed and sub-watershed levels; water quality conditions and impairments; public uses; and emerging issues. While water quality issues don't recognize municipal boundaries, this Plan's gap assessment of regulatory tools and laws that address watershed resource protection indicated that most municipalities do not adequately address water quality in their regulatory programs.

Defining Characteristic: Goals and Recommendations

Goal A: Protect and/or improve water quality in the St. Lawrence River watershed.

The St. Lawrence River watershed is one of the largest drainage basins in New York State and serves as the gateway between the North Atlantic and the Great Lakes. It encompasses 5,600 square miles and includes 12,030 miles of freshwater rivers and streams. Variables affecting water quality include a range of industrial, residential, agricultural, and other sources.

Recommendations:

1. Review General Recommendations for Watershed Health in the St. Lawrence River Watershed Revitalization Plan. Take relevant recommendations into consideration when reviewing project development plans and local zoning.
2. Establish/appoint a municipal liaison to stay abreast of current and emerging issues by engaging with the St. Lawrence County Soil and Water Conservation District; 1000 Islands Land Trust; Save the River and government agencies.
3. Encourage homeowners to properly maintain septic systems; promote NYS Septic System Replacement Program administered by St. Lawrence County.
4. Promote proper disposal of solid waste, construction debris, and household hazardous waste.
5. Consider impacts to surface water when reviewing local development plans.
6. Encourage natural shorelines to buffer surface water runoff.



Culture and Heritage

Hammond celebrates its history and culture through two annual events: the Hammond Fair, which began in 1857 and the Scottish Festival, which began in 2018. The community also recognizes the role of Hammond Central School District, a K-12 public school with an enrollment of 231 students (2022-23, NYS Education Department). Like many rural communities, the school is, literally and figuratively, central to community identity and activities.

The Scottish Festival began as a bicentennial celebration of the first Scottish settlers to arrive in the Town of Hammond. These Scotsmen arrived in waves beginning in 1818. The celebration in 2018 honored their strength, faith, hard work, and traditions. The event was well attended and unique to the area. Now in its seventh year, the Festival boasts a day of international Highland Games, traditional highland dancers, lively Celtic bands, Scottish themed craft vendors, ethnic food trucks, blacksmithing, spinning, weaving, a 5K kilt run and activities for children- such as a “storm the castle” maze, and a “Dress like a Scott” Photo Booth. Attendance has grown from approximately 700 people in 2018 to over 1200 in 2023.



The town has a long history of festivals and field days in the summer and fall. In 1857, the first annual Hammond Agricultural and Mechanical Society Fair was held at Chippewa Bay, drawing attendees from nearby towns. Though the HAM society disbanded in 1860, a new series of Hammond Field Days began in 1886 as part of Independence Day celebrations. In the 1930s, the long-running Hammond 4-H and FFA

Fair began. This cherished local event continues to celebrate agriculture and ag traditions each fall, with two days of family-friendly events, livestock shows, and handicrafts. The 2024 event was the 85th Annual Hammond 4-H and FFA Fair.

Culture and Heritage: Goals and Recommendations

Goal B: Continue and grow the public following of annual community events.

Recommendations:

1. Engage with regional and national organizations that promote similar events, such as the Association of Scottish Games and Festivals (<https://asgf.org>) and the Highland Games and Festivals (<https://highlandgamesandfestivals.com/>).
2. Commemorate April 6th as National Tartan Day.
3. Recognize Hammond Central School as critical public infrastructure and establish/maintain communication between school board and administration and municipal officials.

Business and Commerce

Real Property data classify parcels according to categories of uses. By acreage, the largest land use category in Hammond is agriculture (37%), followed by residential (29.6%) and wild, forested conservation lands and public parks (26.1%).

2024 Real Property data also indicates the presence of the following uses that may indicate business or commercial activity:

- 96 unique agricultural uses;
- 36 unique residences with 10+ acres (presumed to have potential for business or commercial uses)
- 33 unique commercial uses;
- 19 unique community service uses;
- 5 unique recreational and entertainment uses;
- 1 unique industrial use.

Note: “Unique uses” describes multiple parcels under the same ownership. For example, if James Jones, living at 123 Main Street, is listed as the owner of five parcels that are each classified as agricultural uses, it is presumed here that James Jones utilizes them for one “unique use.”

While only a sub-set of local businesses are involved with local Chambers of Commerce, such membership is another indicator of business vitality. The Town of Hammond does not have its own Chamber of Commerce; however, local businesses are represented by the St. Lawrence County Chamber, and locally by the Black Lake Area Chamber.

Seventeen Hammond organizations are members of the County Chamber; these include: (10) camps/cottages/cabins; (1) bank; (1) insurance company; (1) art gallery; (1) museum; (1) recreational; (1) school; and the Black Lake Chamber.



Forty Hammond businesses are members of the Black Lake Chamber; these include: (23) camps/cottages; (3) restaurants/cafes; (2) fishing charters/businesses; (2) marina/marine services; and one each of: winery; retail; boat tour; contractor; insurance company; market; bank; self-storage; telephone company; and recreational. It is worth noting that this represents a significant rise in memberships since the 2013 Plan (from 13 business to 40), although it appears that these are not necessarily new businesses.

While data from the Chamber of Commerce is necessarily incomplete or inclusive of a larger area than the Town and Village of Hammond, they do provide a picture of the business and commercial activity in and around Hammond.

Workforce Considerations

The U.S. Census Bureau breaks workers into group, or “classes” and indicates the following breakdown by class in Hammond: 43.4% are employed by local, state, or federal government; 31.8% are employed by a private company; 16.4% are self-employed in their own not-incorporated business or are unpaid family workers; 6.2% work for private not-for-profit organizations; and 2.2% are self-employed in their own incorporated business.

Among adults living in the Town and Village of Hammond, 615 have received at least some college education (more than 63% of Hammond’s total population). Another 269 adults (27.7% of the adult population) have graduated from high school (2022 ACS 5-Year Estimates). This educational attainment is predictive of a skilled labor force. This concept is supported by Census Bureau Employment by Industry data that estimated 666 persons who live in the Town, including the Village, work in the civilian labor force.

Among the civilian labor force:

- 297 persons (47.2%) were employed in educational services, health care and social assistance.
 - 80 persons (12.7%) were employed in construction.
 - 50 persons (7.9%) were employed in agriculture, forestry, fishing and hunting, and mining.
 - 44 persons (7.0%) were employed in arts, entertainment, and recreation, and accommodation and food services.
 - 39 persons (6.2%) were employed in professional, scientific, and management, and administrative and waste management services.
 - 27 persons (4.3%) were employed in public administration.
 - 25 persons (4.0%) were employed in wholesale or retail trade.
 - 24 persons (3.8%) were employed in finance and insurance, and real estate, including rental and leasing.
 - 16 persons (2.5%) were employed in manufacturing.
 - 11 persons (1.7%) were employed in transportation and warehousing, and utilities.
 - 9 persons (1.4%) were employed in the information industry.
 - 7 persons (1.1%) were employed in other services.
- (2022 ACS 5-Year Estimates)

Since the 2013 Joint Comprehensive Plan, some changes in the distribution of the workforce across employment sectors are noted, as follow.

More people are working in:

- Educational services, health care and social assistance; and
- Professional, scientific, and management, and administrative and waste management services.

Significantly more are working in:

- Agriculture, forestry, fishing and hunting, and mining.

Fewer people are working in:

- Construction;
- Wholesale or retail trade
- Manufacturing
- Transportation and warehousing, and utilities;
- Information; and
- Other services.

Significantly fewer are working in:

- Arts, entertainment, and recreation, and accommodation and food services; and
- Public administration.

About the same number of people work in finance and insurance, and real estate, including rental and leasing.

Business and Commerce: Goals and Recommendations

The following goals and recommendations are based upon the comments and discussion generated at public meetings, substantiated by relevant business and commercial data and observations of County Planning Office staff, and vetted against the St. Lawrence County Public Policy Guide (adopted 1995 and modified 2011; see <https://stlawco.gov/sites/default/files/Planning/Policy%20Guide%20Final%20Draft%20Revisions%20June%202011.pdf>).

Goal C: Protect and enhance the current economic drivers of the Town and Village.
--

Current drivers of the local economy are agriculture and recreation/tourism/seasonal visitors. Several factors present challenges with respect to these economic drivers: agriculture is becoming concentrated into fewer, but larger, farms; many of the businesses that support recreation, tourism and seasonal visitors are small, niche businesses that may be difficult to expand; retail sales face seasonal fluctuations and need a minimum threshold of sales to be viable; most waterfront property is privately owned,

therefore limiting the opportunity to acquire new waterfront properties for public access; and there is limited local voice regarding St. Lawrence River/Seaway water levels.

Recommendations:

1. Establish a Hammond-area group or committee to continue/further the activities of the Business & Economic Development Group of Hammond & Chippewa Bay; promote businesses in the Town and to advance concepts raised in public meetings. These concepts include: farm stand list, summer events poster, spring newsletter.

NOTE: During the development of the 2013 plan, a volunteer organization called the “Business & Economic Development Group of Hammond & Chippewa Bay” was formed to nurture and promote business recognition, growth and development in the region. Its initial focus was the development of a website: <http://www.visithammondny.com/>. The site featured a business directory; employment listings; tourism and visitors’ information; calendar of events; and area news and photographs.

2. Update and maintain the business directory at <https://www.visithammondny.com/>.
3. Expand public access to waterfront on St. Lawrence River and Black Lake. Access might include establishment or enhancement of parks, beaches, motorized and non-motorized boat launch sites.
4. Utilize social media platforms to expand name recognition and promote businesses, attractions/activities, and community events.
5. Connect with the existing 1000 Islands internet and social media presence. For example, Hammond is not a listed community on <https://visit1000islands.com/>.

Action: Contact the St. Lawrence County Chamber of Commerce and the 1000 Islands International Tourism Council.

6. Help waterfront communities on St. Lawrence River to maintain their access to the river. Some communities are faced with siltation or other issues that threaten to impede accessibility.

Action: Participate in public engagement opportunities held by the International Joint Commission (IJC). Public input is solicited any time the IJC is asked to make a decision about a dam or other structure in a river or a lake. It holds public meetings every three years, and welcomes comments submitted in writing at any time. The IJC sponsors conferences, meetings and round table discussions in which members of the public and community groups can take part. See: <https://www.ijc.org/>.

Goal D: Develop/solicit new business and commercial opportunities that coordinate with existing businesses and commercial activities.

Existing businesses can be predicted to need particular services or supplies. For example, might the demand of local construction companies (or those working locally), together with the average demand of homes, farms, etc., support a hardware/lumber business? Another example is the tourist industry: what common services or products might be sold to or by these businesses?

Recommendations:

1. Engage a consultant or student group to conduct a “gap analysis” to indicate what sales are currently leaking out of the community, and what types of new business opportunities might be able to capture those leaked sales.
2. Pursue targeted development concepts raised in public meetings: brewery, veterinary services, gas station, deli/ice cream/coffee shop, local goods, fitness center, opera house/theater.

Action: Identify parcels available for development or redevelopment or approach owners of desirable parcels.

Action: Engage with private consultant or SLC Industrial Development Agency to solicit development proposals.

3. Research what ag-related services are needed by current farmers: dairy farms, other animal producers, crop farms, specialty growers. What services are needed by multiple types of farms? What services are in highest demand? Is there a nexus to the non-farming population as well? Develop a plan to attract/develop those services (see also Recommendation Number 2).
4. Develop new tourism activities that visitors and residents can do while in Hammond, such as artist trail, farm trail, Frisbee golf, bird/wildlife watching venues, bicycle routes, horseback riding trails, hiking paths, kayaking put-ins, snowmobile trails.

Each of these has the ability to start small, with potential for expansion and coordination/cooperation between activities. There are successful local models, including stone house tours, the Taste NY St. Lawrence Wine Trail, Barn Quilt Trail, and Crooked Creek Preserve.

Goal E: Revitalize the downtown core in the Village.

The Village of Hammond serves as the core for much of the community's business and commercial activity. The Village is a population base; center of infrastructure; local government; shopping and services; education; and industry. As such, the economic health of the Village is indicative of the health of the entire Town.

Recommendations:

1. The Village can market its locational advantages, including infrastructure. To do so, the Village can make use of the results from the previously mentioned gap analysis. Its desirable natural features and broadband access are significant assets; and Interstate 81 is accessible approximately 20 miles from the Village.
2. Conduct an inventory of vacant and underutilized buildings in the downtown core or the entire Village.
3. Work with St. Lawrence County to investigate, acquire and revitalize the tax delinquent parcel at 18 South Main Street.



Action: Engage with St. Lawrence County Legislative representative (District 4) and St. Lawrence County Attorney's Office.

Action: Appropriate funds in future budgets to be available as local match for funding opportunities, such as Restore NY and NYS Office of Parks, Recreation and Historic Preservation Environmental Protection Fund (EPF) grants.

4. Pursue community development concepts raised in public meetings: pickleball court, EV charging station, picnic area, parking, Amish buggy parking, public restrooms, bicycle maintenance area, food trucks, and targeted development of services.

Action Re: EV Charging Station: Community institutions such as schools, hospitals, colleges, and libraries, are well-positioned to install charging stations due to their high traffic and longer parking durations. NYSEDA offers a list of things to consider when installing a charging station, see <https://www.nyserda.ny.gov/All-Programs/Charging-Station-Programs/Charging-Stations-Hosts-FAQs>. Contact Cornell Cooperative Extension of St. Lawrence County's Natural Resources & Energy Educator for additional guidance.

5. The Village can discuss current conditions/future plans with its existing businesses/services. Such discussions might lead to coordination of Village activity with business creation/expansion. Such discussions might also lead to increased cooperation among local businesses/services.



6. The Village can make, provide, or acquire space for proposed activities, as appropriate. For example, the Gipp's Village Pavilion was built to provide covered space for the farmers market and other community events.

7. The Village can seek grant or low-interest loan funds to help rehabilitate housing, and deteriorated/underutilized commercial, industrial or public structures in the community.

8. Local residents might create a "Neighborhood Improvement Association," to help clean up overgrown lots, make small repairs at homes or businesses to enhance the streetscape/visual appeal of the community. This could build upon the work of the bustling Garden Club, formed after the adoption of the 2013 Plan.

9. Local stakeholders might begin to establish a Growth Fund or a Local Development Corporation. The purpose of such a fund and/or organization would be to assist in the establishment/expansion of business in the community.



Action: Engage with the Clayton Local Development Corporation (CLDC) to learn about their process, successes and failures. The CLDC was formed in 2009 and has brought over \$12 million in outside funding for revitalization projects. See: <https://www.claytonldc.org/>.

Action: Engage with the Ogdensburg Growth Fund Development Corporation, whose mission is to foster cooperation between government, economic development agencies and the private sector to strengthen businesses and create opportunities for residents. See: <https://www.ogdensburg.org/92/Ogdensburg-Growth-Fund-Development-Corpo>.

10. Develop and implement a downtown revitalization project. Possible funding sources: New York Main Street, Empire State Development, NY Forward Program.

Action: Engage with communities that have undertaken significant downtown revitalization projects to learn how they got started. *NY Forward* recipients in the North Country are Cape Vincent, Lyons Falls, Waddington, Canton, Alexandria Bay. Recent *NY Main Street* recipients include Clayton, Lowville, LaFargeville, Potsdam, Hermon, Massena, and Carthage.

Action: Engage with local businesses to gain their input and insight, and to build partnerships. Private capital plays an important role in downtown revitalization.

Action: Appropriate funds in future budgets to be available as local match for funding opportunities.



Industry

Industry is typically thought of only as heavy industry. Although heavy industry played an important role in St. Lawrence County at one time, its presence has significantly diminished. Nonetheless, industry can be defined in a number of ways. When spoken of with a qualifier such as the tourism industry, agricultural industry or energy industry there *is* a local connection.

Both the tourism and agricultural industries are discussed in detail in other sections of this plan. The energy industry, specifically renewable energy, has garnered interest in Hammond as it has in other areas of the County. In years past, biomass fuels and wind energy development have been topics of discussion. Presently, solar development is gaining a foothold in St. Lawrence County.

Prior to the 2013 Comprehensive Plan, Hammond was solicited by an industrial wind developer. After extensive community debate and deliberation, the Town passed a thorough, comprehensive and restrictive Wind Energy Local Law.

The following goal and recommendation are based upon the comments and discussion generated at public meetings, substantiated by relevant data and observations of County Planning Office staff and vetted against the St. Lawrence County Public Policy Guide (adopted 1995 and modified 2011).

Goal F: Accommodate industry in a manner where it can exist in harmony with the Hammond community and in compliance with local laws and regulations.

Recommendation:

1. Establish a working relationship with any developer to ensure that both the developer and the State adhere to the adopted laws and regulations in Hammond.

[This Page Intentionally Left Blank]

Governance

The **Village of Hammond** is governed by a Mayor and two Trustees. Elected or appointment positions include: Mayor, Trustees (2), Clerk & Tax Collector, Attorney, Dog Control Officer, and Code Enforcement Officer.

