



EMBRACE ST. JOHNSTVILLE

MONTGOMERY COUNTY, NY

SMART GROWTH COMPREHENSIVE PLAN



**Department
of State**

DRAFT FOR PUBLIC REVIEW

JUNE 2026

Prepared for:
**VILLAGE OF
SAINT JOHNSTVILLE**

Prepared by:
**VILLAGE OF SAINT JOHNSTVILLE
Comprehensive Plan Advisory Committee**

*This Comprehensive Plan was prepared with
funding provided by:*
**NYS DEPARTMENT OF STATE
Environmental Protection Fund**

With assistance from:
DELAWARE ENGINEERING, D.P.C.
CIVIL AND ENVIRONMENTAL ENGINEERING

Village of Saint Johnsville, New York

DRAFT COMPREHENSIVE PLAN

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EXECUTIVE SUMMARY

To be developed for the final plan.

Addressing Municipal Challenges

The Village of St. Johnsville is facing challenges as a rural village. Historic decreases in population and lack of economic development have kept St. Johnsville from moving ahead in some ways. However, its ample green space, connection to statewide trails, and abundance of natural resources make this Village a great place to live.

The only way rural communities can overcome these challenges is through a stable government. With strong leadership comes an engaged community that will participate in the changes the people want to see for the betterment of their Village. This starts with a Comprehensive Plan like this. Through this framework, the Village is given the tools to lead St. Johnsville into the next chapter.

Implementation can still be challenging. Utilizing tools such as “Considering Shared Government Services in New York State: A Guide for Citizens and Public Officials,”¹ and building a stronger relationship with the Town of St. Johnsville are great first steps to addressing where the Village has shortfalls for plan implementation and how shared services can help the Village function properly.

Dissolution or dissolving of smaller municipalities, such as Villages, became a popular action following the New NY Government Reorganization and Citizen Empowerment Act of 2010. However, a policy brief from the SUNY Rockefeller Institute of Government in 2019² noted that although municipalities headed in this direction, only 41% of dissolution cases were approved at Referendum, while 58% were defeated (pg.7). Dissolving a municipality can sometimes be seen as a solution. However, this g notes the loss of community identity and feeling of abandonment of a sense of place leaves communities less engaged and connected to their community. Shared services are a way to keep the Village going while also building relationships with the surrounding Town and other partners who can aid not only in day-to-day government but can help the long-term goals of this plan come to fruition.

¹*Considering Shared Government Services in New York State: A Guide for Citizens and Public Officials.* Campbell Affairs Institute, Maxwell School of Citizenship and Public Affairs, Syracuse, NY, 2017.

² *Dissolving Village Government in New York State: A Symbol of a Community in Decline or Government Modernization?* Lisa K Parshall, SUNY Rockefeller Institute of Government, 2019.

TABLE OF CONTENTS

CHAPTER 1: INTRODUCTION

A	The Comprehensive Plan	1-1
B	Creating the Plan	1-1
C	Community Engagement	1-2
D	Smart Growth Community Planning Program	1-9
E	Plan Adoption	1-11

CHAPTER 2: VISION, GOALS, AND PRIORITY INITIATIVES

A	Vision	2-1
B	Goals.....	2-2
C	Objectives and Priority Initiatives	2-2

CHAPTER 3: COMMUNITY PROFILE – EXISTING CONDITIONS

A	Natural Resources	3-1
B	Smart Growth Principles.....	3-9
C	Assets	3-9
D	Challenges	3-9

CHAPTER 4: COMMUNITY PROFILE – DEMOGRAPHICS AND HOUSING

A	Demographic Profile	4-1
B	Housing.....	4-6
C	Economic Profile.....	4-9
D	Smart Growth Principles.....	4-16
E	Assets.....	4-16
F	Challenges.....	4-16

CHAPTER 5: COMMUNITY PROFILE – HISTORIC RESOURCES

A	Local Context	5-1
B	Historic Context.....	5-2
C	Smart Growth Principles.....	5-3
D	Assets	5-3
E	Challenges.....	5-3

CHAPTER 6: COMMUNITY PROFILE – PARKS, OPEN SPACE AND AGRICULTURE

A	Recreation and Open Space	6-1
B	Agriculture	6-4
C	Smart Growth Principles.....	6-5
D	Assets	6-5
E	Challenges.....	6-5

CHAPTER 7: COMMUNITY PROFILE – LAND USE

A	Existing Land Uses	7-1
B	Historic Land Uses.....	7-8
C	Land Use Regulations.....	7-9
D	Smart Growth Principles.....	7-12
C	Assets	7-13
D	Challenges.....	7-13

CHAPTER 8: COMMUNITY PROFILE – TRANSPORTATION

A	Rural Village.....	8-1
B	Smart Growth Principles.....	8-3
C	Assets	8-4
D	Challenges.....	8-4

CHAPTER 9: COMMUNITY PROFILE – MUNICIPAL SERVICES AND STRUCTURE

A	Village Operations.....	9-1
B	Municipal Facilities	9-3
C	Community Facilities	9-4
D	Utilities and Services.....	9-6
E	Fiscal Resources.....	9-8
F	Smart Growth Principles.....	9-9
G	Assets	9-9
H	Challenges.....	9-9

CHAPTER 10: ACTION PLAN

A	Create Implementation Task Force	10-1
B	Recover Government Procedures	10-2
C	Share and Consolidate Village Services	10-3
D	Bolster Village Revenue	10-4
E	Strengthen Economic Development.....	10-5
F	Instill Property Maintenance	10-7
G	Enhance Public Infrastructure	10-8
H	Partner Organizations.....	10-10
I	Funding Opportunities	10-12

CHAPTER 11: IMPLEMENTATION MATRIX

A	Create Implementation Task Force	11-1
B	Recover Government Procedures	11-1
C	Share and Consolidate Village Services	11-1
D	Bolster Village Revenue	11-2
E	Strengthen Economic Development.....	11-2
F	Instill Property Maintenance	11-3
G	Enhance Public Infrastructure	11-3

APPENDICES:

#	Title	Page
A	Grant Resources	12-1
B	USDA NRCS Soil Survey Map Unit Description	12-3
C	Resilient Land Mapping Tool Analysis	12-10
D	SEQR Documents and Adoption Resolution	12-12
E	St. Johnsville Community Survey – Results Summary	12-13

REFERENCES & RESOURCES

To be completed for the final plan.

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CHAPTER 1



INTRODUCTION

A. The Comprehensive Plan

The Village of St. Johnsville is located on the north side of the Mohawk River in the northwestern corner of Montgomery County, New York State. Steeped in post-French and Indian War history with original settlement by the Palatines, the Village of St. Johnsville's history and charm are still felt today and are key reasons residents call this place home. In order to preserve these characteristics while moving St. Johnsville into the future, the Village recently completed a comprehensive planning process.

A Comprehensive Plan is an important "living" document for any municipality, serving as a guide that can be referred to time and again to support future decisions and ensure long-term visions and goals are achieved. For the Village of St. Johnsville, this updated Plan will reflect changes in the landscape since the last plan and recenter the visions and goals of the Village in the context in which it finds itself today.

Creation of this Plan included engagement with the public, agencies, and local government to create a lasting framework for the future of the Village. Through an open and transparent planning process, residents voiced their input, providing the Village with opportunities to strengthen the community's social and economic vitality. It is evident through the public engagement process for the development of this plan that significant change is desired, and that there are potential leaders within the community willing to work towards improvement initiatives if a viable strategy is developed with realistic goals and municipal support. With guidance from this Plan, the Village can bring these goals to fruition with the action of its local government and support of its residents.

B. Creating the Plan

A Community Development Strategic Plan was developed in 2008, which took the place of the Village's original Master Plan developed in 1962. The Plan was primarily developed to provide focused economic and social improvements to the commercial center. In gearing the plan solely towards the business district, it lacked a clear direction to achieve the plan's objectives and lacked long-term sustainability. Sixty-four action items were presented in the Strategic Plan, but just thirteen initiatives have been fully or partially achieved since its creation.

The 2008 plan analyzed community characteristics, economic profile, population trends, and existing land uses in Volume One. Volume Two presented future development plans for thoroughfares, businesses, parking, public facilities, land use, and public improvements. This plan also provided a foundation for the adoption of zoning and subdivision regulations.

Additionally, the plan included an Implementation Matrix, but it lacked an organized timeline to guide the community over the last 18 years. So, while all the elements for a successful plan existed within the document, it was cumbersome and disjointed, which made it difficult for the Village to achieve its desired goals, address future challenges, and prioritize community needs.

Figure 1-1: Welcome Sign on NYS Route 5



"Among the most important powers and duties granted by the legislature to a village government is the authority and responsibility to undertake village comprehensive planning and to regulate land use for the purpose of protecting the public health, safety, and general welfare of its citizens."

-New York State Village Law Section 7-722,

Forming a Comprehensive Plan

Fortunately, the six economic goals that formed the foundation of the 2008 Plan (listed to the right) continue to be relevant today. While some progress has been made by the Village, these goals remain ongoing and need to be continuously improved upon and have therefore been incorporated into the Vision and Goals of the 2026 Smart Growth Comprehensive Plan.

In 2023, the Village was awarded the Smart Growth Comprehensive Plan grant, and, in the summer of 2024, the Village Board approved the creation of a Comprehensive Plan Committee (CPC) that would be tasked with providing support for the overall development of the Plan. The CPC members were selected for their diverse backgrounds and included an educator, a business owner, a student, former Village Board members, a Village employee, and long-term residents. Delaware Engineering, DPC, was hired as the primary planning consultant to guide the process and develop the plan.

The 2026 Comprehensive Plan is the culmination of an 18-month-long, community-led process and will provide an essential framework for future land use decisions over the coming decade. These decisions will include updates to the Zoning Code, the development of a Site Plan Review Law, and the reinstatement of the process for Subdivision Review. Additionally, this plan will provide a foundation for the development of downtown revitalization, brownfield redevelopment, and government efficiency programs and funding opportunities.

St. Johnsville's Smart Growth Comprehensive Plan has been organized by existing conditions, followed by a summary of specific issues and opportunities, to inform the implementation actions for each of the Village's topic areas.

The seven areas of critical engagement and interest include:



Community Engagement

Village residents and the greater St. Johnsville community participated in the planning process through a variety of methods. These methods included participation on the Comprehensive Plan Committee, responding to a public survey, attending public meetings/workshops, participating in the stakeholders meeting, and providing comments on the project website (www.embracestjohnsville.net). Several one-on-one interviews and discussions were held throughout the beginning of the comprehensive planning process to gather further insights from a diverse sampling of community members. Other public outreach efforts also included press releases, website updates, and social media postings.

NY Consolidated Laws Village Law § 7-722(e)

"...The participation of citizens in an open, responsible and flexible planning process is essential to the designing of the optimum comprehensive plan."

The Comprehensive Plan Committee is a volunteer-based advisory group that held 12 meetings throughout the development of the Plan. The committee represented a cross-section of the community and included an evolving mix of the 10 community members listed below.

CURRENT & PAST COMPREHENSIVE PLAN COMMITTEE MEMBERS



Dawn White	Former Mayor of St. Johnsville
Donna Springer	Former Planning Board Member
Chris Arduini	Owner of Adirondack Packaging
Sheryl Ursi	Village Resident/Volunteer
Nick Cuomo	Former Village Trustee
Julia Elwood	OESJ High School Student
Robert Smith	Past Member
Julie Eisele	Past Member
Jeremy Polidori	Past Member
Sterling Close	Past Member



Embrace St. Johnsville Community Survey

The Village recently began updating its **Comprehensive Plan** and is seeking your input to create a **Vision** for St. Johnsville's future. **Please** take a few moments to provide your vision and **priorities** for this community and ideas on how we might achieve those **goals**.

To take the survey, please scan the **QR Code**, visit embracestjohnsville.net/online-survey/, copy at the Community House, Youth Center, Library, NBT Bank, or OESJ School Office.

Questions? Contact the Village Clerk at 518-738-1234.

**MAKE YOUR VOICE HEARD! JOIN US FOR A PRESENTATION BY
DELAWARE ENGINEERING SURROUNDING THE VILLAGE'S APPLICATION
FOR A 4.5 MILLION DOLLAR GRANT THROUGH NY FORWARD.**



? Questions and ideas for moving the Village of St. Johnsville forward are welcomed and encouraged!

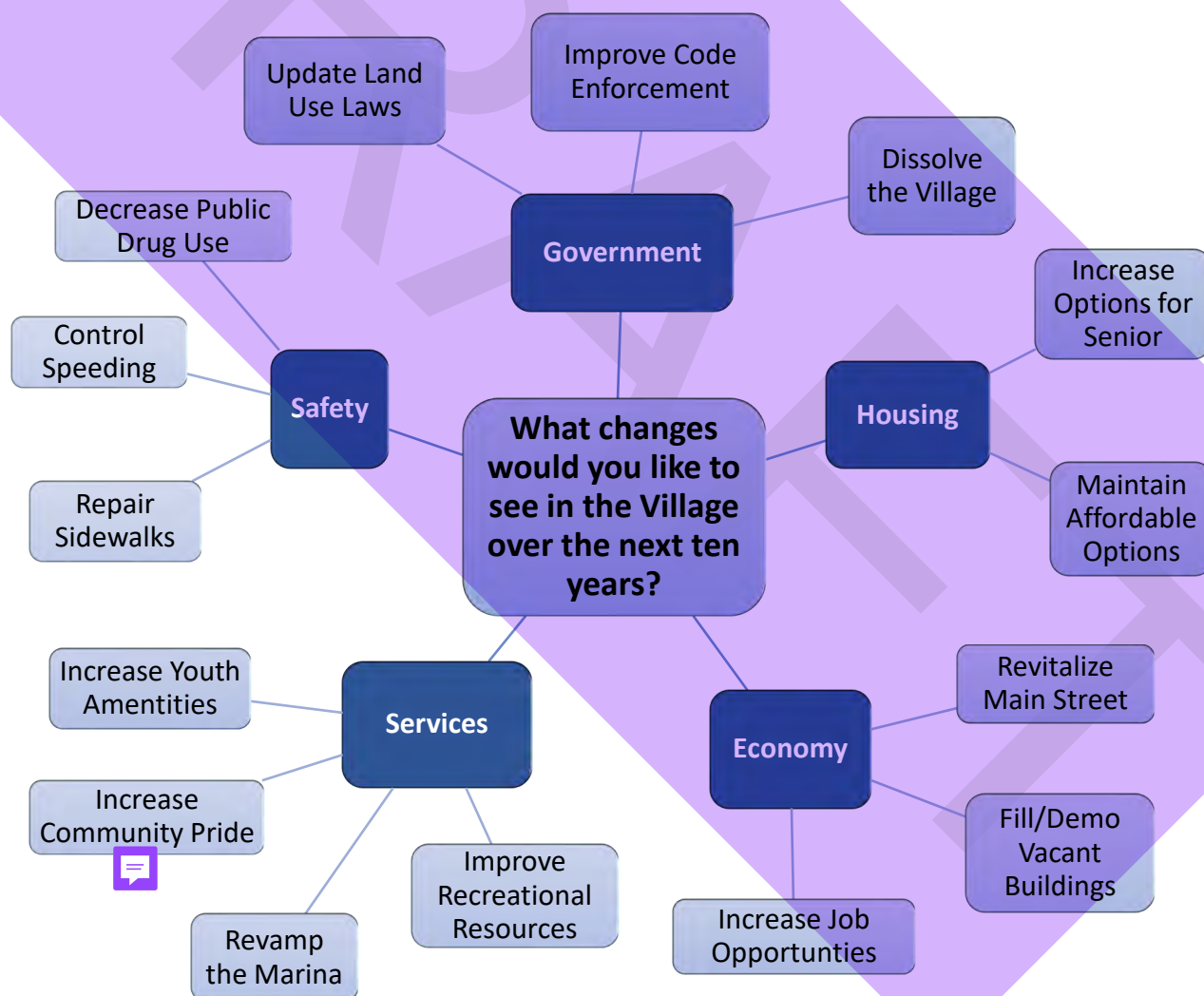
ST. JOHNSTVILLE COMMUNITY HOUSE | 16 WASHINGTON STREET

TUESDAY, 9/17/24 | 5:30 PM

Community Survey

The following pages provide a snapshot of the results of the community survey that was conducted between January and April of 2025. The survey contained 17 primary questions and five demographic questions; 75 responses were received. Outreach was provided village-wide and beyond, with information boards available at the Library, Youth Center, and the Nursing Home. The survey was provided on paper and digitally and was available through various locations throughout the Village and on the Village website, through email, and on social media.

This snapshot provides responses to the questions that were most easily categorized and relevant for the overall development of the Vision, Goals, and Objectives of this Comprehensive Plan. Several open-ended questions in the survey provided an opportunity for respondents to add additional amenities they wanted to see including: the survey provided an open-ended response opportunity for respondents on what changes are most important to them over the next decade. All responses fell into one of the categories provided in the following diagram.



What are the biggest advantages of living and/or working in the Village of St. Johnsville?

The advantages respondents felt the Village possesses include friendly neighbors, a small-town community, quietness, safety, and an employment center. Additionally, one of the most prominent responses was that there is no advantage to living/working in the Village. Restoring a sense of pride and purpose in St. Johnsville is among the highest of priorities to achieve the community vision; however, it is also one of the most challenging hurdles to overcome.

While improvements to the sidewalks were the top choice for the largest number of respondents, improvements in the parks were actually the most popular response when “Other” responses were included. Overall infrastructure, Main Street-specific, business-specific, town-wide, and the involvement of more residents were the most popular responses.

1. Sidewalks – 38.4%
2. Water/Sewer – 37.0%
3. Roadways – 27.4%
4. Transit – 23.3%
5. Streetscape – 21.9%
6. Parks – 17.8%
7. Parking – 16.4%

Rate the following areas of improvement in terms of need. The percentages for each choice are included to the left.

What are the major challenges to getting around the Village as a pedestrian or cyclist?

From the responses, the lack of safe amenities, the condition of the sidewalks, the lack of bike racks, poor lighting, limited signage, overgrown vegetation, and the need for improved connections to the Empire Trail are conclusions that can be gathered from the responses provided. The answers can be grouped into the following categories.

1. Connect Sidewalk to Dollar General
2. Invest in Walkability
3. Implement Slower Speed Limits
4. Improve Cyclist Safety on Bridge Street
5. Improve Crosswalk Safety
6. Need Village-Maintained Sidewalks
7. Lack of Streetlights
8. Vegetation Maintenance along Sidewalks and Streets
9. Poor Signage for Pedestrian Safety
10. Lack of Bike Racks
11. Poor Sidewalk Accessibility

What local or regional destinations would public bus service be most valuable to Village residents and businesses?

From the responses, the most popular destinations for respondents are the Village of Palatine Bridge, the Village of Herkimer, the City of Johnstown, the City of Little Falls, the Village of Fort Plain, and the City of Amsterdam. Types of destinations include shopping centers, hardware stores, medical offices, and grocery stores. Additionally, *NONE* was the most popular response.

There is a clear need for some level of public transportation for the Village, if only to the grocery store and back, to improve mobility options for persons with disabilities, senior citizens, and youth. This could come in the form of a municipal or County shuttle or as an offshoot of CDTA in Amsterdam. Funding could be supplied through a mix of taxes, grants, and fees.

Stakeholder Meeting

A stakeholder meeting was held with various community organizations and representatives in the Summer of 2025. The discussion focused on business and workforce development, branding and marketing, recreation/tourism, brownfield redevelopment, storefront redevelopment, grocery options, aesthetic improvements, funding opportunities, and the development of taskforces. Potential taskforces that arose from the conversation include Community Development, Business Development, Beautification & Branding, and Recreation. Organizations represented at this meeting are listed in the table below.

Primary Initiatives:

- 1. Welcome/wayfinding signage and murals to beautify the wall and water tank.
- 2. Improve communications with funding and municipal partners.
- 3. Reach out to Dollar General about the inclusion of a market component.
- 4. Collaboration with the Town, Palatine, and Nelliston for business park development.
- 5. Economic redevelopment by securing one-third of the funds through grants.
- 6. Municipal water sales to generate redevelopment funds.
- 7. School redevelopment for community services.
- 8. Community workshops for training similar to the program at Gehring Textiles.

Organizations Represented	
Chamber of Commerce	Friends of SJV
SJV Library	Youth Center
Gehring Textiles	SJV Marina
Legion Community Group	Cobleskill School District
Bridge Street Diner	County Legislature



Embrace Saint Johnsville
Smart Growth Comprehensive Plan
Public Open House
 Thursday, March 13th
 5:00 - 7:00 PM
 Community House Auditorium
 16 Washington Street

The Village is seeking community input to **create a Vision** for St. Johnsville's **future** by gathering knowledge of the **strengths** and **opportunities** amongst the local residents, business owners, and workforce.

Unable to attend? Please take a moment to complete our **Community Survey** by scanning the **QR Code**. You can follow the progress of the Comprehensive Plan and provide comments at embracestjohnsville.net.

Questions? Contact the Village Clerk at clerk@sjvny.org.

Public Open House

On March 13, 2025, the CPC held a public open house at the Community House from 5:00 to 7:00 PM. The flyer above was displayed throughout the Village, provided on the website, distributed through the TextMyGov application, posted on social media, and a press release was posted in the local paper. At the event, a series of boards were displayed that supported many of the topics presented within the survey questions. The results of the open house are as follows.

What are the advantages and opportunities associated with SJV?

- Marina
- Ballpark
- Playground
- Friendly People
- Natural Setting
- Natural Resources
- Clean Water
- Healthy Children
- Waterfront
- Volunteers
- Soldiers & Sailors Park
- Thru Traffic
- People
- Quality of Life

What are the issues and challenges associated with SJV?

- Abandoned Buildings
- Environmental Protection
- High Taxes
- Code Enforcement
- Housing Stock
- Public Utilities
- Unsupported Costs
- Access to Metro Areas
- Main Street Businesses

What transportation challenges are present in SJV?

- Poor sidewalk Conditions
- Hard to Cycle due to Road Conditions

Forming a Comprehensive Plan

- High-speed Traffic
- Congestion on Averill Street near School

What changes do you anticipate over the next 10 years?

- Building Repairs
- Lower Taxes
- More Businesses
- Fast Food
- Natural Gas
- Multi-family housing
- Affordable Housing
- More Senior Services

If the Village received \$5 million, what investments would be most important?

- Abandoned Buildings
- Environmental Protection
- High Taxes
- Code Enforcement
- Housing Stock
- Public Utilities
- Unsupported Costs
- Access to Metro Areas
- Main Street Businesses

What types of actions should the Village take to combat climate change?

- Abandoned Buildings
- Environmental Protection
- High Taxes
- Code Enforcement
- Housing Stock
- Public Utilities
- Unsupported Costs
- Access to Metro Areas
- Main Street Businesses

What locations should be the focus for Village investment?

- Brownfield redevelopment opportunity along Zimmerman Creek on North Division St.
- Create a co-op-style grocery store.
- Turn the school playground into a Village park.
- Marina is an opportunity area for additional amenities.
- Former manufacturing buildings present a development opportunity.
- Connecting the Village to Klock Park is an opportunity.
- Redevelopment of the school is an opportunity.
- Concerned about the viability of the school district.
- Concerned about the vacant commercial buildings on Hough Street.

D. Smart Growth Community Planning Program

“Embrace St. Johnsville” is funded through and is in accordance with the Department of State’s Smart Growth Community Planning (SGCP) program. The Smart Growth Comprehensive Plan envelops the wisdom of the past while engaging with current realities. The Plan provides a clear path forward that benefits the Village and Town of St. Johnsville as well as the greater region. The Plan’s goals are to utilize Smart Growth practices and policies to improve housing and employment opportunities, enhance quality of life, promote environmental stewardship, advocate for accessible and affordable multi-modal transportation, and promote clean energy and climate resiliency.



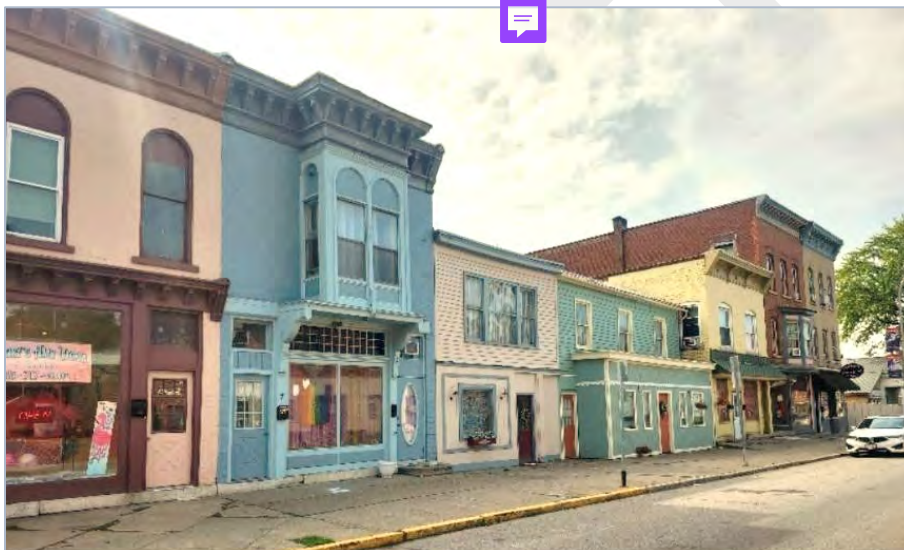
The Comprehensive Plan is also guided by New York State's Smart Growth Principles.

A deeper discussion of these principles, as well as applications by the Village to achieve them, can be found in Section 6.

The principles comprise an approach to community planning that seeks to accomplish the following objectives:

- **Develop** plans and land use regulations that allow for and encourage mixed-use neighborhoods.
- **Enable** a diverse mix of housing types, providing opportunity and choice for all.
- **Systematize** infill and redevelopment of existing buildings to revitalize neighborhoods and downtowns, including areas around public transit.
- **Provide** well-planned, equitable, and accessible public spaces.
- **Encourage** compact neighborhood design and concentrated development around existing infrastructure.
- **Preserve** open space, agricultural resources, and natural resources.
- **Prioritize** transportation options such as walking, cycling, and public transportation.
- **Promote** climate resiliency and adaptation, preferably through nature-based solutions, and reduce greenhouse gas emissions.
- **Build on** unique traits to create an attractive and welcoming community with a strong sense of place.
- **Engage** in an inclusive, collaborative public planning process that considers the needs and character of the community.

Figure 1-2: Downtown St. Johnsville



E. Plan Adoption

Formal adoption of the Comprehensive Plan is necessary for community buy-in and long-term follow-through to ensure the plan continues to guide Village decision-making into the future. The adoption of a municipality's comprehensive plan requires the State Environmental Quality Review (SEQR) and is classified as a Type 1 action. In order to formally adopt this Comprehensive Plan, the Village must seek lead agency status and complete a coordinated review process with interested and involved agencies.

On **DATE**, the Village Board held a meeting to provide notice of its intent to serve as lead agency under SEQR. On **DATE**, coordinated review documents were circulated for a 30-day review to the New York State Department of Environmental Conservation, New York State Department of State (funding agency), the Town of St. Johnsville, and **LIST OTHER AGENCIES HERE**.

Upon completion of the 30-day review, comments were applied to the Comprehensive Plan Draft and submitted to the Village Board for a final review. On **DATE**, the Village Board reviewed thoroughly Parts 2 and 3 of the SEQR Full Environmental Assessment Form and made a negative declaration of environmental impact determination for this project. The SEQR forms and Board meeting resolutions for this process can be found in **Appendix __**.

With this formal adoption, the Village has taken an important step to ensure this Comprehensive Plan remains a lasting resource for years to come.



CHAPTER 2

VISIONS, GOALS and PRIORITY INITIATIVES

During the comprehensive planning process, the Comprehensive Planning Committee (CPC) developed an updated Community Vision, ten Village-wide goals, and an array of priority initiatives to guide the Village. The input and discussions throughout the process provided the foundation for the resulting plan.

For more details on implementation of the goals, objectives, and priorities to achieve this vision, please see Sections 9 and 10 of the plan.

A. Vision

The “Embrace St. Johnsville” vision was established to provide a realistic direction for the community to move towards over the next ten years. The vision acts as the shared basis from which the Village’s goals and initiatives are established. The following statement highlights what residents, business owners, and the government would like to see the Village achieve in the near future.

“The Village of Saint Johnsville envisions its future as a welcoming and dynamic community that balances economic vitality with quality of life. Our historic Village is a place where partnership is at the heart of community life, where residents and businesses flourish as one, and where safe and welcoming neighborhoods thrive.

Our Village will be a vibrant, connected, and resilient community that supports businesses and safe neighborhoods; preserves and enhances housing, infrastructure, and historic resources; and fosters pride, collaboration, and opportunities for current and future generations. Our Village will be strengthened through the growth and investment of new enterprises, the refreshing of available properties, and the enhancement of its physical character.

Locally significant resources will be celebrated and promoted to build a shared sense of identity and foster a renewed pride of place, thereby strengthening the Village’s attractiveness to current and future residents and businesses.

Embrace St. Johnsville will cultivate a concerted and resilient village where community spirit thrives, opportunities prosper, and foundations are laid for long-term success.”



B. Goals

To achieve the Village's Vision, ten goals were developed to provide a framework for St. Johnsville's priority initiatives and strategies. These goals intersect and reinforce each other, and the initiatives and strategies contribute to a wide range of community priorities.

1. **Improve communication, collaboration, and transparency** efforts in government services.
2. **Support economic development** by fostering the establishment of new business enterprises.
3. **Foster downtown reinvestment** to strengthen the economic base and diversify employment opportunities.
4. **Rehabilitate commercial and residential building stock** to provide attractive investment opportunities for potential Developers, homeowners, and renters.
5. **Pursue cost-effective infrastructure projects** to meet the varied needs of residents and businesses.
6. **Periodically review and modernize** local land use, maintenance, and housing regulations.
7. **Generate a renewed sense of community pride** throughout the Village by marketing local establishments and enhancing physical aesthetics throughout the Village.
8. **Responsibly invest in public infrastructure improvements and policies** to serve all ages and abilities throughout the community.
9. **Foster transparent and inclusive collaboration** between residents, businesses, community stakeholders, and government agencies to support and implement effective strategies.
10. **Invest in safe, accessible, and affordable housing** through rehabilitation programs and community-informed regulatory improvements.

C. Objectives and Priority Initiatives

1. **Create Implementation Taskforce**
 - a. Develop a Comprehensive Plan Implementation Taskforce to Achieve the Goals and Initiatives of Embrace St. Johnsville.
2. **Recover Government Procedures**
 - a. Reinstate a Village Planning Board or Joint Village-Town Planning Board to Review All Land Use Projects and Administer the Zoning Code.
 - b. Update the Zoning Code to Provide Developers with Clearer and Less Restrictive District Regulations and to Accommodate the Use and Spatial Needs of Modern Development Practices.
 - c. Reinstate the Subdivision Review Application Process, per the Village's Subdivision Law, as a Responsibility of the Village Planning Board.
 - d. Implement a Site Plan Law to Develop Legal Proceedings for the Application, Review, and Approval of Land Use Projects.
 - e. Through Regional Collaboration, Secure a Village Justice to Provide Guidance and Enforcement of Village Laws.

3. Share and Consolidate Village Services

- a. Initiate Additional Shared and Consolidated Services with the Towns of St. Johnsville and Other Surrounding Municipalities to Overcome Village Capacity and Cost Limitations.
- b. Engage with Department of State Local Government Services to Investigate and Realize Local Government Efficiencies through the Sharing and Consolidation of Services.
- c. Form Strategic Partnerships with Municipal, County, and Regional Entities for Assistance with Funding, Law Enforcement, and Infrastructure Maintenance.
- d. Coordinate with Regional Transit Providers to Establish Reliable Connections to Access Essential Services through the Development of an Intermunicipal Transit Feasibility Study.

4. Bolster Village Revenues

- a. Work with Public and Private Partners to Effectively Manage the Village's Finances, Bonding, and Grant Funds.
- b. Develop a Fee Schedule for Development, Subdivision, Lot Line, Demolition, and Other Land Use Activities.
- c. Capitalize on the Marina and Campground to Generate the Appropriate Revenue for Upkeep and Upgrades.

5. Strengthen Economic Development

- a. Secure Funding through the Brownfield Opportunity Areas Program to Create a Redevelopment Plan for Vacant and Underutilized Properties.
- b. Partner with Local and Regional Farmers, Distributors, and Retailers to Improve Access to Grocery Offerings and Fresh Food.
- c. Create a Redevelopment Plan for the Former David H. Robbins Elementary School as a Multi-Functional Community Space for Village, Town, Recreational, and Vocational Opportunities.
- d. Revitalize the Municipal Marina and RV Campground with Updated Offerings, Aesthetics, Functionality, and Use Policies.
- e. Develop a Train Observation Platform Showcasing Local History at the Marina/Campground in Tandem with the Facility's Updates.
- f. Increase Visitation from the Empire Trail through Improved Wayfinding and Offerings at the Marina/Campground.

6. Instill Property Maintenance

- a. Work with Local and Regional Partners to Improve Code Enforcement throughout the Village.
- b. Enforce the Unsafe Buildings and Collapsed Structures Law and the Vacant Property Registration and Maintenance Law to Protect Community Safety and Appeal.
- c. Institute Home Repair Workshops and a Tool Library to Aid Residents in the Upkeep of Properties.
- d. Improve Pro-Housing Policies to Commit to Discouraging Housing Displacement, Encourage Accessible Housing, and Develop Inclusive Programming.

7. Enhance Public Infrastructure

- a. Create a Priority Sidewalk Inventory to Upgrade Pedestrian Infrastructure to Meet Americans with Disabilities Act (ADA) Standards through Updated Policies and Grant Opportunities.
- b. Implement Traffic Calming Devices along Main Street within the Central Business District to Create a Welcoming Pedestrian Environment.
- c. Reimage and Upgrade the Saint Johnsville Community House to Better Accommodate Community and Municipal Activities.
- d. Implement Sewer, Water, and Stormwater Improvement Projects and Continue to Assess and Upgrade the Sewer Infrastructure throughout the Village.
- e. Implement the Expansion of Seasonal Docking Facilities Project as Permitted through the U.S. Army Corps of Engineers (USACE) in 2025.

CHAPTER 3



A. Natural Resources



COMMUNITY PROFILE

A. Natural Resources

The Village of St Johnsville is both supported and shaped by its local environment and natural conditions. These features provide essential services, such as clean air and drinking water, as well as community character. Natural resources encompass all aspects of the local environment, including hydrology (streams, wetlands, watersheds, and floodplains), geology, soils, topography, vegetation, and wildlife. Open space is considered to be any undeveloped land area, including parks, forests, wetlands, and meadows.

