DOWNTOWN REVITALIZATION INITIATIVE

2021

ROUND 5

VILLAGE OF CAPE VINCENT

“WHERE LAKE ONTARIO MEETS THE ST. LAWRENCE RIVER”
BASIC INFORMATION

Regional Economic Development Council Region: North Country
Municipality Name: Village of Cape Vincent
Downtown Name: “Where Lake Ontario Meets the St. Lawrence River”
County Name: Jefferson
Applicant Contact(s) Name and Title: Hon. Jerry Golden, Mayor
Applicant Contact(s) Email Address and Secondary Email Address:
  • themayor@centralny.twtc.com
  • jay@ggprocess.com

VISION FOR DOWNTOWN

“Cape Vincent is a small-town, rural community with unique scenic, historical and natural resources. We are committed to preserving these essential qualities that make it a desirable place to live, while seeking to improve the local economy by promoting compatible residential and small business growth.”

The community’s vision has been renewed with a sharper focus on future growth that is sustainable and consistent with Cape Vincent’s character. The community’s preferences essentially remain the same: to protect its rural character, to respect and sustain the St. Lawrence River and Lake Ontario for both pleasure and commerce, to embrace our agrarian culture, to promote our historical connections, and to achieve compatible economic and commercial growth.

Cape Vincent’s application actively embraces the concept of “place making”. This transformative concept is utilized where attractive communities draw new people to the region. Not only to visit, but to possibly even consider moving to the area for a career or opening a new business. In order to create communities where people want to live, work and play the following strategies are utilized.
1. Revitalize downtowns to create planned, vibrant, livable centers of commerce.
2. Activate tourism as a driver to diversify our economies by creating demand to accelerate investment.
3. Develop a variety of housing options necessary to attract and retain residents and a quality workforce.

JUSTIFICATION

The Village of Cape Vincent’s location on the St. Lawrence River near the confluence of Lake Ontario was a major factor in the Village’s initial settlement and its subsequent growth as a trade port. Today, the Village’s waterfront location remains one of its greatest assets. Serving as the gateway to the Thousand Island region, the Village has the distinction of being the only community with an international car ferry on the St. Lawrence- allowing passengers, automobiles, and bicyclists to travel between the United States and Canada. Cape Vincent has an international point of entry to the United States! The Village’s rich history, cultural diversity, old style architecture, natural environment, and access to the St. Lawrence provide a unique experience for those visiting and living within the Cape Vincent community.

The community of Cape Vincent is a genuinely historic community. It is it graced with many inspired properties listed on the National Register of Historic homes and numerous other historic properties which would qualify for inclusion in the National Register but have not been entered. A key aspect of the historic properties is a sense of site. In many cases beautiful architectural buildings overlook Lake Ontario or the St. Lawrence River or a pristine rural landscape. The convergence of nature and architecture in Cape Vincent is much the same today as it was two centuries ago.
Thus, the community and its leaders must not only be sensitive to the potential adverse impacts that any project may have on the Town, Village and surrounding areas, but also maintain vigilance in the protection of existing cultural, visual and aesthetic assets of the Town and Village.

Through careful planning, multiple updated studies, and the utilization of the views of residents and business owners, the Village of Cape Vincent is primed to utilize the DRI grant to take its next big leap at progress.

**DOWNTOWN IDENTIFICATION**

1) **Boundaries of the proposed DRI area**

**Commercial Area and Main Traffic Corridor—Broadway and Market Streets, (NYS Route 12E)**

Broadway Street is the main downtown, commercial area with some scattered residential properties. Market Street is predominantly residential with a concentration of commercial near Broadway Street. The Village Green is located in the center of the downtown area where concerts and other activities are held.

For practical purposes, the downtown area stretches from East End Park to Market Street in the village. It also travels about 1/10 of a mile south on Elm Street, South Point Street and South Market Street.

The Village has a small-town charm that is made even more special with the visual influence of the St. Lawrence River. Guidelines for new and re-development should maintain this unique atmosphere and quality. The aesthetics of the properties are important. There is also a need to be aware of the transition from residential to commercial areas and the encroachment of
commercial uses into the residential areas. Parking is a concern, new development should be encouraged to provide some on-site parking, but off-Broadway Street.

Commercial development utilizing existing vacant buildings or new construction on vacant property. Protection of historic structures. Creation of public parking areas off the main Broadway Street business section. Extend the sidewalk along the river side of Broadway Street from East End Park to the center of the Village. Traditionally, the downtown area of a community serves many needs. It is a place for people to gather socially, dine, shop, worship and to live. The downtown district of Cape Vincent includes more than 30 businesses but offers a limited number of goods and services.

See map below
2) Past investment, future investment potential

Beginning in the summer of 2011, the Village of Cape Vincent participated with representatives from Tourism Kingston, the Kingston Economic Development Corporation, Wolfe Island Business and Tourism Association, Horne's Ferry, Cape Vincent Chamber of Commerce, Cape Vincent Local Development Corporation and the Town of Cape Vincent to discuss the possibility of working together to promote a gateway to Kingston through Cape Vincent and Wolfe Island. Highlights of the first-year efforts include development of a website and a billboard on Route 81 directing visitors our way. Second year plans have begun and include seasonal banners for each location, visitor information kiosks and conducting visitor surveys. The Linger Longer campaign is a destination development process that will take a few years to complete but all involved saw year one as a success to build on. You can visit the website via our Links of Interest (www.lingerlonger.ca).

Upgrading the Village Sewer System
The Village has completed the process of replacing its sewage treatment plant and lift stations to comply with DEC regulations and provide a system that will allow for additional users. The new plant will be able to handle 260,000 gallons per day (gpd) compared to the old system that could only handle 144,000 gpd.

Upgrading the Village Storm Drain Infrastructure
A program has been started to repair and upgrade the storm drains in the Village of Cape Vincent. There are 11 main drains leading to the river that need repair and upgrading. The program is to start at the river of each main drain and work south through the Village cleaning, repairing and in some cases enlarging the system. This is a long-term program that will take several years. Though we have started working, it will be necessary to apply for grants to help support the program.
**Repairing Village Sidewalks**
A program has been set up to repair the village sidewalks. For the program, the Village is putting in the budget each year $10,000 for materials and using village labor to replace approximately 2500 to 3000 feet of sidewalk each year.

**Updating the Village of Cape Vincent Zoning Laws**
The zoning laws of the Village of Cape Vincent are being updated. A team of seven people made up of the Jefferson County Department of Planning Community Development Coordinator, one Village Trustee, the Village Planning Board Chairperson, the Village Zoning Board of Appeals Chairperson and three Village of Cape Vincent Citizens.

**Installation of Vehicle Charging Stations**
Fall 2021 completion of two vehicle charging stations in the downtown area at village expense. $50,000

**Town and Village Grants in the Last 6 Years**

Village of Cape Vincent **NYS REDI** Funding Award:

Several REDI funded projects were in the 2019 Round 4 DRI application. Cape Vincent greatly appreciates the State Of New York funding these critical projects. Market Street Park, Real Street Park, Point Street Park, and East End Park funding were all improved by the following REDI awards.

* Lake Ontario Resiliency and Economic Development Initiative (REDI)

**Esseltyne Public Dock**
Remove existing conduits, install marine-grade conduits, replace dock decking, and install floating concrete dock system.
Grant Award: $824,980  Local Share: $43,420

**Point Street Seawall, Sidewalk, and Road**
Address damage to the seawall, sidewalks, and road by filling in exposed voids behind seawall with flowable fill; replacing topsoil, seed, and mulch; reconstructing affected portions of street; replacing damaged sidewalks.

**Grant Award:** $61,750  **Local Share:** $3,250

**Real Street Seawall**
Address damage caused by erosion and provide future protection for Real Street which is directly on the St. Lawrence River and provides public access to the River. Reset top few tiers of limestone portion of seawall, raise wall system.

**Grant Award:** $97,850  **Local Share:** $5,150

**Market Street Sewer**
Replace the sewage collection mains and manholes on these streets new watertight piping and manholes. Where practicable, provide longer-term flood protection for infrastructure

**Grant Award:** $669,750  **Local Share:** $35,250

**Village-Owned Boat Ramp**
Submitted Project Description: Replace or redesign infrastructure of boat ramp.

**Grant Award:** $47,500  **Local Share:** $2,500

**East End Park**
Mitigation measures suggested include: resetting top few tiers of limestone portion of seawall, raising wall system, construct a quarry stone apron behind seawall, removing/replacing sidewalk adjacent to seawall, filling in voids, repairing undermined area.

**Grant Award:** $3,075,720  **Local Share:** $161,880

**Village-Owned Dock**
Submitted Project Description: Replace or redesign infrastructure of village owned dock.

**Grant Award:** $47,500  **Local Share:** $2,500

**2019 CFA Club Street Revitalization**
The Town of Cape Vincent in partnership with the Village of Cape Vincent will implement the Village’s LWRP and Club Street Revitalization Plan through the design and construction of improvements to the Club Street area along the St. Lawrence River. Enhancements will include docks, restrooms, wayfinding, public
Wi-Fi access, utilities, streetscaping, and demolition of deteriorating covered boat slips and structures that inhibit public access.

**Grant Award: $843,750 Local Share: $240,000**

**Village of Cape Vincent Wastewater Treatment Plant and Collections**
**Project Cost - $9,005,000:**
- USDA Grant $1,900,000
- USDA Loan $100,000
- NYSEFC Grant $2,000,000
- NYSEFC 0% Loan $4,200,000
- Green Project Reserve Grant $805,000

**Town of Cape Vincent Water:**
$2.3 million total, including $622,140 in grant funding, a $905,537 zero-interest loan, and $790,914 in a previously approved grant to assist with the construction of a new distribution system to serve the Town of Cape Vincent Water District #6.

**SAM Grant Funding from NYS Legislature:**
- $125,000—Construction of new playground and pickle ball courts at recreation park
- $75,000—Upgrades and repairs to Tibbetts Point Light House
- $250,000 to secure property and make upgrades in the Club Street Marina Area
- $100,000 – Build pavilion, showers and locker room at East End Park
NYSDEC Engineering Planning Grant:
$30,000 to study the potential for Sewer District # 1.

NYS LWRP:
$50,000 grant to update and expand the Village’s LWRP to include areas of the town.