The **Town of Hammond** is governed by a Supervisor and four-member Town Council. Elected or appointment positions include: Town Supervisor, Town Council (4), Clerk & Tax Collector, Justice, Highway Superintendent, Assessor, Historian, Attorney, Dog Warden, and Code Enforcement Officer.



The Town and Village have a shared Planning Board comprised of five members and a Zoning Board of Appeals.

The Town and Village both maintain very functional websites that include meeting minutes and agendas; public hearing minutes;

calendar items and other notices; fee schedules for Code Enforcement; forms and permits; and information on proposed local laws and local law filings.

Governance: Goals and Recommendations

The following goal and recommendations are based upon the comments and discussion generated at public meetings; information provided by the Town and Village; and observations of County Planning Office staff. They are further vetted against the St. Lawrence County Public Policy Guide (adopted 1995 and modified 2011).

Goal G: Develop or expand local government efficiencies to reduce costs.

There is a trend in New York State to reduce layers of local government. One New York State Department of State (NYS DOS) program is the Local Government Citizens Re-Organization Empowerment Grant, a noncompetitive grant that provides funding to study, plan for and/or implement the restructuring of local governments subject to

General Municipal Law Article 17-A. Its goal is to reduce municipal expenses and property taxes through government re-organization or alternative actions if re-organization is not a feasible or desirable option, or will not reduce expenses. It should be noted that the Town and Village government already operate at minimal expense.

Recommendations:

1. Work with the NYS DOS to identify potential cost savings and efficiencies of service. The DOS has online resources, technical assistance, and grant funding for feasibility studies for dissolution, consolidation and shared services projects. See <https://dos.ny.gov/>.
2. Look at models of shared highway facilities, also available from NYS DOS to inform local discussion between Town, Village, and school district.



Town of Hammond: <http://www.townofhammondny.com>

Village of Hammond: <https://www.hammondnewyork.com>

Housing

Data related to the Town of Hammond's housing stock has been collected both from the American Community Survey (ACS) and from a windshield survey conducted by staff of the St. Lawrence County Planning Office in May 2012.

The windshield survey identified 562 houses. Of these, 335 (59.6%) were determined to be in standard condition, while 215 (38.2%) were in substandard condition and 12 (2.1%) were determined to be dilapidated. Fifty seven (10.1%) of the identified units were mobile homes; most of these were found to be in substandard condition. Although



this information is somewhat dated, it still provides a relative view of housing conditions in the community. Moreover, based upon housing trends throughout the County, there is no reason to expect any substantial change in overall conditions.

ACS data identified a total of 1,300 housing units in the Town; of these, 137 are located within the Village. While this data also reveals a Town vacancy rate that is significantly higher than St. Lawrence County as a whole (58.8% versus 20.0%), this is easily explained by the seasonal nature of many of the properties located on the St. Lawrence River. The vacancy rate for the Village is consistent with that of the County, at 19.0%

2022 ACS 5-Year Estimates further reveal that the Village of Hammond has a high percentage of significantly older homes than its surrounds. In the Village, 51.1% of the homes were built prior to 1939. In the Town and St. Lawrence County respectively, the comparative figures are 27.2% and 30.2%. In New York State, 30.9% of homes were constructed prior to 1939.

It is notable that the Town and Village had a significant number of homes constructed from 1980 to 1999: 25.5% of the Town's homes and 24.8% of the Village's homes were built during this period. County and State rates during this period were 21.0% and 13.7%, respectively.

Mobile homes have long been known to play a larger role in the housing stock of the North Country than they do in other parts of New York State. ACS indicates that 2.1% of the State's housing is characterized as a mobile home. In the County, 10.4% of houses are mobile homes. The Town of Hammond has an even greater percentage than the County: 12.8%.

Homes in Hammond are more likely to be single family homes than multi-units: in the Town, 83.8% of homes are single-unit structures. In the County and State respectively, 71.8% and 46.9% are single- vs. multi-units. In fact, excluding mobile homes (which are not classified by ACS as single- or multi-unit), only 3.4% of the housing in the Town of Hammond is multi-unit housing. Twenty-eight of these 44 multi-unit structures are located inside the Village boundary.

Occupancy data also indicates a low renter-occupied rate in the Town: 20.4% of occupied homes are renter-occupied; the County's renter-occupied housing is 28.7% and the State's is 45.7%. Again, Village data indicates something of a concentration of these rentals (44.1%) inside the Village.



Median home values in Hammond are significantly higher than the County as a whole: Median value of owner-occupied homes in the Town is \$154,100, in the County \$114,700. The Village, however, has a median home value of only \$87,800. The State's median value is \$384,100. Median owner costs for Village of and County are on par, at \$1,208 and \$1,264, respectively. Median owner costs are somewhat higher in the Town, at \$1,468, and significantly higher for the State, at \$2,441.

Median rent in Hammond (\$854 in the Town and \$900 in the Village) is significantly lower than the State at \$1,507, but is somewhat higher than the County, at \$788.

Utility gas, or natural gas, is utilized as a heating fuel by the majority (59.4%) of New Yorkers, while an additional 17.9% of State residents rely on fuel oil or kerosene. In Hammond, the majority of Town residents (44.5%) rely on fuel oil or kerosene and the next largest group (26.4%) heat with bottled, tank or LP gas.

Housing: Goals and Recommendations

The following goals and recommendations are based upon comments and discussion at public meetings, substantiated by relevant housing data and observations of Planning Office staff, and vetted against the St. Lawrence County Public Policy Guide (adopted 1995 and modified 2011).

Goal H: Enhance and preserve the appearance and condition of housing in the Town and Village.

Recommendations:

1. Implement a housing rehabilitation program. Possible funding source: Community Development Block Grant (CDBG), NYS HOME.
2. Pursue certification as a “Pro-Housing Community” through New York State Homes and Community Renewal (NYSHCR). See <https://hcr.ny.gov/phc>.
3. Promote existing housing rehabilitation programs, including CDBG-funded countywide housing rehabilitation program, septic system replacement program, and CDP’s Weatherization program.
4. Develop a Historic Stone House District. Technical assistance, information on weatherization of historic properties and historic preservation tax credits are available through the New York State Historic Preservation Office (SHPO).
5. Promote availability of the Section 421-f partial tax exemption, which allows a municipality to phase in increases in assessed value due to renovation of a residential property over an eight-year period.



Goal I: Increase affordable housing options/housing choice/senior housing.

Recommendations:

1. Contact housing authorities and property management agencies in proximate areas to discuss possible partnerships. Suggested agencies include:
 - St. Lawrence County Community Development Program (CDP)
 - St. Lawrence County Office for the Aging
 - Housing Authorities (Canton, Edwards, Gouverneur, Ogdensburg, DeKalb)
 - Development Authority of the North Country (DANC)
 - Jefferson County Planning Office
 - United Helpers
 - USDA Rural Development

2. Contact local development agencies to discuss strategies to market the community to private developers and to explore potential funding options. Suggested agencies include:

- St. Lawrence County IDA
- Development Authority of the North Country (DANC)
- New York Dormitory Authority

Infrastructure and Resiliency

High Speed Internet Access

St. Lawrence County established a Broadband Committee in 2021. This committee has developed a working relationship with the Development Authority of the North Country (DANC) as its technical partner, NYS ConnectALL, and internet service providers (ISPs) with a footprint in St. Lawrence County. Initial efforts focused on determining where ISPs have infrastructure and what services they provided. Per the NYS Public Service Commission Broadband Map, there are 14 counties with higher percentages of unserved households in the State, including all other North Country counties other than Jefferson. The County estimates that approximately 2% of occupied housing units with electrical service do not have access to broadband.

Broadband speed has two measures, download speed and upload speed. Download speed refers to the rate at which data is transferred from the internet to your device, and upload speed is the reverse. Currently, the standard units of measure is megabits per second (or Mbps), and moving toward gigabits per second (Gbps). One gigabit is equivalent to 1000 megabits.

According to the National Telecommunications and Information Administration (NTIA), an **unserved** location has either no access or speeds up to 25 Mbps download and three Mbps upload (notated 25/3 Mbps). **Underserved** locations are those with speeds that do not exceed 100/20 Mbps.

Hammond is unique among communities in the County, as it is home to Citizens Telephone Company, which has been locally owned and operated since 1904. The entirety of the Village and Town, but for some of the islands in the St. Lawrence, has access to high-speed internet service. Citizens presently offers internet service at speeds up to 300/100 Mbps. Other ISPs with a presence in the County, although not in Hammond, currently offer speeds up to 1/1 Gbps in some areas.



The method of broadband transmission that is presently considered optimal is fiber-to-the-home. Fiber optic cable has significantly greater capacity than coax (coaxial cable), sometimes referred to as “copper.” Wireless service, once a viable option, has not been able to remain competitive as customers demand faster and more reliable network speeds. Satellite service is an option for remote or difficult-to-reach locations.

NTIA considers fiber a future-proof technology. That is, it is capable of managing data needs that increase over time. Therefore, it is the “gold standard” for federally-funded projects. Where fiber is not economically feasible, hybrid fiber/coax networks, and licensed fixed wireless networks can be considered for funding. Alternative technologies such as unlicensed fixed wireless and low-earth orbit (LEO) satellite broadband service can only be considered for federal funding in limited circumstances, in the hardest-to-reach-parts of the country. See: <https://broadbandusa.ntia.gov/news/latest-news/choosing-right-mix-technologies-achieve-internet-all>.

Transportation

Roads, Highways, & Bridges

Two State Highways run parallel through the town between the St Lawrence River and the Town’s southeastern border with Rossie and Macomb. State Highway 12 is the Scenic Byway that travels along the community’s shoreline and provides access to Hammond’s riverfront. State Highway 37 extends through the Village of Hammond, and three County Routes - CR 1, CR 3, CR 6 - connect the community to both State Highways. County Routes 3 and 6 also extend into Jefferson County, the Town of Morristown, and the Town of Rossie.

The Village of Hammond owns 1.42 centerline miles of roads. Town of Hammond owns 38.07, and St. Lawrence County owns 17.92 centerline miles of roads/highways in the Town. Data is available at <https://www.dot.ny.gov/highway-data-services/lhi-local-roads>.

The County also owns four bridges in Hammond: one carries County Route 3 over Black Creek; one carries the South Hammond Road (a Town road) over Black Creek; one carries County Route 3/Sand Street (a Town road) over Chippewa Creek; and the last carries the Ireland Road (a Town road) over Chippewa Creek. This bridge is at the Town line with Morristown; while the bridge is owned by the County, ¼ of the road is owned by Hammond, and ¾ is owned by Morristown.

Black Creek Bicycle Loop

The Black Creek Bicycle Loop is a featured element of the Great Lakes Seaway Trail, a National Scenic Byway that begins at the Erie Canal and extends along the southern shores of Lake Ontario and the St. Lawrence River. The bicycle route in Hammond is 21-miles and travels through the center of the community. Cyclists may begin the loop in the Village of Hammond, South Hammond or Chippewa Bay, and ride through the South Hammond State Forest. The route can also be split into two shorter loops by riding on State Highway 37 between Hammond and South Hammond (a map depicting the bike route is included in the map documents section).

Multi-modal/Recreational Trails

With the exception of the 3-mile Macsherry Trail in the Crooked Creek Preserve, other year-round multi-modal trails are not known to exist in the community. Developing additional trails throughout the town was suggested as an amenity by residents that could enhance the community's quality of life and draw visitors to the area.

Complete Streets Project

A 2024 Complete Streets Project identified changes to crosswalks across South Main Street (State Highway 37) near Hammond Central School. Suggestions included raised crosswalks; pedestrian-activated flashing lights; in-street pedestrian crossing signs; and planting strips. The project also suggested other traffic-calming measures, such as a speed-activated warning sign; speed limit pavement legend; and a larger, more visible monument sign as motorists enter the Village.

Hazard Mitigation Planning

The Village and Town of Hammond participated in the 2022 St. Lawrence County Multi-Jurisdictional Hazard Mitigation Plan (HMP). The *Jurisdictional Annexes* for the Village and Town note two emergency shelter locations: one at the fire station (300 Lake Street) and the other at Hammond Central School (51 South Main Street). Both shelter locations have some functional limitations.

Critical Facilities in Hammond include the Village and Town Halls, the wastewater treatment facility (Lake Street), Hammond Central School, the Fire Department, Town Highway Barn, and two radio towers (one located on the school building, and another freestanding tower, owned by the County).



The Village identified two hazard mitigation actions:

1. Install a generator and air conditioning at the Village Hall, providing backup power for this critical facility and creating a cooling center for the Village.
2. Expand air conditioning at Hammond Central School due to increased number of heat events during the school year and to allow better use as a cooling center.

The Town identified three hazard mitigation actions:

1. Install a generator at the Town Barn.
2. Build a community center at the fire department to create community meeting space and to enhance the facilities' use as an emergency shelter.
3. Install a generator at the fire department (this action has been completed).

Infrastructure and Resiliency: Goals and Recommendations

The following goals and recommendations are offered to strengthen Hammond's business opportunities, tourism industry, and quality of life:

Goal J: Increase the resiliency of critical facilities and public infrastructure in the face of natural hazards.

Recommendation:

1. Advance hazard mitigation activities identified in the Hazard Mitigation Plan.

Action: Log all power outages, including an estimate of number of affected residents, and any damage to infrastructure, or to public or private property.

Action: Seek opportunities to combine some of these projects into other community development initiatives and/or partner with other local governments to present a regional project scope if pursuing federal funds.

Goal K: Expand and improve broadband availability throughout the town.

Recommendation:

1. Initiate discussion with local internet service provider(s) to identify potential solutions, cost-saving measures and methods of "future-proofing" broadband infrastructure.

Goal L: Enhance fire protection services in the community.

Recommendation:

1. Actively seek funding for improvements to fire department building at 300 Lake Street.
2. Seek out models of successful recruitment programs, including Junior Firefighters program, to emulate. NOTE: Hammond has a joint Junior Firefighters program with the Brier Hill Fire Department.

Goal M: Develop a regional recreational trail that begins in Hammond.

A majority of the St. Lawrence River shoreline in New York is located in St. Lawrence County. Unlike many Canadian communities along Ontario's riverfront, a multi-use recreational trail does not extend along the American shoreline. The absence of such an amenity hinders Hammond's quality of life and the ability of the Thousand Islands Region to attract cyclist to the area.

Recommendation:

1. The Town and Village should pursue the opportunity to serve as the lead applicant in developing a regional recreational trail that extends from Hammond to Massena.

For discussion purposes, the Town and Village could acquire the roughly 17-mile retired rail bed (presently owned by High Liner, LLC) that extends from the Town's southwestern border to the Village of Morristown and parallels State Highway 37. This segment could represent the first phase of a multi-phase regional project terminating at Robert Moses State Park in Massena.

Goal N: Increase opportunities for the public to access the St. Lawrence River.



A characteristic of a community's quality of life is providing residents and visitors with the opportunity to congregate in public places (e.g. a park) and participate in community events throughout the year. Examples of popular waterfront parks in the County include the Town of Waddington's municipal park on the St. Lawrence River, the Village of Norwood's municipal park on Norwood Lake, and the Town of Canton's Taylor Park along the Grasse River. Concerts and festivals, holiday events, and competitions are featured at these locations, which attract visitors and contribute to the host community's identity and

sense of well-being. A waterfront park in the town could serve the same purpose and yield the same benefits for Hammond.

Recommendation:

1. Establish a municipal waterfront park that can simultaneously serve as Hammond's community playground, beach, recreation area, and concert venue.

Residents should identify what features the community desires in a municipal park, and then identify a location that can accommodate all or most of the desired components.

The advantage of including all of these features/amenities in one location minimizes a park's development costs, as well as long-term operational and maintenance expenses.

2. Enhance the existing boat launch off State Highway 12 at Crooked Creek with the installation of an interpretive sign; improved loading area; and expanded parking area to better accommodate kayakers, fishers, canoeists and bird watchers.

Implementing Recommendations through Partnerships

Developing and enhancing the community's recreational infrastructure can be implemented through strategic partnerships. A partnership formulated in Canton to expand the Town's recreational infrastructure can serve as a model for Hammond. In summer 2012, the Town of Canton, St. Lawrence County Highway Department and ENEL Green Power partnered together to pursue state funds to create a handicap accessible car-top boat launch along the Grasse River north of Pyrites. This partnership involved recording a recreational easement on land owned by ENEL Green Power; the County Highway Department providing in-kind labor and equipment for survey work, engineering and project construction; and the Town of Canton providing in-kind labor to administer the grant and procure construction materials. The Town developed this project as a component of the Town of Canton's Local Waterfront Revitalization Plan.



A similar partnership could be established between the Town, the Thousand Islands Land Trust, Crooked Creek and Chippewa Creek property owners, and the New York State Department of Transportation to enhance the existing boat launch and increase outdoor recreation opportunities for residents and visitors. It is important to note that because Crooked Creek and Chippewa Bay are identified as Significant Coastal Fish and Wildlife Habitats, publicly-funded projects in these locations are subject to evaluation by the Department of State to minimize adverse impacts to fish and wildlife.

