

**A
COMMUNITY
DEVELOPMENT PLAN
FOR THE
VILLAGE OF CROGHAN
January 2012**

**Prepared by Snow Belt Housing Company, Inc.
in cooperation with:
the Croghan Planning Committee
for
the Village of Croghan
Box 391, Croghan, NY 13327**

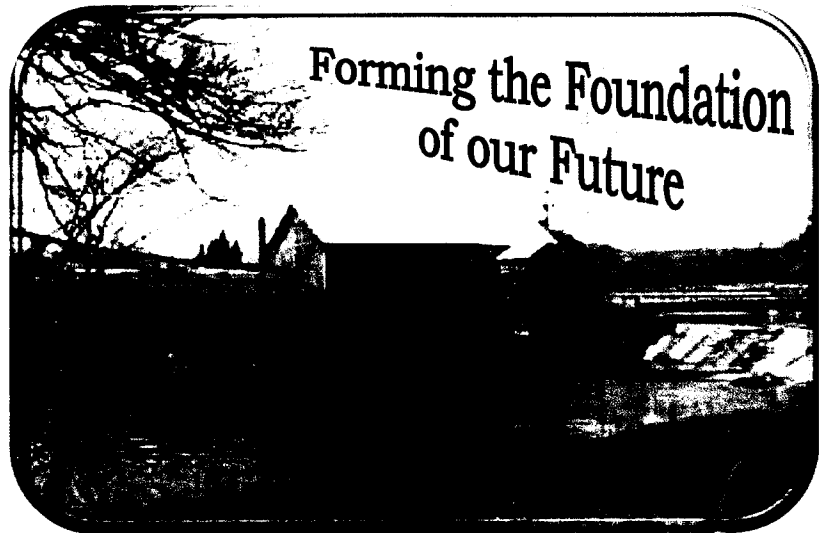




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Executive Summary

Purpose

Whether it is from natural disasters, difficult economic times, or just the vagaries of life in the North Country, the residents of the Village of Croghan have a long history of stepping up and pitching in when they are needed. For more than a decade, the Village and its citizens have been thinking about and *Forming the Foundation of their Future*.

This spirit of cooperation still exists in Croghan and the Village has maintained its close-knit, small town atmosphere. Local residents appreciate and support their businesses and the business owners work together to help the community. The Village possesses a relatively intact downtown with a well-defined central business district that contains a good mix of housing, retail, and service businesses.

This Community Development Plan was undertaken to identify and examine Croghan's community development needs. It specifies goals and objectives that pull together and builds upon previous and current initiatives.

Methodology

The Snow Belt Housing Company worked with the Village of Croghan through their Planning Committee to develop this Community Development Plan to reflect the community's values based on a shared vision of where residents want to go and what things they value. Recognizing the connections between development and quality of life, the Plan makes recommendations reflective of citizens' recommendations.

While this Community Development Plan addresses Croghan's population growth, changes in employment composition, commercial activity, and the demand for decent, affordable housing, its emphasis is on the results of a process that engaged the community in planning to: specify goals, objectives and strategies to achieve its redevelopment efforts; prioritize community projects; develop project timelines for completion; and identify funding sources to implement these projects.

Findings

A vision of the future and a number of potential concrete steps emerged from the work of the Planning Committee and the community. If they come to fruition, they will have a significant and positive impact on Croghan in both short and long terms.

1. *Infrastructure*. The Village of Croghan is fortunate to have a functioning, albeit aging, infrastructure. As such, most discussions revolved around improving systems rather than



- creating them. Refining communications, infrastructure maintenance, consideration of a water district, and support of the Croghan Dam revitalization are recommended.
2. *Recreation.* The development and maintenance of recreational lands, facilities, and programs is supported by the community. So too are additional communitywide activities.
 3. *Economic Development.* Business development is a complex and dynamic undertaking. On the long term, the Village is encouraged to seek assistance in developing a detailed business plan. For the short term, marketing the businesses, attractions, and historic sites is seen as a positive step.
 4. *Government Effectiveness.* Moving the Village office, files, and meeting space to a more professional and workable space appropriate and conducive to the conduct of important Village business will encourage community participation. Improving communications between and among village officials and the community is important.
 5. *Housing.* The shortage of appropriate housing options for seniors who do not qualify for an apartment at Steepleview due to exceeding the income/asset restrictions yet are unable to find suitable/affordable housing within the Town or Village is an issue that should be addressed.



Introduction

The Village of Croghan is located in northern Lewis County. Incorporated in 1806, it is the only incorporated settlement in the Town of Croghan. NYS Route 812, also known as the Black River Trail Scenic Byway and part of the Maple Traditions Scenic Byway, is the main thoroughfare through the Village as it traverses Main Street on its way north to Ogdensburg. The Village straddles two towns with 60% of the residents living in the Town of Croghan and the remainder in the Town of New Bremen.

Overall, the total population of the Village of Croghan was reported in the 2010 US Census to have declined by 7% over the last decade. Much more importantly, the number of young people (age 10-19), who are Croghan's future, fell by one third, while at the same time the number of residents entering retirement (age 65-74) rose 74%. With the median age increasing from 38.9 to 42.8 in just 10 years, Croghan must prepare for its growing elderly population.

Employment trends are mixed. The total number employed in the Village was level even though the number of unemployed was down significantly. While the numbers employed in sales, office, agriculture, and construction dropped by half, many more residents are now employed in management, professional, and office occupations.

Per capita income in Croghan rose 61% to \$22,840 while median family income only rose 23% to \$46,875 in the 2010 Census. When controlled for inflation, many residents of Croghan are effectively making less than they did ten years ago. A more detailed comparison of select US Census 2000 and 2010 data sets can be found in Appendix C (page 28).

The Village Board has consulted with the Lewis County Planning Office, the Tug Hill Commission, and others, over the last few years on issues related to potential growth. The Village Board contracted with Snow Belt Housing Company (Snow Belt) to apply for a technical assistance grant from the New York State Office of Community Renewal to create a new Community Development Plan. When that grant was awarded, the Village Board contracted with Snow Belt for administration of the grant. In the summer of 2010, with a commitment to ensuring representation from the entire community, the Village Board appointed the *Croghan Community Planning Committee* comprised of residents of the Village who brought a wide range of experiences and local knowledge of the key issues concerning the Village.

The foundation of a good Community Development Plan is the incorporation of public input early and often throughout the Plan's development. An action plan must be built upon public consensus on key issues and common goals; receiving feedback from the Village's elected and appointed leaders, business owners, and residents. This report reflects such a process.



While this Community Development Plan addresses Croghan's population growth, changes in employment composition and local commercial activity, and the demand for decent, affordable housing, its emphasis is on the results of a process that engaged the community in planning to:

- specify goals, objectives and strategies to achieve its redevelopment efforts;
- prioritize community projects;
- develop project timelines for completion; and
- identify funding sources to implement these projects.

Mission Statement

The Village of Croghan is a municipality dedicated to providing services for the health and general well being of the residents and businesses of the Village of Croghan, and, when appropriate, the surrounding area. The following are areas of concentration:

1. Use the unique powers of local government to provide services.
2. Provide all services at a reasonable cost to the taxpayer.
3. Develop, stabilize, enhance, and update our infrastructure including acquiring new technologies.
4. Encourage residents and businesses to locate in the Village of Croghan.
5. Enhance and revitalize the Village.
6. Preserve and develop our cultural, historic, natural, and recreational resources.
7. Partner with municipalities, leaders and public and private agencies & organizations.

Reasons for a New Community Plan

Not unlike many other rural northern New York communities, the Village of Croghan has struggled to keep up with the needs of its community. Short-term economic uncertainty makes long term planning even more difficult.

The challenges of the Village are similar to those of Lewis County. Economic trends in the industrial sector show a mixed bag in maintaining or increasing manufacturing employment. Some facilities close then reopen with less employees, or are teetering on the brink of disaster. Others are steady and growing.

The Village of Croghan is at a development crossroads. In many respects, the last two decades have not been kind to Croghan. Century old ways of life had to change. The reliable forestry and farming sectors faltered. Industries grew and declined.



With each new reality, Croghan fought back. The Croghan Improvement Association stepped up with successful programs and ideas; the American Maple Museum and Railroad Museum are growing, and progress is being made on revitalizing the Croghan Dam. Much has been done; many lessons have been learned.

To account for Croghan's population growth, changes in employment, limited commercial activity, and a growing demand for decent, affordable housing, a Community Development Plan was undertaken to identify and examine Croghan's community development needs. The Croghan Community Development Plan specifies goals and objectives that pull together and build upon previous and current initiatives. The result is activities that will provide a benefit to Croghan's low to moderate-income residents and improve the Village's commercial districts.

This Plan provides a degree of focus that has been missing from past redevelopment efforts. Such improved focus enables the Village to concentrate its resources on particular projects of strategic importance and implement a long-term continuum for Village development.

Focus Areas

The Community Plan focuses on the key concerns and recommendations facing Village of Croghan residents. Issues were identified by the people themselves through surveys, community meetings, and discussions with key stakeholders.

The very high levels of response to the written survey and the participation in the community meetings are a testimony to the commitment of Croghan residents. The more limited numbers participating in subsequent meetings can be seen as confidence that they have been heard and trust in the Planning Committee, or skepticism that processes like community development planning will, in the end, not have much real impact.

Infrastructure

It was a clear consensus of the community that the quality of life in Croghan is good and they are proud of their village. However, there was considerable talk over the uncertain future of the Croghan Dam and Mill. Not only are the dam and mill one of the community's strengths, they provide an opportunity for growth.

Village sidewalks were discussed in detail. Problems receiving attention revolved around maintenance issues in general and snow removal in particular. The wide range and quality of Croghan's civic organizations was viewed by a preponderance of participants as a strength that will be an important foundation upon which to build future growth.



Recreation

While the Village is perceived to have many recreational activities (the recreation park and ice rink were highlighted), again, the uncertain future of the Croghan Dam is a problem affecting recreational options. ATVs and snowmobilers are using the wrong roads and undesignated areas. Improving trails for walkers and cyclers offer additional opportunities.

Economic Development

Not unlike other rural communities, too few jobs, limited shopping, and declining businesses are significant weaknesses for Croghan. The Croghan Candy Kitchen, Croghan Meat Market, and Good Ol' Wishy's Ice Cream were cited as examples of popular successful businesses. Opportunities do exist. Expanding tourism should be explored and addressing the shortage of places to stay (hotels/motels/B&Bs) would be a promising first step.

Community Character

Strengths highlighted reflect the value participants place in the small town nature of Croghan. The community boasts of community pride and spirit, a strong faith background, and a safe kid-friendly environment. It was clear that the Village's strengths can be leveraged to build Croghan's welcoming atmosphere to encourage new people to settle into the community.

Government Effectiveness

A lack of, or inconsistent, enforcement of Village regulations in a timely manner was selected as a weakness to many. Ineffective communication between the Village's leaders and the community resulted in a lively discussion. It was identified as a problem that adversely influences the conduct of Village business and exacerbated promotion of the community's assets.

Paradoxically, community support was discussed as both a strength and a weakness. Support from Lewis County was also noted as a problem.

Housing

While seniors indicated satisfaction with their housing options in Croghan, a significant number pointed out that there was a need for senior housing for those that exceed the income limits for current senior housing units.

Action Plan

No one can say with authority what Croghan will be like 30 years from now. There is ample evidence, however, that communities that plan for the future and take initiative have a far greater



chance of having their dreams realized and nightmares avoided, than those that sit back passively, wring their hands, and allow outside forces complete control of their destiny. The commissioning of this report and the participation in its shaping bode well for Croghan's future.

The Planning Committee intends this plan to be a guide, not a directive, for improving the process of making decisions. This section is more a statement of philosophy than intent.

Adopting this Community Plan will not require the Village Board to undertake a program, to fund a position, to make a capital expense, or to make any other decision. In fact, for this or any other community-wide plan to work, the community must step up and play a major role. Without community support and participation, the plan and all the work to develop it will become a missed opportunity.

Public funding decisions, especially, while considering the need for the service or action, still must be made in light of the financial burden of the taxpayers. However, the Village Board is reminded that the Croghan Community Development Plan is a result of what their constituents said they wanted to see happen in Croghan. Also, adoption does mean that the Board endorses sound decision-making, open discussion, and an active, rather than reactive approach to solving the problems that confront people and that inhibit them from improving the quality of their lives.

A vision of the future and a number of potential concrete steps emerged from the work of the Planning Committee and the community. If they come to fruition, they will have a significant and positive impact on Croghan in both the short and long terms.

Following each of the headings below are potential action steps along with goals and objectives.

Goal 1. Establish the Village's capacity for long-term growth and development

1.1 Appoint a Croghan Revitalization Steering Committee (CRSC)

It is easy for a Village Board, which already has a full agenda of immediate needs, to lose sight of future goals. As its first step following adoption of the development plan, the Village Board should retire the Planning Committee with thanks and appoint a Croghan Revitalization Steering Committee (CRSC) whose mission it will be to monitor implementation of the Development Plan. The Steering Committee should be composed of at least ten community residents. A Village staff member or member of the Village Board should serve as a liaison for the Steering Committee and the Committee will report to the Village Board on a regular basis. As active participants in the creation of the Community Development Plan, members of the Planning Committee interested in helping this plan be realized will be an important foundation upon which to build the steering committee should they choose to continue to serve.

Of all the actions recommended in this plan, the establishment of an active and effective Steering Committee is the most critical. Members must have time, talent, and commitment to Croghan's



growth. As the keystone of the plan, the Steering Committee will be less responsible for individual actions or tasks but will concentrate on oversight and implementation as the divergent components unfold. They will help identify and recruit volunteer individuals and organizations. They will concentrate on the “big picture,” coordinating activities, and serving as a communications conduit between plan partners.

The proposed Steering Committee should utilize the Implementation Matrix as the "road map" for the revitalization program. The Committee should work on each task in the order of importance established by the "time frames" given within the matrix; however, it is likely that priorities may change with the availability of funding sources for particular projects.

Time Frame: First Year
Lead: Village Board, Snow Belt Housing Company
Funding Source: NA

1.2 Appoint a public relations contact

As the Village progresses through its proactive program of community development, it will be important to keep both the community and the media informed. Doing so will encourage community support and involvement in the process. Just as important will be the advertising and promotion of new opportunities for businesses and recreation in Croghan.

The CRSC should appoint a public relations person to serve as spokesperson to prepare media releases, give interviews, and provide one-on-one contact in order to better keep the public involved and aware of successes.

Time Frame: First Year
Lead: CRSC
Funding Source: NA
Notes: Consistent with:
North Country Economic Development Council Strategic Plan
Maple Traditions Scenic Byway Corridor Management Plan
Black River Trail Scenic Byway Corridor Management Plan
Lewis County Comprehensive Plan 2009

Infrastructure

Goal 2. Maintain and improve the community's infrastructure.

The Village of Croghan is fortunate to have a functioning, albeit aging, infrastructure. Acknowledging that funds are limited for non-essential infrastructure maintenance and repair, most discussions revolved around improving systems rather than creating them.



2.1 Prioritize and publicize infrastructure work

While Village residents expressed empathy with their community's budget limitations, many questioned why various actions were taken by the Village. By establishing a mechanism to both receive and acknowledge input from the community on locations needing maintenance, as well as more effectively communicating the Village repair schedule and priorities, residents become partners in maintain the community.

Time Frame: First Year
Lead: Village Board, Snow Belt Housing Company
Funding Source: NA
Notes: Consistent with:
North Country Economic Development Council Strategic Plan

2.2 Assess the community's current and potential water and sewer needs for future development

In concurrence with the findings detailed in the 2009 *Lewis County Public Water and Sewer Study*, the Village should explore with the Town of Croghan the viability of creating a water district for outside users who receive water from the Village of Croghan system and upgrading its water and sewer systems from the perspective of both improving the livability of the community and its impact on economic growth. Although primarily a Town of Croghan issue, such action may help mitigate emerging issues from the NYS Department of Health. Appendix D (page 39) includes appropriate extracts from the *Lewis County Public Water and Sewer Study, 2009*.

Time Frame: First Year
Lead: Village Board
Funding Source: NA
Notes: Consistent with:
North Country Economic Development Council Strategic Plan
Black River Watershed Initiative

2.3 Support rehabilitation of the Croghan Island Dam

As a key infrastructure resource for the Village of Croghan and the area, the Lewis County Development Corporation (LCDC) is leading a communitywide Croghan Dam Restoration Initiative to restore the Dam, which was founded by community members of Croghan in partnership with educators, students, and businesses in Upstate NY.

The LCDC, acting on behalf of the larger Croghan Community, has received a Rural Business Enterprise Grant for \$99,000 from the U.S. Department of Agriculture and matching funds to cover the cost of the NYS DEC's required "Design Study" engineering analysis with dam rehabilitation design.



Rehabilitation of the dam will result in many development opportunities including the installation of a maple syrup production facility or other agriculture related facilities such as biomass or biofuel, mushroom or flour. There is also the potential for the development of an energy storage facility utilizing flywheel &/or battery technology, a hydrogen/oxygen production facility, a brewery, the development of mechanical hydro for use in milling/ grinding, and the direct marketing of products on site. Additionally, there is potential for the long-term involvement of colleges & universities related to developing innovative industries on site as a demonstration model using green energy.

The Village should continue its clear and enthusiastic support of the rehabilitation of the Croghan Dam.

A copy of the *Croghan Dam Restoration Project Summary* can be found in Appendix E (page 46).

Time Frame: First Year
Lead: Village Board, Croghan Improvement Association, All local, state & federal agencies, LCDC
Funding Source: FEMA, NYSEDA, NYS-CDBG, USDA, SHPO, NNYCF, IG, NG, member item, stimulus \$, local funding, etc.
Notes: Consistent with:
North Country Economic Development Council Strategic Plan
Lewis County Multi-jurisdictional Natural Hazard Mitigation Plan
Maple Traditions Scenic Byway Corridor Management Plan
Black River Trail Scenic Byway Corridor Management Plan
Black River Watershed Initiative
Lewis County Comprehensive Plan 2009

2.4 Create a dynamic community website

Develop a website that could serve as a vehicle to promote tourism and provide information on special events, seasonal activities, programs, and local businesses. Links can be provided to other sites such as the County Chamber of Commerce and IDA websites. It could also help to disseminate important information within the community and provide Village forms, documents, and services.

Time Frame: First Year
Lead: CRSC, SBHCI
Funding Source: Planning grant
Notes: Consistent with:
North Country Economic Development Council Strategic Plan
Maple Traditions Scenic Byway Corridor Management Plan
Black River Trail Scenic Byway Corridor Management Plan



Lewis County Comprehensive Plan 2009

2.5 Sponsor a community-wide Village clean-up event

A frequent topic of discussion during the planning process was upkeep of private and business properties. A Village sponsored annual community-wide spring clean-up event would encourage everyone to spruce up his or her properties' and highlight the importance of a captivating Croghan. Offering a modest prize and publicity for the best-looking property would build interest in the project.