Private Downtown Investment
Downtown businesses utilized a CDBG Main Street grant to make façade improvements and upgrades. $600,000 Grant

Roxy Hotel
A Restore New York 2009 grant was awarded to the Village of Cape Vincent in the amount of $1,532,286 for the Roxy Hotel (Roxy’s). The hotel was built in 1894 and is literally the cornerstone of the business district in the village of Cape Vincent. Listed on the New York State Historic Register, Roxy’s is a three-story brick building located at the corners of Broadway (Main) and Market Streets. The rear top two floors of the 15,000 square foot building overlook the beautiful St.
Lawrence River. The building is part of the downtown revitalization plan which was developed with the assistance of a 2006 New York State Strategic Planning Technical Assistance Grant. Facade renovation for the building was also included in the New York State Main Street Grant received by the Cape Vincent Improvement League and Cape Vincent LDC in 2007. The rehabilitated building is a mixed-use facility with the majority of space dedicated to commercial use.

Cape Vincent Brewery
The owners of the recently renovated Cape Vincent Brewery have invested over $380,000 into their craft brewery and are looking to continue their growth.
Aubrey’s Inn
The new Aubrey’s Inn completed a $200,000+ improvement to the facility.

Chateau
The Chateau has invested well over $150,000 into beautifying their fine arts shop.

French Towne Market
The French Towne Market has invested over $200,000 and keeps the village from becoming a food desert.
Clarks Cove on the River

Clarks Cove on the River has invested nearly $350,000 in their mixed use commercial residential property on the river near the International Point of Entry. St. Lawrence Seaway river pilots currently reside in the building’s apartments.
Horne’s Ferry
Horne’s Ferry is a family-operated business for over 200 years, crossing the Canada-U.S. international border on the St. Lawrence Seaway from Wolfe Island, Ontario to Cape Vincent, NY. The business has continuously invested thousands of dollars in dock and ferry boat upgrades.
Telly’s Inn
The recently renovated restaurant is both upscale and cozy. It also contains a recently renovated 8 room motel on the grounds. The owners have invested nearly $700,000 in the past year.
Rental Property Owners
Multiple business and property owners have invested hundreds of dollars to create mixed use commercial and residential properties in the downtown area.
3) Recent or impending job growth
Job growth has seen a slight increase in the last two fiscal years while employment levels in the Cape Vincent Community have remained stable. The New York State Correctional facility is the largest employer in Cape Vincent with approximately 450 employees. The public elementary school in the village employs 91 and Metal Craft (a rapidly expanding boat part manufacturer) employs 22 FTE’s. Metal Craft is located in a marina in the DRI area.

Downtown Cape Vincent has two new “anchor” projects occurring presently that will ensure job growth downtown. The Cape Vincent Brewery and the recently renovated and purchased Tellys Inn now employees over 35 people. Many other small businesses have created new job opportunities, attracted a steady amount of out of tourists, as well as serving the locals who live in the community. With the recent public/private investments in Cape Vincent it is obvious that our residents and visitors support the DRI initiative.

This project would take our unique community to a higher level. The grant funds would allow us to do projects that would otherwise take years to finish. Our community is on an economic upswing in terms of job opportunities, tourism and public/private investment. The funds would contribute to making Downtown Cape Vincent a sustainable community well into the future.

4) Attractiveness of physical environment

Cape Vincent, located at the confluence of the St. Lawrence River and Lake Ontario, is rich in natural resources and has a historical heritage that evokes pride from its citizens. While economic development has been difficult for the community, its people are resilient and are dedicated to the community.

Cape Vincent History
The Town of Cape Vincent is located at the eastern extreme of the Great Lakes system where Lake Ontario flows into the St. Lawrence River. It has a unique setting whereby its water resources made early travel and commerce possible westward well beyond the center of the continent and eastward to the Atlantic Ocean. The relative ease of water travel allowed early French explorers, traders and missionaries to extend their presence while early British-English settlers were establishing their colonies along the Atlantic coast. Indigenous native cultures predated these Europeans by thousands of years, though the Cape Vincent area was used by them mainly on a seasonal basis.

The proximity of the Cape Vincent to Kingston, Ontario, Canada and the fact that the River could be crossed by ferry as well as across the ice in winter rendered it a choice location for a commercial town. A ferry service was established as early as 1807 (and still operates today) between Cape Vincent and Wolfe Island, Canada. The initial development of the Village began with the waterfront area being cleared and a wharf, blockhouse, tavern and barn erected.

At the turn of the 20th century Cape Vincent's path to the future had been set, a community whose economic vitality was dependent on both tourism and agriculture.

Cape Vincent maintained its small-town atmosphere with world-class scenic and historical assets along with its agricultural and tourism roots. These very qualities were not only important historically to the Cape's development but will also provide the foundation for Cape Vincent's future growth and its attraction as, “...a small-town, rural community with unique scenic, historical and natural resources.”

Cape Vincent Today
Population
Between 1980 and 2000 growth of total housing units for Cape Vincent was greatest among four local, waterfront towns listed in Table 3.3. From 1980 to 1990 Cape Vincent total housing increased 21.6% compared to 5.5% for Lyme. The following decade Cape Vincent grew by 11.7% and Lyme only 3.7%.

From 2000 to 2010 however, this pattern of exceptional growth was completely reversed. Adjacent towns total housing growth improved from 6.1% for Lyme to 7.9% for Brownville while Cape Vincent actually lost housing units, -2.9% (Table 3.3). This same pattern was present in the seasonal housing data with Cape Vincent posting negative growth, -5.4%. Vacant housing in Cape Vincent mirrored this trend, in reverse, with positive 18.4% increase in vacant housing from 2000 to 2010.

Aubrey Court is a Senior Housing Project located on Grant Road in the Village. It provides 22 one-bedroom and 2 two-bedroom units for persons 62 years and older who meet income guidelines or disabled individuals of any age. Center Street Family Housing is a low-income project located in the Village. There are 18 two-bedroom and 6 one-bedroom units available to families who meet income guidelines.

**Income**
The median family income from 1980 to 1990 more than doubled for the Town and nearly doubled for the Village and County (Table 3.4). Between 1990 and 2000 Town and Village median family incomes improved by 44.4% and 30.3%, respectively. At the same time, however, Jefferson County median family income nearly doubled the rate observed in Cape Vincent, increasing 63.7%. In 2016, the median income for Cape Vincent families decreased significantly from levels observed the previous decade, the Town and Village decreased by -25.2% and -29.9% respectively. Median family income growth for Jefferson County from 2010 to 2016 also decreased by -3.7% to $49,911 with Cape Vincent at $51,739.

**Buildings of Note**
The Roxy Hotel (1894) is a prominent three-story brick building located in the
center of the village of Cape Vincent. It features modest turn-of-the-century design with arched windows and doors on the ground floor, segmental-arched windows on upper floors and a restrained brickwork pattern on its frieze. The Broadway Historic District is a cohesive group of three neighboring estates built between 1815 and 1840 on the St. Lawrence River on the west edge of the village of Cape Vincent. It includes: the Stone House (1815)» two Greek Revival style mansions; Beechwood (1840) and Maple Grove (1838); two houses which were Stone House service buildings, the Servants Quarters (1820) and Bragdon House (1840); and two contributing outbuildings on the original Stone House property. The high-style and grand scale of the three large residences in the district reflect the wealth and prominence of their original French owners.”

The community of Cape Vincent is a genuinely historic community. It is it graced with many inspired properties listed on the National Register of Historic homes and numerous other historic properties which would qualify for inclusion in the National Register but have not been entered. A key aspect of the historic properties is a sense of site. In many cases beautiful architectural buildings overlook Lake Ontario or the St. Lawrence River or a pristine rural landscape. The convergence of nature and architecture in Cape Vincent is much the same today as it was two centuries ago. This is essential to the heritage of our community from its exploration to the establishment of Cape Vincent as a keystone to the settlement of a large countywide area, to the unfolding of events during the War of 1812, to the development of commerce through time and the eventual evolution of our community as it stands today. Thus, the community and its leaders must not only be sensitive to the potential adverse impacts that any project may have on the Town, Village and surrounding areas, but also maintain vigilance in the protection of existing cultural, visual and aesthetic assets of the Town and Village.

**Happenings in Cape Vincent**
Cape Vincent is fast becoming a place for people like to live as well as spend their vacation. Excellent highways are available to provide transportation to Cape Vincent. When traveling on interstate 81, exit 46 is the most convenient exit to provide you a direct route to “the cape”. When you reach your destination, you can enjoy watching ships from all over the world passing through the clean blue waters of the St. Lawrence River and Lake Ontario. We also have the distinction of being the only community left with an automobile and passenger ferry to Canada crossing the St. Lawrence River.

Water sports are abundant from swimming and diving, fishing and boating to riverside hiking trails and lighthouse visits.

Among the first downtown events of the year is the war of 1812 historical weekend every fourth weekend of June. Reenactors provide live demonstrations of life for soldiers and civilians during the war. Battle skirmishes, lecture series, a children's muster and other activities take place all weekend long.

Cape Vincent French heritage is inspired more than 50 years of celebration during our annual French festival. Artist street performers, food, beer and wine vendors fill downtown Cape Vincent every second week of July. The event attracts over 10,000 people to Cape Vincent over 3 days.

One of Cape Vincent “newest” traditions is more than a decade old already, Oktoberfest. The very first German Oktoberfest was held in 1810 and continues every year since.

A vivid and active arts scene can be found in downtown. The Cape Vincent Arts Council (CVAC) is a nonprofit organization of volunteers who are dedicated to bringing the Arts to Cape Vincent.

22 years ago, a group of volunteers got together to bring a series of summer concerts to the residents and visitors of Cape Vincent. The “Concert on the Green” programs were such a success that in 1997 the Cape Vincent arts council
was established as a nonprofit agency in order to obtain state and federal funding for similar programs. Originally the concert on the green series was aided by NYSCA grant money. The program is now supported through donations, memberships and advertising in concert programs.

In the past 22 years the CVAC has grown to provide a whole range of art related activities for its members and the people of the thousand islands. It sponsors an internationally-recognized Chopin piano competition for young people, hold a town wide quilt show, provides arts programs for Cape Vincent students, sponsors a book discussion group, and provides a venue for poets and writers to share their work as well as other programs.

The Thousand Islands International Piano Competition returns to Cape Vincent (wwnytv.com)

The Village sponsors the Bob Gosier Memorial Cape Street Hoops 3 on 3 basketball tournament hosted on Broadway in downtown Cape Vincent. The event grows each year attracting over 1,000 people over 3 days sports weekend.

The Village is also the host for major fishing events. These events bring in hundreds of fisherman providing a major economic bump to area motels, shops and restaurants. Several of these events (and the Village) receive coverage on cable TV sportsman channels.