Funding Resources Available

A variety of State and federal funds are available to help finance these projects. Potential grant and loan resources to develop recreational infrastructure include:

- The Environmental Protection Fund (EPF) Municipal Grant Program administered by the Office of Parks, Recreation and Historic Preservation. The EPF is used for the acquisition, development and planning of parks and recreational facilities to preserve, rehabilitate or restore lands, waters or structures for park, recreation or conservation purposes and for structural assessments and/or planning for such projects. Examples of eligible projects include: playgrounds, courts, rinks, community gardens, and facilities for swimming, boating, picnicking, hunting, fishing, camping or other recreational activities. For more information, visit: <https://www.parks.ny.gov/grants/grant-programs.aspx>.
- U.S. Fish & Wildlife Service Small Grants Program. The U.S. Small Grants Program is a competitive, matching grants program that supports public-private partnerships to carry out projects that further the goals of the North American Wetlands Conservation Act (NAWCA). These projects must involve long-term protection, restoration, enhancement and/or establishment of wetlands and associated uplands habitats for the benefit of all wetlands-associated migratory birds. For more information, visit: <https://www.fws.gov/service/north-american-wetlands-conservation-act-nawca-us-small-grants>.
- Low-interest financing from the USDA Rural Development Community Facilities Program. The Community Facilities Program provides loans (and some grants) for essential community facilities such as fire and police stations, emergency vehicles, hospitals, libraries, nursing homes, schools, community centers, public buildings, childcare centers as well as other community-based initiatives. The CF Program can make and guarantee loans to develop essential community facilities in rural areas and towns of up to 20,000 in population. Eligible entities include: public entities such as municipalities, counties and special-purpose districts, as well as to non-profit corporations and tribal governments. Visit: <https://www.rd.usda.gov/programs-services/community-facilities>.
- State of New York Municipal Bond Bank Agency (MBBA). MBBA provides access to the capital markets for special programs and purposes that benefit the municipalities of the State of New York. The agency was created in 1972 to help municipalities gain access to the capital markets. The Agency has the authority to issue bonds and use the proceeds to purchase bonds and notes issued by local governments to finance public improvements. Visit: <https://hcr.ny.gov/municipal-bond-bank-agency-mbba>.

Goal O: Pursue new/improved infrastructure to enhance current business and make future business possible.

Municipal sewer service is available in the Village and was recently updated. Fire and rescue service is available townwide. Basic electricity and telephone services are also available townwide. Broadband internet service is available throughout most, if not all, of the Town and Village. Infrastructure expansion is hindered by high cost of installation and delivery, a small/seasonal population base to support that cost, distance between potential service nodes. In addition, operating and maintenance costs of existing infrastructure is often a significant burden on local municipal budgets and the taxpayers supporting them.



Recommendations:



1. Establish infrastructure nodes for basic services. For example, public water and/or sewer in small, densely-developed areas along the St. Lawrence River or Black Lake. Each node of enhanced infrastructure has potential to attract business/commercial activity.
2. Work jointly with County Planning Office and internet service providers to identify opportunities to expand broadband internet service to all serviceable locations.

Land Use & Agriculture

Land Use

Existing land uses can be categorized in a number of different ways. For this document, the land use classification model associated with the assessment of land for taxation purposes was used. This categorization allows for the spatial querying and identification through Real Property tax records. Each parcel is assessed and assigned an assessment classification. By evaluating this data it is possible to determine how much of what kind of land use exist in Hammond. This information is summarized in the list below. A map showing current land use can be found in the map document section.

Summary of Land Use by Assessment Category:

100 series (agriculture) – 18,352 acres
200 series (residential) – 14,706 acres
300 series (vacant land) – 3,095 acres
400 series (commercial) – 429 acres
500 series (recreation and entertainment) – 36 acres
600 series (community services) – 54 acres
700 series (industrial) – 1 acres
800 series (public services) – 18 acres
900 series (forest, conservation and park lands) – 12,965 acres

Both existing and future land use is dictated by numerous factors. The economy, natural features, ownership, marketability and location all play a role in what has been and will be developed in Hammond. NOTE: A comprehensive zoning code was developed and adopted by the Town and Village of Hammond in 2021, and amended in 2022. This change in local land use regulation was a significant step forward, creating better local control over future development. A zoning map is found in the map document section.



Agriculture is, by far, the largest land use by acreage according to assessment categories. Hammond's property assessment records indicate there are 238 parcels totaling 21,777 acres classified for agricultural purposes. Crop production (e.g. growing hay, corn, wheat, oats, potatoes, dry beans, etc.) accounts for 59% (or 12,832 acres) of the total acreage used for farming in the community. Sixteen percent of farmland in Hammond (3,466 acres) is used for dairy (milk, butter and cheese) production. An additional 3,425 acres consist of non-farm residences that are situated on parcels that are 10 or more acres in size. Based on the location of these parcels, it is assumed this land is being leased and/or used for agricultural purposes. Other farm land activities present in the community include livestock, honey production, and a horse farm. A map depicting these farm uses can be found in the map document section.

Compared to 2012 property records, there is not a significant change in the total acreage used for farming in Hammond, although the agricultural uses have changes somewhat. More notable is the difference in total acreage of non-farm residences situated on parcels that are 10 or more acres in size. In 2012, there was more than double the acreage in this class than there is presently (7,704 acres in 2012 versus 3,425 in 2024).

Soil Classifications and Prime Agricultural Lands

The Soils Classification Map shows the suitability of soils for cropland, and can be used as a general guideline for crop production. This map is not designed to show suitability and limitations of soils for woodland or for engineering purposes.

The U.S. Department of Agriculture groups soils into eight categories according to their limitations for field crops and the way they respond to management. Those categories are as follows:

- Class I: Soils with few limitations that restrict crop selection.
- Class II: Soils with some limitations that reduce the choice of plants or require moderate conservation practices.
- Class III: Soils with severe limitations that reduce the choice of plants, or require special conservation practices, or both.
- Class IV: Soils with very severe limitations that restrict the choice of plants, require special conservation practices with careful management, or both.
- Class V: Soils with limitations impractical to remove without major reclamation. Uses limited largely to pasture, woodland, or wildlife.
- Class VI: Soils with very severe limitations that make them generally unsuitable for cultivation. Generally suited to pasture, woodland, or wildlife.

- Class VII: Soils with extreme limitations. Restricted to woodland, wildlife, or specially managed pasture.
- Class VIII: Soils and landforms that are suited only for wildlife, recreation, water supply, or aesthetic purposes.

Class I soils are not present in St. Lawrence County, and Class VIII soils are not present in Hammond. The six remaining classes that are present in the community were grouped as follows: Class II and III; Class IV and V; and Class VI and VII.

Class II and III soils (shaded in green on attached map) are the predominant soils in Hammond and account for 57% of the community's land area, and are primarily found between State Highway 12 and State Highway 37. These lands are limited in the choice of plants that may be grown, and require moderate to special conservation practices. Class IV and V represent 34% of the soil types in Hammond, and are severely limited in crop selection for growing, and require special conservation or major reclamation. These lands are most suitable for use as pasture rather than as cropland.

Soil Classifications in Hammond

Type	Acres	Percent
Class I	-	0%
Class II and III	15,946	57%
Class IV and V	9,462	34%
Class VI and VII	2,518	9%
Total	27,926	

Land Use: Goals and Recommendations

The following goals and recommendations are based upon the comments and discussion generated at public meetings, substantiated by relevant land use data and observations of County Planning Office staff and vetted against the St. Lawrence County Public Policy Guide (adopted 1995 and modified 2011).

Goal P: The Town and Village of Hammond have the following goals for existing land uses: maintain the downtown building envelope; ensure that the use of land for agriculture continues; and sustain natural features and habitats.

Recommendations:

1. Form a Main Street/downtown advocacy group that will pursue building restoration initiatives and implement a downtown revitalization program.
2. Encourage agricultural landowners to ensure that their agricultural properties are located in St. Lawrence County Agricultural District 1.
3. Forge a working relationship with the County Agricultural and Farmland Protection Board, the County Soil and Water Conservation District and the State

Department of Agriculture and Markets to ensure agricultural interests in Hammond are met.

4. Review NYSDEC Program Policy - Assessing and Mitigating Visual Impacts, at <https://dec.ny.gov/regulatory/permits-licenses/notable-projects-documentation/dec-program-policy> to ensure that view sheds are properly examined when development proposals arise.

Goal Q: The Town and Village of Hammond have the following goals for land use in the future: cultivate a greater variety of agricultural crops, and increase the number of river/recreational related businesses.

Recommendations:

1. Solicit growers to develop underutilized lands in Hammond. Work with the Cornell Cooperative Extension of St. Lawrence County, the IDA, County and local Chamber of Commerce to market Hammond's agricultural potential.
2. Partner with the County and local Chambers of Commerce, the Small Business Development Center and other organizations that have a river presence to focus on growing the river businesses.

Agricultural Land Considerations

Due to strict regulations for development in and around wetlands, having an understanding of what is designated as wetland can help Hammond better plan for the utilization of land in its community. A map depicting State and federal wetlands and terrain relief (slope) can be found in the map document section. State wetlands are a minimum of 12.4 acres in size, and include a 100' buffer around a wetland's perimeter.



State wetlands are ranked in one of four classes from Class I to Class IV.

Regulations are more restrictive for Class I wetlands than for Class IV wetlands. Activities are regulated on the wetland and buffer, and most agricultural activities are permitted in these locations, but require a permit. Activities requiring a permit include: filling or deposition of soil; clear-cutting trees; road construction which involves moving earth or altering water flow; filling spoil; and erecting structures not required to enhance or

maintain the agricultural productivity of the land (State Freshwater Wetlands Permit Requirements are detailed in NYCRR Part 663.2).

A Federal wetland is not determined by size and does not include a buffer around its perimeter. Activities that are regulated in federal wetlands include (but are not limited to): dredging, filling, excavating, land clearing, use of mechanized equipment, ditching, stream channelizing and relocation, shoreline protection and dock construction. Land that is already under agricultural production is exempt from federal wetland regulations, but regulations do apply for converting wetlands to agricultural production.

It is important to note the map may not show the full extent of wetlands in the community as they are more accurately determined by the presence of hydric soils.

Slope is shaded on the map and typically appears along riverbanks and in areas where the terrain has sharp relief. Slope becomes a factor for operating equipment at around 8%, and land with a slope of more than 15% is not suitable for production agriculture as practiced in St. Lawrence County. It is important to note that slope depicted in this map does not indicate how it can impact soil erosion. Depending on the soil type, erosion can become an issue in areas with as little as 2% slope.

Agriculture: Goals and Recommendations

In light of community input, farmland and soils information and the County's Agricultural Development Plan, the following goals and recommendations are offered to preserve and strengthen Hammonds farming industry.

Goal R: Protect the community's productive farmlands.

Class II and Class III soils in Hammond represent the most productive farmland in the community. As a finite resource, attention should be paid to minimize the conversion of this land into non-agricultural uses. Farmland protection practices should be implemented in areas where the best cropland is located, and suitable locations with less productive soils should be identified to accommodate future non-agricultural development.

Recommendation:

1. When considering subdivisions and land use projects, the Hammond Planning Board should institute a state requirement to review agricultural data statements to help examine and consider the impact of land use changes on or near farmland.

For projects that involve site plan or subdivision review and are within 500' of a farm operation that is in an agricultural district, planning boards are required to review and evaluate agricultural data statement(s) to consider possible impacts on adjacent farm operations. New York Town Law also requires distributing a notice of the proposed project to property owners within 500' of a project's location (as measured from the parcel's property boundaries). A sample Ag Data Statement to be completed by project applicant is attached as **Appendix B**.

IMPLEMENTATION

Overview of Implementation Matrix

A comprehensive plan only has worth if its recommendations can be implemented. A clear representation of necessary or desired tasks makes a plan easier to implement. This is best done in a chart, or matrix, form.

The matrix found in this chapter contains the following information: area of study; responsible party; time frame; potential funding sources; and other agency assistance.

The area of study corresponds with the Community Characteristics, Policies and Recommendations section of the plan. In the body of the plan is a goal, followed by impediments and recommendations. Below each goal in the matrix will be the listed recommendations.

The responsible party refers to the group within Hammond that will be responsible for spearheading the recommendation. This does not mean that they are to carry out the recommendation directly, but will ensure that it is addressed. This responsible party will usually contain at least the municipal board, as they are the elected officials responsible for municipally-sanctioned undertakings.

Time frame is important for action is more likely to happen if a finite amount of time is allotted to a task. There are four categories of time frames. They are:

- Within 1 year
- 1-3 years
- 4-10 years
- Ongoing

Potential funding sources will be suggested for those recommendations that require financial assistance. Many initiatives can be undertaken with human capital, but others will require financial assistance from Hammond and other sources. This list will not be exhaustive as additional grant funds may become available or may no longer be available in the future.

Other agency assistance lists other organizations, government entities and groups that may be able to help implement the recommendation. Hammond should always feel that it can reach out to other entities to advance its community.

	GOALS/RECOMMENDATIONS	RESPONSIBLE PARTY	TIME FRAME	POTENTIAL OUTSIDE FUNDING SOURCES	OTHER AGENCY ASSISTANCE
	Defining Community Characteristic				
	Goal A: Protect and/or improve water quality in the St. Lawrence River watershed.				
	1. Review St. Lawrence River Watershed Revitalization Plan; apply recommendations to future planning and development.	Town/Village Board or designee, Planning Board	Ongoing	N/A	SLC Planning Office
	2. Establish municipal liaison to watershed-related entities: SWCD, 1000 Islands Land Trust, Save the River, others.	Town/Village Board designee	Within 1 year	N/A	SWCD; 1000 Islands Land Trust; Save the River
	3. Encourage homeowners to maintain septic systems; promote NYS/SLC septic system replacement program.	Town/Village Board	Within 1 year	N/A	SLC Planning Office
	4. Promote proper disposal of solid waste, construction debris, and household hazardous waste.	Town/Village Board	Ongoing	NYS DEC State Assistance Programs For Waste Reduction, Recycling And Household Hazardous Waste; NYS DEC Municipal Funding for Food Scraps Recycling Initiatives	Development Authority of the North Country; NYSDEC
	5. Consider impacts to surface water when reviewing local development plans.	Planning Board	Ongoing	N/A	N/A
	6. Encourage natural shorelines to buffer surface water runoff.	Town/Village Board, Planning Board	Ongoing	NYS DEC Water Quality Improvement Project (WQIP) Program	NYSDEC

	GOALS/RECOMMENDATIONS	RESPONSIBLE PARTY	TIME FRAME	POTENTIAL OUTSIDE FUNDING SOURCES	OTHER AGENCY ASSISTANCE
	Culture & Heritage				
	Goal B: Continue and grow the public following of annual community events.				
	1. Engage with regional and national organizations that promote similar cultural events.	Town/Village Board or designee	Within 1 year	N/A	County Chamber of Commerce
	2. Commemorate April 6th as National Tartan Day.	Town/Village Board or designee	Within 1 year	N/A	N/A
	3. Recognize Hammond Central School as critical public infrastructure and maintain communication.	Town/Village Board	Within 1 year	N/A	Hammond Central School
	Business & Commerce				
	Goal C: Protect and enhance the current economic drivers of the Town and Village.				
	1. Establish a group or committee to continue/further the activities of the Business & Economic Development Group of Hammond & Chippewa Bay.	Town/Village Board	Within 1 year	N/A	County, local Chambers of Commerce
	2. Update and maintain the business directory at https://www.visithammondny.com/ .	Town/Village Board or designee	Ongoing	N/A	County, local Chambers of Commerce
	3. Expand public access to waterfront on St. Lawrence River and Black Lake.	Town/Village Board	4-10 years	NYS OPRHP Environmental Protection Fund (EPF) Parks Program, Boating Infrastructure Program; NYS DOS Local Waterfront Revitalization Program	NYS OPRHP; DEC; DOS; Black Lake Association

GOALS/RECOMMENDATIONS	RESPONSIBLE PARTY	TIME FRAME	POTENTIAL OUTSIDE FUNDING SOURCES	OTHER AGENCY ASSISTANCE
4. Utilize social media platforms to expand name recognition and promote businesses, attractions/activities, and community events.	Town/Village Board or designee	1-3 years	N/A	Thousand Islands Regional Tourism Development Corp; County, local Chambers of Commerce; Hammond Central School
5. Connect with the existing 1000 Islands internet and social media presence.	Town/Village Board or designee	1-3 years	N/A	
6. Help waterfront communities on St. Lawrence River to maintain their access to the river.	Town/Village Board	1-3 years	NYS DOS Local Waterfront Revitalization Program (LWRP); NYS DEC Climate Smart Communities; EPA Great Lakes Restoration Initiative	Save the River; Int'l Joint Commission; Army Corps of Engineers
Goal D: Develop/solicit new business and commercial opportunities that coordinate with existing businesses and commercial activities.				
1. Engage a consultant or student group to conduct a “gap analysis” to identify business opportunities.	Town/Village Board	1-3 years	NYS ESD Strategic Planning & Feasibility Studies program; NYS DOS Smart Growth Community Planning & Zoning Grant	Clarkson University’s Reh School of Business; private consultant
2. Pursue targeted development concepts raised in public meetings.	Town/Village Board	4-10 years	NYS ESD; private developers	SLCIDA; private consultant
3. Research what ag-related services are needed by current farmers.	Town/Village Board or designee	1-3 years	NYS ESD; Farm Credit East	CCE of SLC; SWCD