Time Frame: Ongoing
Lead: CRSC
Funding Source: Local
Notes: Consistent with:
Maple Traditions Scenic Byway Corridor Management Plan
Black River Trail Scenic Byway Corridor Management Plan
Lewis County Comprehensive Plan 2009

Recreation

Recreation can strengthen the fabric of a community. It enables people to get to know and interact with their neighbors. This togetherness and feeling of belonging is important to the well being of individuals and collectively to our communities. People may be more likely to look out for each other and take care of the community itself. Recreation contributes to community cohesiveness and overall quality of life in many different ways. Recreation opportunities afford residents the ability to be physically and mentally active, become socially woven into society, and enjoy work/life balance. Residents who participate in recreation activities are less likely to have health problems, have improved mental and physical well being, and less likely to partake in self-destructive and anti-social behavior.

Goal 3. Develop and maintain recreational lands, facilities, and programs

3.1 Establish a Croghan Recreation Commission (CRC)

Who would be responsible for creating and overseeing recreational facilities and programs? Communities that value recreation typically appoint a volunteer recreation commission with that charge. The Village Board should empanel a Croghan Recreation Commission (CRC). The CRC can administer the Village's recreation programs, develop new programs and funding, and report to the Village Board on a regular basis.

Time Frame: First Year
Lead: Village Board



Funding Source: NA
Notes: Consistent with:
Lewis County Comprehensive Plan 2009

3.2 Support and expand village-wide community activities

Community planning participants spoke wistfully of the “old days” when their friends and neighbors gathered in town-wide events (parades, field days, etc.) that brought folks together and strengthened the feeling of community.

In direct contradiction to the community perception of not enough going on in the Village, a range of activities already takes place in or around Croghan. St. Stephens has an annual Lawn Social; the Railroad Museum has barbecues, cakewalks, and other events; softball teams have barbecues and an annual July 4th Tournament; the Maple Museum has an annual concert. There are other community events as well such as Christmas in Croghan. The Mennonite Heritage Farm has been developed into a museum. Located just outside Croghan, the farm contains numerous exhibits and farm. It hosts Zwanzigstein Fest, a daylong festival that seeks to provide adults and children information about the history of Lewis County Mennonites and farmers through games, demonstrations, and speakers.

Rather than attempting to develop new events and activities, the CRSC should concentrate on helping to make Croghan events more successful. Marketing, advertising, volunteer recruitment, arranging for Village sites and services, permitting, insurance, and coordination with other groups are all activities in which the CRSC is uniquely positioned to assist other organizations as they produce their events.

Time Frame: Ongoing
Lead: CRSC, CIA, CRC
Funding Source: Local, NYS-OPRHP, PF
Notes: Consistent with:
North Country Economic Development Council Strategic Plan
Maple Traditions Scenic Byway Corridor Management Plan
Black River Trail Scenic Byway Corridor Management Plan
Lewis County Comprehensive Plan 2009

3.3 Expand and promote village-wide recreational opportunities

Many participants see a need for facilities and programs to serve the recreational needs of Village residents, particularly youth and families. Suggestions included family activities, parades, ballgames, weekly concerts, entertainment programs, and a Croghan festival.



Research and identify ways to improve promotion of the Village's existing parks and recreation programs to ensure residents are aware of available programs and utilize the parks as an economic development attraction.

As a relatively low-cost option, the Village should explore the viability of setting up a walking trail system around Croghan. As the County is looking into acquiring the railroad corridor between Croghan and Lowville (10 miles), particular attention to the railroad bed should be given.

The Recreation Commission should facilitate long range planning for the further development of recreational opportunities within the Village:

- expanding ATV/recreation trails,
- improving the community's parks and walking/biking trails,
- developing greater access to the Beaver River, and
- creating more adult recreation opportunities.

Time Frame: Year 3 - 5

Lead: CRC

Funding Source: Local, LC, LC-Chamber, NYS-OPRHP, THC

Notes: Consistent with:

North Country Economic Development Council Strategic Plan
Maple Traditions Scenic Byway Corridor Management Plan
Black River Trail Scenic Byway Corridor Management Plan
Lewis County Comprehensive Plan 2009

Economic Development

Downtown Development

Goal 4. Adopt policies and activities that promote a healthy and vital downtown commercial district

4.1 Develop capacity for economic development (CIA)

The area of Economic Development has at least two dimensions: places to spend money and ways to earn it. Concern was expressed about both of these in the written surveys and in the community meetings. History has demonstrated that it is difficult for a business to maintain itself in a small community, as the list of Croghan businesses in Appendix F (page 51) demonstrates. The price small merchants must pay for goods are often as much as consumers pay at the "big box" stores. That leaves little or no room for profit. One of the virtues of growth would be the potential of providing a larger customer base for merchants and providers of services. Given the close proximity of larger population centers like Watertown, Lowville, and



Carthage, attracting a major business to Croghan is unlikely. The most promising route is for the Village to grow from within by making itself as business friendly as possible.

The CRSC should empanel an independent group, charged with the creation and implementation of a long-range downtown development and marketing plan for Croghan. The Croghan Improvement Association (CIA) has a fourteen-year history of enhancing the community's business climate and would be a logical designee for this initiative should they be willing or able to accept the assignment.

Time Frame: Short
Lead: CRSC, SBHCI
Funding Source: Microenterprise Fund - Snow Belt Housing
Notes: Consistent with:
North Country Economic Development Council Strategic Plan
Lewis County Comprehensive Plan 2009

4.2 Enhance and expand coordination with Lewis County and regional initiatives

Lewis County has much to offer Croghan and Croghan has much to offer Lewis County and its visitors. In order to take full advantage of opportunities flowing from outside the community, the CRSC should appoint a Village Liaison to strengthen the ties with regional economic development and tourism agencies to foster economic development. The Village should continue to work jointly with the Tug Hill Commission, IDA, Lewis County Economic Development Office, the Lewis County Chamber of Commerce, and others to stay abreast of and participate in the regional economic development programs.

The Liaison can insure cooperation with local and regional governments on mutual goals, coordinate efforts for economic development, and follow-through on implementation strategies. The Liaison can also cooperate with adjacent towns, villages, and Lewis County to promote economic development in the greater region and bring leaders together to discuss mutual concerns and goals.

Time Frame: Ongoing
Lead: CIA
Funding Source: NA
Notes: Consistent with:
North Country Economic Development Council Strategic Plan
Maple Traditions Scenic Byway Corridor Management Plan
Black River Trail Scenic Byway Corridor Management Plan
Lewis County Comprehensive Plan 2009



4.3 Develop four seasonal annual events to promote tourism

Christmas in Croghan and the Maple Weekend are examples of annual events that can bring visitors to Croghan and greatly benefit the community. Four seasonal annual events will become a marketing tool to encourage an influx of visitors to the community on a regular basis.

Croghan should participate in regional events, programs, and services that appeal to tourists. A regional tourism industry already exists, and it is important for Croghan to participate in every regional event to secure its place in a regional economy. The Lowville Cream Cheese Festival and white water releases on the Beaver River examples of regional activities in which Croghan could play a roll.

Existing promotional tools such as the Lewis County Department of Trails, North Country Guide, and others can be used to advertise tourism opportunities in the Village and publicize Village events and attractions.

Time Frame: Ongoing
Lead: CRSC, LC, CRC, CIA
Funding Source: NA
Notes: Consistent with:
North Country Economic Development Council Strategic Plan
Maple Traditions Scenic Byway Corridor Management Plan
Black River Trail Scenic Byway Corridor Management Plan
Lewis County Comprehensive Plan 2009

4.4 Create a detailed visitor's brochure

Update and expand the existing visitor map into a detailed walking/driving tour guide including upcoming events, current retail, and commercial establishments, lodging opportunities and nearby places of interest. This will provide travelers with a better sense of what exists in Croghan and how to take advantage of it.

Time Frame: Ongoing
Lead: CRSC, LC, CIA
Funding Source: Local
Notes: Consistent with:
North Country Economic Development Council Strategic Plan
Maple Traditions Scenic Byway Corridor Management Plan
Black River Trail Scenic Byway Corridor Management Plan
Lewis County Comprehensive Plan 2009

4.5 Promote tour bus stops



In the past, Croghan has been a popular stop on a number of touring bus itineraries. With the increased emphasis the state, region, and county are placing on local tourism, this is an opportune time to redouble the village's efforts to encourage tour companies to once again stop in Croghan.

This effort can promote bus tour stops to visit local historic attractions and sampling local products (Croghan Bologna, Croghan Candy, maple syrup). Croghan makes an ideal stop on the Lewis County Fall Foliage Tour.

Time Frame: Ongoing
Lead: CRSC, LC, CIA
Funding Source: Local
Notes: Consistent with:
North Country Economic Development Council Strategic Plan
Maple Traditions Scenic Byway Corridor Management Plan
Black River Trail Scenic Byway Corridor Management Plan
Lewis County Comprehensive Plan 2009

Government Effectiveness

In recent years, village government work has been handicapped by declining community confidence and involvement in village government. Both the surveys and community meetings signaled that many residents do not feel that Village officials listen to them, or that they have significant influence on community decisions. The process has also indicated that the average resident is acutely aware of Village shortcomings, but far less conscious of the benefits the Village provides.

Government Accessibility

Local government officials are committed to serving Croghan's interests and providing high quality, efficient Village government services. Yet there is much evidence that residents do not feel they are being heard or that the Village is addressing their priority needs. Decision making in a transparent, public manner that instills confidence in public decision-making is encouraged.

Goal 5. Make Village government more open and accessible

5.1 Move Village offices and meeting space to more appropriate location

Public input is fundamental to the democratic process. Citizens must feel welcomed and involved in the decision making process. Village government currently operates from a room in the village maintenance building or from private residences. Space is limited and may discourage public participation. Village offices, files, and meeting space should be moved to a



more professional and workable space that is more appropriate and conducive to the conduct of important Village business.

Time Frame: Year 1 - 3
Lead: Village Board, CRSC
Funding Source: Local

5.2 Provide Village information and services online

Citizen discontent is, in part, a reflection of the failure of the Village to stay sufficiently in touch with residents. Village officials are seen as inaccessible, unaccountable, and not in tune with the needs of the community. As practical as possible, both public information and online services can be made available on the Village's website.

Time Frame: First Year
Lead: Village Board, Snow Belt Housing Company
Funding Source: Local
Notes: Consistent with:
North Country Economic Development Council Strategic Plan
Maple Traditions Scenic Byway Corridor Management Plan
Black River Trail Scenic Byway Corridor Management Plan
Lewis County Comprehensive Plan 2009

5.3 Develop and promote volunteer opportunities

Croghan should redouble its efforts that encourage residents to become directly involved in community improvements and in setting community direction. In addition to harnessing the energy and ideas of citizen groups toward addressing community needs, such programs ideally provide residents with a sense of ownership in the community. Neighborhood programs and volunteer opportunities are examples of programs that directly involve citizens in community improvement. In addition to completing desired community improvements, the volunteer programs cultivate a sense of civic responsibility and community pride among the participants.

Time Frame: Ongoing
Lead: CRSC
Funding Source: NA

Land Use Policies

Policies attempting to regulate the use of land are a sensitive issue in all communities. Among the most important revelations is the understanding that the community needs to assert its stake in the way in which its land is used. Land is more than just a private possession. Respect for



private property is at the same time the basis of our nation's economy and philosophy. Neither is an absolute.

Goal 6. Utilize land use planning and regulation to help protect and guide the community toward what it considers important to its future

6.1 Review and update current land use regulations

Utilizing the experience of other Lewis County communities, the Village should engage a "Land Use Planning" task group to research land use planning options to find a responsible middle ground that will be acceptable to the residents of Croghan, that the Village is willing and able to enforce, and will help protect Croghan's future.

Currently, the Village relies on Lewis County and state zoning regulations. This could backfire and drastically change the look of downtown to a "Sign City" if no regulations are established. It is important Croghan keep the "small town - quaint" look and atmosphere of the village. The Lewis Planning Office has expertise and a statutory obligation to assist communities in such efforts.

Time Frame: Year 1 - 3
Lead: CRSC, LCED/PO
Funding Source: NA

6.2 Develop programs to encourage property improvements

Since local land taxes are tied to the value of a property, owners' fear that improving their property will lead to paying higher taxes. To encourage property improvements, the Village should explore the benefit of developing a mechanism to soften the impact of the increase in property taxes resulting from property improvements.

Time Frame: Year 1 - 3
Lead: CRSC
Funding Source: NA

Housing

Housing Conditions

Goal 7. Improve the condition of housing in the Village

7.1 Continue to apply for home rehabilitation grant assistance through other federal, state, county, local, and philanthropic organizations



There are, in various parts of Croghan, properties that are not up to par. The costs of maintaining a home have in many cases risen above the ability of some homeowners to keep up. It may be assumed that many of the homes in poor or fair condition are owned by persons with limited incomes. (Grants do not address homes in critical condition because they would cost more to bring up to code than grants allow.) Additional home repair grants should be sought for the Village of Croghan.

Time Frame: Ongoing
Lead: Village Board, Snow Belt Housing Company
Funding Source: Local, CDBG, NYS-HCR, NYS-HFA

7.2 Re-evaluate community housing needs

With the recent release of 2010 US Census data and the extensive reorganization of state funding opportunities, the Village should assemble the data necessary to reassess the size and scope of current and emerging housing issues.

Time Frame: Ongoing
Lead: Village Board, Snow Belt Housing Company
Funding Source: Local, CDBG, NYS-HCR, NYS-HFA

7.3 Develop additional senior housing opportunities

The Village has a shortage of appropriate housing options for seniors who do not qualify for an apartment at Steepleview due to exceeding the income/asset restrictions yet are unable to find suitable/affordable housing within the Town or Village. The Village should explore options for additional senior housing.

Time Frame: Ongoing
Lead: Village Board, Snow Belt Housing Company
Funding Source: Local, CDBG, NYS-HCR, NYS-HFA

Closing Comments

We have valued the opportunity to work with the people of Croghan on this study. Given the level and quality of participation by the community, we are confident that the picture that has been painted of the community and its potential next steps in this Plan is valid. There is much that can be done and this should be an exciting time to live in Croghan as the community works at *Forming the Foundation of our Future!* The staff of Snow Belt Housing Company stands ready to be of whatever assistance we can be.



Appendices



Appendix A - What is Community Development

Community development is the planned evolution of all aspects of community well-being (economic, social, environmental, and cultural). It is a process whereby community members come together to take collective action and generate solutions to common problems. The scope of community development can vary from modest initiatives within a small group, to large initiatives that involve the whole community. Regardless of the scope of the activity, effective community development should be:

- a long-term endeavor,
- well planned,
- inclusive and equitable,
- holistic and integrated into the bigger picture,
- initiated and supported by community members,
- of benefit to the community, and
- grounded in experience that leads to best practice.

The primary goal of community development is to improve quality of life. Effective community development results in mutual benefit and shared responsibility among community members and recognizes:

- the connection between social, cultural, environmental and economic matters;
- the diversity of interests within a community.

Successful community development requires and helps to build community capacity to address issues and to take advantage of opportunities, to find common ground, and to balance competing interests. It does not just happen - it requires both a conscious and a conscientious effort to do something (or many things) to improve the community.

The community development process addresses the conditions and factors that influence a community and changes the quality of life of its members. Community development is a tool for managing change and, therefore, **is not**:

- a quick fix or a short-term response to a specific issue within a community,
- a process that excludes community members from participating, or
- an initiative that occurs in isolation from other related community activity.

Community development is about community building as such, with the process as important as the results. One of the primary challenges of community development is to balance the need for long-term solutions with the day-to-day realities that require immediate decision and short-term action.



Appendix B - Implementation Matrix

The following acronyms are used in the Implementation Matrix:

Acronyms	Full Name
Board	Village of Croghan Board of Trustees
Local	Village of Croghan
CIA	Croghan Improvement Association
CRC	Croghan Recreation Committee
CRSC	Croghan Revitalization Steering Committee
FEMA	Federal Emergency Management Agency
IDA	Lewis County Industrial Development Agency
IG	Iroquois Gas
LC	Lewis County
LC-Chamber	LC Chamber of Commerce
LCDC	Lewis County Development Corporation
LCED/PO	Lewis County Economic Development and Planning Office
NG	National Grid Resource Center for Economic Development
NNYCF	Northern NY Community Foundation
NYS-CDBG	NYS-Community Development Block Grant
NYS-HCR	NYS Homes and Community Renewal
NYSERDA	NYS-Energy Research & Development Authority
NYS-OPRHP	NYS Office of Parks, Recreation and Historic Preservation
PF	Private Funding/Foundation Sources
SBHCI	Snow Belt Housing Company, Inc.
SHPO	State Historic Preservation Office
THC	NYS Tug Hill Commission
USDA	US Department of Agriculture



Strategy/Task	Timeframe	Responsible Party	Possible Funding Source	From Page
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First Year

1.1	Appoint Croghan Revitalization Steering Committee (CRSC)	First Year	Board, SBHCI	NA	Pg 11
1.2	Appoint a public relations contact	First Year	CRSC	NA	Pg 12
2.1	Prioritize and publicize infrastructure work	First Year	Board, SBHCI	NA	Pg 13
2.2	Assess the community's current and potential water and sewer needs for future development	First Year	Board	NA	Pg 13
2.3	Support rehabilitation of the Croghan Island Dam	First Year	Board, CIA, All local, state & federal agencies	FEMA, NYSEDA, NYS-CDBG, USDA, SHPO, NNYCF, IG, NG, member item, stimulus \$, local funding, etc.	Pg 13
2.4	Create a dynamic community website	First Year	CRSC, SBHCI	Planning grant	Pg 14
3.1	Establish a Croghan Recreation Commission (CRC)	First Year	Board	NA	Pg 15
4.1	Develop capacity for economic development	First Year	CRSC, SBHCI	Micro-enterprise Fund	Pg 17
5.2	Provide Village information and services online	First Year	Board, SBHCI	Local	Pg 21

Year 1 - 3



	Strategy/Task	Timeframe	Responsible Party	Possible Funding Source	From Page
3.3	Expand and promote village-wide recreational opportunities	Year 3 - 5	CRC	Local, NYS-OPRHP, THC	Pg 16
5.1	Move Village offices and meeting space to more appropriate location	Year 1 - 3	Board, CRSC	Local	Pg 20
6.1	Review and update current land use regulations	Year 1 - 3	CRSC, LCED/PO	NA	Pg 22
6.2	Develop programs to encourage property improvements	Year 1 - 3	CRSC	NA	Pg 22

Ongoing

2.5	Sponsor a community-wide Village clean-up event	Ongoing	CRSC	Local	Pg 15
3.2	Support and expand village-wide community activities	Ongoing	CRSC CIA	Local, NYS-OPRHP, PF	Pg 16
4.2	Enhance and expand coordination with Lewis County and regional initiatives	Ongoing	CIA	NA	Pg 18
4.3	Develop four seasonal annual events to promote tourism	Ongoing	CRSC, LC, CRC, CIA	NA	Pg 19
4.4	Create a detailed visitor's brochure	Ongoing	CRSC, LC, CIA	Local	Pg 19
4.5	Promote tour bus stops	Ongoing	CRSC, LC, CIA	Local	Pg 20
5.3	Develop and promote volunteer opportunities	Ongoing	CRSC	NA	Pg 21
7.1	Continue to apply for home rehabilitation grant assistance	Ongoing	Board, SBHCI	Local, NYS-CDBG, NYS-HCR,	Pg 22



	Strategy/Task	Timeframe	Responsible Party	Possible Funding Source	From Page
7.2	Re-evaluate community housing needs	Ongoing	Board, SBHCI	Local, CDBG, NYS-HCR,	Pg 23
7.3	Develop additional senior housing opportunities	Ongoing	Board, SBHCI	Local, CDBG, NYS-HCR,	Pg 23