Surface Waters

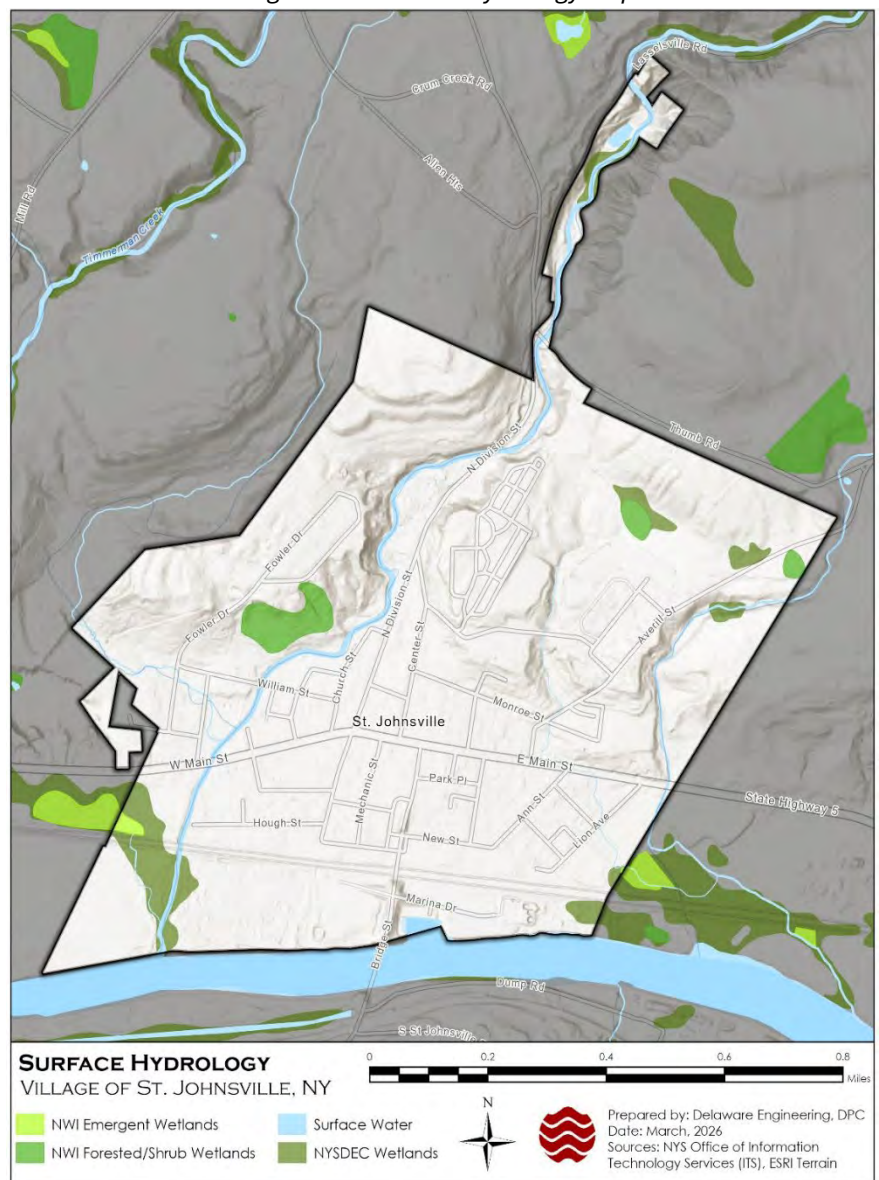
Surface hydrology encompasses all overland water flow, such as creeks, rivers, lakes, and ponds. The major water features in the Village of St. Johnsville include:

Mohawk River: The Mohawk River is the largest Tributary of the Hudson River, and it partly serves as the path of the Erie Canal, making it an important part of New York State's history and development. The approximately 3,460-square-mile Mohawk River Basin makes up roughly 25% of the entire Hudson River drainage area. Regional management is led by the Mohawk River Basin Action Agenda (managed by the New York State Department of Environmental Conservation).

Zimmerman Creek: The Zimmerman Creek is the primary watercourse through the Village from which industrialization grew. This creek travels approximately ten miles from the St. Johnsville Reservoir near the Hamlet of Lassellsville in the Town of Ephratah, south to the Mohawk River.

East Creek: The East Creek is a watercourse running roughly along the eastern edge of the Village. This three-mile-long creek travels from the Hamlet of Kringsbush in the Town of Oppenheim, south to the Mohawk River.

Figure 3-1: Surface Hydrology Map



Wetlands

Wetlands are a critically important natural resource and offer many benefits: habitat for fish, waterfowl, and other wildlife, water quality improvement, flood protection, erosion control, and opportunities for recreation.

The Village of St. Johnsville has, in total, 23.9 acres of mapped wetlands, or about 4.3% of the St. Johnsville area. Both the NYSDEC and the National Wetlands Inventory (NWI) provide wetlands mapping. NWI wetlands include 0.6 acres of Freshwater Emergent and 8.4 acres of Freshwater Forested and Shrub Wetland. The NYSDEC informational wetlands database shows a total of 14.9 acres of land listed as wetlands.

Protecting the wetlands will provide flood buffers for St. Johnsville residents and businesses, help control erosion, and offer educational and recreational tourism opportunities such as fishing, hunting, and bird watching to boost community interest and improve quality of life.

Watersheds

Watersheds are areas of land where snowmelt, runoff, and/or rain drains into a common waterbody.

The Village of St. Johnsville lies entirely within the Zimmerman Creek-Mohawk River Watershed and makes up 1.6% of the larger watershed area. Zimmerman Creek is an important water source. Not only is it a Class C(T) stream, indicating a stream that supports trout and is protected in NYS, but it also serves as a summer water supply for the Village during peak demand. The water works are located on Lasselsville Road just above the Village and come down from the St. Johnsville Reservoir located north in Ephrata. Being directly adjacent to the Mohawk River, the Village can impact this important and largest tributary to the Hudson River. This waterway also served as an important transportation route for pre-Colonial communities and influenced the settlement and development of the Village. The Mohawk River Basin's Action Agenda notes the need for conservation, preservation, and restoration to protect the water quality of the Mohawk, resiliency and flooding mitigation, fisheries and habitats, and recreation and stewardship to ensure this natural resource can remain an asset to its communities into the future.



FEMA Flood Areas

Floodplains provide many benefits to communities, including fish and wildlife habitat, natural flood and erosion control, surface water quality maintenance, groundwater recharge, and biological productivity. However, they also pose a major risk to infrastructure and buildings located within the floodplain, which is why they require extra insurance. As climate change worsens, 100-year floods are occurring more often, posing a threat to community safety and infrastructure.

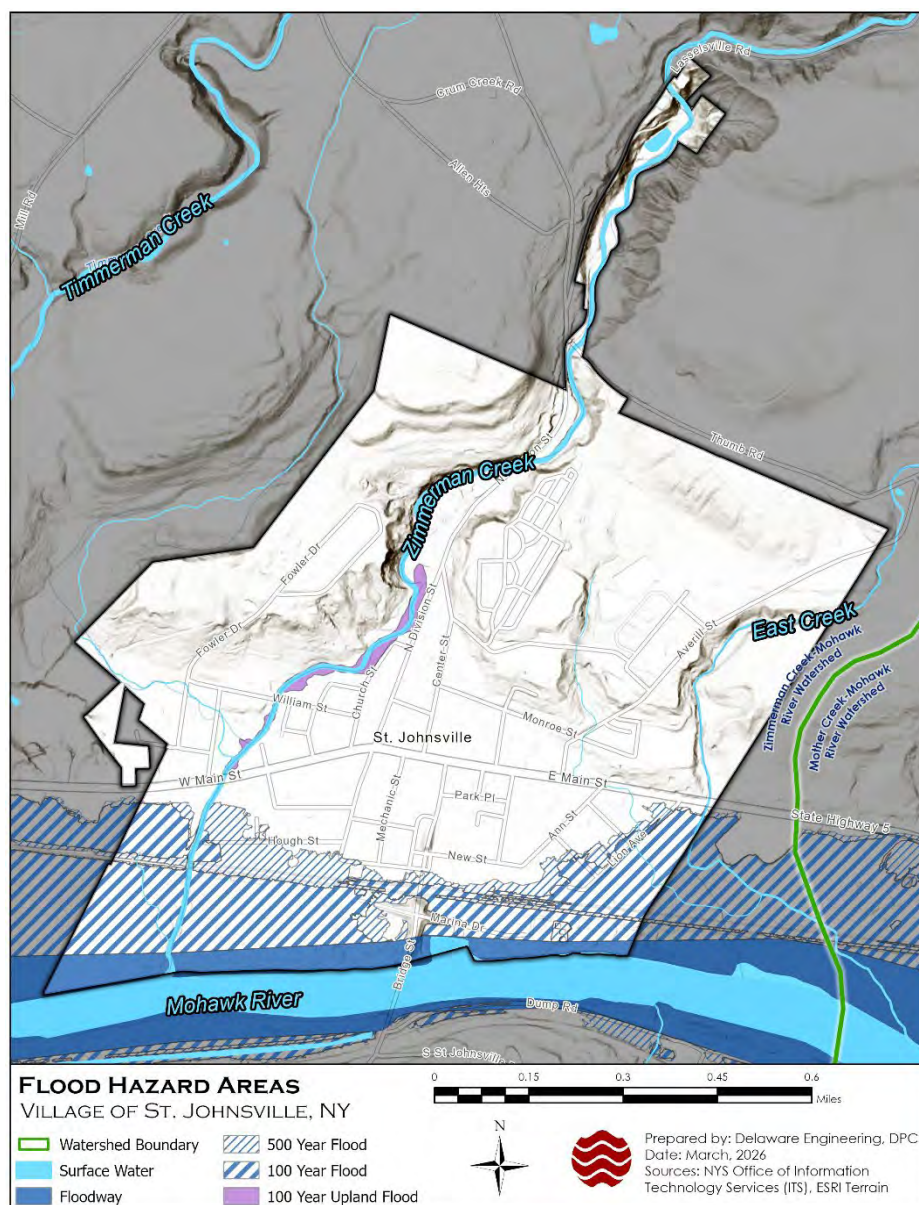
The Federal Emergency Management Agency (FEMA) maps floodplains by severity to help homeowners, government officials, and insurance companies keep track of flood hazards. The most hazardous flood zones have a 1% annual chance of flooding, also referred to as the base flood or 100-year flood. These tend to be low-lying areas that are near lakes, ponds, and other large bodies of water.

In St. Johnsville, there are two types of flood zones:

Flood Zone A: This zone includes areas where the flood risk is significant, with at least a 1% annual chance of flooding in any given year. However, the lack of detailed analysis means there's uncertainty in predicting the exact level of flood waters and flooding, making it more challenging for property owners to gauge their risk compared to Flood Zone AE.

Flood Zone AE: This zone includes areas of high-risk flood zone or high-risk area, similar to Flood Zone A, but with more detailed information available. It includes areas subject to inundation by the 1% annual chance flood or 100-year floodplain area with BFEs provided by FEMA's Flood Insurance Study (FIS). These zones are more precisely mapped, often using hydraulic and hydrologic studies.

Figure 3-2: Flood Zone Map



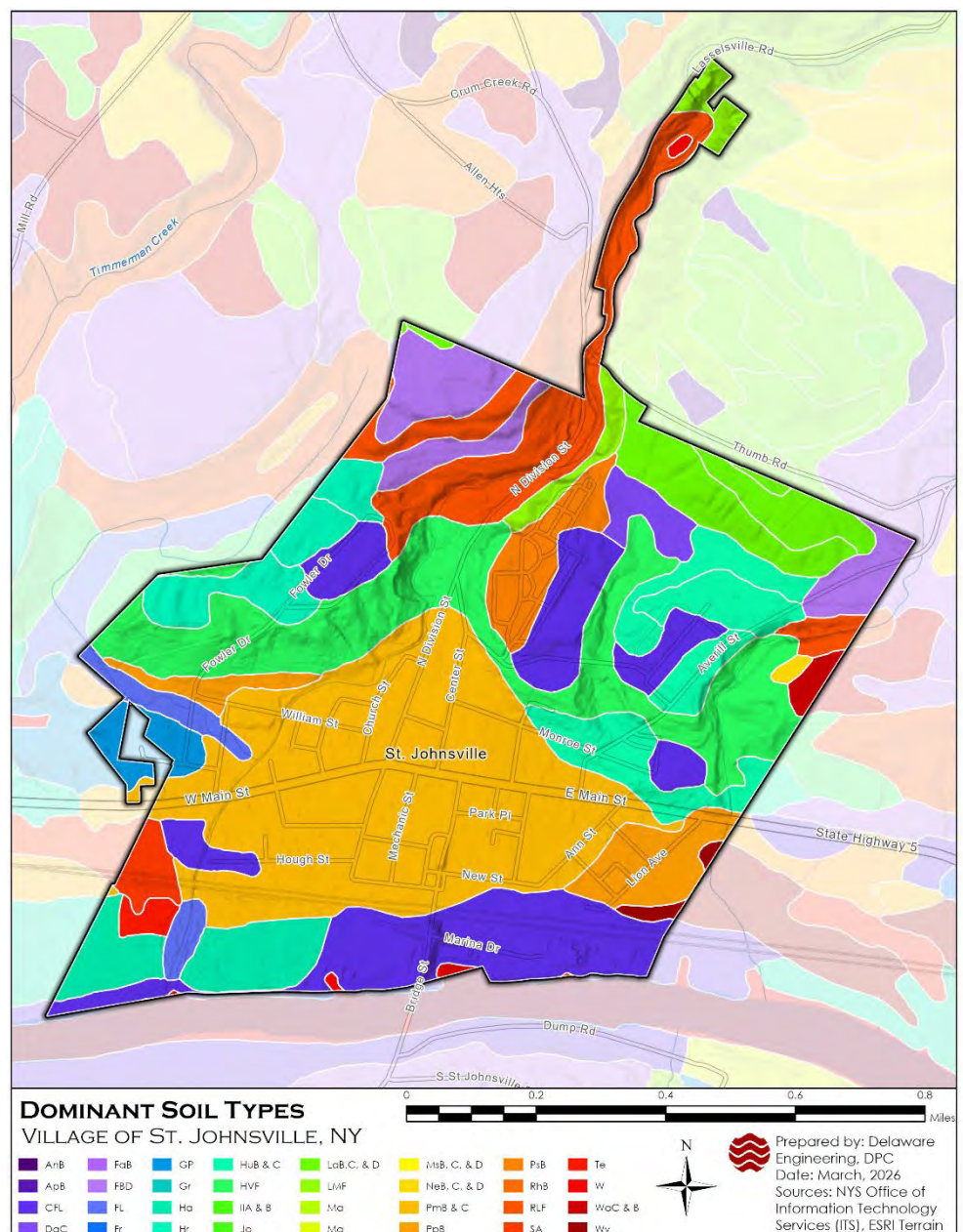
Inventory & Analysis of Existing Conditions

The Village of St. Johnsville's largest natural hazard risk is flooding according to the Montgomery County Hazard Mitigation Plan. St. Johnsville has experienced flooding in municipal parks and in the nearby Town, where a bridge was replaced by the NYS Department of Transportation on Route 5S to reduce future flooding and increase bridge safety. Amtrak rail service has been suspended as a result of flooding, with 21 road closures, 2 damaged road culverts, 2 mudslides, and 1 home foundation collapsing during the same flood event. The second natural risk hazard for the Village is high winds, which have been reported less often than flooding but do still pose a threat to utilities and community services.

The Village has areas with steep topography causing large rain events to shed rapidly, posing threats to erosion and flooding in the more popular areas of the Village below. Ensuring municipal culverts are properly maintained, as well as addressing under-sized culverts and reducing impervious surfaces in steep areas, can help to reduce flood-prone areas. Maintenance of green spaces also helps to absorb rain and snowmelt, reducing the impacts of large storm events. Ensuring these spaces remain for long-term resiliency is critical for future storm and flood resiliency.

Municipalities have access to grant programs to help assess mitigation measures to reduce storm impacts. FEMA offers a Hazard Mitigation Grant Program supporting communities looking to protect against losses from storm events before they occur. New York State's Department of Environmental Conservation also offers Climate Smart Community grants for mitigation, adaptation, and feasibility studies to plan and assess mitigation measures before storms hit for more resilient communities. Given the increase in major storm events as a result of climate

Figure 3-3: Soils Map



change and the Village's past history of flooding and close proximity to the Mohawk River, exploring these resources further is encouraged.

Soils

As depicted in Figure 2-3, the most predominant soil type in the Village is Palmyra gravelly silt loam (PmB). PmB is found on deltas, outwash plains, and terraces, and, in St. Johnsville, is concentrated throughout the historic village center. The parent material consists of loamy over sandy and gravelly glaciofluvial deposits, which are derived from limestone and other sedimentary rocks, creating soils of high value for food, fiber, and forage. The full table of Montgomery County Soil descriptions is available in Appendix B: "USDA NRCS Soil Survey Map Unit Description."

Figure 2-4 provides the dispersal of agricultural soils throughout the Village. 36% of soils are classified as prime farmland according to data from the NYS Department of Agriculture and Markets. *PRIME FARMLAND* is defined as land with the best combination of characteristics for producing crops with minimal

chemical/biological inputs and without excessive erosion. 12% of the soils are classified as *FARMLAND OF STATEWIDE IMPORTANCE*, which is defined as land, other than prime farmland or unique farmland, that is important for producing food, feed, fiber, forage, and oilseed crops. The remaining 52% of soils are classified as *NOT PRIME FARMLAND* by the State.

Figure 3-4: Agricultural Soils Map



Surface Geology

The Village of St. Johnsville and the greater Mohawk Valley were primarily shaped by glacial processes during the last Ice Age, between 2.6 million and 11,700 years ago. These geologic processes left a mix of deposits and landforms throughout the area today known as St. Johnsville. These deposits sitting on top of the bedrock geology are considered surficial geology.

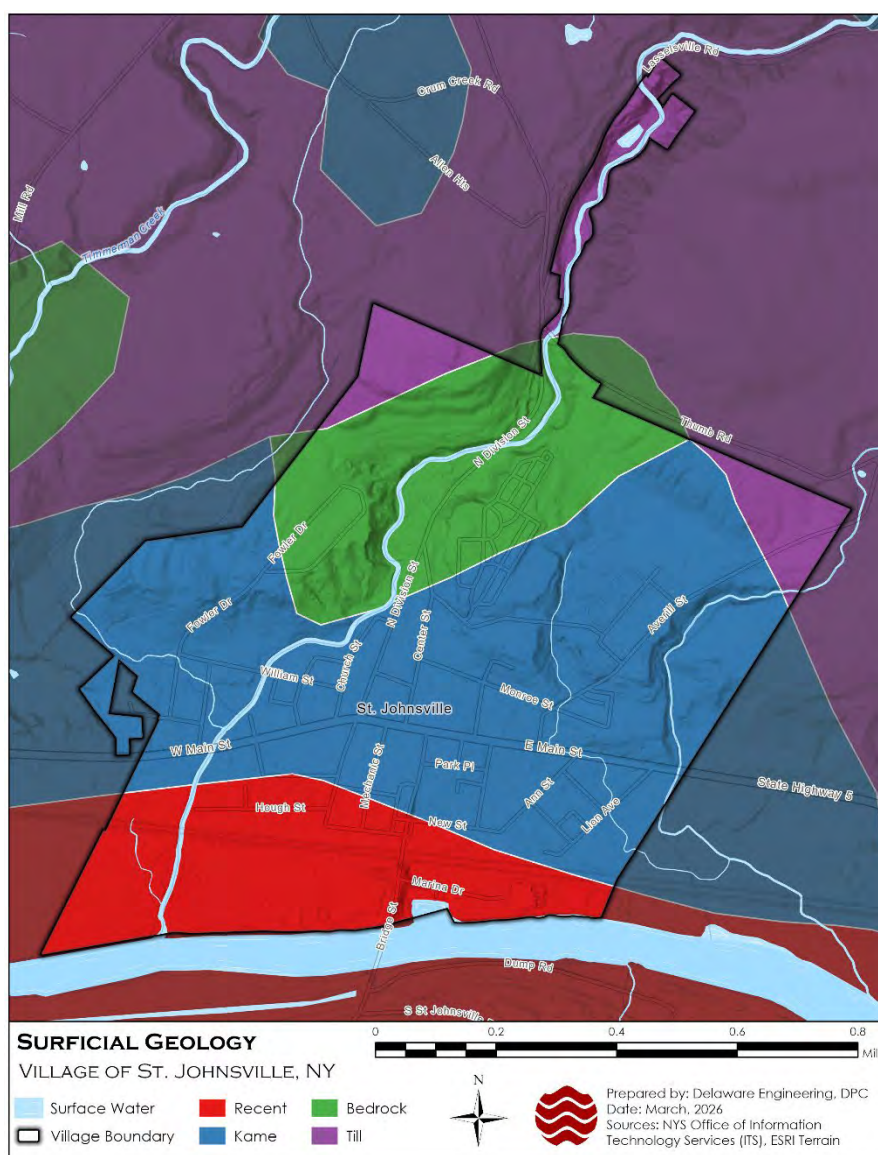
The majority of the Village is made up of Kame Deposits (shown in blue in Figure 2-5), with areas in the north containing bedrock and till (green and purple, respectively, in Figure 2-5).

Recent (al) deposits are generally confined to floodplains within a valley, oxidized, non-calcareous, fine sand to gravel. In larger valleys, the deposits may be overlain by silt, subject to frequent flooding.

Kame (k) deposits include kames, eskers, kame terraces, kame deltas, coarse to fine gravel, and/or sand. There is high variability in sorting, coarseness, and thickness of the material.

Bedrock (r) areas are either exposed at the surface or are within one meter of the surface. Till (t) deposits are variable in grain size, are usually poorly sorted, relatively impermeable, tend to be sandy in areas underlain by gneiss or sandstone, and are potentially unstable on steep slopes.

Figure 3-5: Surficial Geology Map



Topography

The Village of St. Johnsville ranges in elevation from approximately 300 ft above sea level, in the southern area of the village near the Mohawk River, to approximately 700 ft above sea level in the northern tip.

Within the Village, 47.7 acres (8.6% of the total area) is considered to be “high slope,” meaning the slope of the land is greater than 20 degrees. Areas of high slope are often accompanied by erosion, water management, and water drainage

challenges. It is important that these areas be identified when performing land development, analysis, or management to limit disturbance to sensitive areas and limit impact to neighboring properties.

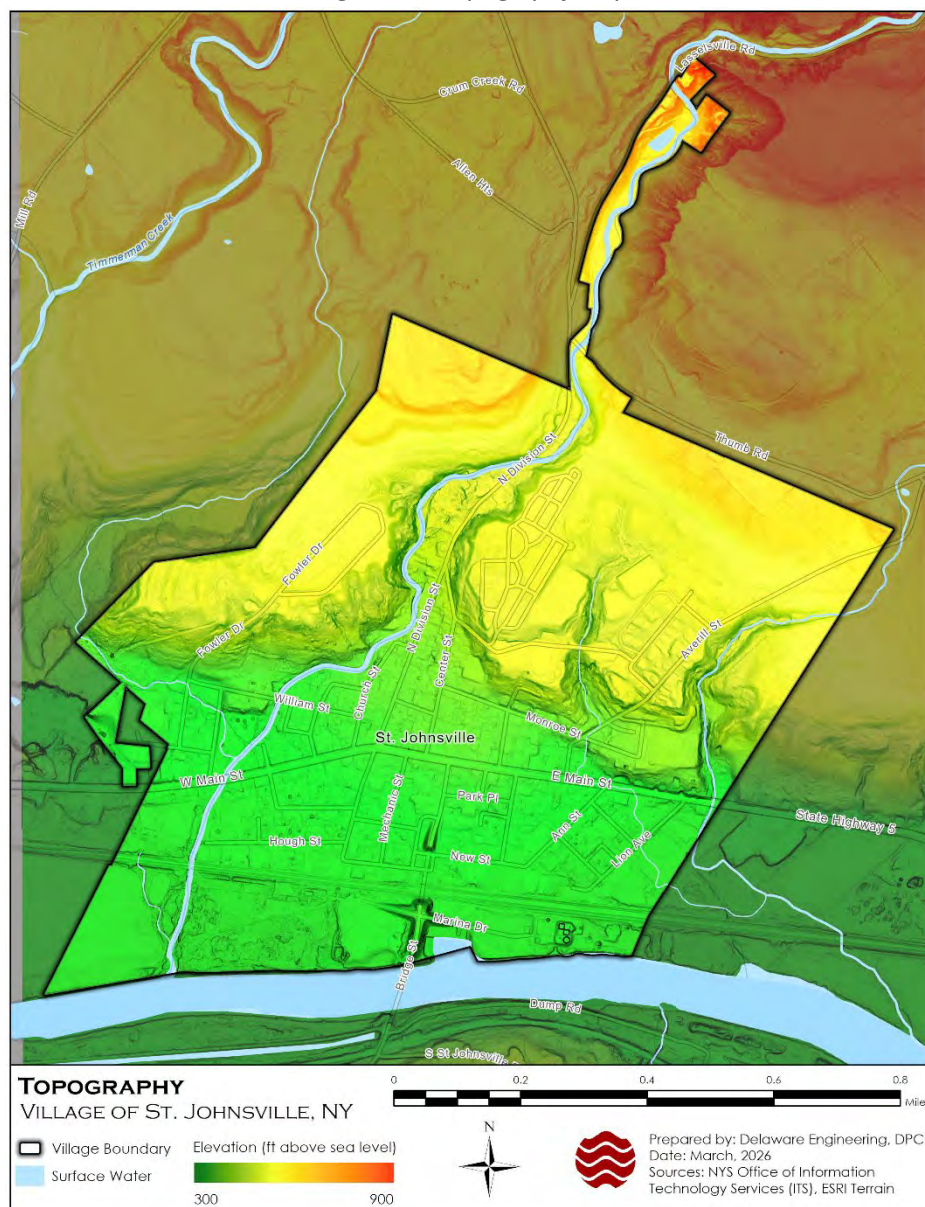
Regional Climate

The climate and seasonal weather patterns of the Village of St. Johnsville are similar to those of Montgomery County and the northeastern United States. New York State's Climate Aid Report generally classifies the Village as Humid Continental. This type of climate historically has precipitation during the warm season, with relatively short periods of intense precipitation that produce substantial surface runoff and little recharge.

The cool season (October through March) has been characterized by prolonged periods of steady precipitation in the form of rain, snow, or ice. These storms tend to produce less surface runoff and more recharge than the summer storms because of their longer duration.

The paragraph above details the previously seen climate norms from New York's Climate Aid report, but their results, as well as a consensus in the scientific community, have shown evidence that these climatic norms are shifting as a result of climate change. This shift is seen in the average annual temperature rise of 2.6°F in New York State since 1901. Notably, this climate shift is now resulting in increased frequency and duration of heat waves, increased precipitation and flooding, and shorter winter seasons that impact local ecosystems and winter-dependent businesses.

Figure 3-6: Topography Map



Climate Resilience

Natural climate resilience is determined by an area's species diversity and ecological function as the climate changes (The Nature Conservancy). The Village of St. Johnsville, with its varying topography and highly diverse forest types, along with its significant remaining green space, makes this municipality a strong scorer in some areas as a naturally resilient area in the categories of Resilience, Local Connectedness, and Landscape Diversity through the Nature Conservancy's Resilient Land Mapping Tool. Although overall scoring poorly for connectivity and flow, this is a result of the development existing throughout the core of the Village, while areas surrounding the core development areas score more highly for resilience and connectivity.

Resilience means a landscape is able to bounce back from or resist major disruptions such as major storm events, pests and disease outbreaks, or major fluctuations in temperature. The Village itself, with major topographic variability, contains many microclimates, providing wildlife with a variety of habitats in times of change. These topographic changes also help to maintain temperatures during high highs and low lows, providing stability for wildlife and plants and ensuring their long-term existence on the landscape. 48.7 acres of the Village ranked as Far Above Average for Resilience, with 131.7 acres rated as Above Average Resilience. The majority of land in this category was ranked as Developed at 293.6 acres.

Local Connectedness is defined as an organism's ability to move through the landscape. This becomes important as climate temperatures change, with NY anticipated to have increased annual temperatures maintained more similarly to Virginia than New York in the near future. As the climate shifts, organisms will need to shift with it and use local connectedness areas like these to ensure future longevity on the landscape. The Village contains 97.2 acres that scored slightly above the "Average Local Connectedness" with 136.3 acres as Average for Local Connectedness.

Landscape Diversity is defined as the number of microclimates created within an area and is directly linked to the variability of topography. More topography leads to more microclimates, which leads to more types of creatures in an area. More creatures means more variability within the population to survive change, including increases in climate temperature and surviving major storm events. The Village has 144.6 acres scoring Far Above Average for Landscape Diversity and 84.1 acres scoring Above Average Landscape Diversity.

Overall, natural climate resiliency can reflect a community's ability to bounce back after major changes and support birds and wildlife during times of change. These natural resources can be important for local tourism and the overall health of the surrounding environment. The full Resilient Land Mapping Tool Analysis is available in Appendix C.

Ecology and Wildlife

The Village is part of the larger Mohawk Valley Landscape Region of New York. This region is situated south of the Adirondack Mountains and north of the Appalachian Plateau and is known for its connection point between the Central and Northern Appalachian Mountains, known as "the Noses," located east of St. Johnsville in Sprakers, New York. The Mohawk Valley is an important place of connection for wildlife and has areas of unique ecology and geology as a result of its topography created by glaciation.

St. Johnsville is part of the Northern Hardwood Forest, a type of forest that is widespread across the northeast United States that includes Sugar Maple, Yellow Birch, American Beech, and White Ash trees. Having this level of diverse tree types contributes to a healthy ecosystem by sheltering and protecting wildlife, increasing the biodiversity of species, improving soil health, and helping the forest withstand drought and extreme weather.

The Village is also located just west of the Catskill to Adirondack Linkage, a more than 200,000-acre swath of land connecting the Catskill Park to the south to the Adirondack Park to the north through shared topography and ecology. This linkage, as recognized by the Staying Connected Initiative and the Nature Conservancy, serves as a physical

connection for wildlife movement to shift as the climate shifts while also providing natural ecosystem services to the communities within and around it due to the large forest blocks throughout. This includes clean air and water, and carbon sequestration. In addition to forests, the Village has several wetland areas, which provide viable living space for many species of birds, mammals, and amphibians.

B. Smart Growth Principles

Smart Growth Principle 8 addresses climate resiliency in adaptation, stating the need to “promote climate resiliency and adaptation, preferably through nature-based solutions, and reduce greenhouse gas emissions”. Maintaining existing green and open spaces within the Village will be critical to achieving this principle. The Village already has many natural resources in the form of existing green space, topography, and water resources that provide natural ecosystem services to combat climate change and address greenhouse gases.

Existing vegetative cover provides relief from heat, sequestration of carbon, absorption of flood waters, and creation of clean air. Plants also increase water infiltration and assist in slowing flood waters, improving water quality and providing storm resiliency. Maintaining these existing natural climate solutions will be needed as the climate continues to change, increasing major storm events and impacting local communities. Working to create conservation/preservation districts within zoning districts can help plan for the future to maintain these areas. Working with regional land trusts like Mohawk Hudson Land Conservancy can also help protect the larger, agricultural parcels that exist within the Village to ensure they remain for climate resiliency in the future.

C. Assets

The following existing conditions serve as an asset to the Village:

1. Area soils are highly productive and supportive of agricultural practices, which has a long-standing history in and around the Village.
2. The Village has ample clean freshwater and air resources to support its local wildlife and resident populations.
3. The Village’s physical location along the Mohawk River serves as a recreational and economic resource.
4. The community’s local wildlife is shown to be healthy populations with high mobility and external connectivity.

D. Challenges

The following existing conditions provide challenges for the Village:

1. The Village has significant sections that are located within the 100-year and 500-year flood hazard area, and is prone to repeated social, economic, and environmental flood impacts.
2. Approximately one quarter of the Village has exposed bedrock with significant topographic changes, making farming and stormwater management challenging.
3. Due to the natural setting of the Village, with limited flat and developable land, outward growth is limited. Therefore, higher density development is the primary road towards population and economic growth.

CHAPTER 4



A. Demographic Profile

B. Housing

C. Economic Profile



COMMUNITY PROFILE

With natural resources covered, now it's time to take a look at the community of St. Johnsville and how it is comprised within this context through a community profile. A Community Profile¹ consists of an inventory used to assist in the identification of local issues and potential opportunities.

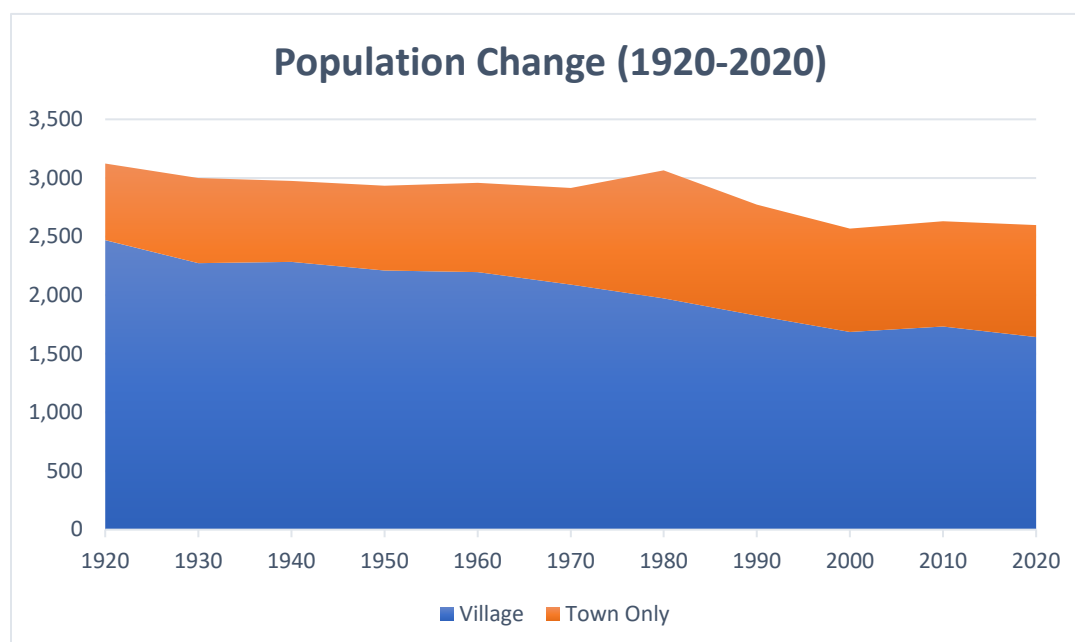
A. Demographic Profile

Population

As of the 2020 Census, the population of the Village was 1,643 people.² This accounts for 63% of the reported Town population of 2,598, marking the lowest population that the Village has represented within the Town since the 1890 census. In 1920, as shown in Figure 2-7, the percentage of the Village population topped out at 79% of the Town. The population steadily decreased until 1980, when it leveled off at around 65% until the recent drop in 2020. The 2025 American Community Survey (ACS) currently estimates the population at 1,686, which marks an increase from the 2020 Census but a decrease from the 2024 ACS estimate of 1,711.

The Village's population change closely mirrors the changes in the manufacturing and transportation industries throughout the 20th century. The loss of manufacturers and jobs, the development of Interstate 90, the loss of passenger rail service, and the preference for trucking over rail delivery have all contributed to a steady population drop within the Village and throughout the Mohawk Valley. Reversing this trend will require the Village to provide reasons for people to stay and relocate to St. Johnsville. This includes ways of attracting new businesses and jobs, providing attractive and modern community amenities, and once again making the community a unique destination for residents and visitors.

Figure 4-1: Village and Town Population Change Comparison



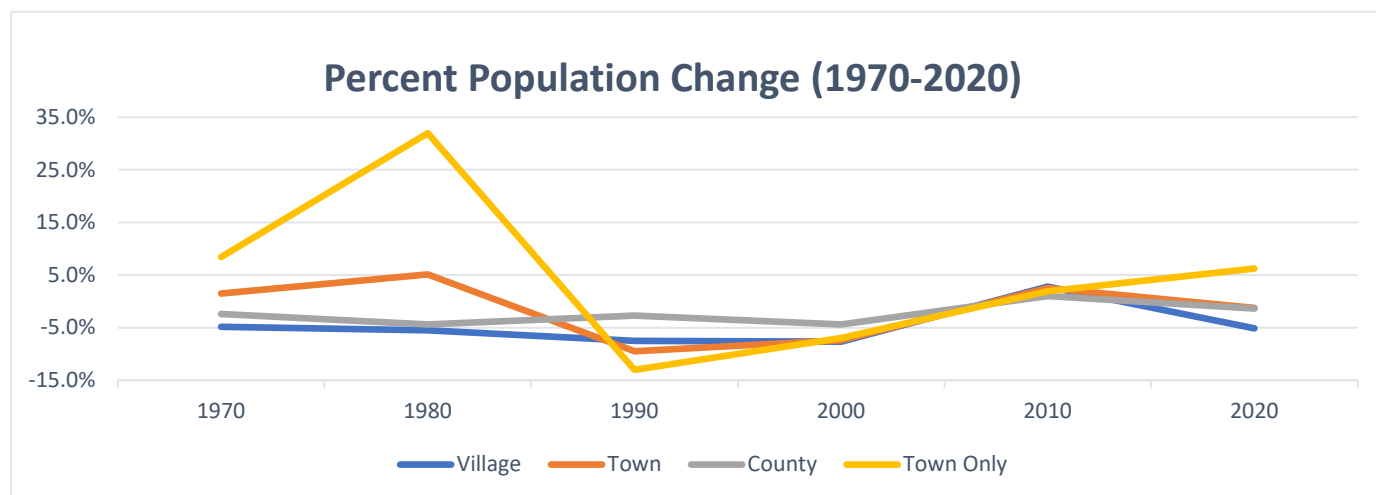
¹ New York State Department of State's Smart Growth Comprehensive Plan Guidelines

² Note that two distinct estimates for the Village's population were provided for the 2020 Census at 1,643 and 1,713. The official Decennial Census figure was 1,643, however, the latter figure closer aligns with the ACS estimates between 2021 to 2024.

