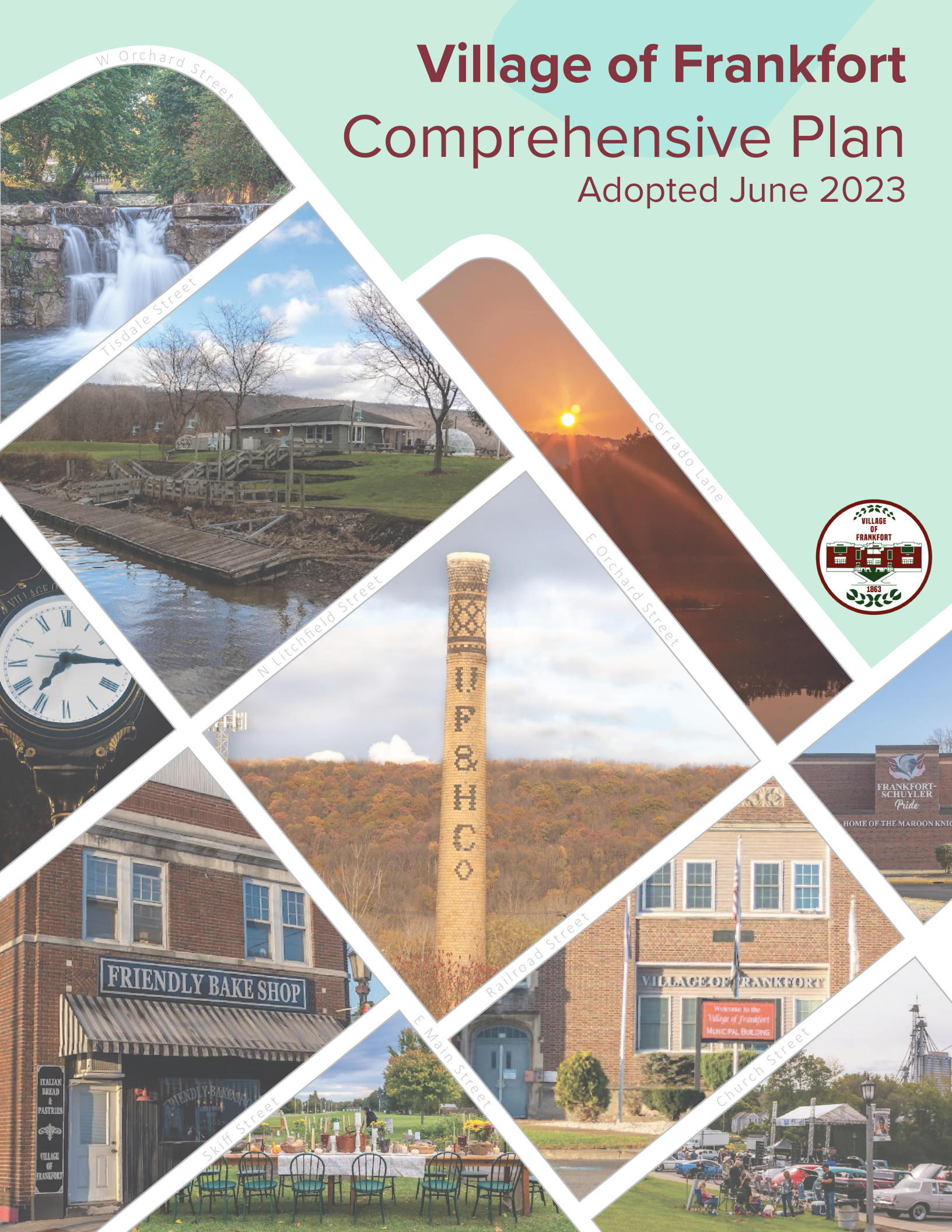
Village of Frankfort

Comprehensive Plan

Adopted June 2023





Preface

Acknowledgments

The development of this Comprehensive Plan was made possible by the efforts of the Village Officials, Steering Committee, and residents of Frankfort.

The Steering Committee was integral in the drafting of this Plan through the contribution of their time, energy, and local knowledge.

The Village would like to thank all members of the community and stakeholders who contributed to the vision of the community and helped shape the contents of the Plan for the betterment of the greater Frankfort community. The Village looks forward to the implementation of this Plan and the positive impacts it will have on its residents, local businesses, and region.

Document Resources

Resources for the preparation of this plan and its contents include the US Decennial Census and US Census American Community Survey Estimates.

Village Board

Richard D. Adams Jr., Mayor
Colleen Bentley-Ciccone, Trustee
James Caiola, Trustee
Puggy Husnay-Maneen, Trustee

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Photos

All un-sourced photos were provided by Marc Reina or Barton and Loguidice.

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1 INTRODUCTION

After decades of development being led by regulatory measures such as the Village Zoning Code, the Village of Frankfort initiated an effort to develop their first-ever Comprehensive Plan. The ultimate goal of this planning initiative was to identify a community vision and a framework to achieve that vision.

The Comprehensive Plan

According to Section 7-722 of NYS Village Law, the purpose of a Comprehensive Plan is to:

> *"Identify the goals, objectives, principles, guidelines, policies, standards, devices, and instruments for the immediate and long-range protection enhancement, growth, and development of a village."*

In other words, a comprehensive plan provides an overall framework for future public and private investment in a community. It accomplishes this by articulating an overall vision for the Village as well as a means to achieve that vision.

In the absence of planning, communities often incur a greater number of unintended consequences. For example, the Village has had several projects proposed in areas that directly conflict with surrounding land uses. This Plan will set the foundation for context-sensitive land use planning with which future updates to the Village's zoning code must be aligned as per NYS Village Law. Planning helps municipalities understand and use the current needs and desires of the community to engage in proactive decision-making, and avoid relying on solely reactionary efforts.

As a result, the Village of Frankfort Comprehensive Plan will serve as the foundation upon which future planning and policy decisions are developed. However, it should not preclude future decisions that may not align precisely with the stated vision and goals. Rather, it should allow and provide room for rationale that is as convincing as that presented in the Plan. Such deviations from the Plan should neither be common nor easily attainable, and should be supported only after careful consideration of the overall benefit to the community.

Once completed, a Comprehensive Plan directly or indirectly informs a number of municipal functions and initiatives. These include but are not limited to:

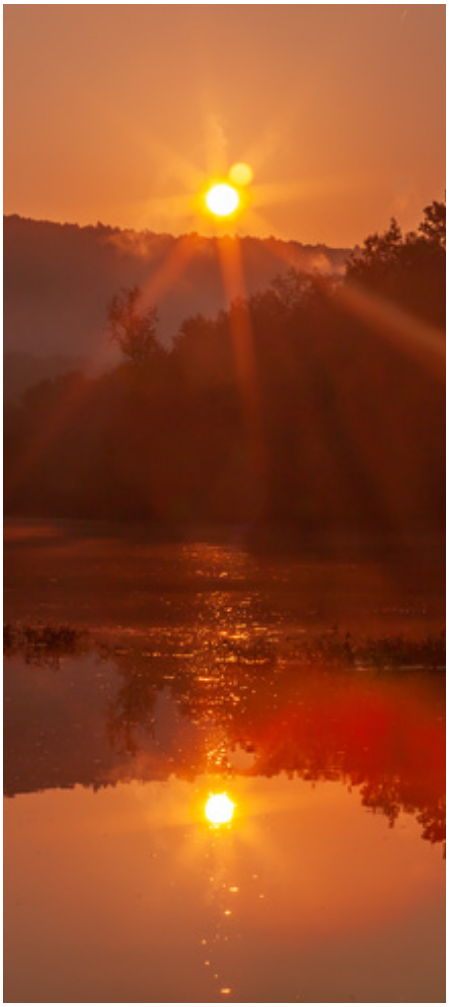


Photo 1: Sunrise over Frankfort, NY

Grant Acquisitions: Federal, state, and local opportunities have been increasingly tied to a community's Comprehensive Plan. An updated Plan can help make a community more competitive in any grant application processes.

Zoning and Land Use: A Comprehensive Plan can inform future regulatory changes in a municipality. Over time, regulatory tools such as zoning and design standards should be brought into conformance with the Comprehensive Plan.

Budgeting and Capital Improvement Planning: The Comprehensive Plan can be used as a tool to help develop a municipality's annual budget. The projects and programs contained in the Plan are often included in the budgeting process to ensure the community's priorities are being considered and addressed.

Cultural and Economic Development Efforts: An increasing number of municipalities are beginning to undertake more non-traditional efforts to foster community vitality. Examples include the creation of arts and cultural venues and programming as well as economic development initiatives to reduce commercial vacancies.

Planning Process

Due to the changing economic, climate, and development pressures facing the Frankfort community, the Village felt that it was necessary to develop the Village's first Comprehensive Plan in order to guide development that aligns with the community vision. The Village retained its planning consultant, Barton & Loguidice, and began developing the Plan in March of 2022. A Steering Committee comprised of local residents, property owners, Village staff, and community volunteers was created to guide the process. The Committee was charged with overseeing the development of a vision and plan for the Village of Frankfort.

In the Village of Frankfort, it is investments by our residents, businesses, civic institutions, community organizations, and local government that shape the physical, social, and economic character of our community. Thus, the Comprehensive Plan aims to provide such members of the community with a framework for future public and private investment. A successful plan identifies both community-wide goals and specific action items that may be implemented by all entities doing business with the Village of Frankfort.

Supported Documents

The Comprehensive Plan is intended to build upon the efforts and recommendations of recent planning studies and projects. Studies that this plan builds upon include the Central Mohawk Valley Alliance LWRP and Frankfort Union Fork and Hoe BOA Study Pre-Nomination.

The ***Central Mohawk Valley Alliance LWRP*** was completed in July 2000. Recommendations from this planning document include developing lodging and commercial uses that would support the marina; encouraging infill development along Main Street; and protecting neighborhood character.

The ***Union Fork and Hoe BOA Study Pre-Nomination*** was completed in February 2016. Goals expressed in this plan include: addressing brownfields at the Union Fork and Hoe Site; making the Marina a destination; increasing tourism in the Village; and improving connectivity and integration.

Utilization of the Plan

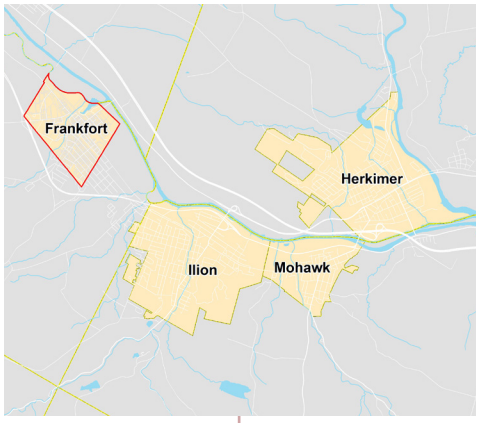
The Village of Frankfort Comprehensive Plan was adopted by the Frankfort Village Board on Tuesday, June 13, 2023. The Village of Frankfort may use this Comprehensive Plan in practice as a point of reference for all infrastructure projects and development proposals proposed by the Village and other governmental agencies. A copy of this Plan will be provided to county and state agencies as needed to assist with their future plans and projects in the Mohawk Valley. The Village can utilize the information contained within this Plan as the foundation upon which to base future planning, policy, and local law decisions. This Plan serves as one type of instrument to inform Village policy, and is not intended to take rights away from property owners and decision-makers. It is anticipated that some circumstances may warrant decisions or actions that deviate from the objectives of this Plan.

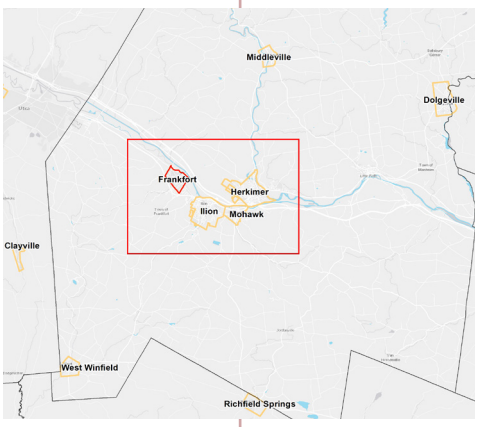
Project Timeline

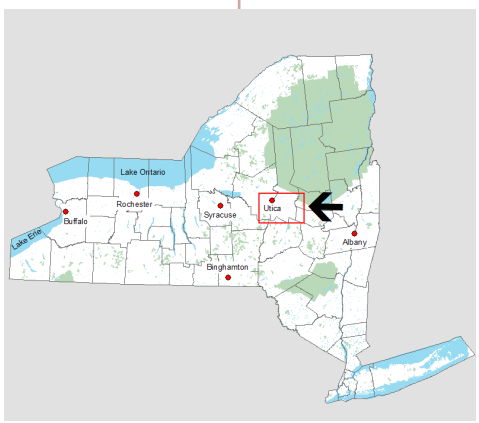
Project Kick-off	March 2022
Community Survey & Community Profile	June - July 2022
Survey Analysis, Draft Vision & Goals	August 2022
Public Workshop	September 2022
Draft Plan Review	December 2022
Open House / Public Hearing #1	February 2023
SEQR, County Referral, & Final Plan	March-May 2023
Public Hearing #2 & Plan Adoption	June 2023

2 COMMUNITY PROFILE

The Community Profile is a summary of baseline conditions and trends in a community and study area. It establishes the context for assessing potential impacts and for project decision-making. Developing a community profile involves identifying community issues and attitudes, locating notable features in the study area, and assessing social and economic conditions and trends in the community and region that have a bearing on the project.







Location

The Village of Frankfort is located in the Mohawk Valley Region of New York State and is in the southwest portion of Herkimer County. The maps to the right illustrate Frankfort's proximity to other municipalities and its location within New York and Herkimer County. Frankfort is situated along the southern bank of the Mohawk River / Erie Canal and its location played a large role in the initial growth of the Village population and industry.

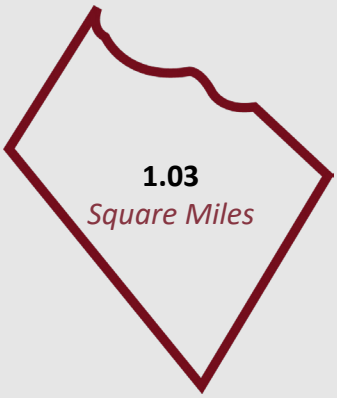
The Village of Frankfort is in the northeast corner of the Town of Frankfort. Directly to the east are the Village of Ilion, Village of Mohawk, and the Town of German Flatts; to the west are the City of Utica and the Town of New Hartford in Oneida County; and north across the Mohawk River are the Town of Schuyler and Town of Herkimer.

History

The Village of Frankfort was named after Lawrence Frank, a German who settled in the area in the mid 1700's. A number of German and Irish settlers followed, but in the late 1800's thousands of Italian immigrants began descending upon the northeastern United States and many of them chose to live in Frankfort. The Mohawk River and Erie Canal played a significant role in attracting industry and people to the Mohawk Valley and Frankfort.

In 1817, a survey of possible routes for the canal connecting the Hudson River with Lake Erie was complete and the construction of the Erie Canal was underway. By 1825, after only eight years, the Erie Canal was fully constructed and operational. Many new cities and factories popped up all along the canal and were flourishing

At a Glance





Population
2,435



Median Household Income
$48,417



Average Travel Time to Work
27.2 minutes

- Frankfort among them. Propelled by the economic advantages of the Erie Canal, Frankfort grew to be incorporated as a village during the Civil War. The ease and reduced costs of transporting goods provided by the canal and the West Shore Railroad spurred local industrial growth and attracted manufacturing firms to the village.

As technology improved, the canal improved; many of the original 'land cut' channels were abandoned and natural water bodies were used. By 1918, the New York State Barge Canal was completed. The Barge Canal never reached the level of commercial success as the old Erie Canal due to more efficient forms of transportation, such as railroads and tankers, the decline in manufacturing throughout the region, and the opening of the St. Lawrence Seaway to larger ships; all of these eventspromoted the abandonment of the canal for commercial transport. Today, recreational boating is the predominant traffic along the Erie Canal and the Mohawk River.

Village Features

The Village is easily accessible with the NYS Thruway (I-90) and NYS Route 5 to its north and NYS Route 5S to the south. The Mohawk River / Erie Canal makes up the entire northeast border of the Village. Moyer Creek runs through the center of the Village through Hilltop Park and some residential neighborhoods, and flows under Route 5 before emptying into the Mohawk River. The Frankfort Harbor, Marina, and Park is situated along a canal extension to the north of the Village, near Village Hall.

There is a 36-acre business park in the Village (Frankfort 5S North Business Park) which has seen various development projects over the last decade and is directly accessible via the Cemetery Street exit off Route 5S. Fully serviced with supporting infrastructure, this business park offers some of the lowest cost electrical service available in the region. Additionally, it is located immediately adjacent to NYS Route 5S, which is a limited access, four-lane highway, less than a five minute drive from I-90.

Most of the commercial business within the Village of Frankfort resides along Main Street between Mill Street and Frankfort Street. The largest concentration of these businesses are established within the blocks between Main Street and Canal Street, where few residential homes are located. This area can be considered the Village Central Business District with banking, dining, fast food, grocery, and retail type operations.

Located just across Cemetery Street from the Frankfort 5S North Business Park in the Village is the privately controlled and operated Herkimer County Fairgrounds. Recreational events are held at the fairgrounds year round and it is the largest recreational area in the Village.

Indigenous Land Acknowledgment

The Village of Frankfort would like to recognize the legacy of those who resided on the Mohawk Valley lands prior to the 1700's. The Frankfort community is located on the homelands of the Ho-de-no-sau-nee-ga (Haudenosaunee) and the Onʌyote'a•ka (Oneida). The Haudenosaunee and Oneida people are an integral part of the community and its history, culture, and growth.

Population

Population change has a direct impact on services required at both the local and regional levels. Such changes in population require corresponding changes to infrastructure, housing, and community resources, such as schools and libraries. Increases in population are usually the result of features that are desirable by residents while declines indicate that certain community needs are not being met. Understanding the dynamics of population trends can help communities to meet the needs of their current and future citizenry. This section examines several local and regional population trends, including overall population change and population breakdown by age.

Like many industrial cities in the northeast, the Village of Frankfort experienced an out-migration of industry during the mid-20th century. While the Village population reached 3,305 in 1970, the confluence of several factors resulted in a population decline of over 20% by 2000. Since 2000, population totals have fluctuated.