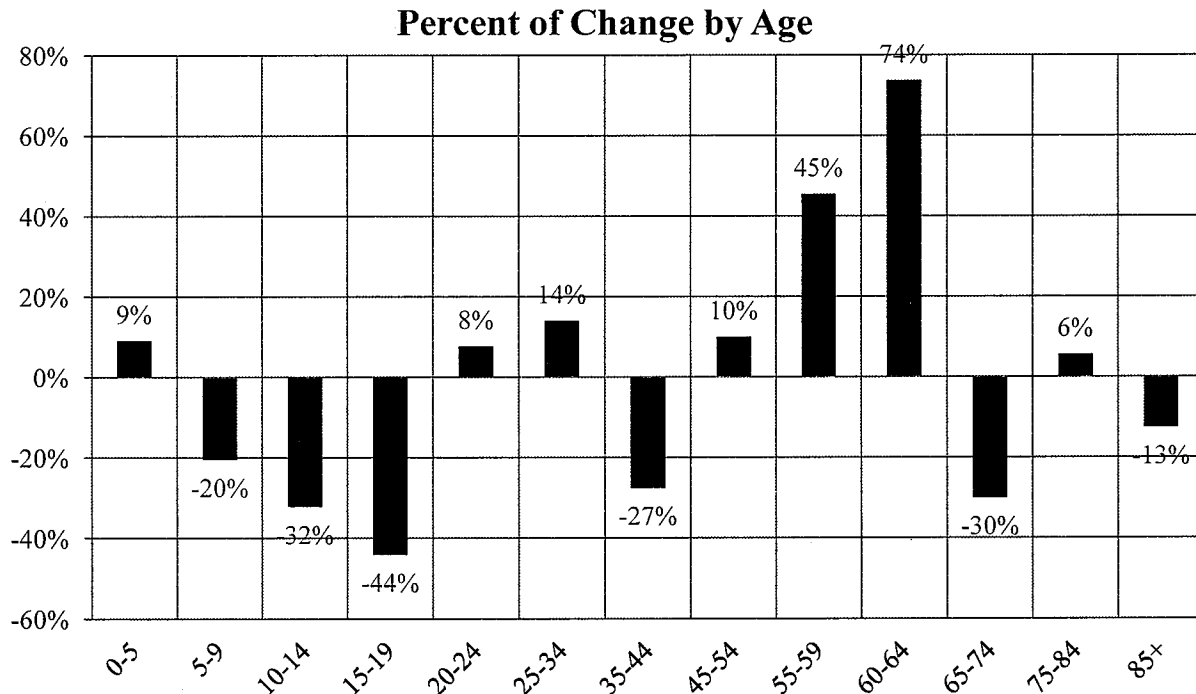
Appendix C - Comparison of Select US Census 2000 and 2010 Data Sets

An examination of the data from last year's 2010 US Census, compared to the 2000 data revealed both encouraging and discouraging trends.

Consultants comment: Given the relatively small population in the Village of Croghan, changes in numbers reported from one census and the next may result in apparent large proportional change that in perspective is statically less valid. For example, the number of preschool children reported in the Village during the 2010 Census rose 450% from the number reported in the 2000 Census. Two children were documented in 2000 and eleven in 2010 resulting in the 450% increase.

Overall, the total population of the Village of Croghan was reported to have declined by 7% (18 males and 29 females) over the last decade.

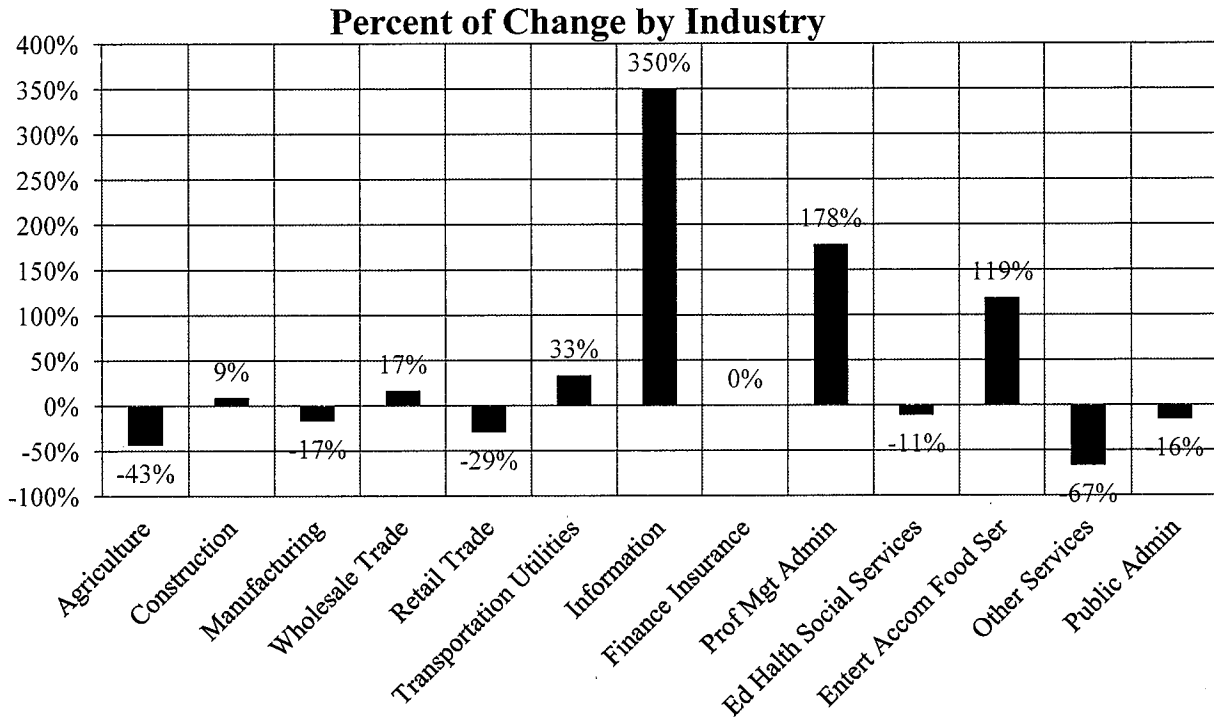
Much more importantly, the number of young people (age 10-19), who are Croghan's future, fell by one third, while at the same time the number of residents entering retirement (age 65-74) rose 74%.



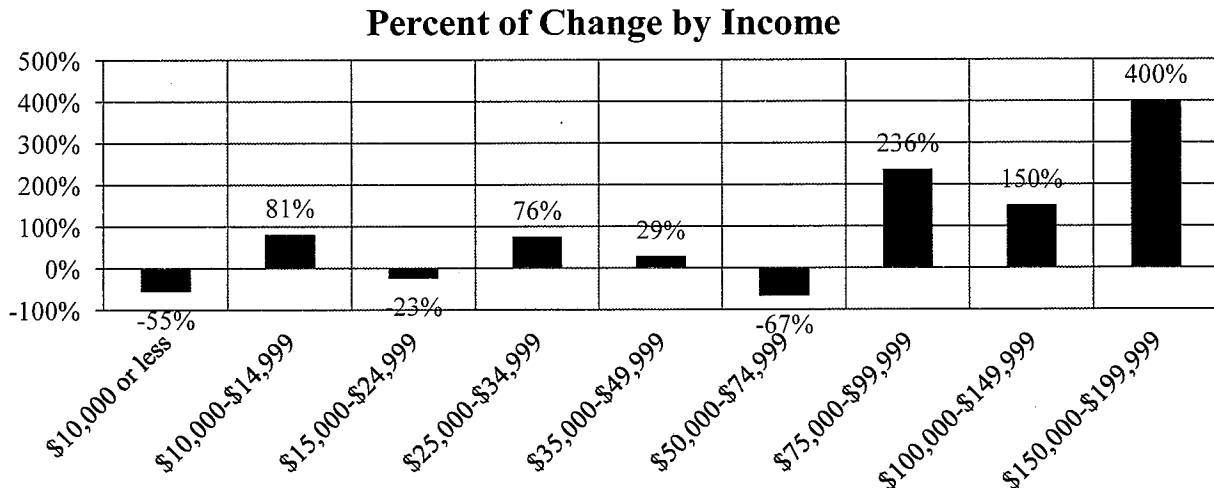
With the median age increasing from 38.9 to 42.8 in just 10 years, Croghan must prepare for its growing elderly population.



Employment trends were mixed. The total number employed in the Village was level even though the number of unemployed was down significantly. While the numbers employed in sales, office, agriculture, and construction dropped by half, many more residents are now employed in management, professional, and office occupations.



On the surface, some of the most dramatic changes in Croghan appeared to involved personal income. Per capita income rose 61% to \$22,840 and median family income rose 23% to \$46,875 in the 2010 Census. However, when controlled for inflation, many residents of Croghan are effectively making less than they did ten years ago. Those households earning \$75,000-\$99,000 rose 236%, those earning \$100,000-\$149,999 rose 150%, and there were four families in the \$150,000-\$199,999 range.





The 2010 Census revealed a 7% decrease in occupied housing units with 11% fewer owner-occupied housing units and a 2% increase in rentals. This is most likely a result of the vagaries of the current economic climate. Most notable are a 35% drop in the availability of rental housing and an 83% drop in vacant seasonal units.

A more detailed comparison of select data sets follows.

Comparison of Select Village Data Sets

(US Census 2000 and 2010)

AGE GROUPS and SEX

Subject	2000		2010		%
	Num	%	Num	%	Chng
Male	309	46.5	291	47.1	-6%
Female	356	53.5	327	52.9	-8%
Total population	665	100.0	618	100.0	-7%
Under 5 years	33	5.0	36	5.8	9%
5 to 9 years	44	6.6	35	5.7	-20%
10 to 14 years	56	8.4	38	6.1	-32%
15 to 19 years	59	8.9	33	5.3	-44%
20 to 24 years	39	5.9	42	6.8	8%
25 to 34 years	64	9.6	73	11.8	14%
35 to 44 years	91	13.7	66	5.3	-27%
45 to 54 years	80	12.0	88	14.2	10%
55 to 59 years	33	5.0	48	7.8	45%
60 to 64 years	19	2.9	33	5.3	74%
65 to 74 years	70	10.5	49	7.9	-30%
75 to 84 years	53	8.0	56	9.1	6%
85 years and over	24	3.6	21	3.4	-13%
18 years and over	490	73.7	487	78.8	-1%
21 years and over	467	70.2	466	75.4	0%
62 years and over	158	23.8	144	23.3	-9%
67 years and over	147	22.1	112	18.1	-24%
Median age (years)	38.9	(X)	42.8	(X)	10%

EDUCATIONAL

Subject	2000		2010		%
	Num	%	Num	%	Chng
School Enrollment					
Population 3 years and over enrolled in school	168	100.0	97	97	-42%
Nursery school, preschool	2	1.2	11	11.3	450%
Kindergarten	12	7.1	3	3.1	-75%
Elementary school (grades 1-8)	84	50.0	48	49.5	-43%
High school (grades 9-12)	50	29.8	12	12.4	-76%
College or graduate school	20	11.9	23	23.7	15%
Educational Attainment					
Population 25 years and over	445	100.0	405	405	-9%
Less than 9th grade	51	11.5	7	1.7	-86%
9th to 12th grade, no diploma	37	8.3	40	9.9	8%
High school graduate (includes equivalency)	190	42.7	197	48.6	4%



EDUCATIONAL

Subject	2000		2010		% Chng
	Num	%	Num	%	
Some college, no degree	39	8.8	63	15.6	62%
Associate's degree	49	11.0	38	9.4	-22%
Bachelor's degree	45	10.1	28	6.9	-38%
Graduate or professional degree	34	7.6	32	7.9	-6%
Percent high school graduate or higher	80.2	(X)	88.4	(X)	10%
Percent bachelor's degree or higher	17.8	(X)	14.8	(X)	-17%

EMPLOYMENT

Subject	2000		2010		% Chng
	Num	%	Est	%	
Status					
Population 16 years and over	530	100.0	481	100.0	-9%
In labor force	318	60.0	318	66.1	0%
Civilian labor force	316	59.6	314	65.3	-1%
Employed	297	56.0	310	64.4	4%
Unemployed	19	3.6	4	0.8	-79%
Armed Forces	2	0.4	4	0.8	100%
Not in labor force	212	40.0	163	33.9	-23%
Females 16 years and over	280	100.0	250	250	-11%
In labor force	130	46.4	133	53.2	2%
Civilian labor force	130	46.4	133	53.2	2%
Employed	119	42.5	129	51.6	8%
Own children under 6 years	56	100.0	31	31	-45%
All parents in family in labor force	43	76.8	51	81.0	19%

Commuting to Work

Workers 16 years and over	289	100.0	293	293	1%
Car, truck, or van -- drove alone	234	81.0	192	65.5	-18%
Car, truck, or van -- carpooled	27	9.3	61	20.8	126%
Public transportation (including taxicab)	0	0.0	0	0.0	0%
Walked	23	8.0	15	5.1	-35%
Other means	2	0.7	7	2.4	250%
Worked at home	3	1.0	18	6.1	500%
Mean travel time to work (minutes)	18.9	(X)	37.2	(X)	97%

Occupation

Employed civilian population 16 years and over	297	100.0	310	310	4%
Management, professional, and related occupations	83	27.9	131	42.3	58%
Service occupations	45	15.2	67	21.6	49%
Sales and office occupations	65	21.9	21	6.8	-68%
Natural resources, construction, and maintenance	46	15.5	31	10.0	-33%
Production, transportation, material moving occupations	58	19.5	60	19.4	3%

Industry

Agriculture, forestry, fishing and hunting, and mining	23	7.7	13	4.2	-43%
Construction	23	7.7	25	8.1	9%
Manufacturing	65	21.9	54	17.4	-17%
Wholesale trade	6	2.0	7	2.3	17%
Retail trade	34	11.4	24	7.7	-29%
Transportation and warehousing, and utilities	6	2.0	8	2.6	33%
Information	6	2.0	27	8.7	350%
Finance, insurance, real estate, and rental and leasing	8	2.7	8	2.6	0%
Prof, scientific, mgt, administrative, waste mgt services	9	3.0	25	8.1	178%
Educational, health and social services	73	24.6	65	21.0	-11%
Arts, entertainment, rec, accommodation, food services	16	5.4	35	11.3	119%
Other services (except public administration)	9	3.0	3	1.0	-67%
Public administration	19	6.4	16	5.2	-16%

Class of Worker



EMPLOYMENT

Subject	2000		2010		% Chng
	Num	%	Est	%	
Private wage and salary workers	222	74.7	200	64.5	-10%
Government workers	52	17.5	58	18.7	12%
Self-employed workers in own not incorporated bus.	23	7.7	49	15.8	113%
Unpaid family workers	0	0.0	3	1.0	300%
Income in					
Households	292	100.0	319	319	9%
Less than \$10,000	58	19.9	26	8.2	-55%
\$10,000 to \$14,999	16	5.5	29	9.1	81%
\$15,000 to \$24,999	60	20.5	46	14.4	-23%
\$25,000 to \$34,999	45	15.4	79	24.8	76%
\$35,000 to \$49,999	49	16.8	63	19.7	29%
\$50,000 to \$74,999	45	15.4	15	4.7	-67%
\$75,000 to \$99,999	11	3.8	37	11.6	236%
\$100,000 to \$149,999	8	2.7	20	6.3	150%
\$150,000 to \$199,999	0	0.0	4	1.3	400%
\$200,000 or more	0	0.0	0	0.0	0%
Median household income (dollars)	26,304	(X)	31,964	(X)	22%
With earnings	200	68.5	224	70.2	12%
Mean earnings (dollars)	37,646	(X)	41,534	(X)	10%
With Social Security income	95	32.5	130	40.8	37%
Mean Social Security income (dollars)	9,883	(X)	11,885	(X)	20%
With Supplemental Security Income	13	4.5	0	0.0	-100%
With public assistance income	7	2.4	10	3.1	43%
Mean public assistance income (dollars)	2,286	(X)	1,530	(X)	-33%
With retirement income	51	17.5	74	23.2	45%
Mean retirement income (dollars)	10,053	(X)	14,977	(X)	49%
Families	193	100.0	102	102	-47%
Less than \$10,000	12	6.2	0	0.0	-100%
\$10,000 to \$14,999	5	2.6	0	0.0	-100%
\$15,000 to \$24,999	35	18.1	11	10.8	-69%
\$25,000 to \$34,999	38	19.7	20	19.6	-47%
\$35,000 to \$49,999	39	20.2	21	20.6	-46%
\$50,000 to \$74,999	45	23.3	15	14.7	-67%
\$75,000 to \$99,999	11	5.7	11	10.8	0%
\$100,000 to \$149,999	8	4.1	20	19.6	150%
\$150,000 to \$199,999	0	0.0	4	3.9	400%
\$200,000 or more	0	0.0	0	0.0	0%
Median family income (dollars)	37,969	(X)	46,875	(X)	23%
Per capita income (dollars)	14,183	(X)	22,840	(X)	61%

HOUSING CHARACTERISTICS

Subject	2000		2010		% Chng
	Num	%	Num	%	
Population					
Population in occupied housing units	665	100.0	618	100.0	-7%
Owner-occupied housing units	478	71.9	427	69.1	-11%
Renter-occupied housing units	187	28.1	191	44.7	2%
Occupied housing units	284	100.0	288	100.0	1%
Owner-occupied housing units	176	62.0	173	60.1	-2%
Population in owner-occupied housing units	479	(X)	427	(X)	-11%
Average household size of owner-occupied units	2.72	(X)	2.47	(X)	-9%
Renter-occupied housing units	108	38.0	115	39.9	6%
Population in renter-occupied housing units	187	(X)	191	(X)	2%
Average household size of renter-occupied units	1.73	(X)	1.66	(X)	-4%

Type



HOUSING CHARACTERISTICS

Subject	2000		2010		% Chng
	Num	%	Num	%	
Owner-occupied housing units	176	100.0	173	100.0	-2%
Family households	139	79.0	124	71.7	-11%
Householder 15 to 64 years	98	55.7	95	54.9	-3%
Householder 65 years and over	41	23.3	29	16.8	-29%
Husband-wife family	113	64.2	107	61.8	-5%
Male householder, no wife present	7	4.0	8	4.6	14%
Female householder, no husband present	19	10.8	9	5.2	-53%
Nonfamily households	37	21.0	49	28.3	32%
Householder 15 to 64 years	10	5.7	21	12.1	110%
Householder 65 years and over	27	15.3	28	16.2	4%
Male householder	12	6.8	19	11.0	58%
Living alone	9	5.1	13	7.5	44%
65 years and over	6	3.4	7	4.0	17%
Living with others	3	1.7	6	3.5	100%
Female householder	25	14.2	30	17.3	20%
Living alone	25	14.2	30	17.3	20%
65 years and over	21	11.9	20	11.6	-5%
Renter-occupied housing units	108	100.0	115	100.0	6%
Family households	39	36.1	45	39.1	15%
Householder 15 to 64 years	32	29.6	38	33.0	19%
Householder 65 years and over	7	6.5	7	6.1	0%
Husband-wife family	28	25.9	25	21.7	-11%
Male householder, no wife present	3	2.8	4	3.5	33%
Female householder, no husband present	8	7.4	16	13.9	100%
Nonfamily households	69	63.9	70	60.9	1%
Householder 15 to 64 years	34	31.5	41	35.7	21%
Householder 65 years and over	35	32.4	29	25.2	-17%
Male householder	23	21.3	28	24.3	22%
Living alone	17	15.7	24	20.9	41%
65 years and over	8	7.4	5	4.3	-38%
Living with others	6	5.6	4	3.5	-33%
Female householder	46	42.6	42	36.5	-9%
Living alone	45	41.7	40	34.8	-11%
65 years and over	26	24.1	24	20.9	-8%
Living with others	1	0.9	2	1.7	100%