NYTBF Tournament News 2021 | The New York Bass Forums (nybass.com)
Cape Vincent gets ready to host big fishing tournament (wwnytv.com)

More about Cape Vincent

History shows that one of the first schools of learning in this area was erected on Carleton Island in 1823. From then on, many one room school houses were built throughout the area, when in 1906 the records show that there were seventeen school districts in the town of Cape Vincent. The present school building, on Esselstyne Street, now an elementary building, was constructed in 1942 when all
the districts centralized. This brought an end to the one room school house. In 1967, voters in Cape Vincent and Clayton (15 miles to the north) voted to consolidate their two districts in order to provide facilities to increase educational opportunities to all local youth. In September of 1972, the new “Thousand Islands High School” opened on its site at Sand Bay, half way between Cape Vincent and Clayton.

[SEE FIGURE NEXT PAGE]

Figure 4. Listing of properties and the historic district on the National Register within the Village of Cape Vincent.

In 1968, local residents inaugurated a French Festival Day. This day has become an annual affair and is held on the second Saturday in July near Bastille Day. French Festival Day has grown each year since 1968, bringing thousands of visitors to Cape Vincent for the celebration which consists of many French booths,
exhibits, costumes, French pastries, parade, and band concerts and climaxed with a gigantic firework display in the evening. The LeRay family owned and settled much of the land in this area, with most of the early deeds of the 1700’s bearing the signature of Vincent LeRay. Familiar names then, as now, are Gosier, Docteur, Dezengremel, Mussot, Chavoustie, Favrey (Favret), Merchant and Majo. The main program on French Festival Day features many New York State dignitaries and specially invited guests. The program is held on Broadway.

The Community House located on S. Market Street was the first framed house built in the early 1800’s by the Borland family. In 1931 the Fish family donated it to the village for a Community building. In 1969 it was opened as the first Museum for the village. Since then the Cape Vincent Historical Museum has relocated to one of Cape Vincent’s oldest buildings. The stone structure located on North James Street was used as a barracks to house soldiers during the War of 1812. Later on, the Forsythe Brothers manufactured ironwork for sailing vessels and cook stoves during its day as a foundry and machine shop. It has also served as a Town Barn. The Cape Vincent Chamber of Commerce has an office and a Tourist Information and Visitor’s Center in part of this historic stone building. Although it appears that Cape Vincent is “just a quiet place to live” those of us who make our homes here find that our small town is the “center of activities.”

We are located only 25 miles from the city of Watertown with a state-of-the-art hospital, large shopping areas, Jefferson Vocational-Technical School, Jefferson Community College, and most of all the facilities of a large city. We are only a 45-minute drive to Fort Drum.

Locally, there are many organizations with active membership. These include Church Societies, Parent-Teacher Organization, Lion’s Club, Knights of Columbus, Study clubs, Firemen, Fire Dept. Auxiliary, Ambulance and Emergency Squad, American Legion, and American Legion Auxiliary, Chamber of Commerce, Senior Citizens, Improvement League, and numerous others. For those who belong to a number of these organizations, the winter months particularly are filled with various activities.
Cape Vincent is a caring community. Residents struggling through the pandemic can receive financial assistance from a local charitable organization. [Cape Vincent organization offering “Cape Aid” funds to town residents (wwnytv.com)]

5) Quality of life policies

The Village of Cape Vincent along with the Town of Cape Vincent has a long and successful history of utilizing planning processes and planning grants to help it sustain positive growth in the downtown area.

These plans demonstrate the Village’s willingness to visualize and facilitate redevelopment and vibrancy in the community. Highlights of each of these plans are listed as follows.

**Cape Vincent Waterfront Feasibility Study (August 2021)**

An executive summary of the study found:

The waterfront design is reflective of the already well established tourism campaign of “1000 Islands”. This concept embodies many ideas that all sum up what it means to live in Cape Vincent - from the deep French heritage to its significant agrarian industry to its height in seasonal tourism from the 19th century. The design of this park is inspired by all these significant elements.

The park features numerous undulating legacy gardens, which abstract the original concept of the French parterre gardens to pay homage to Cape Vincent’s French heritage. Furthermore, the planting beds are intended to symbolically represent the 1000 island landscape as each planting bed represents a different community within the “1000 islands”.

Metaphorically, this park will not only bring the citizens of the community together but it could also bringing the communities surrounding Cape Vincent together as well (From Henderson Harbor to Prescott). To further commemorate Cape Vincent’s agrarian past, some of the planting islands are designed to be
productive gardens to support local permaculture. Lastly, to drive home Cape Vincent’s rich history, a legacy walk is proposed in the park. This will highlight Cape Vincent’s journey throughout time. At select locations in the park, there will be various interactive site features that will reflect a specific point in time in Cape Vincent’s History.

These site features will range from life-size bronze sculptures to park benches to historical anchors found on site. This way, visitors and residents alike can celebrate the rich history and culture of Cape Vincent as they immerse themselves along the waterfront.

**Proposed improvements from the study:**
- Broadside Pier
- Event Lawn/Flex Space
- Boater Facilities w/ Restroom
- Splash Pad
- Pedestrian Promenade
- Improved Parking
- Club Street Pedestrian Street
- Kids Playground
- Existing Public Broadside Pier
- Village Green
- Memorial Gardens
- Improved Parallel Parking
- Public Flex Space to Complement Local Businesses
- Enhanced Pedestrian Sidewalks
- Public Plaza
- Raised Intersection
- Ferry Dock Extension
- Bike Lane
01

Inventory

Existing Conditions

A. Ferry Dock
B. Property to be Demolished
C. Existing Covered Slips
D. Existing Public Pier
E. Village Greens
F. Cape Vincent Historical Museum
G. Private Residence
H. Veteran’s Memorial
I. Local Businesses

SCALE: 1”=80’-0”
**Concept**

Large-Scale Connections

**Key**
- Significant Destinations
- Pedestrian Connections

**Examples of Pedestrian Connections**

- Bike Lanes (Separate from Sidewalk)
- Complete Streets (Bike/Pedestrian Lane Mix)
- Hybrid

**Significant Destinations**

- East End Park
- Anchor Marina
- Downtown
- Intersection of 126 and Broadway
- Cape Vincent
- Downtown
- Anchor Marina
- East End Park

**Project Site**

**St. Lawrence River**

- 5 Miles
- 25 Miles
1000 Islands

The waterfront design is reflective of the already well-established tourism campaign of “1000 Islands”. This concept embodies many ideas that all sum up what it means to live in Cape Vincent - from the deep French heritage to its significant agrarian industry to its height in seasonal tourism from the 19th century. The design of this park is inspired by all these significant elements. The park features numerous undulating legacy gardens, which abstract the original concept of the French parterre gardens to pay homage to Cape Vincent’s French heritage. Furthermore, the planting beds are intended to symbolically represent the 1000 island landscape as each planting bed represents a different community within the “1000 islands”. Metaphorically, this park will not only bring the citizens of the community together but it could also bring the communities surrounding Cape Vincent together as well (From Henderson Harbor to Prescott). To further commemorate Cape Vincent’s agrarian past, some of the planting islands are designed to be productive gardens to support local permaculture. Lastly, to drive home Cape Vincent’s rich history, a legacy walk is proposed in the park. This will highlight Cape Vincent’s journey throughout time. At select locations in the park, there will be various interactive site features that will reflect a specific point in time in Cape Vincent’s History. These site features will range from life-size bronze sculptures to park benches to historical anchors found on site. This way, visitors and residents alike can celebrate the rich history and culture of Cape Vincent as they immerse themselves along the waterfront.
Concept
Phasing Diagram

PHASING

Phase 1
• Event Lawn
• Splash Pad
• Boater Facilities
• Stadium Seating

Phase 2
• Kids Play Zone
• Recreation Lawn

Phase 3
• Memorial Gardens
• Pedestrian Promenade
• Reflective Water Feature
• Legacy Trail Completion

Phase 4
• Broadway St. Road Diet
Concept
Phase 2
02

Concept
Phase I Enlargement

Splash Pad/Waterfront Interface
Event Lawn
Stadium Seating
Bench Swings

Key Plan

Phase I Limit of Work

SCALE: 1”=20'-0”
Phase 2 Limit of Work

Concept
Phase 2 Enlargement

A. Proposed Broadside Pier
B. Event Lawn/Flex Space
C. Earthscape Tree Stump Course
D. Pedestrian Promenade
E. Natural Rock Structure
F. Tarzan Swing
G. Planting Bed
H. Gravel Path
I. Club Street (Partially Closed)
J. Large Boulder Bollards

SCALE: 1"=20'-0"
Concept
Phase 2 Enlargement

A  Tarzan Swings
B  Earthscape Tree Stump Course
C  Natural Rock Structure

Phase 2 Limit of Work
Phase 3 Limit of Work

Concept
Phase 3 Enlargement

A. Undulating Memorial Gardens
B. Event Lawn/Flex Space Extension
C. Reflective Water Feature
D. Pedestrian Promenade
E. Fisherman’s Plaza
F. Club Street Pedestrian Street
G. Seat Wall

SCALE: 1"=20'-0"
Concept
Phase 3 Enlargement

A Planter w/ Seat Wall
B Memorial Water Feature
C Sun Loungers
Concept
Phase 4 Enlargement

Curb Extension
Bike Lane
Streetscape Amenities

SCALE: 1"=20'-0"
Concept
Site Sections

Section A-A

Section B-B

Key Plan
The Town and Village of Cape Vincent Comprehensive Plan Update to the 2003 Joint Comprehensive Plan (2012)

Area #8 Commercial Area & Main Traffic Corridor - Broadway and Market Streets, (NYS Route 12E)

Present Use: Broadway Street is the main downtown, commercial area with some scattered residential properties. Market Street is predominantly residential with a concentration of commercial near Broadway Street. The Village Green is located in the center of the downtown area where concerts and other activities are held.

Comments: The Village has a small-town charm that is made even more special with the visual influence of the St. Lawrence River. Guidelines for new and re-development should maintain this unique atmosphere and quality. The aesthetics of the properties are important. There is also a need to be aware of the transition from residential to commercial areas and the encroachment of commercial uses into the residential areas. Parking is a concern, new development should be encouraged to provide some on-site parking, but off-Broadway Street.

Encourage: Commercial development utilizing existing vacant buildings or new construction on vacant property. Protection of historic structures. Creation of public parking areas off the main Broadway Street business section. Extend the sidewalk along the river side of Broadway Street from East End Park to the center of the Village.