GOALS/RECOMMENDATIONS	RESPONSIBLE PARTY	TIME FRAME	POTENTIAL OUTSIDE FUNDING SOURCES	OTHER AGENCY ASSISTANCE
4. Develop new tourism activities for visitors and residents.	Town/Village Board or designee	1-3 years	NYS ESD; private developers	SLCIDA; County Chamber; Small Business Development Center (SBDC) at SUNY Canton; private consultant
Goal E: Revitalize the downtown core in the Village.				
1. The Village should market its locational advantages, including infrastructure.	Town/Village Board or designee	4-10 years	N/A	SLCIDA Drum Country NY; SLC Chamber of Commerce
2. Conduct an inventory of vacant and underutilized buildings.	Town/Village Board or designee	1-3 years	N/A	Local Code Enforcement Officer, Assessor
3. Work with St. Lawrence County to investigate, acquire and revitalize the tax delinquent parcel at 18 South Main Street.	Town/Village Board	Remediation: 1-3 years Redevelopment: 4-10 years	Restore NY; National Grid Economic Development Grant Program-Brownfield Redevelopment; NYS HCR CDBG Vacant Property Clearance program; NYS DOS Smart Growth Community Planning & Zoning Grant; NYS OPRHP EPF Parks Program	St. Lawrence County Attorney's Office
4. Pursue community development concepts raised in public meetings.	Town/Village Board or designee	Ongoing	NYS DOS Smart Growth Community Planning & Zoning Grant, NYS HCR Community Development Block Grant (CDBG)	SLC Planning Office; private consultant

	GOALS/RECOMMENDATIONS	RESPONSIBLE PARTY	TIME FRAME	POTENTIAL OUTSIDE FUNDING SOURCES	OTHER AGENCY ASSISTANCE
	5. The Village should discuss current conditions/future plans with its existing businesses/services.	Town/Village Board or designee	Ongoing	N/A	N/A
	6. The Village can make/provide space for proposed activities.	Town/Village Board	1-3 years	N/A	N/A
	7. The Village can seek grant or low-interest loans to rehabilitate housing, and deteriorated or underutilized commercial, industrial or public structures.	Town/Village Board or designee	1-3 years	National Grid Economic Development Grant Program-Main Street Revitalization; NYS HCR CDBG	SLC Planning Office
	8. Create a “Neighborhood Improvement Association,” to help clean up overgrown lots, make small repairs at homes or businesses to enhance the streetscape/visual appeal.	Town/Village Board	1-3 years	N/A	N/A
	9. Local stakeholders might begin to establish a Growth Fund or a Local Development Corporation.	Town/Village Board or designee	4-10 years	N/A	SLCIDA; Clayton LDC
	10. Develop and implement a downtown revitalization project.	Town/Village Board or designee	4-10 years	NY Main Street Program; NY Forward; Nat’l Grid Economic Development Grant Program-Main Street Revitalization	SLC Planning Office; private consultant
	Goal F: Accommodate industry in a manner where it can exist in harmony with the Hammond community and in compliance with local laws and regulations.				
	1. Establish a working relationship with developers to ensure that both the developer and the State adhere to local laws and regulations.	Town/Village Board	Ongoing	N/A	SLC Planning Office

GOALS/RECOMMENDATIONS	RESPONSIBLE PARTY	TIME FRAME	POTENTIAL OUTSIDE FUNDING SOURCES	OTHER AGENCY ASSISTANCE
Governance				
Goal G: Develop or expand local government efficiencies to reduce costs.				
1. Work with the New York State Department of State (DOS) to identify potential cost savings and efficiencies of service.	Town/Village Board	1-3 years	NYS DOS Local Government Efficiency Grant Program	NYS DOS; Other municipalities
2. Look at models of shared highway facilities to inform local discussions.	Town/Village Board or designee	1-3 years	N/A	NYS DOS
Housing				
Goal H: Enhance and preserve the appearance and condition of housing in the Town and Village.				
1. Implement a housing rehabilitation program.	Town/Village Board	1-3 years	NYS HCR CDBG; NYS HOME	SLC Planning Office; DANC
2. Pursue certification as a “Pro-Housing Community” through New York State Homes and Community Renewal (NYSHCR).	Town/Village Board	1-3 years	N/A	NYSHCR
3. Promote existing housing rehabilitation programs, including CDBG-funded countywide housing rehabilitation program, septic system replacement program, and CDP’s Weatherization program.	Town/Village Board or designee	Within 1 year	N/A	SLC Planning Office; SLC Community Development Program (CDP)
4. Develop a Historic Stone House District.	Town/Village Board	1-3 years	Preservation League of NYS	NYS SHPO; local and County Historian

GOALS/RECOMMENDATIONS	RESPONSIBLE PARTY	TIME FRAME	POTENTIAL OUTSIDE FUNDING SOURCES	OTHER AGENCY ASSISTANCE
5. Promote availability of the Section 421-f partial tax exemption, which allows a municipality to phase in increases in assessed value due to renovation of a residential property.	Town/Village Board	Ongoing	N/A	SLC Planning Office; SLC Real Property Office
Goal I: Increase affordable housing options/housing choice/senior housing.				
1. Contact housing authorities and property management agencies in proximate areas to discuss possible partnerships.	Town/Village Board or designee	1-3 years	N/A	Housing Authorities; CDP; SLC Office for the Aging; United Helpers; DANC
2. Contact local development agencies to discuss strategies to market the community to private developers and to explore funding options.	Town/Village Board or designee	1-3 years	N/A	SLCIDA; DANC; NYS Dormitory Authority
Infrastructure & Resiliency				
Goal J: Increase the resiliency of critical facilities and public infrastructure in the face of natural hazards.				
1. Advance hazard mitigation activities identified in the Hazard Mitigation Plan.	Town/Village Board or	1-3 years	FEMA BRIC or HMP funding; NYS DEC Climate Smart Communities Grant	SLC Emergency Services
Goal K: Expand and improve broadband availability throughout the town.				
1. Initiate discussion with local ISPs to identify potential solutions, cost-saving measures and methods of “future-proofing” broadband infrastructure.	Town/Village Board or designee	Within 1 year	N/A	SLC Planning Office; DANC

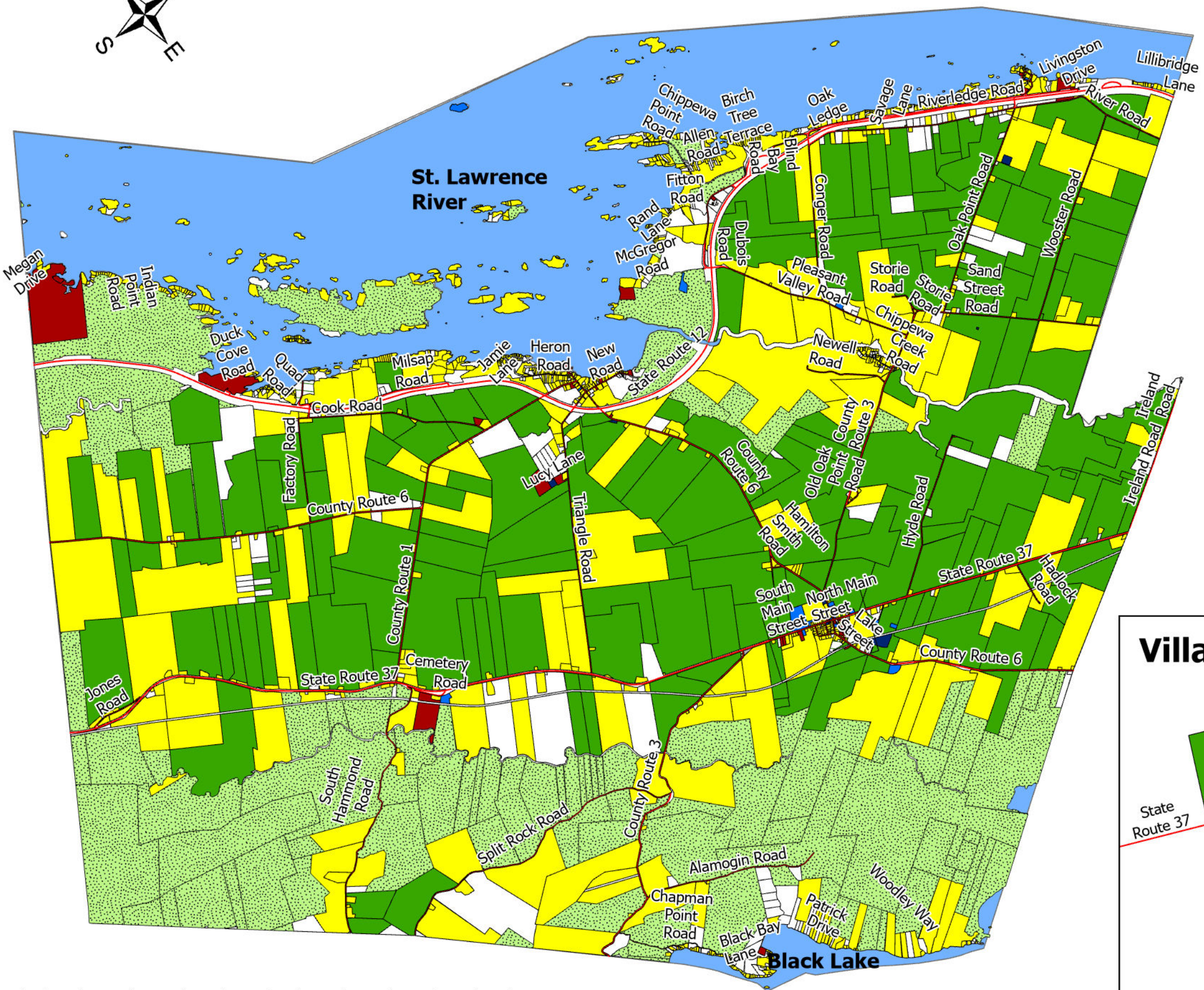
GOALS/RECOMMENDATIONS	RESPONSIBLE PARTY	TIME FRAME	POTENTIAL OUTSIDE FUNDING SOURCES	OTHER AGENCY ASSISTANCE
Goal L: Enhance fire protection services in the community.				
1. Actively seek funding for improvements to fire department building at 300 Lake Street.	Town/Village Board or designee	1-3 years	USDA Rural Development Community Facilities Program; NYS Dormitory Authority	USDA Canton Service Center
2. Seek out models of successful recruitment programs, including Junior Firefighters program.	Town/Village Board or designee	Within 1 year	FEMA Staffing for Adequate Fire and Emergency Response Grants (SAFER)	FEMA; NYS DHSES
Goal M: Develop a regional recreational trail that begins in Hammond.				
1. The Town and Village should pursue the opportunity to serve as the lead applicant on a regional recreational trail that extends from Hammond to Massena.	Town/Village Board	4-10 years	NYS OPRHP EPF Parks Program; National Park Service Rivers, Trails, and Conservation Assistance Program (technical assistance)	Parks & Trails NY; SLC Highway Dept; SLC Trails Coordinator
Goal N: Increase opportunities for the public to access the St. Lawrence River.				
1. Establish a municipal waterfront park that can simultaneously serve as Hammond's community playground, beach, recreation area, and concert venue.	Town/Village Board	4-10 years	NYS DOS LWRP; NYS OPRHP EPF Parks Program; Northern Border Regional Commission (NBRC) Catalyst Program	N/A
2. Enhance the existing boat launch off State Highway 12 at Crooked Creek with the installation of an interpretive sign; improved loading area; and expanded parking area.	Town/Village Board	1-3 years	NYS DOS LWRP; NYS OPRHP EPF Parks Program	NYS Dept. of Transportation; NYS DEC
Goal O: Pursue new/improved infrastructure to enhance current business and make future business possible.				
1. Establish infrastructure nodes for basic services to attract business/commercial activity.	Town/Village Board	4-10 years	NYS Environmental Facilities Corporation (EFC); NBRC Catalyst Program; USDA Rural Development	Private consultant (engineering)

	GOALS/RECOMMENDATIONS	RESPONSIBLE PARTY	TIME FRAME	POTENTIAL OUTSIDE FUNDING SOURCES	OTHER AGENCY ASSISTANCE
	2. Work jointly with County Planning Office and internet service providers to identify opportunities to expand broadband internet service to all serviceable locations.	Town/Village Board	Within 1 year	N/A	N/A
	Land Use & Agriculture				
	Goal P: The Town and Village of Hammond have the following goals for existing land uses: maintain the downtown building envelope; ensure that the use of land for agriculture continues; and sustain natural features and habitats.				
	1. Form a Main Street/downtown advocacy group that will pursue building restoration initiatives and implement a downtown revitalization program.	Town/Village Board	1-3 years	N/A	SLC Planning Office; NYS DOS
	2. Encourage agricultural landowners to ensure that agricultural properties are located in St. Lawrence County Agricultural District 1.	Town/Village Board	1-3 years	N/A	SLC Planning Office, Ag & Farmland Protection Board
	3. Forge a working relationship with the County Agricultural and Farmland Protection Board, the County Soil and Water Conservation District and the State Department of Agriculture and Markets to ensure agricultural interests in Hammond are met.	Town/Village Board or designee	Ongoing	N/A	SLC Planning Office, Ag & Farmland Protection Board; CCE of SLC; SWCD; NYS Dept. of Ag & Markets; SLC Farm Bureau

GOALS/RECOMMENDATIONS	RESPONSIBLE PARTY	TIME FRAME	POTENTIAL OUTSIDE FUNDING SOURCES	OTHER AGENCY ASSISTANCE
4. Review NYSDEC Program Policy, Assessing and Mitigating Visual Impacts, to ensure that view sheds are properly examined when development proposals arise.	Town/Village Board, Planning Board	Ongoing	https://dec.ny.gov/regulatory/permits-licenses/notable-projects-documentation/dec-program-policy	NYSDEC
Goal Q: The Town and Village of Hammond have the following goals for land use in the future: cultivate a greater variety of agricultural crops, and increase the number of river/recreational related businesses.				
1. Solicit growers to develop underutilized lands Work with the Cornell Cooperative Extension of St. Lawrence County, the IDA, County and local Chamber of Commerce to market Hammond's agricultural potential.	Town/Village Board or designee	4-10 years	NY Farm Viability Institute Beginning Farmer Program; Farm Credit East	CCE of SLC; SWCD; SLCIDA; County & local Chambers of Commerce
2. Partner with the County and local Chambers of Commerce, the Small Business Development Center and other organizations that have a river presence to focus on growing the river businesses.	Town/Village Board or designee	1-3 years	NYS DOS Smart Growth Community Planning & Zoning Grant	County & local Chambers of Commerce; SBDC
Goal R: Protect the community's productive farmlands.				
1. When considering subdivisions and land use projects, the Planning Board should review agricultural data statements to help examine and consider the impact of land use changes on or near farmland.	Town/Village Board, Planning Board	Within 1 year	N/A	SLC Ag & Farmland Protection Board; NYS Dept. of Ag & Markets

2024 Town and Village of Hammond Land Use Classifications

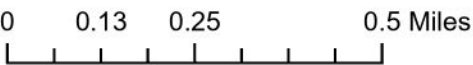
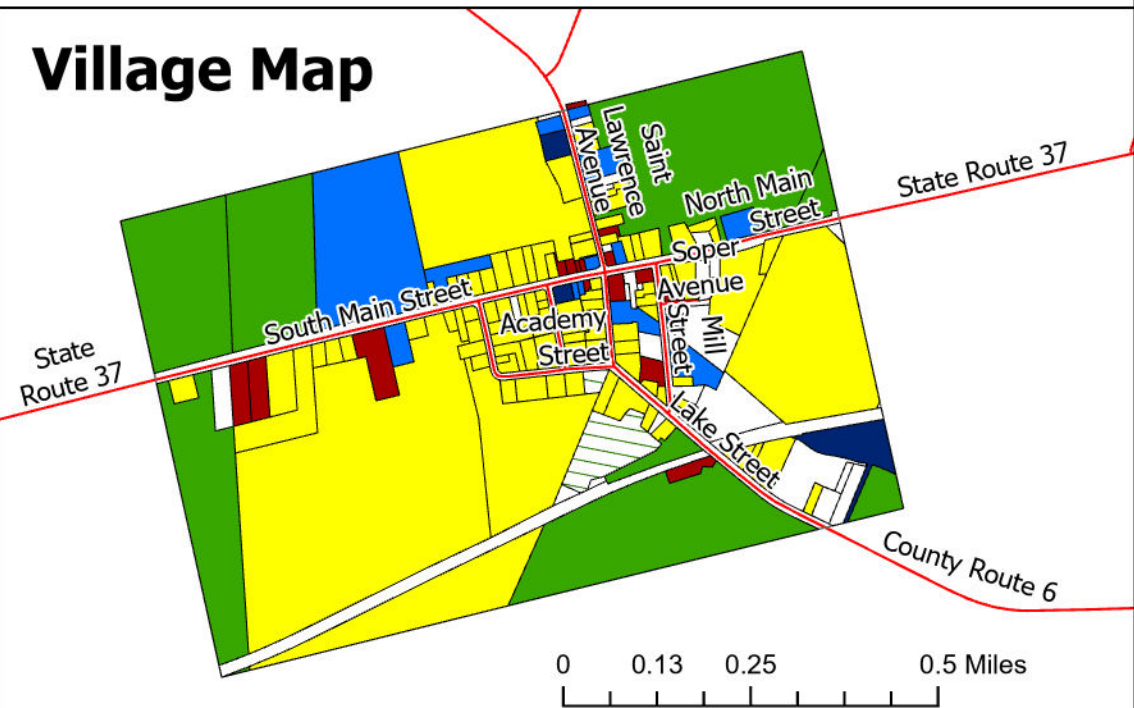
Based on Local Assessor Records