Occupancy Status

Total housing units	323	100.0	317	100.0	-2%
Occupied housing units	284	87.9	288	90.9	1%
Vacant housing units	39	12.1	29	9.1	-26%

Tenure

Occupied housing units	284	100.0	288	100.0	1%
Owner occupied	176	62.0	173	60.1	-2%
Renter occupied	108	38.0	115	39.9	6%

Vacancy Status

Vacant housing units	39	100.0	29	100.0	-26%
For rent	17	43.6	11	37.9	-35%
For sale only	5	12.8	5	17.2	0%
Sold, not occupied	1	2.6	1	3.4	0%
For seasonal, recreational, or occasional use	6	15.4	1	3.4	-83%
Other vacant	10	25.6	9	31.0	-10%

Tenure by Age of Householder

Occupied housing units	284	100.0	173	100.0	-39%
15 to 24 years	4	1.4	4	2.3	0%
25 to 34 years	13	4.6	14	8.1	8%
35 to 44 years	35	12.3	22	12.7	-37%
45 to 54 years	29	10.2	38	22.0	31%



HOUSING CHARACTERISTICS

Subject	2000		2010		% Chng
	Num	%	Num	%	
55 to 64 years	27	9.5	22	22.0	-19%
65 years and over	68	23.9	57	32.9	-16%
65 to 74 years	31	10.9	27	15.6	-13%
75 to 84 years	25	8.8	21	12.1	-16%
85 years and over	12	4.2	9	5.2	-25%
Renter-occupied housing units	108	100.0	115	100.0	6%
15 to 24 years	10	9.3	13	11.3	30%
25 to 34 years	19	17.6	25	21.7	32%
35 to 44 years	16	14.8	16	13.9	0%
45 to 54 years	15	13.9	11	9.6	-27%
55 to 64 years	6	5.6	6	12.2	0%
65 years and over	42	38.9	36	31.3	-14%
65 to 74 years	13	12.0	5	4.3	-62%
75 to 84 years	21	19.4	21	18.3	0%
85 years and over	8	7.4	10	8.7	25%

Tenure by Presence and Age of Own Children

Total:	288	100.0	288	100.0	0%
Owner-occupied:	173	60.1	176	61.1	2%
With own children under 18 years:	42	14.6	62	21.5	48%
Under 6 years only	5	1.7	11	3.8	120%
Under 6 years and 6 to 17 years	8	2.8	8	2.8	0%
6 to 17 years only	29	10.1	43	14.9	48%
No own children under 18 years	131	45.5	90	31.3	-31%
Renter-occupied:	115	39.9	112	38.9	-3%
With own children under 18 years:	24	8.3	31	10.8	29%
Under 6 years only	14	4.9	12	4.2	-14%
Under 6 years and 6 to 17 years	3	1.0	7	2.4	133%
6 to 17 years only	7	2.4	12	4.2	71%
No own children under 18 years	91	31.6	11	3.8	-88%

VETERAN STATUS

Subject	2000		2010		% Chng
	Num	%	Num	%	
Civilian population 18 years and over	513	100.0	465	465	-9%
Civilian veterans	72	14.0	50	10.8	-31%

Comparison of Select State, County, Town, Village Data Sets

(2006-2010 American Community Survey 5-Year Estimates)

Subject	New York State		Lewis County		Croghan Town		Croghan Village	
	Estimate	%	Estimate	%	Estimate	%	Estimate	%

HOUSEHOLDS BY TYPE

Total households	7,205,740		10,761		1,309		319	
Family households (families)	4,656,115	64.6%	7,524	69.9%	888	67.8%	102	32.0%
With own children under 18 years	2,137,455	29.7%	3,344	31.1%	345	26.4%	59	18.5%
Married-couple family	3,257,225	45.2%	6,057	56.3%	695	53.1%	82	25.7%
With own children under 18 years	1,426,459	19.8%	2,452	22.8%	233	17.8%	51	16.0%
Male householder, no wife present, family	346,730	4.8%	487	4.5%	70	5.3%	12	3.8%
With own children under 18 years	145,464	2.0%	235	2.2%	24	1.8%	3	0.9%
Female householder, no husband present, family	1,052,160	14.6%	980	9.1%	123	9.4%	8	2.5%
With own children under 18 years	565,532	7.8%	657	6.1%	88	6.7%	5	1.6%
Nonfamily households	2,549,625	35.4%	3,237	30.1%	421	32.2%	217	68.0%
Householder living alone	2,095,241	29.1%	2,637	24.5%	303	23.1%	165	51.7%



Subject	New York State		Lewis County		Croghan Town		Croghan Village	
	Estimate	%	Estimate	%	Estimate	%	Estimate	%
65 years and over	745,595	10.3%	1,127	10.5%	127	9.7%	74	23.2%
Households with one or more people under 18 years	2,365,479	32.8%	3,650	33.9%	401	30.6%	59	18.5%
Households with one or more people 65 years and over	1,837,296	25.5%	2,789	25.9%	300	22.9%	112	35.1%
Average household size	2.59	(X)	2.48	(X)	2.37	(X)	1.76	(X)
Average family size	3.23	(X)	2.93	(X)	2.82	(X)	2.88	(X)

RELATIONSHIP

Population in households	18,636,816		26,721		3,097		563	
Householder	7,205,740	38.7%	10,761	40.3%	1,309	42.3%	319	56.7%
Spouse	3,254,137	17.5%	6,017	22.5%	691	22.3%	78	13.9%
Child	5,731,637	30.8%	7,756	29.0%	802	25.9%	105	18.7%
Other relatives	1,391,895	7.5%	742	2.8%	122	3.9%	9	1.6%
Nonrelatives	1,053,407	5.7%	1,445	5.4%	173	5.6%	52	9.2%
Unmarried partner	417,121	2.2%	929	3.5%	149	4.8%	50	8.9%

MARITAL STATUS

Males 15 years and over	7,477,026		10,787		1,278		231	
Never married	2,922,502	39.1%	3,066	28.4%	400	31.3%	101	43.7%
Now married, except separated	3,678,275	49.2%	6,469	60.0%	746	58.4%	87	37.7%
Separated	165,406	2.2%	146	1.4%	40	3.1%	9	3.9%
Widowed	193,194	2.6%	273	2.5%	19	1.5%	13	5.6%
Divorced	517,649	6.9%	833	7.7%	73	5.7%	21	9.1%
Females 15 years and over	8,184,766		10,738		1,273		250	
Never married	2,743,556	33.5%	2,442	22.7%	272	21.4%	58	23.2%
Now married, except separated	3,568,681	43.6%	5,997	55.8%	683	53.7%	88	35.2%
Separated	271,986	3.3%	243	2.3%	12	0.9%	17	6.8%
Widowed	813,221	9.9%	990	9.2%	145	11.4%	39	15.6%
Divorced	787,322	9.6%	1,066	9.9%	161	12.6%	48	19.2%

SCHOOL ENROLLMENT

Population 3 years and over enrolled in school	5,056,560		6,216		590		97	
Nursery school, preschool	298,179	5.9%	336	5.4%	46	7.8%	11	11.3%
Kindergarten	235,906	4.7%	327	5.3%	45	7.6%	3	3.1%
Elementary school (grades 1-8)	1,940,327	38.4%	2,912	46.8%	272	46.1%	48	49.5%
High school (grades 9-12)	1,106,748	21.9%	1,829	29.4%	157	26.6%	12	12.4%
College or graduate school	1,475,400	29.2%	812	13.1%	70	11.9%	23	23.7%

EDUCATIONAL ATTAINMENT

Population 25 years and over	12,914,436		17,994		2,252		405	
Less than 9th grade	901,294	7.0%	780	4.3%	69	3.1%	7	1.7%
9th to 12th grade, no diploma	1,107,494	8.6%	1,733	9.6%	267	11.9%	40	9.9%
High school graduate (includes equivalency)	3,646,632	28.2%	8,548	47.5%	1,152	51.2%	197	48.6%
Some college, no degree	2,050,472	15.9%	2,689	14.9%	348	15.5%	63	15.6%
Associate's degree	1,059,376	8.2%	1,661	9.2%	156	6.9%	38	9.4%
Bachelor's degree	2,368,185	18.3%	1,507	8.4%	170	7.5%	28	6.9%
Graduate or professional degree	1,780,983	13.8%	1,076	6.0%	90	4.0%	32	7.9%
Percent high school graduate or higher	(X)	84.4%	(X)	86.0%	(X)	85.1%	(X)	88.4%
Percent bachelor's degree or higher	(X)	32.1%	(X)	14.4%	(X)	11.5%	(X)	14.8%

VETERAN STATUS

Civilian population 18 years and over	14,819,772		20,063		2,420		465	
Civilian veterans	1,025,496	6.9%	2,555	12.7%	217	9.0%	50	10.8%

EMPLOYMENT STATUS

Population 16 years and over	15,394,140		21,057		2,512		481	
In labor force	9,808,150	63.7%	13,184	62.6%	1,657	66.0%	318	66.1%
Civilian labor force	9,781,731	63.5%	13,012	61.8%	1,643	65.4%	314	65.3%
Employed	9,045,999	58.8%	12,173	57.8%	1,560	62.1%	310	64.4%
Unemployed	735,732	4.8%	839	4.0%	83	3.3%	4	0.8%
Armed Forces	26,419	0.2%	172	0.8%	14	0.6%	4	0.8%
Not in labor force	5,585,990	36.3%	7,873	37.4%	855	34.0%	163	33.9%
Civilian labor force	9,781,731		13,012		1,643		314	
Percent Unemployed	(X)	7.5%	(X)	6.4%	(X)	5.1%	(X)	1.3%
Females 16 years and over	8,054,323		10,464		1,263		250	
In labor force	4,711,353	58.5%	5,730	54.8%	778	61.6%	133	53.2%



Subject	New York State		Lewis County		Croghan Town		Croghan Village	
	Estimate	%	Estimate	%	Estimate	%	Estimate	%
Civilian labor force	4,708,575	58.5%	5,718	54.6%	778	61.6%	133	53.2%
Employed	4,373,762	54.3%	5,491	52.5%	752	59.5%	129	51.6%
Own children under 6 years	1,338,231		1,928		185		31	
All parents in family in labor force	816,020	61.0%	1,053	54.6%	61	33.0%	18	58.1%
Own children 6 to 17 years	2,828,075		4,406		445		63	
All parents in family in labor force	1,957,456	69.2%	2,922	66.3%	256	57.5%	51	81.0%

COMMUTING TO WORK

Workers 16 years and over	8,815,965		11,929		1,519		293	
Car, truck, or van -- drove alone	4,770,901	54.1%	9,469	79.4%	1,194	78.6%	192	65.5%
Car, truck, or van -- carpooled	651,743	7.4%	1,164	9.8%	161	10.6%	61	20.8%
Public transportation (excluding taxicab)	2,338,345	26.5%	48	0.4%	0	0.0%	0	0.0%
Walked	557,313	6.3%	609	5.1%	56	3.7%	15	5.1%
Other means	158,716	1.8%	77	0.6%	6	0.4%	7	2.4%
Worked at home	338,947	3.8%	562	4.7%	102	6.7%	18	6.1%
Mean travel time to work (minutes)	31.3	(X)	23.4	(X)	26.2	(X)	37.2	(X)

OCCUPATION

Civilian employed population 16 years and over	9,045,999		12,173		1,560		310	
Management, business, science, and arts occupations	3,432,468	37.9%	3,620	29.7%	359	23.0%	131	42.3%
Service occupations	1,731,594	19.1%	2,301	18.9%	337	21.6%	67	21.6%
Sales and office occupations	2,281,008	25.2%	2,211	18.2%	245	15.7%	21	6.8%
Natural resources, construction, and maintenance occupations	703,623	7.8%	2,122	17.4%	303	19.4%	31	10.0%
Production, transportation, and material moving occupations	897,306	9.9%	1,919	15.8%	316	20.3%	60	19.4%

INDUSTRY

Civilian employed population 16 years and over	9,045,999		12,173		1,560		310	
Agriculture, forestry, fishing and hunting, and mining	54,877	0.6%	914	7.5%	111	7.1%	13	4.2%
Construction	533,243	5.9%	1,272	10.4%	110	7.1%	25	8.1%
Manufacturing	654,700	7.2%	1,595	13.1%	231	14.8%	54	17.4%
Wholesale trade	254,079	2.8%	195	1.6%	31	2.0%	7	2.3%
Retail trade	955,413	10.6%	1,407	11.6%	205	13.1%	24	7.7%
Transportation and warehousing, and utilities	479,165	5.3%	444	3.6%	77	4.9%	8	2.6%
Information	282,991	3.1%	181	1.5%	29	1.9%	27	8.7%
Finance and insurance, and real estate and rental and leasing	775,195	8.6%	332	2.7%	21	1.3%	8	2.6%
Professional, scientific, and management, and administrative and waste management services	980,577	10.8%	611	5.0%	51	3.3%	25	8.1%
Educational services, and health care and social assistance	2,409,408	26.6%	3,001	24.7%	370	23.7%	65	21.0%
Arts, entertainment, and recreation, and accommodation and food services	766,879	8.5%	805	6.6%	122	7.8%	35	11.3%
Other services, except public administration	453,649	5.0%	554	4.6%	111	7.1%	3	1.0%
Public administration	445,823	4.9%	862	7.1%	91	5.8%	16	5.2%

CLASS OF WORKER

Civilian employed population 16 years and over	9,045,999		12,173		1,560		310	
Private wage and salary workers	6,951,209	76.8%	7,838	64.4%	1,081	69.3%	200	64.5%
Government workers	1,520,566	16.8%	2,737	22.5%	315	20.2%	58	18.7%
Self-employed in own not incorporated business workers	562,185	6.2%	1,547	12.7%	161	10.3%	49	15.8%
Unpaid family workers	12,039	0.1%	51	0.4%	3	0.2%	3	1.0%

INCOME AND BENEFITS (IN 2010 INFLATION-ADJUSTED DOLLARS)

Total households	7,205,740		10,761		1,309		319	
Less than \$10,000	580,138	8.1%	742	6.9%	47	3.6%	26	8.2%
\$10,000 to \$14,999	384,225	5.3%	537	5.0%	41	3.1%	29	9.1%
\$15,000 to \$24,999	718,995	10.0%	1,428	13.3%	192	14.7%	46	14.4%



Subject	New York State		Lewis County		Croghan Town		Croghan Village	
	Estimate	%	Estimate	%	Estimate	%	Estimate	%
\$25,000 to \$34,999	679,265	9.4%	1,546	14.4%	229	17.5%	79	24.8%
\$35,000 to \$49,999	906,907	12.6%	1,955	18.2%	299	22.8%	63	19.7%
\$50,000 to \$74,999	1,250,942	17.4%	2,283	21.2%	245	18.7%	15	4.7%
\$75,000 to \$99,999	878,506	12.2%	1,182	11.0%	143	10.9%	37	11.6%
\$100,000 to \$149,999	973,368	13.5%	780	7.2%	64	4.9%	20	6.3%
\$150,000 to \$199,999	394,523	5.5%	198	1.8%	37	2.8%	4	1.3%
\$200,000 or more	438,871	6.1%	110	1.0%	12	0.9%	0	0.0%
Median household income (dollars)	55,603	(X)	42,846	(X)	40,899	(X)	31,964	(X)
Mean household income (dollars)	80,374	(X)	52,818	(X)	51,847	(X)	41,534	(X)
With earnings	5,669,877	78.7%	8,044	74.8%	1,000	76.4%	224	70.2%
Mean earnings (dollars)	83,792	(X)	54,386	(X)	53,257	(X)	44,426	(X)
With Social Security	2,000,073	27.8%	3,463	32.2%	412	31.5%	130	40.8%
Mean Social Security income (dollars)	15,912	(X)	15,543	(X)	14,142	(X)	11,885	(X)
With retirement income	1,268,844	17.6%	2,742	25.5%	390	29.8%	74	23.2%
Mean retirement income (dollars)	22,773	(X)	16,131	(X)	14,863	(X)	14,977	(X)
With Supplemental Security Income	361,647	5.0%	416	3.9%	32	2.4%	0	0.0%
Mean Supplemental Security Income (dollars)	8,320	(X)	7,377	(X)	9,269	(X)	-	(X)
With cash public assistance income	221,944	3.1%	139	1.3%	10	0.8%	10	3.1%
Mean cash public assistance income (dollars)	3,727	(X)	2,171	(X)	1,530	(X)	1,530	(X)
With Food Stamp/SNAP benefits in the past 12 months	806,295	11.2%	1,121	10.4%	98	7.5%	22	6.9%
Families	4,656,115		7,524		888		102	
Less than \$10,000	231,013	5.0%	336	4.5%	0	0.0%	0	0.0%
\$10,000 to \$14,999	161,873	3.5%	160	2.1%	7	0.8%	0	0.0%
\$15,000 to \$24,999	363,537	7.8%	750	10.0%	120	13.5%	11	10.8%
\$25,000 to \$34,999	393,953	8.5%	1,000	13.3%	126	14.2%	20	19.6%
\$35,000 to \$49,999	570,678	12.3%	1,546	20.5%	220	24.8%	21	20.6%
\$50,000 to \$74,999	839,986	18.0%	1,864	24.8%	206	23.2%	15	14.7%
\$75,000 to \$99,999	648,863	13.9%	912	12.1%	105	11.8%	11	10.8%
\$100,000 to \$149,999	769,835	16.5%	722	9.6%	55	6.2%	20	19.6%
\$150,000 to \$199,999	321,730	6.9%	148	2.0%	37	4.2%	4	3.9%
\$200,000 or more	354,647	7.6%	86	1.1%	12	1.4%	0	0.0%
Median family income (dollars)	67,405	(X)	49,554	(X)	47,868	(X)	46,875	(X)
Mean family income (dollars)	93,102	(X)	59,192	(X)	59,692	(X)	62,153	(X)
Per capita income (dollars)	30,948	(X)	20,970	(X)	21,230	(X)	22,840	(X)
Nonfamily households	2,549,625		3,237		421		217	
Median nonfamily income (dollars)	34,776	(X)	25,030	(X)	30,031	(X)	27,011	(X)
Mean nonfamily income (dollars)	53,883	(X)	33,728	(X)	31,481	(X)	31,843	(X)
Median earnings for workers (dollars)	32,436	(X)	26,398	(X)	26,237	(X)	30,521	(X)
Median earnings for male full-time, year-round workers (dollars)	50,141	(X)	38,857	(X)	38,827	(X)	38,304	(X)
Median earnings for female full-time, year-round workers (dollars)	40,953	(X)	26,755	(X)	24,967	(X)	27,500	(X)