Discourage: Poorly maintained properties.

Area #9 Waterfront Area
Present Use: Light industry (Metal Craft), marinas, ferry operation, customs, Seaway Pilots, and law enforcement facility, public dock, swimming area and residential development. There are two parks located along the waterfront.
One is on the east end of Broadway Street and has a boat launch, picnic area, fishing area and is popular for scuba training. The other, developed and maintained by the NYSDEC, is at the site of the old Carleton Hotel. In addition to docking and picnicking the DEC Park also offers restrooms, showers and a covered pavilion. There are additional sites where the public has access to the river at the ends of Real, Market, Point and Murray Streets.

**Comments:** There is a need for more public dock space to encourage day trips from Islanders and Canadians. Scenic vistas need to be preserved. Public access to the waterfront, such as a walkway to the break wall, would become a distinctive tourist attraction and community asset. There is great potential for continued development of the East End Park area for improved and expanded docking.

**Encourage:** Increased public access to River, including access to the break wall and “walkability”. Protect historic structures. Develop the south side of Broadway.

**Discourage:** Development on the river front that restricts access and views of the river. Large, expansive building that would block and limit visual access to the river

**LWRP-Town and Village of Cape Vincent Local Waterfront Revitalization Program (2019) Updated from 1993 LWRP (Multiple sections approved by NYS. Still awaiting final approval by NYS)**

**Proposed Water Uses**

The waterside of the Cape Vincent WRA (i.e. the HMA) incorporates the Village waterfront, commencing east of Horne’s Ferry landing and extending out to the break wall. The HMA continues along the waterside, approximately 500’ from the Village shoreline until reaching the Village eastern boundary at the end of East End Park. The water-dependent uses within the Cape Vincent WRA includes boating, fishing, and diving; their range and intensity is
described in detail in Section II of the LWRP. Based on the inventory and analysis presented in Section II for this waterside area within the WRA, competing water dependent uses occur throughout the HMA. These water-based uses include swimming and diving areas, boating, public and private mooring, and commercial, public, and residential docking. Pursuant to 19 NYCRR Part 603, the HMP for the Village harbor portion of the Cape Vincent WRA is included below and contains required information at a level of detail and to the extent commensurate with the local circumstances. References to other parts of the LWRP have been included to complement the content of the Cape Vincent Harbor Management Plan.

**Proposed Projects**
Collectively these projects address revitalization and redevelopment of deteriorated and/or underutilized waterfront areas, improvement of shoreline public access and recreation, improvement of visual quality, strengthening the local economy, and protecting natural resources along Cape Vincent’s waterfront. This section features projects based on a brief description of the site, previous work that has occurred, and a phased approach to implementation. Each phase has been evaluated for cost estimates, funding sources, and phase duration. Phases are not necessarily sequential, but rather reflect individual project components.

- Enhancements to Village Center (Club Street and Surrounding Area)
- Riverfront Pocket Parks
- East End Park
- Bike-Friendly Waterfront
- A 2019 CFA awarded nearly $900,000 for these projects

**Club Street Revitalization Plan (2012)**

The purpose of the Club Street Revitalization Plan is to provide a strategy for the revitalization of the Club Street Area. The plan is intended to complement the Village’s existing LWRP to enhance land and water access and to plan for
the improvement of dilapidated structures and pathways. Capitalizing on the waterfront as an asset for redevelopment and economic growth is crucial to the success of the plan. The future success of the plan also hinges on the community planning process- collaborative effort with involvement of local government, business owners, and residents.

The following are a few basic issues to consider when developing an effective Revitalization Plan:

- The community’s short- and long-term goals
- The balance between economic growth and the preservation of the natural environment
- Recognizing underutilized property (Commercial and Residential)
- Maintaining and improving the integrity of a community’s cultural and historical character
- Enhancing opportunities for public access and recreation regarding waterways
- Local wildlife and agriculture

Club Street Boundary
The “Club Street Block” is the focal point of the Club Street Revitalization Plan. The project bounds are essentially the outlines of all properties adjacent to Club Street which runs NW to SE and spans approximately 300 feet. The northern boundary begins with, and includes, Anglers Lodge and Horne’s Ferry.

Several reoccurring themes and ideas emerged from this meeting including:
- Improving stability and appeal of waterfront structures, such as docks and marinas
- Improving access to the River
- Area looks “shabby” and “run-down”
- Several structures, including homes, need to be renovated, or removed
• Lack of businesses and attractions  
• Lack of parking  
• Lack of public restrooms  
• Improve refuse collection

The individual meetings yielded similar themes and ideas as the May 26th workshop; however, the participants went into greater detail regarding their own personal visions of Club Street.

• Elimination of all houses located within the “triangle”  
• Should Club Street be purely pedestrian?  
• Extend the Ferry Dock  
• Addition of coffee shops, boutiques, etc.

**Smart Growth Approaches**

• Direct the development of the existing community  
• Development will be consistent with the existing principles of the Village and dependent on feasibility and fairness  
• Small town atmosphere  
• Mixed use buildings  
• Enhance downtown core  
• Enhance connectivity between Main Street and waterfront  
• Public access to both land and water  
• Development will enhance the existing characteristics that distinguish Cape Vincent from other communities  
• Future development and planning will involve community and stakeholder collaboration  
• The natural beauty of the St. Lawrence River will be preserved  
• Streetscape development to encourage pedestrian travel  
• Creating a mixture of land uses to maximize the potential for creating recreational opportunities and economic growth
Land Use of Area

The Club Street Waterfront area in the Village of Cape Vincent consists of residential, community services, commercial, vacant, recreational and entertainment uses. Residential use accounts for approximately 42.86% of the total parcel usage and 28.81% of the total area. By acreage, recreational and entertainment uses dominate the area making up approximately 45.08% of the project area.

The project boundary contains two parcels with commercial land uses. The two parcels account for approximately 4.92% of the project total acreage. These parcels are home to two of the village’s most notable businesses; Captain Jack’s Restaurant and Horne’s Ferry.

New York State Department of State recommends the village upgrade Club
Street, the village green and access to that area to relieve congestion at the international point of entry.

The property that houses the village’s Museum and Chamber of Commerce, and US Customs and Border Protection is situated on the west side of James Street near the intersection of James and Club Streets.

**Broadway Street Master Concept Plan (2010)**

In late 2007 the Village of Cape Vincent Improvement League was awarded grant funds from the New York State Main Street program from the New York State Office of Community Renewal. The funds are being used to assist in the revitalization of the Village’s main street, which is Broadway Street from the intersection with Market Street north to the intersection with Murray Street. A portion of this funding is to be utilized for improvements to the public realm along Broadway; in other words, streetscape improvements.

**Implementation Strategy**
This prioritization effort should focus on costs and timing. Answers to the following questions will assist in this effort:

- What is the anticipated total cost for each improvement?
- Can it be achieved in phases?
- How soon can the improvements be accomplished?
- What resources are available to accomplish each task?
- Which existing streetscape furniture and/or seasonal item should be replaced?

Once the desired improvements are prioritized, allocating a time frame of immediate, short term, or long term to each action step will assist in garnering the village’s local resources (executive, administrative, and financial) necessary to accomplish such tasks. This allocation of effort needs to be somewhat flexible, as
forces beyond the Villages control will influence the ultimate progress in implementing these Broadway Street improvements.

**Downtown Revitalization Study (2007)**

**The Goal:** To encourage visitors and residents of Cape Vincent to patronize downtown establishments by developing an aesthetically pleasing, historically oriented downtown district with the types of businesses that will serve the needs and wants of the public and that will provide year-round commerce that is customer oriented.

**The Plan:** A plan of action needs to include all stakeholders to be successful. As with the 2003 Joint Village and Town Comprehensive Plan, both the village and town boards should be involved in the process, as well as the Chamber of Commerce and the area business owners and non-profit organizations. With the input from the surveys, interviews of business owners and strategies from previous years, a plan of action has been developed. However, everyone in the community must take ownership.

Therefore, the first recommendation is to suggest a two-day summit which includes village and town officials, business owners, and a director and board member from the major non-profit organizations in Cape Vincent; including the CV Chamber of Commerce, the CV Lion's Club, the CV Improvement League, the CV Local Development Corporation, the CV Arts Council, the three village churches, the CV Historical Museum and any other non-profit organizations that work toward the betterment of the town and village. The conference should be facilitated by an outside professional with experience in guiding individuals and groups toward a common goal so that all those represented consider themselves stakeholders working together toward the same vision for the community. This is especially important as contracts begin for the Main Street Grant which was recently awarded to the Cape Vincent Improvement League.
**Strategy: Promote/Increase Tourism**

**Actions:**
- Invite neighboring community leaders to discuss their successes/failures and to network for more opportunities
- Capitalize on history of Golden Crescent with surrounding communities to develop a total tourist package, such as creating and maintaining bike paths between the communities, expanding on the common themes of Chaumont, Three Mile Bay and Cape Vincent as well as Clayton, etc.

**Strategy: Expand Current Docking Facilities**

**Actions:**
- Develop a total comprehensive plan to develop dockage over a five-year period that will accommodate at least 50 boats for overnight and weeklong dockage
- Set up a committee to work with residents, marina operators, chamber of commerce, businesses and Village Officials to develop a dockage plan that will meet the needs and supplement businesses
- Work with businesses to develop services and goods to support boaters

**Strategy: Promote Historical and Cultural Events**

**Actions:**
- Contract with a marketing consultant for one full year to further develop and market programs such as the French Festival, Chopin Competition, Historical Society, and Day on the River, Concerts on the Green, Classic Cars, etc.
- Work with the Chamber and area businesses and non-profits to expand on the winter programs such as the winter volleyball tournament, ice sculpting, ice-fishing competition, Independent-film series, etc.
- Focus and develop one entity that can become the year-round attraction for Cape Vincent in the manner that the Boat Museum did for Clayton
Strategy: Apply Standards for Signage, Streetscapes, Building Facades

Actions:

- Work with present businesses and property owners to improve their properties
- Develop a set of guidelines or goals that will develop a uniform appearance for the downtown district
- Set up an advisory group to assist businesses and property owners
- Search and apply for grants that will supplement and assist with financial and professional advice

Strategy: Increase Year-Round Residents

 Actions:

- Market the attributes of Cape Vincent in the Watertown area to take advantage of the expansion from Fort Drum:
  - Great place to raise a family or to retire
  - Safe community
  - Excellent schools
  - Open parks
  - River and Lake
  - Sewer system
  - Municipal water
  - Residential garbage pickup
  - Quiet environment
  - Beautiful scenery

Conclusion: The high response rate from the May 2007 survey would seem to indicate an interest by the residents, both seasonal and year-round, in the preservation of the quality of life in Cape Vincent and the economic viability of the downtown district.