The Village population was on an upward trend, increasing 2.6% from 2,537 in 2000 to 2,598 in 2010. Since 2010, Frankfort has experienced a downward trend in population dropping 10.7% to 2,320 in 2019. Accompanying this decline in population is the transition of the Village from a manufacturing center to more of a bedroom community in the Utica-Rome area. This transition was experienced by other villages and smaller cities in the region. Despite the job and population loss over the last half century, the Village must embrace the challenges and opportunities inherent in any transitional period.

It is also important to understand the age breakdown of an area's residents as different age groups will require a unique set of municipal services. For example, a community with a large proportion of young families may require more youth recreational opportunities and day care; whereas communities characterized by larger numbers of senior citizens may realize increased demand for public transit, medical services,

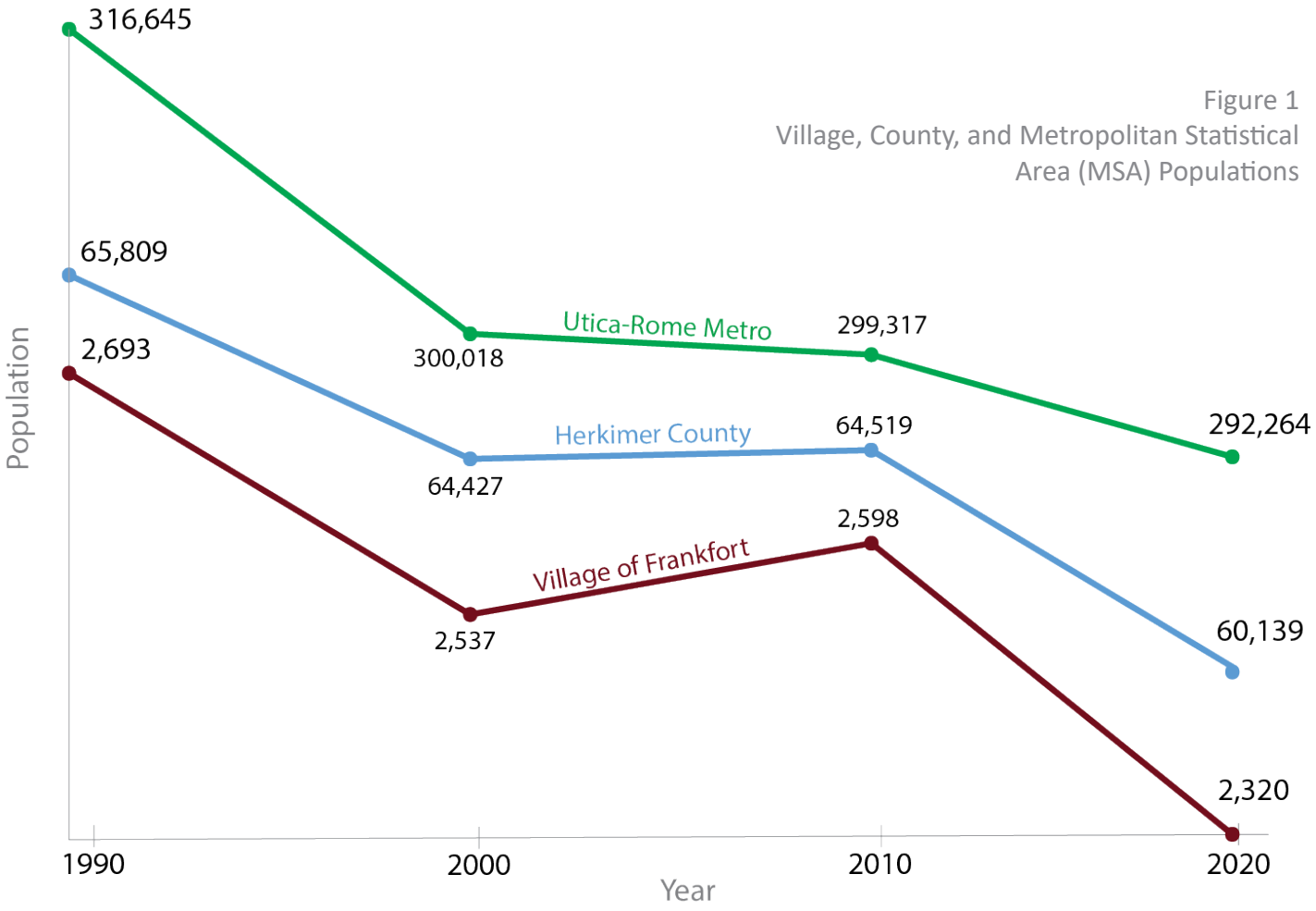


Figure 1
Village, County, and Metropolitan Statistical Area (MSA) Populations

Source: *US Census Decennial Data 1990 - 2010*

Note: *Each line graph is at a different scale. This figure is intended to present the general population trends*

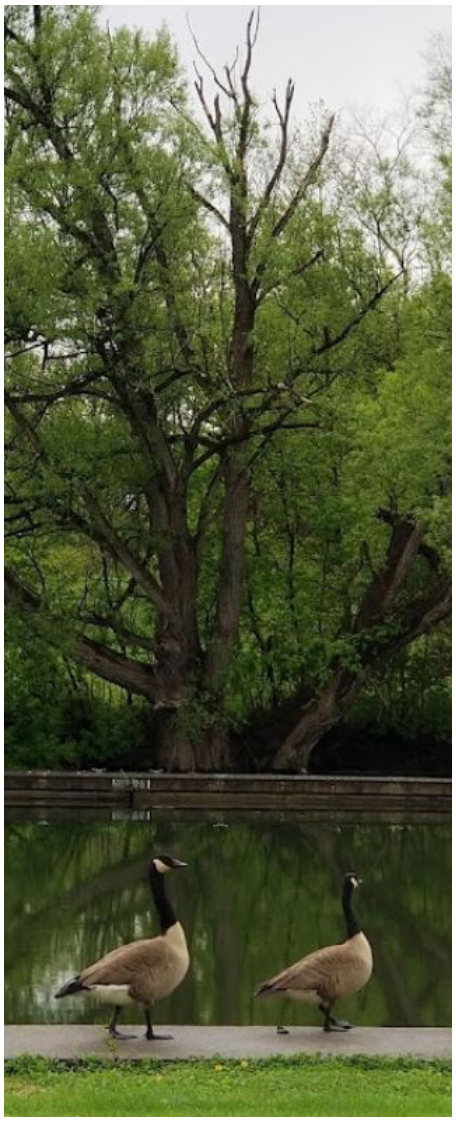


Photo 2: Local geese at the Marina

and senior-related housing and recreational activities. The age breakdown of the current population also has implications for the community's vision and goals. As an example, an area may offer services sufficient for their current demographic makeup of mostly retired residents. If, however, the vision is to attract more young people and new families to the area, the community may need to be proactive in developing those services and amenities that would help to achieve that goal.

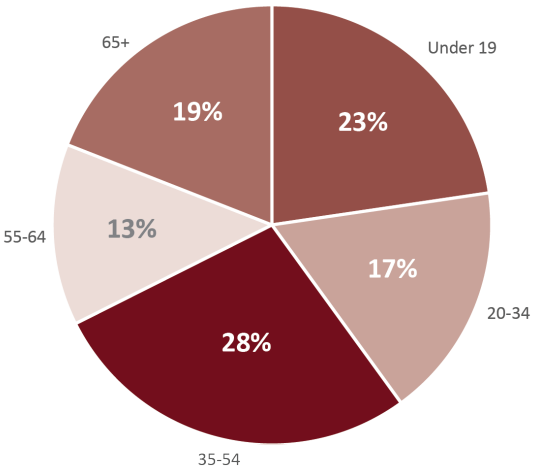
Age

The changes in age composition of Frankfort from 2010 to 2019 indicate that the Village population is losing young individuals and young families while also getting older. The figure below shows the 65+ age cohort experienced the greatest growth while the Under 19 age cohort experienced the greatest loss. With 35-54 year olds representing the largest share of the Village population, it can be expected that the retirement population will continue to increase over the next two decades. The increase in the 65+ generation may be an indication that Frankfort is a place where seniors can age-in-place. Nonetheless, the growth of the aging population in the Village means there may be an increased demand for public transit, medical services, and senior-related housing and recreational activities.

While the Village population is aging, the largest age cohorts, 35-54 and under 19, cannot be overlooked as they typically represent young families. Although these are the largest age groups, they are shrinking. These statistics are supported by the decrease in enrollment at the Frankfort-Schuyler Central School District. Enrollment went from 514 in 2000, to 387 in 2010, and 281 in 2020. The 65+ age group remaining in Frankfort may be limiting the housing stock available to young families.

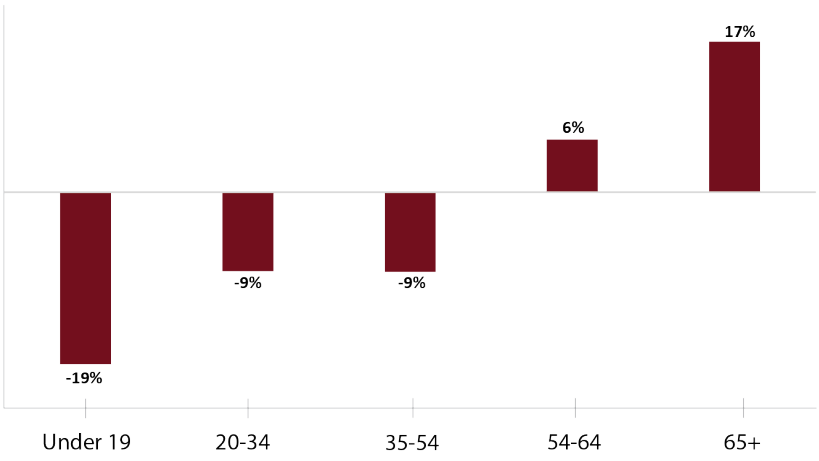
Attention must be paid as to why young adults and families chose to live in the Village and not in the Town or other municipalities within the County. This could be due to better affordability of housing, cost of services, or availability of rental units. Additionally, the compact nature of the Village makes it more walkable than areas of the Town.

Figure 2:
Age Distribution, 2019



Source: ACS 2019

Figure 3:
Change in Age, 2010-2019



Source: ACS 2019

Housing

As the Village of Frankfort transitioned from its industrial past, it became a blue-collar residential bedroom community serving the Utica-Rome area. The transition has resulted in the Village housing stock being characterized by a variety of architectural styles and a diversity of housing types. As of 2020, 64% of housing units in the Village were single-family homes while 25% were 2-family units.

Age of Housing Stock

Due to the compact 1.03 square mile geographic boundaries, the Village of Frankfort is largely "built-out" with very few available development sites. The Village has not built any new housing units since 2010. It has an old housing stock with 84% of housing units built before 1959 and 92% built before 1970.

The County and Metropolitan Area housing stock is newer with 43% of their housing units built since 1960. From 2010-2020, 585 housing units were built in the County (2% of its total housing stock) and 2,841 units were built in the Metropolitan Area (2% of its total housing stock).

For Frankfort, the age of its existing housing units is likely the most significant cause of low home values. These older homes usually require more repairs and costly updates, and can rapidly depreciate in value if they are not well-maintained.

Housing Values

According to the 2020 American Community Survey, the average median value for owner-occupied housing in the Village of Frankfort was $92,900. This was lower than County median housing values of $106,600. Housing in the Utica-Rome Metropolitan area had a median value of $127,000. 61% of the units in the Village were valued at less than $100,000 in 2020 compared to 47% in the County and 36% in the Metropolitan Area. These numbers are not unusual as the County and Metropolitan Area have space to build new housing at a higher value.

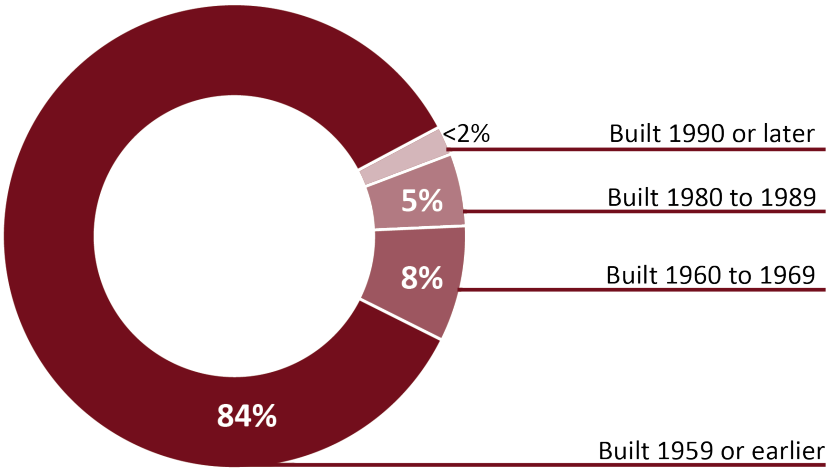


Photo 3: Houses on Third Avenue
Source: Google Street View



Photo 4: Houses on Fifth Avenue
Source: Google Street View

Figure 4:
Age of Housing Stock, 2020



Source: ACS 2020

Note: <1% of the Village Housing Stock was built from 1970 to 1979

Median Household Value (2020)

$92,900
Village of Frankfort

$106,600
Herkimer County

$127,000
Utica-Rome Metro

Source: ACS 2019

Housing Occupancy & Ownership

Owner-occupancy of Frankfort housing is at 81%, this is higher than the Herkimer County rate of 78% and the Metropolitan Area rate of 70%. This translates to the Village having a lower share of rental units. As an area with denser development patterns, it is unusual that the Village's renter-occupied rate is lower than the County and Metropolitan area. This statistic may indicate that Frankfort has a housing stock that is attractive to owner-occupied home buyers. The availability of high-quality public education and affordable housing may be a key contributor to high owner-occupancy rates and this also provides an opportunity to attract young families and professionals. These housing statistics are also evident in the occupied vs. vacant housing characteristics.

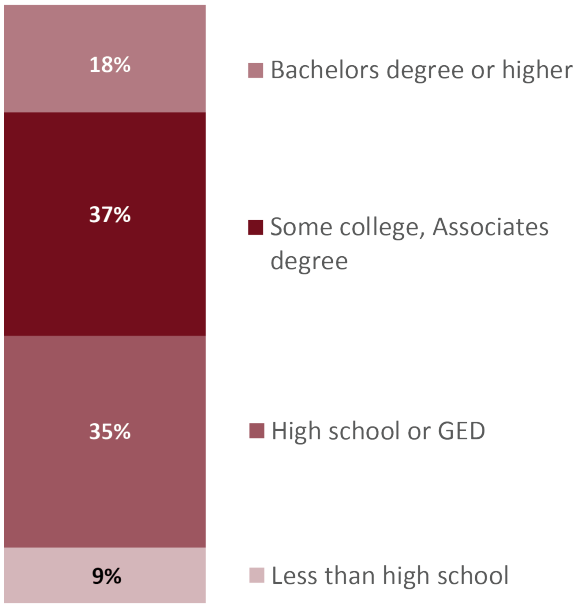
The vacant housing rate in Frankfort is 11%, this is lower than the County rate of 22% and the Metropolitan Area rate of 13% suggesting there is a high demand of homes and that homes are not typically on the market for extended periods of time. In order to maintain these positive housing statistics, it is important that code enforcement practices regulating the healthy maintenance of homes in the Village continues.

Education

The Village of Frankfort is in the Frankfort-Schuyler Central School District and Herkimer BOCES. The Village is also in close proximity to Herkimer County Community College. Frankfort has improved its retention of the population with an advanced college degree (Bachelor's degree or higher) going from 9% in 2010 to 18% in 2020. The Village has the lowest percentage with an advanced college degree at 18% compared to the County and Metropolitan Area where the rates are 21% and 26%, respectively. Although this figure is the lowest compared to the other municipalities, this 9% increase has had a significant impact on other economic indicators; Frankfort's median household income experienced a similar increase, which will be covered in the next section.

The Village will need to continue to build off increases in high school graduation and equivalency attainment to attract and retain residents that are more formally educated. Such residents tend to contribute to municipal tax rolls more significantly and foster economic growth.

Figure 5: Educational Attainment in Frankfort, 2020



Source: ACS 2020

Table 1: Housing Characteristics (2020)	Village of Frankfort		Herkimer County		Utica-Rome Metropolitan Area	
	Estimate	*Percentage*	*Estimate*	*Percentage*	*Estimate*	*Percentage*
Occupied Housing	1,041	89%	25,318	78%	119,164	87%
Vacant Housing	133	11%	7,017	22%	18,090	13%
Total Housing	1,174		32,335		137,254	
Owner-Occupied	806	81%	18,647	74%	80,965	70%
Renter-Occupied	194	19%	6,446	26%	34,803	30%

Source: ACS 2020

Employment

An area's economic well-being is in part measured by employment and income characteristics. Individuals and households that are able to invest time, energy, and money in their surroundings contribute to the overall stability and health of a community. This ability is in part linked to earnings and job security. Low incomes may be indicative of a community in need of additional resources, including job training, financial mentoring, or services such as affordable daycare for children to help escape poverty.

Higher incomes often result in preservation of historic structures, quality property maintenance, and thriving local businesses. Perhaps more importantly, the presence of income diversity within a community promotes vibrancy and character and can help reduce the apathy typically associated with homogeneous places.

The unemployment rate in the Village of Frankfort was 9.6% in 2020, this is up from 5.4% in 2010. Unemployment in Herkimer County decreased slightly from 6.6% in 2010 to 4.8% in 2020. Despite the Village having a higher unemployment rate, its poverty rate dropped 11.5% settling at 6.5% in 2020. This is lower than the County poverty rate of 13.6% (2020). One explanation of the increased unemployment rate and decreased poverty rate may be unemployed people nearing retirement age are not seeking employment but collecting Social Security. Social Security lifts millions of older adults above the poverty line and dramatically reduces the poverty rate among people aged 65 and older.

Education, Health and Social Services is the leading industry of civilians in the workforce in the Village, County, and Metro Area (27%, 28%, 30%, respectively). This industry provides employment for 316 people in the Village, 8,038 in the County, and 39,110 people in the Metropolitan Area. Public Administration and the Arts are the second and third leading industries in the Village (13% and 10%, respectively). The second and third most employed industries in the County and Metropolitan Area are Retail Trade and Manufacturing.