PERCENTAGE OF FAMILIES AND PEOPLE WHOSE INCOME IN THE PAST 12 MONTHS IS BELOW THE POVERTY LEVEL

All families	(X)	10.8%	(X)	9.7%	(X)	5.4%	(X)	0.0%
With related children under 18 years	(X)	16.5%	(X)	17.1%	(X)	9.0%	(X)	0.0%
With related children under 5 years only	(X)	16.5%	(X)	15.8%	(X)	0.0%	(X)	0.0%
Married couple families	(X)	5.2%	(X)	6.2%	(X)	5.5%	(X)	0.0%
With related children under 18 years	(X)	7.3%	(X)	10.5%	(X)	10.3%	(X)	0.0%
With related children under 5 years only	(X)	7.0%	(X)	3.5%	(X)	0.0%	(X)	0.0%
Families with female householder, no husband present	(X)	27.0%	(X)	29.2%	(X)	8.1%	(X)	0.0%
With related children under 18 years	(X)	36.5%	(X)	39.9%	(X)	11.4%	(X)	0.0%
With related children under 5 years only	(X)	42.3%	(X)	52.9%	(X)	-	(X)	0.0%
All people	(X)	14.2%	(X)	14.6%	(X)	12.6%	(X)	14.7%
Under 18 years	(X)	19.9%	(X)	22.9%	(X)	24.4%	(X)	0.0%
Related children under 18 years	(X)	19.6%	(X)	21.9%	(X)	24.4%	(X)	0.0%
Related children under 5 years	(X)	22.2%	(X)	19.5%	(X)	30.7%	(X)	0.0%

Community Development Plan 2012
 VILLAGE OF CROGHAN
 January 15, 2012



Subject	New York State		Lewis County		Croghan Town		Croghan Village	
	Estimate	%	Estimate	%	Estimate	%	Estimate	%
Related children 5 to 17 years	(X)	18.7%	(X)	22.8%	(X)	21.9%	(X)	0.0%
18 years and over	(X)	12.4%	(X)	11.9%	(X)	9.4%	(X)	17.7%
18 to 64 years	(X)	12.6%	(X)	12.8%	(X)	9.9%	(X)	19.5%
65 years and over	(X)	11.5%	(X)	7.8%	(X)	7.0%	(X)	12.1%
People in families	(X)	11.8%	(X)	12.1%	(X)	10.0%	(X)	0.0%
Unrelated individuals 15 years and over	(X)	24.0%	(X)	26.9%	(X)	23.4%	(X)	30.9%



Appendix D - Lewis County Public Water and Sewer Study 2009

Village of Croghan Extracts

(Starting at page 18)

3. Summary

Based on review of the EPA Safe Drinking Water Information System data provided by the New York State Department of Health, the villages in Lewis County presently appears to have minimal problems in serving the present population. Most areas with any reasonable population density have installed and are maintaining potable water supply and distribution systems. As a result of changes in regulations from 1972, the date of the original comprehensive water study, most communities have come into compliance by undertaking water supply projects that have moved from surface water supplies to groundwater supplies. Changes include abandoning reservoirs in favor of wells, installation of infiltration galleries, or construction of slow sand filtration. All community water systems provide disinfection.

Based on the latest population projections, the population of Lewis County will decline for the next few decades. As such, the existing systems should see diminished need for water, and other than for industrial development purposes we do not see the need to increase supply generally. The emphasis for communities needs to be on long-term sustainability.

HydroSource Associates has determined that there are a number of locations potentially capable of providing large yielding groundwater supplies. These areas should be reviewed relative to the county's designated industrial areas, as they may allow the county the opportunity to compete for industries that require larger amounts of water for production or food processing

Generally speaking, the municipal water systems supply water that meets the current New York State Drinking water Standards.

Should the County desire to locate an industrial facility with a 20,000 GPD average daily water usage, we would offer the following based on existing data and average daily water use records:

Existing Community Water Systems with Large Industrial User

Community	Permit Design Capacity (gpd)	Average Daily Flow (gpd)	Peak Day Flow (gpd)	Industrial Us (gpd)	Remaining Capacity (gpd)
(V) Croghan*	250,000	232,877	291,096	20,000	-61,096

* - Includes (H) Beaver Falls Average Daily Flow



(Starting at page 21)

4. Recommendations

- District Formation for Outside users
 - The following communities are serving water outside their permitted municipal boundaries. It is our opinion that this activity can expose the community to NYSDEC regulatory enforcement action in the form of a consent order. In 1990, the Village of Lowville entered into a consent order with NYSDEC, and as a result the Town of Watson, Martinsburg, and Lowville had to undertake the formation of districts to bring the Village into compliance with its consent order. The 1990 consent order is in the appendix for review.
- 6. Town of Croghan should form a district for outside users who receive water from the Village of Croghan.

(Starting at page 22)

Existing Public Water Systems and Demand

There are fourteen existing public water systems in the county. These systems serve about 10,380 persons, representing 38.5% of the county population. In the 1972 report, it was 10,900 persons representing 46%, and it was anticipated that this would grow to 58% by 2020. However, based on current population projections, we do not anticipate a major change in the number of persons being served and new project areas would only add a few hundred persons to the ranks of those served by community water systems.

Existing Community Water Systems

Community	Population Served	Average Daily Flow (gpd)	Per Capita Water Use
(V) Croghan	900	232,877	138



(Starting at page 44)

10. Village of Croghan

Public Water Supply ID# 2402362 Water Superintendent – Jim Zehr – 315-346-1979

Per the Annual Drinking Water Quality Report for 2007, the Village served 900 persons through 339 metered service connections. The Average day water usage is 225,000 GPD. This average day volume includes the Beaver Falls Water District.

Groundwater Supply

The Village of Croghan obtains its drinking water from groundwater wells. The two wells are located on the Croghan Reservoir Road. No.1 Well is thirty-four (34') feet deep. No.2 Well is fifty-seven (57') feet deep. The average number of gallons used by the population served is 232,816 gallons per day or 109 GPD per capita. Post chlorination is practiced to disinfect for bacteria, viruses, and other microorganisms.

Wellhead Protection

The Village has adopted a wellhead protection plan. According to the Annual Water Quality Report for 2007, the Village owns the lands around the wells and restricts the land use activities therein.

The NYSDOH has evaluated this public water supply's susceptibility to contamination under the Source Water Assessment Program (SWAP). The SWAP assessment is created using available information and only estimates the potential for source water contamination. An elevated susceptibility rating does not mean that the source water is contaminated or will be. The SWAP assessment for this facility rates the wells as having an *elevated susceptibility* to microbials, nitrates, pesticides/herbicides, and petroleum products. This rating is based on well yields or pumps greater than 100 GPM (144,000 GPD) from an unconfined aquifer, and is unsupported by historical sampling information. However, the NYSDOH will use this rating to direct future source water protection activities.

Water Quality Testing

There was no Mean Contaminate Testing Levels (MCL) exceeded in 2006 or in 2007.

Metering & Billing Frequency

Water meters are read semi-annually and users are billed annually.

NYSDEC Water Supply Permit

The Village is authorized to withdraw from its source a water volume of 250,000 GPD. WSA Permit# 9649 was received 07/24/1998.



(Starting at page 45)

11. Village of Croghan - Beaver Falls Water District
Public Water Supply ID# 2402358
Water Superintendent – Joe Kalamas – 315-346-6832

Per the Annual Drinking Water Quality Report for 2007, the District served 782 persons through 226 metered service connections by contract with the Village of Croghan. The average day water usage for the district is 82,192 GPD. The district received water from the Village of Croghan well supply, which is permitted for 250,000 GPD at a 30 day average.

Groundwater Supply

By Inter-Municipal Agreement (IMA) the district via the Village of Croghan obtains its drinking water from groundwater wells. The two wells are located on the Croghan Reservoir Road. No.1 well is thirty-four (34') feet deep. No.2 well is fifty-seven (57') feet deep. The average number of gallons used by the population served is 232,816 gallons per day or 109 GPD per capita. Post chlorination is practiced to disinfect for bacteria, viruses, and other micro-organisms.

Wellhead Protection

The Village has adopted a wellhead protection plan. According to the Annual Water Quality Report for 2007, the Village owns the lands around the wells and restricts the land use activities therein.

The NYSDOH has evaluated this public water supply's susceptibility to contamination under the Source Water Assessment Program (SWAP). The SWAP assessment is created using available information and only estimates the potential for source water contamination. An elevated susceptibility rating does not mean that the source water is contaminated or will be. The SWAP assessment for this facility rates the wells as having an *elevated susceptibility* to microbials, nitrates, pesticides/herbicides, and petroleum products. This rating is based on well yields or pumps greater than 100 GPM (144,000 GPD) from an unconfined aquifer, and is unsupported by historical sampling information. However, the NYSDOH will use this rating to direct future source water protection activities.

Water Quality Testing

There was no Mean Contaminate Testing Levels (MCL) exceeded in 2006 or in 2007.

Metering & Billing Frequency

Institutional and industrial users have meters and are read semi-annually and users are billed annually. Residents are not metered and are billed a flat rate annually.

NYSDEC Water Supply Source Permit

The **Village of Croghan (the source)** is authorized to withdraw from its source a water volume of 250,000 GPD.

WSA Permit# 9649 was received 07/24/1998.

We were not able to obtain a copy of the water supply permit for Beaver Falls through FOIL attempts; as such there may be outstanding special permit conditions.



(Starting at page 102)

7. Village of Croghan

Area Description

The Village of Croghan is located in the north central section of Lewis County in the Town of Croghan and New Bremen. The Village borders on New York State Highway 26A and the Beaver River and is located approximately ten miles northeast of Lowville. About two-thirds of the Village is in the Town of Croghan and one-third in the Town of New Bremen.

Land Use, Development and Populations

The primary land use within the village is agricultural, representing approximately 59% of the total land area of the village. Residential uses, along with small-scale commercial development to serve the everyday needs of the residents, makes up the remaining portions of the Village. The adjacent Town of Croghan and Town of New Bremen areas are primarily agricultural in nature. Growth as rural residential strip development can be expected along the highways serving the Croghan Area. Population growth for the Town of Croghan is declining slightly, while that of the Town of New Bremen is increasing.

Existing Water Supplies

The Village of Croghan obtains its drinking water from groundwater wells. The two wells are located on the Croghan Reservoir Road. No. 1 Well is thirty-four feet (34') deep. No. 2 Well is fifty-seven (57') feet deep. The average number of gallons used by the population served is 232,816 GPD or 109 GPD per capita. Post chlorination is practiced to disinfect for bacteria, viruses, and other micro-organisms. The Croghan Water System also serves the Hamlet of Beaver Falls. According to the Annual Drinking Water Quality Report for 2007, the Village served 900 persons through 339 metered service connections. The Average daily water usage is 225,000 GPD. This average daily volume includes the Beaver Falls Water District.

History of Sewerage Systems in the Village

The original sewage system in the Village of Croghan began with the long since disbanded New Bremen Sewer Co. and the Croghan Sewer Company. These two sewer companies began installation of sewer pipes serving the area between 1916 and 1925. There were as many as eight individual collector lines, which all discharged to the Beaver River or to Black Creek, serving approximately two-thirds of the Village. In October of 1971, an engineering report and plans were prepared and submitted to the NYSDEC proposing new conventional wastewater collection and treatment facilities. At that time, the Village chose not to pursue the project because of prohibitive costs. The 1974 Lewis County Comprehensive Sewerage Study repeated the findings of the 1971 engineering study. The report cited the need to eliminate raw sewage discharges to Beaver River and Black Creek. Around 1986, the Village of Croghan entered into a consent order with NYSDEC to eliminate all raw discharges to the Beaver River by July 1988. An engineering report was prepared and recommendations implemented.



Existing Sewerage Facilities

The current wastewater treatment system serves the Village of Croghan and several residents outside the Village on Williams Street. The sewage collection system consists of individual septic tanks at each home and small diameter (typically 6”) PVC piping to convey the “grey water” from the septic tanks to the wastewater treatment facility. The capacity of the 6” gravity sewer collection pipes is approximately 250,000 GPD when laid at minimum slopes. There are two large pumping stations and five smaller pumping stations in the village. The smaller pumping stations typically serve only a few homes. The main pumping station serves the entire village.

The current wastewater treatment facility provides secondary treatment to the wastewater prior to discharge to the Beaver River. The treatment facility consists of two (2) 20,000-gallon septic tanks, dosing siphon chambers, distribution chamber, 8 – 6,200 square foot intermittent sand filter beds and a disinfection manhole. Disinfection is provided by a tablet feed system and is required only seasonally.

New York State Discharge Permit

The State of New York issues each community with a wastewater treatment facility a permit to discharge to the waters of the State of New York. The discharge permit (known as a SPDES Permit) is based on the receiving stream’s ability to assimilate any wastewater discharged to it and the best use of the waters of the receiving stream. The SPDES Permit issued to the Village of Croghan allows discharges to the Beaver River according to the following parameters.

Parameter	Limit		Sample Frequency
	30 Day Avg.	7 Day Avg.	
Flow	0.070 MGD		Monitor
BOD ₅	30 mg/l	45 mg/l	Quarterly
BOD ₅	17 lb/day	26.3 lb/day	Quarterly
Total Suspended Solids	30 mg/l	45 mg/l	Quarterly
Total Suspended Solids	17.5 lb/day	26.3 lb/day	Quarterly
Settleable Solids	0.3 ml/l		5/week
pH	6.0 to 9.0 Standard Units		5/week
Temperature	Monitor		5/week
Seasonal May 15 to October 15			
Coliform geo mean	200 No./100ml	400 No./ml	2/year
Chlorine, Total Residual	2.0 mg/l Daily Maximum		5/week
Effluent values shall not exceed 15% and 15% of influent values for BOD ₅ and TSS			



Current Wastewater Operating Conditions and Operational Issues

Currently, the discharge from the Village of Croghan wastewater treatment facility meets all of New York State operating permit parameters. The facility has been on-line since 1988. In 1992 and again in 1995, the Village performed partial sand replacement in the sand filter beds. During 2002, the Village began to experience difficulties in meeting effluent parameters due to a combination of excess flows and problems with ponding on the sand beds. The village immediately took an aggressive step to correct the problems, which consisted of looking for sources of infiltration and inflow as well as other steps to get the beds to drain. Eventually, all the sand in all the beds was replaced in 2003. After replacing the sand, the facility still experienced exceedances of the SPDES discharge limits through 2004, and with help from NYS DEC operational staff, modifications to the operations and the plant itself were implemented. After modifications were made, the facility came into compliance. Additionally, the aggressive approach the village took in identifying and eliminating excess flows have resulted in lower flows to the facility. Since 2005, the facility has operated within permit conditions. *The operator is of the opinion that the sand will need complete changing again in approximately five years.*

Conclusions

The existing sewage system for the Village of Croghan is currently meeting all conditions of its SPDES discharge permit.

The Village of Croghan wastewater treatment facility is permitted to discharge 70,000 GPD, the average flow for 22 months of operation from October 2006 through August 2008 was 41,500 GPD, with a peak monthly flow of 60,000 GPD.

The existing excess available treatment capacity for the Croghan wastewater treatment facility can be calculated as $70,000 \text{ GPD} - 60,000 \text{ GPD} = 10,000 \text{ GPD}$.

This capacity of 10,000 GPD would equate to 40 homes, or a typical commercial facility (15 GPD/employee) with 666 employees, or a factory with shower facilities (35 GPD/employee) with 280 employees. It is not recommended that industrial wastewater be discharged to the Village of Croghan wastewater treatment facility.

Any proposed new wastewater to the wastewater treatment facility should be investigated on a case-by-case basis to determine waste compatibility and a residential equivalent flow.



Appendix E - Croghan Dam Restoration Project Summary

PROJECT SUMMARY

The following people & organizations are working on a project seeking funding for repair, rehabilitation and structure sustainability with green energy development of the Croghan Dam:

- Arnie Talgo, Current Commissioner and former Chairman of the Tug Hill Commission, Vice Chair at NOCCOG, Board Member ANCA, member of Renewable Energy and Biomass committee/taskforce at ADCAP, advisor to the Lewis County Development Corporation, Retired Senior Policy Analyst, NY Power Authority.
- Amanda Lavigne, PhD. Environmental Studies Department, St. Lawrence University, ADKCAP Renewable Energy and Biomass Taskforce Leader, Adirondack Research Consortium Board of Directors.
- Kerop Janoyan, Ph.D., P.E., Associate Professor, Geotechnical Engineering, Clarkson University.
- Spencer Thew, Associate Professor, Construction Engineering, Clarkson University.
- Pier Marzocca, Ph.D., Associate Professor, Mechanical and Aeronautical Engineering, Clarkson University.
- Jeanna Matthews - Computer Science professor, Clarkson University
- Stephen Bird - Humanities & Social Sciences professor, Clarkson University
- David Mayhew - Chief Technologist from AMD, an American multinational semiconductor company.
- Carrie Tuttle - Director of Engineering from DANC.
- Daniel Parker - Manager of NY Hydro Operations for Kruger.
- Ken Mending, master's student at Clarkson University,
- Eric Virkler, Director of Lewis County Economic Planning and Development, Secretary of the Lewis County Development Corporation.
- John Bartow, Executive Director of the Tug Hill Commission.
- Mike Petroni, Undergraduate English/Environmental Studies Combined Major, Class of 2012, St. Lawrence University, LCDC Intern.
- Lewis County Development Corporation.
- Lewis County Cooperative Extension.
- Local Municipalities (Lewis County Board of Legislature, Town of Croghan & Village of Croghan).
- Property owners upstream of the Croghan Dam.
- Owners of the Croghan Dam and Croghan Island Mill.
- Glen Gagnier, former mayor of the Village of Croghan and past president and current member of the Lewis County Development Corporation, Chairman of Lewis County Opportunities, Inc., Board Member of Snow Belt Housing.



Brief History of the Croghan Dam

The original log crib dam was constructed circa 1848. The southern section of this dam went out in a spring thaw in 1918. That same year James P. Brownell, Civil Engineer, Carthage, was contracted to design a concrete dam with the contract for construction awarded to Mr. H. J. Wright of Watertown, New York. Construction was completed in 1919.

Three sections comprise the dam. The south dam is 120' long and 9.5' high; the retaining wall connecting the two segments is 240' long and a maximum of 11' high; and, the north dam is 180' long and 11.5' high. The dam creates a storage capacity of 482 acre-feet to the spillway crest.

Since the mid 1800's a number of businesses have utilized energy generated from the Croghan Dam at the fork of the Beaver River. Three of those businesses were associated with the southern section of the dam. On one side was the John Lehman Mill (mechanical hydropower) which later became Lehman and Zehr Lumber Co. and burned down in 1951. Wooden penstock on the southern dam was connected to Shinnburn's Tannery which was located at the current site of Schulz's Restaurant. On the other side of the southern fork on the island was located the Rice Brothers Saw Mill (mechanical hydropower), which later became the E.S. Virkler Sash and Blind Factory, later the Lehman & Zehr Sash and Blind Factory and currently the home of the historic Croghan Island Mill, one of the only remaining water powered sawmills in NYS.

The Croghan Flour Mill (mechanical hydropower) was located on the island on the northern fork of the river and was torn down in the 1950's. This site remains vacant. On the other side of the northern fork was the site of the following companies in succession: Rice Brothers Tannery, Keifer Furniture, J.R. Lafan Lumber Co., Croghan Flooring and Mfg. Co., Beaverite Products, Inc., and currently Interface Sealing Solutions, Inc.