Figure 4-2 shows a comparison of the percent population change from 1970 to 2020 for the Village, the Town, the Town outside the Village, and the County. The trend was generally similar between the population areas, with a fall between 1980 and 1990 and then a slight rise in 2010. The spike in population in 1980 within the Town was due to the development of the Rehabilitation and Nursing Center. In 2020, the Village's population fell by 5% (89 persons), while the Town outside the Village rose by 5% (56 persons), resulting in a net population loss of 1.3% (33 persons). The Town's population decline in 2020 tracked perfectly with the County's, while the Village's decline was more significant.

Age

Figure 4-2: Percent Population Change by Jurisdiction



The age range within the Village, as of the American Community Survey of 2022, is relatively evenly distributed but does trend younger, with 39% under the age of 30, 31% between the ages of 30 and 59, and 30% over the age of 59, as shown in Figure 2-9. The average age is currently estimated at 44.1, an increase of 2 years since 2020, and the average age is estimated to increase by 1.6 years by 2030. Overall, age distribution provides an opportunity to retain or later attract younger residents through the creation of attractive jobs and amenities over the next decade. Attracting senior housing options would help to keep population numbers steady, so that people do not need to leave to find convenient 55 and over communities.

In planning for St. Johnsville's future, it is important to understand what that future may look like from the current makeup of the population. Investing in age and gender-friendly housing and infrastructure is crucial to ensure that all residents – regardless of age or gender – can access safe, comfortable, and accessible living environments. Such investments help attract and retain younger families, support aging-in-place for older adults, and foster an inclusive community where residents of all backgrounds can thrive and participate fully in Village life.

The age pyramid displayed in Figure 4-4 provides a breakdown of Figure 4-3 by sex and five-year age increments up to 85 years. The diagram illustrates the shift in the sex ratio between certain age groups, with the majority under 30 being female, the majority between 30 and 59 being male, and the majority over 59 being female.

Figure 4-3: Age Category by Percent

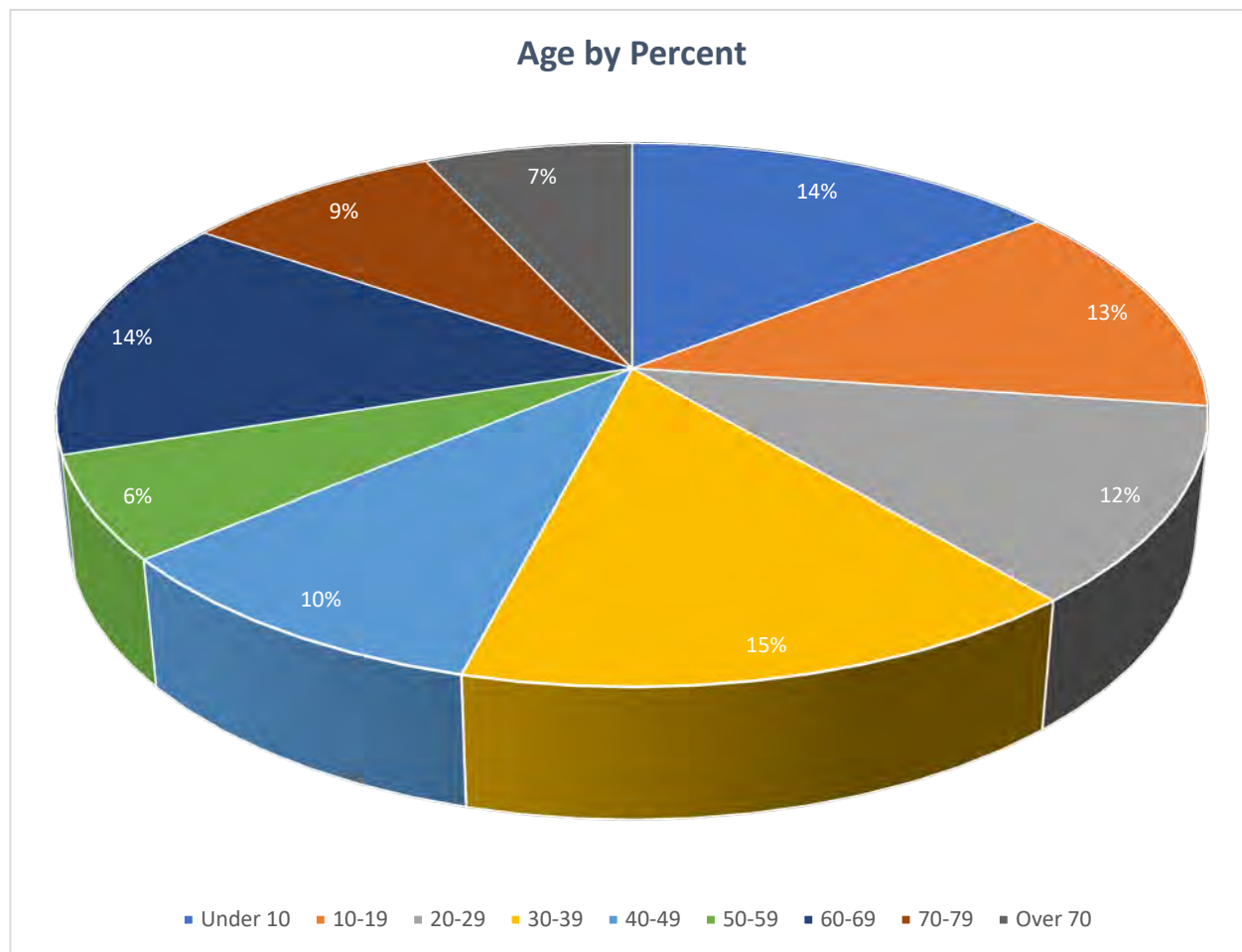
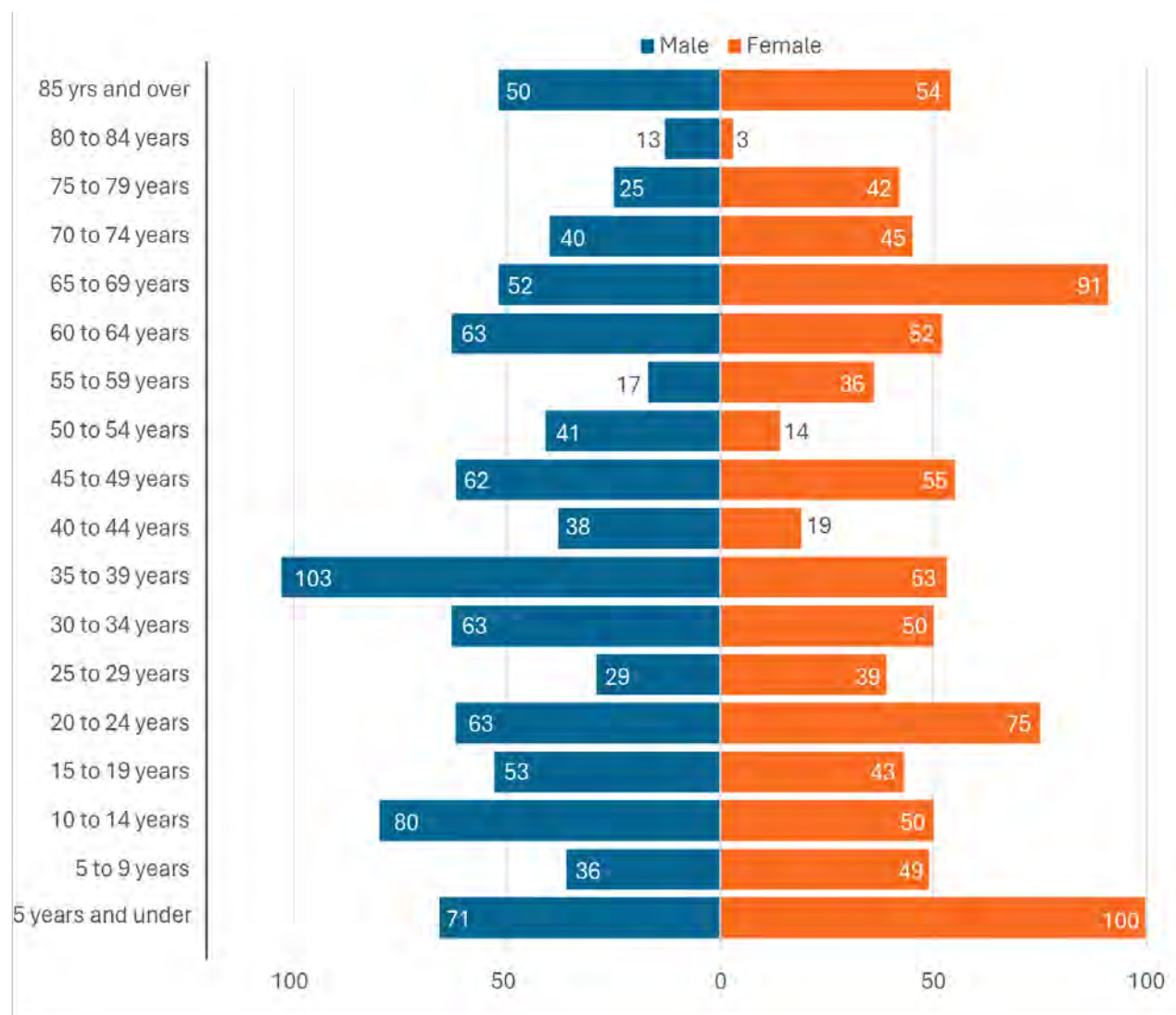


Figure 4-4: Age Pyramid (2022 ACS)

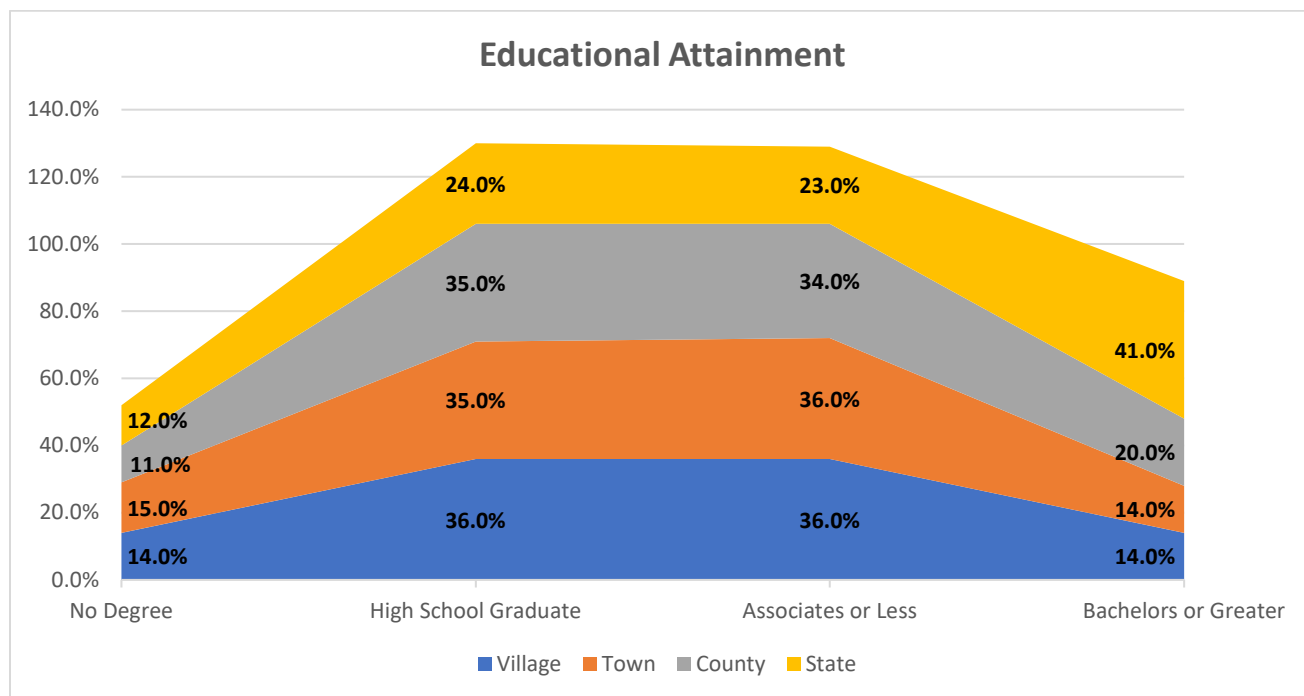


Within broader age and gender categories, there are some significant outliers, such as 29% fewer males being under the age of five. A lower birth rate and a reduction in young working-age female professionals are expected within the Village as a result of there being 49% fewer females than males between the ages of 35 and 39. Additionally, with 43% fewer males than females between the ages of 65 and 69, St. Johnsville faces an increased need for eldercare and healthcare, and the gap between men and women in the older population could lead to more single-person elderly households, especially for women.

Figure 4-5 compares the educational attainment levels between St. Johnsville Village, St. Johnsville Town, Montgomery County, and New York State. As of 2022, the Village reported a higher percentage of residents without a high school diploma than the County or State, at 14% compared to 11% and 12%, respectively. For residents with a high school diploma and without a bachelor's degree, these residents within the Village, Town, and County make up a significantly higher percentage of the population than throughout the State as a whole. The opposite is true for those with at least a

bachelor's degree, with a significantly higher percentage (41%) of the statewide population possessing this degree than the County (20%), Town (14%), and Village (14%). Data show that a significant portion of the Village's population has not attained high school diplomas, especially when compared to statewide statistics. Those who do not attain a high school diploma are faced with lower wages, increased job loss, and poverty. This statistic is most likely reflective of the average income of the residents here, representing the rural poor.

Figure 4-5: Educational Attainment (2022 ACS)



B. Housing

The Village aims to improve community decision-making by developing a detailed analysis of its housing, understanding its growth opportunities, and determining where its public services need bolstering (i.e., water, sewer, trash, youth, and senior). More land area is dedicated to housing than to any other single purpose within the Village. While historically this was not the reality, the limited number of industries and amenities that exist today has resulted in a primarily residential community. Approximately 84% of the Town's tax parcels are used for residential purposes, including apartments and mobile homes. Of the residential parcels, nearly 74% have single-family housing, 13% have multi-family housing, 2% have apartment housing, and 12% are vacant residential parcels.

Table 4-1: Housing Type by Number of Units (County Assessment 2024)

Housing Type	Housing Units
Single-Family Homes	447
Manufactured Homes	4
Two-Family Units	144
Three-Family Units	3
Apartment Units	44
Total Units	642

The Housing Type Table (4-1) presents the makeup of the residential housing units per the Montgomery County Assessment data of 2024. Single-family homes include the one rural residence parcel, and the apartments include the six parcels classified as multifamily. According to the 2025 American Community Survey (ACS) 5-Year Estimate, there were a total of 642 housing units within the Village. This highlights the sustained issue that the housing stock of the Village is heavily reliant on a single type of residential use, and this reality will continue to impact economic stability and affordability if not addressed. Table 4-2 provides a comparison between New York State and the Village over nine characteristics. The median home value is 80% less than the State average, with a cost burden 10.7% lower, and median rent is 51% less, with a cost burden 5% higher. The housing vacancy rate is 10.1% higher, and the owner-occupied housing rate is 7.7% higher. Married-couple households are 10.8% lower, and households with children are 5.9% lower. Therefore, when compared with the entire State, St. Johnsville has lower housing costs, higher vacancies, and a lesser percentage of households with renters, married couples, and children.

Table 4-2: Comparison of Selected Housing Characteristics (American Community Survey 2024)

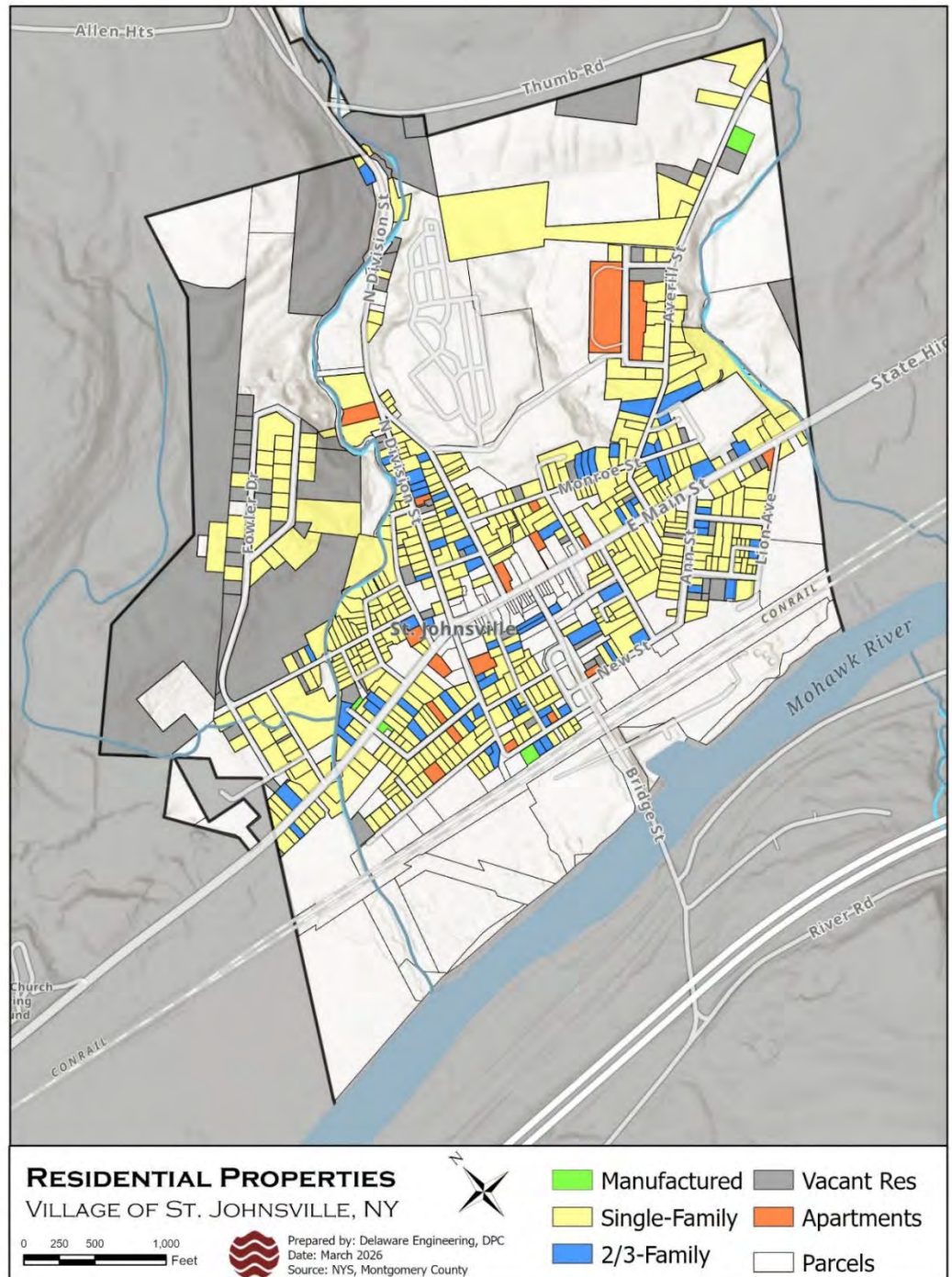
Housing Characteristics	Village Cost/Percent	State Cost/Percent	% Difference
Median Home Value	\$81,300	\$403,000	-80%
Median Gross Rent	\$767	\$1,576	-51%
Owner Cost Burden (>30%)	15%	25.7%	-10.7%
Renter Cost Burden (>30%)	47.5%	42.5%	5%
Vacancy Rate	20.3%	10.2%	10.1%
Owner-Occupied	62%	54.3%	7.7%
Renter-Occupied	38%	45.7%	-7.7%
Married-Couple Households	32.10%	42.90%	-10.80%
Households with Children	10.70%	16.60%	-5.90%

The following map, Figure 4-3, presents the makeup of residential lands as provided in Table 4-1; however, it is displayed by parcel rather than unit. A housing unit is any space that can legally provide permanent shelter to a person, couple, family, or the like. One tax parcel is not equal to one housing unit since multiple owned or rented units may be located on a single parcel. Included on the map are those parcels that are vacant but have been assessed as residential land uses. The geographic distribution of parcels with multiple housing units is generally evenly spread throughout the Village. The intent of zoning for multifamily housing has not been realized and demonstrates a need to update the Village's Zoning Code.

Figure 4-7 shows that from 2010 to 2025, the number of housing units and households in the Village fluctuated slightly from year to year. While it is typical for these trends to

mirror each other, starting in 2022, the trends began to oppose one another. The number of housing units increased, while the number of households decreased, and vice versa. This trend indicates that housing is available overall, but

Figure 4-6: Residential Properties



fewer of them are being occupied, suggesting a disconnect between the type, location, or affordability of housing. The total change in housing units from 2010 to 2025 was -15, while the total change in households was -13.

Figure 4-7: Housing Units vs. Households

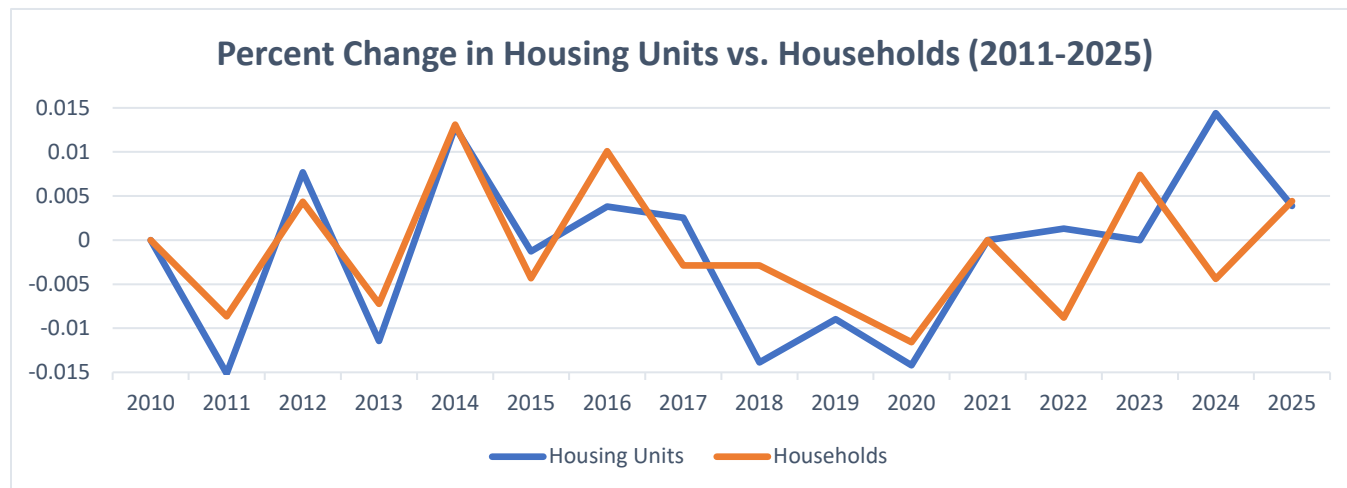


Figure 4-7 displays the change in housing units by household types, including the total number of households, family households, owner-occupied households, and renter-occupied households. The trend shows that renter-occupied units have been decreasing, and are likely to continue decreasing, in favor of owner-occupied units. This is a positive trend for the Village in that it provides greater security for properties when owners are present. While the number of family households declined from 2020 to 2025, the number of occupied households increased. This demonstrates that a higher percentage of ownership exists amongst non-family households.

C. Economic Profile

The economic conditions of St. Johnsville have been in decline since the manufacturing boom of the 19th and 20th centuries. Manufacturing was originally centered around piano making, mill works, farming implements, castings, paper, carpets, and woolen goods. In 1898, the Village developed a hydroelectric power facility on East Creek as a means to provide local electricity as well as create an additional draw for tourism. The Village's central location along the railroad made it an important resupply point, particularly for water, ice, and coal. However, with just one manufacturing business, three construction businesses, and seven retail businesses as of 2026, the Village's economic makeup looks considerably different.

The employment and financial conditions of the Village continued to fall due to regional and national impacts from the 2008 Great Recession and the COVID-19 pandemic. The 2025 World Population Review estimated the poverty rate in the Village at 25.5%. This marks a substantial increase of 11% (177 persons) since 2010 in the number of residents living in poverty. The employment rate also remained low, dropping slightly from 50.5% in 2010 to 49% (48 persons) in 2025. These figures demonstrate serious wage stagnation and lack of economic development, where wages and new positions have not increased to the degree necessary to keep workers above the poverty line.

In order for the Village to increase job growth, spur downtown investment, and improve the quality of life for residents, the St. Johnsville community needs to recapture the entrepreneurial spirit of the past to overcome its current hardships. Working with local and regional partners, such as Cornell Cooperative Extension and Hamilton-Fulton-Montgomery BOCES, can create a draw to the Village. These types of diverse investments will help capitalize on seasonal and year-round visitors and build off of local skills and energies to lead towards a revitalized St. Johnsville.

Employment by Industry

As of 2025, 731 people are employed in 53 businesses within the Village of St. Johnsville, as shown in Table 4-1. Most local businesses are categorized as education, health services, retail, government, or other services (personal, business, repair, entertainment, arts, accommodations, or repair services), accounting for 68% of the employers within the Village. Notably, the Village's largest employers include Oppenheim-Ephratah-St. Johnsville Junior/Senior High School, with 156 employees, Gehring Tricot Textiles, a custom-engineered fabric manufacturing facility, with approximately 100 employees, and the St. Johnsville Rehabilitation and Nursing Center, with approximately 50 employees.

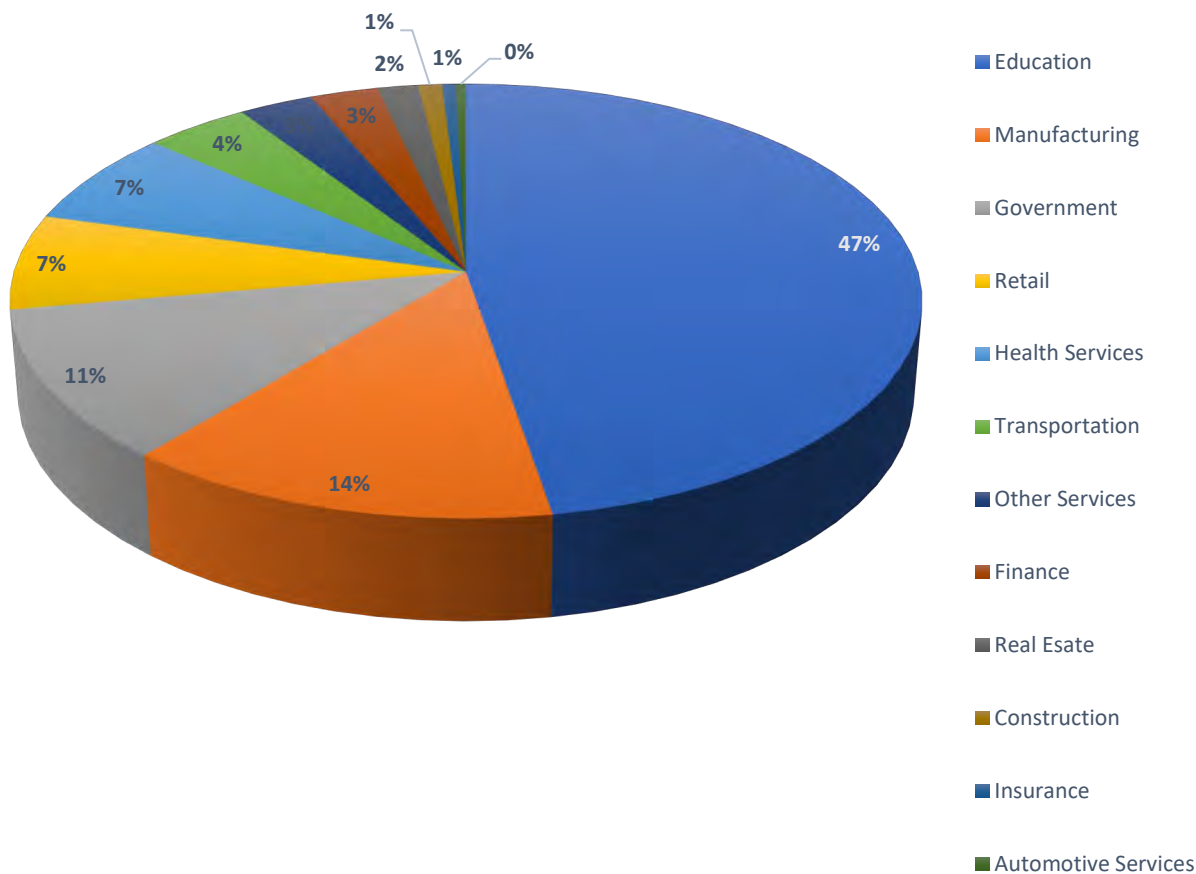
St. Johnsville can begin investing in workforce and job growth by partnering with local schools and technical programs focused on fabric manufacturing to create career pathways that combine classroom learning and hands-on training. By supporting an industry-aligned curriculum, St. Johnsville can build a skilled workforce while helping sustain educational programming and staff, and investing in the future of local manufacturing.

Table 4-3: Businesses and Employees by Industry

Standard Industrial Classification Type	Number of Businesses	Number of Employees
Construction	3	7
Manufacturing	1	100
Transportation	3	31
Retail	7	52
Finance	2	20
Insurance	2	4
Real Estate	4	12
Automotive Services	2	3
Education	7	346
Health Services	7	52
Other Services	8	22
Government	7	82
Total	53	731
<i>SIC Codes data provided by Esri-Data Axle (2025), Esri (2025)</i>		

The majority of the workforce is employed in education (346), followed at a distance by manufacturing (100), and then by government (82). *Figure 4-8* provides the percentage breakout of these industries by number of employees, with 47% in education, 14% in manufacturing, and 11% in government. These three industrial groupings account for 72% of the total workforce.

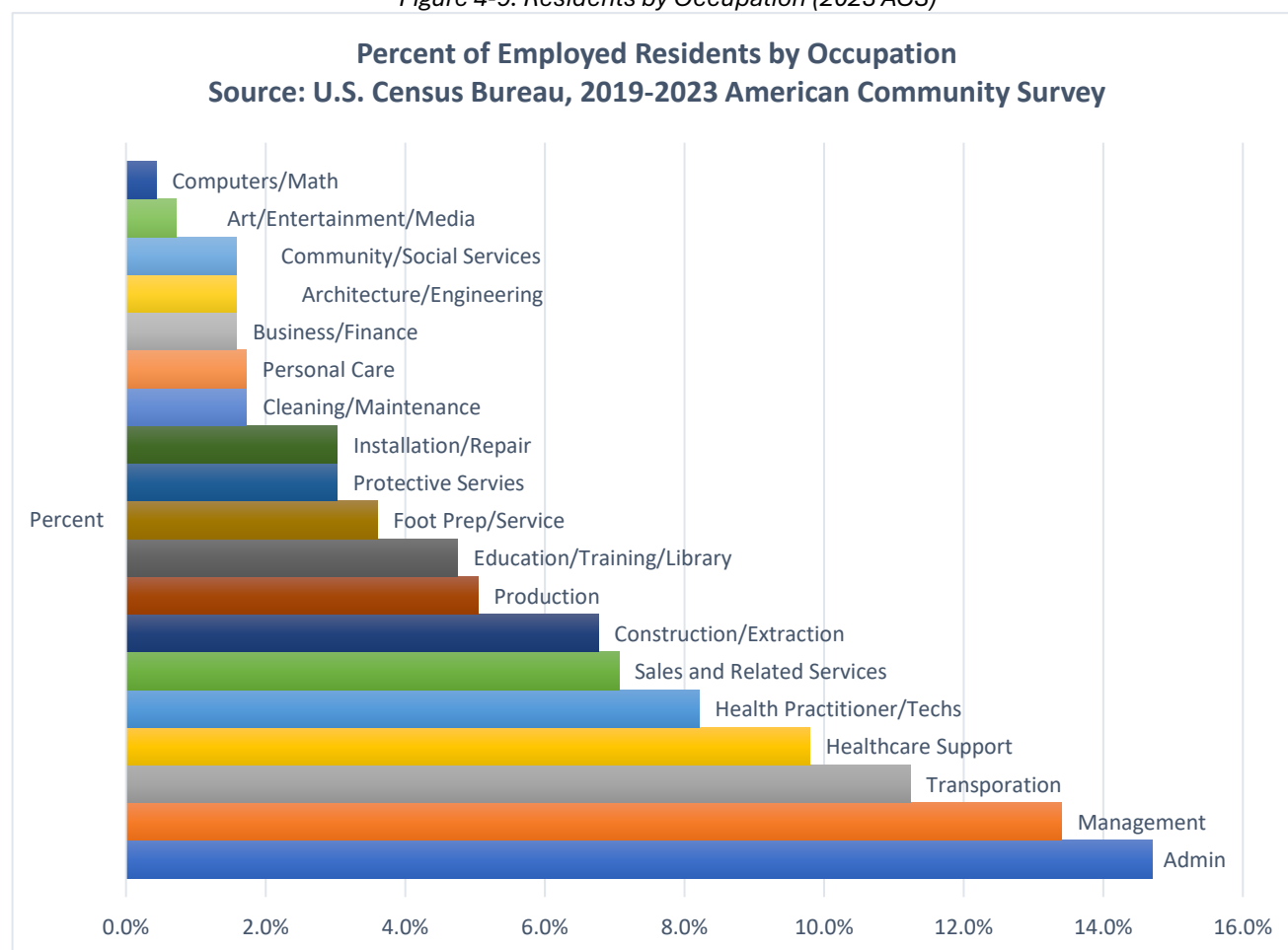
Figure 4-8: Percent of Employees by Industry (2022 ACS)



Unemployment

Approximately 827 Village residents are employed, with a 5.4% unemployment rate. On average, a household in the Village makes 80% of the average household in the whole of Montgomery County. Additionally, the Village lags behind the County when compared with the percentage of employed persons, with an 8% lower rate of employed persons (57% to 49%), and the percentage of unemployed persons, with a 0.7% lower rate (4.7% to 5.4%). Bridging this gap not only requires more job diversity but also an investment in transportation alternatives, including buses, vans, rideshares, bicycling, and walking facilities. Figure 4-9 provides the breakdown of total employment for Village residents and demonstrates the wide skills gap between jobs within the Village and those of the Employed residents.

Figure 4-9: Residents by Occupation (2023 ACS)³



³ Source: U.S. Census 2019-2023 American Community Survey.