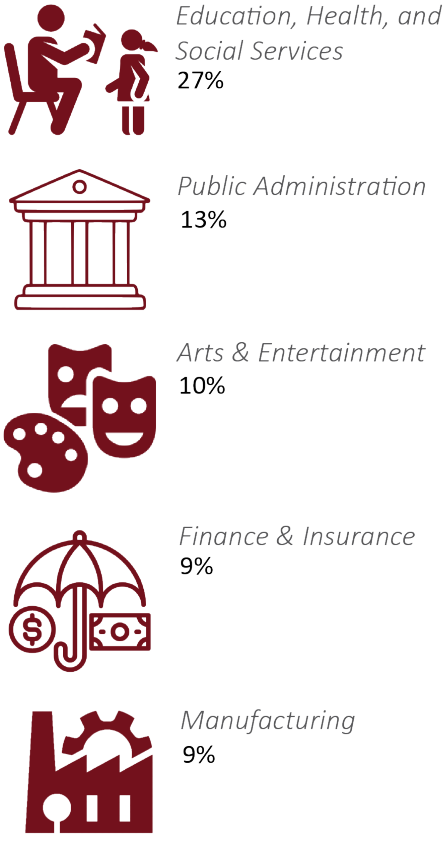
Photo 5: Friendly Bake Shop on East Main Street



Table 2: Unemployment & Poverty	Village of Frankfort	Herkimer County
Unemployment, 2010	5.4%	6.6%
Unemployment, 2020	9.6%	4.8%
Change in Unemployment Rate	**+4.2%**	**-1.8%**
Poverty, 2010	18%	13%
Poverty, 2020	6.5%	13.6%
Change in Poverty Rate	**-11.5%**	**+0.6%**

Source: ACS 2020

Figure 6: Share of Top Five Industries in Frankfort, 2020



Source: ACS 2020



Photo 6: Entrance to 5S North Business Park

Income

The median household income (MHI) in the Village of Frankfort is $48,417 as of 2020; a 38% increase since 2010. This is on par with the County MHI increase of 38% and higher than the 29% increase in the Metropolitan Area.

Despite the 38% increase, the Village has the lowest MHI compared to the County ($58,438) and Metropolitan Area ($58,983).

The falling poverty level and increasing median household income among Village residents may be a reflection of the success of the Frankfort North and South 5S Business Parks. The Village still serves as a bedroom community in the Utica-Rome region, but the expansion of its tax base as a result of the occupancy of its business parks has improved both the economic status of the Village.

Inflow/Outflow of Workers

Figure 7 illustrates the inflow and outflow of workers to and from Frankfort in 2019 (*Source: onthemap.ces.census.gov*). The majority of jobs in the Village are held by individuals living outside of it (629) while 96 jobs within Frankfort are filled by Village residents. The other 1,073 employed residents work outside the City.

Since 2010, the number of jobs in the Village has decreased but the number of employed residents has increased by 352.

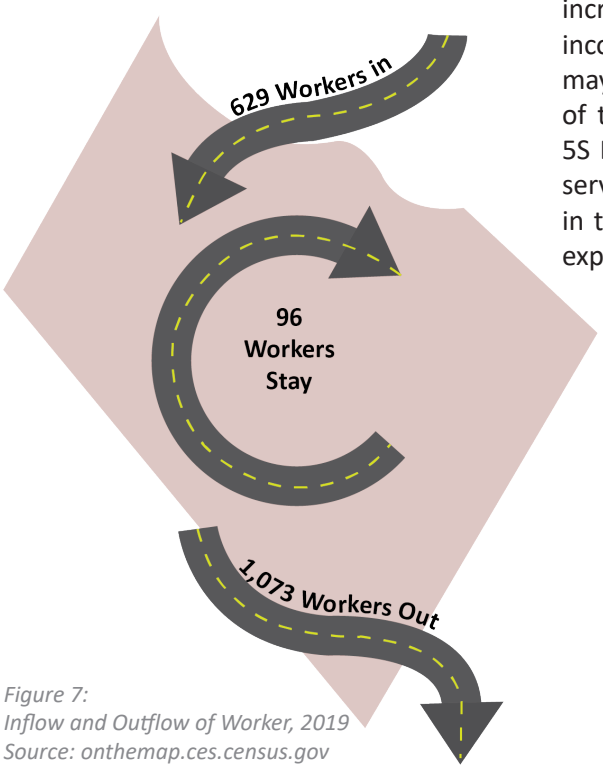


Figure 7:
Inflow and Outflow of Worker, 2019
Source: onthemap.ces.census.gov

Table 3 Median Household Income	2010	2020	% Change
Village of Frankfort	$35,039	$48,417	**+38%**
Herkimer County	$42,318	$58,438	**+38%**
Utica-Rome Metropolitan Area	$45,709	$58,983	**+29%**

Source: ACS 2020

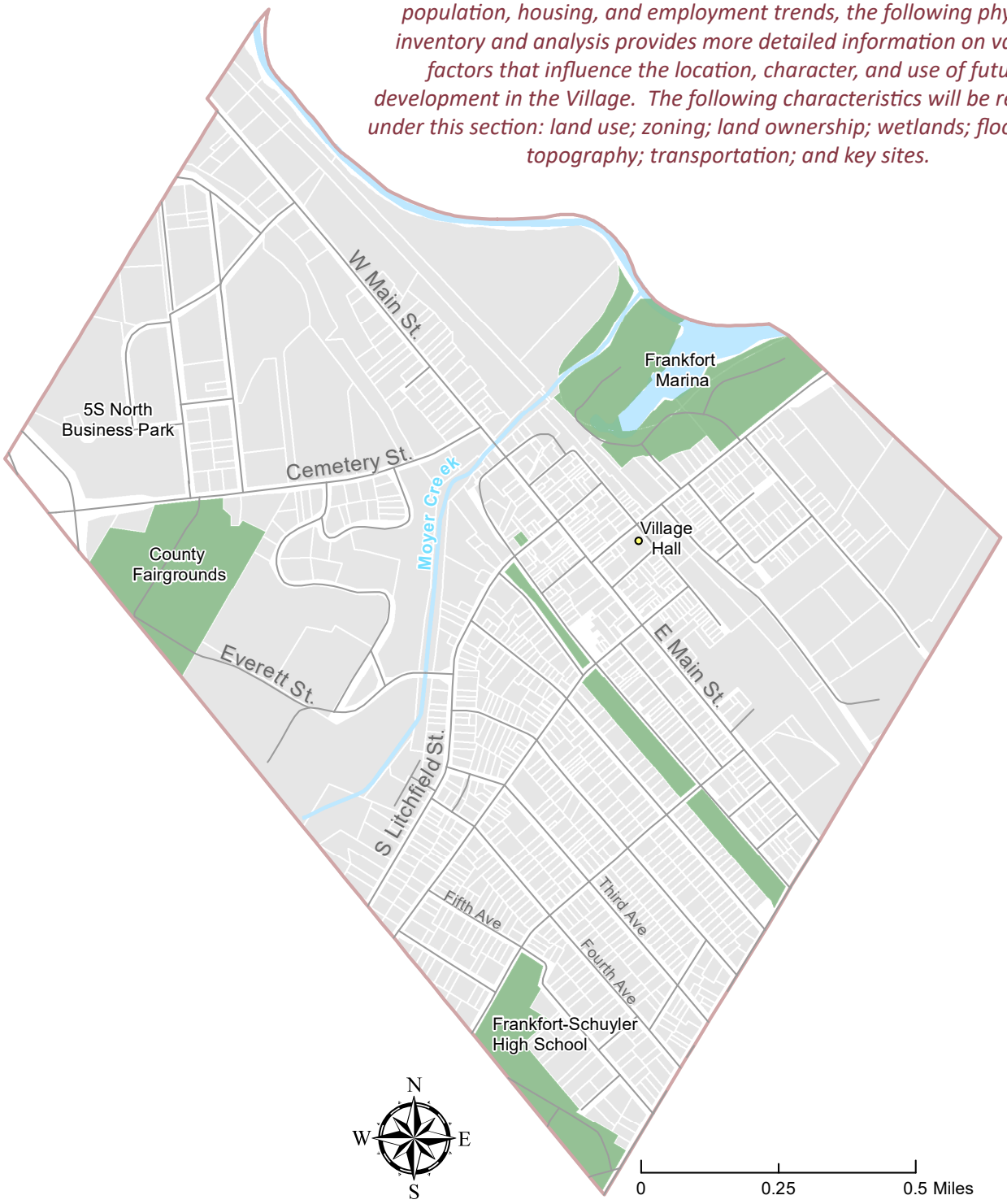


Photo 7: 100 West Main Street

3 PHYSICAL INVENTORY & ANALYSIS

While the previous section provided a general understanding of population, housing, and employment trends, the following physical inventory and analysis provides more detailed information on various factors that influence the location, character, and use of future development in the Village. The following characteristics will be reviewed under this section: land use; zoning; land ownership; wetlands; floodplains; topography; transportation; and key sites.

Map 1: Village of Frankfort



Land Use

Understanding the pattern of existing land uses as well as the zoning regulations that are currently guiding development are important factors when considering potential redevelopment or preservation scenarios. A thorough examination of this information can assist in identifying how new development can best fit into the existing urban fabric and indicate where potential zoning changes might be required to realize the shared vision of Frankfort.

According to 2020 parcel data obtained from Herkimer County, the Village has 1,128 parcels covering 722 acres, this does not include right-of-ways and waterways. Land uses are depicted in Map 2. The land use classification system used for this analysis is from the New York State Office of Real Property Services (NYSORPS) and is based on property assessments conducted by the local municipality. NYSORPS has identified nine land use categories that are used to classify lands within New York State. Seven of the nine land use categories are present within the Village, with Agricultural Lands and Forested Lands not represented.

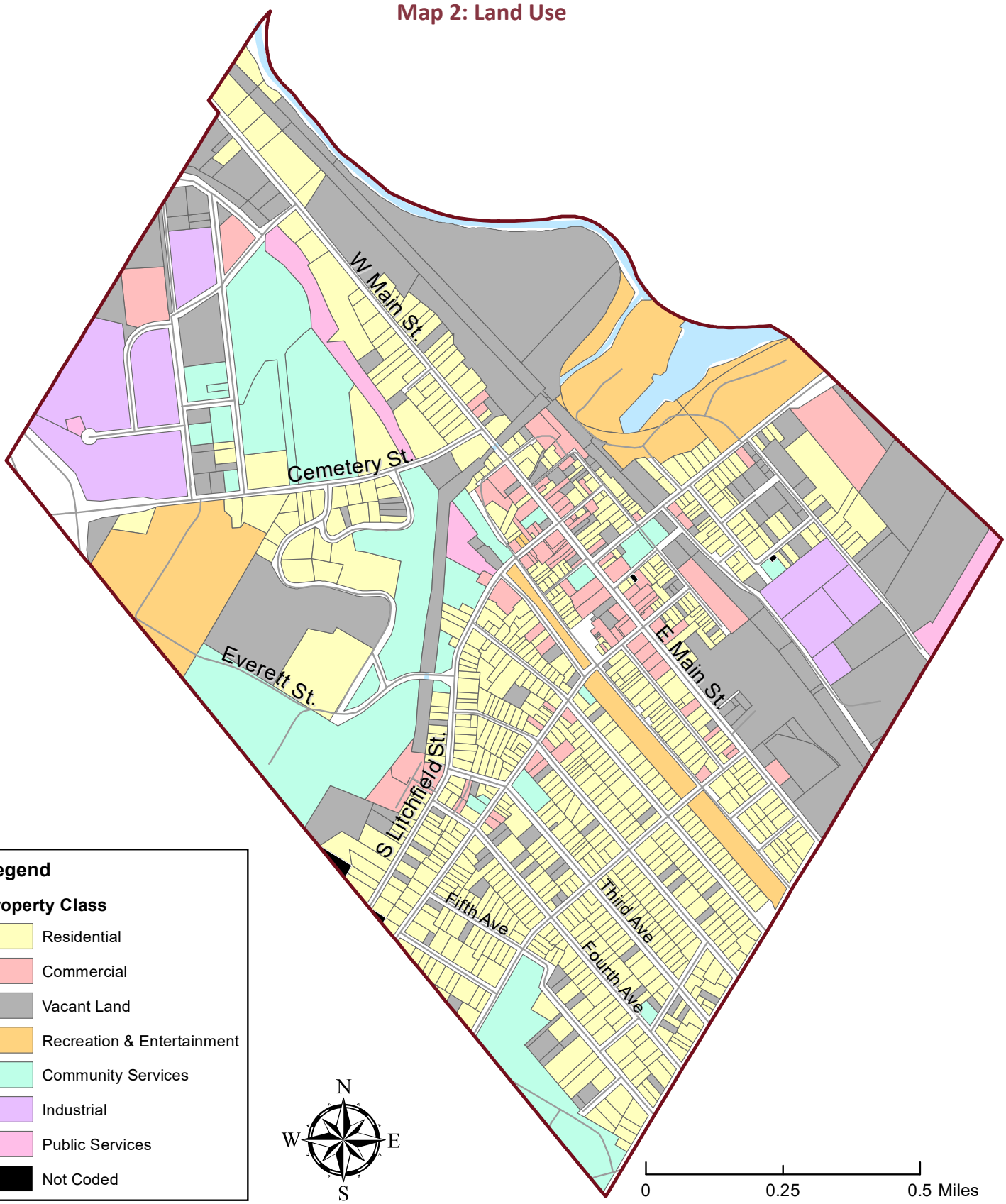
Table 4 breaks down Frankfort by property class and identifies the number of parcels under each property class, total acres, and the percent of land each.

Table 4: Land Use breakdown

Property Class	Number of Parcels	Acres	% Of land
Residential	785	184	**25%**
Commercial	94	37	**5%**
Vacant	193	178	**25%**
Recreation	13	72	**10%**
Community Services	22	101	**14%**
Industrial	8	34	**5%**
Public Services	5	71	**10%**
Not Coded	8	45	**6%**
Totals	**1128**	**722**	

Source: Herkimer County Property Assessor (2019)

Map 2: Land Use



Source: Herkimer County Property Assessor (2019)

Zoning

The Village of Frankfort is divided into five zoning districts: Residential, Business, Industrial, Agriculture, and Business Parks. The Village's code was last updated in 2000. Table 5 identifies the Village zoning breakdown by acreage. Zoning for Frankfort is illustrated in Map 3.

Residential District:

- Provides for the location of one-family dwellings, multiple dwellings, rooming houses and apartment houses as well as private offices, home occupations, and private garages.
- This district encompasses portions of Railroad Street, Orchard Street, Sheldon Avenue, Fox Street, Bee Street, and William Street.
- Required lot area: Lot area shall be no less than 5,000 square feet, lot width not less than 50 feet and lot length not less than 100 feet.

Business District:

- Provides for the location of shops, services, small workplaces, civic buildings, all uses permitted within residential districts, and light manufacturing uses.
- This district encapsulates much of Main Street, Frankfort Street, and Litchfield Street as a well as parts of Railroad, Church, Tisdale and Mill Street.
- Required lot area: none.

Industrial District:

- Allows for all uses permitted in either residential or business districts in addition to other uses with the exception of activities that may be noxious or injurious by reason of the production or emission of dust, smoke, refuse, odor, gas, fumes, noise, vibration or similar substances or conditions; provided, however, that any uses may be permitted if approved by the Board of Appeals.
- This district can be found largely between East Main Street and the Mohawk River and east of Railroad Street. The exceptions to this include a small residential neighborhood between William Street and Industrial Drive as well as the business district around Railroad, Church, and Frankfort Streets.
- No lot area is required.

Agricultural

- Allows all uses permitted in the residential, business district, and industrial districts. In addition to those uses, the districts primary intention is allowing agricultural use; specifically, dairies, horses, clubs, and lodges.
- The keeping of livestock, such as pigs, is prohibited. Building heights and lot area are the same limits as the residential district.
- The agricultural district is contained to the western corner of the Village, between Everett St and the former Erie Canal, and west of Elizabeth Street. Most of this area is comprised of industrial uses. The southern portion of Frankfort's harbor is also designated for agricultural use, north of Railroad St and east of Fox St.

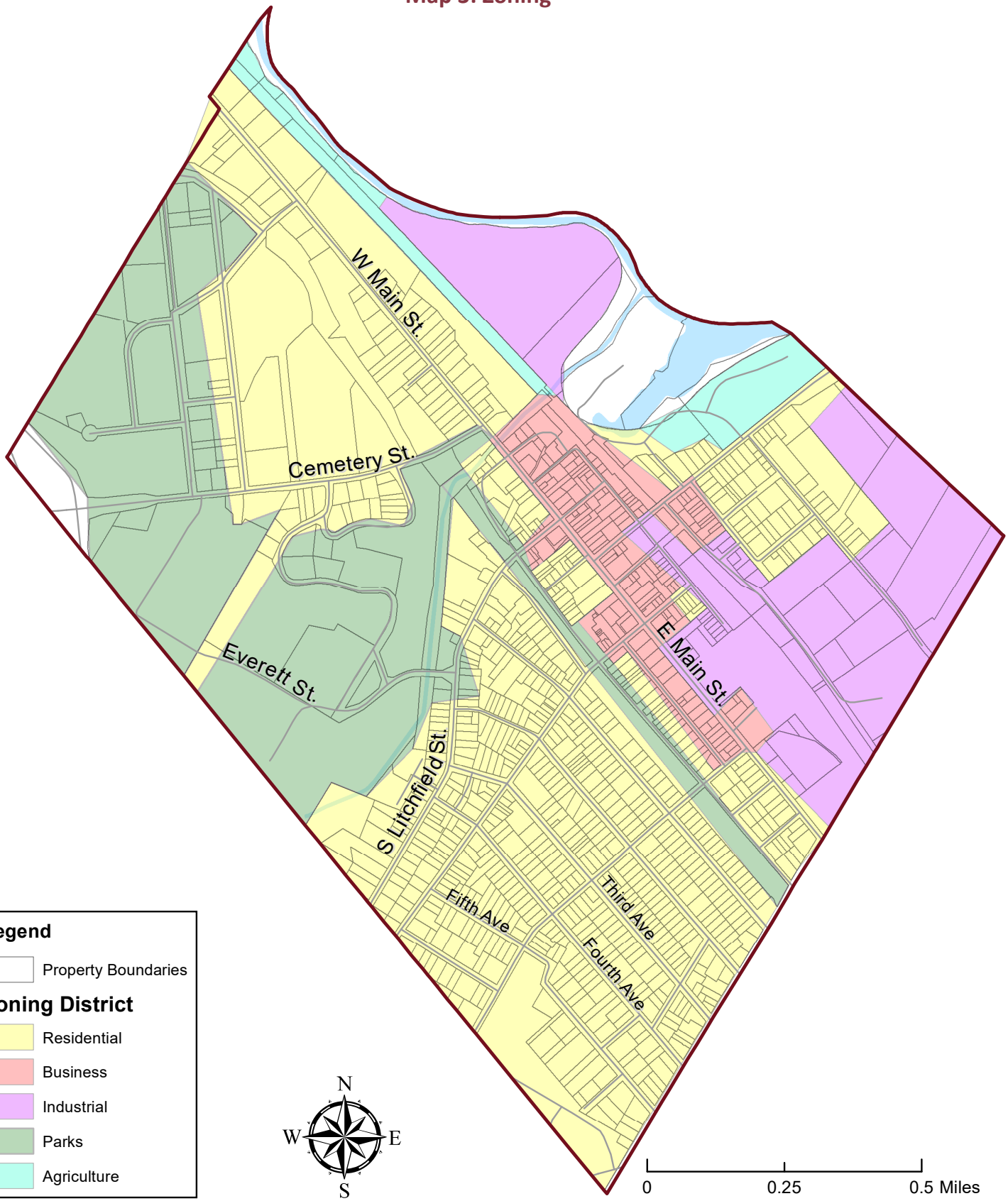
Parks

- A Parks district is on the zoning map but not mentioned in the code.
- The Route 5S Business Park is located within the Parks District, this area of the Zoning Map has not been updated to reflect Business or Industrial.