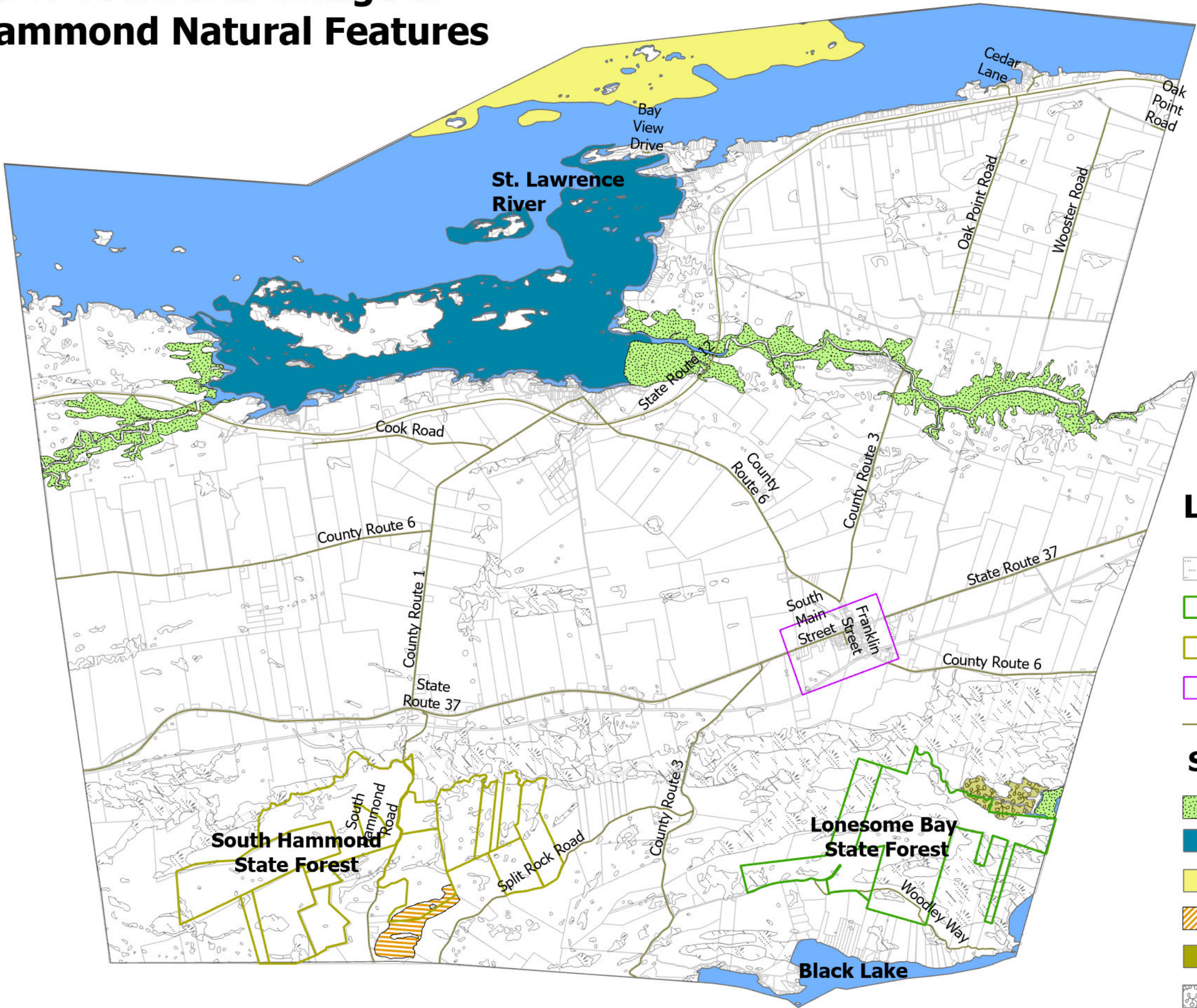
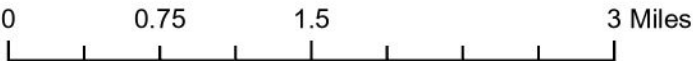
Legend

- 900 Forested, Conservation, Parks
- 800 Public Services
- 700 Industrial
- 600 Community Services
- 500 Recreation and Entertainment
- 400 Commercial
- 300 Vacant
- 200 Residential
- 100 Agricultural

Village Map



2024 Town and Village of Hammond Natural Features



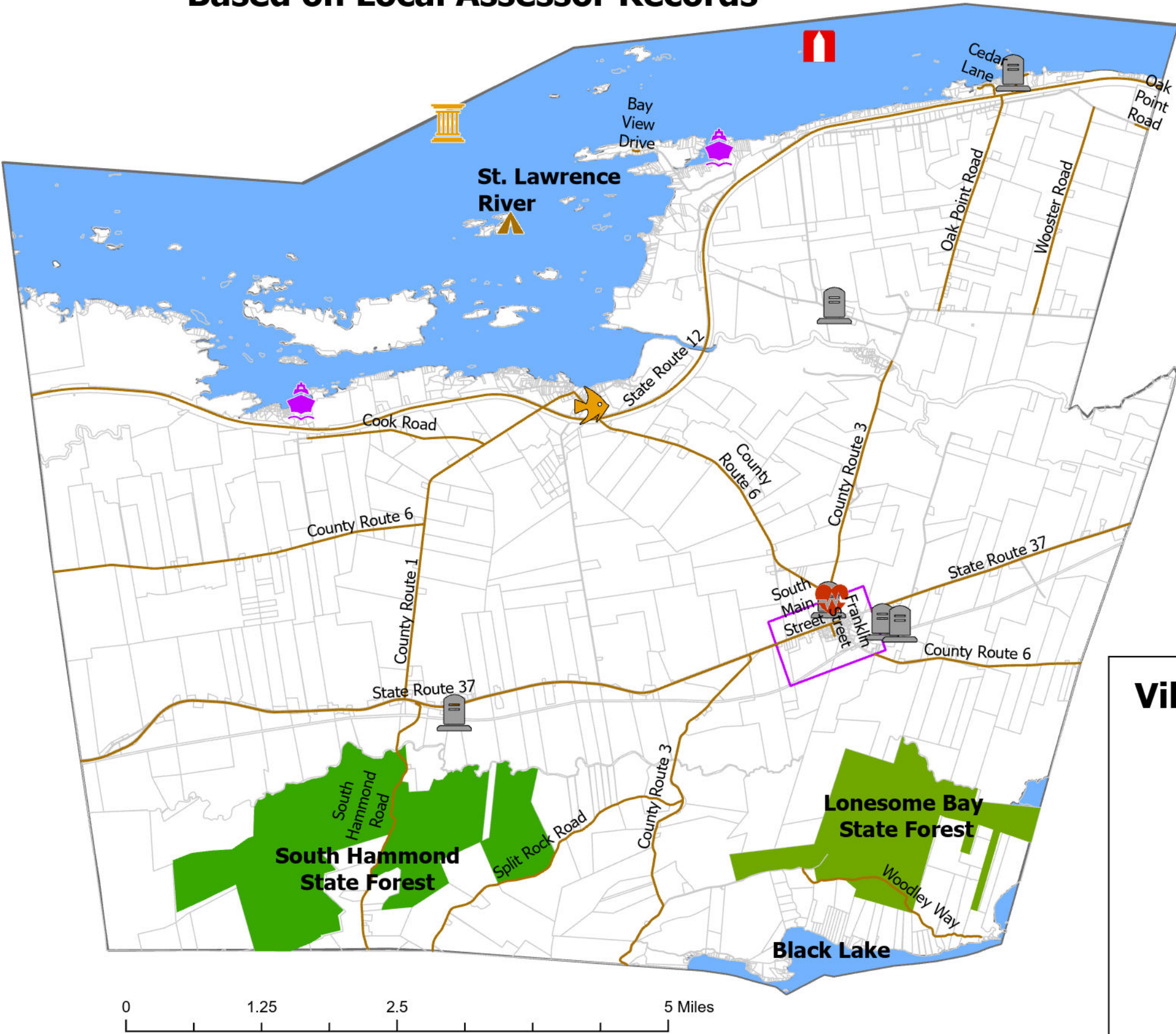
Legend

- Federal Wetlands
- Lonesome Bay State Forest
- South Hammond State Forest
- Village Boundary
- Streets and Roads

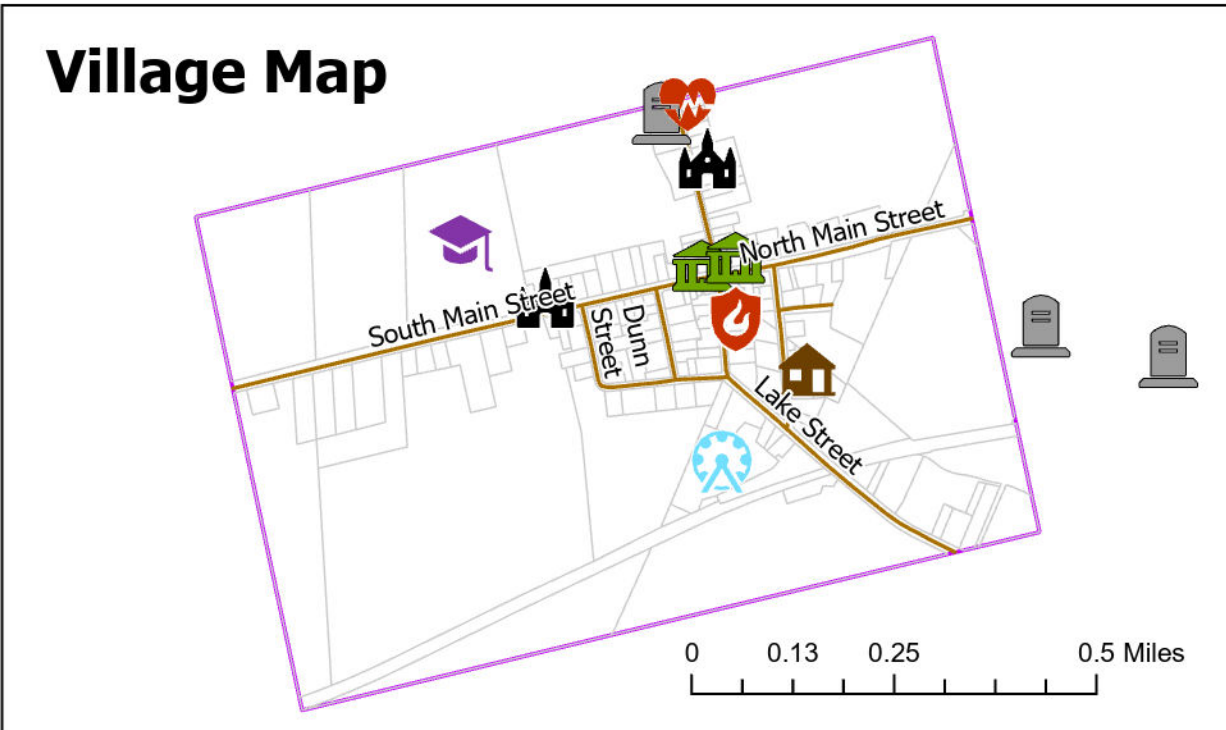
Significant Natural Communities

- Deep Emergent Marsh
- Great Lakes Aquatic Bed
- Great Lakes Exposed Shoal
- Sandstone Pavement Barrens
- Shrub Swamp
- Silver Maple-Ash Swamp

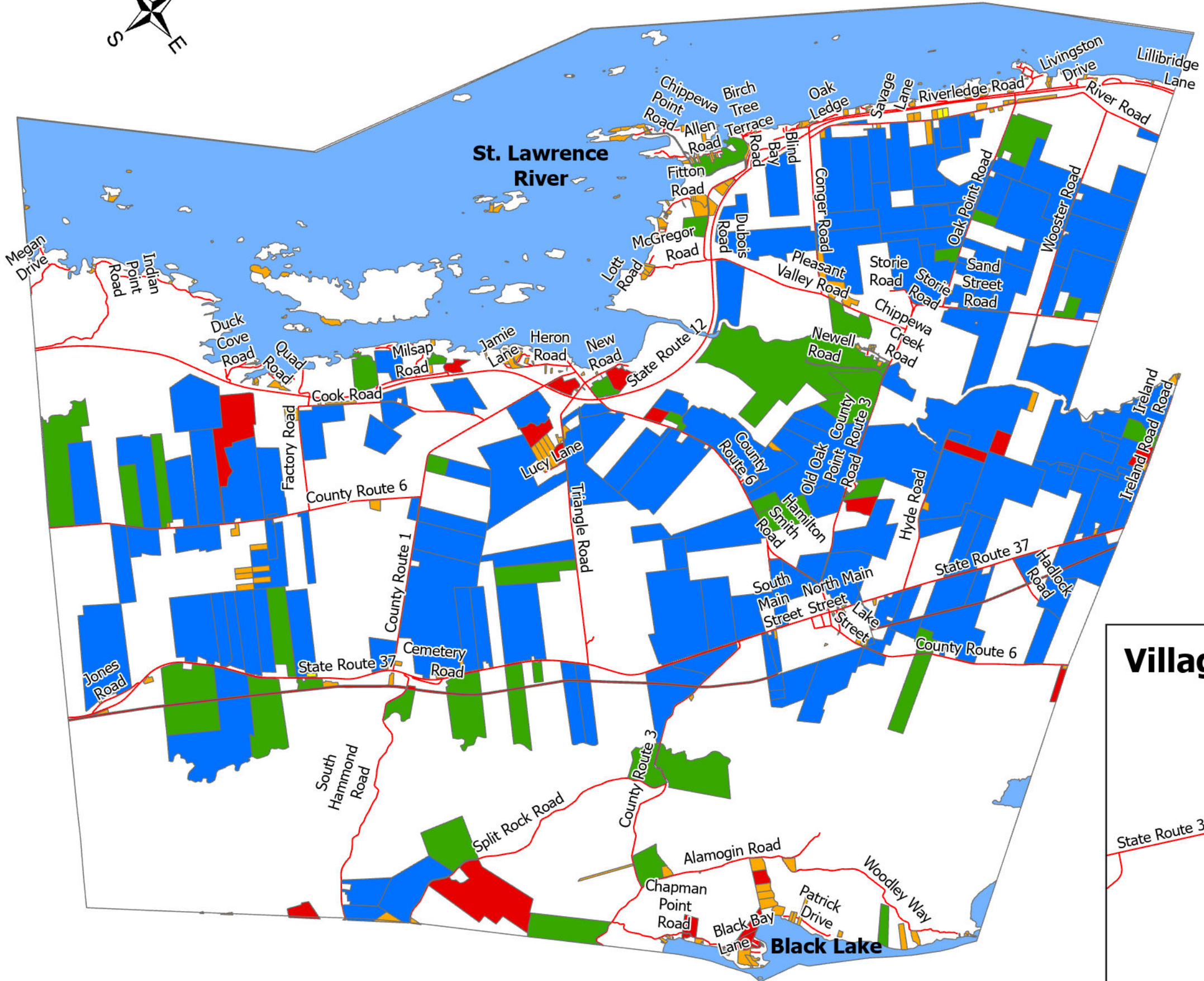
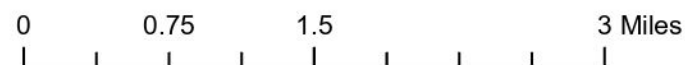
2024 Town and Village of Hammond Public Amenities Based on Local Assessor Records



- Legend**
- Cemeteries
 - Singer Castle
 - Churches
 - Mill Site Manor
 - Municipal Buildings
 - Hammond Central School
 - Hammond Fire and Rescue
 - Chippewa Bay Fish and Game Club
 - Marinas
 - Hammond Fairgrounds
 - Cedar Island State Park
 - Lighthouse
 - Hammond Health Center
 - Streets and Roads
 - Village Boundary
 - South Hammond State Forest
 - Lonesome Bay State Forest