What is the need?

The Croghan Dam is a key infrastructure resource for the Village of Croghan and the area. It needs to be rehabilitated:

- To ensure public safety of those immediately downstream in case of flooding situations caused by heavy rains, runoff, ice jams, etc.
- To meet the NYSDEC requirements for dam rehabilitation of a Class C, high hazard dam.
- To continue to provide green hydropower to the historic Croghan Island Mill, a property included on the NYS Register of Historic Places (10/30/09) and the National Register of Historic Places (7/30/10). The Croghan Island Mill operates year-round on hydropower producing 75 horsepower with the capability of running 12 belt driven wood working machines simultaneously at different speeds.
- To protect the property values and (in some cases) the shore wells and water supply for residences and some farms upstream.
- To retain the impoundment of water that provides the Village of Croghan and the Towns of Croghan and New Bremen **within a two-mile radius of the dam** with a reliable water source for fire protection.
- To continue to provide Interface Sealing Solutions Inc. with its 35 employees a reliable water source for their fire suppression system.



- To retain the impoundment of water for the recreational use of the Village of Croghan's 3.6 acre "Bridge St. Park" immediately up stream from the dam. The park provides public recreational access to the Beaver River via the park's boat launch and contiguous grounds. Numerous kayakers, canoeists, boaters, fishermen, picnickers and hikers visit the grounds and enjoy the water.
- To retain the headwaters of the Croghan Dam to continue to attract the interest of power companies to the site. Once we loose the impoundment and the river returns to its 1849 state, it will be extremely difficult for an investor to develop green power on site.
- To retain the impoundment of water which contributes greatly to the aesthetic value and therefore the tourist business of the area. Breaching the dam would make the Beaver River once again, after more than 150 years, a stream – rising and falling with the release of water from the Stillwater Dam thereby creating mud flats.
- To provide a site for economic development in Croghan with the creation of more green energy to:
 - drive the growth of local businesses and employment,
 - stimulate the use of vacant buildings,
 - provide for meeting the long term costs associated with the dam,
 - stimulate tourism, and,
 - provide an example to other communities of what can be done to develop their failing infrastructure.

What are the problems with Croghan Dam?

The problems with the dam are the deteriorated condition, its questionable spillway capacity and the potential loss of life and property should the dam fail.

1. According to the March 1981 N.Y. District Corps of Engineers "Phase I Inspection Report" on the Croghan Dam, the dam had (among other problems) inadequate spillway capacity and its structural stability was questionable. This was based on HMR 33, which has been updated by the higher spillway requirements of HMR 51-52.

2. The 1981 study further categorized the dam as a high "High Hazard" and was subsequently designated by the NYSDEC as a Class C high hazard dam where "dam failure can cause loss of life, serious damage to homes, industrial or commercial buildings, important public utilities, main highways, and railroads ..." (DEC 'Guidelines for Design of Dams, Revised January 1989').

3. In April 1999 a "Special Flood Hazard Evaluation Report" on the Croghan Dam, performed by USACE, Buffalo District for the NYSDEC, concluded that "In case of dam failure, all residents in low lying areas should be alerted of the imminent danger and should be prepared to evacuate."

4. Based on FIRM, community # 361068 B, Village of Croghan, NY, there are 4 homes and 7 outbuildings situated in the flood plain of which only one has NFIP Flood Insurance.

What's the issue?

The NYS Department of Conservation (DEC) classifies the Croghan dam as a Class C high hazard dam where "dam failure can cause loss of life, serious damage to homes, industrial or commercial buildings ..." Since the construction of the dam in 1919, there has been little maintenance and no reconstruction efforts. A Consent Order was issued in April 1989 by the DEC for the owners of the dam to either complete all remedial work on the dam or remove it by January 1991. Due to the lack of funding resources by the dam owners, no action was taken. In May 2010, the DEC notified the property owners that it would begin removing stop logs and initiate procedures to breach the dam sometime in 2011. All stop logs are due to be removed in



early July of 2011. The DEC has since put these actions on hold until the LCDC completes the "Design Study", Phase 1, below.

What are the necessary actions?

- **Phase 1:**
 - The Lewis County Development Corporation, acting on behalf of the businesses in the village of Croghan, has submitted a Rural Business Enterprise Grant application for \$99,000 to the U.S. Department of Agriculture. The Lewis County Development Corporation received this grant and matching funds to cover the cost of the NYSDEC's required "Design Study" engineering analysis with dam rehabilitation design.
 - Gomez & Sullivan Engineers, P.C. from Utica, N.Y. began their study on the dam on 10-5-11 and may take up to a year to fully complete.
 - It is our hope that the Design Study and related Stability Analysis will bring to a halt the DEC wish to remove the rest of the stop logs and breach the northern section of the dam.
 - Insure the Design Study allows for the application of Phase 3, below, including rehab design for development of green energy production.
- **Phase 2:**
 - Acquire funding for dam reconstruction: estimated cost of \$1.1 – 1.5 million, based on a 2006 Feasibility Study. A subsequent estimate received on 7-21-10 estimates rehab of dam at \$1,560,000.
 - This phase may require consolidating ownership of the dam to the LCDC or a municipality. Currently three different parties own the dam. All parties have agreed to be relieved of ownership by transfer of title for the cost of legal fees, survey work, etc. Estimated cost is \$10,000.
- **Phase 3:**
- Economic development on site:
 - Development opportunities include the installation of a maple syrup production facility or other agriculture related facility such as biomass or biofuel, mushroom or flour, the development of an energy storage facility utilizing flywheel &/or battery technology, a hydrogen/ oxygen production facility, a brewery, the development of mechanical hydro for use in milling/ grinding, and the direct marketing of products on site. We also are considering the possible applications for capacitors and POD's (Performance Optimized Datacenters) and the making of this site a pilot carbon neutral energy site,
 - Also considered is green energy production to support existing businesses, the Croghan Island Mill and Interface Sealing Solutions.
 - We are working on establishing long term involvement of colleges & universities relating to the dam and developing industries as a demonstration model.
 - The LCDC has been working with St. Lawrence University, Clarkson University, SUNY ESF, and SUNY IT.
 - St. Lawrence University was integral to the LCDC RBEG grant application and continues to work with the LCDC to promote the development of the green energy on site.
 - Clarkson University professors are working with the LCDC on the idea of exploring hydro power for datacenters, capitalizing on the recent passage



of S-1149, net metering. Clarkson was recently awarded a grant from NYSERDA to explore the use of green power sources to power PODs (Performance Optimized Datacenters) in partnership with, among others, AMD and HP. See

http://www.nyserda.org/Press_Releases/2011/PressReleas20110801.asp, from AMD <http://www.amd.com/us/press-releases/Pages/amd-teams-with-nyserda-2011aug1.aspx>, from Watertown Daily Times <http://www.watertowndailytimes.com/article/20110816/NEWS05/708169973> for more information.

- o The Croghan Dam could serve as a test/ research/ demonstration site for such innovation.
- o A Canadian company is looking at the site as a possible hydro development opportunity.

For more information including historic documents, photos, and studies, see <http://lewiscountyny.org/content/Generic/View/114> and <http://en-gb.facebook.com/pages/Croghan-Dam-Restoration-Initiative-for-Local-Buisness-and-Renewable-Energy/177887828922809?sk=wall>.

Glen Gagnier
Lewis County Development Corporation



Appendix F - Croghan Business Directory

A Plus Graphics	Croghan Meat Market Inc	Oswegatchie Camp
Abel's Landscaping and Nursery	Croghan Mennonite Church	Papas Place
Adirondack Floor Care	Eager Beaver Tree Service Inc	Paw Prints
Adirondack Funeral Home	Eddie's Meat Market Inc	Power Authority Of The State Of New York
Adirondack Mennonite Heritage Association	Family Cupboard Restaurant	Pro Hardware
American Legion Post No 1663	Farney Tree & Excavation LLC	Railway Historical Society Of NNY
American Maple Museum	Foy Agency	<u>Reliant Energy</u>
Apostolic Christian Society	Golden Patricia	Roggie Auto Transport LLC
Bair's Builders LLC	Good Ol' Wishy's	Roggie Bros Machine & Welding Service
Beaver Falls Fire Department	Graves Floyd Jr & Linda	Saint Stephens Friary
Beaver Point Lodge	H & L Motor Sales	Scanlon Funeral Home
Beaver River Fish & Game Club	Hair Connection	Schulz's Fastidious Food
Belfort Country Carpet III	Haircut CO The	Shaw's Husqvarna Sales & Service
Black Creek Farms	Hall's Sport Shop	Shaw's Mobile Home Service & Transportation
Brookfield Power	Home Thomas	Soft Maple Campsite
Bryer Donald W	Interface Sealing Solutions	State Police
Buckhorn Tavern	Iroquois Gas Transmission Systems	Stump's Liquor Laundry & Video
Buckingham Hardware	K of C Bowling Alleys	The Family Cupboard
Chapin Daniel Rev	<u>Keefe Logging</u>	Tim's Market
Children's Creative Learning Center	Key Bank	TLC Construction
City Government Offices	Kids Corner Children's Center	US Post Office
Clark Penn	Laz Audio	Village Of Croghan
Clerk's Office	Lewis Co Transfer Site- Croghan	Vinny's Pizzeria
Convent Street Creations	Lewis County Office For The Aging	Wicked Ways Saloon
Croghan Area Redemption Center	Martin John	Wolff Michelle
Croghan Candy Kitchen	McLanes Auto Repair	Wolff's Body Shop
Croghan Fire Dept	MJS Rubbish Removal	Woodshed The
Croghan Flowers By Florist Concierge	Monnat & Nortz Service Station	WPS Beaver Falls
Croghan Free Library	Monnat's Country Store	Zehr Electric
Croghan Island Mill Lumber Co Inc	Nancy's Unisex Salon	
	Napa	
	Nice N Easy	
	NYS DEC	



Appendix G - Previous Planning Efforts

Whether it is from natural disasters, difficult economic times, or just the vagaries of life in the North Country, the residents of Village of Croghan and surrounding area have a long history of stepping up and pitching in when they are needed. For more than a decade, the Village and its citizens have been thinking about and planning for the future.

Croghan Improvement Association

During the latter part of the last decade a loose knit group of Village business owners and concerned citizens came together to form what ultimately became the Croghan Improvement Association (CIA). Their goal was to bring the community together, pool their resources, and revitalize Croghan.

Although participation in the CIA has waned over the last few years, their members were instrumental in the success of many community events and activities. Christmas in Croghan and the Maple Weekend are two of the most popular events still being carried on, while the Croghan Lumberjack Festival has fallen by the wayside. The CIA is responsible for a number of Village enhancements and their work set the foundation for future planning activities.

2003 - Revitalizing Downtown

Background

The Village of Croghan hosted a public meeting on May 20, 2003, attended by 30 local business owners and village residents. At that meeting, organized by Mayor Glen Gagnier and facilitated by David Zembiec of the NYS Tug Hill Commission, attendees brainstormed lists of village assets and strengths, potential partners, key issues and challenges, and opportunities to address challenges by building on existing assets. The group also identified some achievable, short-term strategies to help move things forward. These “next steps” included a village clean-up effort, parking improvements, a food fair event to build on the village’s culinary assets (Croghan Bologna, Croghan Candy, and Maple Syrup), and development of a village website.

Observations



In the eyes of other communities in the area, Croghan is in an enviable position. The village has maintained its close-knit small town atmosphere; possesses an intact downtown with a good mix of retail and service businesses; contains several historical attractions; and has several locational advantages.

Most fortunately, Croghan already has two signature products and several complementary assets around which it can build a marketable identity. Its most widely known claim to fame is as the home of regionally famous "Croghan Bologna" (a product of the Croghan Meat Market). The Croghan Candy Kitchen, an old-fashioned candy shop, is also becoming increasingly acclaimed throughout the region for its quality hand-dipped confections. In addition, Croghan is home to the American Maple Museum and Hall of Fame (featured in the New York State *Halls of Fame* brochure), a railroad museum run by the Railway Historical Society of Northern New York, and several historic buildings including the historic Croghan Island Mill (on the state and national registers of historic places and recognized by TAUNY for its historic significance), and the Basselin House. Collectively, these help to create a package of attractions that can help to attract additional commerce and tourism.

A common theme throughout the recommendations that follow is that the village should build on its existing strengths and capitalize on activities that are already taking place. Making the most of what it has will yield the greatest return. Many of the recommendations can be implemented for little to no cost. More critical in most cases will be the commitment of time and energy necessary to make things happen. Participation at the first two meetings indicates that the community is up to the task.

During 2002 and 2003, many meetings were held to develop short range and long range plans for the revitalization of Village of Croghan. With the assistance of the Tug Hill Commission and Dave Zembiec in particular, the revitalization group came up with many strengths and areas for improvement for the future. Among the most notable observations were:

The major strengths of the community include:

- Faith based,
- Safe,
- Quaint, unique shops,
- Honest businessmen and women,
- Good work ethic in community,
- Friendly,
- Low crime rate,
- Good schools,
- A commitment from the people of the area to support local businesses,
- A commitment from the businesses to provide a helpful, friendly efficient service/product to the community at competitive pricing,



- Great recreational opportunities, both in the Village and surrounding areas,
- Country living.

The major weaknesses in the community are:

- Stagnation of some businesses,
- Loss of jobs in the area,
- Cost of utilities,
- Competition from large outside retailers,
- Declining local economy and population,
- Growing population of youth hanging out during the warm months.

Some suggestions:

- We would like help with marketing the Village and community.
- We would like information on how to start an e-business.
- We would like information on how to take advantage of our waterway access as a boost for local business and to attract new business. (A boat launch has been installed in Bridge Street Park, just up-river from the Croghan Dam; Bridge St. Park is available for hiking, picnicking, barbeque, fishing and camping).

Two additional surveys were taken in anticipation of grant applications for downtown revitalization:

1. In Jan. & Feb of 2003, the Village completed a Business Owners Survey:

Business Owners Survey

(Responses In Red)

62 surveys mailed - 19 returned

Jan./ Feb. '03

1. What physical appearance aspects of downtown need improving?

- 8 Condition of buildings
- 4 street lighting
- 14 availability of parking
- 1 condition of sidewalks
- 5 Other

1 odor of L4,

1 trees

1 welfare recipients hanging out on Main St., youth posse suggesting drugs



- and motivation problems
- 1 cleaner streets during non-winter months
streets are dark, village is shabby, businesses need painting, etc. (ours
- 1 included)

2. What are the negative impacts on owning/ managing downtown property?

- 8 quality & cost of utilities
 - 1 electric, sewer & water
- 2 access to high speed internet
- 5 competition from larger centers in Lewis county
- 6 competition from larger centers outside Lewis county
- 3 big box retailers
 - 1 SAMS Club
- 1 negative perception of Croghan
- 12 declining local population or economy
- 5 Other
 - 1 parking
 - 1 smell of L4
 - 1 debris on river banks
 - 1 large corp. cut prices and pay no taxes
 - 1 lack of trails for snow sleds and 4 wheelers
 - 1 Village taxes, insurance (fire, liability, especially workers' comp.)

3. Are you interested in grants or loans to assist in renovation, upgrades or technical assistance?

- 11 yes
- 7 no

Purpose:

- 1 Expansion
- 1 Upgrading of building
- 2 Renovation of building exterior
- 1 Handicapped access to front of building and replace entrance
- 1 improve physical appearance of property
- 1 may want to purchase building in town for expansion
- 1 paving parking lot & expanding
- Dam repair, maintain water level for property owner
- 1 Fire protection for village, (main water supply source for village & 3 mi. radius for fire)
- 1 repair and paint the outside of the building
- 1 siding and exterior repair, interior lighting
- 1 maybe

4. Do you expect to increase employment or physically expand your business in the next 2 years?



- 8 no physical expansion or creation of jobs
- 1 physical expansion and creation of jobs
- 0 physical expansion and no creation of jobs
- 2 creation of ___ jobs; no physical expansion
- 9 don't know at this time
 - 1 depends on American economy

2 @1 job ea.

5. Is there any problem you need help addressing?

- 2 permit assistance
- 0 infrastructure needs
- 3 zoning issues
- 5 parking
- 1 condition of my building
- 3 Other
 - 1 lack of trails for snow sleds and 4 wheelers
 - 1 pedestrian crossing signs in highway in summer to enable people to walk around the village and shop
 - increase police presence during summer months and weekends. We have
 - 1 incurred significant loitering, some vandalism, and plenty of littering.

6. Are you interested in any of the following topics for workshops?

- 0 American for disabilities Act issues
- 1 Time management
- 3 Productivity and organizational skills
- 1 Business plan assistance
- 2 Microenterprise(<5 employees) loan assistance
- 1 Other
 - 1 Building preservation, I.e. Old Blacksmith Shop
 - Advertising Strategies for business and village in & outside our region.
 - 1 Target specific tourist groups, I.e. snowmobilers, kayakers, horse trail people
 - 1 Understanding Insurance - how to buy it, what to look for, options

7. Other remarks

drains from houses to the river across private property
place for Farmer's Market
Drug Store
get rid of overhead lines
widen streets
more handicapped access
facades painted



2. From 7/31/03-8/5/03 the Village Board conducted the following survey

Village of Croghan - Main Street Questionnaire
 (Survey Responses In Red)

"Hello. My name is _____ and I live in the Village of Croghan. I am doing a phone survey for the Croghan Revitalization Committee. The Croghan Revitalization Committee is conducting a random survey of the shopping habits and attitudes of Croghan residents. The Committee will use the results of the survey to develop a plan for better meeting the needs and wants of our community. Would you please take the time to answer 12 questions for me?" (Survey heads of households)

1. How often do you shop in the Village of Croghan?

71 - A few times a week	32 - Daily	6 - Never
53 - Weekly	14 - Monthly	4 - Other

***(If you never shop in Croghan, why not?)**

3 - Convenience	0 - Selection of merchandise
1 - Too old	
1 - Prices	0 - Service

2. When do you do most of your shopping in the Village?

61 - Weekday afternoons	30 - Weekday evenings	0 - Sunday
47 - Other	12 - Saturday afternoons	
33 - Weekday mornings	6 - Saturday mornings	

3. What are your preferences for store hours in the Village?

114 - Same as now	18 - Other	6 - Open on Sunday
40 - Open later	6 - Open earlier	

4. Why do you shop in the Village of Croghan?

150 - Convenience	6 - Prices	1 - Parking
26 - Other	5 - Selection of merchandise	
21 - Service		

5. Is there a wide enough variety of merchandise available in the Village?

134 - yes	42 - no
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6. What business or service would you like to see added?