Before the major strategies can be addressed, it would be advantageous to hold a
Professionally facilitated conference with the principle participants; elected officials, business owners, and non-profit leaders of the community to establish a collective vision and shared direction.

In a community where much of the work depends on the services of volunteers, it is essential that we invite everyone to participate and to accept ownership for their future and the future of Cape Vincent.

**Thousand Islands Regional Assessment (2015)**

The geographic study area for this project extended along the St. Lawrence River from Cape Vincent in Jefferson County to Morristown in St. Lawrence County, including portions of the Town and Village of Cape Vincent, the Town and Village of Clayton, the Town of Orleans, the Town of Alexandria, the Village of Alexandria Bay, the Town of Hammond, and the Town and Village of Morristown. Through coordination provided by the Town of Hammond, the steering committee organized a stakeholder team and retained a consultant to conduct the study. The consultant adapted New York State’s scenic evaluation methodology to local conditions incorporating natural and cultural factors, views and visual perception elements, and conducted a thorough visual inventory and assessment process. An on-line visual survey completed by more than 600 people helped the consultants interpret and adjust the state standards to reflect the ways that local residents and visitors value their scenic resources.

6) **Public support**

The following shows the public participation and engagement process conducted to develop the DRI application:

Participation included the assistance of the Village of Cape Vincent, Town of Cape Vincent, Jefferson County IDA, Cape Vincent Chamber of Commerce, Cape Vincent Improvement League, local residents, local business owners.
Revitalize Downtown Cape Vincent
Open Call for Downtown Revitalization Initiative (DRI) Projects

What would $10,000,000 do for downtown Cape Vincent?

September 1, 2021 (9-1-21)
7:00 p.m. at the Cape Vincent Rec Park

The Village and Town of Cape Vincent are seeking a $10,000,000 Downtown Revitalization Initiative (DRI) grant from New York State to help downtown Cape Vincent continue to thrive by advancing revitalization strategies and projects that transform downtown and support a vibrant, year round economy.

The purpose of this Open Call for Potential DRI Projects is to describe the grant process and hear from members of the community about potential transformational projects on private sites that should be considered for DRI grant funding. DRI funding can be used to support private projects that provide economic and community benefits.

Potential projects include new construction (residential, mixed use, hotel, etc.), renovation of existing buildings, façade improvements: renovation of ground floor for new retail, office, co-working, commercial, industrial, recreational or cultural use.

Businesses, industry groups, cultural organizations, developers, non-profit organizations, and property owners are encouraged to bring their ideas for grant funding to improve downtown to the meeting.

G&G Municipal Consulting and Grant Writing
131 S. Union St., Suite E8
Spencerport, NY 14559
(585) 368-8866
www.ggprocess.com
Community Support

In an effort to ensure this DRI application is fully supported and driven by the Community, public input has been included from multiple sources seen below.

The input and comments from business owners and residents are as follows:

- Village character is an economic asset that draws businesses, tourists and residents to Cape Vincent.
- The Village possesses a relatively strong, well defined downtown that attracts residents and visitors for both shopping, tourist attractions and services.
- Residents want the Village to recruit new businesses, fill vacant storefronts and enhance retail variety. They also favor improving marinas, fixing building facades, promoting the downtown and improving the streetscape.
- Residents supported commercial sign restrictions, building facade regulations, building facade renovation programs of assistance, adding downtown events, Upgrading parks, restrooms, and marinas (both public and private).
- Business owners favored projects to fill vacant storefronts, recruit new businesses, enhance retail variety, promote the downtown, improve marina access, and fix building facades.
- Both businesses and residents support making the ferry entrance into Cape Vincent an attractive and appealing location for visitors.

ENGAGEMENT PROCESS INCLUDED:

- Multiple discussions with Village and Town of Cape Vincent elected officials and employees.
- Discussion with multiple community groups, residents and business owners.
- A public meeting was held to discuss the DRI process. It was attended by over 60 individuals. The meeting was advertised in the local paper, flyers
posted throughout the village/town, social media, and the Village of Cape Vincent website.

- Residents, businesses, and non-profits then had the ability to meet in person with a representative to discuss the DRI and their proposed projects. Multiple individuals, local businesses and organizations utilized this opportunity and presented project requests. Below is a copy of the notice which was posted to inform residents of the public meeting.
- Due to COVID-19/Pandemic concerns, Zoom meetings and phone conferences were made available and utilized by multiple individuals and business owners.
- The meetings and application process was covered by local and regional media.

North country communities vie for $10M grant (wnytv.com)

Cape Vincent prepares to submit second Downtown Revitalization Initiative proposal, local leaders hopeful for success | Jefferson County | nny360.com

STRATEGIC PLANS INCORPORATED:
- Town and Village of Cape Vincent Comprehensive Plan Update (2012)
- Town and Village of Cape Vincent Local Waterfront Revitalization Program (2019)
- Broadway Street Master Concept Plan (2010)
- Downtown Revitalization Study (2007)
- Club Street Revitalization Plan (2012)
- Thousand Islands Regional Assessment (2015)
- Cape Vincent Waterfront Revitalization Survey (2007)
- Cape Vincent Waterfront Feasibility Study (2021)

SUPPORT LETTERS RECEIVED:
- Village of Cape Vincent
- Town of Cape Vincent
- Cape Vincent Chamber of Commerce (via proposal)
• Cape Vincent Improvement League
• County Legislature
• Jefferson County IDA
• New York State Senator Patty Ritchie
• New York State Assemblyman Mark Walczyk

INITIAL LEAD CONTACT FOR DRI:
• Scott Burto, Principal
• WCP Consultants (Town and Village Contractual Grant Writer)

7) Transformative opportunities

The Village of Cape Vincent has worked collaboratively with its business and arts community to put forth multiple projects that can be readied for implementation within the first one to two years with the assistance of DRI funding. Each of the potential projects have been under consideration, discussed and presented to the Village of Cape Vincent. The final total projects costs are being determined and initial estimates have been provided. Other eligible public/foundation funding sources are identified, and private funding committed as soon as DRI funding has been determined to fill funding gaps are known. They are priority projects with the participating partners. Without DRI funding these projects will take longer to implement, if at all. However, with DRI funding these projects are ready to implement. It must be stressed that these projects, be they municipal or private, are the direct result of public engagement.

PROPOSED MUNICIPAL PROJECTS DRI ROUND 5

These projects will REVITALIZE DOWNTOWN TO CREATE PLANNED, VIBRANT, LIVABLE CENTERS OF COMMERCE. These transformative projects are designed, planned and will further revitalize the downtown, increasing the quality of life for those living in the community, but also increase the community attraction, particularly to new residents and visitors of varying ages, incomes and interests.
Collectively these projects address revitalization and redevelopment of deteriorated and/or underutilized waterfront areas, improvement of shoreline public access and recreation, improvement of visual quality, strengthening the local economy, and protecting natural resources along Cape Vincent’s waterfront.

The planning and development of these projects utilize the following strategies:
1. Revitalize downtowns to create planned, vibrant, livable centers of commerce.
2. Activate tourism as a driver to diversify our economies by creating demand to accelerate investment.
3. Develop a variety of housing options necessary to attract and retain residents and a quality workforce.

This section features transformative projects based on a brief description of the site, previous work that has occurred, and a phased approach to implementation. Each phase has been evaluated for cost estimates, funding sources, and phase duration. Phases are not necessarily sequential, but rather reflect individual project components.

**A. Waterfront Park Expansion**

*Total Project Cost $2,448,740*

The proposed waterfront design enhances the “1000 Islands” concept by expanding the legacy walk and adding 2 new docks. The park expansion creates a fully developed waterfront park for visitors to enjoy as they arrive and the dock additions give opportunity for more visitors to enjoy Cape Vincent.

The park expansion includes the extension of a natural play area for kids including creative swings, natural rock climbing structures, and a tree stump course for climbing and walking across. This Expansion extends the pedestrian promenade to a new event lawn that can be used for smaller events, exercise, and play.
Additionally, this expansion begins to introduce the legacy gardens which will showcase and educate visitors on the flora of the 1000 Islands region.

This transformative project would include a broadside pier, event lawn/flex space, earthscape, tree stump course, pedestrian promenade, natural rock structure, Tarzan swing, planting bed, a gravel path, a partial closing of Club Street and large boulder bollards.
B. Riverfront Pocket Parks Project  
Total Project Cost $200,000

The Village of Cape Vincent has uniquely protected the termini of village streets along the riverfront as spaces of public water access. It is recommended that these riverfront parks should be better celebrated through a comprehensive place making effort (i.e. uniform looking benches, signage, etc.) and repairs to infrastructure such as safety railing and shoreline protection. Landscaping, including a mixture of stone and vegetation, should clearly distinguish public land from adjacent private properties. In addition to creating a unified sense of place, participants recognized that each park area has its unique characteristics and potential improvements. Unique characteristics and recommended improvements for these sites are described below:

**Canady Park**
This area is primarily used by local residents and is a good picnic spot, due to its wide grassy area between the road terminus and the waterfront. Canoe/kayak launching are not recommended for this site.

**Esselstyne Park**
The village dock located in this park recently was awarded FEMA funds to repair dock lighting cables, which were damaged via flooding in the spring 2017 flood event. More research is required to confirm riparian rights/deed restrictions. The addition of publicly available Wi-Fi would enhance the use of this dock.

**Murry Park**
This site features access to protected and shallow water, which are positive characteristics for potential swimming areas, as well as canoeing, kayaking, and paddle boarding. However, additional research is necessary to confirm dock ownership. This area, along with other quiet waterbodies in the area,
may have invasive Eurasian watermilfoil. Site amenities such as benches, lighting, and appropriate signage would be welcomed.