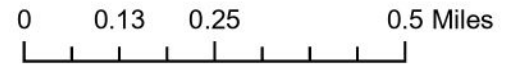
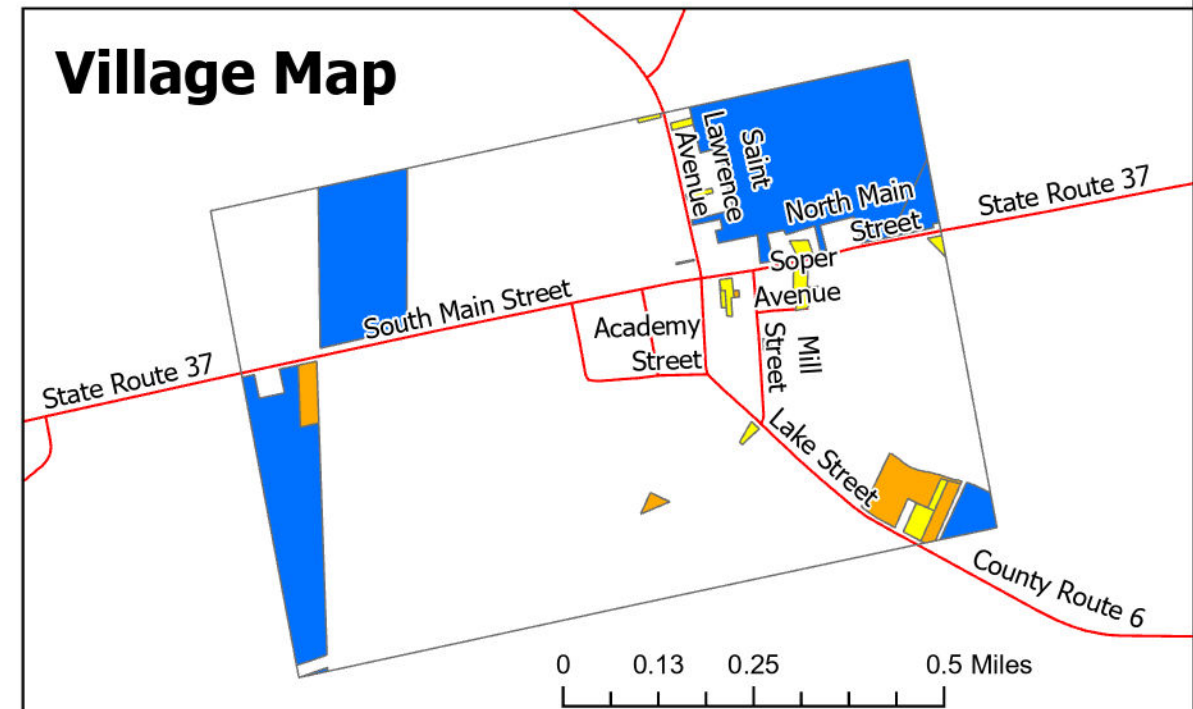
2024 Town and Village of Hammond Agricultural and Vacant Land Use Based on Local Assessor Records



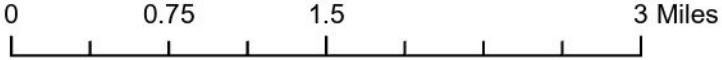
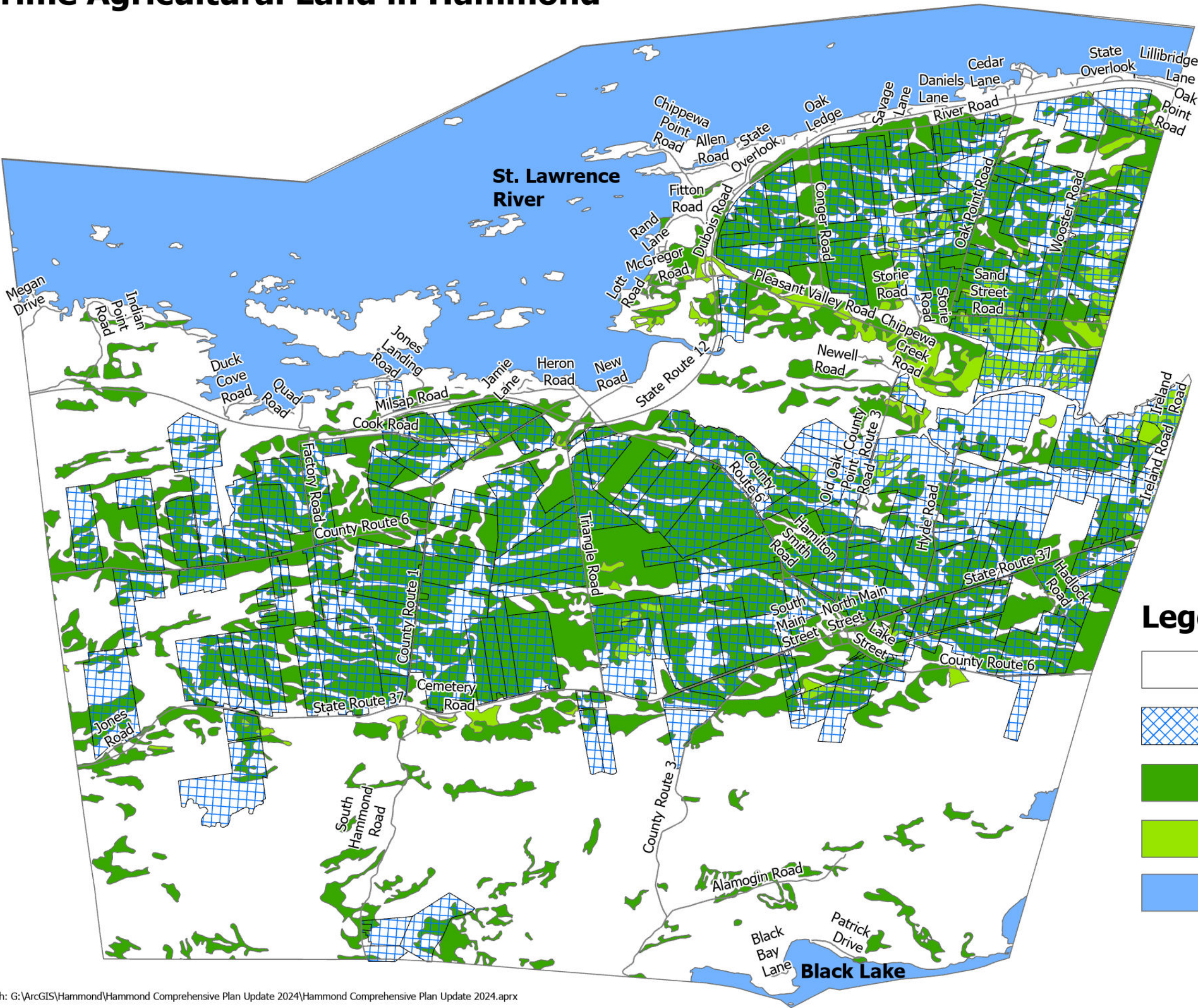
Legend

- 100 Agricultural**
- 120 Field Crops**
- 240 Residence 10+ Acres**
- 300 Vacant**
- 311 Residential Land**
- 314 Rural <10 Acres**
- 322 Rural >10 Acres**

Village Map



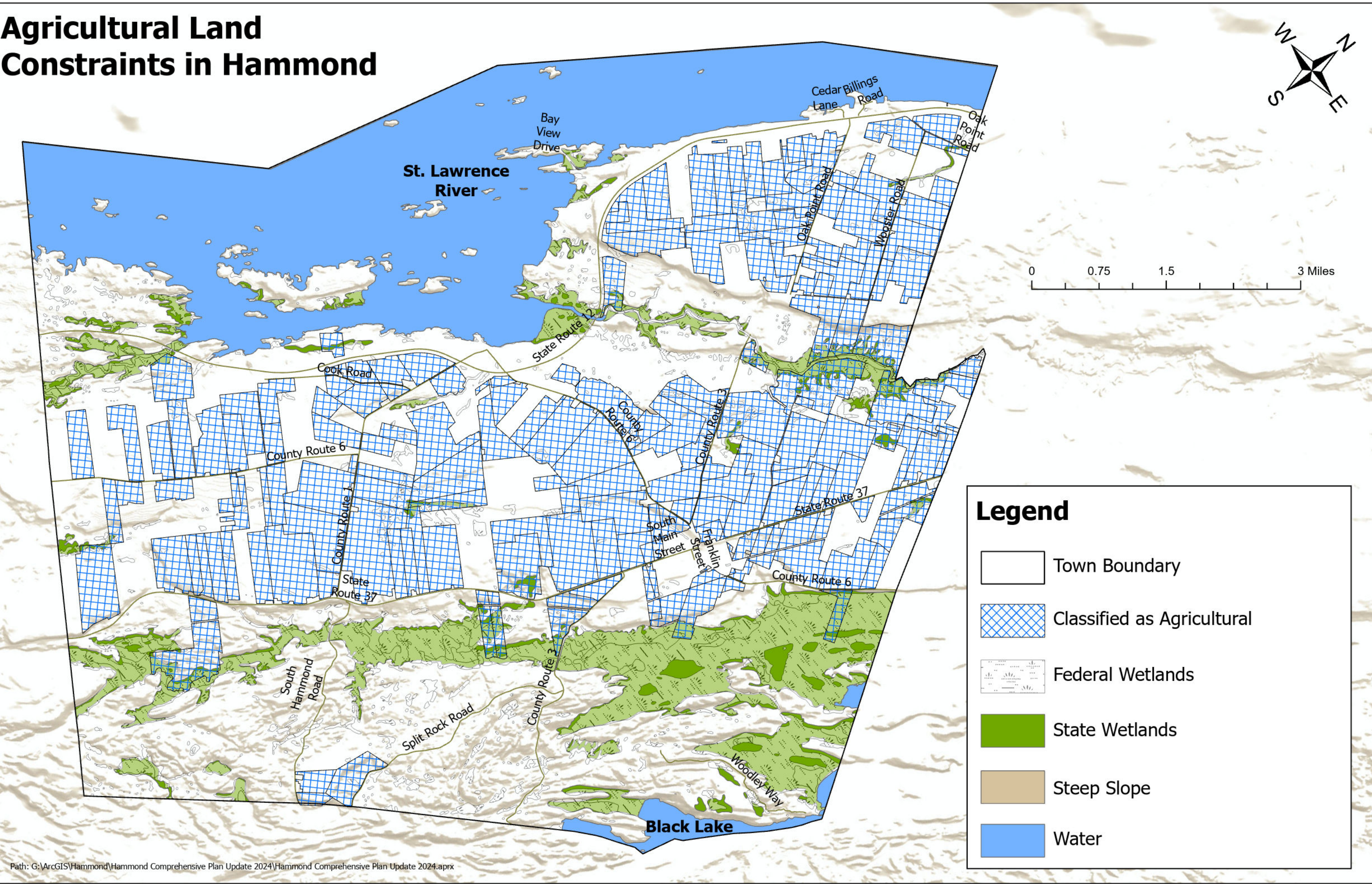
Prime Agricultural Land in Hammond



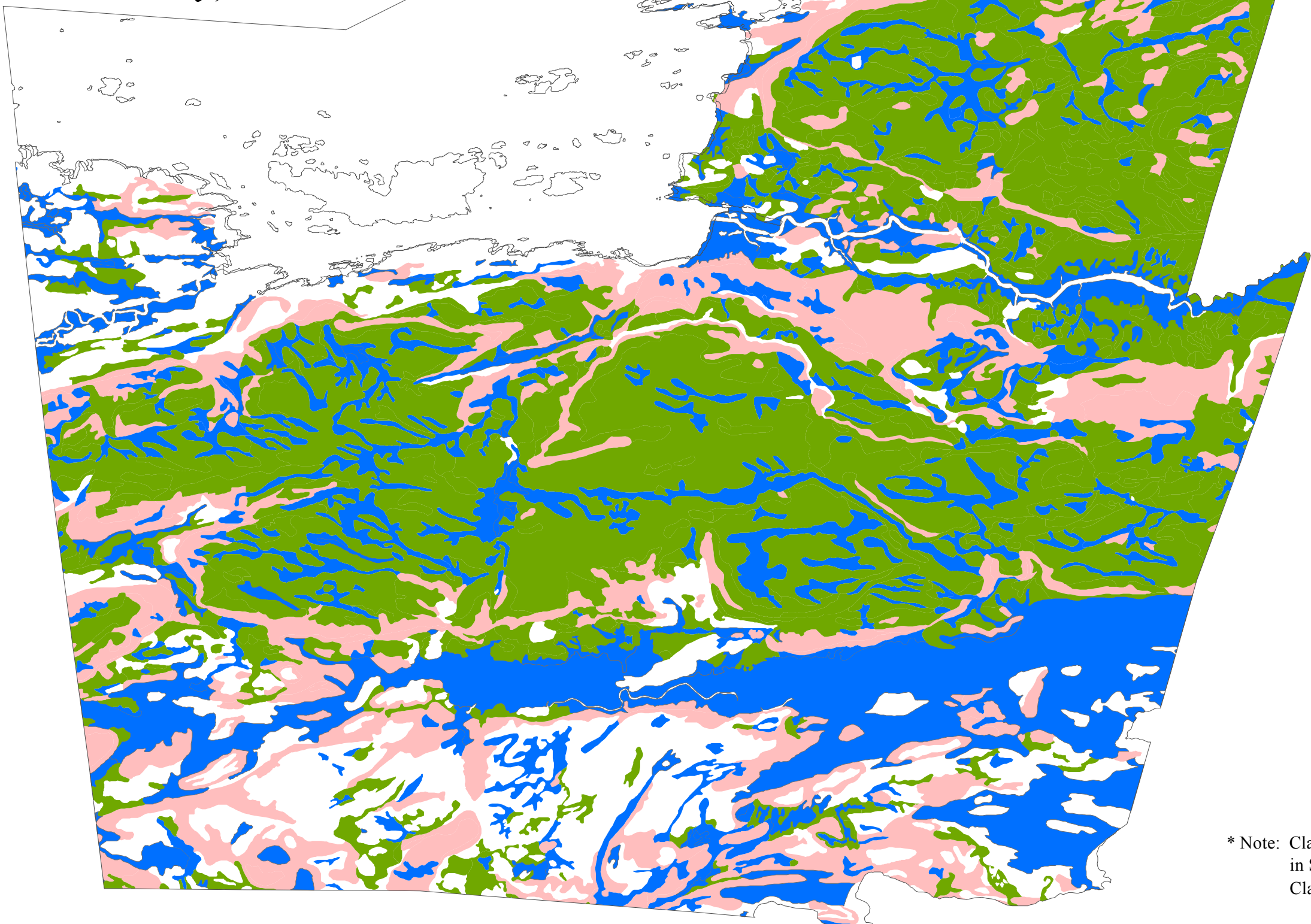
Legend

- Town Boundary
- Classified as Agricultural (Based on Local Assessor Records)
- Prime Agricultural Lands if Drained
- Prime Agricultural Lands
- Water







Agricultural Land Constraints in Hammond



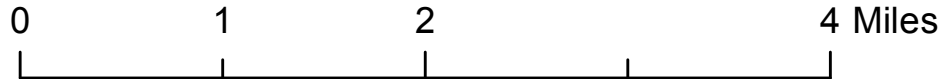
Soil Classifications in Hammond (Mainland Only)



Legend

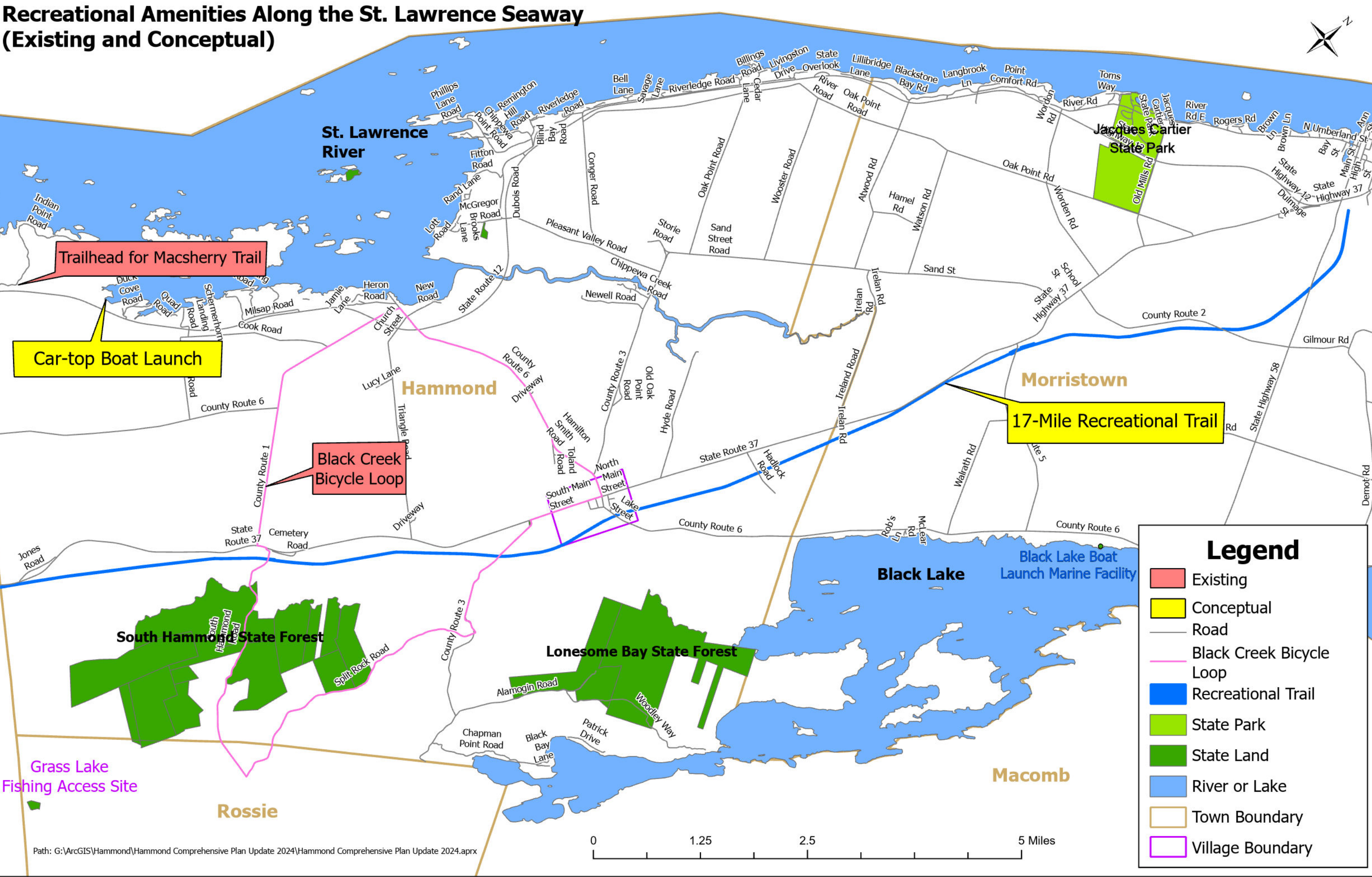
-  Town_Boundary
-  Soil Class II and III
-  Soil Class IV and V
-  Soil Class VI and VII
-  Water and Rock Outcrops
-  Roads and Highways