64 - Dept. store	electronics, dry goods,	15 - Car Wash
38 - Other (Wal-Mart, theater, restaurant,	building/ gardening supplies, gym	15 - Pharmacy
		8 - Batting cage

7. Where do you shop outside the Village to get good prices?

136 - Watertown	52 - Lowville	6 - Other
-----------------	---------------	-----------

8. What are the top 3 businesses you frequent in the Village of Croghan?



- Located on the Black River Trail Scenic Byway (NYS Route 812)
- Large retail trade area
- Proximity to outdoor recreation opportunities that can draw visitors
 - Beaver River Canoe Route
 - Whitewater kayaking
 - ATV trails
 - Snowmobile trails
 - Hunting & fishing
 - Eagle Canyon (rock climbing)
 - Near Adirondack Park

Attractions:

- Good mix of retail & services
- Historic sites:
 - St. Stephen's Church (also an activity center) *anchor attraction*
 - Croghan Island Mill
 - Basselin House
 - Railroad station & museum
- Croghan Island Mill
- Buckingham Hardware & Great Outdoors
- Croghan Meat Market (Croghan Bologna) *anchor*
- Croghan Candy Kitchen
- Good Ol' Wishy's
- Monnat's IGA
- American Maple Museum
- Mennonite Heritage Farm
- Special Events:
 - Lewis County Driving Tour
 - Christmas in Croghan

Social capital:

- Close-knit, values-based community
- Dedicated business people (set fair prices & support the community)
- Active civic organizations (see list under "Potential Partners")

POTENTIAL PARTNERS & STAKEHOLDERS - (Organizations that might contribute cash, volunteers, in-kind resources and/or professional assistance depending on the project and their particular interest, ability, or expertise.)

- Proactive village board
- Croghan Improvement Association
- Fire Dept.
- Local businesses
- Town of Croghan
- Town of New Bremen



- Lewis County Planning Dept.
- Lewis County Opportunities
- Lewis County Chamber of Commerce
- Lewis County Development Corporation
- Lewis County Industrial Development Agency
- State Senate & Assembly Representatives
- Boy Scouts
- Girl Scouts
- Local 4-H club
- Little League
- County Softball League
- Lions Club
- Elks Club (in Lowville, but large membership from Croghan)
- Sons of the American Legion
- Beaver River Advisory Council
- Pratt-Northam Foundation
- Northern New York Community Foundation
- Iroquois Gas
- New York Power Authority
- Reliant Power
- Niagara Mohawk Power Corporation
- NYS Dept. of Environmental Conservation (recreation trails)

KEY ISSUES, NEEDS & CHALLENGES

- Physical appearance of some properties (i.e. messy conditions)
- Parking
- Lost Lumberjack Festival (volunteer burn-out)
- Need to draw more shoppers
- Small pharmacy (easier access to medicines & prescriptions)
- More competitive prices
- Tax burden on businesses

Focus Areas:

- Commerce
 - Attract new businesses to Croghan, including a pharmacy, motel, campground, waterway business, carwash, etc.,
 - (New businesses include: car wash, pet grooming, hand crafted jewelry outlet, barber shop/ hair dressing and a barroom/ restaurant)
 - Add handicapped accessibility to businesses
 - Develop a revitalization plan for downtown including upgrading of storefronts, improving street lighting (ornamental lighting), doing away with overhead wiring, expanding parking, remodeling of buildings, installing awnings, etc.
 - Croghan has participated in a number of grants through Snow Belt Housing addressing storefronts, improving housing, upgrading retail infrastructure, etc.



- Promote bus tour stops to visit local historic attractions and sample local products (Croghan Bologna, Croghan Candy, maple syrup). Build on historic and culinary “anchors”.
 - Participate in the Lewis County Fall Foliage Tour.
 - Create an economic development zone
 - Investigate Micro-enterprise funded commercial revitalization.
 - Extend business hours. (Some are)
 - Appeal to taste, thirst, and the need for bladder relief.
 - Capitalize on Croghan’s excellent water quality and taste - maybe bottle water.
 - Start an internet café? (Library has computers available)
 - Conduct a market survey. (Done)
 - Work to open more state land to snowmobiles and 4X4’s.
 - Revise the Croghan Walking/Driving tour brochure.
 - Promote the 2 museums
- Drains
 - Lower storm drains on Bank Street to accept water
 - Take care of drainage problems on Fire Hall St. (including water from George St.)
 - Equipment
 - Compile and inventory
 - Fire Protection
 - Repair/ replace non functioning fire hydrants (Ongoing)
 - Upgrade hydrants (Ongoing)
 - Maintain contracts and positive relationships

Food Fair (new event to build on culinary “claims to fame”):

- Build on recognition of Croghan Bologna, Croghan Candy Kitchen, & Maple Syrup.
- Involve local vendors. (A local Food Fair was tried one year and dropped)
- Use as fundraiser to support CIA activities.
- Housing
 - Attract more senior citizen housing/ extended care facility
 - Expand affordable housing
 - Access Housing Rehab opportunities (ongoing)
- Intermunicipal
 - Maintain positive relations
 - Establish/ maintain contracts
 - Seek technical assistance
- Jobs
 - Develop a youth to jobs program for local youth
- Land



- Review annexation of New Bremen land into the Village along Williams street where houses are already receiving Village water
- Acquire land for a little league ball field

- Natural Resources

- Develop the river as a recreational site
- Save the impoundment of water above the Croghan Dam (includes saving the dam)
- Preserve/ develop “green space” wherever/ whenever possible

Physical Appearance:

1. Organize a village clean-up day
 - Village junk/debris pick-up (village board)
 - Volunteers: CIA, scouts, and/or 4-H
 - Paint-up (“slave day”)
2. Erect new Village welcome signs (done)
3. Enforce property maintenance laws & update if necessary (village)

- Planning

- Downtown revitalization plan
- Comprehensive plan
- Develop a long range plan to include
 - zoning
 - development review plan/ process for the Village
 - equipment replacement (Ongoing)
 - use of vacant/ unused Village property for the benefit of the community
 - vehicle replacement (Ongoing)
 - waste water infrastructure replacement of sand (03), septic tanks (88), etc./ upgrades to lift stations, pumps, guides & control panels
 - water infrastructure replacement/ upgrades including buildings, wells (94), tank, water line, etc.

- Parking

- Establish 1hr. parking on Main Street (done)
- Investigate use of village lots adjacent to across from old fire hall for parking (done)

- Recreation:

- Recreation Park
 - Acquire a batting cage
 - Skating Rink expansion of 75’ – 100’ & finish the walls with tarps to keep out the elements. (Done)
 - Tennis Court upgrade w. new nets, level courts, rubberize surface (Done)
 - Relocation of Niagara Mohawk power lines
 - Upgrade our swimming pool with a new liner and possibly a filtration/ recirculation/ chlorination system,



- Double the size of the concession stand at the park and have it also open toward the pool,
 - Increase the # of picnic tables available for reunions and parties in the park and replace deteriorated tables, (Done)
 - Increase the size of the open pavilion in the park,
 - Upgrade the power house in the park, (Done)
 - Add horseshoe pits to the park and get on the horseshoe circuit,
 - Improve landscaping in park - plant shade trees, etc.
 - Add a bandstand to the park,
 - Acquire bleachers for the ball field,
 - Develop a Little League field,
 - Use the entire park, i.e. land behind the garage.
- Bridge Street Park
 - Work with community to develop a plan for the park
 - Build restrooms and a picnic pavilion less than 4,000 square feet connected to municipal water and sewer.

Establish hiking and biking trails, including a trail along the Beaver through the village to Beaver Falls.

- Streets and Sidewalks
 - Implement a sidewalk repair program
 - Repave streets, as needed
- Taxing
 - Get training to do reassessment of the Village (last full assessment done in 1950's)
 - Keep taxes/ fees in check
- Tourism
 - Develop a 4X4 and snowmobile corridor through the village; work with Lewis County Trails Dept.
 - Capture more traffic that is driving through.
 - Install an attractive "Historic Attractions" sign &/or information kiosk. (Information kiosk is in place next to Schulz's Restaruant).
 - Display the Train Engine outside. (Done in warm weather)
 - Build a relationship with bus tour companies.
 - Reach out to participants in the Labor Day kayak event.
 - Sponsor special Events.
 - (See commerce above)
- Transportation
 - Provide a second vehicle for more employees



- Utilities
 - Use river to provide municipal power (not feasible at this time)
 - Add more emergency generators
- Vehicles
 - See “Planning” above
- Waste Water Infrastructure
 - Main street manhole repair,
 - Provide alternative cellar drainage to residents so sump pumps are not hooked into the waste water system
 - Upgrading of lift stations to accommodate multiple pump manufacturers
 - Plan for obsolesce of control panels of lift stations
 - Plan for replacement of sand in our wastewater treatment facility. (Fund established)
 - Expand our wastewater treatment facility by two to four beds to handle consumer needs with growth
 - Work on I & I
 - Septic tank replacement,
 - Lift station emergency power
 - Flushing lines
- Water Infrastructure
 - Lower water lines under routes 126 & 812 to prevent freezing of water lines,
 - Loop dead end water lines,
 - Make our 4.76 mile water line accessible for maintenance & repair
 - Develop our own water production plant for the sale of bottled water
 - Acquire remote reading capability water meters,
 - Exercise/ replace valves,
 - Water Tower?
 - Install meter pits for outside water districts
 - Establish a Water Infrastructure fund to pay for upgrades to the water system. (Done)

Develop a website that could serve as a vehicle to promote local attractions and events (link to Chamber of Commerce and IDA websites). It could also help to disseminate important information within the community



Appendix H - Community Confidential Survey

Survey Purpose

An important first step in any community planning is to take the pulse of the population. On July 8, 2011, a Snow Belt Housing Company (Snow Belt) confidential mail survey was sent to all adults on the Village of Croghan's tax and voting rolls as the initial step in understanding the community's perception of itself. The survey was based on the *Residential Satisfaction with Neighborhood* community survey form developed by NeighborWorks America's "Success Measures" program.

The Village initiated this survey to gather public input on local priorities and planning options as part of a comprehensive community-planning project. The Village government received assistance for survey design and implementation through an agreement with Snow Belt as part of a community-planning grant from the New York Housing Trust Fund Corporation. Snow Belt developed and administered this survey of local residents.

Survey Methods

The questionnaire was constructed with extensive input and review from local participants and the Croghan Community Planning Program Committee. The questionnaire addressed community resources, preferences regarding future development, and potential issues to be explored. The 76-item survey posed questions and then invited the responders to select one of usually five answers. Occasional opportunities were provided to "write-in" answers or comments.

With initial addresses drawn from both the current voter list and the property tax roll, a mailing list of 503 adults was created. Recognizing that renters would be underrepresented in the Village, the Planning Committee contacted landlords to obtain lists of renters in the Village.

In order to inform the residents of the overall process and prepare them to respond to the mailing, two weeks before the survey began, articles ran in community media outlets describing the community survey and encouraging those receiving surveys to participate. Posters were placed in public locations throughout the area to promote participation.

A preliminary letter was sent out from the Village Mayor explaining the process about to commence, alerting them to the survey that would be arriving in the mail within the following two weeks, and stressing the importance of their participation. All respondents were assured of confidentiality.



Within one week after the advance letters, all 503 adults received a survey packet including a copy of the survey questionnaire, a pre-addressed postage-paid envelope, and a cover letter describing the questionnaire and restating how the information would be used.

To encourage timely responses, postcard reminders were mailed to all residents of the Village one week after the survey went out and a drawing was held among those that responded by July 22 for two \$50 gift certificates from a local business. Four weeks after mailing, 149 surveys (30%) had been completed and returned.

Profile of Survey Respondents

A representative sample of the Village of Croghan's citizenry responded to the survey.

The typical respondent:

- Votes regularly (80%).
- Is over the age of 30 (93%), but not yet over the age of 65 (36%).
- Has completed high school or technical school (94%) but has not completed his/her college education (38%).
- Is employed full time (42%) or retired (39%).
- Reported a family income greater than median family income of \$26,304 for Croghan recorded by the 2000 Census (55% over \$35,000).
- Has lived in Croghan for more than 5 years (81%) with 52% boasting more the 30 years in the Village.
- Owns property in the Village (71%) with 83% of the property having an estimated value in excess of \$50,000.
- Agrees or strongly agrees that community organizations are important to the quality of life in Croghan (88%), however only 62% report being active in one of the seven organizations listed.

Survey Highlights and Commentary

Adults from the Village of Croghan were provided a series of questions for which they were asked to select a response that best represented their opinion from a list. Following is an overview of respondents' answers.

Participants were asked to identify the part of Croghan in which they live. Thirteen percent made no designation. Main Street received the largest number of responses followed by the Village and Convent Street, and Shady Avenue. Respondents' clearly feel a connection to the smaller communities in which they live.



While only 17% of respondents indicated there is no affordable housing that meets the needs of their family, fewer felt the condition of both housing and the cleanliness Croghan was not satisfactory or better.

Overwhelmingly, the quality of life in Croghan is good. Nine out of ten respondents feel safe and said their neighbors are friendly. Only a few rarely speak with their neighbors and everyone feels there are others they can turn to in an emergency. Eighty-six percent of respondents expressed no dissatisfaction with public services in Croghan, and a minority indicated they did not feel that when something is wrong, the people who live in Croghan would try to fix it. Not surprisingly, few expressed any satisfaction with their access to transportation, and felt access to work was not satisfactory or better.

The development of new community events is supported by 88% of participants with a fairly even spread between children, teens, adults, seniors, and families who needs more things to do.

A preponderance of respondents reported satisfaction with Croghan's school system.

When asked to indicate what residents liked best and second best about Croghan, safety and friendliness were most often selected. The lack of available jobs was chosen by plurality as the worst thing about Croghan.

Even though few would not recommend Croghan to anyone, families with children, or seniors; a preponderance of respondents do not feel Croghan's quality of life will not improve over the next 10 years.

When asked to select specific goals for Croghan, only 25% indicated the Village should stay the same. Goals addressing business scored highest in the agree columns: attract new business jobs for youth, and expand existing businesses. Two-thirds of respondents support revitalizing downtown and beautifying Croghan. Attracting new business was chosen most often as the #1 priority for the Village.

Participants were offered a number of opportunities to write-in their responses rather than select from a predetermined list. Their thoughtful comments provided unique insights into individual ideas and concepts.

A pervasive theme running through a majority of surveys was problems resulting from what is perceived as the influx of low-income individuals and families in Croghan. Troubles at the Arlington and Beehive and low-income housing in general, along with an increase in crime, were repeatedly noted. Several respondents attributed the problems to irresponsible landlords. This is leading to a lessening of the quality small village life in the community.

More than ninety-two percent of respondents offered a wide range of suggestions for the new community plan. A brief representative sample follows.



- Free garbage pickup for taxpayers.
- New crosswalks to match break on/near sidewalk.
- A drug store would be good or a Dollar General Store
- A broader or cross section of people making decisions.
- Increase tourism; create Croghan as a destination for the economy.
- Have to try to get some manufacturing in the area. It is a very depressed area.
- Croghan is such a beautiful and safe little Village. We need to clean up the Arlington Apartments.
- Maybe block parties or something similar to former Lumberjack Festival. Something in Marriely's store.
- Congratulations on this! Keep it up. This is hard work, but essential for Croghan's future. Follow through.
- Retain the character and distinctive features but be broad minded enough to embrace new ideas and new people.
- Replace the seating at park; develop the pool, new playground equipment, more patrolling at nighttime at the park.
- More jobs for all ages. More activities for active adults and others. Buy Shultz and make into a park for swimming and picnicking.
- Health Spa with the works, gym, pool, exercise equipment, personal trainer for members or visitors to the workout center. Focus on growing downtown, the rest will come.
- The Village Leaders need to adopt or enforce current laws that allow landlords and homeowners freedom to neglect their responsibility to keep buildings in repair.
- Keep taxes down, we need something like Oatis Gun Kits to happen. If we did not have Nice & Easy, Buckingham Hardware, Wolff Body Shop, H&L Motors there would be nothing.
- Use Croghan as a Gateway to Adirondack Park. This may promote motels, stores (see #55) or light industry. Develop website, show what we have to offer, boating, hunting, fishing, eateries, etc.



- Zoning, development, or removal of old feed mill, promote arts & music. Involve youth in the planning. Recognize/reward the positive actions. Preserve the local history - Dam, stores, the stories.
- Please capitalize on the amazing attributes that Croghan has - the Croghan Island Mill, Maple Museum, strong moral fiber, be friendly to the military. Replace sidewalks and add the water storage tank. Increase taxes to drive out the slumlords.
- I read an article about how to keep a community from dying. Economics was not a factor. It listed beauty (art, parks, and aesthetics); social offerings (4th of July parade, art walks, and concerts in the park) and openness (welcome all residents). These values promote attachment to community.
- Work on improving the quality of life in "our Village" for those like me, who were born and brought up here. My ancestors were some of those who originally migrated from Alsace Lorraine. Hopefully you can bring more "work" so that those who had to move to make a living could possibly return. Make it the Village it used to be (with a few improvements).



Detailed Survey Responses

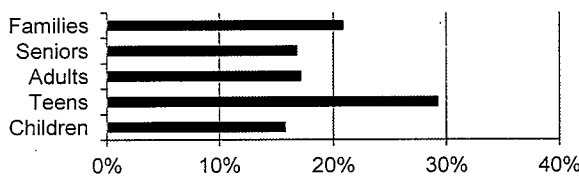
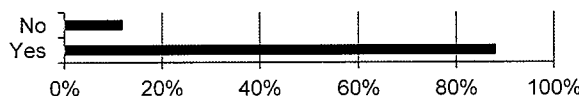
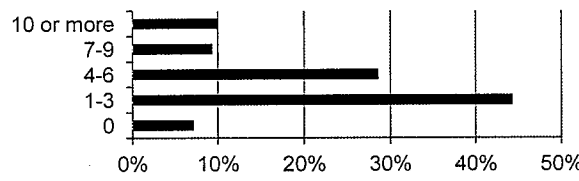
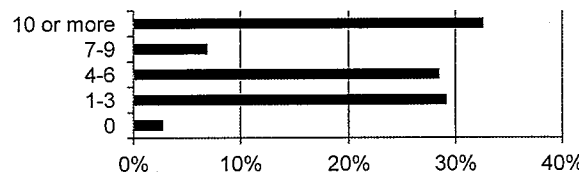
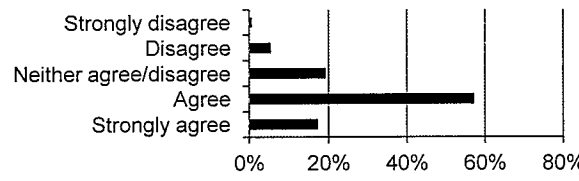
Numerical Responses

Question	Frequency	%	Count	Average	Median	
1 Please indicate the part of Croghan in which you live.			132			(See Written Responses.)
2 The condition of houses and apartments in Croghan is satisfactory or better than that.			144	3.62	4	
Strongly agree	8	6%				
Agree	92	64%				
Neither agree/disagree	26	18%				
Disagree	17	12%				
Strongly disagree	1	1%				
3 There are affordable houses or apartments available in Croghan that meet the needs of my family.			136	3.38	3	
Strongly agree	12	9%				
Agree	55	40%				
Neither agree/disagree	47	35%				
Disagree	17	13%				
Strongly disagree	5	4%				
4 The cleanliness of Croghan is satisfactory or better.			143	3.97	4	
Strongly agree	24	17%				
Agree	102	71%				
Neither agree/disagree	7	5%				
Disagree	8	6%				
Strongly disagree	2	1%				
5 My family and I feel safe in Croghan.			144	4.06	4	
Strongly agree	38	26%				
Agree	85	59%				
Neither agree/disagree	13	9%				
Disagree	8	6%				
Strongly disagree	0	0%				