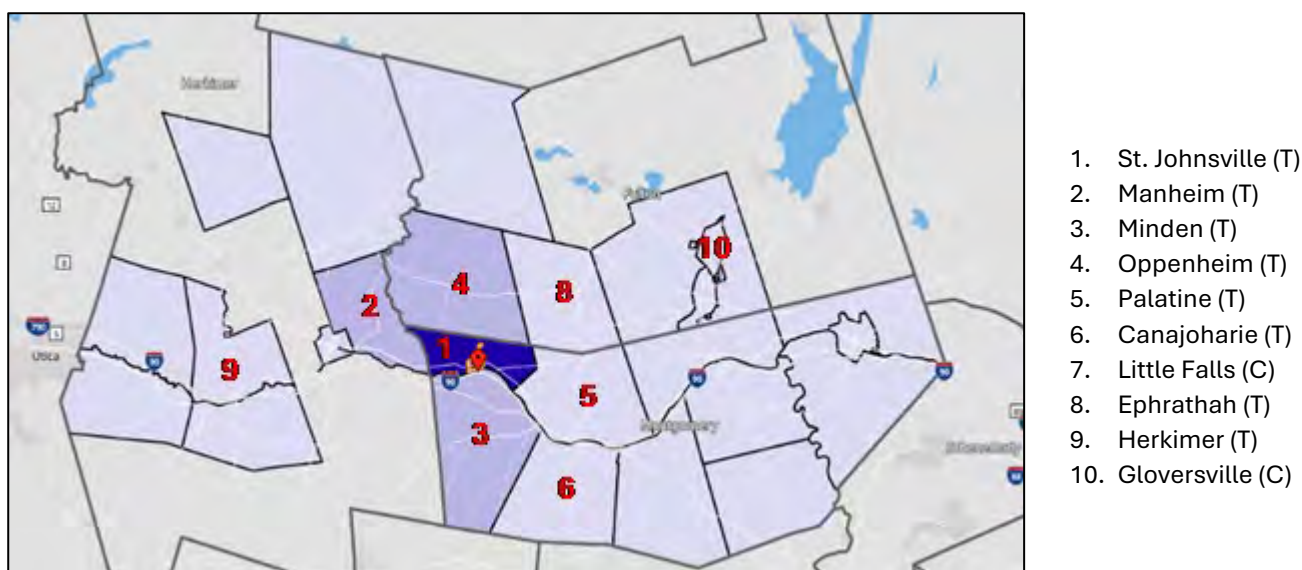
Data Note: N/A means not available. Ratio of Income to Poverty Level represents persons for whom poverty status is determined. Household income represents income in 2023, adjusted for inflation.

2019-2023 ACS Estimate: The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2019-2023 ACS estimates, five-year period data collected monthly from January 1, 2019 through December 31, 2023. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

Commuter Job Trends

Of the Village residents participating in the workforce, 16% are employed by a business within the Village, while 84% are employed elsewhere. Of the 731 employees within the Village, 18% are Village residents. Villagers commute to work for employment in administration, management, transportation, healthcare, sales, and construction. On the contrary, jobs in the Village are predominantly associated with education, manufacturing, healthcare, and government. The gaps indicate limited job diversity, wage mismatches, and a lack of connection between local employers and the available workforce in St. Johnsville. Bridging those gaps will require a concerted effort by the Village to invest in business development that matches the skills of its residents and attract new workers to locate and invest in this community.

Figure 4-10: Residence Locations for Workforce by City/Town

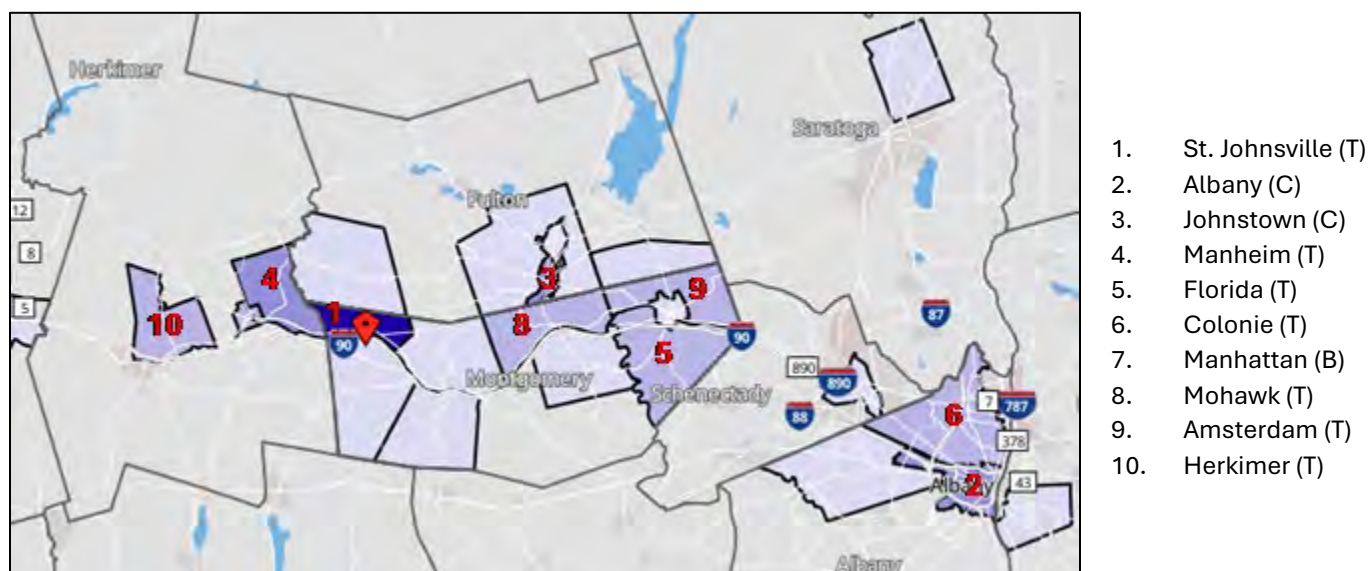


Margin of error (MOE): The MOE is a measure of the variability of the estimate due to sampling error. MOEs enable the data user to measure the range of uncertainty for each estimate with 90 percent confidence. The range of uncertainty is called the confidence interval, and it is calculated by taking the estimate +/- the MOE. For example, if the ACS reports an estimate of 100 with an MOE of +/- 20, then you can be 90 percent certain the value for the whole population falls between 80 and 120.

Reliability: Symbols represent threshold values Esri has established from the Coefficients of Variation (CV) to designate the usability of the estimates. The CV measures the amount of sampling error relative to the size of the estimate, expressed as a percentage.

The employment data highlights where St. Johnsville workers live and work based on the 2022 American Community Survey.⁴ Figure 4-10 displays the top 25 municipalities where workers live whose employer is located within the Village. Figure 4-11 displays the top 25 municipalities where the Village's residents are employed (Manhattan not displayed). Those employed within the Village are highly localized, with the majority living in the Town of St. Johnsville, Manheim, Minden, or Oppenheim. However, most Village residents tend to be employed widely throughout the region, including the Town of St. Johnsville, City of Albany, City of Johnstown, and Town of Manheim. This shows that the top commuting destinations for residents are actually located outside of Montgomery County, which points towards the need for increased workforce coordination and development at the regional and multi-regional level.

Figure 4-11: Employment Locations of Residents by City/Town



⁴ The data provided here are estimates from the Longitudinal Employer Dynamic 2022 dataset provided by the U.S. Census Bureau, Center for Economic Studies, LEHD, distributed through the onthemap.ces.census.gov digital interface. This data represents a snapshot of the Village and is subject to a wide margin of error.

Household Income

U.S. Census data shows that the median household income in the Village has increased from \$36,964 in 2010 to \$54,300 in 2025. This is likely due to regional economic shifts such as improved funding in educational institutions, the development of the Town of Florida Industrial Park, and rising inflation over the past decade, leading to broader wage growth, even in smaller communities like St. Johnsville ⁵. This could also point to changes in the workforce, such as people working multiple jobs to make ends meet, expected for a population that has a low high school diploma rate, or small local economic developments that could be boosting the median income, such as relocating jobs to the Gering Tricot facility in St. Johnsville.

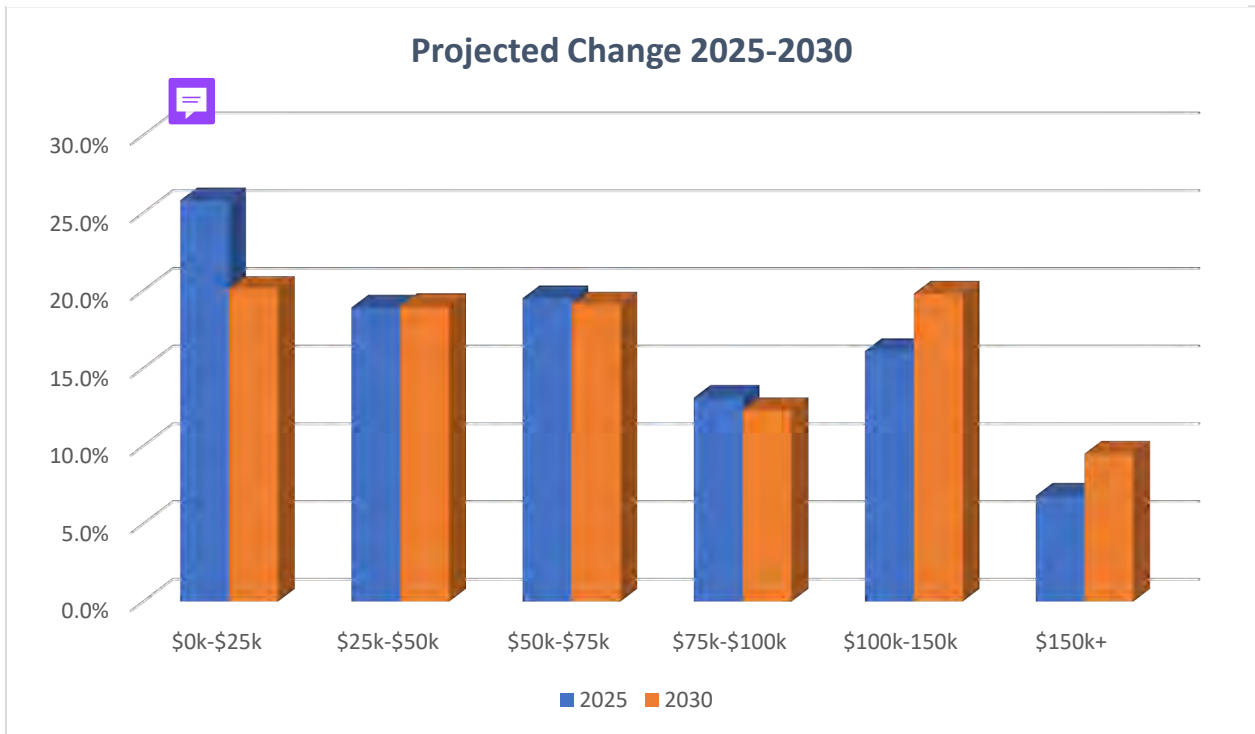
Table 4-3: Income Characteristics

Income Characteristics	SJV	NYS	Difference
Median Household Income	\$49,211	\$84,578	-\$35,367
Per Capita Income	\$64,257	\$131,918	-\$67,661
Median Family Income	\$64,205	\$105,060	-\$40,855
Poverty Rate	18.40%	9.80%	8.60%
Child Poverty Rate	31.60%	14.90%	16.70%
SNAP Recipients	25.40%	15.00%	10.40%
Retirement Income	33.50%	24.70%	8.80%

Figure 4-12 shows the projected change in household income from 2025 to 2030 within the Village. The projection shows a decrease in the lowest income category and an increase in the two highest income categories. Households making over \$100,000 will increase by seven percent, while households making less than \$25,000 will decrease by six percent. Households making between \$25,000 and \$100,000 remain constant due to the projected six percent upward shift between each wage category.

⁵ [“Inflation and wage growth since the pandemic”](https://pmc.ncbi.nlm.nih.gov/articles/PMC10184877/), NIH, Jorda and Nechio, 2023 - <https://pmc.ncbi.nlm.nih.gov/articles/PMC10184877/>

Figure 4-12: Percent of Households by Income



D. Smart Growth Principles

Housing for a small rural village of this caliber is relatively diverse. However, increasing multi-family housing beyond 3 families, we achieve the Smart Growth Goal of “allowing for and encouraging mixed-use neighborhoods.” This additional diversity can address low-income housing needs as well as increased diversification of housing types to meet the needs of housing in the area, especially if the population increases in the future. Diverse housing options will also “enable a diverse mix of housing types, providing opportunity and choice for all,” another important principle for the Village's future Smart Growth.

E. Assets

The following existing conditions serve as an asset to the Village:

1. The existing housing diversity is robust for a rural community like the Village of St. Johnsville, offering diversity for those living here.
2. The average home price in this area is low, which has made owning a home possible for lower-income families in the area.

F. Challenges

The following existing conditions provide challenges to the Village:

1. High school diploma achievement is an indication of income. With Village residents having a significantly high number of residents who have not received a diploma, incomes from residents are low, making increases in services difficult to implement, as residents may not be able to afford additional services.
2. Jobs are not readily available in this area, causing workers to leave the area and commute.

CHAPTER 5



A. Historic Context

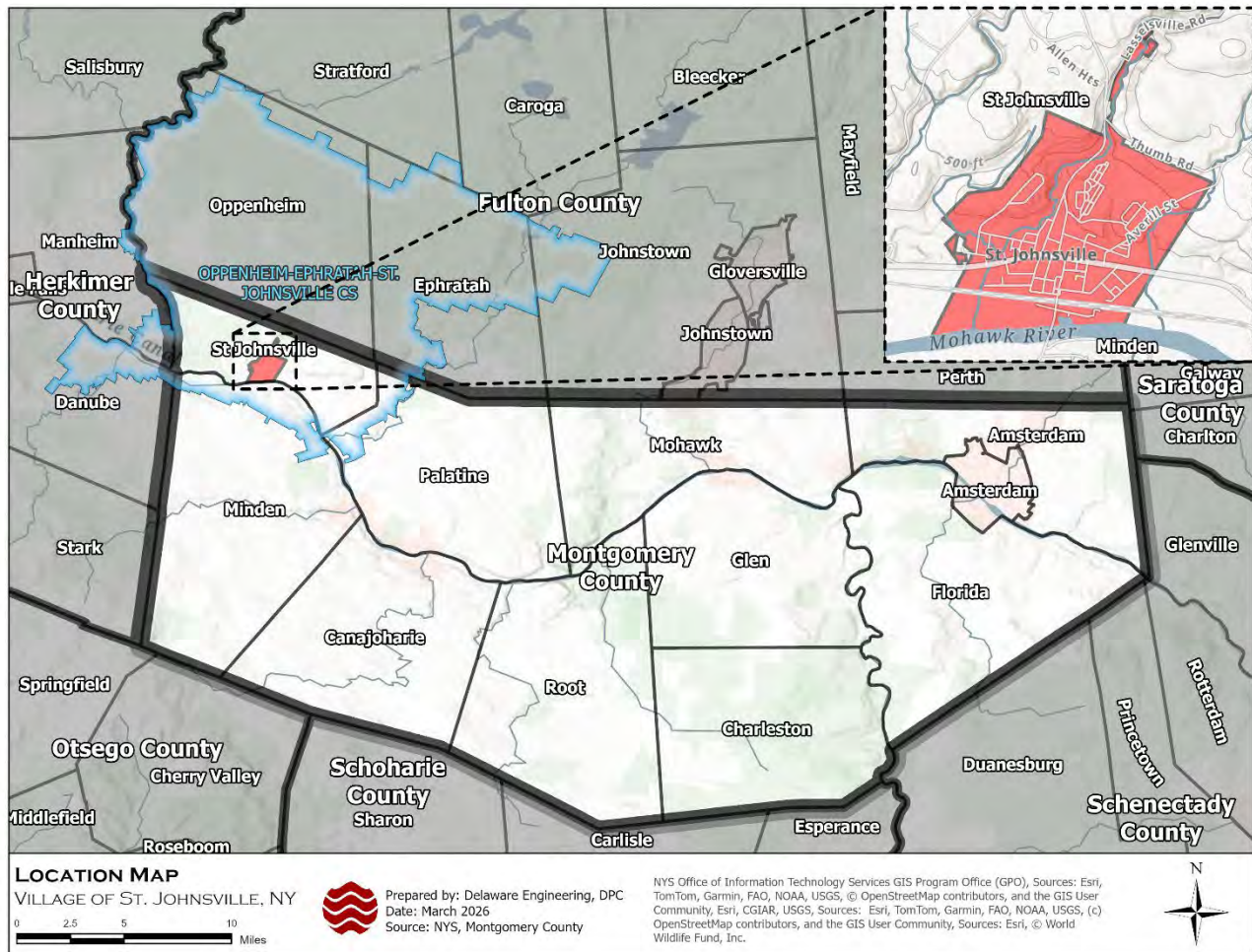


COMMUNITY PROFILE

A. Local Context

As a historic village, St. Johnsville retains its original compact street grid, walkable blocks, and human-scaled architecture, with intact Victorian and Greek Revival structures that reflect its 19th-century development patterns. Unlike many communities altered by mid-20th-century urban renewal policies, the Village has preserved its traditional mixed-use core and cohesive streetscape, maintaining the charm and connectivity that define its historic character.

Figure 5-1: Location Map



This reality allows for the enhancement of some of the most beloved and unique aspects of the Village, including Main Street and the riverfront, through adherence to the comprehensive plan. “Embrace St. Johnsville” is designed to capitalize on the Village’s strengths and address its weaknesses through the development and adherence to a strategic vision. The Plan’s vision integrates the evolving economic and social trends with quality housing, community services, recreation, public infrastructure, and the business sector.

B. Historic Context

The Village of St. Johnsville is a small but driven community that encompasses 563.2 acres (just under one square mile) located in the northwest corner of Montgomery County within the Town of St. Johnsville. Originally an Indigenous Territory populated by the Mohawk Tribe, the area that would become the Village was first settled by Palatine Germans in the early 1700s, taking advantage of the water flows provided by Zimmerman, Timmerman, and East Creeks. The eventual location, which would become the Village, began developing along New York State (NYS) Route 5 and Division Street in 1775 and continued to prosper with the completion of the Erie Canal and the New York Central Railroad in the early 1800s. Thanks to its ideal location and ease of access for the development of early manufacturing industries, a village was formally incorporated in 1857, in the heart of the Town along the north bank of the Mohawk River.

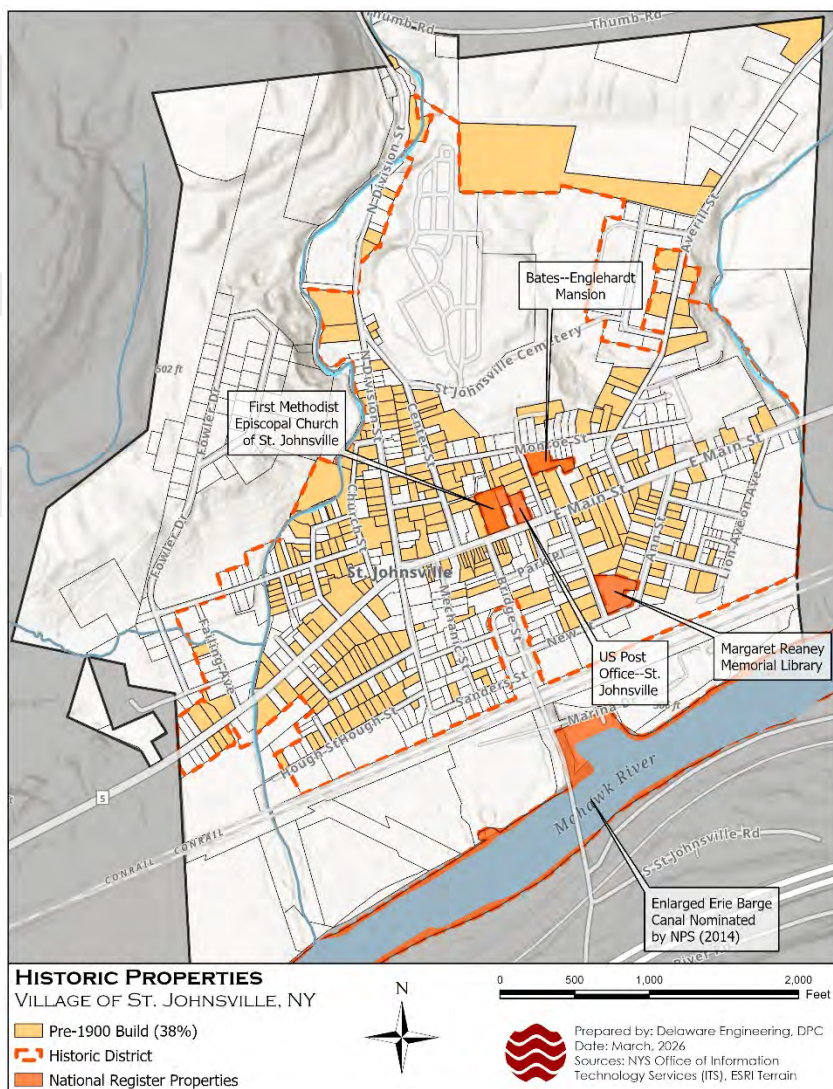
Manufacturing included piano making, mill works, farming implements, castings, paper, carpets, and woolen goods. The Village was also the first on the Mohawk River to have electricity (1898) through the development of a hydroelectric power facility on East Creek. Village Officials are motivated to continue their energy legacy through the development of renewable energy resources.

Over time, St. Johnsville became a popular meeting ground as the halfway point between New York City and Buffalo, which further spurred the development of hotels and restaurants. Division Street (County Route 57) and Bridge Street (County Route 61) within the Village create the primary intersections with Main Street (NY Route 5). To further economic growth for the growing community, the Village leveraged its central location as a resupply point for water, ice, and, particularly, coal (via trestles) for trains traveling from one side of the state to the other.

A major asset for the Village is its abundance of historic buildings and owner-operated establishments

throughout its central business district, featuring several Victorian-style business blocks as well as 1830's Greek Revival structures. St. Johnsville's diverse architecture highlights its variety of cultural design and building styles used over the years, giving proof to the area's strong economic and historic past. The 19th-century business district features trim of terra cotta and tapestry brick produced from the Monroe Street brick factory. Additionally, Klock Quarry, the

Figure 5-2: Historic Properties and District Map



Town's historic fortified homestead and trading post from 1750, still maintains the limestone blocks and slate roofs made of locally sourced materials.

The Historic District, as depicted in a red dashed line in Figure 4, accounts for approximately half of the Village's land area, and the vast majority of its properties. The red parcels indicate those that possess National Historic Register status, and include the St. Johnsville Post Office, First Methodist Episcopal Church of St. Johnsville, Margaret Reaney Memorial Library, and the Bates-Englehardt Mansion (otherwise known as the Community House and Village Hall). The orange parcels indicate which properties predate the 20th century and account for approximately 38% of Village parcels.



C. Smart Growth Principles



Smart Growth Principle 3 applies to the historic nature of the Village

3. Prioritize infill and redevelopment of existing buildings to revitalize neighborhoods and downtowns, including areas around public transit.

The Village of St. Johnsville has many historic buildings. Creation of a Preservation District(s) can prioritize not only the preservation of the past buildings, but existing green space viewsheds that are so rare in other villages of this size in the region. Reuse and rehabilitation of historic structures could also be prioritized, though, as a means of achieving this Smart Growth Principle.

D. Assets

The following existing conditions serve as an asset to the Village:

1. The history of St. Johnsville is interesting and could be a great way to gain more interest in the Village for future residents and visitors.
2. The compact Village grid makes navigation and walkability easy for residents.

E. Challenges

The following existing conditions provide challenges to the Village:

1. Historic buildings are expensive to maintain. Tapping into larger initiatives like NY Forward could help tackle restoration projects to improve historic resources in the Village in future years.

2008 ECONOMIC GOALS

1. *Support economic development in the Village of St. Johnsville by fostering a vibrant environment, supporting existing businesses, and promoting the development of new business establishments that provide goods, services, and employment to Village residents.*
2. *Foster revitalization and reinvestment in the Central Business District (CBD) to strengthen the economic base, improve the physical conditions, and diversify business opportunities.*
3. *Rehabilitate the housing stock and improve housing programs and regulations.*
4. *Create a sense of identity and pride amongst Village residents by marketing local historic and scenic resources.*
5. *Preserve and improve community public infrastructure to meet the needs of current and future residents at reasonable costs.*
6. *Promote communications and collaboration between existing residents, governments, and businesses to support and implement the strategies needed in order to achieve the goals of the Strategic Plan.*

CHAPTER 6



- A. Recreation
- B. Open Space
- C. Agriculture



COMMUNITY PROFILE

A. Recreation and Open Space

The Village is endowed with a handful of parks that knit together neighborhoods and provide the primary venues for summer play, physical activity, and social gathering.

Soldiers & Sailors Park provides an open lawn, war memorials, basketball courts, and playground equipment for public enjoyment. It's also the site of the annual Community Fair and the Taste of St. Johnsville. A pedestrian loop path is planned to improve circulation and exercise opportunities. Enhancing seating, providing additional shaded areas, and improving ADA accessibility would further strengthen this area's function as a community gathering place.

Klock Park

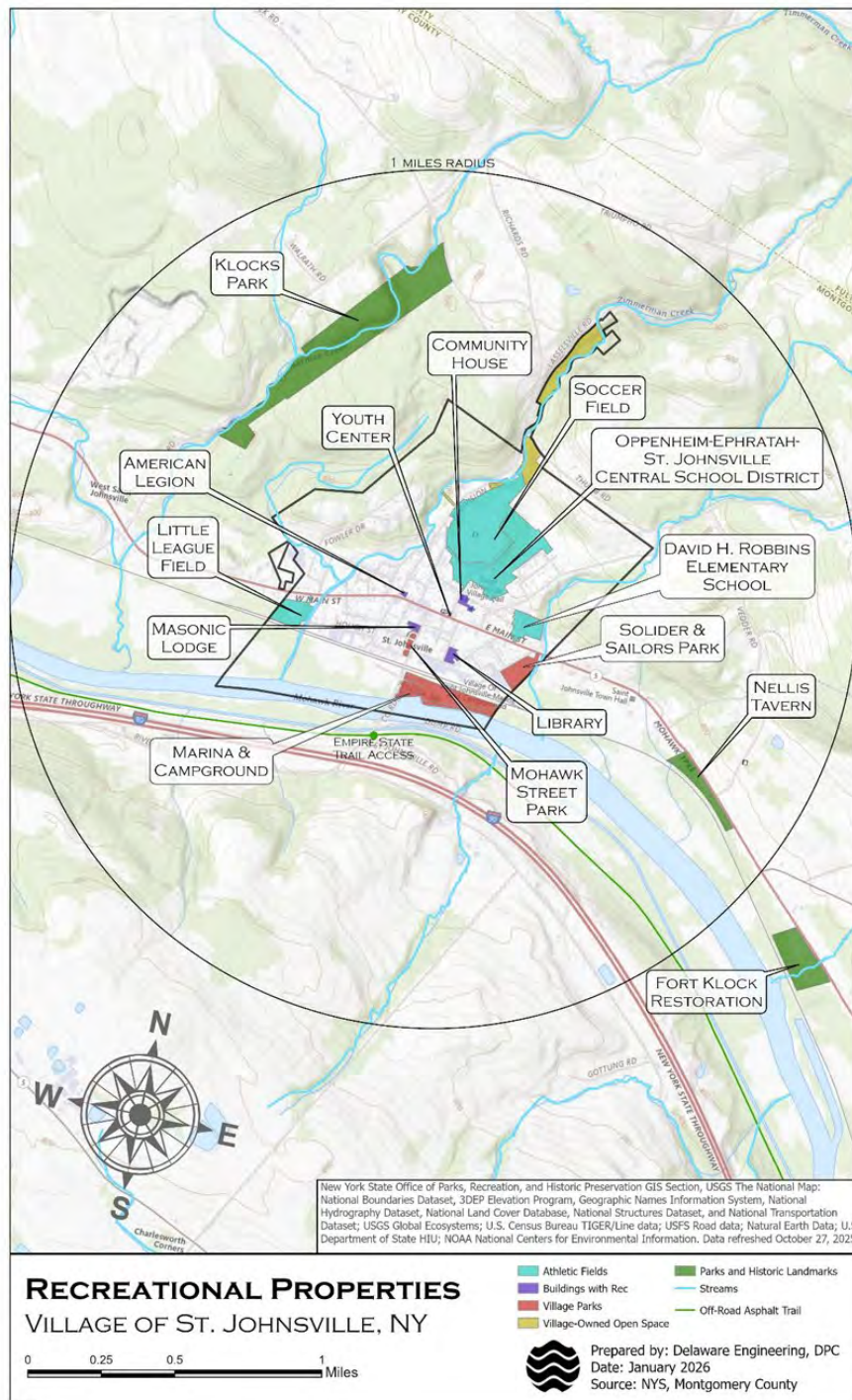
Klock Park is a 61-acre, Village-owned property located one-half mile west of the Village limits along Timmerman Creek. The property surrounds the HC Smith Benefit Club and has a shared parking area. The park is primarily forest land including a playground and trails; however, the Village would like to redevelop the features and formalize more of the space with new benches, play equipment, and interpretive panels celebrating local history.

Marina & Campground

The Marina and adjacent Campground anchor the Village's waterfront. This area possesses a mix of uses and owners. NYS owns the marina and boat launch land, and the Village leases the land for its harbormaster and campground office. The campground is on the same parcel as the Village DPW and wastewater treatment plant and provides seasonal access. The Village, in

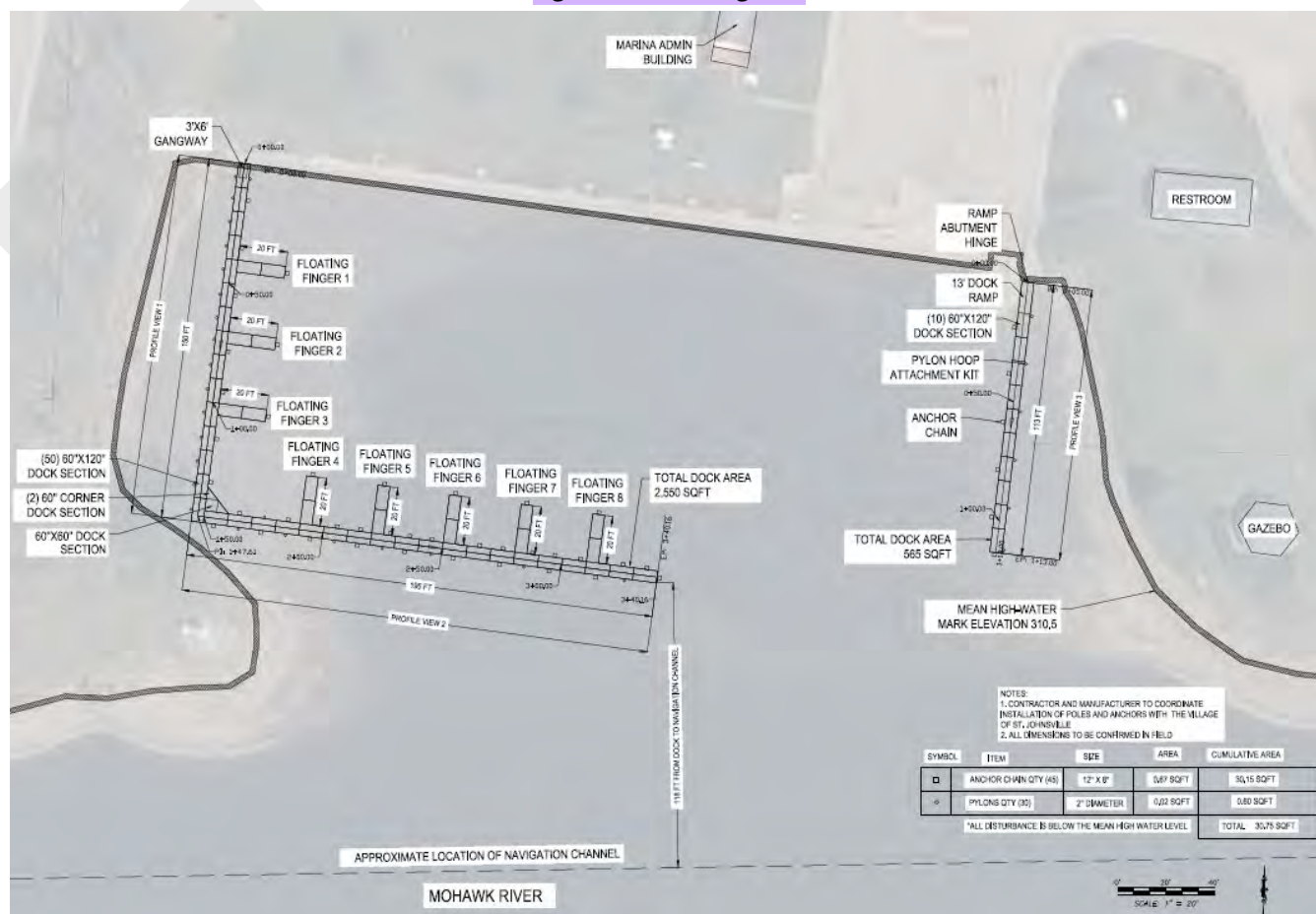
conjunction with the NYS Canal Corps, is in the process of updating the docking infrastructure, as seen in *Figure 6-2*.

Figure 6-1: Recreation and Open Space



Beautification of the building and grounds, safety improvements, and policy and rate restructuring are all initiatives that are being pursued for the 2026 season.

Figure 6-2: Docking Plan



Trails & Pathways

Despite its rural routes, the Village of St. Johnsville has major trailways not too far from home. The Empire State Trail runs to the south of the Village in the Town of Minden. This trail runs east towards Albany and west towards Little Falls (Empire State Trail Plan, Final-June 2018). The Marina and RV Park is listed on the trail map, making St. Johnsville a stopping destination for thru riders who may need a good meal, shower, or other amenities while taking in this historic stop along the trailway.

Offering these amenities as well as an easy way to navigate to the Village and promotion of things to do (historic walks, tours, ecotourism, etc.) can catalyze local revitalization of Canal communities like St. Johnsville, an action identified in the Canalway Recreationway Plan 2050. This Plan also notes that engaging visitors and local residents is critical to building a trail economy. Whether it's coordinating volunteers to help guide visitors from the trail to the Village for historic walks, or elevating the visitor's experience in St. Johnsville, the connection to this larger trail system is a way to build a sense of community, historical pride, Village identity, and economic vitality for the Village.

Open Space Inventory

Open space is defined as any area that is not developed by roads or buildings. The aesthetic of having green, open space has many community benefits. Freely accessible, open spaces are vital to many individuals in underserved communities who may face obstacles that obstruct their access to nature. The value of nearby homes can be raised by being located near protected open spaces. In addition, studies show that areas of population that have more green space and trees also have less crime.

The Village of St. Johnsville is surrounded by open space and rural development. To the north are sensitive wetlands, along the embankment of the Mohawk River and its tributaries are wooded slope berms, riparian corridors, and floodplain. To the west are Klock Park forestlands and undevelopable rock outcroppings. Protecting these natural amenities and barriers is vitally important to maintaining the environmental quality and Village character. Protecting habitat for migratory birds, bats, and fish allows for preservation of local biodiversity. Additionally, lands important for groundwater recharge should also be considered for protection. Tools that could assist in these protections include a conservation overlay district, conservation easements, and protected lands grants.

Programming & Events

Inclusivity across ages, abilities, backgrounds, and incomes is the key to sustainable community programming. The Summer Concert Series is a popular seasonal activity held every Monday at the Marina in July and August from 6:30 to 8:30 PM. The St. Johnsville Community Fair is an annual three-day event held at Soldiers and Sailors Park presented by the Legion Community Council and offering rides, games, vendors, music, food, and fireworks. The Crockpot Cookoff is a Chamber of Commerce winter event offering a soup/chili contest to raise funds for local organizations.



B. Agriculture

Data obtained from the Montgomery County Real Property Tax Service's 2024 records show that agriculture is the third largest land-use type in the Village of St. Johnsville, representing 17.64% and 62.3 acres. The Village consists of three parcels listed as agricultural use that also occur in Montgomery County Agricultural District #2, as shown on the map below (Figure 6-3). Parcels currently listed in agriculture are privately owned and are most likely leased to local farmers for crops.