Priority for future development should be placed on the Market Street Park due to its central location, historic ties to the community, and existing infrastructure. The following phases are recommended:

**Phase 1:** Establish conceptual plan for the uniform character development of riverfront pocket parks, including consideration of streetscaping/pedestrian amenities at each location (e.g., color schemes, nautical pilings, Adirondack chairs, pergolas, trash/recycling receptacles).
- Potential Funding Sources and Permitting: NYS Department of State
- Estimated duration: 1-3 years

**Phase 2:** Commence pilot project at Market Street Park to re-develop park according to conceptual design standards.
- Potential Funding Sources and Permitting: NYS Department of State
- Estimated duration: 1 year

**Phase 3:** Evaluate utilization of Pilot Project and troubleshoot problems. Enhance remaining parks according to lessons learned and revised conceptual design standards. Establish connectivity between parks via wayfinding signage and place making markers.
- Potential Funding Sources and Permitting: NYS Department of State
- Estimated duration: 1 year
C. Bike-Friendly Waterfront Project

Total Project Cost $8,125,000

Recent national, regional, and local efforts have promoted cycling safety, infrastructure, and tourism both across the United States and Canada. These goals address health, environmental, and local economic issues while diversifying transportation opportunities. Cape Vincent features ample opportunity to increase cycling safety and accessibility while providing reliable cycling infrastructure. With the potential restoration of the Ogdensburg ferry line, both Canadian and U.S. cycling tourism groups have expressed interest in creating a regional cycling loop across the border of Canada, utilizing Horne’s Ferry in Cape Vincent. This US-Canada St. Lawrence River Cycling Loop could bring about new
tourists to the area, increasing visitation to destinations such as the Tibbett’s Point hostel, the Roxy Hotel, and other local destinations.

Specific recommended amenities include rental bicycles for visiting tourists, available for use both within the Village and the Town. Other potential improvements include development of wide shoulder lands along Scenic Route 12E for road cyclists, particularly within the 45-mph zone on the east side of the Town. There has also been local dialogue regarding the development of a soft-scape trail for a parcel owned by the Village behind the Town Recreational Park for use as an exercise trail destination.

**Phase 1: Improve cyclist wayfinding signage and cycling safety amenities along 12E.**
- Potential Funding Sources and Permitting: NYS DOT Transportation Capital Program, Village/Town
- Estimated duration: 6 months

**Phase 2: Establish bike rental program and cycling infrastructure (e.g., bike racks, bicycle repair stations) throughout the Village. Conduct marketing campaign of Cape Vincent as a bike-friendly community.**
- Potential Funding Sources and Permitting: NYS Department of State
- Estimated duration: 1-3 years

**Phase 3: Establish 12E DOT bike lanes.**
- Potential Funding Sources and Permitting: NYS DOT Transportation Capital Program, Village/Town
- Estimated duration: 6 months
D. Business-Pedestrian Enhancement Project
Total Project Cost $873,540

This project is truly transformative for downtown Cape Vincent. The road diet phase of this design proposal aims to reduce traffic speeds through a pedestrian oriented environment and adhere to ADA Compliance standards to create a safe and usable environment for all. This road diet looks at Broadway St. between South James St. and Esseltyne St. The existing streetscape is wide and is mainly vehicular oriented. In order to create a more pedestrian environment, a reduction of the drive lanes and vehicular parking lanes is needed. We have also proposed the inclusion of bike lanes as well to create a multimodal transit corridor that could eventually extend to the neighboring towns.

For pedestrian safety from traffic, this road diet allows for larger planting buffers by adding curb extensions which also help create areas for street side parking. Additionally, we have created additional space along the storefronts for street side amenity areas that can be utilized by the adjacent businesses as needed.
This “road diet” project will include curb extension, a bicycle lane, and street
scape amenities.
E. **LDC Façade Program**

**Total Project Cost $500,000**

Microenterprise loan fund for smaller business’s looking for assistance with projects below the DRI threshold of $100,000 to make façade improvements.

**PROPOSED PRIVATE PROJECTS**

**Project 1**

Project Title: The Cape Vincent Brewing Co, Inc.

Preliminary Funding Estimate: $300,000

Summary Description

- Finalize our exterior Kitchen upgrades and increased brewing would allow us to rent the space out or allow other business to use it (restaurant incubator).
- Expansion in distribution will also provide name recognition for the brewery but allow to the town to help with increased tourism.
- Exterior improvements to building.
- Utilize the “farm to table” concept”.
- Current to date investment is $550,000

Anticipated Revitalization Benefits:

- Permanent Job Creation (or increased salaries for year-round employees)
- Urban Design and Beautification
- Attraction of New Residents, Business, and Visitors
- Additional Private Investment
- Sustainability and Environment Benefits—farm brewery, work closely with Big Tree Hop Yard (outside of Alex Bay) currently buy all of his crop. Have spoken with TILT: Thousand Island Land Trust about partnering on projects in the future.
**Increased Tax Revenues**

Timeframe for Implementation and Project Readiness: Two years. Exterior elements could be done any time. Brewery improvement or kitchen upgrades would take about 2.5 years with ordering lead time.

**Project 2**

Project Title: Anchor Marina

Preliminary Funding Estimate: $3,000,000

Summary Description:

- Convert railroad station from office/store to craft beer tap room with food. Transform area around bldg. to transient dockage with new restrooms.
- Have separate facilities
- Construct several multi-level condominium apartments on street side of marina basin
- Construct new facility directly off riverfront with capacity to handle metalcrafts vessels
- Provide additional dockage for rental fleet boats
- Current to date investment is $500,000

Anticipated Revitalization Benefits:

- Permanent Job Creation
- Urban Design and Beautification
- Attraction of New Residents, Business, and Visitors
- Additional Private Investment
- Sustainability and Environment Benefits
- Increased Tax Revenues

Timeframe for Implementation and Project Readiness: 2 years

**Project 3**
Project Title: American Legion Broadway
Preliminary Funding Estimate: $110,000

Summary Description:
- Install new roof over existing plus 1 story addition-building new face to match old design
- Buy plus install a generator large enough to be used in case of a community need in the event of a disaster.
- Re-design and upgrade our Veterans Memorial on village property
- Current to date investment is $20,000

Anticipated Revitalization Benefits:
- √ Permanent Job Creation
- √ Urban Design and Beautification
- √ Attraction of New Residents, Business, and Visitors
- √ Additional Private Investment
- √ Sustainability and Environment Benefits
- √ Increased Tax Revenues

Timeframe for Implementation and Project Readiness: 2 years

Project 4
Project Title: River View Lodging

Preliminary Funding Estimate: $350,000

Summary Description:
- Provide affordable short-term/long-term lodging
- Scenic Riverview
- Build 2nd story over existing Cape Vincent Liquor-New Construction 3-4 180 square foot efficiency rentals
- 2-3 room kitchenette and bathroom
Within walking distance of ferry to Canada/International border crossing

Current to date investment is $275,000

Anticipated Revitalization Benefits:

- Permanent Job Creation
- Urban Design and Beautification
- Attraction of New Residents, Business, and Visitors
- Additional Private Investment
- Sustainability and Environment Benefits
- Increased Tax Revenues

Timeframe for Implementation and Project Readiness: 1 Year

Project 5
Project Title: Cape Commons

Preliminary Funding Estimate: $1,040,000

Summary Description:

- Mixed use
- Pop Up Retail Plaza
- 5200 Square Foot Building
- 13 Commercial Seasonal retail tenants
- Current to date investment is $375,000

Anticipated Revitalization Benefits:

- Permanent Job Creation
- Urban Design and Beautification
- Attraction of New Residents, Business, and Visitors
- Additional Private Investment
- Sustainability and Environment Benefits
- Increased Tax Revenues
Timeframe for Implementation and Project Readiness: Spring 2022

Project 6
Project Title: Capeway Cottages

Preliminary Funding Estimate: $350,000 (200,000 with replacement of 2 cottage for year-round use, $150,000 remodel and 2 cottages year-round)

Summary Description:
- Renovate or replace 2 cottages to year-round use
- Facade improvement to additional cottages (5) new siding windows, parking, landscaping
- Water drainage
- (3) new roofs
- Electrical upgrades

Anticipated Revitalization Benefits:
- Permanent Job Creation (seasonal)
- Urban Design and Beautification
- Attraction of New Residents, Business, and Visitors
- Additional Private Investment
- Sustainability and Environment Benefits
- Increased Tax Revenues

Timeframe for Implementation and Project Readiness: 1-2 years

Project 7
Project Title: Horne Ferry Dock Renovation

Preliminary Funding Estimate: $375,000
Summary Description:
- Dock Rehabilitation due to damage from high water 2017-2018
- Dock repairs include a 2’ raise
- Ferry is used for international travel between the United States and Canada
- Current to date investment is $100,000

Anticipated Revitalization Benefits:
- [X] Permanent Job Creation
- [X] Urban Design and Beautification
- [X] Attraction of New Residents, Business, and Visitors
- [X] Additional Private Investment
- [ ] Sustainability and Environment Benefits
- [X] Increased Tax Revenues

Timeframe for Implementation and Project Readiness: 1 year

**Project 8**
Project Title: Cup of Joy Expansion Plan
Preliminary Funding Estimate: $400,000

Summary Description:
- Building and façade renovations
- Create mixed-use year-round apartments
- Current to date investment is $100,000

Anticipated Revitalization Benefits:
- [X] Permanent Job Creation
- [X] Urban Design and Beautification
- [X] Attraction of New Residents, Business, and Visitors
- [X] Additional Private Investment
- [ ] Sustainability and Environment Benefits
Increased Tax Revenues

Timeframe for Implementation and Project Readiness: 2 years

**Project 9**
Project Title: French Towne Market
Preliminary Funding Estimate: $350,000

Summary Description:
- Create mixed-use year-round apartments and other interior improvements
- Façade improvements
- Marketing
- New coolers
- Current to date investment is $400,000

Anticipated Revitalization Benefits:
- Permanent Job Creation
- Urban Design and Beautification
- Attraction of New Residents, Business, and Visitors
- Additional Private Investment
- Sustainability and Environment Benefits
- Increased Tax Revenues

Timeframe for Implementation and Project Readiness: 2 years

**Project 10**
Project Title: Cape Dairy Motel & Laundromat change plan
Preliminary Funding Estimate: $250,000

Summary Description:
- Renovate façade Have separate facilities
• New roof-Completed since 2019 DRI application
• Renovate motel
• Current to date investment is $150,000 in last 4 years

Anticipated Revitalization Benefits:
  _X_ Permanent Job Creation
  _X_ Urban Design and Beautification
  _X_ Attraction of New Residents, Business, and Visitors
  _X_ Additional Private Investment
  ___ Sustainability and Environment Benefits
  _X_ Increased Tax Revenues