Table 5: Zoning

Zoning District	Acres	% of land
Residential	580	**50%**
Business	76	**7%**
Agriculture	37	**3%**
Parks	278	**24%**
Industrial	187	**16%**

Map 3: Zoning


W Main St.
Cemetery St.
Everett St.
S Litchfield St.
E Main St.
Fifth Ave
Third Ave
Fourth Ave
Legend
Property Boundaries
Zoning District
Residential
Business
Industrial
Parks
Agriculture
N
W
E
S
0
0.25
0.5 Miles

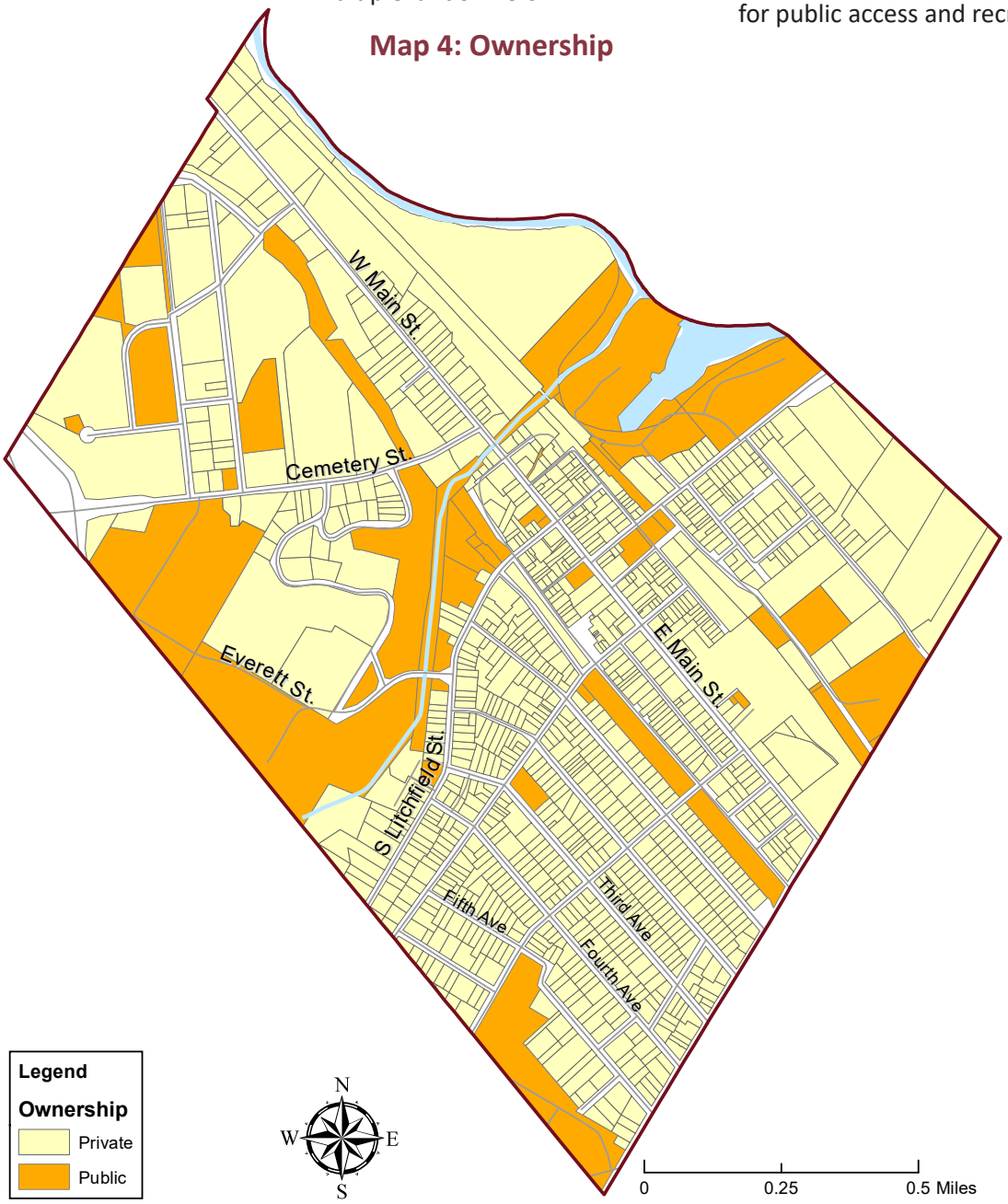
Private/Public Ownership

Understanding land ownership patterns in the Village is an important step in formulating future development scenarios. Projects that occur on publicly owned properties can be easier to redevelop consistent with a desired vision than projects on privately held parcels. This is because private property owners cannot be required to conform to a specific community vision unless regulated through the existing zoning code or through other land use controls.

As a result, support from Frankfort residents is critical to the success of revitalization efforts. While most redevelopment efforts will focus on rehabilitation and new construction on individual parcels, large-scale development projects may require land assembly, incorporating multiple parcels. Such parcel aggregation can be complicated and involve negotiations with multiple landowners.

Of Frankfort's 1,128 parcels, 48 are publically owned totaling 250 acres. Public ownership varies from the Village, Town, County, and State. Main parcels that are publically owned include clusters at the Frankfort Marina, the former Erie Canal which is now a linear greenspace known as Canal Street Park, and large tracts of parcels used by the Herkimer County Fair Association. Public parcels around the marina present opportunities for public access and recreation.

Map 4: Ownership



Source: Herkimer County Property Assessor (2019)

Hydrography & Wetlands

Hydrography and Wetlands in the Town of Frankfort are displayed on Map 5. DEC Wetlands are located in the northern portion of the town. These are areas saturated by surface of ground water that are sufficient to support distinctive vegetation adapted for life in saturated soil conditions. They serve as a natural habitat for species of plants and animals. Wetlands prevent the loss of upland soil by absorbing the forces of flood and tidal erosion.

Moyer Creek and Ferguson Creek flow northward through Frankfort to the Mohawk River. There are very few wetlands, waterways and water-bodies within the Village; most of them border Frankfort to the north and south, outside the Village limits. The Mohawk River / Erie Canal runs along the Northern portion of the Village.

In 2020, Frankfort completed a *Moyer Creek Stream Evaluation* after a significant storm event resulted in bed and bank erosion of the creek. The report proposes mitigation measures to stabilize the embankment and reduce the sediment load currently entering the Mohawk River during storm events.



Source: NYS DEC Environmental Resource Mapper
https://gisservices.dec.ny.gov/gis/erm/

Floodplains

Floodplains are low-lying areas that are most subject to recurring inundation. Development in floodplains is complicated by the increased potential for flooding. Floods and floodplains are generally identified based on the statistical frequency of occurrence. A "100-year floodplain," for example, is an area that is subject to a one percent or greater chance of flooding in any given year. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Program, in areas exposed to 100-year floods, new or substantially improved dwellings must have the lowest floor elevated to or above the base flood level.

The entire area east of West Main Street is in the 100-year floodplain. Where West Main Street becomes East Main Street, the 100-year floodplain extends down to Railroad Street where the floodplain retracts closer to the Erie Canal / Mohawk River. It is in this area where a sliver of a 500-year floodplain extends from Church Street to the eastern boarder of the Village crossing the Frankfort Union Fork & Hoe parcels.

Certain types of development in these areas may be complicated by the possibility of flooding and a high water table. The Village should identify the types of development appropriate within these locations and utilize best management practices to the extent possible. The Village municipal code does not contain any floodplain development regulations.

Map 6: Floodplain



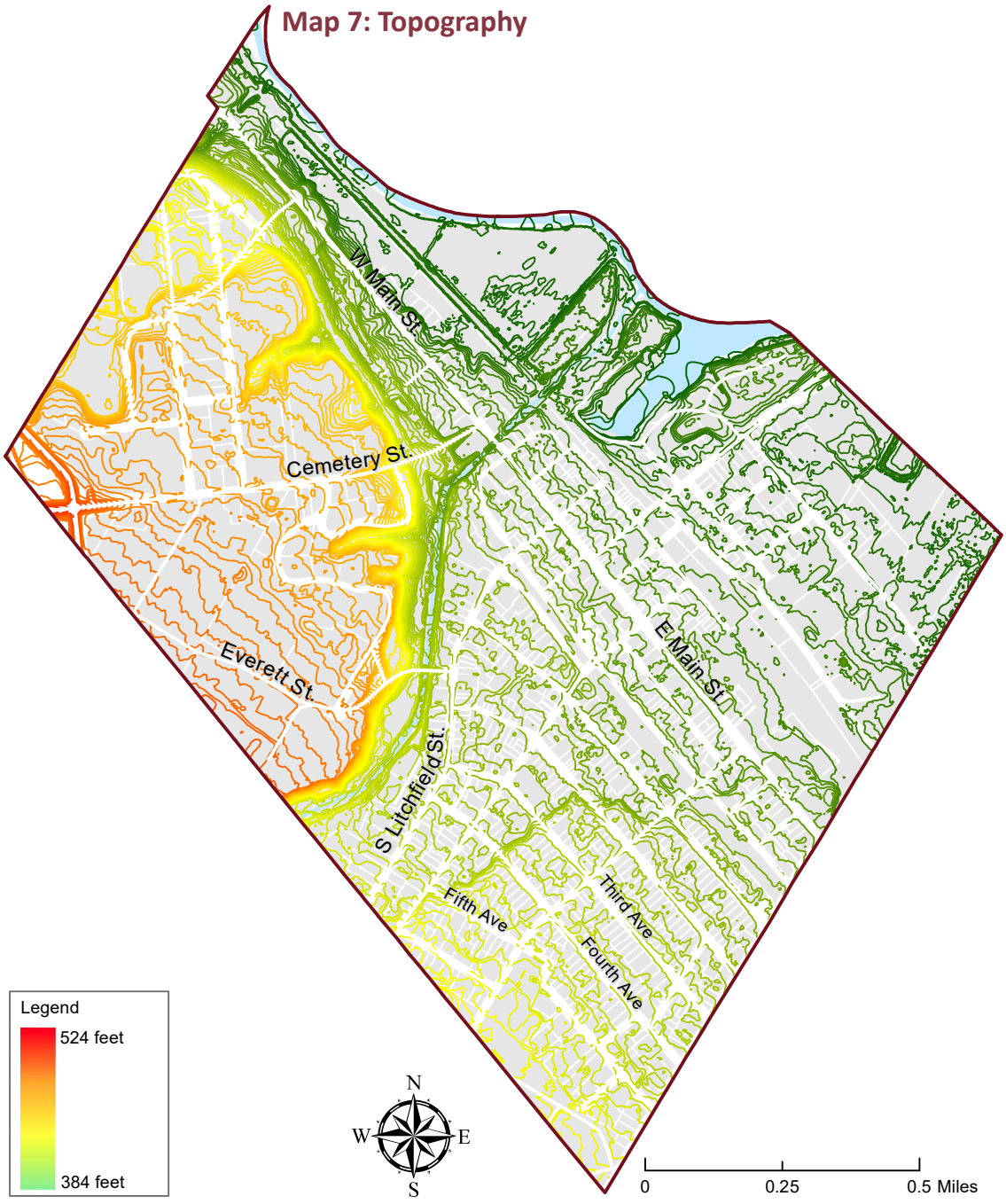
Source: https://www.fema.gov/flood-maps

Topography

Topography in the Village ranges from 384 ft. to 524 ft. above sea level. The highest elevations are generally located on the western point of the Village. Certain types of development may be complicated in these high-elevation areas.

The Western point of Frankfort hinders the development of residential areas as well as businesses. This point of high-elevation is home to the Frankfort Gorge, a tourist attraction in the Mohawk Valley.

Map 7: Topography



Source: GIS.NY.GOV
https://gis.ny.gov/elevation/contours/contours-herkimer.htm

Transportation

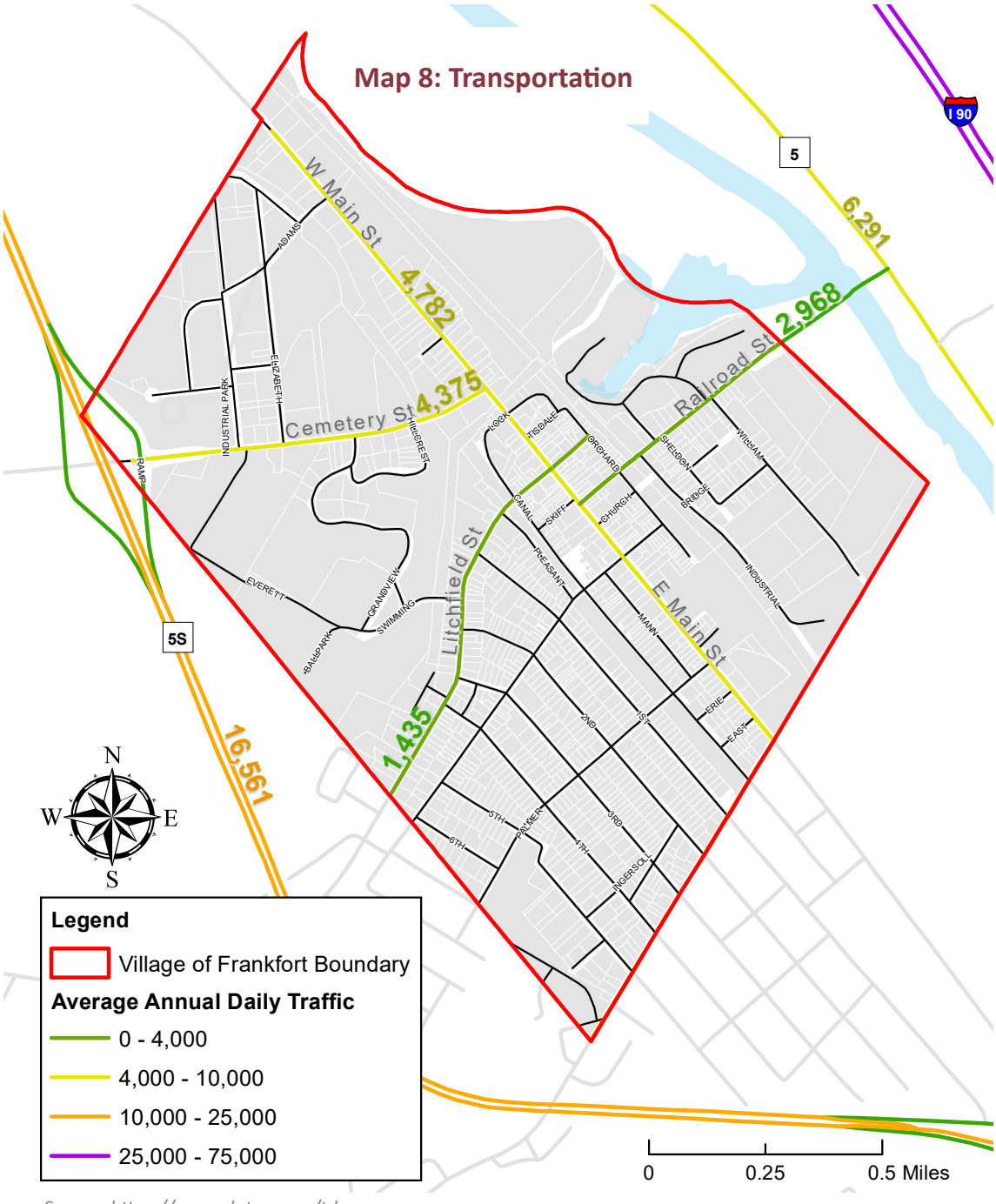
The Village of Frankfort maintains the majority of the streets within its boundary. The NYS Department of Tranportation (DOT) maintains one street: South Litchfield St starting at West Canal St leading out of the Village. Main St and Cemetery St are the most trafficked roads within the Village boundary. Other heavily trafficked roads include Railroad St and South Litchfield St.

All of the previously mentioned roads are main arterials into and out of the Village.

There are three (3) major roads just outside the Village: Interstate 90, Route 5, and Route 5S. The most trafficked is I90 with an average annual daily traffic (AADT) of 26,600. Route 5S has an AADT of 16,561 while Route 5 has an AADT of 6,291.

The Empire State Trail runs along Main Street through the heart of the Village. This regional, multi-use trail along with Main Street being the most traversed road in the Village places great value on the uses and design of this thoroughfare. An appealing design of a community's core can retain trail users and rejuvenate the local economy by attracting small businesses.