Agriculture has a long-standing history in the community both within and surrounding the Village. St. Johnsville was home to St. Johnsville Agricultural Works, a manufacturing company that produced portable steam engines from the 1870's to the 1890's¹. The threshing machine was also manufactured here, which was used for harvesting wheat. With abundant water and steep topography, St. Johnsville operated mills, sawmills, and flax oil mills. With the Erie Canal located along the southern border of the Village (opened in 1825), movement of raw goods, textiles, and manufactured goods helped this community to thrive². Today, most agriculture is found on the outskirts of the Village and surrounding Town.

A significant portion of soils (48%) in the Village are represented as prime soils or soils of statewide significance according to data from the NYS Department of Agriculture and Markets³. These soil types best support food, fiber, forage, and forestry. Promotion and preservation of working landscapes are goals shared by many regional plans. The NYS Open Space Plan (2016) considers agriculture protection a statewide priority and

Figure 6-3: Agricultural District Parcels



¹ Vintagemachinery.org

² Mohawkvalleyvillagesny.com

³ Please see Existing Conditions Section for more information on soils.

recommends protection of existing farmland through conservation easements to ensure farmland remains farmed into the future. Goal 6 of the Mohawk River Watershed Plan (2015) states the need to promote agriculture and other working landscapes (forests) as a means of protecting water quality. Farms offer natural ecosystem services, more than a housing development would. Therefore, promotion of natural landscapes promotes water quality protection. Goals 2 and 3 of the Montgomery County Farmland Protection Plan (2017) can also be applied to the Village of St. Johnsville, encouraging the protection of farmland and increasing agricultural economic development. Nearby farms and the historic farming and manufacturing history are all things the Village can promote as reasons to visit and support their economic development. These regional plans highlight the value of agriculture not only as a tool for preserving a way of life and maintaining open space, but also as an asset to local communities, providing fresh local foods grown close to home. Ensuring the three parcels currently in agricultural land use remain as such is vital to maintaining the Village's historic roots. Working with conservation groups such as Mohawk Hudson Land Conservancy and/or the creation of a preservation/conservation district by the Village can ensure farms remain in active agriculture for generations to come.

C. Smart Growth Principles

Smart Growth Principle 6 directly addresses the local assets discussed in this section. The principle states, “Preserve open space, agricultural resources, and natural resources”. The Village has ample existing green and open spaces – more than are often found for Villages of this size. The Village has an opportunity to preserve these areas for community assets, creating more parks, recreational trails, and walking resources to increase mobility and overall Village aesthetic.

The Village also has three parcels of existing agriculture. Though these privately-owned parcels are currently leased to other farmers or vacant agricultural land, having farmland within an Agricultural District (#2) within a village is a unique characteristic. Protecting these remaining productive soils not yet built upon to ensure farming and productive soils remain a part of the Village will be critical to maintaining this unique character. Working with regional land trusts, such as the Mohawk Hudson Land Conservancy, to assist in preserving existing agricultural lands within the Village. While continuing with plans to develop trails in Klock Park and assess existing open space within the Village for potential future parks is needed to achieve this principle.

D. Assets

The following existing conditions serve as an asset to the Village:

1. The Village has ample green space that, with application of preservation planning and policy practices, could be protected and leveraged to attract sustainable industries and tourism to the area.
2. Opportunities to create connected trail systems through the Village are possible to add walkability, accessibility, and connection to history and ecology.
3. With a strong agricultural history, surrounding agricultural community, and bucolic surroundings, agrotourism could be a burgeoning economy for this community.

E. Challenges

The following existing conditions provide challenges to the Village:

1. Maintenance and renovation of public spaces should be covered through outside users, which has not been structured to provide sufficient funding in recent times.
2. Agricultural uses within the Village have not been a land use initiative, but could be prioritized to allow for community gardens, greenhouses, and hobby farms.
3. Connections from the Village to open spaces have not been a priority.
4. The development of Klock Park has not had sufficient support or a vision.

CHAPTER 7



A. Land Use Profile



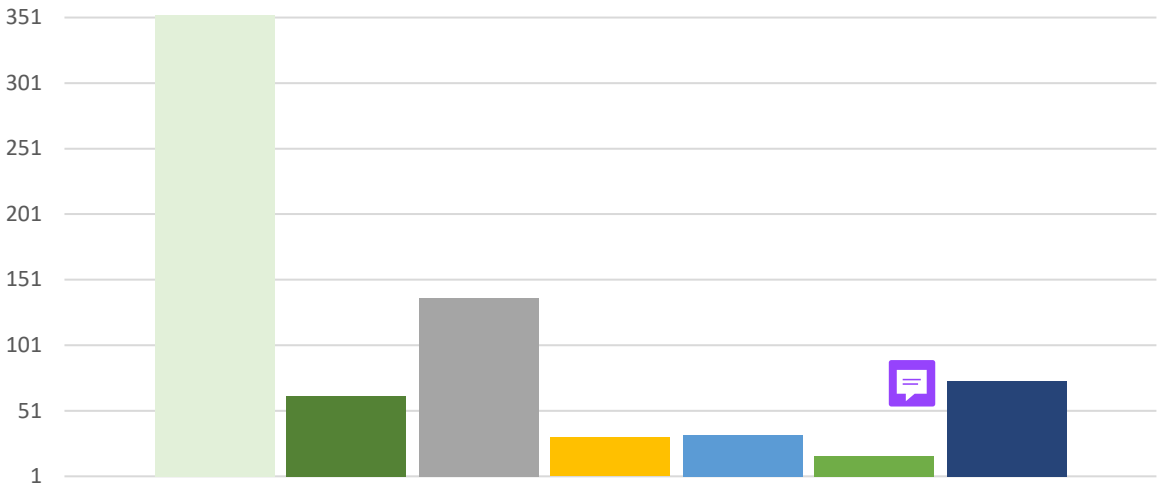
COMMUNITY PROFILE

A. Existing Land Use

The existing land use patterns within the Village of St. Johnsville are a result of eons of geologic and hydrologic processes, centuries of organic land development, and six decades of land use regulations. The built form we see today is a result of both natural processes and human decision-making. Road and rail development follows the gentler topography of river valleys while human development centers around water power, with urban and residential development concentrated in the flat, arable lands. The Village of St. Johnsville has developed along these same historic parameters. The Village’s land use patterns are illustrated by category in the Land Use Maps on the following pages. Data was obtained from the Montgomery County Real Property Tax Service’s 2024 records.

Table 7-1: Land Use Types

Land Use by Property Type				
Land Use	Acreage	Percentage	Parcels	Percentage
 Agricultural	62.3	17.64%	4	0.53%
 Residential	137.2	38.86%	541	71.75%
 Vacant	30.8	8.72%	103	13.66%
 Commercial & Industrial	32.3	9.15%	65	8.62%
 Recreational & Preservation	16.5	4.67%	9	1.19%
 Community & Public Services	74.0	20.96%	32	4.24%
Total:	353.1	100.00%	754	100.00%

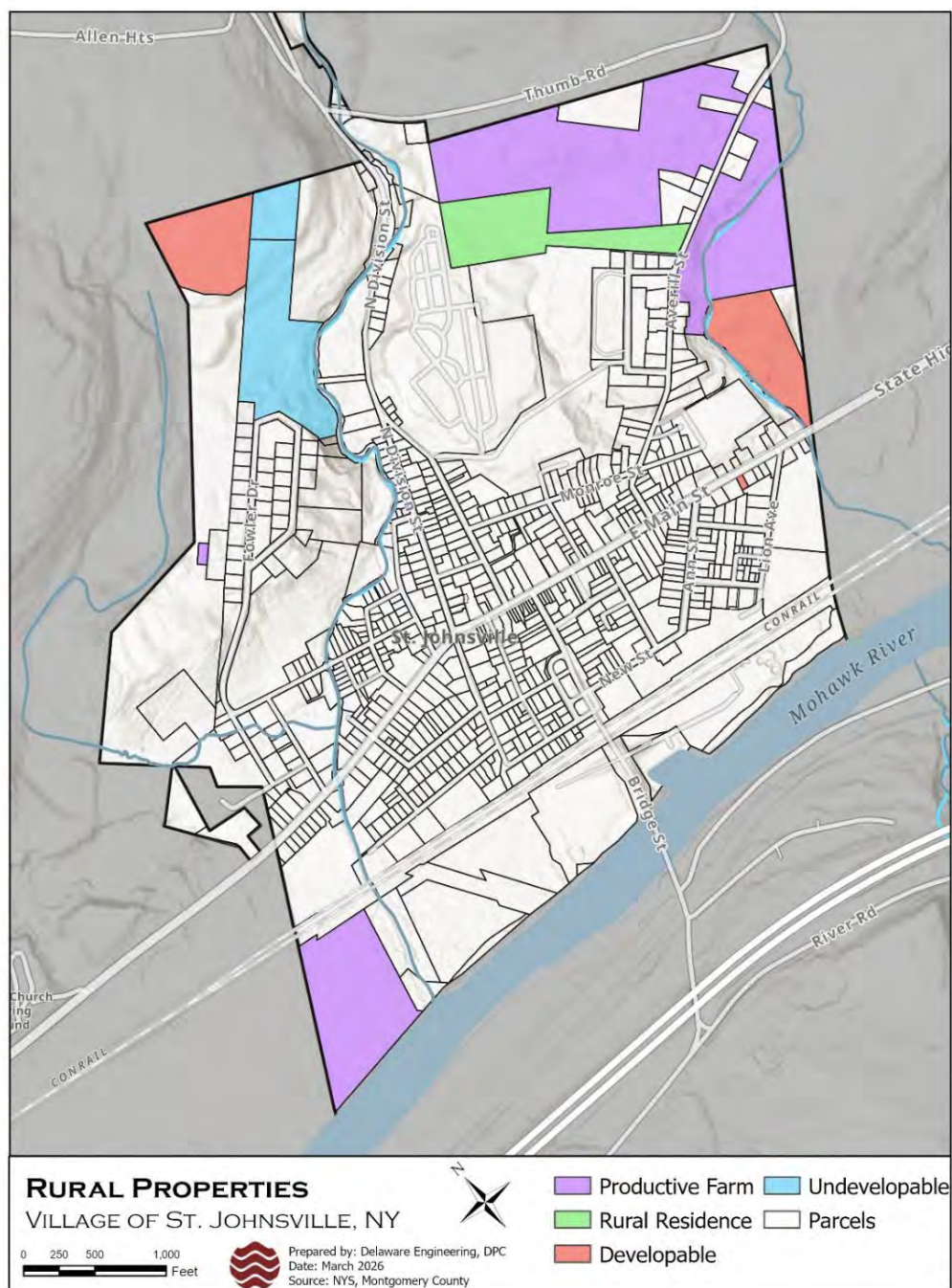
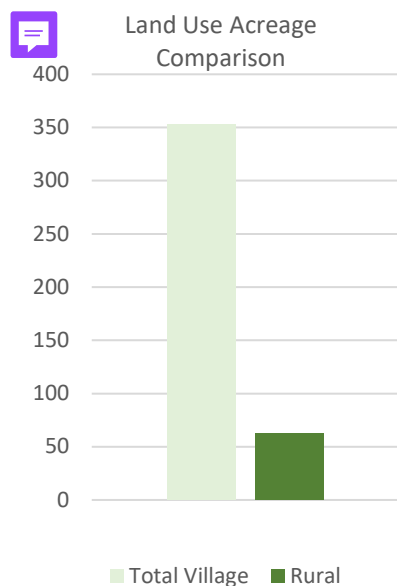


Rural Land Uses

St. Johnsville stands out for the acreage of rural land uses included within the Village boundaries. Agricultural uses are only assessed as a primary use on four parcels (shown in purple on Figure 7-1); however, they account for 17.64% of the Village's land on 62.3 acres.

Figure 7-1 also shows rural uses other than farms, including one rural residence parcel, two vacant undevelopable parcels, and three vacant developable parcels.

Figure 7-1: Rural Properties



Commercial and Industrial Land Uses

Understanding the overall business landscape provides the primary areas of private employment where additional investment may be concentrated.

All private businesses are included within this category of land use, except for residential-based businesses, such as apartment complexes. Commercial and industrial uses are the primary use on 65 parcels throughout the Village, which equates to 8.62% of parcels. These parcels account for 9.15% of the Village land across an area of 32.3 acres.

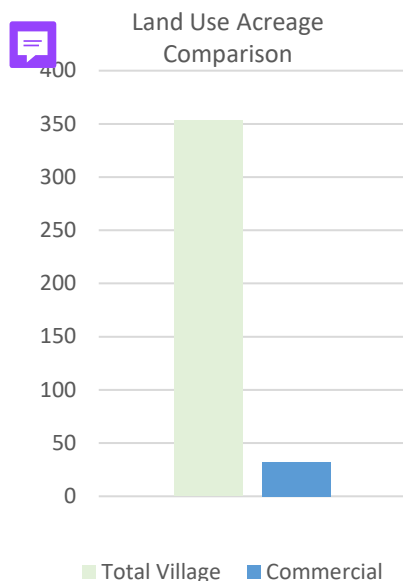
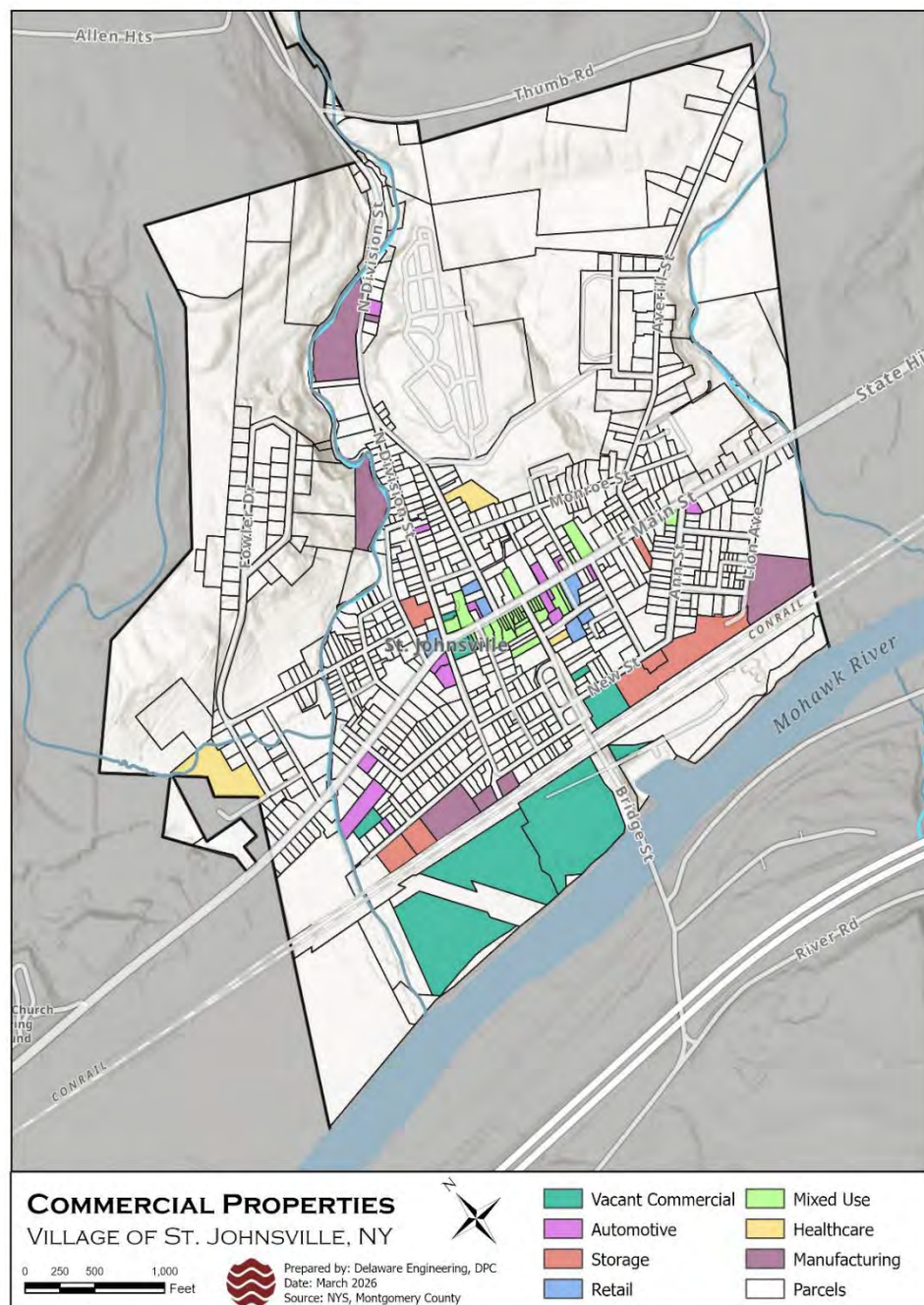


Figure 7-2: Commercial Properties

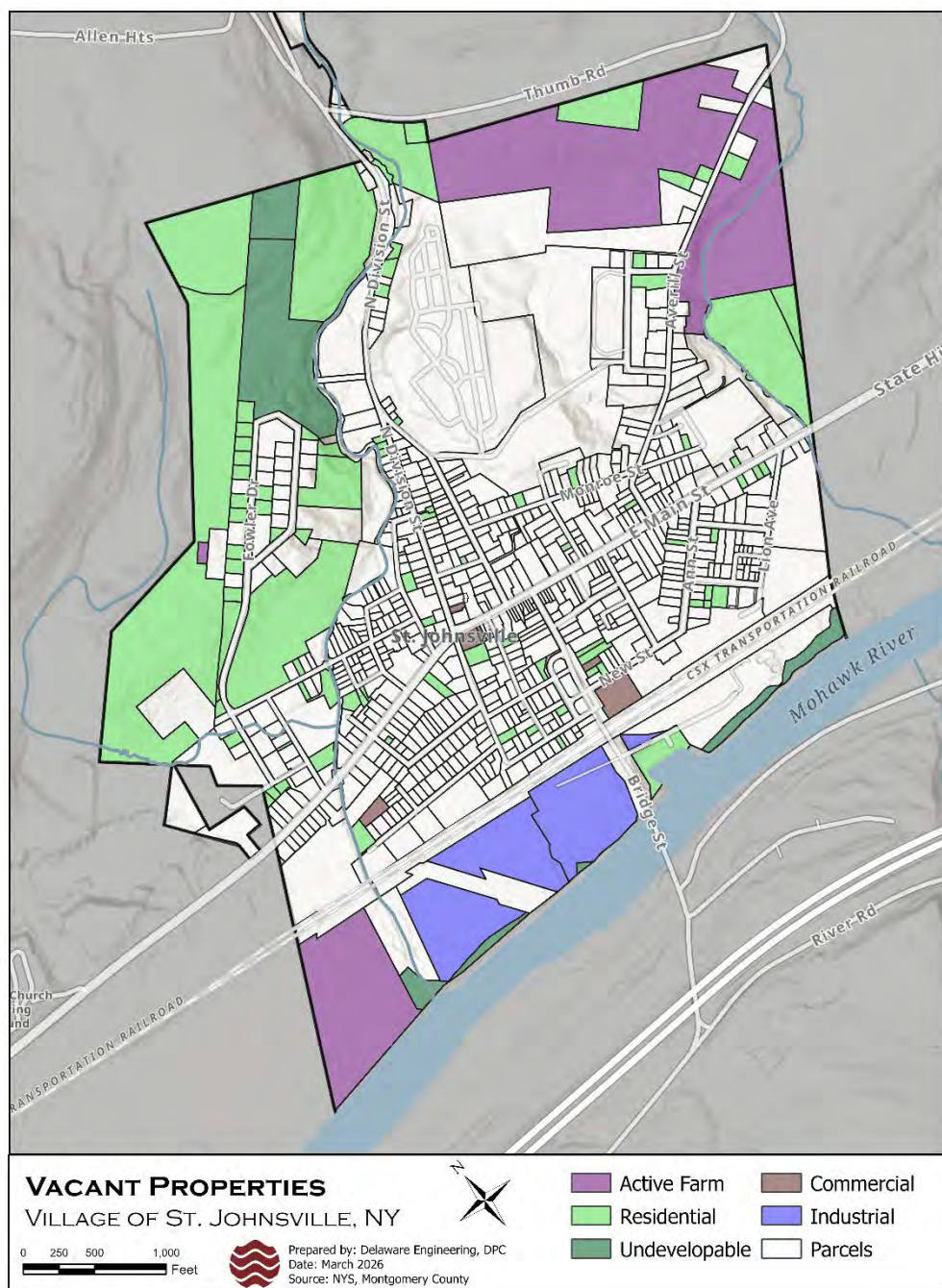


Vacant Land Uses

Vacant land is any parcel that does not contain a structure. The land may be actively managed or may be completely unused. A wide array of vacant lands exists throughout the Village, ranging from residential, rural, commercial, industrial, or renewed. 13.66% of parcels are assessed as vacant, which accounts for 103 parcels. These lands total 8.72% of the Village land over an area of 30.8 acres.

What is not shown in *Figures 7-3* or *7-4* are those properties with abandoned, vacant, or underutilized structures. In order to fully understand the actual uses of these property types, an analysis is required to extract the complete picture. The NYS Brownfield Opportunity Area Program could be utilized to uncover property details and build out a redevelopment plan.

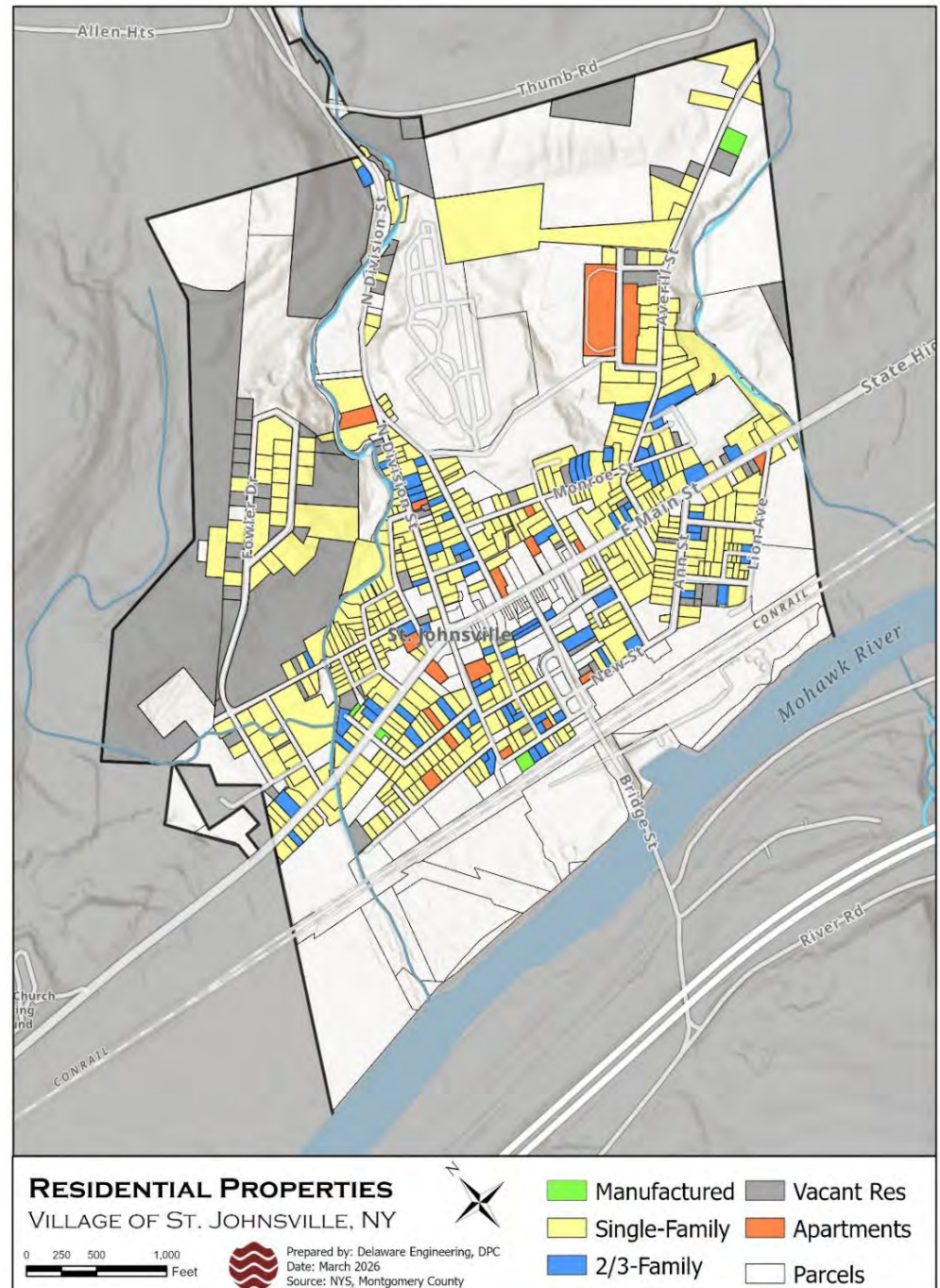
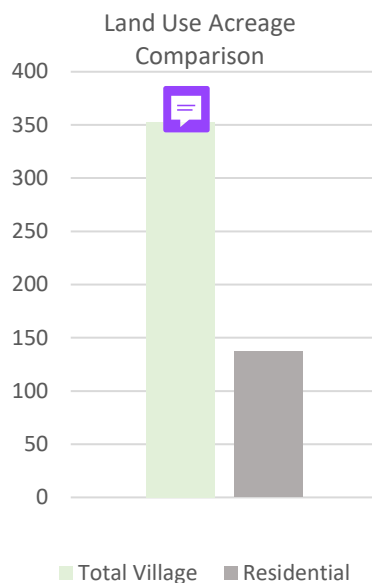
Figure 7-3: Vacant Properties



Residential Land Uses

Residential land uses are the dominant primary use assessed within the Village, both by percent of acreage and parcels. Residential parcels are primarily used for housing and include single-family homes, multifamily homes, manufactured housing, and apartments. Residential uses account for 38.86% (137.2 acres) of land and 71.75% (541) of parcels in St. Johnsville.

Figure 7-4: Residential Properties

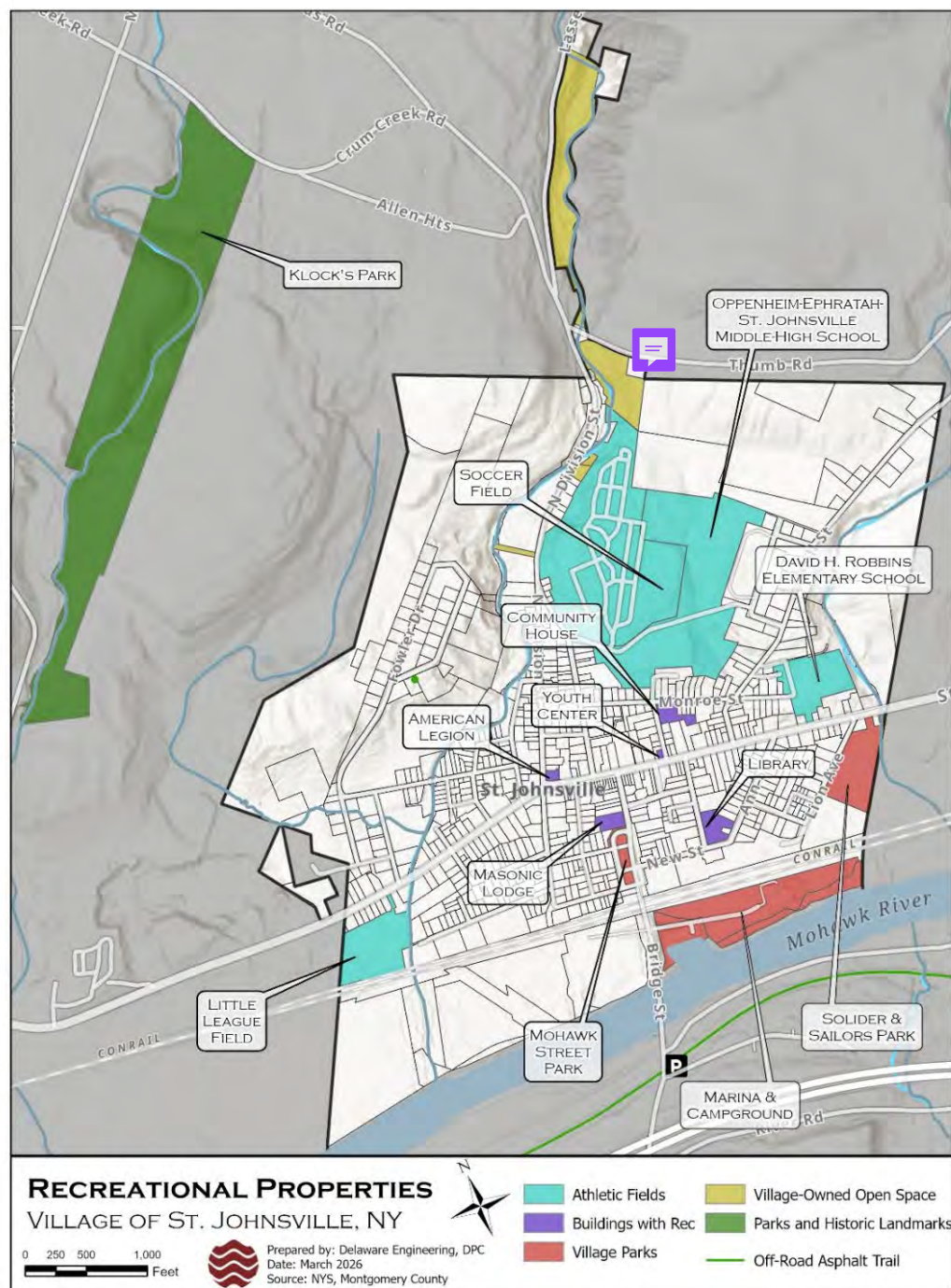


Recreation and Preservation Land Uses

Access to recreational amenities is one of the highest indicators of the quality of life in a community. St. Johnsville has an adequate amount of recreation uses within the Village, but access increases when amenities outside of the Village are included. Klock Park is one such resource, which has been included on the Recreation Map even though it lies outside the boundaries, but is owned by the Village.

Recreation and preservation are the primary uses on nine parcels and account for 16.5 acres within the Village. While these lands make up just 4.67% of the Village's total area, there are additional recreational amenities existing on other public lands throughout St. Johnsville shown on the map to the right. For example, the St. Johnsville Cemetery also hosts a soccer field.

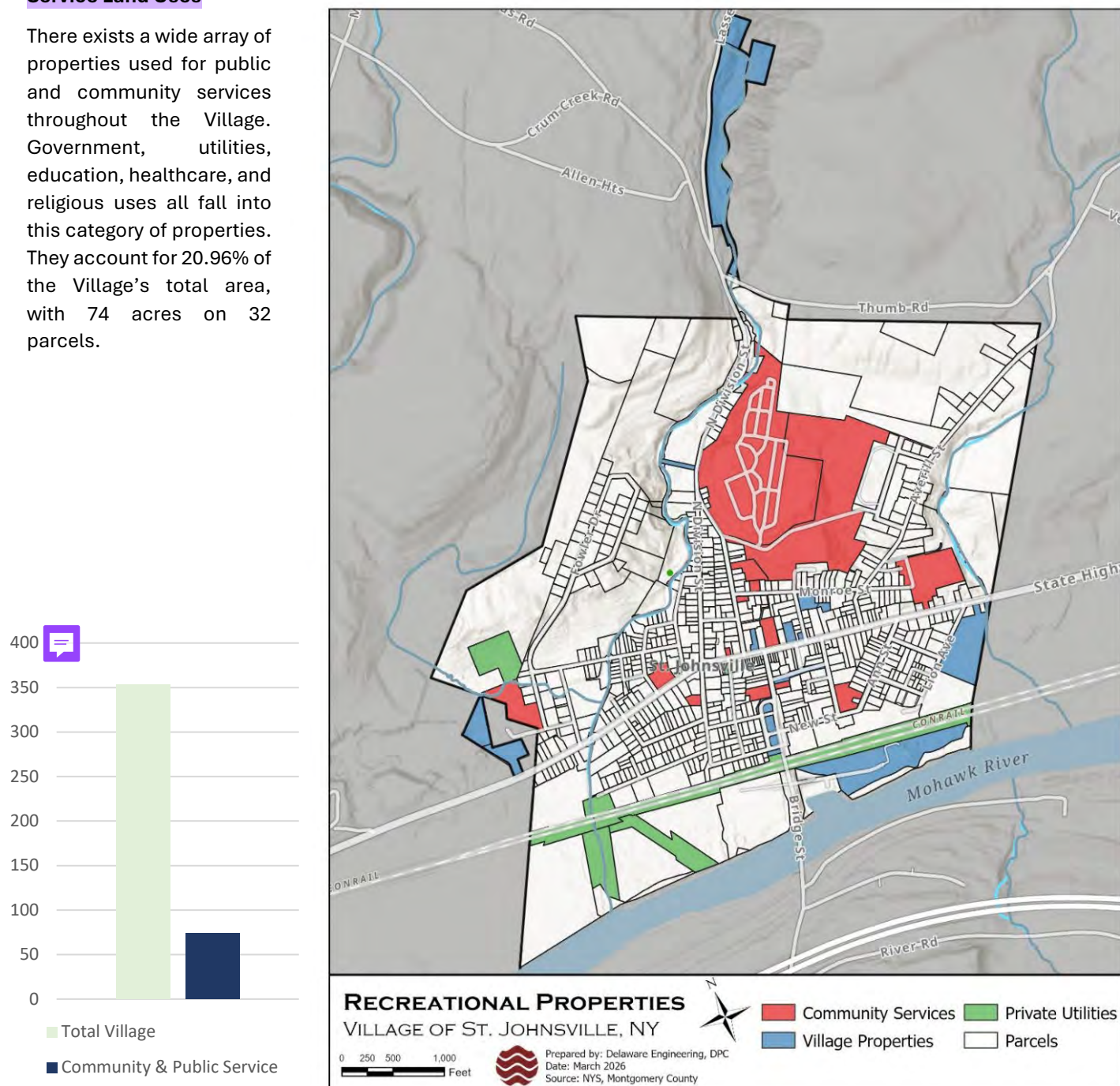
Figure 7-5: Recreation and Open Space Properties



Community and Public Service Land Uses

There exists a wide array of properties used for public and community services throughout the Village. Government, utilities, education, healthcare, and religious uses all fall into this category of properties. They account for 20.96% of the Village's total area, with 74 acres on 32 parcels.