Timeframe for Implementation and Project Readiness: 2 years

**Project 11**
Project Title: Clark’s Cove on the River
Preliminary Funding Estimate: $400,000

Summary Description:
• Rooftop outside seating construction
• Restaurant/Kitchen construction
• Jet ski rental, SCUBA tank supply
• Duty free shop
• Current to date investment is $500,000

Anticipated Revitalization Benefits:
  _X_ Permanent Job Creation
  _X_ Urban Design and Beautification
  _X_ Attraction of New Residents, Business, and Visitors
  _X_ Additional Private Investment
  ___ Sustainability and Environment Benefits
Increased Tax Revenues

Timeframe for Implementation and Project Readiness: 1-2 years

**Project 12**  
Project Title: Kayak Launch System  
Preliminary Funding Estimate: $110,000

Summary Description:
- Kayak launch system in East End Park transient dockage with new restrooms.
- Safe entry points in other pocket parks

Anticipated Revitalization Benefits:
- **X** Permanent Job Creation  
- **X** Urban Design and Beautification  
- **X** Attraction of New Residents, Business, and Visitors  
- **X** Additional Private Investment  
- **X** Sustainability and Environment Benefits  
- **X** Increased Tax Revenues

Timeframe for Implementation and Project Readiness: 1 year

**Project 13**  
Project Title: Cape Vincent Arts Council  
Preliminary Funding Estimate: $750,000

Summary Description:
- Create a permanent gallery space in a rehabilitated building or new construction
- Artist in residence position
- Space for local artists
• Public classrooms for art classes
• Current to date investment is $250,000

Anticipated Revitalization Benefits:
  X  Permanent Job Creation
  X  Urban Design and Beautification
  X  Attraction of New Residents, Business, and Visitors
  X  Additional Private Investment
  ___ Sustainability and Environment Benefits
  X  Increased Tax Revenues

Timeframe for Implementation and Project Readiness: 3 years

Project 14
Project Title: Chateau
Preliminary Funding Estimate: $200,000

Summary Description:
• Facade renovation of existing building which currently houses Chateau as well as residential apartment on second floor. Currently zoned and used as mixed use for retail and residential.
• Siding: $40K, labor estimate: $15K
• New roof—The current roof is a rubber membrane (which leaks), and we would like to replace it with a hip roof built over existing roof. Replacing current roof: $30K, building hip roof: $45K.
• A garage for business delivery vehicle, and storage building for stock, to be built directly behind rear of building, which would include a driveway installation. New build: $30K, driveway: $8K.
• Fencing connected to front of building needs to be replaced, and streetscaping on North front of building. Estimate: $4K
• Installation of an AC/ventilation system for studio, shop, and apartment upstairs. Estimate: $28K.
• As necessitated by the building owner’s physical disability, and in an effort to make the building ADA compliant, installation of an elevator at rear of building and a portable ramp for shop entrance are top priorities. Estimate: $20K.
• Installation of downstairs bathroom facility. Estimate: $2K.
• Current to date investment is $300,000

Anticipated Revitalization Benefits:
  _X_ Permanent Job Creation
  _X_ Urban Design and Beautification
  _X_ Attraction of New Residents, Business, and Visitors
  _X_ Additional Private Investment
  ___ Sustainability and Environment Benefits
  _X_ Increased Tax Revenues

Timeframe for Implementation and Project Readiness: 3 years

**Project 15**
Project Title: South Point Bakery Project
Preliminary Funding Estimate: $250,000
Summary Description:
• A year round bakery with 2 long term apartments
• Rehabilitation of interior
• New primary and secondary egress for apartment tenants
• New commercial kitchen for bakery
• Retail space in front of building
• Rehab parking for tenants and patrons
• Recent Investment $300,000

  _X_ Permanent Job Creation
X  Urban Design and Beautification
X  Attraction of New Residents, Business, and Visitors
X  Additional Private Investment
____ Sustainability and Environment Benefits
X  Increased Tax Revenues

Timeframe for Implementation and Project Readiness: 3 years

Project 16
Project Title: Bass Fisherman’s Cabins
Preliminary Funding Estimate: $750,000

Summary Description:
- 20 new rental cabins for bass fisherman
- Winter rentals for snow mobiles and ice fishing
- Individual boat parking at each cabin
- Utilized for numerous bass fishing tournaments and seasonal fisherman
- Recent investment $400,000

____ Permanent Job Creation
X  Urban Design and Beautification
X  Attraction of New Residents, Business, and Visitors
X  Additional Private Investment
____ Sustainability and Environment Benefits
X  Increased Tax Revenues

Timeframe for Implementation and Project Readiness: 1 year

Project 17
Project Title: Telly’s Inn
Preliminary Funding Estimate: $500,000
Summary Description:
- Kitchen Expansion
- Active “ag to table” concept with local sourcing
- Office Expansion
- Addition of second bar specific to upscale Whiskey/Martini
- Parking lot improvements with LED lighting
- Bathroom renovations in 8 motel rooms (ADA compliance)
- Recent Investment $650,000 (completed in last 7 months)

- Permanent Job Creation
- Urban Design and Beautification
- Attraction of New Residents, Business, and Visitors
- Additional Private Investment
- Sustainability and Environment Benefits
- Increased Tax Revenues

Timeframe for Implementation and Project Readiness: 1 year

Project 18
Project Title: Jenny’s Boutique and Cafe
Preliminary Funding Estimate: $120,000

Summary Description:
- Convert 2 bedroom apartment on grounds of Telly’s Inn to retail/restaurant space
- Year round cafe
- High end boutique
- Handmade chocolates
- Recent Investment $40,000

- Permanent Job Creation
Project 19
Project Title: Docks with fuel
Preliminary Funding Estimate: $475,000

Summary Description:
- Fuel for boats
- Does not currently exist in Cape Vincent
- Last place to get boat fuel before entering lake Ontario
- First place to get fuel when entering the St Lawrence River
- Recent Investment $250,000

Project 20
Project Title: Crave Deli
Preliminary Funding Estimate: $396,000
Summary Description:
- Restaurant/kitchen renovations
- “green updates” to HVAC and plumbing
- Bathroom renovations
- Add outside seating and bar
- Recent Investment $110,000

X  Permanent Job Creation
X  Urban Design and Beautification
X  Attraction of New Residents, Business, and Visitors
X  Additional Private Investment
X  Sustainability and Environment Benefits
X  Increased Tax Revenues

Timeframe for Implementation and Project Readiness: 1 year

Project 21
Project Title: Fisherman’s Wharf Restaurant
Preliminary Funding Estimate: $150,000

Summary Description:
- Mixed use
- Update kitchen
- Update 2 apartments for long term housing
- Recent Investment $100,000

X  Permanent Job Creation
X  Urban Design and Beautification
X  Attraction of New Residents, Business, and Visitors
X  Additional Private Investment
___ Sustainability and Environment Benefits
Increased Tax Revenues

Timeframe for Implementation and Project Readiness: 1 year

SUMMARY PROJECT TOTALS
Total Private: 21 Projects with total investment of $10,776,000 (matching investment is $7,543,200 based on 30% DRI funding)
Total Public: 5 Projects with investment of $12,147,280
Total Projects: 26
Total Investment: $22,923,280

8) Administrative Capacity

The Village of Cape Vincent has successfully administered many state and federal grant programs concurrently.

The Village and Town of Cape Vincent both utilize the same highly experienced grant consultant for grant writing and administration. Scott Burto of WCP Consultants has vast experience writing and administering millions of dollars of grant funds with multiple State and Federal entities.

The Cape Vincent Chamber of Commerce, Cape Vincent Improvement League, Cape Vincent Local LDC, and Jefferson County IDA are the core group that will assist the village in administering its downtown revitalization.

The Village and Town of Cape Vincent have successfully administered many grants from numerous state and federal agencies over the years, including NYS Department of State, NYS Department of Environmental Conservation, NYS Empire State Development, NYS Council on the Arts, NYS Attorney General, NYS Environmental Facilities Corporation, NYS Parks, NYS Office of Homes and Community Renewal, USDA and FEMA.
Current staff is currently managing multiple concurrent contracts worth in excess of $11,000,000. The Village has a proven ability to manage concurrent contracts.

The Village’s grants are managed primarily by Scott Burto, principal of WCP Consultants with administrative support from staff members.

The Jefferson County IDA (JCIDA) will be a key partner for administering the DRI should it be awarded to Cape Vincent and will provide administrative support to the Village as needed.

In the attached support letter for this application, the JCIDA noted that it “administers loan programs that can provide the gap financing necessary to help small and large businesses undertake such projects. For those that need such financing to grow and expand, we encourage them to contact our office”.

The JCIDA also related that Cape Vincent’s proposed projects “advance all three Place making strategies in the North County Regional Economic Development Council’s strategic plan. It advances the region's strategies to create a vibrant, livable center of commerce; activate tourism as a driver to diversify our economies; and to develop a variety of housing options necessary to attract and retain residents and a quality workforce.”

The Village of Cape Vincent has demonstrated that it is capable of administering a variety grant programs and leveraging private investments. Their success in attracting grant funding for community and regional projects is a testament to the community’s commitment to careful planning with extensive community input.

[SEE FIGURE NEXT PAGE]
9) Finally

One really needs to come to the Village of Cape Vincent and its charming downtown to see how truly unique it is. Every street north of Broadway in the proposed DRI area ends at the water. The area is on the verge of something great.
The excitement and public participation by the overwhelming amount of people who participated in the DRI process was electric. These residents and business owners know that they live and work in a special place. They have been working diligently over the past 15 years through various grant applications, studies, and surveys to reach this point. This highly inclusive process has included the entire community.

The Village of Cape Vincent feels that its 2021 DRI application is stronger than its 2019 application. The application and the projects (both public and private) actively embrace the concept of “place making”. This transformative concept is utilized where attractive communities draw new people to the region. Not only to visit, but to possibly even consider moving to the area for a career or opening a new business. In order to create communities where people want to live, work and play.

The 26 projects (21 private/5 public) represent a $22,923,280 transformative investment in Cape Vincent.

The village has successfully implemented aspects of it 2019 application through other grant funding and at village expense. The village is submitting $12,147,280 in projects. The Village board is fully committed to funding their share. They have a proven record of providing matching funding and successfully administering the grants they receive.

Private business owners have invested significantly in projects that they submitted for in the 2019 application. In 2021 they have submitted $10,776,000 in projects. Their share or “skin in the game “is $7,543,200.