Map 8: Transportation



Source: https://www.dot.ny.gov/tdv

Key Sites

Union Fork & Hoe, 253 East Main Street

The Union Fork & Hoe site is a sprawling series of industrially-zoned parcels to the north of East Main Street. It can also be accessed via Orchard Street and Industrial Drive. The site once employed hundreds and was the engine of the Frankfort economy for a century. Closing in 2006, the site was under-going DEC cleanup when a fire struck several of the buildings in August 2012. The centerpiece of Union Fork & Hoe's subdivided site is a 14.3 acre parcel where a few of the larger factory buildings remain.

Frankfort Marina, 126 East Orchard Street and Railroad Street

The community identified Frankfort Marina as a potential redevelopment catalyst during the December 2012 visioning workshop. Numerous amenities for Erie Canal travelers can be found on the site including a docking bulkhead, pump-outs, restroom facilities, picnic area, boat launch, and restaurant.

Historical Sites

Balloon Farm (corner of Elizabeth and Cemetery)

- Currently known as the Balloon Farm Bed and Breakfast, this Victorian architecture style home was built in 1878. In 1889, Carl Edgar Myers purchased the property and he then established it as an aeronautical institution. He and his wife made several ascents in balloons as part of his experiments. The home was listed on the National Register of Historic Places in 1998. (Aerial Adventure Of Carlotta, The Lady Aeronaut Or Sky-larking In Cloudland, | AMERICAN HERITAGE)

Frankfort Town Hall

- The Frankfort Town Hall stands as a memorial for those who served in World War I and was dedicated on Memorial Day of 1924. It was said to be a focal point for the community, hosting dances and other forms of entertainment. Today, the building is privately owned.

Post Office

- Constructed in 1940, the Frankfort Post Office holds architectural significance as it is one of 28 post office buildings in the state of New York that is a representative example of the public works projects by the United States Government during the Great Depression. This post office is also one of three identical buildings built in New York State in 1940, the others being in Lake George and Middleport, NY. (New York MPS US Post Office--Frankfort (archives.gov))

Barge Canal Historic District

- The Barge Canal; known today as the Mohawk River / Erie Canal, was built between the years 1817-25. Running from Albany to Buffalo, it opened the town of Frankfort up to trade and transportation opportunities, allowing for an economic boost. This canal is ultimately the reason that New York has become referred to as the Empire State.

Photo 8: Former Frankfort Town Hall



Photo 9: Frankfort Post Office



Map 9: Key Sites



4 PUBLIC PARTICIPATION SUMMARY

Public Participation in the Comprehensive Planning process is a means for all people to bring their voices into the process and to share their own ideas, backgrounds, and experiences to plan for a future that benefits everyone. The people of Frankfort assisted in the creation of the Frankfort Comprehensive Plan and this Plan reflects their participation.

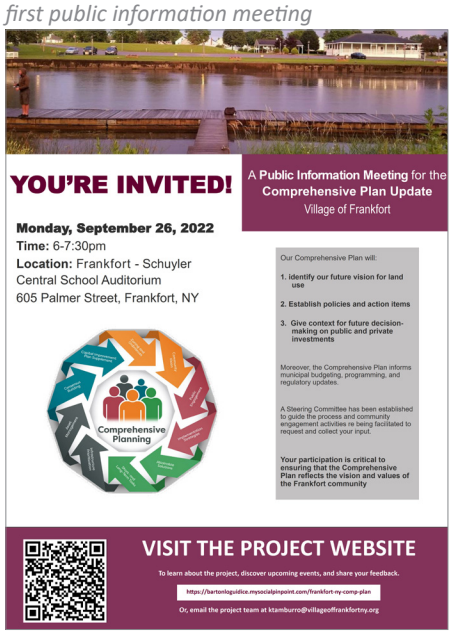
Public Participation

In an effort to ensure that the Comprehensive Plan reflects the most current values and concerns of the public, opportunities for participation were provided to residents and stakeholders throughout the development of the Plan.

Residents, stakeholders, and interested groups were encouraged to provide the Consultant Team and Steering Committee with their own thoughts and ideas about the Village of Frankfort and its future. Public participation tools such as a Community Survey, Interactive Map, and Public Workshops were used as vehicles to gain information about the community.

The Community Survey, conducted early in the process, assisted the Steering Committee and Consultants on honing in on general topics to cover throughout the process. The Interactive Map gave users an opportunity to geographically express issues and opportunities in the Village. Finally, the Public Workshops allowed residents to comment on, critique, and prioritize solutions and projects proposed in the Plan.

Figure 8 (below): A flyer advertising the first public information meeting



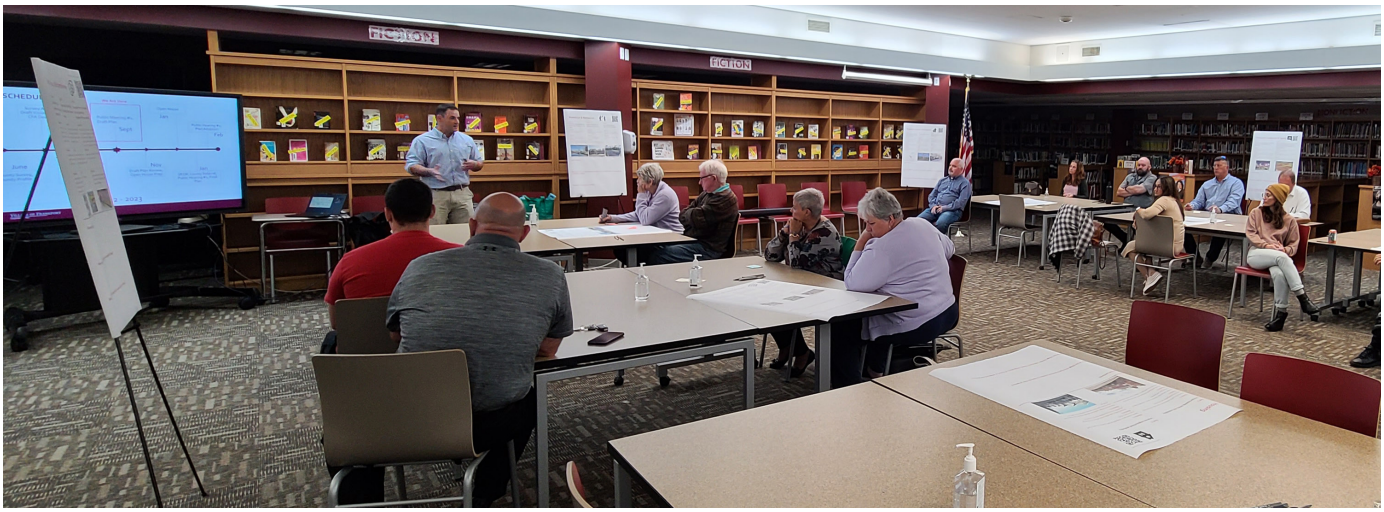


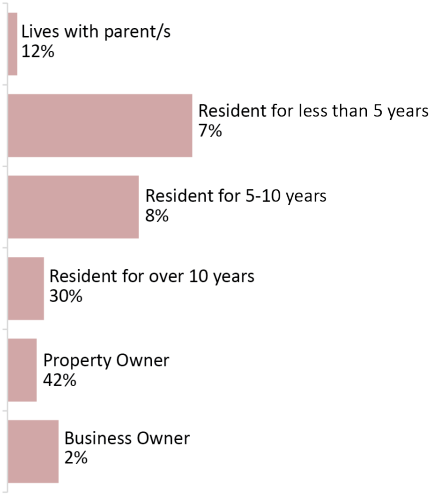
Photo 10: Public information meeting #1 in September 2022 at Frankfort-Schuyler School Library

Community Survey

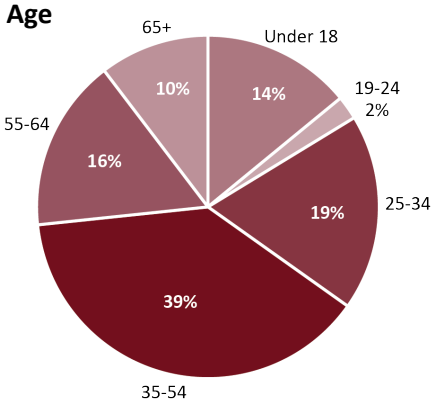
The Community Survey was available to the public in a digital format from April to August 2022 and collected a total of 135 responses (more than 5% of the Village population). The purpose of the Community Survey was to gather information on the strengths and weaknesses of the Village and begin surmising goal categories to focus on in the planning process. The method used to gather information was via a project website and the link was posted on the project website as well as the Village web-page. The following is a brief analysis of survey responses that helped shape the vision and direction of this plan.

Who Took the Survey?

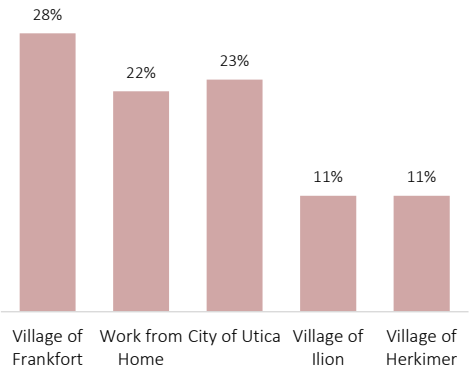
Relationship to Frankfort



Age



Place of Employment



Strengths

Top three Reasons to Live in Frankfort:

1. Good place to raise a family
2. Safety
3. Strong Sense of Community

Most important assets to Frankfort:

1. Small businesses
2. Frankfort Schuyler CSD
3. Housing Quality

Threats

Top three Concers/Threats about the Village:

1. Vacant storefronts, vacant properties, and ghost properties
2. Poor quality and/or maintenance of public infrastructure (ex. Streets, sidewalks, utilities)
3. The Union Fork and Hoe Site

Opportunities

Top three places to direct taxpayer investment (beyond basic infrastructure):

1. Marina/Amphitheater
2. Community programming and events
3. Main Street façade improvements

Top 3 types of businesses participants would like to see on Main Street:

1. Restaurants/bars
2. Coffee shops
3. General retail

Interactive Map

An interactive mapping tool was used in Frankfort to gather public input that could be geographically placed by users. The map was available from May to August 2022 and received 21 comments. Six geographic areas were the focus of the map: Downtown Frankfort, Frankfort Marina, the Empire State Trail, the County Fairgrounds, Route 5S North Business Park, and Union Fork & Hoe site. Below are a few comments that received the most likes, see Appendix B for a complete list of comments.

Empire State Trail

"What if we marketed Frankfort digitally as a 'Rest Stop' for the Empire State Trail? Our village is the only one where the bicyclists HAVE to ride through, in Ilion, Mohawk and Herkimer they're taken along the Canal but here you can get free air at Stewarts, water and snacks at Melrose, you could camp at the Marina and have a beer at Heelpath? This seems like a low-cost way to steer cyclists to our village as a destination."

Marina

"Frankfort's Marina has something that Ilion, Mohawk, Herkimer and even Little Falls does not have: a Harbor. In Frankfort you can actually pull into the Harbor. This allows us to have more coastline than other Mohawk Valley communities. We probably only use 10-15% of the coastline that's highlighted on the map right now, so there's lots of potential for the future. We can transform the Village into a waterfront town."

Downtown Frankfort

"We have to have more ground floor availability for small businesses to open up. When main floor spaces are being taken up by apartments, there are no opportunities for anyone to even begin to think about starting or bringing their business to Frankfort. "

"The downtown village is perfectly set up to remain the quaint, small town feel we know and love, but we have to have codes updated to create more opportunities for mom and pop shops."

Route 5S Business Park

"We need some higher paying, attractive jobs headed this way and if there's any room at the business park, that might be the place to have it. Tech, Business, Software."



Union Fork & Hoe

"This is the most important piece of land for the future of Frankfort; it will dictate the next 100 years. This cannot be a solar farm or 1 large Corp. like Remington; all our eggs in one basket could be disaster down the line if that company decides to leave us with a large vacant structure. Main St. side should have mixed use retail on the ground level with modern apartments on the upper levels. Behind those buildings we could have a pedestrian only street, with more buildings on Industrial Drive."

"Please add a grocery store with afordable pricing. And a pharmacy!"

Herkimer County Fairgrounds

"One major upgrade the Fairgrounds could use is a large indoor event space. Right now there's 2, long barn style sheds, but there's opportunity here to have a wider event space where the fairgrounds could be utilized for conventions during all 4 seasons - not just the warmer months."

Erie Canal Greenspace

"Would love to see a turf soccer field and a storage building to house nets. Rent the field like Proctor Park does with Longo field. Great money maker as we only have a few outdoor turf fields available and a LOT of clubs and soccer organizations."

"I agree with tree planting, paved walkways, a gazebo, park benches and areas for a farmers market. Frankfort is home to landscapers, greenhouses, paving companies, etc. that might be able to offer some in-kind services. In-kind services, donations, volunteers, could make this a reality."

"This area is centrally located to everyone and be central a meeting area for the community. We could put forward events like a Farmer's Market on the weekends and bring people in from all over the county and beyond. We should also have historical signage for the Canal to show what was once here, with maps, and old photographs if they exist."

"Love the idea of a farmers' market!!!"

"Add some shade trees added. Benches should be added to provide rest areas for walkers. I disagree with positioning a dog park in this area. If able to be developed for residential use I would restrict building to single story structures to avoid cutting off residences South of area."

"A fenced in dog park space, pick-up after your pet receptacles at both ends"

Public Workshops

There were three opportunities for in-person participation during the development of the Village's Comprehensive Plan: a Community Workshop, Open House, and Public Hearing. In each occasion, the Project Team presented on where the Village was in the Planning Process and welcomed input on proposed goals and projects.

Community Workshop

On September 26, 2022, the Village of Frankfort hosted a Community Workshop at Frankfort-Schuyler High School. The purpose of this public meeting was to introduce and receive feedback on the draft vision, goals, and objectives that were developed as a result of the survey and interactive map.

Some of the most favored goals, objectives, or comments included:

- Make the Frankfort Marina the premier tourist attraction in the region.
- Extend the bike trail to the Marina and have bike amenities available.
- Enforce codes – to keep properties clean and safe.
- Research community involvement opportunities for neighborhood upkeep of properties.
- Improve communication between the Village, community groups, and private entities. Establish a consolidated calendars for all organizations with a website and access for updates.

Open House

On February 27, 2023 the Village of Frankfort hosted a community Open House at Village Hall. The purpose of the event was to present residents the proposed policies, action items, and land uses within the Draft Comprehensive Plan, and to solicit feedback on these topics. Informational posters were spread on tables throughout the room and attendees were provided with sticky notes and pens to leave notes on the posters. The Steering Committee and Consultant Team were also in attendance to answer questions. A summary of the event and the input received is located in Appendix B.



Photo 11: Community Workshop attendees share input on proposed goals, objectives and action items at the September 26, 2022 workshop

5 VISION, GOALS, OBJECTIVES, & ACTION ITEMS

In order to be successful, the Actions of a Comprehensive Plan must be developed and implemented on multiple levels. They must address the short and long term needs of a community as well as provide varying levels of detail. In an effort to accomplish this, this chapter contains four key elements, below.

Vision

A general statement that describes the aspiration of the Village; it is an end towards which all actions are aimed. The Vision should not dramatically change over time but rather be consistent throughout the planning horizon. Ideally, the Vision contained in this plan should be useful for the 10-year planning horizon.

Goal

Similar to a vision in that it is a general statement of a future condition towards which actions are aimed. However, the scope of a goal is much more narrow. It should support the vision by addressing a particular area or issue facing the community. Goals should not dramatically change over time but rather be consistent throughout the planning horizon. Ideally, the goals contained in this plan should be useful for the 10-year planning horizon.

Objective

An objective is a statement of a measurable activity to be accomplished in pursuit of the goal; it refers to some specific aspiration which is reasonably attainable. Think in terms of actions such as “increase”, “develop”, or “preserve”. It should be noted that the Village may already be undertaking some of the strategies articulated in this plan and wish to ensure that they continue to do so over the next decade. The general lifespan of a strategy is 6 to 10 years.

Action Item

A specific proposal to do something that relates directly to accomplishing a strategy; it can take the form of a plan, project, or program. The lifespan of an implementation item can vary from one to 10 years depending on the item.



Photo 12: Hilltop Park baseball field

Our Vision of Frankfort:

The Village of Frankfort is a well preserved, canal-side community with access to a wide variety of private and public assets such as its Marina, downtown, Canal Street Park, Route 5S Business Park, and school district. The availability of quality, affordable housing and an esteemed school district ushers a strong sense of community, making Frankfort a desirable place to live and raise a family. The walkable nature of the community allows safe access to various resources throughout the entire Village including Main Street, the Marina, Canal Street Park, Empire State Trail, and Herkimer County Fairgrounds. Frankfort is a community which encourages continuous improvement and public involvement that citizens and businesses are proud to call "home".

To achieve this vision, the Village of Frankfort will:

- ◊ Leverage its **Marina**, making it a premier destination in the Mohawk Valley;
- ◊ Cultivate local **economic development** opportunities;
- ◊ Provide diverse **residential living options** and preserve existing property values;
- ◊ Showcase its spirit through **arts, culture, history, and entertainment**;
- ◊ Maintain and upgrade **infrastructure** to enable and sustain future growth; and
- ◊ Facilitate **community engagement activities** that are streamlined through an accessible communication system.



Photo 13: The entrance to the Frankfort Marina, Harbor, Park.

Waterfront & Recreation

Goal 1. The Village of Frankfort Harbor, Marina, and Park will be a premier destination that balances economic development, recreation, and the preservation of environmentally sensitive areas. The Harbor, Marina, and Park will tout active and passive recreational amenities, an amphitheater, and a pavilion. It will support existing businesses while welcoming new businesses that are appropriate on the waterfront. The Harbor will provide regional access for all types of boating and recreational waterfront activities along the Mohawk River and NYS Canal System.

Objective 1.1: Make the Frankfort Marina a regional tourist attraction that capitalizes on year-round seasonal event opportunities.

Actions
1.1.1 Develop a **Final Marina Master Plan** from previously completed informal plans; update the plan with completed projects and reflect any future improvements necessary to accommodate year-round seasonal events.
1.1.2 Continue the pursuit of building an **amphitheater** to host a variety of events for all seasons.
1.1.3 Provide amenities and pursue related funding opportunities for **new docks, lighting, and shoreline hardening** and provide **electric and water hookups** for larger boats in the Marina.
1.1.4 Update, improve, and maintain **infrastructure** at the Marina including revenue generating functionality such as EV charting stations. Pursue NYSERDA funding.