* Note: Class I Soils are Not Present
in St. Lawrence County and
Class VIII Soils are Not Present in Hammond

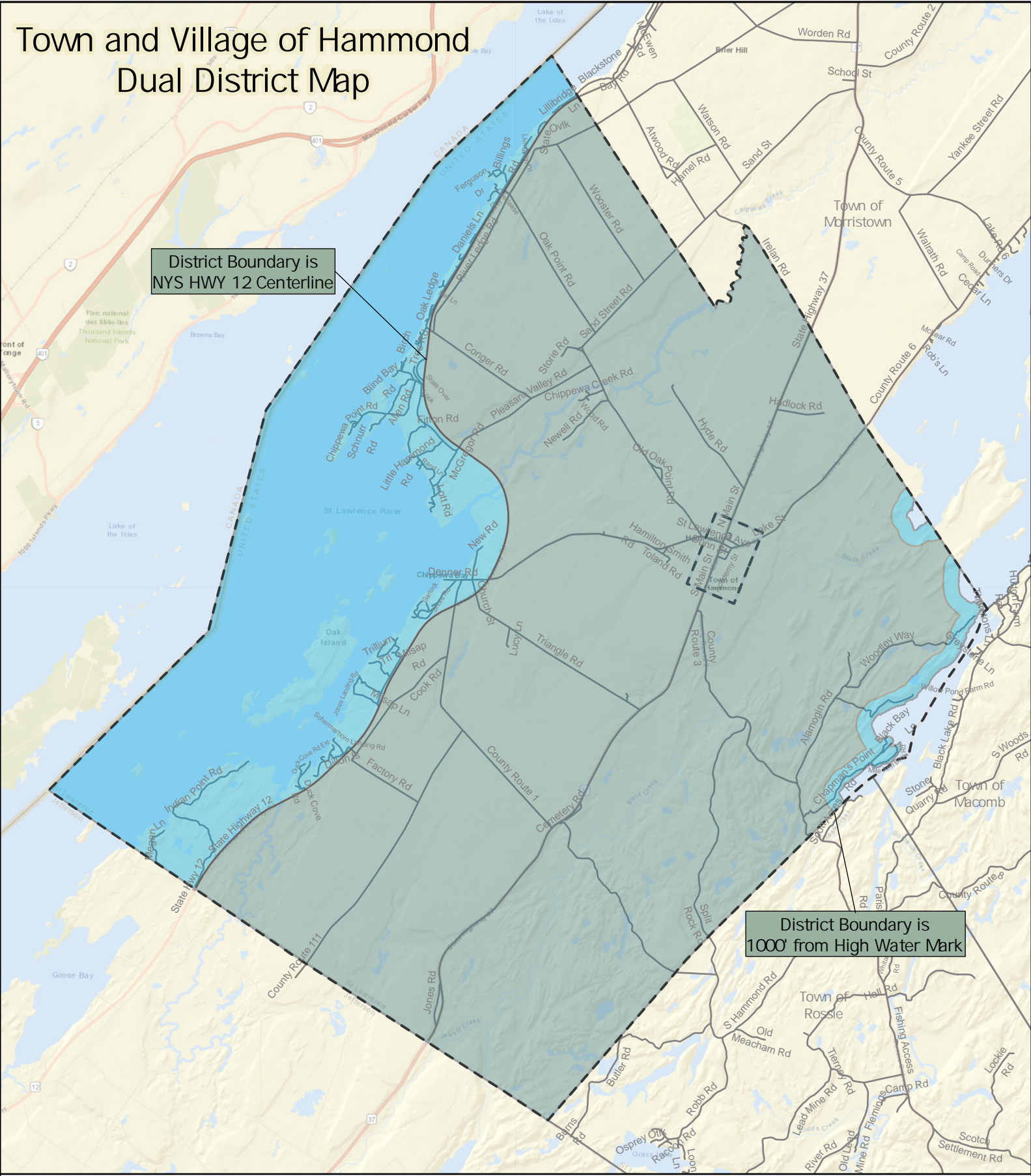


1:60,000

Recreational Amenities Along the St. Lawrence Seaway (Existing and Conceptual)



Town and Village of Hammond Dual District Map



- Hammond - Town and Village Boundary
- Residential Agriculture (R-A) District
- Shoreline (S) District

0 0.5 1 2 Miles

[This Page Intentionally Left Blank]

Strength, Weakness, Opportunity and Threat (SWOT) Analysis and Community Visioning from 2013 Joint Comprehensive Plan

Overview:

The development of the 2013 Comprehensive Plan included a community SWOT analysis and visioning exercise. This analysis clearly displayed the significant role that the area's natural features and environmental resources play in the community.

Ranking highest of Hammond's natural resource-related ***strengths*** were its location, proximate to the St. Lawrence River, Black Lake and Ottawa; and an abundance of renewable energy resources. A variety of outdoor recreation options, including boating, camping, hunting, fishing, diving and ice fishing were rated among its strengths. The area's diverse habitats, wetlands and wildlife; and open, scenic and tranquil farmland were also noted.

Notable ***weaknesses*** include limited public access to the St. Lawrence River and a lack of hiking and biking trails. Also noted was a lack of local resources/capacity to maximize tourism options and marketing of Hammond as a destination.

Cumulatively, the highest-rated ***opportunity*** identified was the development of recreational areas and access for birding, biking, hiking, kayaking, canoeing, fishing, and ecotourism. The single highest-rated ***opportunity***, wind farms/development, was also one of Hammond's most contested issues. The development of other renewable energy resources was also noted.

Threats to Hammond were noted as wind farms/development (6 votes) and conversely, *not* developing wind resources (5 votes). Other threats include: irresponsible development, and the abandonment of farmland and its resulting loss of open space.

Narrative Analysis of SWOT from 2013 Plan:

Natural Features Assessment

Hammond's Community SWOT Analysis and visioning exercise clearly displayed the significant role that the area's natural features and environmental resources play in Hammond's past, present and future.

Ranking highest of Hammond's natural resource-related strengths were its location, proximate to the St. Lawrence River, Black Lake and Ottawa; and an abundance of renewable energy resources. A variety of outdoor recreation options, including boating (two marinas), camping, hunting, fishing, diving and ice fishing were noted. In a more general sense, the area's diverse habitats, wetlands and wildlife; and open, scenic and tranquil farmland also rated among its strengths.

Top weaknesses include limited public access to the St. Lawrence River and a lack of hiking and biking trails. Also noted was a lack of local resources/capacity to maximize tourism options and marketing of Hammond as a destination.

Cumulatively, the highest-rated opportunity identified in the SWOT is the development of recreational areas and access for birding, biking, hiking, kayaking, canoeing, fishing, and ecotourism. The single highest-rated opportunity, wind farms/development, is also one of Hammond's most contested issues. The development of other renewable energy resources (solar and hydro) was also noted.

Threats to Hammond were noted as wind farms/development (6 votes) and conversely, *not* developing wind resources (5 votes). Other threats include: irresponsible development, and the abandonment of farmland and its resulting loss of open space.

Natural resources-related components of residents' vision for the future of Hammond include: A community that preserves its natural resources and rural character while providing enhanced access and adequate infrastructure for tourism/public use of waterfront areas; a walk-able, bike-able Village; a diverse, profitable and productive agriculture industry; and widespread commercial development of renewable energy.

Desired achievements relevant to natural resources/features of the community can be grouped into three categories: planning, marketing and access/infrastructure.

Planning: research demographics, interests and needs of tourists and consider these needs against what residents can support in the off-season; identify/develop optimal access points for various outdoor recreational activities.

Marketing: winter tourism, kayaking, birding and canoeing.

Access/Infrastructure: land acquisition for riverfront access; construct walking and biking trails; parking areas at recreational access points; build docks and put-ins; interpretative signage; establish a Town beach on the river; create a Town park with pavilion (possibly in combination with Town beach).

Agriculture

Highlights from Hammond's community SWOT Analysis that pertain to farming and agriculture are as follows:

Hammond's strengths include the abundance of farmland and vacant tillable acreage; an agriculturally-based economy; a stable agricultural community; and the presence of the Amish in the community.

Weaknesses include a lack of agricultural diversity; a decline in the number of dairy farm operations; not enough vacant farmland that is for sale; and the smell of manure when applied on fields.

A number of opportunities were identified to promote the community's farming industry. They are: biomass energy crop production and pelletization; more agricultural land becoming available; securing wind development leases as a means of maintaining viable agricultural lands; establishing a farmer's market, community supported agriculture (CSAs), and a local food cooperative; participating in the regional wine industry by growing grapes and establishing vineyards; creating a local food guide; and encouraging the Amish to use underutilized farm land.

Threats facing Hammond's farming industry included the loss of open space when farmland is subdivided; the abandonment of farmland; a decline in the number of farms; and not integrating or accommodating the Amish community's building practices as a result of the International Building and Fire Code regulations.

In light of all the information provided by residents at the May 22 and August 16 (2012) community meetings, vision statements relevant to Hammond's agriculture industry are as follows:

- A farmer's market in the Village is established
- A variety of agricultural products are grown and sold locally
- The community's local farming industry will be profitable
- Community Supported Agriculture (CSAs) is established in Hammond

Business and Commerce

The May 22, 2012 Community SWOT Analysis identified a number of business- and commerce-related items. Additional public input was gathered at a public meeting on August 16, 2012. SWOT results were presented; attendees were asked for further comments related to strengths, weaknesses, opportunities and threats; and were asked to provide input on a vision for the future with specific related achievements.

Regarding the **Strengths** of business and commerce in Hammond, attendees made 61 comments related to Recreation. Singer Castle was the single most often cited item (9 votes); other locational attributes were cited often (13 votes, among "beautiful location"; "near to river"; "borders Black Lake"; Cedar Island). Recreational opportunities were reported (18 votes, among fishing; diving; hunting; marinas; camping; golf courses; tourist destination; ice fishing; low-cost recreation; game club). Environmental/natural resource items received 15 votes. Other recreational items noted include local history (5 mentions/votes), "tourist destination" (1 vote).

Other **Strengths** of business and commerce could be classified as Infrastructure; 42 votes/mentions were made of these items. Locational attributes made up the largest part of this group, with 24 votes (citing proximity to Ottawa, the St. Lawrence River, bridges over the river, Black Lake, major highways, universities, Fort Drum etc.). Other Infrastructure Strengths included local government (5 votes); fire department/EMS (5

votes); local school (5 votes); quality of local roads, appearance of the Village, and strong tax base (1 vote each).

Twenty-five votes/mentions were made of **Strengths** that were directly-Business-related. These included 12 votes for “resources for Wind Energy”; 8 votes for local companies; 2 votes for the expanding rental market on the waterfront; and single mentions for entrepreneurs, for the casino at Akwesasne, and for the international border with Canada.

Six **Strengths** were directly related to Agriculture, including mentions of land (4 votes); the ag community generally (2 votes).

Among **Weaknesses** cited by stakeholders, 85 votes/mentions were directly-Business-related. These included 42 mentions of businesses needed (gas stations, restaurants, diners, bars, hotels); 15 mentions of telecommunication/Internet issues; 13 mentions of labor-pool items (few job opportunities; few opportunities for young people; small labor pool); 8 mentions of blight in the Village; 7 mentions of limited business activity.

Weaknesses involving Recreation were cited 17 times. Eight items mentioned limited access/opportunities for recreation on the St. Lawrence River. Six mentions were made of limited nature/biking trails. Three mentions were made of a lack of, or fragmented, tourism identity.

Weaknesses were cited 14 times regarding Infrastructure; these included lack of services (8 mentions); conditions of roads (3 mentions); and single mentions of the small local school, tax rates, and poor conditions of some buildings.

One **Weakness** was cited relating to the Agriculture sector. It noted that there are fewer dairy farms.

Participants reported 108 **Opportunities** directly related to Business and to Agriculture. These included 33 mentions of locally-produced renewable energy (wind power received 25 mentions; additional mentions of solar, hydro, biomass pellets, bio-digesters). Tourism and related items received 31 votes. Specific businesses received 27 mentions (e.g., wineries; restaurants; dance hall/bar; child care facility; farmer’s market; food co-op; etc.) Other business-related mentions included agribusiness; Community Supported Agriculture; new farm products, local guides/web sites for existing businesses, better technology for businesses, etc.

Thirty-nine ideas were reported as **Opportunities** for Recreation. These included creating opportunities for non-motorized tourism: birding, biking, hiking, kayaking, ecotourism (29 votes). Other ideas would promote the area’s history and historical resources such as stone houses (6 votes), and two mentions each to develop seasonal events and fishing events.

Opportunities related to Infrastructure were reported 23 times. Expansion of high-speed Internet service was mentioned 6 times. Also mentioned were: consolidation of local

government (5 votes); creation of community/performance space (4 votes); restoration of Main Street in the Village (4 votes); consolidation of local schools (2 mentions); establishment of a 24/7 health care facility; and creation of a dog-park.

Stakeholders recorded 79 **Threats** that were directly Business- and Agriculture-related. These included 45 comments on industrial-scale wind energy (26 votes), Article X (13 votes), general references to wind farms (6 votes). Conversely, 5 votes were recorded for “Not developing wind farms” as a threat to the community. Other business-related Threats included 15 votes for lack of opportunities (including for kids); lack of skilled trades (6 votes); general lack of economic development including the off-season (4 votes); loss or abandonment of farmland (4 votes).

Forty-five **Threats** were recorded related to Infrastructure. These included: junk, trash, deterioration of homes and buildings (14 votes); loss of the local school (12 votes); transportation issues (10 votes); declining grant funds (4 votes); taxes, and the current governor (2 votes each); excessive regulations (1 mention).

Governance

The May 22, 2012 Community SWOT Analysis identified a number of government-related items.

Hammond’s strengths include its “wide open” local government; major highways; and Town-owned roads.

Weaknesses include minimal Town services; and road conditions.

Opportunities identified in the SWOT related to local government include: consideration of shared services/consolidation/dissolution; and a website or catalog of local businesses and services. School consolidation was identified as an indirectly related opportunity.

Threats include: high taxes; and regulatory demands. An indirectly related threat is school consolidation or closure.

Additional public input on residents’ vision for the future and related achievements was gathered at a public meeting on August 16, 2012. The future vision related to local government was that of a progressive Town with fresh ideas. Desired achievements include: tax incentives and other resources for small business and innovative agriculture; a local government that serves as a facilitator to business development; infrastructure (water) development that is balanced with costs; and the development of Town-owned amenities (beach, park, pavilion).

Housing

The May 22, 2012 Community SWOT Analysis identified a number of housing-related items.

Hammond's strengths include a strong tax base; affordable residential housing options; and the overall appearance of the Village.

Weaknesses include the poor condition of many properties, including refuse/garbage-disposal issues; a lack of low- to moderate-income (LMI) housing choices (i.e. Section 8); little or no new residential development in the Village; old stone houses are being lost; and Hammond is a bedroom community.

Other weaknesses indirectly related to housing include: poverty; an aging population; limited job opportunities; a (high) tax rate; and a limited amount of vacant land available for housing development.

Opportunities identified in the SWOT indirectly related to housing include: the extension of high-speed internet access to residential areas; a Main Street revitalization project; and the development of a Historic Stone House District for tourism purposes.

The primary threat related to housing in Hammond is the removal or demolition of old homes and buildings, as opposed to rehabilitation or adaptive re-use. Indirectly related threats include: (high) taxes and declining grant/funding opportunities.

Additional public input was gathered at a public meeting on August 16, 2012. SWOT results were presented; attendees were asked for further comments related to strengths, weaknesses, opportunities and threats; and were asked to provide input on a vision for the future with specific related achievements.