Figure 7-6: Service Properties

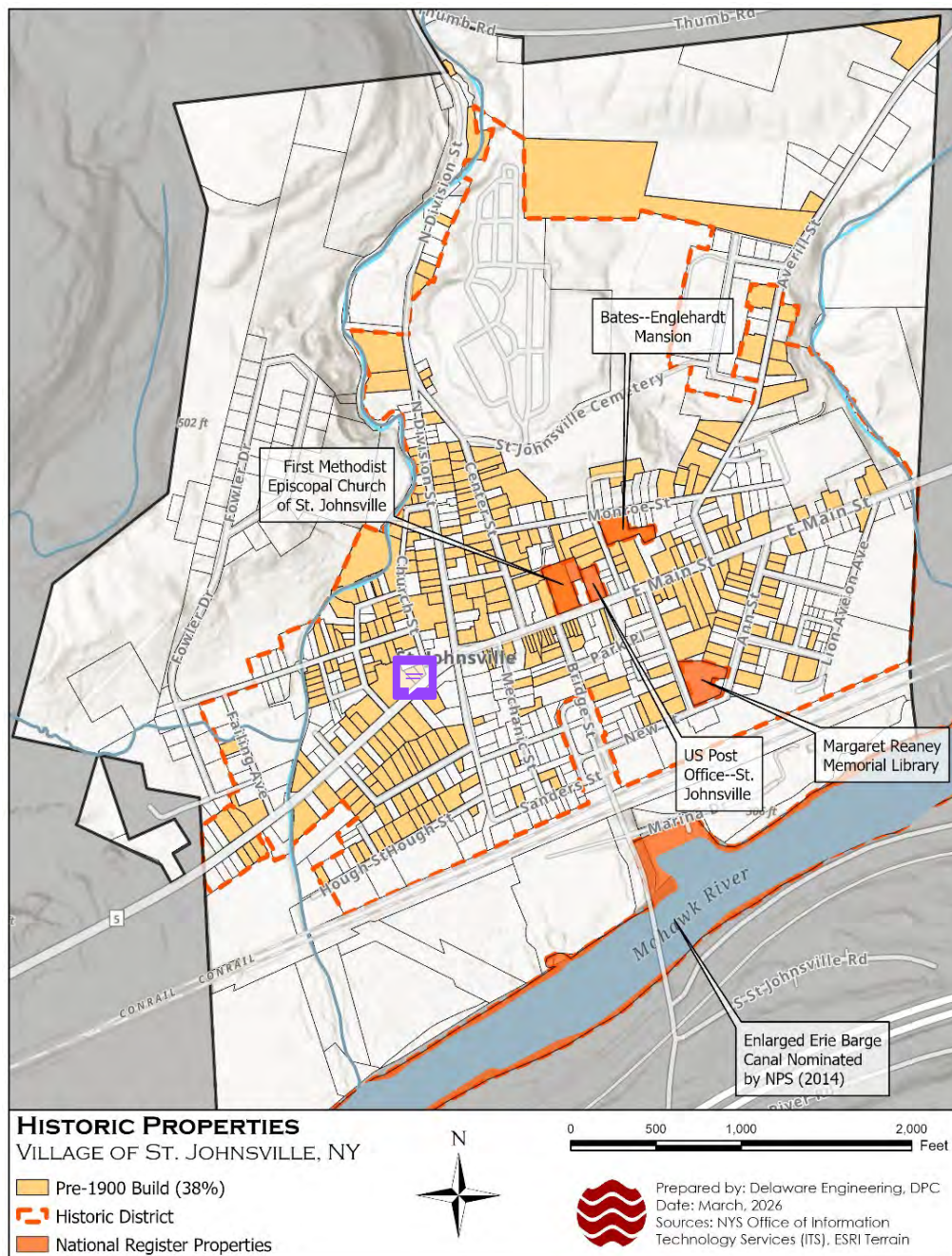


B. Historic Land Uses

The Structures by Year Built Map displays the breakdown of the age of all structures within the Village. Most of the structures that were built before 1950 are still standing throughout the Village today. The ages of structures generally become younger as you move from the center of the Village to the edges.

Large tracts of undeveloped or sparsely developed land surround St. Johnsville. These lands create a natural greenbelt, which aids in keeping high-density development concentrated within the Village core. The Historic District, outlined with orange dashes, accounts for the vast majority of the Village's developed areas. It encompasses all but fourteen structures built prior to 1950 within the Village.

Figure 7-7: Structures by Year Built



C. Land Use Regulations

Land use regulations are legal tools designed to govern how land is developed. They serve to align potential projects with the goals, values, and standards of a community to prevent incompatible and unsustainable development. Within the Village of St. Johnsville, all land use regulations are currently handled by the Village Board of Trustees and Zoning Board of Appeals. The Board of Trustees has taken on the powers of a Planning Board, which includes the practices of subdivision and site plan review.

Village Planning Board

The Village passed Local Law No. 2 of 2023 for the Re-Establishment of the Village Planning Board. The Village Board of Trustees stated, at that time, that the establishment of a Planning Board is mandatory for the proper and efficient enforcement of the Zoning Law. The Planning Board is five members and is granted the authority and obligations in Village Law 7-718 to review Site Plans, Special Use Permits, Subdivisions, and complete State Environmental Quality Review (SEQR) procedures.

Village Zoning Code

St. Johnsville primarily regulates its land uses through its Zoning Law. The primary purpose of enacting a zoning ordinance is to regulate the intensity and type of new development in specific locations. Zoning allows the Village to take a proactive approach to future development, including discouraging incompatible land uses from locating next to each other, protecting property values, concentrating new development in areas with existing infrastructure, and preserving the quality of life for residents.

St. Johnsville's Zoning Code was originally adopted in 1962 and last updated in 2004. The Code is publicly available as [Village Code Chapter 275](#) on the Village website and in the Village Clerk's Office.

Eight zoning districts regulate the land use of the Village of St. Johnsville; however, the Zoning Map only shows the utilization of five districts. The Zoning Districts Map provides the current boundaries per the property tax assessment records. The Commercial District (C1) is in a compact area at the center of the Village. The Manufacturing District (M1) is in three distinct areas along the waterfronts and rail lines. The Residential Districts (R1 & R2) are adjacent to the commercial and manufacturing districts. The Mobile Home Residence District (R-3M) is in one small location at the far western side of the Village between the railroad tracks and includes properties fronting on West Main Street.

The entire Zoning Code would benefit from improved clarity of its districts and processes for current and prospective property owners. The consolidation and consistency of definitions would be beneficial for the reduction of permitting time and the encouragement of compliance. Developers and property owners always benefit from a higher level of clarity in land use regulation to more accurately estimate time and cost demands, and if a municipality is proficient in its permitting process, then this reputation will carry through to and result in subsequent developments. Ultimately, the Village will continuously work to shift its Zoning toward a more flexible code with improved oversight and implementation practices. An analysis of existing zoning districts against Smart Growth Planning Principles follows.

Table 7-2: Zoning Districts

Zone Code	Description
R1	Residence District
R-2	Residence District
R-3M	Mobile Home Residence District
C-1	Commercial District
C-1A	Commercial Accessory District
M-1	Manufacturing District
M-1A	Manufacturing Accessory District
PD	Planned Development District

R-1 – Residence District

This is a single-family residential and residential amenities-first district that excludes commercial and manufacturing development. Schools, parks, cemeteries, churches, and public utility structures are the primary uses within this district. The R-1 District is overly circumscribed in its restricted uses. Most prevalently, it disallows home occupations, which are not conducive to the modern trend of working-from-home, the rise of the sharing economy (such as Airbnb, rideshare and bikeshare programs), and the realities of start-up costs.

R-2 – Residence District

This district allows for the same uses as the R-1 District, along with the addition of two-to four-family dwellings, home occupations, funeral homes, and nursing homes. Traditionally, multifamily housing would be permitted in a residential district; however, this district does not allow for multifamily housing over four-family dwellings.

R-3M – Mobile Home Residence District

This district was created for the exclusive use of manufactured housing. The location of this district on the Zoning Map has since been developed into a baseball field and is recommended to be updated to reflect its current use.

C-1 – Commercial District

This district is the primary commercial center of the Village and is the only location allowing general retail uses, personal services, accommodations, fill stations, food establishments, and multifamily housing greater than four units. Additionally, it allows all of the same uses as the R-2 District.

C-1A – Commercial Accessory District

This district permits all uses within the R-2 District, along with parking lots, garages, and business or professional offices. This district is not utilized due to the fact that it was not included on the zoning map and is extremely similar to the R-2 District. This district was originally created as a transition zone between the residential and commercial zones but was never realized.

M-1 – Manufacturing District

This district is the location where permitted industrial and manufacturing uses are allowed. This district has distinctive uses and does not allow for any uses from other districts.

M-1A – Manufacturing Accessory District

This district permits all uses within the R-2 District, along with parking lots and business or professional buildings.

P-D – Planned Development District

According to the Village Zoning Code, this district was developed to provide a means of developing those land areas within the community considered appropriate for large-scale new residential, recreation, commercial, or industrial use, or a satisfactory combination of these uses, in an economic and compatible manner, while encouraging the utilization of innovative planning and design concepts or techniques in these areas without departing for the spirit and intent of this Zoning Chapter.

Village Subdivision Law

The original Master Plan of 1962 established the foundation for the Village’s first subdivision regulations. Subdivision regulations provide processes, criteria, and design standards for the redistribution of real property parcels. This law is responsible for the subdivision, adjustment, and consolidation of land parcels and provides local criteria to achieve each type of approval. The Village is in need of reinstating its Subdivision Law.

Site plan review is a regulatory process that provides municipalities with the ability to ensure proposed developments are in compliance with local codes. Formalizing the site plan review process is an essential step in the administration of the Village’s Zoning Code. The process of site plan review has been implied within multiple Village Laws. Site plan review aids in the protection of environmental resources, public safety, and community character, and provides transparency to the public. Please see **Appendix** for detailed site plan review recommendations.

D. Smart Growth Principles

The Village of St. Johnsville's zoning has not been updated since 2004. With land uses changing and expectations for growth and development increasing, revisiting the current zoning, its past applications, and considerations for updates is needed. This is an opportunity for the Smart Growth Principles mentioned in Section 1 to be applied. Below is a discussion of each principle as well as recommendations on where the principle can be applied to the current zoning to allow for flexibility, transparency, and preservation of the Village's most important characteristics.

1. Develop plans and land use regulations that allow for and encourage mixed-use neighborhoods.

Several existing Districts could be merged to better accomplish mixed-use neighborhoods. For example, merging the R-2 District with the C-1 District and the M-1 District would additionally encourage mixed-use for diversity of options and achievement of this Smart Growth Principle.

2. Enable a diverse mix of housing types that provide for opportunity and choice for all.

Limitations within the existing R-2 District limit multi-family housing to two-unit homes. Updating this to include more than 2-family dwellings for multi-family homes will address this Principle.

4. Provide well-planned, equitable, and accessible public spaces.

Open space within the Village is currently at a surplus, and careful planning to ensure these resources remain open will be important for the future of the Village. Current plans to create interconnected trails and walkways to increase accessibility and walkability to existing parks and open spaces will be a critical action item to build consensus around these resources and lead to their long-term protection and preservation for the future of the town.

5. Encourage compact neighborhood design and concentrated development around existing infrastructure.

This principle is already in place in a way, due to the Village's historic, compact grid. Ensuring zoning districts and land uses continue to reflect compact design and concentrated development will be critical to achieving this Smart Growth Principle. In addition, in areas where larger vacant lands are available for development, better use of the Planned Development District (P-D) can help to ensure development maintains the concentrated and reflective nature of the Village.

9. Build on unique traits to create an attractive and welcoming community with a strong sense of place.

St. Johnsville's manufacturing history, historic charm, and proximity to the NY Barge Canal and Mohawk River are some of the Village's traits that make it an attractive community to call home. Continued refurbishment of historic buildings and access to green space and water will be critical to not only achieving this principle, but also to continuing to attract people to this community.

10. Engage in an inclusive, collaborative public planning process that considers the needs and character of the community.

The Village, like many rural villages, struggles to enforce existing land use laws. Shared services are one way that governance of the land use laws could be shared between the Town of St. Johnsville and the Village. With these added resources, the Village will be better able to uphold its existing land use regulations and implement them in a meaningful way for the future of this Village. In addition, shared services pool resources from expertise to funding to increase efficiency and create a more engaged community.

E. Assets

The following existing conditions serve as an asset to the Village:

1. The compact Village development is in line with sustainable land use policies.
2. Support for higher density development increases the tax base and lessens the infrastructure burden per capita.
3. Possesses a diversity of housing types at various affordability levels.
4. Land use code is set up with transition zones between uses, but these zones have not been utilized in recent times.
5. Open space within the Village is currently at a surplus, and careful planning to ensure these resources remain open will be important for the future of the Village.
6. Access to green space and water will be critical to not only achieving this principle, but also to continuing to attract people to this community.

F. Challenges

The following existing conditions provide challenges to the Village:

1. The Village struggles to enforce existing land use laws and lacks the capacity to enforce additional laws.
2. Refurbishment of historic buildings has proven challenging and costly, and significant investment is necessary to begin the process of cleanup and rehabilitation.
3. Parcel sizes within the Village are out of alignment with the needs of modern businesses and organizations.
4. An abundance of vacant, unkempt, and underutilized land hurts real estate values and encourages disinvestment.

CHAPTER 8



A. Transportation



COMMUNITY PROFILE

A. Rural Village

The Village of St. Johnsville is anchored in the heart of the Mohawk Valley by its position along the Mohawk River and NY Route 5. As with most rural communities, getting around by car is still necessary, as transportation within the Village does not include a bus, trolley, or other means to navigate. In addition, although the Village was designed to support the surrounding rural economy through its connections to the rail lines and the Erie Canalway, these transportation modes only connect farther distances (rail lines) or are outdated (Canalway), making overall mobility challenging for those without a car.

Street Network

NY Route 5 (Main Street) is the primary east-west artery passing through the Village, providing access to neighboring communities. Just outside of the Village to the east is the western terminus of NYS Route 67, which terminates to the east in Bennington, Vermont. The Village streets are arranged in a close-knit grid centered around Main Street, welcoming walkability. However, it also creates the need for ongoing maintenance and enhancements to ensure safety across all modes of transportation. The Village is the location of the convergence of multiple County Highways, including Route 55 (Kringsbush Road), Route 56 (Lassellsville Road), Route 57 (Crum Creek Road), and Route 61 (Bridge Street), which connects to Route 65 (River Road) in the Town of Minden.

Bicycle Network

The Empire State Trail is a major economic contributor and opportunity just across the Mohawk River in the Town of Minden. This is the primary cycling amenity for the community, and improved connections are imperative to providing a welcoming community that provides needed amenities to that clientele. Working with the State and trail groups, the Village can develop its own network that feeds into the Empire State Trail on State, County, and Local Roads.



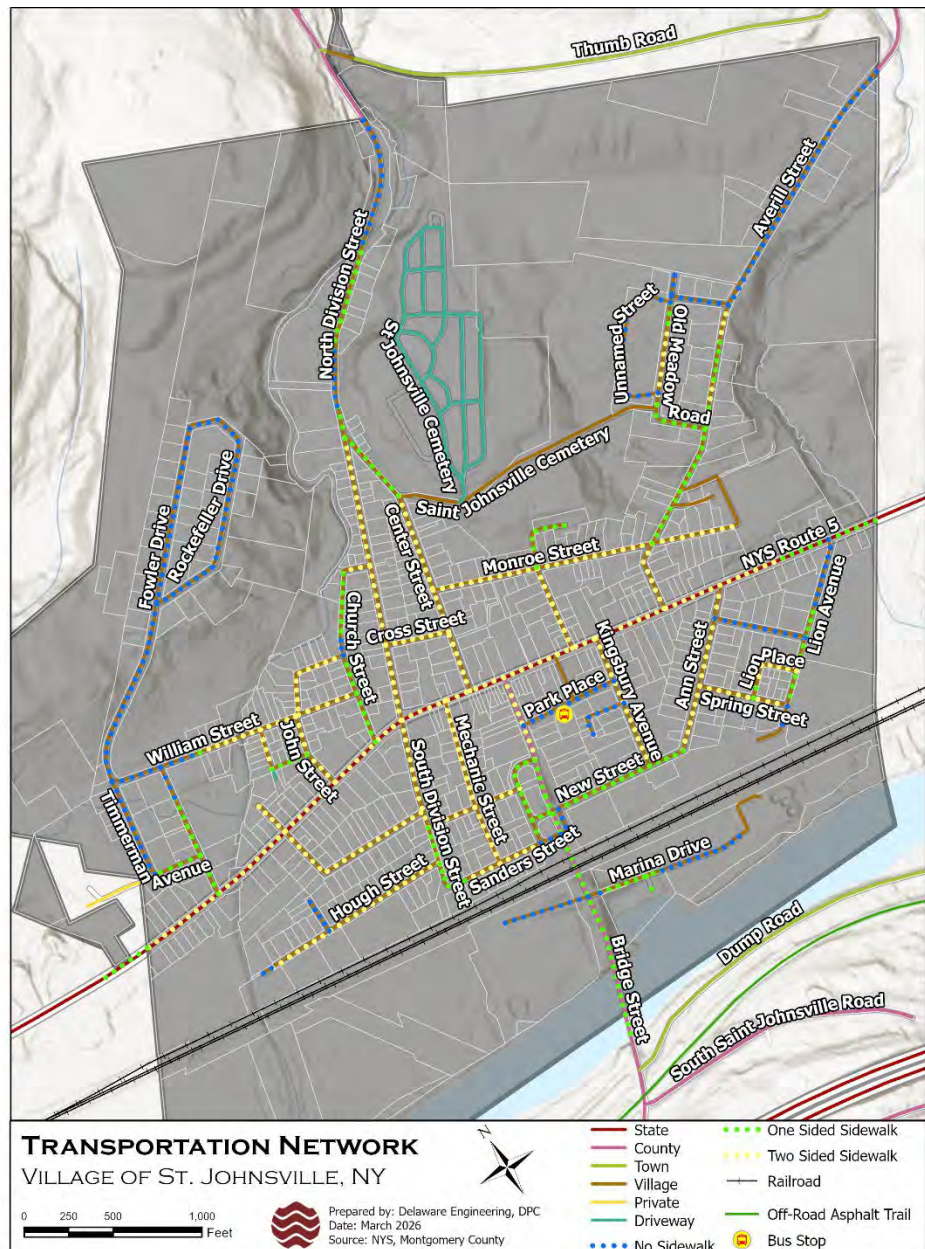
Pedestrian Network

Historically, the grid design prioritized vehicle flow, which often came at the expense of sidewalks, crosswalks, bike lanes, and street trees; however, these past mistakes are starting to be rectified. The Village is investigating ways to redevelop its commercial corridor to better serve pedestrians, bicyclists, motorists, and transit users alike. An inventory of sidewalks, shown in Figure 2-22, has revealed gaps in the network where either no sidewalk exists or is found on one side of the street. These links are particularly important to preserve and enhance connections between public amenities and Main Street, including the Community House, the school, Soldier & Sailor Park, and the marina and campground. Additionally, missing curb ramps and broken concrete pose hazards for the elderly and young people. Redeveloping Main Street with features such as curb extensions, bulb-outs, high-visibility crosswalks, countdown signals, decorative lighting, and expanded sidewalks would serve to correct many of the access issues throughout the Village. Additionally, a parallel bike lane could be installed on Bridge Street to connect the Empire State Trail to Main Street.

Canalway and Mohawk River

The former Erie Canal runs through the Mohawk River at St. Johnsville. It continues to be used for both commercial and recreational boating and provides seasonal attraction to the Village's shore at the Marina and Campground. The NYS Canal Corps has developed a redevelopment plan for the docking at the marina that would completely transform its utility and capacity within the Canalway system. It is likely to be a catalyst for increased revenue and presence for recreational boating, and the Village is excited to share itself with the greater community.

Figure 8-1: Transportation and Sidewalk Inventory



Public Transit

While no transit service currently provides service to the Village, the Capital District Transit Authority (CDTA) does provide service to the eastern side of the County in and around Amsterdam. CDTA provides bus service, flexible transit service, bike share, and scooter share programs. Herkimer and Oneida Counties also run a transit service that has been contracted in recent years, but should be monitored and partnered with, as St. Johnsville is squarely between Amsterdam and Utica. Coordinating a public transportation connection to Amsterdam in particular would provide additional services for this rural Village where medical facilities or other important amenities currently don't exist.

Rail Travel

The nearest passenger railroad station to the east is 28 miles away in Amsterdam, and 33 miles away to the west in Utica. Service is provided through Amtrak with connections throughout the northeastern United States and eastern Canada. Securing transit connections to these stations continues to be a priority for the community.

Air Travel

Air travel is offered through the Albany International Airport, located 62 miles to the east in the Town of Colonie, and provides connections to locations throughout North America. Smaller regional airports are located in Rome, Johnstown, and Schenectady.

B. Smart Growth Principles

Smart Growth Principle 7 states, "Prioritize transportation options such as walking, cycling, and public transportation". Investments in these types of transportation infrastructure enhancements will aid in the reduction of greenhouse gas emissions from individual vehicles and allow the Village to better meet the parameters of the NYS Climate Act.

Mobility in the St. Johnsville area is a challenge. As with most rural communities, cars are mandatory for getting from place to place. However, development of a bus system for travel to nearby population centers, such as Amsterdam, should be considered as an added amenity to this community. Currently, hospitals require a car and significant travel. A bus system to Amsterdam would open up many medical resources through the St. Mary's Hospital system, increasing accessibility to more comprehensive health care options in the region. CDTA's recent expansion into Montgomery County could provide an extension to this community to support the need for additional mobility.

CDTA extension of service would also allow for St. Johnsville to have more direct access to the area airports, shopping, education, and other opportunities, all things rural communities have limited access to due to the need to travel by car and lower disposable incomes. Public transportation is an affordable and environmentally-friendly way to travel across the region and connect lower-income populations to much-needed amenities.

Trail planning within the Village has suggested making larger connectivity of recreational assets throughout the Village. This effort will not only increase walkability within the community but will also make the Village more equitably accessible. Additionally, walkability and trail connections can raise awareness of the Village with larger trail user groups such as those using the nearby Empire Trail and/or Erie Canalway, drawing new groups to visit the Village and patronize local businesses.

C. Assets

The following existing conditions serve as an asset to the Village:

1. The Village's proximity to the Empire State Trail provides an invaluable transportation, economic, and recreational asset that links the community with much of the State's bicycling infrastructure.
2. The Village's proximity to freight rail is an untapped economic asset that could once again be valuable to the right organization.
3. The Village's proximity to the Mohawk River is an asset for commercial and recreational boating that should be generating significantly more throughout the Village.
4. The abundance of sidewalks within the Village allows for pedestrian access to almost all corners of the municipality.

D. Challenges

The following existing conditions provide challenges for the Village:

1. The Village's small population and its distance from larger population centers are prohibitive to local and regional public transportation.
2. The sidewalks are in need of significant upgrades to comply with ADA standards, and some areas of the Village are without sufficient sidewalks, per the sidewalk assessment in Figure 7-22.
3. Bike, scooter, kayak, and car sharing show potential, but lack regional coordination and infrastructure.
4. The Village's proximity to Herkimer County is an asset for amenities; however, inter-county transit proves to be challenging in rural locations logistically.

CHAPTER 9



- A. Village Operations**
- B. Municipal Facilities**
- C. Community Facilities**
- D. Utilities and Services**
- E. Fiscal Resources**



COMMUNITY PROFILE

A. Village Operations

Overview of Municipal Governance

The Village of St. Johnsville operates under the authority of the New York State Village Law. The elected officials, led by the Mayor and the Board of Trustees, exercise legislative and executive responsibilities on behalf of the residents. The Mayor presides over meetings and represents the Village at intermunicipal forums. The Trustees convene regularly to adopt local laws, set policy, and authorize the budget. Statutory authority empowers the Village to regulate land use through zoning and planning, levy taxes within New York State limits, provide basic public works, and protect the health and safety of the community.

Organizational Structure

Elected Officials

The Mayor and a body of four Trustees form the legislative and executive core of Village government. Terms are staggered to foster continuity, and elections occur in odd years. Residents elect the mayor, trustees, justice, clerk, and superintendents of the Village. All Village residents are also Town of St. Johnsville residents and are eligible to participate in Town elections and run for Town office. All officials undergo mandated training on Open Meetings Law, Ethics, Fiscal Oversight, and Sexual Harassment Prevention.

Appointed Boards & Committees

Additional boards advise and implement land-use policy, including the Planning Board, which reviews site plans and subdivisions for consistency with the Zoning Code and Comprehensive Plan, and the Zoning Board of Appeals, which adjudicates variances and interpretations. Additional advisory committees form as needed – including the sustainability, waterfront, and senior committees – to shepherd implementation of adopted plans.

Departmental Structure

- Clerk & Treasurer – financial administration, records management, and payroll
- Highway Department – street maintenance, snow removal, and storm drains
- Public Works – waste/recycling, cemetery, and water distribution and treatment
- Sewer Department – treatment, collection, and wastewater operations
- Code Enforcement – building permits, property maintenance, and fire safety inspections
- Police Department – law enforcement, traffic control, and community outreach
- Fire & EMS – volunteer fire company, Emergency Medical Services, and mutual aid protocols
- Assessor – property valuation, tax roll, exemptions, and inspections

Administrative Capacity

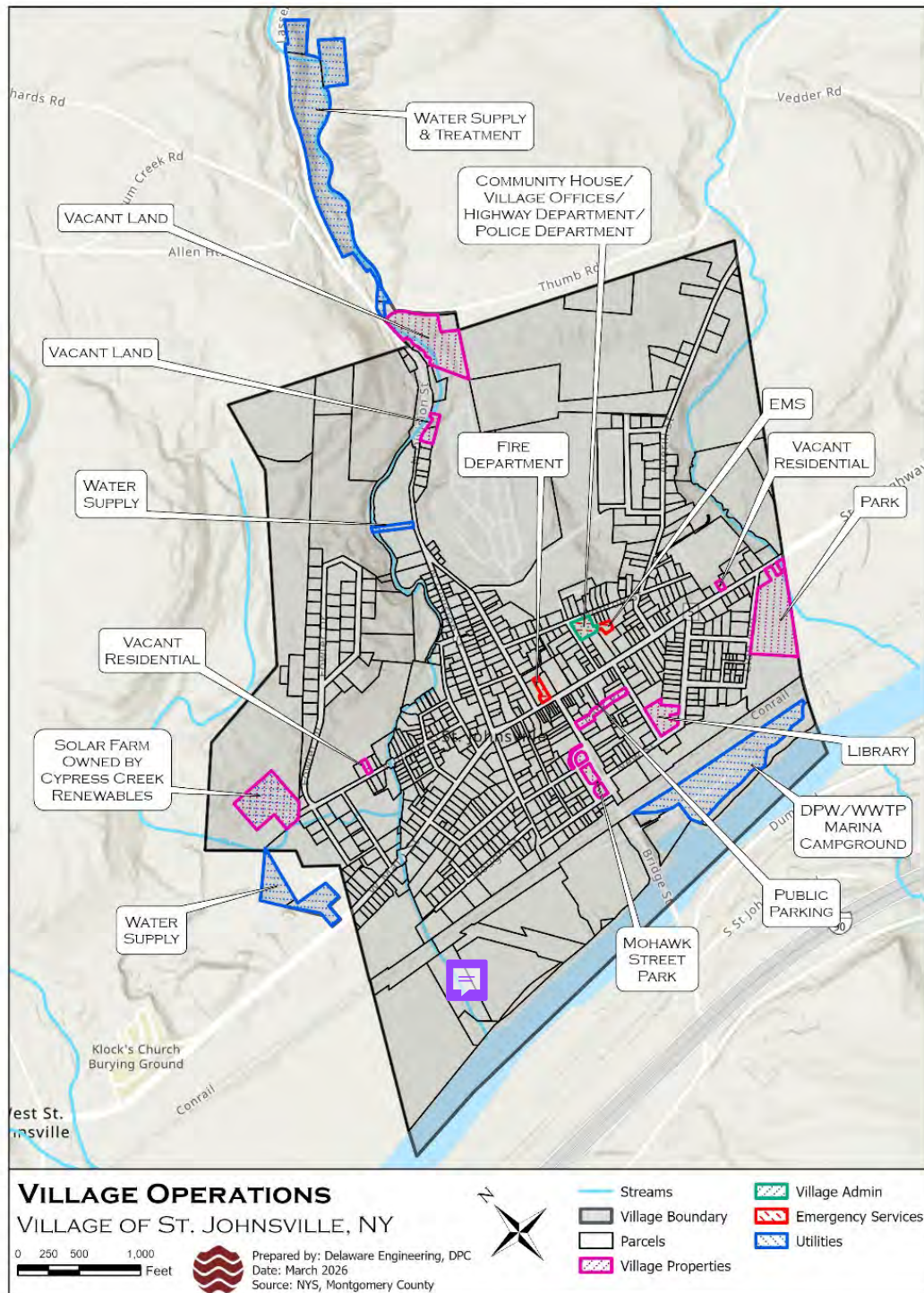
The Village operates with staff augmented by part-time elected officials, volunteers, and outside consultants. Montgomery County assists with grant writing, data analysis, and planning studies. Recruiting capable volunteers and investing in training are central to sustaining active planning, recreation, and zoning boards. Intermunicipal cooperation with the Town, adjacent Villages (Fort Plain, Nelliston), and regional institutions (Mohawk Valley Land Bank, Mohawk Valley Edge) multiplies capacity.

Recent Policy Actions

- Certified Pro-Housing Community designation encouraging a diverse housing stock.
- Adoption of Vacant Property Registration and Maintenance Law.

- Age-Friendly program participation and anti-discrimination commitments.
- Entry into the Greater Mohawk Valley Land Bank partnership for historic renovation.

Figure 9-1: Public Services and Lands



B. Municipal Facilities

Village/Community Hall

Located in a restored Italianate-Victorian mansion built in 1869, the Community Hall serves as the Village Hall. The first floor is utilized by the Village offices, Clerk/Treasurer, Police Department, and Council chambers, which operate in close proximity to the Margaret Reaney Memorial Library and the St. Johnsville Youth Center. Due to limited space, file cabinets are situated in kitchen areas, and additional storage is required on the second floor. Ongoing maintenance is necessary for the roof, masonry, and mechanical systems, and improvements are needed to comply with Americans with Disabilities Act requirements for full accessibility.

Police Department

Policing is conducted from space within the Community Hall. The facility, originally designed for residential use, emphasizes confidentiality and secure handling of evidence. Officers maintain basic office records in converted closets; training and equipment storage exceed the capacity of the allotted rooms. A future stand-alone Police station outside the floodplain would improve response times and officer safety.

Department of Public Works

The Department of Public Works' (DPW) maintenance garage, offices, and salt sheds sit within the 100-year floodplain and are adjacent to the Mohawk River, the Marina and Campground, and the wastewater treatment plant. The DPW is responsible for overall Village maintenance, including street repairs, public water supply, public facilities, marina and campground, parks, public lands, yard debris pickup, pool fills, truck rentals, and cemeteries. Maintenance assistance is received through an agreement with Montgomery County for personnel to conduct general repair work at no cost.

Soldiers & Sailors Park

Downtown's central green space and gazebo serve as venues for the annual Community Fair and the Taste of St. Johnsville. Soldiers & Sailors Park provides an open lawn, war memorials, basketball courts, and playground equipment. A pedestrian loop path is planned to improve circulation and exercise opportunities. Enhancing seating, providing additional shaded areas, and improving ADA accessibility would further strengthen its function as a community gathering place.



Klock Park

Outside of the Village limits, this municipally-owned park surrounds the Timmerman Creek on its ascent to the Mohawk River from Crum Creek Road. A playground and informal trail system are located within this 61-acre park.

C. Community Facilities

Margaret Reaney Memorial Library

The Margaret Reaney Memorial Library was chartered in 1912 with the mission to serve the community by providing access to an educational, recreational, and cultural facility. This historic building is located at 19 Kingsbury Avenue and provides both internal and external community spaces. From the sharing of books to story hour, genealogical research, art appreciation, and the museum of local and regional history, MRML demonstrates commitment to providing an ongoing educational experience for the immediate and greater community. Popular programs include a weekend book club, community workshops, drop-in crafts, and the Thanksgiving food drive.



St. Johnsville Youth Center

Located at 17 East Main Street, the youth center offers a safe place for local youth and facilities with basketball courts, batting cages, and billiards, ping pong, and air hockey tables. The building is relatively undersized and has to be closed to the public frequently for events. Therefore, expanding the offerings through the facilities at the former elementary school, or other available structures, would enable expanded programming.

Former David H. Robins Elementary School

The former public school stands vacant but structurally intact and has the potential to be purchased by the Village, Town, or other entity for use as a community facility. Built in the 1940s and operated until 2017, the masonry building offers gymnasium space, a soccer and T-ball field, playground, and senior lounge. The 50,066 square foot building contains 25 classrooms, 21 restrooms, 9 offices, an auditorium, a gymnasium, locker rooms, a cafeteria, and a kitchen. External amenities include a playground, an athletic field, and a 71-space parking lot.

Historic Facilities

The Masonic Brothers Temple, the Library, and the Community House are recognized landmarks on both state and national historic registers. Ongoing public and private investment helps preserve their masonry structures, detailed carvings, and stained glass features. However, sustained stewardship, adherence to historic preservation guidelines, and adaptive reuse incentives are essential to maintain their vital presence within the Main Street corridor.



Police Service

The local Police Department provides comprehensive patrol, traffic enforcement, community policing, and emergency response within the Village boundaries. Staffed by a small cadre of full and part-time officers, the department struggles with recruiting and retention typical of small municipalities. Officers patrol on foot, bicycle, and squad car; equipment

and facilities are aging. Mutual aid agreements with Montgomery and Fulton County Sheriffs bolster capacity for major incidents.

Fire Service

Fire suppression and rescue rest on the backbone of our volunteer St. Johnsville Fire Company. Volunteers respond from their homes and businesses when alarms sound; turnout times average 4 – 6 minutes. The firehouse provides bunk rooms, apparatus bays, and training space, but sits in the floodplain alongside the DPW. Lengthening call volumes and an aging volunteer population underscore the need for active recruitment, modern apparatus, improved turnout gear, and automatic aid agreements with adjoining departments.



EMS & Paramedic Services

First aid and ambulance service are delivered by volunteer paramedics of the St. Johnsville Ambulance Corps, supplemented by EMS from the Town of Oppenheim and neighboring agencies. Response times typically fall under 8 minutes in the core but deteriorate in riverside and high-rise fringe neighborhoods. Ambulances are aging; defibrillators and monitors meet current standards but require replacement on ten-year schedules. Robust training, burnout prevention, and volunteer incentives are keys to reliability.

Hospitals and Primary Care

For a small rural community, St. Johnsville has additional medical amenities to offer. Bassett Health Center on Park Place offers primary care services for all ages. St. Johnsville Rehabilitation and Nursing Center on Timmerman Ave. offers live-in elder care. And St. Mary's Urgent Care serves those with immediate medical needs and includes X-ray services. For major medical needs, Margaretville and Little Falls offer larger hospitals, with Albany Medical being the closest Trauma 1 Center, approximately 63 miles to the east.

Emergency Management & Resilience

Emergency Management operates from the Montgomery County Office of Emergency Management in nearby Fonda. Village staff, the Fire Chief, the EMS Captain, and volunteers attend quarterly tabletop drills and maintain the municipal hazard mitigation plan. Flooding, winter storms, extreme heat, and pandemic events animate planning: GIS mapping of hydrants, mains, and valves, redundant communications, and mutual aid compacts with Mohawk Valley agencies build resilience. A dedicated Village command center adjacent to the Civic Campus is recommended, with generators, GIS kiosks, emergency supplies, dry floodproofing, and wind-rated communications antennas.



D. Utilities and Services

Water System

The Village of St. Johnsville owns and operates the municipal water system. Much of the distribution infrastructure was constructed over eighty years ago, with certain portions in place prior to the 1950s. The water treatment plant has a capacity of 300,000 gallons per day, matched by an additional 300,000 GPD from the 85-foot deep well. Water storage is provided by a 750,000-gallon concrete tank, which predates the water plant itself. The system currently experiences frequent leaks in aging mains, sediment buildup in slow sand filters, and reliability issues with the backup generator.

The water system is aged and undersized. Over eighty years of additions and piecemeal repairs produce hydraulic bottlenecks, dead ends, and pockets of low pressure. The treatment process – slow sand filtration with chlorine disinfection – meets current standards, but the equipment ages out: the chlorine house predates the treatment plant and fails to adequately contain chemicals. The Preliminary Engineering Report sets priorities: replace mains where pipe wall loss is greatest; rehabilitate the storage tank. The May 2025 Amendment details \$2.96 million of work.

A Preliminary Engineering Report issued in June 2023, along with its May 2025 Amendment, outlines a \$2.96 million rehabilitation plan. This plan includes replacing sections of pipe, remediating and recoating the storage tank, installing a modern generator, updating monitoring and transfer equipment, refreshing filter media, and covering general conditions and site restoration costs. The overall scope remains consistent with the original \$2.28 million budget, with increased costs attributed to material and labor inflation.

Sewer System

Constructed in 1972, the wastewater treatment plant (WWTP) has a design capacity of 2.0 million gallons per day. Over time, repairs and retrofits have not kept pace with facility needs: mechanical equipment now operates inefficiently and unreliably, numerous process units have reached the end of their service life, and the primary clarifiers as well as drying beds experience leakage. The facility's location within the floodplain exposes it to significant inundation during periods of high flow, resulting in compromised treatment performance and unauthorized discharges into the Mohawk River.