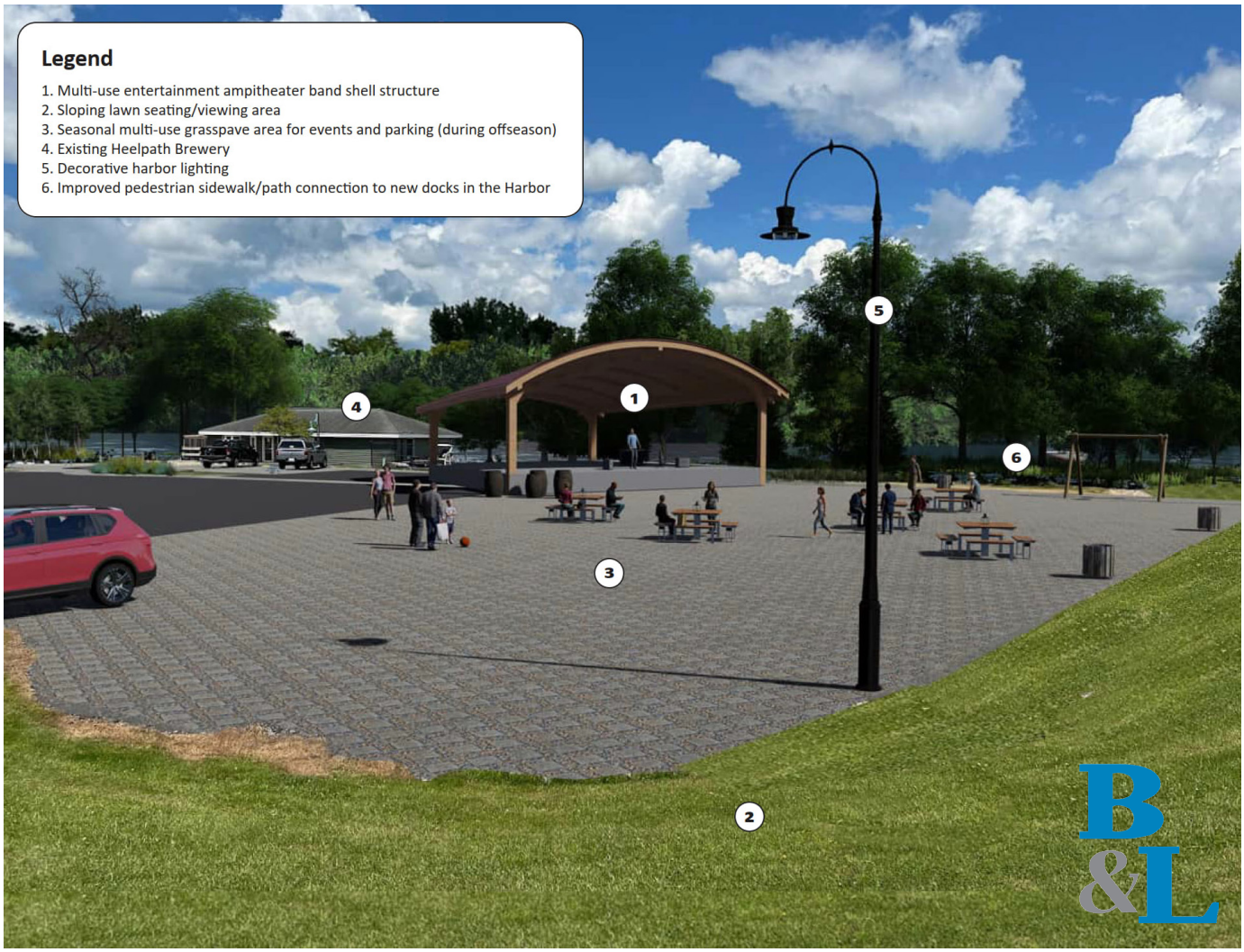


Figure 9: Rendering of a proposed Amphitheater at the Frankfort Harbor, Marina, and Park. Source: 2022 CFA Grant Application for Frankfort Marina Improvements. See Appendix D for full application and renderings

Objective 1.2: Provide more recreational opportunities at the Marina.

Actions

1.2.1 Continue to pursue an **off-road extension of the Empire State Trail** system through the Marina and into adjacent areas of the Village, utilizing the former NY Central railroad right-of-way.

1.2.2 Develop more **recreational amenities geared towards children and young families** (updated playground, picnic tables, pavilion, grills, kayak rentals, water activities, and sporting amenities) where appropriate (basketball courts, pickleball, volleyball, etc.).

1.2.3 Create a campground behind the amphitheater that includes camp sites, walking path, and access to the amphitheater

1.2.4 Employ a **Harbormaster** to oversee permits and procedures. A Harbormaster would maintain the safe and efficient operation of the Frankfort Marina.

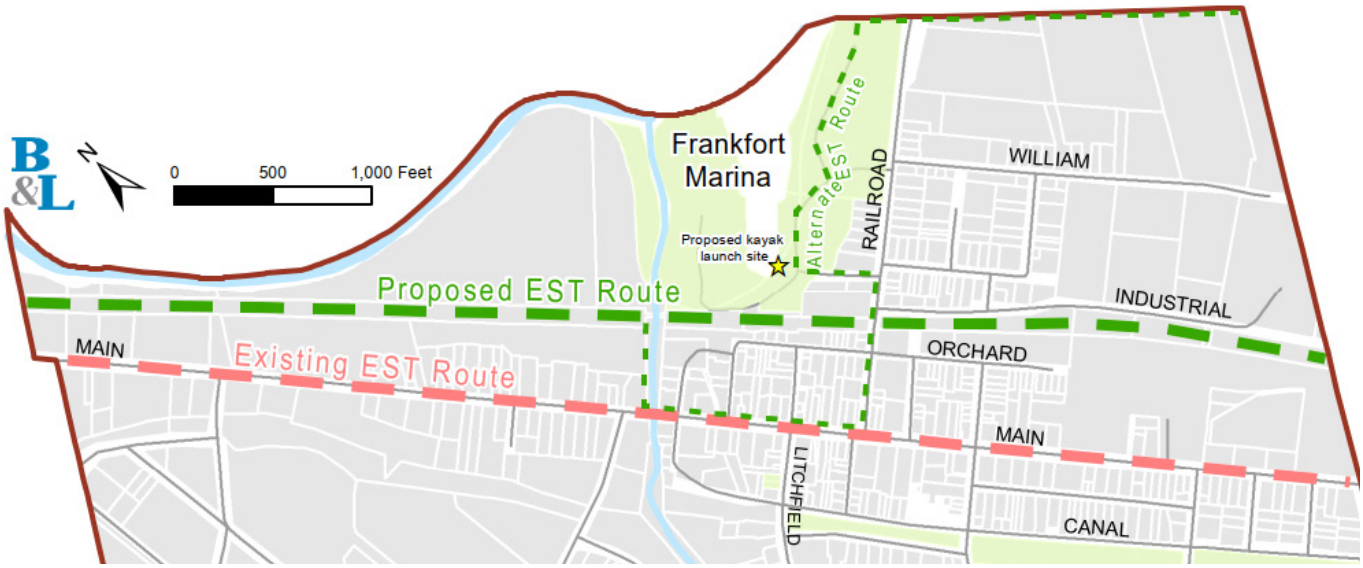


Figure 10: Concept of the proposed and alternate route of the Empire State Trail and proposed kayak launch in Frankfort, NY



Photo 14: An Upstate Kayak Rental location in Waterford, NY 2022 Rates: Single kayak: $30.00 3 hours / $35.00 4 hours./ Double kayak: $60.00 3 hours / $65.00 4 hours. Source: http://upstatekayakrentals.com/full-service-locations.html



Photo 15: The 2021 Harborfest at the Frankfort Harbor, Marina, and Park

Objective 1.3: Establish a consistent brand for the Village leveraging its history and proximity to the Mohawk River / Erie Canal. Incorporate this branding into all Village platforms and signage.

Actions

1.3.1 Introduce a **branding campaign** which markets Frankfort as a "Harbor Town". Have consistent design and language on all Village platforms and leverage the Erie Canal, Marina, and historical industrial and cultural character of Frankfort.

1.3.2 Develop and implement a **wayfinding and directional signage program** that utilizes design results of the branding campaign.

1.3.2.1 Install service and wayfinding signs off of NY-5, 5S, and the Empire State Trail, as well as the Mohawk River system that direct users toward amenities at the Marina and attractions in the Village.

1.3.2.2 Ensure information and wayfinding signage downtown conveys the direction and proximity of the Empire State Trail system nearby.

1.3.3 Work with the IDA and local Chamber of Commerce to develop the **community-designed marketing strategy** to attract residents, businesses, and visitors to Frankfort that capitalizes on its waterfront and its proximity to NY-5 and 5S. Following a market strategy, the retention of a marketing consultant may be required.



Photo 16: Empire State Trail signage at the fairgrounds in Syracuse, NY. These stations share historical context of the region as well as wayfinding information for local amenities available to trail users.
Source: https://www.ptny.org/explore/empire-state-trail



Photo 17: Erie Canalway National Heritage Corridor signage marking the NYS Canalway Water Trail at Crescent Park in Halfmoon, NY.
Source: https://canalwaytrailtimes.org/



Photo 18: Fratello's Pizzeria at the corner of East Main Street and South Frankfort Street

Economic Development

Goal 2. The Village of Frankfort will be a community that cultivates economic development opportunities that foster local employment while providing goods and services that meet the needs of residents and visitors. The Village will be strategic in its pursuit of public and private investment that capitalizes on its proximity to NY-5, 5S, and the Empire State Trail. Through zoning and design standards, the Village will maintain the context-sensitive, small-scale mixed-use character of its Main Street while directing large-scale commercial and light industrial development toward the 5S Business Park and former Union Tools properties. Frankfort will accomplish this by working with the Herkimer County Industrial Development Agency to further support local businesses and recruit new commercial and industrial operations.

Objective 2.1: Leverage the branding / marketing campaign to promote existing businesses and attract new businesses that fit into the downtown fabric; diversify Main Street businesses with more goods and services that serve the local community and tourism economy.

Actions

2.1.1 Work with business groups to promote existing organizations and solicit new enterprises that are consistent with community objectives by **organizing events and festivals** that celebrate existing businesses and act as an incubator for new ones.

2.1.2 **Develop a Façade Easement Rehabilitation Program** that focuses on cosmetic exterior improvements along Main Street. The easement component of the program would permit the Village or County to provide criteria that an owner needs to follow for of a building's façade for purposes of making physical and aesthetic improvements.

2.1.3 Consider the establishment of a **"Vacant Storefront Pop-up" Program** whereby burgeoning and interested entrepreneurs and businesses can test out a "brick and mortar" location in vacant storefronts, demonstrating potential vitality in the storefront while attracting interest in a long-term lease or purchase.

2.1.4 Establish an **online available properties database** providing such preliminary site information such as availability, extent, easements, and square-footage, to expedite the early stages of redevelopment.

2.1.5 Partner with the Herkimer County IDA to introduce **development incentives** to industries that will catalyze secondary economic growth locally, specifically related to medical facilities. (E.g. allow a building density bonus for a medical facility that will allow seniors to age in place and preserve critical mass of patrons for local businesses.)





Photo 19 (above): The Oneida Fall Festival behind the Oneida Commons hosts several vendors, booths, and food trucks to show off their products, crafts, cuisine, and share information. Art shows, craft fairs and street markets are each ideal spots for a pop-up shop where entrepreneurs can test the waters for a product and learn a great deal from fellow vendors. Source: Carly Stone – MediaNews Group (www.oneidadispatch.com)

Figure 11 (left): The City of Utica is marketing a Facade Improvement Program along Genesee Street to visually improve neighborhoods where people shop and live
Source: https://cityofutica.com/Assets/Departments/Urban-and-Economic-Development/PDF-Documents/Facade-Program

Objective 2.2: Prepare a Site Reuse Master Plan for the former Union Tools.

Actions

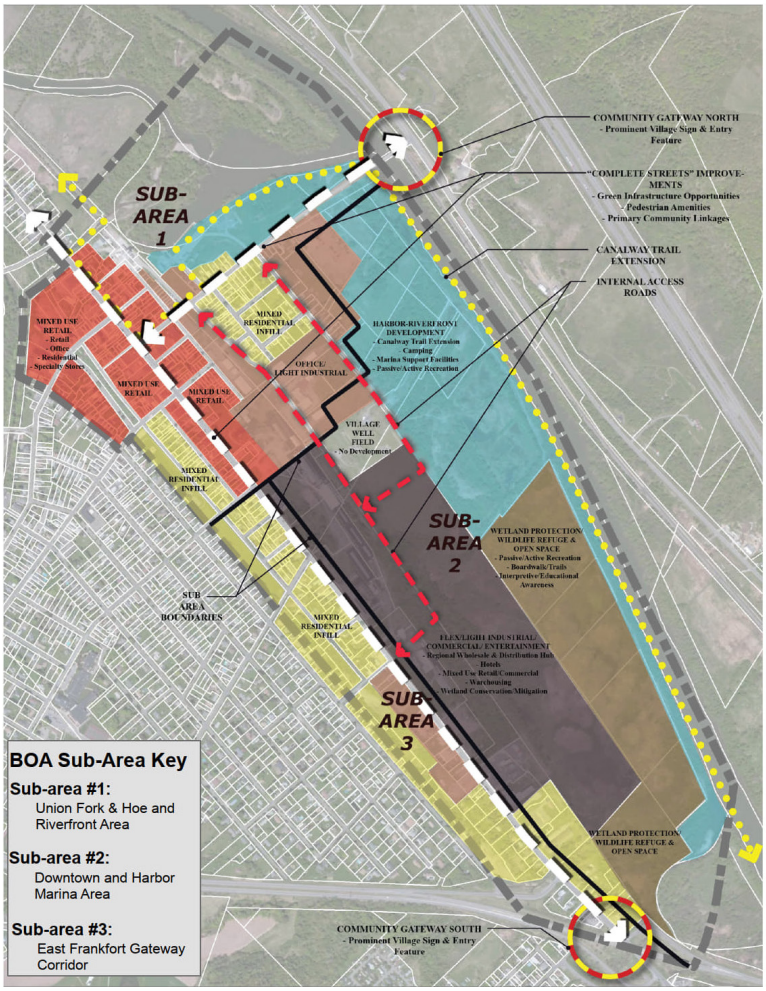
2.2.1 Ensure that the site is **"shovel ready"** and free from contaminant and dangerous chemicals. Utilize New York's FAST NY Shovel-Ready Grant Program and Strategic Planning and Feasibility Studies Program under Empire State Development.

2.2.1.1 Perform a **market study** that identifies end-users that are receptive to the Frankfort and larger Herkimer County market and that complements Main Street.

2.2.1.2 Develop an **area-wide Master Site Plan** that strategically phases walkable, context-sensitive mixed-use development, including provisions for the Empire State Trail extension and preservation of historical features such as the Union Tools chimney stack that has so long been a visual icon of the Village of Frankfort. Build off of the 2016 BOA Pre-Nomination Study (pictured below).

2.2.2 Conduct **soil and geological analysis** at the Union Fork and Hoe site to provide the Village with insight on whether to seek large structures such as senior housing complexes, hotels, or warehouses and where such structures could be located. Assist property owners in entering the **NYS DEC Brownfield Cleanup Program** and **conducting environmental site assessments** of their properties.

2.2.3 **Rezone the site** away from a heavy industrial to accommodate mixed use development or a planned unit development. Extend the Village street network through the site to create a better connection to the Village's downtown.



Map 10: A Future Land Use Map developed during the Pre-nomination study for the Union Fork & Hoe site in Frankfort, NY. The study serves a preliminary program for an Area-wide Redevelopment Plan. A larger version of this map is available in Appendix C.



Photo 20: Housing in Frankfort, NY

Housing & Neighborhoods

Goal 3. The Village of Frankfort will foster neighborhoods and residential living opportunities that serve all walks of life and are a source of community pride. Future residential development will be located in a manner that efficiently uses available infrastructure capacity and entices new residents, while avoiding negative impacts to sensitive environmental and social resources. New development and redevelopment opportunities supported by the Village will be built in a manner that reflects the existing scale and style of our neighborhoods, while accommodating the needs of current and future residents.

Objective 3.1: Increase housing variety and availability for seniors and workforce / starter housing.

Actions
3.1.1 Implement zoning code revisions and density bonuses that permit a broader range of housing types (such as in-law apartments) and densities in appropriate areas of the Village. Revise / update the current zoning districts and locate areas for new residential development, redevelopment, and expansion to accommodate regional housing needs.
3.1.2 Work with the Herkimer County IDA, Greater Mohawk Valley Land Bank, and private property owners to **aggregate adjacent, vacant properties** to make them more marketable to builders.

Objective 3.2: Improve neighborhood aesthetics and housing quality.

Actions
3.2.1 Establish **incentives for residential property owners** to invest in and improve their homes. (E.g. property tax incentives or credits which reward property owners for home improvements such as roof replacement, new windows, and porch improvements) This would require coordination with County Property Assessors.
3.2.2 **Increase building code enforcement efforts** for residential properties to reduce / remediate derelict properties; examine the effectiveness of consolidating Village Code Enforcement with the Town or County Code Enforcement operations.
3.2.3 Develop an **urban forestry plan** that improves aesthetics through tree plantings, opening up grant funding opportunities through NYSDEC for implementation.
3.2.4 Pursue **Housing Grant Programs** such as the New York State Homes and Community Renewal's Community Development Block Grant; HOME Program; Affordable Housing Corporation; and Empire State Development's Restore New York Communities Initiative.



Photo 21: New trees were planted in the City of Kingston, NY funded by the Department of Conservation's Urban and Community Forestry Program. A previously completed Tree Inventory identified locations needing tree cover in the City. Residents and business owners were allowed to submit an application requesting a tree in front of their home or business.
Source: https://engagekingston.com/street-tree-planting-project

Objective 3.3: Plan for and invest in public realm improvements in downtown and Frankfort neighborhoods.

Actions

3.3.1 Enhance aesthetics at the intersection at Railroad Street and Main Street to incorporate **tactful gateway treatments** that clearly convey your entry into the Village business and retail core.

3.3.2 Identify opportunities or needs for **pocket parks** in the Village.

3.3.3 Secure funding to perform a **traffic safety analysis** and develop a plan to rebuild Main Street into more of a **"complete street"** design that compliments the heritage and history of the Frankfort community.