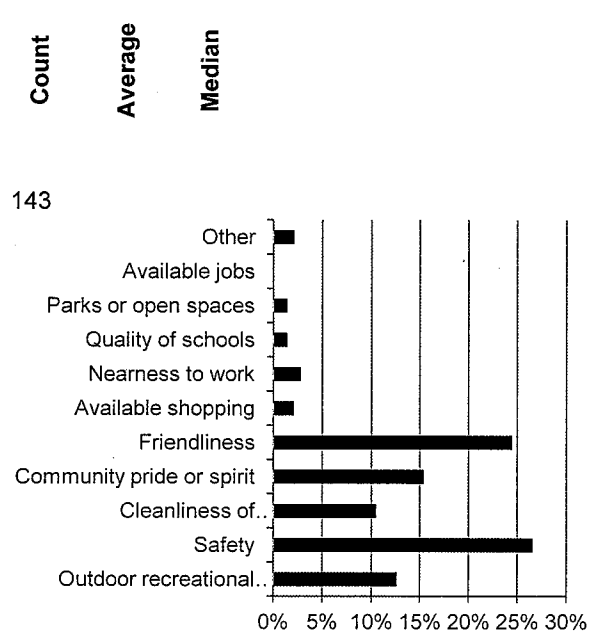
Question	Frequency	%	Count	Average	Median
6 Neighbors here are friendly.			145	4.22	4
Strongly agree	46	32%			
Agree	88	61%			
Neither agree/disagree	9	6%			
Disagree	1	1%			
Strongly disagree	1	1%			
7 The quality of public services in Croghan is satisfactory or better.			142	3.61	4
Strongly agree	15	6%			
Agree	80	56%			
Neither agree/disagree	27	19%			
Disagree	17	12%			
Strongly disagree	3	2%			
8 The quality of schools serving Croghan is satisfactory or better.			144	3.83	4
Strongly agree	24	17%			
Agree	93	65%			
Neither agree/disagree	9	6%			
Disagree	14	10%			
Strongly disagree	4	3%			
9 Access to transportation is satisfactory or better.			143	2.73	3
Strongly agree	4	3%			
Agree	23	16%			
Neither agree/disagree	45	31%			
Disagree	50	35%			
Strongly disagree	20	14%			
10 Access to places to work is satisfactory or better.			137	2.62	3
Strongly agree	0	0%			
Agree	27	20%			
Neither agree/disagree	47	34%			
Disagree	47	34%			
Strongly disagree	16	12%			



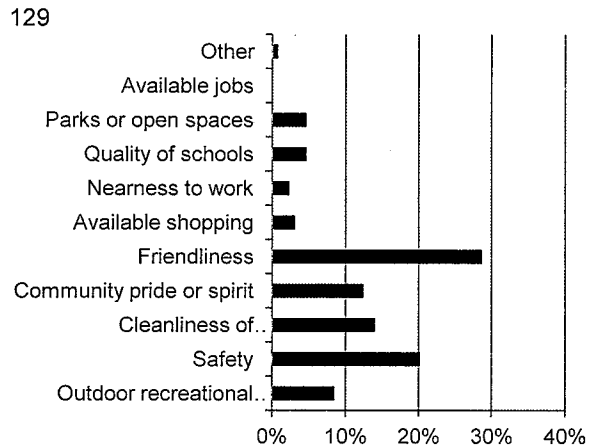
Question	Frequency	%	Count	Average	Median
11 Croghan needs more things to do for:			297		
Children	47	16%			
Teens	87	29%			
Adults	51	17%			
Seniors	50	17%			
Families	62	21%			
					
12 Croghan should develop new community events such as fireworks, parades, picnics.			134		
Yes	118	88%			
No	16	12%			
					
13 What are the 2 most important things you would like to see introduced or changed in Croghan?			179		(See Written Responses)
14 What are the 2 most important things that you would NOT like to see changed in Croghan?			120		(See Written Responses)
15 With how many of your neighbors do you speak for 5 minutes or more on a regular basis (about every week)?			140	3.27	4
0	10	7%			
1-3	62	44%			
4-6	40	29%			
7-9	13	9%			
10 or more	14	10%			
					
16 How many households in Croghan can you turn to in an emergency?			144	2.63	3
0	4	3%			
1-3	42	29%			
4-6	41	28%			
7-9	10	7%			
10 or more	47	33%			
					
17 If something is wrong in Croghan, I know that the people who live here will try to fix it.			145	3.85	4
Strongly agree	25	17%			
Agree	83	57%			
Neither agree/disagree	28	19%			
Disagree	8	6%			
Strongly disagree	1	1%			
					



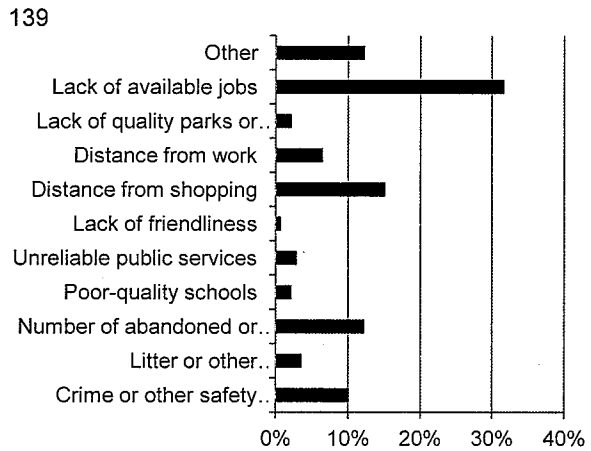
Question	Frequency	%
18 What do you like best about Croghan?		
Outdoor rec. opportunities	18	13%
Safety	38	27%
Cleanliness of streets/homes	15	10%
Community pride or spirit	22	15%
Friendliness	35	24%
Available shopping	3	2%
Nearness to work	4	3%
Quality of schools	2	1%
Parks or open spaces	2	1%
Available jobs	0	0%
Other	3	2%



19 What is your second-favorite thing about Croghan?		
Outdoor rec. opportunities	11	9%
Safety	26	20%
Cleanliness of streets/homes	18	14%
Community pride or spirit	16	12%
Friendliness	37	29%
Available shopping	4	3%
Nearness to work	3	2%
Quality of schools	6	5%
Parks or open spaces	6	5%
Available jobs	0	0%
Other	1	1%

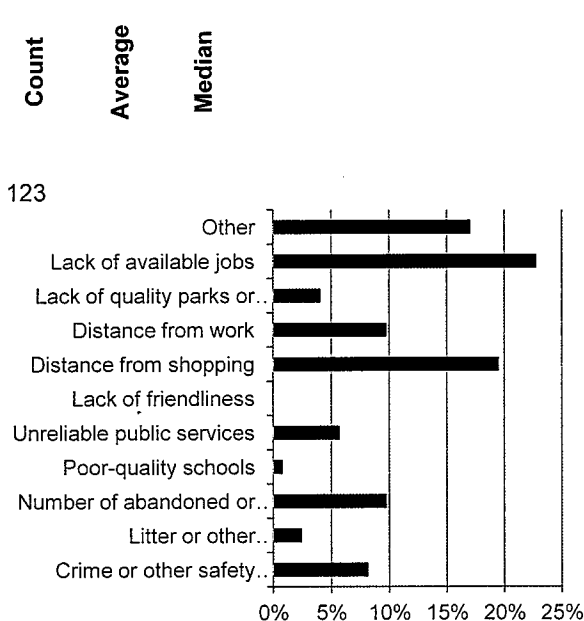


20 What is the worst thing about Croghan?		
Crime or other safety issues	14	10%
Litter or cleanliness issues	5	4%
Run-down buildings	17	12%
Poor-quality schools	3	2%
Unreliable public services	4	3%
Lack of friendliness	1	1%
Distance from shopping	21	15%
Distance from work	9	6%
Lack of open spaces	3	2%
Lack of available jobs	44	32%
Other	17	12%

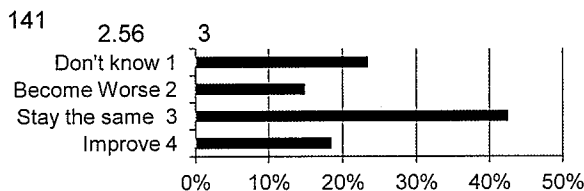




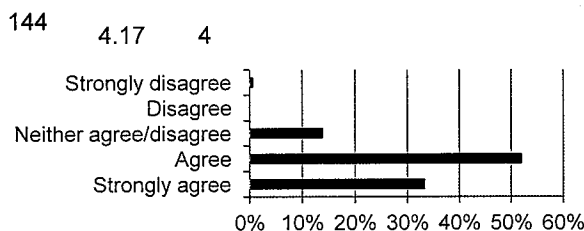
Question	Frequency	%
21 What is the second-worst thing about Croghan?		
Crime or other safety issues	10	8%
Litter or cleanliness issues	3	2%
Run-down buildings	12	10%
Poor-quality schools	1	1%
Unreliable public services	7	6%
Lack of friendliness	0	0%
Distance from shopping	24	20%
Distance from work	12	10%
Lack of open spaces	5	4%
Lack of available jobs	28	23%
Other	21	17%



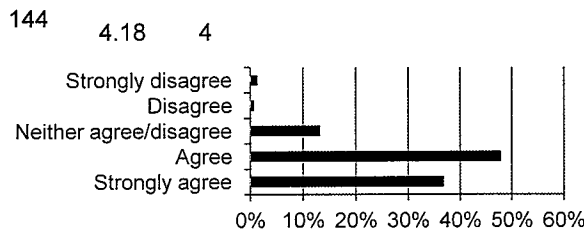
Question	Frequency	%
22 Over the next 10 years, do you think the quality of life in Croghan will:		
Improve	26	18%
Stay the same	60	43%
Become Worse	21	15%
Don't know	33	23%



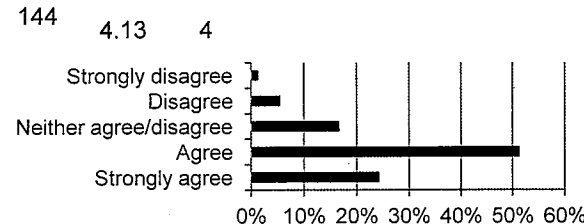
Question	Frequency	%
23 I would recommend Croghan to anyone as a good place to live.		
Strongly agree	48	33%
Agree	75	52%
Neither agree/disagree	20	14%
Disagree	0	0%
Strongly disagree	1	1%



Question	Frequency	%
24 I would recommend Croghan to families with children as a good place to live.		
Strongly agree	53	37%
Agree	69	48%
Neither agree/disagree	19	13%
Disagree	1	1%
Strongly disagree	2	1%



Question	Frequency	%
25 I would recommend Croghan to seniors as a good place to live.		
Strongly agree	35	24%
Agree	74	51%
Neither agree/disagree	24	17%
Disagree	8	6%
Strongly disagree	2	1%





The goals of Croghan should be to:

Question	Frequency	%	Count	Average	Median
26 Stay the same			126	2.69	2
Strongly agree	5	4%			
Agree	27	21%			
Neither agree/disagree	28	22%			
Disagree	52	41%			
Strongly disagree	12	10%			
27 Expand existing business			128	4.06	4
Strongly agree	40	31%			
Agree	62	48%			
Neither agree/disagree	19	15%			
Disagree	5	4%			
Strongly disagree	1	1%			
28 Attract new business			140	4.37	4
Strongly agree	65	46%			
Agree	65	46%			
Neither agree/disagree	6	4%			
Disagree	1	1%			
Strongly disagree	2	1%			
29 Expand recreational facilities			124	3.78	4
Strongly agree	28	23%			
Agree	53	43%			
Neither agree/disagree	31	25%			
Disagree	9	7%			
Strongly disagree	2	2%			
30 Expand recreational activities			127	3.40	4
Strongly agree	27	21%			
Agree	39	31%			
Neither agree/disagree	29	23%			
Disagree	20	16%			
Strongly disagree	11	9%			



Question	Frequency	%	Count	Average	Median
31 Attract more seasonal residents			127	3.52	4
Strongly agree	22	17%			
Agree	43	34%			
Neither agree/disagree	42	33%			
Disagree	16	13%			
Strongly disagree	3	2%			
32 Promote larger business			125	3.70	4
Strongly agree	32	26%			
Agree	48	38%			
Neither agree/disagree	21	17%			
Disagree	21	17%			
Strongly disagree	2	2%			
33 Revitalize downtown			126	3.74	4
Strongly agree	29	23%			
Agree	51	40%			
Neither agree/disagree	30	24%			
Disagree	14	11%			
Strongly disagree	1	1%			
34 Provide jobs for youth			131	4.06	4
Strongly agree	41	31%			
Agree	65	50%			
Neither agree/disagree	17	13%			
Disagree	5	4%			
Strongly disagree	2	2%			
35 Beautify Croghan			125	3.84	4
Strongly agree	29	23%			
Agree	58	46%			
Neither agree/disagree	28	22%			
Disagree	6	5%			
Strongly disagree	3	2%			
36 Consolidate municipal services			127	3.76	4
Strongly agree	30	24%			
Agree	49	39%			
Neither agree/disagree	35	28%			
Disagree	11	9%			
Strongly disagree	1	1%			



Question	Frequency	%	Count	Average	Median
37 Provide more affordable housing			131	3.65	4
Strongly agree	34	26%			
Agree	42	32%			
Neither agree/disagree	35	27%			
Disagree	12	9%			
Strongly disagree	7	5%			
38 From the above list choose your #1:			115		28
Indicate how often anyone in your household participates in:					
39 Swimming			128	2.39	2
Once or more a week	43	34%			
1 to 3 times a month	14	11%			
Less than once a month	19	15%			
Never	51	40%			
40 Hiking			124	1.87	1
Once or more a week	13	10%			
1 to 3 times a month	20	16%			
Less than once a month	28	23%			
Never	62	50%			
41 Fishing			128	1.98	2
Once or more a week	15	12%			
1 to 3 times a month	23	18%			
Less than once a month	33	26%			
Never	56	44%			
42 Motor boating			122	1.46	1
Once or more a week	6	5%			
1 to 3 times a month	9	7%			
Less than once a month	20	16%			
Never	86	70%			
43 Mountain biking			121	1.25	1
Once or more a week	3	2%			
1 to 3 times a month	5	4%			
Less than once a month	11	9%			
Never	101	83%			

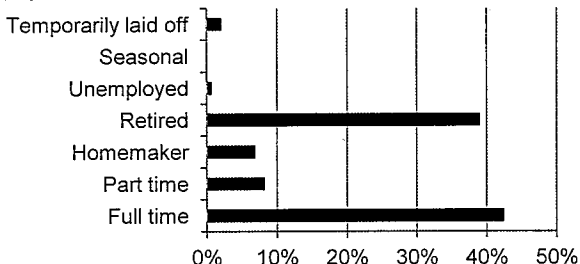
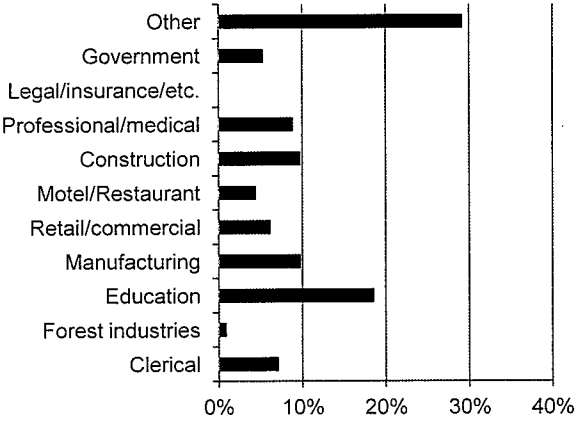
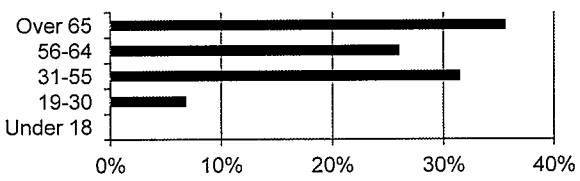
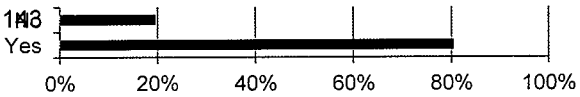


Question	Frequency	%	Count	Average	Median		
44 Car camping	Once or more a week	0	0%	121	1.19	1	
	1 to 3 times a month	5	4%				
	Less than once a month	13	11%				
	Never	102	84%				
45 Cross country skiing	Once or more a week	3	2%	121	1.33	1	
	1 to 3 times a month	8	7%				
	Less than once a month	15	12%				
	Never	94	78%				
46 Downhill skiing	Once or more a week	2	2%	122	1.19	1	
	1 to 3 times a month	4	3%				
	Less than once a month	9	7%				
	Never	106	87%				
47 Snowmobiling	Once or more a week	5	4%	123	1.40	1	
	1 to 3 times a month	11	9%				
	Less than once a month	12	10%				
	Never	94	76%				
48 Riding ATVs	Once or more a week	15	12%	123	1.90	1	
	1 to 3 times a month	25	20%				
	Less than once a month	15	12%				
	Never	67	54%				
49 Hunting	Once or more a week	35	28%	124	2.24	2	
	1 to 3 times a month	15	12%				
	Less than once a month	18	15%				
	Never	55	44%				
50 Golf	Once or more a week	13	11%	120	1.68	1	
	1 to 3 times a month	10	8%				
	Less than once a month	22	18%				
	Never	74	62%				



Question	Frequency	%	Count	Average	Median		
51 Team sports			119	1.76	1		
Once or more a week	22	18%					
1 to 3 times a month	7	6%					
Less than once a month	10	8%					
Never	79	66%					
52 Picnicking			123	2.06	2		
Once or more a week	9	7%					
1 to 3 times a month	30	24%					
Less than once a month	41	33%					
Never	41	33%					
53 Other			37	2.06	1		
Once or more a week	9	24%					
1 to 3 times a month	5	14%					
Less than once a month	0	0%					
Never	21	57%					
54 What do you think are the 2 most critical issues?			202			(See Written Responses)	
55 In a perfect world, what are the 2 most important change/improvement you would like to see in Croghan in 3-5 years?			195			(See Written Responses)	
56 What types of businesses do you believe are the most important for Croghan to attract?			387				
Retail shopping	55	14%					
Personal and prof. services	44	11%					
Healthy care	34	9%					
Tourism business	53	14%					
Agricultural business	43	11%					
Manufacturing	56	14%					
Public sector/government	1	0%					
Light industry	70	18%					
High tech industry	31	8%					
Other	6	2%					
57 Please provide any suggestions you may have for our new Community Plan.			135				(See Written Responses)



Question	Frequency	%	Count	Average	Median
58 What is your employment status?			146		
Full time	62	42%			
Part time	12	8%			
Homemaker	10	7%			
Retired	57	39%			
Unemployed	1	1%			
Seasonal	0	0%			
Temporarily laid off	3	2%			
					
59 Which category best describes your occupation?			113		
Clerical	8	7%			
Forest industries	1	1%			
Education	21	19%			
Manufacturing	11	10%			
Retail/commercial	7	6%			
Motel/Restaurant	5	4%			
Construction	11	10%			
Professional/medical	10	9%			
Legal/insurance/etc.	0	0%			
Government	6	5%			
Other	33	29%			
					
60 What is your age?			146	2.10	2
Under 18	0	0%			
19-30	10	7%			
31-55	46	32%			
56-64	38	26%			
Over 65	52	36%			
					
61 Are you registered to vote in Croghan?			143		
Yes	115	80%			
No	28	20%			
					
62 How many people live in your home?			179		
Adults	144	80%			
Children	35	20%			
					