The WWTP has reached the end of its useful life and is susceptible to operational failures. Leaking pipes, seized valves, warped screening bars, and secondary clarifiers releasing gas into the receiving river are among the issues observed. Floodplain inundation can adversely affect control panels and displace screening chambers. The engineering report proposes a state-of-the-art facility with a 2.0 MGD capacity, aligned with population projections. This comprehensive modernization program includes upgrades to influent pumping, advanced screening and grit removal, secondary treatment improvements such as enhanced oxygen transfer, upgraded clarifiers, sludge thickening, improved disinfection systems, SCADA and instrumentation enhancements, and allowances for future nutrient removal.

The plan also includes energy recovery from biosolids, integration of photovoltaic systems within buildings, heat pumps for sludge management, and high-efficiency blowers. Funding has been sought through Clean Water State



Revolving Fund (SRF) support, USDA Rural Development loans and grants, and the Department of Environmental Conservation's Flood Mitigation Assistance program. Funding has been secured, and upgrades to the facility are forthcoming in the near term.

Electric & Broadband

St. Johnsville's electrical supply is provided by National Grid. An initial conversion to LED street lighting has resulted in a 40% reduction in energy consumption. Implementation of a microgrid at the wastewater treatment plant and water facility—integrating roof-mounted photovoltaic panels, battery storage, and a natural gas generator—would provide additional resilience against power outages. Broadband coverage remains inconsistent: fiber optic infrastructure ends in downtown and Marina areas, with reduced availability toward outlying neighborhoods. A successful USDA ReConnect grant expanded high-speed access along western corridors. Achieving universal broadband connectivity will support home-based employment, telemedicine, remote education, and e-commerce; collaboration with Internet Service Providers is recommended to leverage resources from the Appalachian Regional Commission and New NY Broadband Program.

Solid Waste & Recycling

Garbage and recyclables collection runs under contract with a private hauler. Participation in Montgomery County's Electronics Recycling, Shredding, and Household Hazardous Waste events supplements household service. Diverting organics via a pilot compost program could reduce landfill fees and produce soil amendments for Village parks. The DPW conducts a weekly pickup of yard debris from April through mid-November.

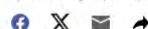
Stormwater Management

Stormwater from impervious surfaces drains into local tributaries and the Mohawk River, along with the Village's separated storm system. The management of this system falls within the purview of the sewer department. Originally, as a combined sewer system, sewage would overflow into the Mohawk River during heavy precipitation. The separation of sanitary and storm systems has proven to be an effective way to reduce sewer overflows and better manage the impacts of stormwater within the Village. Green infrastructure practices, such as detention basins, vegetated swales, rain gardens, bioswales along sidewalks, permeable parking lots, and dry wells, are starting to be implemented to continue to sustainably manage stormwater, protect the Village, and protect the environment.

St. Johnsville board approves projects to address stormwater runoff

Rob Juteau

Updated May 19, 2011, 7:01 p.m. ET



With a mission of wanting to improve the community, the members of the St. Johnsville Village Board of Trustees on Tuesday night unanimously voted to approve two Department of Public Works projects to address ongoing issues with stormwater runoff on Monroe Street.

Clean Energy Infrastructure

The Village of St. Johnsville has committed to a carbon-neutral future. Current initiatives include the installation of EV charging stations in municipal parking lots, the adoption of a PACE (Property Assessed Clean Energy) program to assist homeowners with financing rooftop solar and geothermal energy, drafting an energy plan aiming to source 50 % of municipal consumption from renewables, and pursuing funding through the NYSEDA Green Innovation Program and NY Power Authority grants. Other initiatives include investigating micro-hydro power at the dam and capturing methane from the WWTP. Upgrading municipal facilities with efficient lighting, advanced HVAC systems, modern windows, and new insulation will reduce energy consumption and costs.

E. Fiscal Resources

St. Johnsville faces the challenge of sustaining financial viability by balancing a limited tax base with escalating costs associated with aging infrastructure and the provision of essential services to a population with significant needs. The Village Median Household Income stands at \$40,446, which is below both county and state averages. Additionally, 63.47% of residents fall within the low/moderate income category, and nearly 25% are over the age of 65.

Revenue Streams

The Village collects property taxes from modest assessed values supplemented by user fees, intergovernmental aid, and grants (NY Forward EPF, WIIA, Consolidated Funding applications). It must consider realistic growth assumptions and shared costs in budget projections. Property tax generates about half of the General Fund, while sales tax, intergovernmental aid (CHIPS, AIM), and user fees cover most of the remainder. The Marina adds \$10–20K in discretionary revenue yearly, but other sources like liquor licensing, permits, program fees, and business licenses make only minor contributions.

Expenditure & Debt

The Village budget dedicates funds for personnel, public safety, infrastructure maintenance, and debt service. While utility funds operate on a user-pay model, they also provide cross-subsidies to the General Fund for office staffing costs. Existing debt service obligations from the State Revolving Fund (SRF), for sewer infrastructure, and USDA loans, for water and sewer infrastructure, limit current borrowing capacity due to constitutional debt limits. Debt for WWTP upgrade (\$13M) and other capital expenditures may impact future levy growth. Due to the constant fluctuation from borrowing, a multi-year financial plan would help to ensure compliance with the tax cap and tax levy limit.

Fiscal & Implementation Phasing

Aligning each opportunity with specific actions will help to improve the management of public funding. This is followed by the implementation of a structured Action Agenda, as follows:

- Year 1 objectives include hiring a Grants Coordinator, initiating pre-applications for DWSRF and CWSRF, conducting a housing conditions survey, installing countdown timers, and commencing SCADA system design.
- For Years 2–3, tasks encompass main replacement, initiation of the WWTP construction, rehabilitation of Klock Park, executing a lead lateral buy-down program, tagging hydrants for GIS mapping, and piloting solar energy projects.
- In Years 4–5, priorities are completing the remaining infrastructure work, constructing Rails to Trails, integrating the Climate Plan into zoning ordinances, finalizing grant closures, launching a housing cohort, and expanding the Marina.
- From Year 6 onwards, it is essential to re-evaluate and adjust project phases, extend broadband via the ReConnect initiative, complete the Emergency Center, update the Dashboard, and advance second-generation green infrastructure.

It is just as important to understand who the responsible parties are to implement these initiatives. While such responsibilities shall be spread amongst the Village's workforce and officials, it should not be overlooked that each action shall have associated costs.

- The Village Trustees will enact and oversee the revisions to Planning and Zoning procedures and regulations.
- The Mayor and Grants Coordinator will spearhead and manage grant applications.

- The Department of Public Works will manage infrastructure development projects.
- The Recreation Committee will drive community programming initiatives.
- The Implementation Taskforce will enable and monitor the progress of priority initiatives.

A list of grant resources can be found in Appendix A.

F. Smart Growth Principles

The eight Smart  Principles are unattainable without an effective municipal structure and the proper management of municipal services. Resource allocation, land use planning, environmental protections, local law updates and development, code enforcement, and the development of relationships with local, regional, and state bodies are all crucial to achieve these principles. It is crucial that the Village recognize and prioritize its internal shortcomings so as to allow for a more efficient, sustainable, prosperous, and engaged community.

G. Assets

The following existing conditions serve as an asset to the Village:

1. Certified Pro-Housing Community designation encouraging a diverse housing stock.
2. Adoption of Vacant Property Registration and Maintenance Law.
3. Age-Friendly program participation and anti-discrimination commitments.
4. Entry into the Greater Mohawk Valley Land Bank partnership for historic renovation.

H. Challenges

The following existing conditions provide challenges to the Village:

1. Administrative capacity is lacking due to a small workforce, limited resources, and a low-income population.
2. Developing the capacity to reinstate and retain a Planning Board has proven to be a challenge in the past.
3. Development and retention of an active Comprehensive Plan Committee can be a challenge if not properly administrated.
4. Financial and grant management for the proper administration of funds throughout the various Village departments.

CHAPTER 10



- A. Create an Implementation Task Force**
- B. Recover Government Procedures**
- C. Share and Consolidate Village Services**
- D. Bolster Village Revenues**
- E. Strengthen Economic Development**
- F. Instill Property Maintenance**
- G. Enhance Public Infrastructure**
- H. Partner Organizations**
- I. Funding Opportunities**



ACTION PLAN

The preceding analysis codifies the Village's aspirations and technical circumstances, while the following recommendations form a strategic road map keyed to urgency, scale, cost, feasibility, and funding opportunity. The Embrace St. Johnsville Vision will only be realized if the plan is properly administered and implemented. It is not realistic to expect that all of the action items will be implemented immediately; rather, a prioritization strategy is necessary to implement initiatives along appropriate timelines based on funding, scope, and scale. Successful implementation of the plan will require proactive measures by the Village Board, working in collaboration with private, community-based, regional, and state organizations. In order to review and mediate the action items of this plan, the Village Board shall appoint a Comprehensive Plan Implementation Taskforce.

A. Create an Implementation Taskforce

In order to enact the recommendations of the Embrace Saint Johnsville Plan, the Village will need to develop an Implementation Taskforce. This taskforce is the most important initiative within the Comprehensive Plan, as it provides accountability for each task and builds upon the momentum captured in the development of the Plan for the implementation of each initiative.

This type of group would be tasked with tracking, coordinating, and driving the action items of this Plan in order to align the projects with the Village's Vision. This committee will utilize the strategies set forth within this Plan to implement each priority as timing and funding permit.

The Implementation Taskforce will be responsible for reviewing this plan on an annual basis to provide a progress report and potential changes to the strategic plan and recommendations. These updates will be provided to the Village Board of Trustees and the public to demonstrate continual advancement of the Village's priorities and vision.

The following are the primary tasks associated with the Implementation Taskforce:

1. **Action Item Tracking:** Monitor progress on each specific task outlined within the Comprehensive Plan.
2. **Coordination:** Work with the Village government and community stakeholders to ensure continuity with the community vision and initiatives.
3. **Community Engagement:** Maintain public involvement to gather input and build support for each initiative.
4. **Resource Identification:** Research and apply for funding, grants, or other resources to support each initiative.
5. **Project Management:** Add expertise in areas such as project management, communication, and finance to best manage the implementation of each initiative.
6. **Reporting:** Provides updates to the Board of Trustees on the progress of each initiative.

Taskforce members will meet with the Lead Parties that have Action Items assigned to them in the Plan. CPIC assists Lead Parties in further defining the strategy of each Action Item and the corresponding plan (tasks and schedule) to achieve the stated purpose. Afterwards, the CPIC gathers input about the status of each Action Item, and assists teams in identifying success strategies as well as barriers to progress. The annual report will include an updated Priority Initiatives Plan showing the status, progress, and any issues for the Action Items in the Plan.

The Strategic Action Plan, provided in Section VII of the Plan, has been provided as a tool to be utilized by this Taskforce to guide the implementation of each recommendation. The Action Plan is intended to assist the Village leadership in prioritizing its limited human capital and fiscal resources. The Action Plan is organized by

recommendation category, with timeframes, project lead, potential partners, and potential funding sources. Additionally, needed actions and current status columns are included to track and review implementation progress. The information within the Action Plan would be translated into an annual report from the Taskforce to the Village Board on the steps taken towards achieving the Village's Vision and Goals.

B. Recover Government Procedures

The government procedures of the Village of St. Johnsville have suffered from high turnover, a lack of institutional knowledge, and a lack of capacity. Village procedures at the governance and financing levels require considerable improvements to realize an effective and proactive local government.

1. Reinstate a Village Planning Board or Joint Village-Town Planning Board to Review All Land Use Projects and Administer the Zoning Code

In order to overcome the limitations in membership, the Village will work with the Town of St. Johnsville to create a joint Planning Board through NYS shared service funding. This joint planning board would be a consolidated land-use authority, under NY General Municipal Law Articles 5-G and 5-J, that enables two municipalities to share resources for reviewing site plans, special use permits, and subdivisions. This collaborative entity promotes consistent development, enhances efficiency, and ensures coordinated planning for both the Town and Village. It allows municipalities to share costs, administrative staff, and technical expertise. The establishment of the joint board requires a formal action by the governing boards of both municipalities to create a unified board.

2. Update the Zoning Code to Provide Developers with Clearer and Less Restrictive District Regulations and to Accommodate the Use and Spatial Needs of Modern Development Practices.

The Zoning Code would significantly benefit from clearer definitions of its districts and procedures to aid current and future property owners. Standardizing and harmonizing definitions will reduce permitting times and promote compliance. When land use regulation is clearer, developers and property owners can better estimate timeframes and costs. A municipality that manages its permitting efficiently enhances its reputation, thereby attracting more development. The Village will evolve its Zoning Code into a more adaptable framework with improved oversight and application.

3. Reinstate the Subdivision Review Application Process, per the Village's Subdivision Law, as a Responsibility of the Village Planning Board.

In order to properly govern St. Johnsville's land uses, the Village is required to reinstate its Subdivision Law. The reinstatement of subdivision regulations will include a full review of the law to determine if any updates are necessary. Administration of the subdivision law will fall to the reinstated Planning Board. The steps to develop a subdivision ordinance, if necessary, include establishing authority, determining applicability, defining terminology, establishing requirements, establishing design standards, developing the procedure, and determining enforcement.

4. Implement a Site Plan Review Law to Develop Legal Proceedings for the Application, Review, and Approval of Land Use Projects.

Formalizing the site plan review process is an essential step in the administration of the Village's Zoning Code. The process of site plan review has been implied within multiple Village Laws; however, a standalone ordinance and procedure have not been in practice for proposed developments. Site plan review aids in the

protection of the environmental resources, public safety, and community character, and provides transparency to the public.

A site plan submission has to abide by the Village's application checklist, which includes specific parameters for what legally constitutes a site plan drawing as well as supporting documentation, including, but not limited to, an environmental assessment form, traffic study, stormwater pollution prevention plan, property deeds, habitat assessment, archaeological assessment, and property surveys.

5. Through Regional Collaboration, Secure a Village Justice to Provide Guidance and Enforcement of Village Laws.

St. Johnsville is currently without a village justice, and as such, struggles with the enforcement of land use and other violations. Funding for this position has been the primary hindrance and should be prioritized in the next budget. In order to save on expenses and expedite the hiring process, the Village will share the costs of personnel with its surrounding municipalities. The Village shall continue to lean on the services provided by Montgomery County to fill its current legal and enforcement needs.

C. Share and Consolidate Village Services

To achieve greater efficiency through cost savings and increase capacity, sharing and consolidating services is a proven method to improve the operations and stresses of the Village government.

1. Initiate Additional Shared and Consolidated Services with the Towns of St. Johnsville and Other Surrounding Municipalities to Overcome Village Capacity and Cost Limitations.

Work with the Town of St. Johnsville to create a joint planning board, and continue to investigate ways in which each municipality can benefit the other through the sharing of costs, spaces, personnel, and resources. Work with other municipalities on shared initiatives to boost capacity and resources at a more regional scale. Buildings, personnel, enforcement, decision-making, records management, and financial management can all be consolidated, to a degree, with other municipal entities, including Montgomery County.

2. Engage with DOS Local Government Services to Investigate and Realize Local Government Efficiencies through the Sharing and Consolidation of Services.

Funding for shared service studies and service consolidations is available through the NYSDOS Local Government Efficiency Grant Program. This program provides municipalities with an opportunity to expand or develop new local service initiatives that can lower costs and incorporate advanced technologies to modernize service delivery. The LGE program encourages local governments to collaborate in these efforts to address both current and future needs of their communities.

Eligible applicants include two or more local governments seeking funding to plan and implement shared services, functional consolidations, or dissolutions not covered by the Citizens Reorganization and Empowerment Grant (CREG). Priority is given to projects related to information technology and cybersecurity; emergency services; multi-government code enforcement and planning; water and wastewater systems; and clean energy initiatives.

For implementation, each local government can receive up to \$1,250,000, with a total maximum of \$1,250,000. Planning grants offer up to \$20,000 per local government, with a total maximum of \$100,000.

Implementation grants require a minimum local cash match of 10%, while planning grants require at least a 50% match of planning costs.

3. Form Strategic Partnerships with Municipal, County, and Regional Entities for Assistance with Funding, Law Enforcement, and Infrastructure Maintenance.

The Village shall capitalize on all of the local resources currently available to aid in its economic recovery. Primarily, it will better utilize the shared resources currently available through the County and Region for economic development, maintenance, and enforcement. Engage the Montgomery County Sheriff for supplemental or integrated police coverage. Engage with the County Public Works Department to provide maintenance for streets, sidewalks, waste, and parks.

A local grants and planning coordinator would centralize grant writing, compliance, Capital Improvement Program update, and intergovernmental relations. It is vital for the Village to develop stronger relationships with County Planning and Economic Development for funding assistance, operational guidance, and economic, financial, and infrastructure partnership opportunities. A major opportunity is to integrate Village revitalization, beautification, and modernization with local colleges' and school districts' volunteerism and accreditation programs.

4. Coordinate with Regional Transit Providers to Establish Reliable Connections to Access Essential Services through the Development of an Intermunicipal Transit Feasibility Study.

The Village shall work with Montgomery and Herkimer County to be included in future public transportation decisions and feasibility studies. The lack of food and retail options, coupled with the low median household income, demonstrates a dire need for increased public services, including transportation. Participating in and maintaining a seat on County and Regional collaborations is not only important for transit, but to keep the Village at the forefront of all multi-jurisdictional decision-making. According to the community survey, St. Johnsville's proximity to the retail centers of Herkimer County has resulted in a higher demand for improved access through public transportation than to those centers within Montgomery County.

D. Bolster Village Revenues

St. Johnsville needs to increase its revenue streams through its existing amenities and improve the organization, distribution, and management of its finances to realize greater efficiencies.

1. Work with Public and Private Partners to Effectively Manage the Village's Finances, Bonding, and Grant Funds.

Utilizing the resources available at the NYS Division of Budget, such as financial reviews, financial planning grants, or financial restructuring, to improve the Village's fiscal management. The NYS Financial Restructuring Board may propose fiscal accountability measures, multi-year financial planning, cost-saving measures, consolidation of functions or agencies, consistent with existing law, and identify/develop financing opportunities.

Additionally, St. Johnsville has engaged with its consultants to aid in the municipality's fiscal management. The Village will continue to improve its engagement and community with its consultants to manage rate structures and develop revenue allocation strategies. The following fiscal tool options shall be pursued in conjunction with Village consultants:

- Maintain a rolling Capital Improvement Plan (CIP) and establish an annual reserve equivalent to 1% of General Fund receipts.
 - Model the financial impact on utility rates, including calculations of debt per capita, with consideration given to the use of revenue anticipation notes and potential increases to local sales tax contingent on community approval.
 - Adopt the Uniform System of Accounts for municipal utilities and implement computerized asset management.
 - Run sensitivity analyses for rate designs, demography projections, and climate impacts.
 - Build a MICROPLOT-like model to estimate impacts of housing reuse and new commercial development on the tax base.
 - Connect fiscal forecasts with sustainability by quantifying savings from solar arrays and microgrids, and integrate those into 30-year bond amortizations.
 - Develop a regional procurement consortium to lower insurance, bonds, fuel, and equipment costs.
- 2. Develop a Fee Schedule for Development, Subdivision, Lot Line, Demolition, and Other Land Use Activities.**

Developing and adhering to an application fee schedule can be a means to cover costs associated with municipal reviews. These reviews include, but are not limited to, site plan, subdivision, building permit, special use permit, historic district, and zoning variances. The fees will be periodically updated to match increases in personnel costs, to avoid the Village losing money on necessary procedural and operational services.

- 3. Capitalize on the Marina and Campground to Generate the Appropriate Revenue for Upkeep and Upgrades.**

The rental fees for campers and tenting shall cover the necessary costs of facility maintenance. Likewise, boat launch fees shall be formalized and updated to reflect the required maintenance costs. The service transactions will be updated to digital interfaces for improved accounting and tracking.

Utilize waterfront and recreation-specific state and federal funding opportunities to develop a seasonal destination to build economic development around and boost Village-wide revenues. Improve the docking and camping facilities to increase the capacity of the current facility for overnight guests.

E. Strengthen Economic Development

The development of stronger policies to build a developer-friendly atmosphere is paramount to the revitalization of St. Johnsville. While vacant lands are somewhat high, the underutilization of properties is the primary hindrance to development.

- 1. Secure Funding through the Brownfield Opportunity Areas Program to Create a Redevelopment Plan for Vacant and Underutilized Properties.**

In order to extract a complete picture of the Village's property use and potential contamination, a Brownfield Opportunity Area (BOA) Plan shall be developed. The plan is intended to assess the full range of community redevelopment opportunities posed by a concentration of brownfields, build a shared community vision for the reuse of strategic sites, identify actions and partnerships to achieve revitalization, and coordinate with

government, community, and private-sector partners to identify and implement solutions and leverage investment for community improvement.

The BOA Program offers funding and technical help to communities for creating area-wide, community-driven plans to redevelop brownfields and other vacant or underused properties. In order to enhance the overall impact, the program implements a comprehensive strategy that pinpoints redevelopment opportunities for both the specific sites and their surrounding areas.

2. Partner with Local and Regional Farmers, Distributors, and Retailers to Improve Access to Grocery Offerings and Fresh Food.

Food insecurity in St. Johnsville is a serious threat to residents, businesses, and visitors alike. This insecurity comes in the form of a lack of available food options, as well as limited access to surrounding amenities due to poverty and limited transportation options. The Village shall partner with local producers, suppliers, and retailers to develop a satellite location. The Village and Town will work with Dollar General to expand the food offerings provided at this vital establishment. Additionally, a farmers' market should be developed as a route towards more permanent retailers. Opportunities exist through NYS Agriculture and Markets for funding to expand regional grocery providers into areas with limited access.

3. Create a Redevelopment Plan for the Former David H. Robbins Elementary School as a Multi-Functional Community Space for Village, Town, Recreational, and Vocational Opportunities.

The 50,066 square foot former elementary school was built in 1949 and presents a significant opportunity for the Village to redevelop the building and/or property into a public-private space for governmental, vocational, and community use. The building contains 25 classrooms, 21 restrooms, 9 offices, an auditorium, a gymnasium, locker rooms, a cafeteria, and a kitchen. External amenities include a playground, an athletic field, and a 71-space parking lot.

The primary inhibitor to the redevelopment of this property for any use is that the Village Zoning Code does not allow any of the previously stated uses within the R-2 District. The only viable uses allowed within the R-2 District include a school, park, church, nursing home, or residential development. Significant restrictions also exist for the district's dimensional standards, including maximum lot coverage, maximum height, and minimum parking spaces. Access from Main Street shall be required as part of any redevelopment in order to allow for more direct access and provide an additional option for pedestrian access.

4. Revitalize the Municipal Marina and RV Campground with Updated Offerings, Aesthetics, Functionality, and Use Policies.

The development of a Marina Master Plan would assess dredging, shoreline stabilization, stormwater treatment, extended season amenities, and complementary programs, like concerts, kayaking, farmers' markets, and art pop-ups. Use the marina/campground as a welcome center for the Village and strengthen the retail and service offerings in conjunction with the draw of this waterfront amenity.

Partner with state and regional agencies to improve this property to implement beautification, wayfinding, playground, cycling, railroad, and historic amenities to expand the offerings and draw in greater numbers of daytime visitors.

5. Develop a Train Observation Platform Showcasing Local History at the Marina/Campground in Tandem with the Facility's Updates.

Capitalize and build upon the interest in observing the multitude of trains running along the property, through the development of a train observation platform. This platform would showcase the importance of the Village's rail history and provide an event space centered on these subjects.

6. Increase Visitation from the Empire Trail through Improved Wayfinding and Offerings at the Marina/Campground.

As the most prominent and proximate Village amenity to the Empire Trail, the marina and campground shall be established as the primary welcome center for the Village. On the Empire Trail, both virtually and physically, the Marina Office will be highlighted as a destination and jumping-off point for St. Johnsville. Cycling amenities shall be offered at the marina/campground, and support businesses will be developed to capitalize on the adjacency of the trail to St. Johnsville. Developing a connection between state resources and the local economy was the modern, intended mission of the state trail and canal systems.

F. Instill Property Maintenance

Code enforcement and property maintenance are village-wide challenges to maintaining an inviting community atmosphere.

1. Work with Local and Regional Partners to Improve Code Enforcement throughout the Village.

Partnerships with the Town of St. Johnsville and Montgomery County shall be formed to provide additional enforcement support to the Village. This support may result in a joint enforcement initiative between surrounding municipalities that is managed by County Planning. Coordination and innovation will be required to achieve an enforceable system.

2. Enforce the Unsafe Buildings and Collapsed Structures and the Vacant Property Registration and Maintenance Law to Protect Community Safety and Appeal.

Strengthen the enforcement of these Village Code ordinances dealing with unsafe, vacant, abandoned, and collapsed structures to protect the public from harm and to maintain an inviting Village atmosphere. Strictly adhere to the standards of these chapters for inspection, timeline, and penalties. Seek assistance from the County and partner with surrounding municipalities to provide additional capacity for the enforcement of penalties through the court system.

3. Institute Home Repair Workshops and a Tool Library to Aid Residents in the Upkeep of Properties.

Through local and regional personnel and resources, develop home repair workshops and a tool library to provide aid to homeowners. This not only provides a valuable resource to the community but also demonstrates a level of care and investment from the Village Government. Partner with local professionals, craftspeople, educators, and tradespersons to develop an independent and capable population.

4. Improve Pro-Housing Policies to Commit to Discouraging Housing Displacement, Encourage Accessible Housing, and Develop Inclusive Programming.

The Village will strive to enable mixed uses in the downtown core, allow by-right accessory dwelling units in all residential zones, and create a Neighborhood Conservation District to balance preservation and appropriate density. Adaptively reusing the D. H. Robins School could include the conversion of classrooms into senior apartments and maker studios. Rehabilitate substandard housing via a Community Development Block Grant (CDBG)-funded Housing Survey and Rehab Program: target vacant mansions for conversion into duplexes,

address lead hazards, improve insulation, and ramps. Embrace Pro-Housing principles: rezone underutilized lots for infill, raise density near downtown, mandate affordable units in sizable projects, permit tiny homes and modular infill in accordance with model codes.

G. Enhance Public Infrastructure

1. Create a Priority Sidewalk Inventory to Upgrade Pedestrian Infrastructure to Meet ADA Standards through Updated Policies and Grant Opportunities.

As part of the development of the comprehensive plan, an inventory of sidewalk locations was developed to map out where sidewalks were lacking throughout the Village. The next step is to inventory the conditions of the sidewalks and develop a prioritization list for repair. The Village shall prioritize the redevelopment of sidewalks within the commercial core to improve investment and development appeal. Increased investment in the commercial core can lead to Village-wide infrastructure improvements, including sidewalks.

2. Implement Traffic Calming Devices along Main Street within the Central Business District to Create a Welcoming Pedestrian Environment.

The Village shall implement the Complete Streets Plan through the Transportation Alternatives Program funding, including sidewalk, crosswalk, bike lane, paving, street tree, and EV charging station installations. Apply universal design to all traffic calming, including audible signals, textured pavers, color-coded curb ramps, low curbs, clear bus stop seating, and extend crossing protection to schools and recreation sites. Coordinate with NYSDOT to co-brand Route 5 as Main Street and pursue Scenic Byway status. All maintenance would be coordinated and aligned with ConEd/NYPA replacement of poles and cables under surface pavement projects.

3. Reimage and Upgrade the Saint Johnsville Community House to Better Accommodate Community and Municipal Activities.

The Community House currently serves as the Village Hall, Police Station, and community meeting space, but secures funding only on a reactionary basis. While roof repairs are the current priority, no long-term facility planning has occurred. The municipal office space is not ideal, as it is not handicap accessible, and the space on the first floor is not conducive to government use. A strategic plan shall be developed for the future of this building to begin the renovation or relocation of operations.

4. Implement Sewer, Water, and Stormwater Improvement Projects and Continue to Assess and Upgrade the Sewer Infrastructure throughout the Village.

Water system rehabilitation is estimated at \$2.96 million (as amended, May 2025) and includes new water mains, tank remedial work, generator installation, instrumentation, filter media, and further restoration work. Modernization of the wastewater treatment plant (WWTP) is projected to exceed \$10 million, encompassing new clarifiers, influent pumps, secondary improvements, tertiary polishing, sludge handling, UV disinfection, and floodproofing.

Pivot to maximum DWSRF forgiveness by framing the project around public health (lead/PFAS removal), LMI status, and a robust Source Water Protection Plan tied to Congdon Spring and recharge generator.

Finish design and begin WWTP replacement sited outside the floodplain: modular pumps, advanced secondary/tertiary treatment, nutrient removal, energy recovery, PV, sludge digesters, and SCADA; embed flood walls, elevated plugs, and dry floodproofing; budget >\$10M and pursue CWSRF and USDA financing.

Incorporate stormwater and “green sewer” into infrastructure work: separate combined sewers, install detention basins, permeable pavements, bioretention swales; pilot roof runoff capture at municipal buildings; link these to Canalway improvements.

Execute the Water System Rehab per the June 2023 report and 2025 Amendment: mains replacement phased over several years (\$800K), tank remediation (\$493K), new generator (\$160K), SCADA rollout, filter media refresh, and meter upgrades; adjust phasing as inflation and bidding results evolve.

Launch a Water Conservation Plan, incentivize low-flow fixtures, rain barrels, and greywater reuse, and implement tiered pricing that rewards conservation while preserving revenue; join peer networks such as NYWEA.

5. Implement the Expansion of Seasonal Docking Facilities Project as Permitted through the U.S. Army Corps of Engineers in 2025.

Secure the necessary funding for the currently (two-year) permitted dock expansion through a state and/or federal funding program(s). This project includes the expansion of seasonal docking facilities by installing a new floating pier system and will increase the mooring capacity of the St. Johnsville Marina from seven to thirty-two recreational vessels.

The new pier system will consist of a total of 60 dock segments, one corner dock segment, and two triangular dock segments. The proposed L-shaped pier will have one segment that is 150 feet long and another segment 195 feet in length. The interior side of the L-shaped pier will have a total of eight 20-foot-long floating pier segments installed perpendicular to the main pier sections. The L-shaped dock configuration will have an area of 2,550 square feet. Ten 5-foot by 10-foot dock segments will be formed into an I-shaped configuration and will be attached to a concrete abutment and a 13-foot-long ramp. The I-shaped pier will be 113 feet long and have an area of 565 square feet. The piers will be secured in place by using 45 anchors and 30 pylons. The anchors will be removed and installed seasonally with the piers, and the pylons will remain in place permanently. The floating piers will rise and fall with the fluctuating water levels.

H. Partner Organizations



Organization	Jurisdiction	Acronym
Department of Labor	United States	DOL
Erie Canalway National Heritage Corridor	National Park Service	ECNHC
Army Corps of Engineers	National Agency	ACOE
Department of Agriculture	United States	USDA
Environmental Protection Agency	United States	EPA
Federal Highway Administration	United States	FHA
Northern Borders Regional Commission	United States	NBRC
Office of Parks, Recreation, & Historic Preservation	New York State	OPRHP
Canal Corporation	New York State	Canal Corps
Department of Transportation	New York State	DOT
Department of Environmental Conservation	New York State	DEC
Department of State	New York State	DOS
Local Government Services (DOS)	New York State	LGS
Environmental Facilities Corporation	New York State	EFC
Department of Housing & Community Renewal	New York State	HCR
Department of Agriculture & Markets	New York State	A&G
Energy Research and Development Authority	New York State	NYSERDA
Dormitory Authority	New York State	DASNY
Mohawk Valley Heritage Corridor	New York State	MVHC
Parks & Trails New York	Advocacy Organization	PTNY
Department of Economic Development & Planning	Montgomery County	DEDP
Department of Public Works	Montgomery County	DPW
Sheriff Department	Montgomery County	MCSD
Youth Bureau	Montgomery County	MCYB
Tourism Department	Montgomery County	Visit MC
Capital District Transportation Authority	Regional Authority	CDTA
Fulton Montgomery Regional Chamber of Commerce	Regional Organization	FMRCC
St. Johnsville Chamber of Commerce	Local Organization	SJCC
Fulton Montgomery Community College	State College	FMCC
St. Johnsville Central School District	School Board	OESJ
Margaret Reaney Memorial Library	Library Board	MRML
Friends of St. Johnsville	Local Organization	FSJ
American Legion St. Johnsville Post	National Organization	ALSJ
Town of St. Johnsville	Town	SJT
Town of Minden	Town	
Town of Canajoharie	Town	
Town of Palatine	Town	
Town of Oppenheim	Town	

<i>Partner Organizations (continued)</i>		
Organization	Jurisdiction	Acronym
Town of Ephratah	Town	
Town of Manheim	Town	
Village of Nelliston	Village	
Village of Canajoharie	Village	
Village of Palatine Bridge	Village	
Village of Fort Plain	Village	
Village of Dolgeville	Village	
City of Little Falls	City	
Herkimer County	County	

I. Funding Opportunities

NYS Brownfield Opportunity Area (BOA) Program – Supports land-use planning, revitalization strategy development, and feasibility for redevelopment. It provides an opportunity to apply a neighborhood planning approach to the assessment and redevelopment of brownfields and other vacant or abandoned properties. The BOA planning process facilitates the transition of unproductive and blighted properties into productive uses to create jobs, housing, and community amenities.

NYS Smart Growth Community Planning Program – Supports community planning, zoning, and economic development strategies, including zoning updates, facility expansions, and district development.

NYS Water Quality Improvement Program – Funds projects that directly improve water quality or habitat, promote flood risk reduction, restoration, and enhanced flood and climate resiliency, or protect a drinking water source. It can also improve waterfront access, nature-based shoreline stabilization, and stormwater infrastructure.

NYS Environmental Protection Fund (EPF) Municipal Parks and Recreation (MPR) Program – Funding is available for the construction of recreational facilities and other improvements to municipally-owned recreational sites and parks, including playgrounds, courts, playing fields, and facilities for swimming, biking, boating, picnicking, hiking, fishing, camping, and recreational activities.

NYS EFC Green Innovation Grant Program (GIGP) – Supports projects that utilize unique EPA-designated green stormwater infrastructure design and create cutting-edge green technologies, including green stormwater infrastructure, energy efficiency, water efficiency, or environmental innovation.

NYS Local Waterfront Revitalization (LWRP) Program – Planning, design, and construction projects that improve waterfront access, resiliency, marina infrastructure, trail connections, boating amenities, shoreline stabilization, and recreation-based economic development.

NYS Food Access Expansion Grant Program – The Department of Agriculture and Markets aims to help increase food access for New Yorkers living in areas without grocery stores and options for healthy, affordable food. The program provides infrastructure funding to support the development and expansion of supermarkets, food cooperatives, permanent farm stands, and other retail food stores in underserved regions of the State while also increasing markets for New York farmers.

Mohawk Valley Historic Rural Revitalization Grant Program – This program offers brick-and-mortar investment in National Register-listed historic properties and properties that contribute to a listed historic district, located within selected small rural Mohawk Valley communities adjacent to the NYS Canal System in Montgomery and Herkimer Counties. Funded projects generate new economic development and tourism opportunities that enhance the regional strength of the Mohawk Valley. The program funds capital rehabilitation and repair activities,

contributes to the community's historic character, and results in public spaces that support broader economic development growth.

Federal Transportation Alternatives Program (TAP) – Funding is available for planning, design, and construction of infrastructure-related projects to improve non-driver safety and access to public transportation and enhanced mobility; construction of turnouts, overlooks, and viewing areas; safe routes to school; planning, design, and construction of on-road and off-road facilities for pedestrians, bicyclists, and non-motorized transportation users; conversion and use of abandoned railroad corridors for trails for pedestrians, bicyclists, and non-motorized transportation users; planning, design, and construction of boulevards and other roadways largely in the right-of-way of former divided highways; community improvement activities; and environmental mitigation activities.

Federal Northern Borders Regional Commission (NBRC) Catalyst Program – Federal funding is available to stimulate economic growth and inspire partnerships that improve rural economic vitality and support a broad range of economic development initiatives that modernize and expand water and wastewater systems, revitalize transportation infrastructure, establish workforce development programs and facilities, grow outdoor recreation infrastructure and economies, and construct new childcare and healthcare facilities.