3.3.4 Identify a strategy that incorporates a **mural or public art program** that compliments the community garden space and other public and civic spaces within the Village *(See Objective 6.3)*.



Photos 22 & 23 : This underutilized pair of commercial buildings in Hamilton, New York, were updated with new color and a new look, including a new cornice, siding, windows, doors, awning, detailing and signage. These improvements were accomplished with a grant from the New York State Office of Parks, Recreation, and Historic Preservation. Source: https://plannersweb.com/2013/10/how-facade-improvement-programs/





Photo 24: Retaining walls along Moyer Creek in the Village

Public Infrastructure

Goal 4. The Village of Frankfort will continue to provide community resources that meet the needs of residents and support local businesses efficiently. The quality of life within Frankfort is positively impacted by the health and safety benefits provided by Village Police, Fire, DPW, and public water and sewer service. The community's well-being is enhanced by the day to day operations of the school system, library, and faith community. Maintaining healthy public infrastructure boosts investment confidence through infrastructure reliability. The collective efforts of volunteers and paid staff are an invaluable asset to the community and it is imperative current levels of service be maintained to meet the changing needs of Village residents.

Objective 4.1: Provide the Village DPW with the means necessary to efficiently maintain civic infrastructure that provides quality services.

Actions

4.1.1 Maintain existing physical structures and infrastructure owned by the Village using **asset management software*** to reduce maintenance costs and effectively keep public services in operation.
4.1.1.1 Create an **Operations and Maintenance Plan** that will proactively address system improvements to avoid crisis / service disruptions.
4.1.2 Invest in **periodic infrastructure maintenance** such as washing bridge infrastructure every 3-5 years (with a power washer) and resealing concrete surfaces, such as the recently renovated Hilltop Bridge in Photo 25.
4.1.3 Work with NYSDEC to continue monitoring and managing **Moyer Creek shoreline hardening** and stormwater efforts to ensure the long-term preservation of structures and to reduce costs associated with flood damage.
4.1.4 Determine the best method to **acquire abandoned land along Moyer Creek** owned by the Canal Corporation through mutually beneficial negotiation. The Canal Corporation should make substantial improvements to Moyer Creek as part of the terms of the transfer of ownership.
4.1.5 Plan and implement **green infrastructure and natural systems** (bioretention, bioswales, and porous pavement) for managing stormwater runoff and localized flooding while improving water quality to the Mohawk River.
4.1.6 Complete the latest **water system upgrade** and **expand the sewer collection system** if development demand increases. Identify funding sources for future infrastructure projects.
4.1.7 Create an **electrical grid resiliency plan** to proactively anticipate current and future development and ensure rate stability.

**Asset Management Software measures the lifecycle of public infrastructure assets such as water treatment facilities, sewer lines, roads, and bridges. The software implements strategies to preserve and extend the service life of long-term infrastructure assets which are vital in maintaining the quality of life in society and efficiency in the economy.*



Photo 25: The Hilltop bridge over Moyer Creek



Photo 26: The Village of Cooperstown was awarded GIGP funding from EFC to retrofit its main street with permeable pavement, bioretention, and stormwater street trees to treat rainwater in an effort to improve walkability along Main Street, help revitalize downtown, and provide a highly visible and accessible green infrastructure. Source: https://regionalcouncils.ny.gov

Objective 4.2: Protect the Village's waterfront and natural shoreline by performing environmental studies and fostering environmental sustainability and climate resiliency

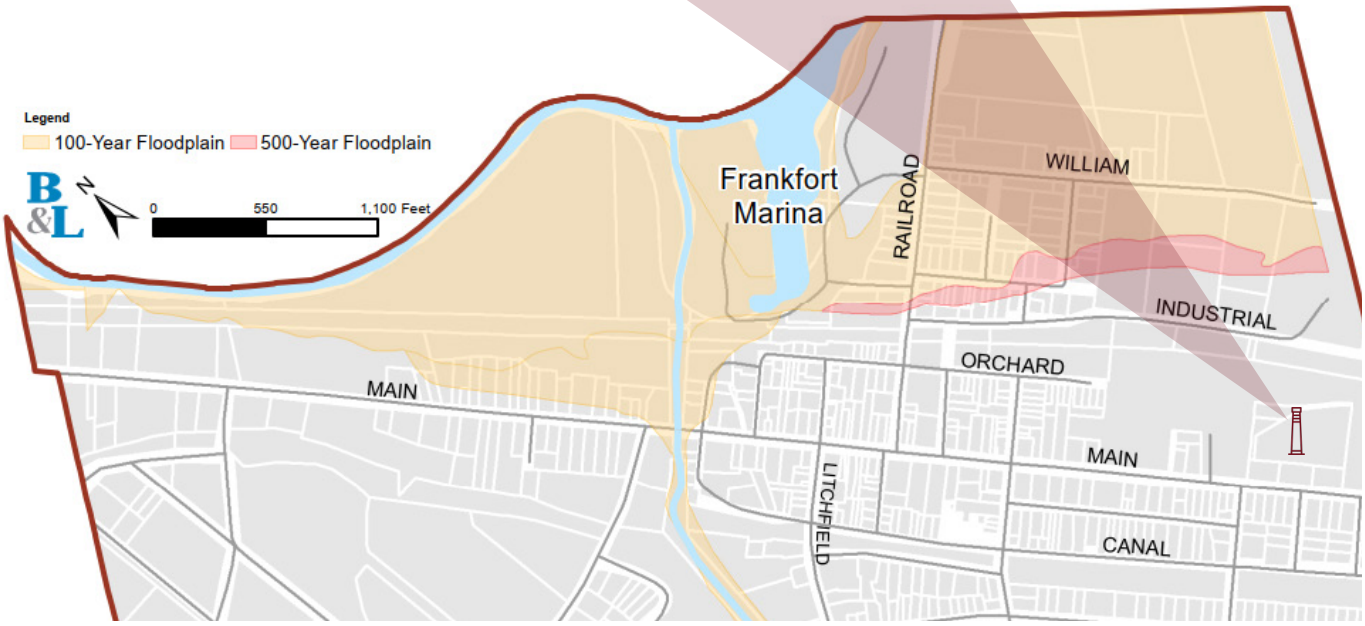
Actions

4.2.1 Partner with NYSDEC to conduct a soil analysis on available properties suspected of environmental contamination such as the **former Sudakow Landfill** site on William Street in preparation for riverfront trail development and other amenities.

4.2.2 Develop **floodplain regulations**. The adoption of floodplain regulations will allow Frankfort to safely accommodate riverfront-based economic growth without degrading the environs of the Mohawk River.



Photo 27: Soil and geological analysis are recommended at the Union Fork and Hoe site.



Map 11: Floodplain regulations are recommended in the Village in order to accommodate economic growth while protecting the Mohawk River.



Photo 28: Community event at the Frankfort Community Garden at Canal Street Park

Community Involvement & Capacity

Goal 5. The Village of Frankfort will engage in community activities that are streamlined through a simple communication system involving Village and Town departments, the school system, library, and local organizations. The communication system will effectively notify residents of volunteer opportunities and emergency situations as well as events happening in the community. Frankfort will foster local leadership and betterment through a community-led, bottom-up approach.

Objective 5.1: Increase community involvement and improve participation in community betterment opportunities.

Actions	
	5.1.1 Identify **volunteer needs** in the Village such as programs to assist elderly homeowners in mowing, snow removal, sidewalk maintenance (partner with local school district, local troops, library, church groups etc.) and **volunteer groups** to these local needs.
	5.1.2 Increase and **promote community events** such as the farmers market, festivals, community garden, school events, etc. Utilize Canal Street Park or the Marina for events.
	5.1.3 Increase our volunteering efforts with activities geared toward a more **sustainable future**. Utilize required volunteer hours needed by youth (including Herkimer County Community College).

Objective 5.2: Improve communication between public entities, local organizations, and the public.

Actions	
	5.2.1 Establish and curate **social media pages** on multiple platforms for the Village to utilize. Publicize events and volunteer opportunities on these multiple platforms that reach people of all ages and abilities. Platforms include social media, village website, bulletin boards, at the library, local establishments etc.
	5.2.2 Create a **consolidated calendar** on the Village website and social media platforms for organizations to coordinate events and meetings, including Village departments, Town, library, schools, clubs, etc. run by the Village clerk or other Village employees.



Photo 29: Frankfort-Schuyler High School



Photo 30: A 'Garden Gathering' event at the Frankfort Community Garden

Objective 5.3: Create a community-led, bottom-up approach that fosters pride and local leadership, allowing Frankfort to take responsibility for its own development.

Actions

5.3.1 Create **Citizen Advisory Committee** consisting of residents and other community stakeholders that would oversee implementation of a community-driven and consensus based plan in order to address issues / concerns and help shape and guide its physical, social, economic, and cultural environments.
5.3.1.1 Create structure for community-driven planning to inform leaders and decision-making.
5.3.1.2 Build the skills and confidence of residents and community groups to create ownership and encourage participation.
5.3.1.3 Identify subject matter experts (SMEs) for initiatives / projects; define roles and responsibilities.
5.3.1.4 Enhance current decision making and problem-solving processes to preserve Frankfort's family-friendly atmosphere and sense of community.
5.3.1.5 Encourage collaboration with neighboring communities to avoid duplication of efforts and maximize resources.
5.3.1.6 Implement practical strategies for creating desired change that preserves and/or strengthens community assets and align with regional and state goals.
5.3.2 Identify areas to **collaborate with neighboring communities** to maximize resources and avoid the duplication of efforts (shared services such as policing, plowing, DPW equipment, etc.). Utilize shared services programs offered by the Department of State Local Government Efficiency grant.
5.3.3 Build the skills and confidence of residents and community groups to create ownership and encourage participation in local events and service by **providing training opportunities**.





Photos 31 & 32: Create better communication between organizations in Frankfort (such as Village Hall pictured left and the Library pictured right) by creating a consolidated calendar and posting events on social media platforms.



Photo 33: Harborfest at the Frankfort Harbor, Marina, and Park

Arts, Culture, History, & Entertainment

Goal 6. The Village of Frankfort will showcase its spirit and heritage through arts, culture, history, and entertainment. Frankfort will continue to celebrate its history as a canal community by displaying historical signage throughout the Village and along Canal Street Park. Programs and facilities such as the fairgrounds and farmers' market will create opportunities for residents and visitors to stay connected and engaged in the community. Frankfort will embrace the arts by partnering with local schools, colleges, and artists to showcase public art throughout the Village.

Objective 6.1: In unison with the branding campaign (Objective 1.3), establish Frankfort as a premier event destination in the Mohawk Valley; provide well-promoted, quality entertainment and attractions, and consistent events that are accessible to all forms of transportation (pedestrian, bike, boat, and car).

Actions

6.1.1 Create a Village **social media page** and use it along with the Village website to provide information on recreational opportunities including park and trail maps, program schedules, and community amenities.

6.1.2 Host events at the Marina and county fairground space for **year-round activities** including winter festivals. Funding sources include: DOS LWRP, NYS Canalway, and Erie Canalway National Heritage Corridor Programs.

6.1.3 Make the Village a **destination spot for bicyclists** along the Empire State Trail by locating areas for new bicycle infrastructure (bike racks, bike repair, bike lanes, etc.) and campsites.



Photo 34: A bike repair station along the Empire State Trail in Albany, NY



Photo 35: The 2021 Harborfest at the Frankfort Harbor, Marina, and Park



Photo 36: An aerial view of the Herkimer County Fairgrounds in Frankfort, NY in 2022
Source: https://mylittlefalls.com/herkimer-county-fair-holds-opening-ceremony/

Objective 6.2: Leverage local and regional history.

Actions

6.2.1 Pursue a **historic registration listing** of the business district and significant historic Village properties (such as the Union Tools smoke stack) on the State and National Registers of Historic Places.

6.2.2 Consult the Herkimer County Historical Society and Native American tribes to determine content and locations to display historically significant art and history throughout the Village, such as the Marina, Canal Street Park, and Empire State Trail.



Photo 37: The privately owned former Town Hall is listed on the State Register of Historic Places and therefore eligible for tax credit programs for substantial rehabilitation.

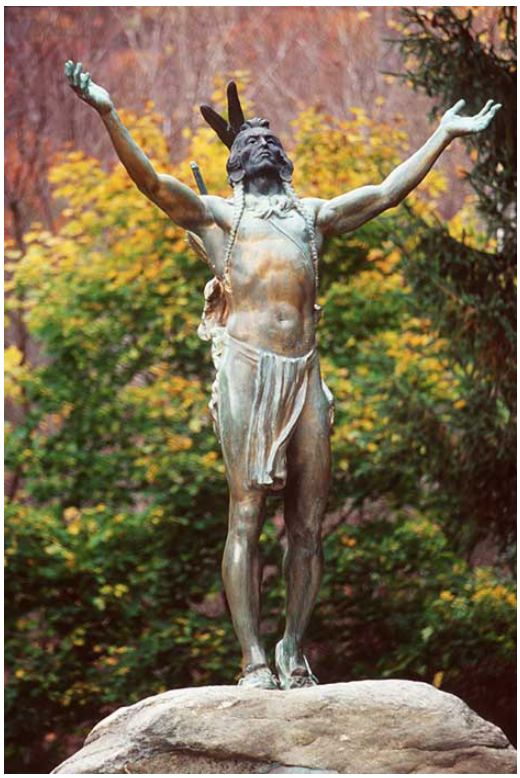


Photo 38: 'Hail to the Sunrise' is a Native American monument in Charlemont, MA honoring a Mohawk Indian. The Mohawk Indians played a prominent role in the Mohawk Valley for thousands of years, providing its namesake. Source: https://www.mohawktrail.com/press-media-downloads.html?page=3

Objective 6.3: Invest in public art and encourage the arts through youth programs and intergenerational activities (Partners: Mohawk Valley Center for the Arts Inc., Frankfort CSD and other local school districts, Herkimer County Community College).

Actions

6.3.1 Partner with local schools and colleges to create a **Public Art Program** that identifies various places throughout the Village where local artists, students, and community groups may display work as permanent or temporary installations in Village parks, public rights-of-way, and other sites in the public realm.

6.3.2 Support and promote **events that showcase local and regional artists**. These could be in the form of a festival or street fair and the County Fairgrounds, Canal Street Park, Main Street, or the Marina or vacant storefront occupancy.

6.3.3 Explore opportunities for **intergenerational activities** such as the shared use of community facilities, senior/youth mentor programs, gardening/art groups, etc. Intergenerational activities promote a shared sense of the needs of others - from child care services to professional skills development to accommodations for the visually-impaired and more, increased possibility of consensus, and social harmony.





Photos 39 & 40: Utica, NY hosted a Sidewalk Art Show and Festival displaying nearly 250 works outside the Munson Williams Proctor Art Institute. Source: Sentinel photo by John Clifford (www.romesentinel.com/stories/sidewalk-art-show)



Photo 41: The Mohawk Valley Garlic and Herb Festival in Little Falls, NY provides information to area would-be farmers and gardeners and supports local arts community by including musicians and local artisans at the festival. Source: https://koa.com/campgrounds/herkimer/events/mohawk-valley-garlic-and-herb-festival

6 CONCLUSION & IMPLEMENTATION MATRIX



Photo 42: A playground in Frankfort, NY
Source:https://www.villageoffrankfortny.org/departments/parks-and-recreation/

A Comprehensive Plan provides a long-range vision for a community and a means for achieving that vision. By establishing priority programs or projects and strengthening efforts to complete them, a Comprehensive Plan fosters community stability and growth. Comprehensive Plans also support the development of many important community tools, such as zoning and land use planning, budgeting, and capital improvement planning, as well as efforts to pursue grant opportunities and cultural or economic investment.

Any community that seeks to thrive long into the future should articulate their overall vision and objectives within a Comprehensive Plan in an effort to ensure that future decisions are consistent with those outlined in the Plan. This document is not intended to foreclose future decision-making, but rather serve as a guidance document for both current and future elected officials, appointed committees, and other community leaders as they continue to shape our Village over the next decade.
The elements of our Comprehensive Plan were developed with the help

Conclusion Continued...

of Village officials and staff, as well as a number of volunteer members who were selected to represent different opinions, desires, needs, and goals of our community. It was important to the Village to solicit input from the general public as well throughout the Comprehensive Planning process, as it is intended to represent the Village community as a whole. Although the Plan may not specifically address the concerns or desires of every resident, the document attempts to understand and tie together the varying opinions of the community in a way that embodies the broader public majority.

Because of the future-oriented nature of the Comprehensive Plan, it should be acknowledged as a "living document" that requires continual updates to ensure that it accurately addresses the changing environment in Frankfort. As markets vary and continue to develop, the Plan should be revisited and revised as necessary to reflect the ever-evolving opinions, desires, and needs of our community.

With a formal adoption, it is our hope that our community will collectively take the next step towards embracing and implementing this Plan for the betterment of all residents and community stakeholders within the Village of Frankfort for years to come. **Thank you!**

The following actions have been identified as priority projects in Frankfort:

Priority 1:

Develop a Final Marina Master Plan; update the plan with completed projects and reflect any future improvements necessary to accommodate year-round seasonal events. (Action 1.1.1) Pursue funding opportunities for new docks, lighting, and shoreline hardening and provide electric and water hookups for larger boats in the Marina. (Action 1.1.3)

Priority 2:

Upon ensuring that the Union Fork and Hoes site is "shovel ready" and free from contaminant and dangerous chemicals (Action 2.2.1) perform a market study that identifies end-users that are receptive to the Frankfort market (Action 2.2.1.1) and develop an area-wide Master Site Plan that strategically phases walkable, context-sensitive mixed-use development, building off of the 2016 BOA Pre-Nomination Study (Action 2.2.1.2).

Priority 3:

Pursue Housing Grant Programs such as the New York State Homes and Community Renewal's Community Development Block Grant; HOME Program; Affordable Housing Corporation; and Empire State Development's Restore New York Communities Initiative (Action 3.2.4).

Priority 4:

Create Citizen Advisory Committee consisting of residents and other community stakeholders that would oversee implementation of a community-driven and consensus based plan in order to address issues/concerns and help shape and guide its physical, social, economic, and cultural environments. (Action 5.3.1)

Priority 5:

Implement a Comprehensive Signage and Branding Program throughout the Village (Action 1.3.2). Work this program into a community-designed marketing strategy (Action 1.3.3); use wayfinding signage that capitalizes on the waterfront and its proximity to major roads (Action 1.3.2.2); and have Village representation across multiple social media platforms (Action 6.1.1).