Housing-related components of residents' vision for the future of Hammond include: a thriving downtown; rehabilitated/adaptively re-used buildings; improved/increased housing options; and increased tourism and visitor traffic, including tours of historic stone houses.

Desired achievements include: quality housing and childcare; implementation of a housing rehabilitation program; construction of senior housing; and the rehabilitation and/or removal of buildings in poor condition.

Industry

The May 22, 2012 Community SWOT analysis identified a number of wind industry related items, which are highlighted below.

Hammond's strengths included resources for renewable energy, including open land.

No weaknesses with regard to the wind industry were identified.

Wind development was identified as a specific Opportunity

Both the development of the wind industry and not pursuing its development were identified as a Threat. Also, Article X, the colloquial term given to the potential for the State to overrule local land use regulation of wind development should it be deemed “unreasonably restrictive”, was viewed as a threat. This clearly underlines the divisiveness of wind development in Hammond.

Infrastructure

Infrastructure issues that were identified and discussed by residents at the Community SWOT meeting on May 22nd and on August 16th were as follows:

Hammond’s strengths include convenient access to fishing, camping, hunting and boating activities on the River and Black Lake; the presence of two major highways and proximity to an international bridge to Canada; being home to the Chippewa Bay Game Club, Singer Castle and Cedar Island State Park.

Weaknesses include the absence of nature or bike trails; limited public parking and boat launch access points to the St. Lawrence River; the existing condition of local and privately-owned roads; insufficient business parking in the village; the absence of a waste transfer station; a limited choice of internet providers and insufficient broadband access.

Hammond’s opportunities include developing key areas for birding; swimming; picnicking; diving and kayaking; establishing a trail system for walking and biking; expanding public camping and docking facilities; expanding high-speed internet access in the community; creating a community park; and renovating the Town Hall into an opera house that would serve as a year-round performing arts venue.

Threats to the community include limited broadband service that inhibits business and economic development; the potential loss of a post office; and the construction of a rooftop highway that would bypass Hammond and could force people to move.

Vision statements made by meeting participants that are relevant to the community’s infrastructure are as follows:

- Telecom infrastructure is upgraded to promote telecommuting, institutional operations, telemedicine and economic/business development
- Bike and walking paths/trails are established through the town
- Increase public access to the St. Lawrence River and promote tourism
- A public venue/park space is created to host more community events

Land Use

The May 22, 2012 Community SWOT Analysis identified a number of land use-related items.

Hammond's strengths include a wealth of farmland, open space, and a recreational land uses associated with the St. Lawrence River.

Weaknesses include limited residential development in the Village, the availability of vacant land and limited access to the St. Lawrence River.

Opportunities and threats will be discussed under the future land use heading below.

Future Land Use

No one can predict the future, but identifying how a community wants to use its land in the future and then encouraging such use is at the very nature of a comprehensive plan and the principles of land use planning.

The May 22, 2012 Community SWOT identified several Opportunities and Threats related to (future) land use.

Opportunities identified include: renewable energy development (wind, solar, biomass) and new agricultural crops such as grapes.

The primary threat related to land use in Hammond that was identified is industrial scale development that is incompatible with current agricultural and residential land use. Related is the potential for loss of local land use control to the State. Specifically, the implications associated with Article 10, and how such State law will impact on potential industrial wind development in Hammond.

Additional public input was gathered at a public meeting on August 16, 2012. Attendees were asked to provide input on a vision for the future with specific related achievements.

Land use-related components of residents' vision for the future of Hammond include: a thriving downtown; rehabilitated/adaptively re-used buildings; a diversified agricultural industry; and, an increase in commercial and tourist related land uses.

Desired achievements include: new recreational facilities such as walking, biking trails, and a more accessible riverfront with more recreational based businesses.

Idea Prioritization at the Hammond Comprehensive Plan Public Meeting

The brainstorming exercise held during the Strength, Weakness, Opportunity and Threat meeting held in junction with the Hammond Comprehensive Plan implemented a dot voting technique. Specifically, all participants were each given five dots that could be placed on the ideas of their choice. All five could be placed on one idea, or one dot on five ideas.

Dot voting, also known as multi-voting, is an effective technique to answer the question: “What is the most important thing to do next?” Dot voting is frequently used in conjunction with a brainstorming exercise and allows participants to make a choice between many options, or set priorities for which ideas to move forward with (www.aplnhouston.org). Placing votes as participants see fit allows individuals to emphasize what they think is most important, and the end result quickly identifies the most important items on a list. Voting results are often found in clear groupings and visibly documents levels of agreement on a large number of ideas. The voting results allow meeting participants to focus on the most important issues that were raised during a brainstorming session.

A summary of the May 22, 2012 SWOT meeting can be found on the following pages. The number of votes that each topic received is shown.

Strengths

Environment / Natural Resources

4	Natural Resources
12	Resources for Renewable Energy
4	Low Cost Recreation - Boating, Camping, Hunting, Fishing
1	Fishing/Camping
1	Hunting/Fishing
0	Great Fishing (Winter & Summer)
4	Ice Fishing
5	World Class Wetlands and Habitats
3	Environment/Wildlife
4	Near to River
1	Borders Black Lake
20	Location, Near: Ottawa, SLR, Black Lake
1	Seaway
1	Two Marinas
0	Diving
3	Farmland
1	Lots of Open Land
3	Scenic
7	Beautiful Location
5	Tranquility

Human Resources

0	Entrepreneurs
1	Smart People
0	People are Wonderful
1	Great School
4	Great Schools, Individual Attention

Institutions/Infrastructure

0	Strong Tax Base
5	Wide Open Local Government
1	Stable Ag Community
1	Lots of Local Service Organizations
3	Active Churches
0	Two Churches
3	Food Pantry
0	Fire Department Contribute to Community
4	Fire Department/EMS
0	Proximity to Universities, Fort Drum, Ottawa, Adk Park
0	International Border with Canada
1	Two Highways, Easy Bridge Access To/From Canada
1	Two Major Highways
0	Roads Owned By Town

Private Sector

4	Local Companies
1	Lots of Small Businesses
0	Ned's
0	No Bars in Village
1	Massage
0	Casino - Akwesasne
0	Bank
2	Chippewa Bay Game Club
2	Golf Courses - Inexpensive
1	Agriculturally Based

2	Expanding Rental Market on Water = New People, New Money
1	Tourist Destination

Culture

8	Small Town Values
1	Safe, Rural Lifestyle
1	Low Crime
1	Quiet
8	Quiet Rural Lifestyle
1	Close Knit, Family Oriented
6	Diverse Population; Seasonal and Year-Round Residents
1	Seasonal Residents Contribute
0	Not the City
0	Affordable Residential
2	Affordable
0	Appearance of Village
1	Community Events - Dinners, etc.
0	Hammond Fair
0	Rich History
0	Lot of Local History (Remington's Paintings)
4	Museum of Hammond History
9	Singer Castle
0	Cedar is a State Park
1	Amish Communities
0	Amish Population

Weaknesses

Environment / Natural Resources

6	Nature/Bike Trails
7	Limited Public Access to SLR (Campground or Park)
1	Not Enough Tourism Activities on SLR
0	Not a Destination

Human Resources

3	Poverty
3	Impoverished County
7	Few Job Opportunities
5	Few Employment Opportunities for Young People
2	Not Enough Young People Moving to Area
0	Aging Population
0	Small Labor Pool
2	Lack of Volunteerism
0	Small School is at a Disadvantage (Funding Aid)
5	Limited Child Care

Institutions/Infrastructure

0	Roads
2	Private Roads Not as Good as Town
1	Must Travel for Many Needs
0	Town - few services
0	Conditions of Many Buildings/Grounds: poverty, don't care, no local options for trash
1	No Transfer Station
5	Quality Health Care Not Local
10	Telecom: lack of choices - "essential infrastructure"
5	Current Internet Bandwidth Deficient
0	Need More Low-Mod Income Housing Choice (ie Section 8)
0	Tax Rate

Private Sector

5	Not Enough Commerce or Business Activity
8	Downtown Blight
1	Little Support for Local Businesses
5	No Local Gas Station
3	No Restaurant/Diner
31	No Gas Station, Restaurant, Bar
4	No Restaurants/Hotels
2	Fewer Dairy Farms
0	Local Pricing = Uncompetitive
1	Not Enough Vacant Land For Sale
0	No New Residential Development in Village

Culture

5	Civic Pride is Lacking (Property Maintenance)
0	Apathetic Owners
4	Refuse in Yards (Residential)
0	Loss of Stone Houses
2	Small-Town Atmosphere can be Limiting
1	Town Functions as Separate Communities (ie SLR, town Black Lake, Seasonal Residents)
1	Not Very Culturally Diverse
2	Bedroom Community
2	Lack of Clear Tourism Identity ("Chippewa Bay" not "Hammond")

Opportunities

Environment / Natural Resources

3	Wind & Renewable Energy Development (Solar, Hydro)
19	Wind Farms
3	Wind Development
3	Solar Development
1	Solar Power
0	Water Energy Development
12	Develop Key Areas for Recreation Options: Birding, Biking, Hiking, Kayaking
3	Benign River Tourism: low impact, eg kayaking
5	Develop Tourism Around Birding: Ecotourism, Recreation - Canoeing
3	Birding
2	Bike Trails and Outdoor Recreation
4	Trails: Bikes/Walking/Nature
0	Being "off the beaten path" can make Hammond More Desirable/Attractive
2	Develop Fishing Resources (SLR/Black Lake)

Human Resources

1	School Consolidation/Reuse Buildings
0	Consolidation of School Districts
1	BOCES Should Offer Vocational Trades Work Experience to Help Keep Youth in Area
1	Child Care Facility

Institutions/Infrastructure

2	Develop Local Chamber of Commerce
5	Consolidation of Town & Village
6	Establish Chamber of Commerce
6	Internet (High-Speed) to Homes
0	More/Better Technologies in Community Spaces: Internet, Wi-Fi
0	Health Care Facility 24/7
0	Community Park (to Walk Dogs)
0	Recreation Area/Farmers Market
3	Farmer's Market
4	Local Farms Produce for Comm Supp'd Agriculture
0	Local Food Co-Op
1	Central Place for Amish, etc. to Sell Products Instead of Disbursed Roadside Locations
0	Catalog/List/Website of Area Businesses, Services

Private Sector

4	Restore/Rehabilitate Main Street
9	Tourism Development
8	Develop Places for Tourist to Stay: B&B's, Motels
0	Expand Tourism
1	Hotel, B&Bs - Take Advantage; Build on Castle's Presence
6	Restaurants
3	Dance Hall/Bar
2	Strategic Industrial Clusters: Custom Millwork/Woodwork
0	Agribusiness
0	CSA's/Local Ag
6	Wineries/Grape Production
3	New Farm Products ie Orchards, Vineyards
0	Grape Production/Winery
5	Vineyards

0	Develop Markets for "Waste Products"
0	Biomass and Digester Energy Development
2	Biomass Pellets

Culture

2	Seasonal Events/Festival
0	Integrate/Take Advantage of Seasonal Residents
2	Community Picnic
1	Build on Local Food Guide
4	Community/Performance Space
2	Renovate Opera House (Town Hall)
2	Stone House Tour
0	Promote Museum History Tour
1	Historic Stone House District & Tourism
4	Singer Castle
1	Encourage Amish to Use Currently Underused Lands in Town
0	Develop Native American Heritage

Threats

Environment / Natural Resources

4	Irresponsible Development
0	Loss of Open Space from Farm Break-Ups
2	Abandonment of Farmland
5	Not Developing Wind Resource
2	Wind Development
4	Wind Farms

Human Resources

14	Lack of Opportunity for Kids
1	Lack of Job Opportunities
3	Dwindling Population = Aging and Outmigration of Youth
3	Population Loss
1	Aging Population
1	Declining Health
12	Loss of School (State \$)
3	School Closure/Consolidation
6	Lack of Skilled Trades Workforce
2	Rooftop Highway and People Leaving/Bypassing Community

Institutions/Infrastructure

26	Industrial, Scale Wind Energy or Other Large-Scale Industry
13	Article X
2	Current Gubernatorial Regime
2	Taxes
0	Excessive Regulation
4	Limited/Declining Grant Funds
6	Removal of (vs Rehabilitating) Homes and Buildings
5	Few Choices for Transportation
3	Geographically Isolated (on a national basis, with respect to marketing of/by local industry)

Private Sector

3	Lack of Any Economic Development
1	Loss of Farms
1	Off Season Tough on Tourism Economy

Culture

2	Overcoming Inertia and Apathy
1	Apathy
2	"We've always done it that way."
0	Not Integrate Amish Community, Building Code Issues
8	Junk, Garbage, Junk Boats

What do we want Hammond to look like in 10 years? (the vision)

Look like Clayton
Thriving village downtown
Aware of /see history
Buildings remodeled not torn down
No holes on the streets
Productive ag uses/developed: variety of ag prod.
Bike and walking paths thru town
Farmer's market in village
Young people will be able to stay
Ag industry will be profitable
Waterfront developed for tourism/public access
Widespread use of renewable energy
Have its own identity: positive sense of place
Progressive township w/new ideas
Supported agriculture
Technology businesses - Telecom
Rural characteristics
Tourists - boutiques
Robust Chamber of Commerce
Assisted living for elderly
Daycare center
B&B's, restaurants, rehabilitated downtown
Tours of stone houses, nature
Bike trails
A sweet little town and village fully serviced
Keep quaint characteristic
Have more tourism/visitors & improved housing
More tourism infrastructure
Preserve environmental resources
Enhance economic vitality
Balance tourism; not be over run (e.g. Clayton)
More info about business that are here
Chamber of Commerce established.
More community events (music concerts; venue/park) opera house
Increased community identity and cohesion
More small businesses supported by local market
Create more customer loyalty

How do we achieve this vision?

People stay active over time
Consensus between year-rounders/seasonal residents. "Put unity back into community"
Patronize local businesses
Try new ideas/things
Develop Chippewa Bay
¢ → \$ → \$ → \$
Mark Chippewa Bay
Paint it (red?)
We must/want to stay
Tax incentives: small businesses, innovative agriculture
Pilots
"Celebrate Hammond": involve kids in nature, CGC talks to Hammond school
Orgs. Within town promoting town, partnering: COC
Government: business facilitator
Available data to potential entrepreneurs
SASS - Appreciation
Nurture small business group: increase involvement, does group meet, talk to point person about continuing group
Need government resources to assist small businesses
Create a public relations and business development organization/position
Need to provide quality housing and childcare
Create regional alliance with near by towns to promote tourism and business
Find out what do visitors need; what can residents support

Enhance information tec infrastructure via alliance with nearby towns. Constrained by company capacity
Examine creating paid position that is jointly paid for business/develop tourism
Make sure school continues to remain
Need land to build more affordable housing
Initiate housing rehab program
Construct senior housing
0/few vacant lots in village
Tear down/repair buildings
Balancing infrastructure (water) development with costs
Develop/promote winter tourism
Snow trail established but need snow
Create farmers market
Construct bike and walking trails (crushed stone)
Promote kayaking, birding, canoeing tourism
Build docks and put-ins interpretive signage
Need to acquire land for access
Need parking for vehicles
Establish town beach along river
Identify recreation locations for development
Increase access for all to the river
Create a town park with pavilion

TOWN VILLAGE CITY OF _____ Application # _____

(circle one)

Agricultural Data Statement

Date _____

Instructions: This form must be completed for any application for a special use permit, site plan approval, use variance or a subdivision approval requiring municipal review that would occur on property within 500 feet of a farm operation located in a NYS Department of Ag & Markets certified Agricultural District.

Applicant	Owner if different from applicant
Name: _____	Name: _____
Address: _____	Address: _____
_____	_____
_____	_____

- Type of Application: (check one or more)
☐ Special Use Permit; ☐ Site Plan Approval; ☐ Use Variance ☐ Subdivision Approval
- Description of proposed project: _____

- Location of project: Address: _____
Tax Map Number (TMP) _____
- Is this parcel within an Agricultural District? ☐ No ☐ Yes
(Check with your County Planning Office if you do not know)
- If Yes, Agricultural District Number _____
- Is this parcel actively farmed? ☐ No ☐ Yes
- List all farm operations within 500 feet of your parcel.
(Attach additional sheets if necessary.)

Name: _____	Name: _____
Address: _____	Address: _____
_____	_____
Is this parcel actively farmed? <input type="checkbox"/> No <input type="checkbox"/> Yes	Is this parcel actively farmed? <input type="checkbox"/> No <input type="checkbox"/> Yes
Name: _____	Name: _____
Address: _____	Address: _____
_____	_____
Is this parcel actively farmed? <input type="checkbox"/> No <input type="checkbox"/> Yes	Is this parcel actively farmed? <input type="checkbox"/> No <input type="checkbox"/> Yes

Signature of Applicant

Signature of Owner (if other than applicant)

Reviewed by: _____
Signature of Municipal Official Date

NOTE TO REFERRAL AGENCY: County Planning Board review is required. A copy of the Agricultural Data Statement must be submitted along with the referral to the County Planning Board.

[This Page Intentionally Left Blank]