Federal Workforce Opportunity for Rural Communities (WORC) Initiative – The US Department of Labor provides grant funds to support workforce development activities that prepare workers for good jobs in high-demand occupations in rural communities.

Federal Recreation Economy for Rural Communities (RERC) Initiative – The US Environmental Protection Agency (EPA) Office of Community Revitalization provides planning assistance to help communities identify strategies to grow their outdoor recreation economy and revitalize their Main Streets.

USDA Community Facilities Direct Loan and Grant Program – Funds the construction or improvement of community amenities, including recreational and public utility upgrades.

USDA Rural Business Development Grants (RBDG) – Supports small business development, including seasonal partnerships.

USDA Rural Community Development Initiative (RCDI) – Funds capacity building and planning efforts for rural community facilities and recreation.

USDA Community Facilities Grant Program – Used for parks, recreation facilities, trails, and community gathering spaces.

Federal Boating Infrastructure Grant (BIG) Program – Funds marina enhancements for transient recreation boats, floating docks, utilities, pump-out stations, and moorings.

CHAPTER 11



Implementation Matrix



IMPLEMENTATION MATRIX

11. Implementation Matrix

Action	Description	Type	Timeframe*	Partners	Funding	Progress Tracker by Year									
A	Create Implementation Taskforce					1	2	3	4	5	6	7	8	9	10
1	Develop a Comprehensive Plan Implementation Taskforce to Achieve the Goals and Initiatives of Embrace St. Johnsville.	Planning	Short-term	SJT Board	Taxbase										
B	Recover Government Procedures					1	2	3	4	5	6	7	8	9	10
1	Reinstate a Village Planning Board or Joint Village-Town Planning Board to Review All Land Use Projects and Administer the Zoning Code.	Policy	Short-term	SJT Board	DOS										
2	Update the Zoning Code to Provide Developers with Clearer and Less Restrictive District Regulations and to Accommodate the Use and Spatial Needs of Modern Development Practices.	Policy	Medium-term	SJT Board	DOS										
3	Reinstate the Subdivision Review Application Process, per the Village’s Subdivision Law, as a Responsibility of the Village Planning Board.	Policy	Medium-term	N/A	Taxbase										
4	Implement a Site Plan Law to Develop Legal Proceedings for the Application, Review, and Approval of Land Use Projects.	Policy	Medium-term	N/A	DOS										
5	Through Regional Collaboration, Secure a Village Justice to Provide Guidance and Enforcement of Village Laws.	Policy	Short-term	DEDP; SJT; MCSD	Taxbase										
C	Share and Consolidate Village Services					1	2	3	4	5	6	7	8	9	10
1	Initiate Additional Shared and Consolidated Services with the Towns of St. Johnsville and Other Surrounding Municipalities to Overcome Village Capacity and Cost Limitations.	Outreach	Medium-term	Municipal Boards; DEDP; State	DOS										
2	Engage with DOS Local Government Services to Investigate and Realize Local Government Efficiencies through the Sharing and Consolidation of Services.	Outreach	Short-term	Municipal Boards; DEDP; State	DOS										
3	Form Strategic Partnerships with Municipal, County, and Regional Entities for Assistance with Funding, Law Enforcement, and Infrastructure Maintenance.	Outreach	Ongoing	Municipal Boards; DEDP; State	DOS										
4	Coordinate with Regional Transit Providers to Establish Reliable Connections to Access Essential Services through the Development of an Intermunicipal Transit Feasibility Study.	Outreach	Ongoing	CDTA; DOT; DEDP; Herkimer County	DOT										

						Progress Tracking									
D	Bolster Village Revenues	Type	Timeframe	Partners	Funding	1	2	3	4	5	6	7	8	9	10
1	Work with Public and Private Partners to Effectively Manage the Village's Finances, Bonding, and Grant Funds.	Capital	Short-term	Consultants; DEDP	Taxbase; DASNY										
2	Develop a Fee Schedule for Development, Subdivision, Lot Line, Demolition, and Other Land Use Activities.	Capital	Short-term	Consultants; DEDP	DOS										
3	Capitalize on the Marina and Campground to Generate the Appropriate Revenue for Upkeep and Upgrades.	Capital	Medium-term	Canal Corps; PTNY; DEDP; MVHC; SJCC ; FMRCC	Canal Corps; OPRHP; PTNY; ECNHC; USDA; EPA; NBRC; LWPR										
E	Strengthen Economic Development					1	2	3	4	5	6	7	8	9	10
1	Secure Funding through the Brownfield Opportunity Areas Program to Create a Redevelopment Plan for Vacant and Underutilized Properties.	Study	Medium-term	LGS; DEDP; Consultants	DOS; DEC										
2	Partner with Local and Regional Farmers, Distributors, and Retailers to Improve Access to Grocery Offerings and Fresh Food.	Outreach	Medium-term	MVHC; SJCC; FMCC; DEDP; SJT	A&M; USDA										
3	Create a Redevelopment Plan for the Former David H. Robbins Elementary School as a Multi-Functional Community Space for Village, Town, Recreational, and Vocational Opportunities.	Study	Medium-term	DEDP; SJT; DASNY; LGS; NYSERDA; MCYB	DOS; DASNY; EFC; NBRC										
4	Revitalize the Municipal Marina and RV Campground with Updated Offerings, Aesthetics, Functionality, and Use Policies.	Capital	Medium-term	DEDP; DASNY; Canal Corps; Visit MC; SJCC; FMRCC; ECNHC; MVHC; ACOE	NBRC; Canal Corps; ORPHP; PTNY; USDA; EPA; DOL; ECNHC; LWPR										
5	Develop a Train Observation Platform Showcasing Local History at the Marina/Campground in Tandem with the Facility's Updates.	Capital	Medium-term	Visit MC; SJCC; FMRCC; ECNHC; MVHC	ORPHP; PTNY; ECNHC; LWPR										
6	Increase Visitation from the Empire Trail through Improved Wayfinding and Offerings at the Marina/Campground.	Capital	Medium-term	Canal Corps; Visit MC; SJCC; FMRCC; ECNHC; MVHC; Minden	Canal Corps; ORPHP; PTNY; ECNHC; LWPR										

						Progress Tracking									
F	Instill Property Maintenance	Type	Timeframe	Partners	Funding	1	2	3	4	5	6	7	8	9	10
1	Work with Local and Regional Partners to Improve Code Enforcement throughout the Village.	Outreach	Medium-term	Village Codes; JST; DEDP; FSJ	DOS; Taxbase										
2	Enforce the Unsafe Buildings and Collapsed Structures Law and the Vacant Property Registration and Maintenance Law to Protect Community Safety and Appeal.	Policy	Short-term	Village Codes; JST; DEDP; FSJ	DOS; Taxbase										
3	Institute Home Repair Workshops and a Tool Library to Aid Residents in the Upkeep of Properties.	Outreach	Medium-term	FMCC; JST; FSJ; ALSJ; OESJ; MRML	Taxbase; NYSERDA; HCR										
4	Improve Pro-Housing Policies to Commit to Discouraging Housing Displacement, Encourage Accessible Housing, and Develop Inclusive Programming.	Policy	Ongoing	NYSERDA; DEDP; HCR	HCR; DOS; CDBG; ECNHC										
G	Enhance Public Infrastructure					1	2	3	4	5	6	7	8	9	10
1	Create a Priority Sidewalk Inventory to Upgrade Pedestrian Infrastructure to Meet ADA Standards through Updated Policies and Grant Opportunities.	Study	Long-term	DOT; MCDPW; SJT; DOS; FSJ; ALSJ	DOT; DOS; USDA; FHA; EPA; PTNY										
2	Implement Traffic Calming Devices along Main Street within the Central Business District to Create a Welcoming Pedestrian Environment.	Capital	Long-term	DOT; MCDPW; SJT; DOS	DOT; DOS; USDA; FHA; EPA; PTNY										
3	Reimage and Upgrade the Saint Johnsville Community House to Better Accommodate Community and Municipal Activities.	Capital	Long-term	FSJ; DOS; OPRHP; MRML; OESJ; VIST MC; ECNHC; MCHC	USDA; DASNY; ECNHC; OPRHP; DOS										
4	Implement Sewer, Water, and Stormwater Improvement Projects and Continue to Assess and Upgrade the Sewer Infrastructure throughout the Village.	Capital	Medium-term	Consultants; NYWEA; DEC	WQIP; DASNY; GIGP; CWSRF; DWSRF										
5	Implement the Expansion of Seasonal Docking Facilities Project as Permitted through the U.S. Army Corps of Engineers in 2025.	Capital	Medium-term	Consultants; Canal Corps; MVHC	DEC; ECNHC; OPRHP; BIG; RERC; LWPR										

*Timeframe Intervals:

Short-term = 0-2 years

Medium-term = 3-6 years

Long-term = 7-10 years

Ongoing = all years



APPENDICES

- A. Grant Resources**
- B. USDA NRCS Soil Survey Description**
- C. Resilient Land Mapping Tool Analysis**
- D. SEQR Documents and Adoption**
- E. Community Survey Results Summary**

A vertical graphic on the right side of the page. It features a light blue background with a white line pattern representing a street map. Overlaid on this is the word "APPENDIX" in large, bold, black, sans-serif capital letters, oriented vertically.

APPENDIX

Comprehensive Planning Resources

A. Appendix A

Grant Resources

2026 Water System Upgrades

Funding Agency	Environmental Facilities Corporation (EFC)
Funding Program	Drinking Water State Revolving Fund (DWSRF)
Funding Amount	\$2,278,880

The Village operates the Johnsville Village Water Works public water system, consisting of a water treatment plant (WTP) and distribution system, much of which is over 80 years old. The primary water source is Congdon Springs, with a supplemental well on State Highway 5. The WTP, built in 1998, uses two slow sand filters and has a capacity of 300,000 gallons per day. Storage is provided by a 750,000-gallon tank.

An engineering report by Delaware Engineering DPC recommends improvements to the treatment plant and distribution system to improve operations and maintenance.

2025 Inflow and Infiltration (I&I) Study Phase II

Funding Agency	Environmental Facilities Corporation (EFC)
Funding Program	Engineering Planning Grant (EPG)
Funding Amount	\$50,000

This study (Phase 2) will focus on the tributary sewer sheds that are comprised primarily of 8-inch diameter pipe with approximately 27,000 LF of sanitary sewer.

An engineering report completed by Delaware Engineering DPC examines the existing system components and recommends improvements to the existing water treatment plant and distribution system in order to improve operations and maintenance of the system.

2024 Central Hotel Demolition Project

Funding Agency	Empire State Development (ESD)
Funding Program	Restore NY
Funding Amount	\$150,000

The Restore NY funds will be used for demolition of the vacant and dilapidated building located at 12 E Main Street in order to ready the site for revitalization.

2023 Village of St. Johnsville Comprehensive Plan

Funding Agency	Department of State (DOS)
Funding Program	Smart Growth Plan
Funding Amount	\$63,000

DOS Funds will be used to update the Village's Comprehensive Plan to act as a guide for future development, a framework for updating public policies and land use regulations, and a plan for future capital improvements and investments in public facilities and infrastructure.

Comprehensive Planning Resources

2023 Wastewater Treatment Plant Flood Resiliency Improvements

Funding Agency	Federal Emergency Management Agency (FEMA)
Funding Amount	\$500,000

FEMA Funds were obligated for repairs related to flood damages sustained at the Village of St. Johnsville Wastewater Treatment Plant. Improvements to the influent pump station, headworks, motor control center, RAS pumps and outfall protection were included in this project.

2023 Marina Improvements

Funding Agency	Federal Emergency Management Agency (FEMA)
Funding Amount	\$149,811

The original scope of work for the marina docks (Site #1 Work) included replacement of all the dockage the Village originally had prior to the 2019 disaster, which included approximately 422 feet of dock walkways and “fingers” for boat moorage. The onset of the 2020 Covid-19 pandemic created severe supply chain bottlenecks, and procurement of these docks proved challenging; at the time, only 125 feet of dock walkways and 60ft of dock fingers could be procured. Additional docks and moorings could not be procured prior to the deadline set by FEMA for completion of this project, and as a result, the full scope of work for the marina docks could not be completed.

2022 Inflow and Infiltration (I&I) Study Phase I

Funding Agency	Environmental Facilities Corporation (EFC)
Funding Program	Engineering Planning Grant (EPG)
Funding Amount	\$50,000

This study (Phase I) concentrated on the southern part of the Village’s sanitary sewer collection system, closest to the WWTP and Mohawk River.

2020 Water and Sewer Planning Study

Funding Agency	Homes and Community Renewal (HCR)
Funding Program	Community Development Block Grant (CDBG)
Funding Amount	\$50,000

This project is a planning project to evaluate the existing water and wastewater infrastructure. The results of current condition and future improvement needs will be written into a Preliminary Engineering Report needed to seek future capital improvement grants and funding.

B. Appendix B

USDA Natural Resource Conservation Service Soil Survey Map Unit Description

Soil map units are the basic geographic unit of the Soil Survey Geographic Database (SSURGO). The SSURGO dataset is a compilation of soil information collected over the last century by the Natural Resources Conservation Service (NRCS). Map units delineate the extent of different soils. Data for each map unit contain descriptions of the soil’s components, productivity, unique properties, and suitability interpretations. Each soil type has a unique combination of physical, chemical, nutrient, and moisture properties. Soil type has ramifications for engineering and construction activities, natural hazards such as landslides, agricultural productivity, the distribution of native plant and animal life, and hydrologic and other physical processes. Soil types in the context of climate and terrain can be used as a general indicator of engineering constraints, agricultural suitability, biological productivity, and the natural distribution of plants and animals.

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Data Dictionary

Attributes

Key fields from nine commonly used SSURGO tables were compiled to create the 173 attribute fields in this layer. Some fields were joined directly to the SSURGO Map Unit polygon feature class while others required summarization and other processing to create a 1:1 relationship between the attributes and polygons prior to joining the tables. Attributes of this layer are listed below in their order of occurrence in the attribute table and are organized by the SSURGO table they originated from and the processing methods used on them.

Map Unit Polygon Feature Class Attribute Table

The fields in this table are from the attribute table of the Map Unit polygon feature class which provides the geographic extent of the map units.

Area Symbol

Spatial Version

Map Unit Symbol

Map Unit Table

The fields in this table have a 1:1 relationship with the map unit polygons and were joined to the table using the Map Unit Key field.

Map Unit Name

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Map Unit Kind

Farmland Class

Interpretive Focus

Intensity of Mapping

Iowa Corn Suitability Rating

Legend Table

This table has 1:1 relationship with the Map Unit table and was joined using the Legend Key field.

Project Scale

Survey Area Catalog Table

The fields in this table have a 1:1 relationship with the polygons and were joined to the Map Unit table using the Survey Area Catalog Key and Legend Key fields.

Survey Area Version

Tabular Version

Map Unit Aggregated Attribute Table

The fields in this table have a 1:1 relationship with the map unit polygons and were joined to the Map Unit attribute table using the Map Unit Key field.

Slope Gradient - Dominant Component

Slope Gradient - Weighted Average

Bedrock Depth - Minimum

Water Table Depth - Annual Minimum

Water Table Depth - April to June Minimum

Flooding Frequency - Dominant Condition

Flooding Frequency - Maximum

Ponding Frequency - Presence

Available Water Storage 0-25 cm - Weighted Average

Available Water Storage 0-50 cm - Weighted Average

Available Water Storage 0-100 cm - Weighted Average

Available Water Storage 0-150 cm - Weighted Average

Drainage Class - Dominant Condition

Drainage Class - Wettest

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Hydrologic Group - Dominant Condition

Irrigated Capability Class - Dominant Condition

Irrigated Capability Class - Proportion of Mapunit with Dominant Condition

Non-Irrigated Capability Class - Dominant Condition

Non-Irrigated Capability Class - Proportion of Mapunit with Dominant Condition

Rating for Buildings without Basements - Dominant Condition

Rating for Buildings with Basements - Dominant Condition

Rating for Buildings with Basements - Least Limiting

Rating for Buildings with Basements - Most Limiting

Rating for Septic Tank Absorption Fields - Dominant Condition

Rating for Septic Tank Absorption Fields - Least Limiting

Rating for Septic Tank Absorption Fields - Most Limiting

Rating for Sewage Lagoons - Dominant Condition

Rating for Sewage Lagoons - Dominant Component

Rating for Roads and Streets - Dominant Condition

Rating for Sand Source - Dominant Condition

Rating for Sand Source - Most Probable

Rating for Paths and Trails - Dominant Condition

Rating for Paths and Trails - Weighted Average

Erosion Hazard of Forest Roads and Trails - Dominant Component

Hydric Classification - Presence

Rating for Manure and Food Processing Waste - Weighted Average

Component Table – Dominant Component

Map units have one or more components. To create a 1:1 join component data must be summarized by map unit. For these fields a custom script was used to select the component with the highest value for the Component Percentage Representative Value field (compct_r). Ties were broken with the Slope Representative Value field (slope_r). Components with lower average slope were selected as dominant. If both soil order and slope were tied, the first value in the table was selected.

Component Percentage - Low Value	Component Name
Component Percentage - Representative Value	Component Kind
Component Percentage - High Value	Other Criteria Used to Identify Components

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Criteria Used to Identify Components at the Local Level

Runoff Class

Soil loss tolerance factor

Wind Erodibility Index

Wind Erodibility Group

Erosion Class

Earth Cover 1

Earth Cover 2

Hydric Condition

Hydric Rating

Aspect Range - Counter Clockwise Limit

Aspect - Representative Value

Aspect Range - Clockwise Limit

Geomorphic Description

Non-Irrigated Capability Subclass

Non-Irrigated Unit Capability Class

Irrigated Capability Subclass

Irrigated Unit Capability Class

Conservation Tree Shrub Group

Component Table – Weighted Average

Map units may have one or more soil components. To create a 1:1 join, data from the Component table must be summarized by map unit. For these fields a custom script was used to calculate an average value for each map unit weighted by the Component Percentage Representative Value field (compct_r).

Slope Gradient - Low Value

Slope Gradient - Representative Value

Slope Gradient - High Value

Slope Length USLE - Low Value

Slope Length USLE - Representative Value

Slope Length USLE - High Value

Elevation - Low Value

Soil Slip Potential

Susceptibility to Frost Heaving

Concrete Corrosion

Steel Corrosion

Taxonomic Class

Taxonomic Order

Taxonomic Suborder

Great Group

Subgroup

Particle Size

Particle Size Mod

Cation Exchange Activity Class

Carbonate Reaction

Temperature Class

Moist Subclass

Soil Temperature Regime

Edition of Keys to Soil Taxonomy Used to Classify Soil

California Storie Index

Component Key

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Elevation - Representative Value

Elevation - High Value

Albedo - Low Value

Albedo - Representative Value

Albedo - High Value

Mean Annual Air Temperature - Low Value

Mean Annual Air Temperature - Representative Value

Mean Annual Air Temperature - High Value

Mean Annual Precipitation - Low Value

Mean Annual Precipitation - Representative Value

Mean Annual Precipitation - High Value

Relative Effective Annual Precipitation - Low Value

Relative Effective Annual Precipitation - Representative Value

Relative Effective Annual Precipitation - High Value

Days between Last and First Frost - Low Value

Days between Last and First Frost - Representative Value

Days between Last and First Frost - High Value

Range Forage Annual Potential Production - Low Value

Range Forage Annual Potential Production - Representative Value

Range Forage Annual Potential Production - High Value

Initial Subsidence - Low Value

Initial Subsidence - Representative Value

Initial Subsidence - High Value

Total Subsidence - Low Value

Total Subsidence - Representative Value

Total Subsidence - High Value

Crop Productivity Index

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Esri Symbology

This field was created to provide symbology based on the Taxonomic Order field (taxorder). Because some mapunits have a null value for soil order, a custom script was used to populate this field using the Component Name (compname) and Mapunit Name (muname) fields. This field was created using the dominant soil order of each mapunit.

Horizon Table

Each map unit polygon has one or more components and each component has one or more layers known as horizons. To incorporate this field from the Horizon table into the attributes for this layer, a custom script was used to first calculate the mean value weighted by thickness of the horizon for each component and then a mean value of components weighted by the Component Percentage Representative Value field for each map unit.

K-Factor Rock Free

Esri Soil Order

These fields were calculated from the Component table using a model that included the Pivot Table Tool, the Summarize Tool and a custom script. The first 11 fields provide the sum of Component Percentage Representative Value for each soil order for each map unit. The Soil Order Dominant Condition field was calculated by selecting the highest value in the preceding 11 soil order fields. In the case of tied values the component with the lowest average slope value (slope_r) was selected. If both soil order and slope were tied the first value in the table was selected.

Percent Alfisols	Percent Inceptisols
Percent Andisols	Percent Mollisols
Percent Aridisols	Percent Spodosols
Percent Entisols	Percent Ultisols
Percent Gelisols	Percent Vertisols
Percent Histosols	Soil Order - Dominant Condition

Esri Popup String

This field contains a text string calculated by Esri that is used to create a basic pop-up using some of the more popular SSURGO attributes.

Map Unit Key

The Mapunit key field is found throughout SSURGO and provides a primary link between the geographic and tabular data.

Map Unit Crop Yield Table

The Map Unit Crop Yield Table has a 1:1 relationship with the map unit polygons. Selected attributes from this table were extracted and joined to the table using the Map Unit Key field. All values are in Bushels/Acre except for cotton which is in pounds/acre.

Corn – nonirrigated

Corn – irrigated

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Cotton – nonirrigated

Cotton – irrigated

Soybeans – nonirrigated

Soybeans – irrigated

Wheat – nonirrigated

Wheat – irrigated

Value Added Look Up Table(gSSURGO)

The fields in this table have a 1:1 relationship with the map unit polygons and were joined to the table using the Map Unit Key field.

The first 5 fields from this table provide access to the National Commodity Crop Productivity Index (NCCPI) Version 3 - weighted average index for major components. NCCPI is a model that uses inherent soil properties, landscape features and climatic characteristics to assign ratings for dry-land commodity crops. This index ranks soil productivity from 0.1-1.0 with more productive soils having higher values. For more information on how these values are calculated see the User Guide for the National Commodity Crop Productivity Index.

NCCPIv3 – Corn

NCCPIv3 – Soy

NCCPIv3 – Cotton

NCCPIv3 – Small Grains

NCCPIv3 – All

Other fields from the Value Added Look Up Table:

Root Zone Depth – earthy major components - cm

Root Zone Available Water Storage – earthy major components - mm

Droughty Soil Landscapes – earthy major components - this attribute uses a value of 1 for drought vulnerable soils and 0 for non- droughty soils.

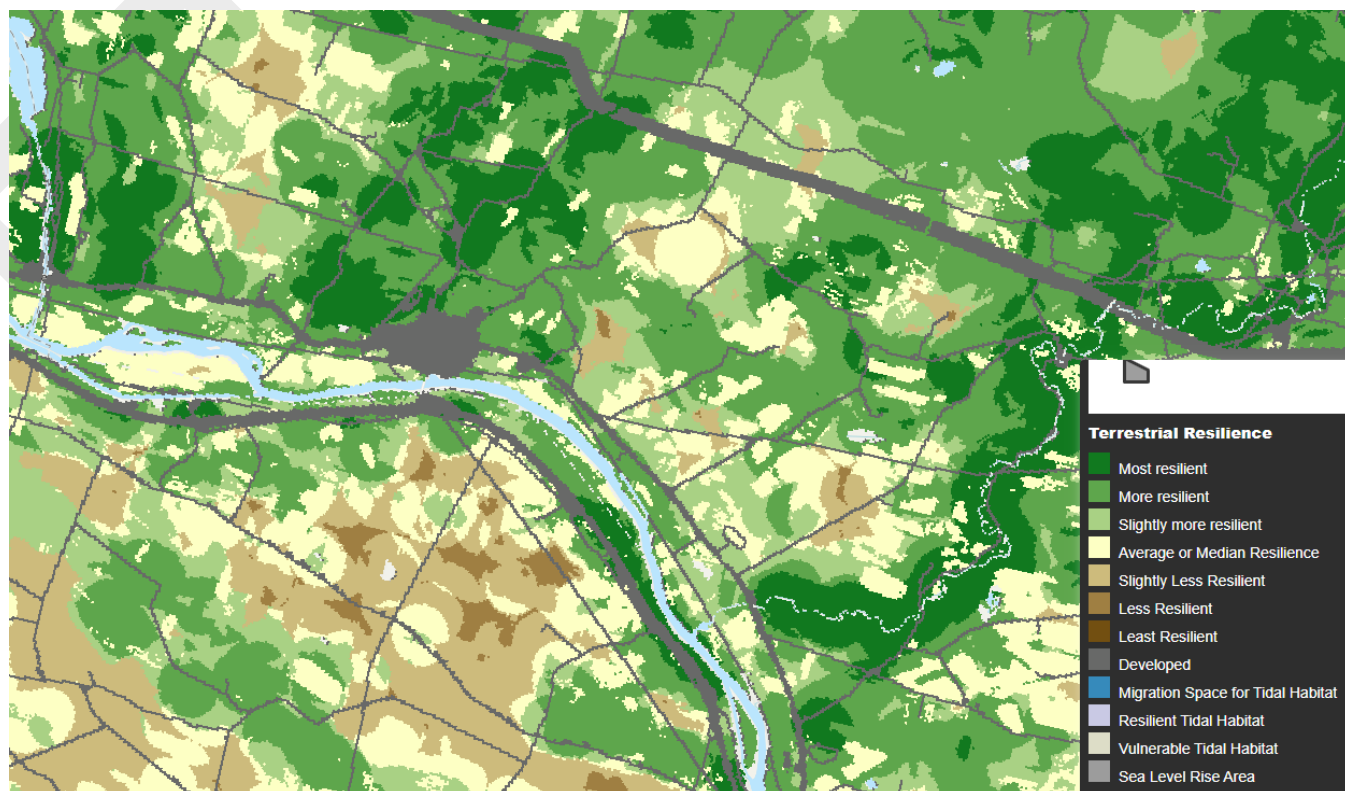
Potential Wetland Soil Landscapes - the proportion of the mapunit that is potentially a wetland. Values of 999 indicate a map unit that is primarily water.

Horizon Table

Saturated Hydraulic Conductivity (KSAT) - This field was calculated by selecting the least transmissive horizon of the dominant component for each mapunit. The values are in units of Micrometers per second ($\mu\text{m/s}$).

C. Appendix C

Resilient Land Mapping Tool Analysis



In the initial phase of its first-of-its-kind study, The Nature Conservancy identified a conservation portfolio that represents physical habitats of the United States, and aligned them into a network of climate-resilient sites, confirmed biodiversity locations and species movement areas (zones and corridors). The results provide a “blueprint for conservation” that aims to sustain the region's natural diversity by allowing species to adapt to climate impacts and thrive. The results have been used by US Fish and Wildlife Service in their landscape conservation designs, by states in their Wildlife Action Plans, and by over 75 land trusts in their conservation and acquisition planning.

The Nature Conservancy’s Resilient Lands Mapping Tool allows agencies, land trusts, communities, and others to identify resilient lands across the United States where plant and animal species have the best chance to move away from growing climate threats and find new places to call home.

The tool was developed using data gathered by more than 150 scientists over 10 years that identifies a network of landscapes across the United States with unique topographies, geologies, and other characteristics that can help withstand climate impacts.

The mapping tool can bring together government agencies, land trusts, businesses, private landowners, Indigenous communities, local leaders, and others to develop conservation plans that will help nature thrive on a national scale and continue to provide clean drinking water, economic opportunities, and other important services people rely upon for survival.

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The tool also allows land managers and other decision-makers to calculate the potential of forests across the continental US to capture and store climate-changing carbon emissions for decades to come, even on lands as small as one-quarter of an acre.

Local, state, and federal decision-makers across the country are using the tool to help them prioritize conservation action, develop effective conservation plans, improve greenhouse gas accounting, and calculate how forest conservation compares to other, sometimes more costly, means of removing and reducing carbon emissions. In regions with increased disturbances, such as fire, the information may be used to inform forest management strategies that reduce the risk of carbon losses.

D. Appendix D

SEQR Documents and Adoption Resolution

On **DATE**, the Village Board held a meeting to provide notice of its intent to serve as lead agency under SEQR. On **DATE**, coordinated review documents were circulated for a 30-day review to the New York State Department of Environmental Conservation, New York State Department of State (funding agency), the Town of St. Johnsville, and **LIST OTHER AGENCIES HERE**.

Upon completion of the 30-day review, comments were applied to the Comprehensive Plan Draft and submitted to the Village Board for a final review. On **DATE**, the Village Board reviewed thoroughly Parts 2 and 3 of the SEQR Full Environmental Assessment Form and made a negative declaration of environmental impact determination for this project. The SEQR forms and Board meeting resolutions for this process can be found in **Appendix __**.

With this formal adoption, the Village has taken an important step to ensure this Comprehensive Plan remains a lasting resource for years to come.

E. Appendix E

St. Johnsville Community Survey – Results Summary

- 1) What is your connection to the Village of Saint Johnsville (choose all that apply)?
 - 60 Residents (81%)
 - 14 Non-Residents
 - 38 Homeowners (51%)
 - 8 Renters
 - 4 Business Owners
 - 3 Landlords
 - 3 Students
 - 1 Visitor
 - 1 Resident, Homeowner, Renter, Business Owner, & Landlord
 - 1 Resident, Homeowner, Business Owner, & Landlord
 - 1 Resident, Homeowner, & Business Owner
 - 6 Resident Renters
 - 27 Resident Homeowners
 - 1 Business Owner Only
 - 1 Renter Only
 - 2 Student Only
 - 1 Landlord Only
- 2) How long have you lived in or owned property in the Village of Saint Johnsville?
 - Less than 5 years: 19 (25.7%)
 - Between 5 and 10 years: 7 (9.5%)
 - Between 11 and 20 years: 11 (14.9%)
 - Greater than 20 years: 35 (47.3%)
 - None of the Above: 2 (2.7%)
- 3) What are the biggest advantages to living and/or working in the Village of Saint Johnsville?



Comprehensive Planning Resources

- 4) How important is it to attract the following types of businesses?
- Grocery Store – 79.7%
 - Manufacturing – 55.4%
 - Retail Stores – 40.5%
 - Medical/Dental – 32.4%
 - Restaurants – 31.1%
 - Professional Offices – 24.3%
 - Hotels/Motels/Inns – 10.8%
- 5) What are the biggest challenges to living and/or working in the Village of Saint Johnsville?
- Need to travel for food, entertainment, clothing, employment, and medical services.
 - Garbage service is inadequate.
 - High public drug use.
 - Residential rentals in storefronts.
 - Property maintenance enforcement.
 - Poor street conditions.
 - Lack of local employment opportunities.
 - Apartment housing shortage.
 - The youth center has limited programming.
 - Lack of access to fresh food and groceries.
 - Limited transit service.
 - No public EV chargers.
- 6) What types of housing would you like to see more of in the Village?
- Single Family – 60.3%
 - Senior Housing – 39.7%
 - Apartment Buildings – 24.7%
 - Downtown 1st Floor – 19.2%
 - Seasonal/Short-Term – 13.7%
- 7) What changes would you like to see implemented over the next 10 years within the Village?
- Village Dissolved
 - Improved Code Enforcement
 - Revived Main Street
 - Lesser Drug Presence
 - Restored Vacant Buildings
 - Reviewed Land Use Laws
 - Renewed Pride of Place
 - Expanded Youth Services
 - Creation of Senior Housing
 - Expanded Employment Opportunities
 - Expanded Cultural and Recreational Opportunities
 - Additional Amenities at the Marina
 - Controlled Speeding
 - Expanded Affordable Housing
- 8) Rate these areas of improvement in terms of need.
- Sidewalks – 38.4%
 - Water/Sewer – 37.0%
 - Roadways – 27.4%
 - Transit – 23.3%
 - Streetscape – 21.9%

Comprehensive Planning Resources

- Parks – 17.8%
 - Parking – 16.4%
- 9) What types of community activities do you and/or would you like to participate in regularly?
- Farmers Market
 - Community Gardens
 - Bingo Nights
 - Road Races
 - Village Clean Ups
 - Craft Fairs
 - Concerts
 - Spring/Autumn Festivals
 - Outdoor Fitness Classes
 - Community Walks
 - History Talks
 - Hiking
- 10) Rate these areas of improvement in terms of need.
- Maintenance – 61.1%
 - Education – 47.3%
 - Police Service – 44.4%
 - Family/Youth Services – 43.1%
 - Senior Services – 40.3%
 - Fire Service – 40.3%
 - Emergency Medical Services – 38.9%
 - Library Services – 23.6%
- 11) If the Village received five million dollars to improve community services and facilities, how do you think the money could best be spent?
- Build another Playground
 - Improve Sidewalks
 - Benches in Parks and on Sidewalks
 - Make Village ADA Compliant
 - Improve Street Surfaces and Designs
 - Attract Main Street Businesses
 - Attract Manufacturing
 - Improve Sewer Service
 - Create Dog Park
 - Rehabilitate Main Street Buildings for Artisans
 - Property Maintenance Initiatives
 - Acquire Vacant Lands and Properties
 - Attract Entertainment for Youth
 - Create a Food Co-op
 - Create a Business Park
- 12) Rank the following topics from the most important (1) to the least important (7).
- Local Economy – 34.2%
 - Infrastructure Improvements – 27.4%
 - Housing Affordability – 15.1%
 - Residential Appearance/Upkeep – 13.7%
 - Natural Environment – 5.5%
 - Recreation Opportunities – 2.7%
 - Historic Preservation – 1.4%
- 13) What types of activities would you like to see offered in the Village parks?
- Toddler Playground
 - Youth Programs
 - Gardens
 - Walking Tours
 - Events
 - Food Trucks

Comprehensive Planning Resources

- Farmers Market
- Dog Park
- Fair
- Ice Rink
- Pickleball
- Benches
- Group Fitness
- Bike Racks
- Accessibility
- Race Track
- Security
- Movies
- Maintenance
- Senior Activities
- Walking Path

14) Do you highly support the following ideas to improve food options in the community?

- Grocery Store – 76.7%
- Farm Store – 49.3%
- Food Co-op – 45.2%
- Amish Store – 32.9%

15) What steps would you like to see the Village take to better prepare for flooding and climate change?

- Improvement Drainage System
- Ban Open Fires
- Implement Early Warning System
- Create Evacuation Plan
- Hydrant Replacement
- Improve Public Awareness
- Improve Maintenance of Creek
- Finish the Wall on Williams
- Preserve Trees and Vegetation
- Elevate Structures in Flood Areas
- Improve Roadway Maintenance
- Coordinate with Canal Corps
- Upgrade HVAC Systems

Comprehensive Planning Resources

16) Explain any challenges you may have getting around the Village as a pedestrian or cyclist.

- Connect Sidewalk to Dollar General
- Invest in Walkability
- Implement Slower Speed Limits
- Improve Cyclist Safety on Bridge Street
- Improve Crosswalk Safety
- Need Village-Maintained Sidewalks
- Lack of Streetlights
- Vegetation Maintenance along Sidewalks and Streets
- Poor Signage for Pedestrian Safety
- Lack of Bike Racks
- Poor Sidewalk Accessibility

17) What local or regional destinations would public bus service be most valuable to Village residents and businesses?



Comprehensive Planning Resources**D1) Age Range?**

- <18 – 0
- 18-29 – 4
- 30-39 – 12
- 40-49 – 18
- 50-59 – 14
- 60-69 – 14
- 70-79 – 8
- >79 – 0

D2) Gender?

- Male – 28
- Female – 42
- Other – 1

D3) Veteran?

- Yes – 9
- No – 60

D4) Household Size?

- 1 – 11%
- 2 – 34%
- 3 – 18%
- 4 – 16%
- 5 – 15%
- 6 – 6%

D5) Origin City/State/Country?

- In Saint Johnsville – 42
- A Surrounding County – 9
- Another NYS Community – 9
- Another State – 4
- Within USA – 4