Residents, business owners, and elected officials are excited about the possibilities that the DRI represents. They are “all in”.
A successful DRI application would be a regional catalyst towards greater growth and prosperity. The village of Cape Vincent, where “Lake Ontario meets the St. Lawrence River” needs to be shared with the world. This International gateway is primed and ready for the Downtown Revitalization Initiative!
September 13, 2021

Dr. Ty Stone and Mr. James McKenna
Co-Chairs
North Country Regional Economic Development Council
Empire State Development
Dulles State Office Building
Watertown, NY 13601

Dear Dr. Stone and Mr. McKenna:

I write to you today regarding my strong support for the Village of Cape Vincent’s Downtown Revitalization Initiative (DRI) program application.

If successful in obtaining funds, the Village plans to move forward with a number of exciting projects to help boost tourism, create jobs and improve the community for residents and visitors alike. Tentative projects include:

- The revitalization of East End Park and Club Street;
- Improvements that will make the Village more bike-friendly;
- New, high quality housing;
- The construction of mixed use buildings that will help in the effort to launch new businesses and create much-needed jobs;
- Renovations to local marinas, as well as ferry operations essential to shuttling travelers to and from Canada; and
- A museum and other efforts that will pay tribute to the area’s rich history.
When downtowns thrive, entire communities thrive. DRI funding would be the catalyst the Village of Cape Vincent needs to create an even more vibrant community. Again, I strongly support their application for funding. Should you have any questions regarding my support of their request, please do not hesitate to contact my office.

Sincerely,

Patty Ritchie
State Senator

PAR: svc
September 13, 2021

Dr. Ty Stone and Mr. James McKenna, Co-Chairs
North Country Regional Economic Development Council
Empire State Development
Dulles State Office Building
Watertown, NY 13601

Dear Dr. Stone and Mr. McKenna:

I write to express my support for the Village of Cape Vincent’s application for funding through the Downtown Revitalization Initiative (DRI) Program.

The Village of Cape Vincent is the gateway from Lake Ontario to the St. Lawrence River and relies on a strong tourism season. DRI funds would allow the Village to move forward with planned expansions of Pocket and East End Parks. This project would make these popular spots more bike friendly and also help bolster the Club Street revitalization project.

In addition, DRI funding would help strengthen ferry operations within the Village. This upgrade for the ferry would be complimented by leveraging the grant funds to also renovate marinas along the St. Lawrence River and fortify the shoreline to better withstand future high-water events.

Investing DRI funds within the Village of Cape Vincent will improve the quality of life for area residents. In addition, the projects that will benefit from this support will also play a critical role in helping attract new tourists to the region and also create an environment that will spur job creation. These improvements will keep Cape Vincent a great place to live, work and raise a family for years to come.

Again, I fully support the application being submitted by the Village of Cape Vincent. If you have any questions, please know I am only a phone call away.

Sincerely,

Mark C. Walczyk
Assemblyman
Front Yard of America
September 13, 2021

Dr. Ty Stone, Co-chair  
James McKenna, Co-chair  
North Country REDC  
Dulles State Office Building  
Watertown, NY 13601

Chairs Stone and McKenna:

Cape Vincent, located at the confluence of the St. Lawrence River and Lake Ontario, is rich in natural resources and has a historical heritage that evokes pride from its citizens. With a proper plan, the potential of the community is great and the downtown area can serve as the keystone.

The proposed strategy of the revitalization plan is to develop a community-wide vision and guide to create a sustainable future for Cape Vincent. It is built on previous planning efforts and the desires of the current residents. The goal of the plan is to preserve the culture and small-town charm of Cape Vincent, while providing for controlled growth of the downtown district and enhancing the quality of life for the total community.

The plan was developed from input of more than 800 residents and 30 business owners of the Cape Vincent Community. The goals and actions detailed in the plan range from readily attainable to rather large in scope and have been derived from the recommendations of the citizens of Cape Vincent. Therefore it is Cape Vincent's plan for downtown revitalization.

The implementation and results of this plan are targeted to deliver a vibrant and profitable downtown district that will serve as a social, cultural and commercial center of the community. The downtown area is the heart of a community and its vitality is reflective of the overall health of the community.

On behalf of the business community, civic groups, non-profits, and most importantly, its residents, we thank you for the opportunity to compete for the Downtown Revitalization Initiative.

Sincerely,

Jerry D. Golden

Jerry D. Golden  
Mayor

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September 5, 2021

Ty Stone, Co-chair  
James McKenna, Co-chair  
North Country REDC  
Dulles State Office Building  
Watertown, NY 13601

Chairs McKenna and Stone:

I am writing this letter to express my hearty support for the 2019 Downtown Revitalization Initiative Grant (ORI) application that is being submitted by the Village of Cape Vincent.

The Town and Village of Cape Vincent have a shared vision which has been renewed with a sharper focus on future growth that is sustainable and consistent with Cape Vincent’s character. The community’s preferences essentially remain the same: to protect its rural character, to respect and sustain the St. Lawrence River and Lake Ontario for both pleasure and commerce, to embrace our agrarian culture, to promote our historical connections, and to achieve compatible economic and commercial growth.

The Town of Cape Vincent has a vested interest in the positive growth of the downtown area. The town has put "skin in the game" in downtown revitalization efforts with both financial resources and time spent in the collaboration of various studies and planning projects with the village. We will continue to collaborate with our partners in the village.

Cape Vincent is poised for greatness. We in the town look forward to working closely with the village and the state to administer any ORI grant funding that comes our way. Our successful record of collaboration will help to show the world anything is possible and the future is limitless in Cape Vincent, where "Lake Ontario Meets the St. Lawrence River".

Please contact me anytime for assistance.

Respectfully submitted,

Edward Bender  
Hon. Edward Bender, Town Supervisor

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Robert W. Cantwell III
Jefferson County Legislator - District One
39648 Carrier Ridge Road
Clayton, NY 13624
315-882-3145
rcantwell@co.jefferson.ny.us

September 12, 2021

Mayor Jerry Golden
127 E. Joseph St.
PO Box 337
Cape Vincent, NY 1361

Empire State Development
Dullas State Office Building
Watertown, NY 13601

Re: 2021 NYS Downtown Revitalization Initiative for the Village of Cape Vincent, NY

Dear Mayor Golden | Empire State Development,

I am excited to express my support for the Village of Cape Vincent’s 2021 NYS Downtown Revitalization Initiative Application.

The Village of Cape Vincent is located at the Western most point of the mighty St. Lawrence River, which is the gateway to the entire 1000 Islands Region. Its slogan has been coined “where the Lake meets the River”. Funding this application will provide not only resources this community needs for infrastructure and enhancements but will also bolster an economic engine that will transform this village into a vibrant year-round community.

As Jefferson County Legislator for the community of Cape Vincent, I strongly support the Village of Cape Vincent’s DRI application. If I can be of further assistance, please don’t hesitate to contact me at the number or email provided above.

Sincerely,

[Signature]

Robert W. Cantwell III
Enclosure
September 6, 2021

TO: Cape Vincent Town Council & Village Board

On behalf of the Cape Vincent Improvement League, thank you for the opportunity to provide ideas for possible projects for the Downtown Revitalization Initiative (ORI). As you may know, the Improvement League has been in existence since 1916. Our mission and contributions have always been to improve and benefit the Community. Below is a consolidated listing of our members' ideas for the ORI:

1. Make the Ferry Entrance into Cape Vincent an attractive and appealing location for visitors. An alternative could be that the Town/Village obtain ownership of the ferry entrance and lease it back to the ferry owner. Thousands of visitors and residents use the ferry annually.

2. Obtain the old Train Station and adjacent marina and restore that area into a visitors and tourist destination point. Restrooms, showers, picnic area, park, swimming area all could be added and visitors would travel via boat and land to Cape Vincent and spend time and money.

3. Transform East End Park with a beautiful marina and boat launch area. Add a fish cleaning station so fisherman can clean their catch on location and have a place where the fish guts are disposed of properly. Finish the Pavilion that’s been ongoing for years so there are bathroom facilities and a picnic area.

4. Add a restroom facility near the Village Dock (not a portable toilet). Add better signage that tells boaters where to go to Customs, the Chamber of Commerce, restaurants, shops, Tibbetts Point Lighthouse, etc. (i.e. Visitor Information)

5. Restoration of the Keepers Quarters and Tibbetts Point Lighthouse. This lighthouse receives thousands of visitors every year. The hostel adds an international flair to Cape Vincent. Make those facilities a premier destination point for visitors.
September 3, 2021

Hon. Jerry Golden, Mayor
Village of Cape Vincent
127 E. Joseph St.
PO Box 337
Cape Vincent, NY 13618

Dear Mayor Golden:

I wish to express our agency’s support for the Village of Cape Vincent’s application for funding through New York State’s Downtown Revitalization Initiative. The health and vitality of our community centers helps to attract and retain talent to the region and is also key to making a good impression on businesses considering locating in the region.

Let me also offer our assistance to those local businesses planning to undertake private development projects as part of your DRI proposal. The JCIDA administers loan programs that can provide the gap financing necessary to help small and large businesses undertake such projects. For those that need such financing to grow and expand, we encourage them to contact our office.

I commend the comprehensiveness of the Village’s DRI proposal. Along with the variety of anticipated private development projects, it advances all three Placemaking strategies in the North Country Regional Economic Development Council’s strategic plan. It advances the region’s strategies to create a vibrant, livable center of commerce; activate tourism as a driver to diversify our economies; and to develop a variety of housing options necessary to attract and retain residents and a quality workforce. The plan also advances Jefferson County’s Comprehensive Economic Development Strategy goals for downtown revitalization and tourism development.

Sincerely,

David J. Zembiec
Chief Executive Officer

The JCIDA is an equal opportunity provider and employer. To file a complaint of discrimination, write: USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, or call (800) 795-3272 (voice) or (202) 720-6382 (TDD).
Village of Cape Vincent Board Meeting, Tuesday, September 14, 2021

Moved by: Mayor Golden
Seconded by: Trustee Sperry

BE IT RESOLVED THAT, the Village of Cape Vincent Board of Trustees authorizes the submission of a Downtown Revitalization Grant request to continue investing in our downtown infrastructure, businesses, art and culture.

We are hereby resolved,
Mayor Jerry D. Golden  Voting Yes
Trustee Pamela Youngs  Voting Yes
Trustee George Sperry  Voting Yes
Trustee Bob Ewing  Voting Yes
Trustee Dave Bonney  Voting Yes
This resolution was passed by a vote of 5-0 on Tuesday, September 14, 2021.

Mary E. Rupp, Village Clerk/Treasurer

Seal:

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