Implementation Matrix

What is an Implementation Matrix

The implementation matrix specifies lead agencies/partners/responsible parties for the implementation of each action. It also recommends potential funding programs. Village staff along with community leaders will use this matrix to report the progress and overall implementation of the plan to the Planning Board, Village Board, and community at-large.

How to read the Matrix:

Goal Category	Action #	Action Description	Responsible Parties	Funding Programs
Housing & Neighborhoods	3.2.3	Develop an **urban forestry plan** that improves aesthetics through tree plantings, opening up grant funding opportunities through NYSDEC for implementation.	Local Environmental Groups	NYS DEC, Tree City USA

This represents the Goal Category referenced in the previous section.

The first number represents the Goal, the second number represents the Objective, and the third number represents the Action.

Individuals, groups, or government entities the Village can partner with to accomplish the Action.

Potential programs that can fund the Action.

Acronyms:

BCP - Brownfield Cleanup Brogram

BOA - Brownfield Opportunity Area

CDBG - Community Development Block Grant

CAC - Citizen Advisory Committee

COC - Chamber of Commerce

CSC - Climate Smart Community

DEC - Department of Environmental Conservation

DOS - Department of State

DOT - Department of Transportation

DRI - Downtown Revitalization Initiative

EFC - Environmental Facilities Corporation

EPG - Engineering Planning Grant

ESD - Empire State Development

FEMA - Federal Emergency Management Agency

GIGP - Green Innovation Grant Program

GMVLB - Greater Mohawk Valley Land Bank

HC - Herkimer County

HCHS - Herkimer County Historical Society

IDA - Industrial Development Agency

LWRP - Local Waterfront Revitalization Program

Main Street - Homes and Community Renewal's New York Main Street Program

NYSERDA - New York State Energy Research and Development Authority

OPRHP - Office of Parks, Recreation, and Historic Preservation

RTP - Recreational Trail Program (Under OPRHP)

SPFS - Strategic Planning and Feasibility Studies Program

ToF - Town of Frankfort

WIIA - Water Infrastructure Improvement Act

WQIP - Water Quality Improvement Project

Goal Category	Action #	Action Description	Responsible Parties	Funding Programs
Waterfront & Recreation	1.1.1	Develop a Final Marina Master Plan from previously completed informal plans; update the plan with completed projects and reflect any future improvements necessary to accommodate year-round seasonal events.	Village Clerk, Engineer, & Harbormaster	DOS LWRP, Heritage Corridor
Waterfront & Recreation	1.1.2	Continue the pursuit of building an amphitheater to host a variety of events for all seasons.	Village Clerk and/or Harbormaster	DOS LWRP, Canalway, Heritage Corridor, OPRHP
Waterfront & Recreation	1.1.3	Provide amenities and pursue related funding opportunities for new docks, lighting, and shoreline hardening and provide electric and water hookups for larger boats in the Marina.	Village Clerk and/or Harbormaster	DOS LWRP, Canalway, Heritage Corridor, OPRHP
Waterfront & Recreation	1.1.4	Update, improve, and maintain infrastructure at the Marina including revenue generating functionality such as EV charting stations.	Village Utilities	DOS LWRP, Canalway, Heritage Corridor, NYSERDA
Waterfront & Recreation	1.2.1	Continue to pursue an off-road extension of the Empire State Trail system through the Marina and into adjacent areas of the Village, utilizing the former NY Central railroad right-of-way.	Village Clerk, Private Land Owners	DOS LWRP, Canalway, Heritage Corridor, OPRHP, RTP
Waterfront & Recreation	1.2.2	Develop more recreational amenities geared towards children and young families (updated playground, picnic tables, pavilion, grills, kayak rentals, water activities, and sporting amenities) where appropriate (basketball courts, pickleball, volleyball, etc.).	Village Clerk and Engineer	DOS LWRP, Canalway, Heritage Corridor, OPRHP
Waterfront & Recreation	1.2.3	Create a campground behind the amphitheater that includes camp sites, walking path, and access to the amphitheater	Village Clerk, ToF, HC	DOS LWRP, Heritage Corridor, OPRHP
Waterfront & Recreation	1.2.4	Employ a Harbormaster to oversee permits and procedures. A Harbormaster would maintain the safe and efficient operation of the Frankfort Marina.	Village Board	None
Waterfront & Recreation	1.3.1	Introduce a branding campaign which markets Frankfort as a “Harbor Town”. Have consistent design and language on all Village platforms and leverage the Erie Canal, Marina, and historical industrial and cultural character of Frankfort.	COC, CAC	Market NY, Heritage Corridor
Waterfront & Recreation	1.3.2	Develop and implement a wayfinding and directional signage program that utilizes design results of the branding campaign.	Village Engineer, ToF, HC, Canalway	DOT, Canalway, LWRP, Market NY, ESD
Waterfront & Recreation	1.3.2.1	Install community and service signs off of NY-5, 5S, and the Empire State Trail, as well as the Mohawk River system that highlight amenities at the Marina and attractions in the Village.	Village Clerk and Engineer, DOT,	DOT, LWRP, Canalway
Waterfront & Recreation	1.3.2.2	Ensure information and wayfinding signage downtown conveys the direction and proximity of the Empire State Trail system nearby.	Village Engineer, ToF, HC, Canalway	Canalway
Waterfront & Recreation	1.3.3	Develop a community-designed marketing strategy to attract residents, businesses, and visitors to Frankfort that capitalizes on its waterfront and its proximity to NY-5 and 5S. Following a market strategy, the retention of a marketing consultant may be required.	IDA, COC, CAC	Market NY, ESD SPFS

Goal Category	Action #	Action Description	Responsible Parties	Funding Programs
Economic Development	2.1.1	Work with business groups to promote existing organizations and solicit new enterprises that are consistent with community objectives by organizing events and festivals that celebrate existing businesses and act as an incubator for new ones.	COC, CAC	Heritage Corridor, Canalway
Economic Development	2.1.2	Develop a Façade Easement Rehabilitation Program that focuses on cosmetic exterior improvements along Main Street. The easement component of the program would permit the Village or County to provide criteria that an owner needs to follow for of a building's façade for purposes of making physical and aesthetic improvements.	Village Clerk, COC, ToF, HC	NY Main Street, CDBG
Economic Development	2.1.3	Consider the establishment of a "Vacant Storefront Pop-up" Program whereby burgeoning and interested entrepreneurs and businesses can test out a "brick and mortar" location in vacant storefronts, demonstrating potential vitality in the storefront while attracting interest in a long-term lease or purchase.	Village Clerk, COC, ToF, HC	None
Economic Development	2.1.4	Establish an online available properties database providing such preliminary site information such as availability, extent, easements, and square-footage, to expedite the early stages of redevelopment.	Village Clerk and Assessor, COC, IDA, HC	ESD SPFS
Economic Development	2.1.5	Introduce development incentives to industries that will catalyze secondary economic growth locally, specifically related to medical facilities. (E.g. allow a building density bonus for a medical facility that will allow seniors to age in place and preserve critical mass of patrons for local businesses.)	Village Codes & Zoning and Assessor, IDA, CAC	IDA
Economic Development	2.2.1	Ensure that the site is "shovel ready" and free from contaminant and dangerous chemicals. Utilize New York's FAST NY Shovel-Ready Grant Program and Strategic Planning and Feasibility Studies Program under Empire State Development.	IDA, BOA, ESD, Property Owners	BCP, BOA, FAST NY
Economic Development	2.2.1.1	Perform a market study that identifies end-users that are receptive to the Frankfort and larger Herkimer County market and that complements Main Street.	COC, CAC	ESD, SPFS, NY Main Street TA
Economic Development	2.2.1.2	Develop an area-wide Master Site Plan that strategically phases walkable, context-sensitive mixed-use development, including provisions for the Empire State Trail extension and preservation of historical features such as the Union Tools chimney stack that has so long been a visual icon of the Village of Frankfort. Build off of the 2016 BOA Pre-Nomination Study.	Village Clerk and Engineer, ToF, Ames	DOS Smart Growth, CSC
Economic Development	2.2.2	Conduct soil and geological analysis at the Union Fork and Hoe site to provide the Village with insight on whether to seek large structures such as senior housing complexes, hotels, or warehouses and where such structures could be located. Assist property owners in entering the NYS DEC Brownfield Cleanup Program and conducting environmental site assessments of their properties.	Village Engineer, IDA, HC, Private Property Owners	BCP, BOA, FAST NY

Goal Category	Action #	Action Description	Responsible Parties	Funding Programs
Economic Development	2.2.3	Rezone the site away from a heavy industrial use and toward mixed uses which allow for smaller lot sizes and extend the Village street network through the site.	Village Codes & Zoning and Assessor, IDA, CAC	DOS Smart Growth, SPFS
Housing & Neighborhoods	3.1.1	Implement zoning code revisions and density bonuses that permit a broader range of housing types (such as in-law apartments) and densities in appropriate areas of the Village. Revise/update the current zoning districts and locate areas for new residential development, redevelopment, and expansion to accommodate regional housing needs.	Village Codes & Zoning and Assessor, CAC	DOS Smart Growth Zoning
Housing & Neighborhoods	3.1.2	Aggregate adjacent, vacant properties to make them more marketable to builders.	Village Codes & Zoning, IDA, GMVLB	IDA, GMVLB
Housing & Neighborhoods	3.2.1	Establish incentives for residential property owners to invest in and improve their homes. (E.g. property tax incentives or credits which reward property owners for home improvements such as roof replacement, new windows, and porch improvements) This would require coordination with County Property Assessors.	Village Codes & Zoning, HC	CDBG
Housing & Neighborhoods	3.2.2	Increase building code enforcement efforts for residential properties to reduce/remediate derelict properties; examine the effectiveness of consolidating Village Code Enforcement with the Town or County Code Enforcement operations.	Village Codes & Zoning, GMVLB, ToF, HC	GMVLB
Housing & Neighborhoods	3.2.3	Develop an urban forestry plan that improves aesthetics through tree plantings, opening up grant funding opportunities through NYSDEC for implementation.	Village Clerk and DPW, Local Environmental Groups	NYS DEC, Tree City USA
Housing & Neighborhoods	3.2.4	Pursue Housing Grant Programs such as the New York State Homes and Community Renewal's Community Development Block Grant; HOME Program; Affordable Housing Corporation; and Empire State Development's Restore New York Communities Initiative.	Village Codes & Zoning and Assessor, HC	CDBG, ESD
Housing & Neighborhoods	3.3.1	Enhance aesthetics at the intersection at Railroad Street and Main Street to incorporate tactful gateway treatments that clearly convey your entry into the Village business and retail core.	CAC, Village Clerk and DPW, ToF, HC	Main Street
Housing & Neighborhoods	3.3.2	Identify opportunities or needs for pocket parks in the Village.	Village Clerk and DPW	OPRHP-Parks
Housing & Neighborhoods	3.3.3	Secure funding to perform a traffic safety analysis and develop a plan to rebuild Main Street into more of a "complete street" design that compliments the heritage and history of the Frankfort community.	Village Engineer, HC	DOT, DEC CSC
Housing & Neighborhoods	3.3.4	Identify a strategy that incorporates a mural or public art program that compliments the community garden space and other public and civic spaces within the Village.	CAC, Village Clerk, Schools, CAC	None

Goal Category	Action #	Action Description	Responsible Parties	Funding Programs
Public Infrastructure	4.1.1	Maintain existing physical structures and infrastructure owned by the Village using asset management software to reduce maintenance costs and effectively keep public services in operation.	Village Engineer and DWP	DWSRF, CWSRF, EFC WIIA, DEC WQIP
Public Infrastructure	4.1.1.1	Create an Operations and Maintenance Plan that will proactively address system improvements to avoid crisis/service disruptions.	Village Engineer and DWP	DWSRF, CWSRF, EFC WIIA, DEC WQIP
Public Infrastructure	4.1.2	Invest in periodic infrastructure maintenance such as washing bridge infrastructure every 3-5 years (with a power washer) and resealing concrete surfaces, such as the recently renovated Hilltop Bridge .	Village Engineer and DWP	None
Public Infrastructure	4.1.3	Work with NYSDEC to continue monitoring and managing Moyer Creek shoreline hardening and stormwater efforts to ensure the long-term preservation of structures and to reduce costs associated with flood damage.	Village Engineer and DPW	CWSRF, DEC WQIP
Public Infrastructure	4.1.4	Determine the best method to acquire abandoned land along Moyer Creek owned by the Canal Corporation through mutually beneficial negotiation. The Canal Corporation should make substantial improvements to Moyer Creek as part of the terms of the transfer of ownership.	Village Clerk, Village Engineer, DPW, Canal Corporation	Canals
Public Infrastructure	4.1.5	Plan and implement green infrastructure and natural systems (bioretention, bioswales, and porous pavement) for managing stormwater runoff and localized flooding while improving water quality to the Mohawk River.	Village Engineer and DPW	GIGP, DEC WQIP, CDBG, Mohawk River Basin
Public Infrastructure	4.1.6	Complete the new water system upgrade and expand the sewer collection system if development demand increases. Identify funding sources for future infrastructure projects.	Village Engineer and DPW	DWSRF, CWSRF, EFC WIIA, DEC WQIP, CDBG
Public Infrastructure	4.1.7	Create an electrical grid resiliency plan to proactively anticipate current and future development and ensure rate stability.	Village Engineer and DPW, NYSERDA	NYSERDA
Public Infrastructure	4.2.1	Conduct soil analysis on available properties suspected of environmental contamination such as the former Sudakow Landfill site on William Street in preparation for riverfront trail development and other amenities.	Village Engineer, IDA, HC	DEC, BOA
Public Infrastructure	4.2.2	Develop floodplain regulations. The adoption of floodplain regulations will allow Frankfort to safely accommodate riverfront-based economic growth without degrading the environs of the Mohawk River.	Village Engineer, Army Corp.	FEMA Hazard Mitigation, Mohawk River Basin
Community Involvement & Capacity	5.1.1	Identify volunteer needs in the Village such as programs to assist elderly homeowners in mowing, snow removal, sidewalk maintenance and volunteer groups to these local needs.	CAC, Schools, Churches, Scouts	None
Community Involvement & Capacity	5.1.2	Increase and promote community events such as the farmers market, festivals, community garden, school events, etc. Utilize Canal Street Park or the Marina for events.	Village Parks & Rec, CAC, HC	HC

Goal Category	Action #	Action Description	Responsible Parties	Funding Programs
Community Involvement & Capacity	5.1.3	Increase our volunteering efforts with activities geared toward a more sustainable future. Utilize required volunteer hours needed by youth (including Herkimer County Community College).	Village Parks & Rec, CAC, Schools, Churches, Scouts	None
Community Involvement & Capacity	5.2.1	Establish and curate social media pages on multiple platforms for the Village to utilize. Publicize events and volunteer opportunities on these multiple platforms that reach people of all ages and abilities. Platforms include social media, village website, bulletin boards, at the library, local establishments etc.	CAC, HC, Village Clerk	None
Community Involvement & Capacity	5.2.2	Create a consolidated calendar on the Village website and social media platforms for organizations to coordinate events and meetings, including Village departments, Town, library, schools, clubs, etc. run by the Village clerk or other Village employees.	Village Clerk	None
Community Involvement & Capacity	5.3.1	Create Citizen Advisory Committee consisting of residents and other community stakeholders that would oversee implementation of a community-driven and consensus based plan in order to address issues/ concerns and help shape and guide its physical, social, economic, and cultural environments.	CAC, HC, Village Clerk	None
Community Involvement & Capacity	5.3.1.1	Create structure for community-driven planning to inform leaders and decision-making.	CAC, HC, Village Clerk	None
Community Involvement & Capacity	5.3.1.2	Build the skills and confidence of residents and community groups to create ownership and encourage participation.	CAC, HC, Village Clerk	None
Community Involvement & Capacity	5.3.1.3	Identify subject matter experts (SMEs) for initiatives / projects; define roles and responsibilities.	CAC, HC, Village Clerk	None
Community Involvement & Capacity	5.3.1.4	Enhance current decision making and problem-solving processes to preserve Frankfort's family-friendly atmosphere and sense of community.	CAC, HC, Village Clerk	None
Community Involvement & Capacity	5.3.1.5	Encourage collaboration with neighboring communities to avoid duplication of efforts and maximize resources.	CAC, HC, Village Clerk	None
Community Involvement & Capacity	5.3.1.6	Implement practical strategies for creating desired change that preserves and/or strengthens community assets and align with regional and state goals.	CAC, HC, Village Clerk	None
Community Involvement & Capacity	5.3.2	Identify areas to collaborate with neighboring communities to maximize resources and avoid the duplication of efforts (shared services such as policing, plowing, DPW equipment, etc.). Utilize shared services programs offered by the Department of State Local Government Efficiency grant.	CAC, ToF, HC, All Village Departments	DOS Local Government Efficiency Program

Goal Category	Action #	Action Description	Responsible Parties	Funding Programs
Community Involvement & Capacity	5.3.3	Build the skills and confidence of residents and community groups to create ownership and encourage participation in local events and service by providing training opportunities.	CAC, HC, Village Clerk	None
Arts, History, Culture, & Entertainment	6.1.1	Create a Village social media page and use it along with the Village website to provide information on recreational opportunities including park and trail maps, program schedules, and community amenities.	Village Clerk	None
Arts, History, Culture, & Entertainment	6.1.2	Host events at the Marina and county fairground space for year-round activities including winter festivals.	CAC, Village Clerk, Harbormaster	DOS LWRP, Canalway, Heritage Corridor
Arts, History, Culture, & Entertainment	6.1.3	Make the Village a destination spot for bicyclists along the Empire State Trail by locating areas for new bicycle infrastructure (bike racks, bike repair, bike lanes, etc.) and campsites.	HC, Harbormaster	DOS LWRP, Canalway, Heritage Corridor
Arts, History, Culture, & Entertainment	6.2.1	Pursue a historic registration listing of the business district and significant historic Village properties (such as the Union Tools smoke stack) on the State and National Registers of Historic Places.	CAC, Village Clerk, Local Historic Society	OPRHP-HP
Arts, History, Culture, & Entertainment	6.2.2	Consult the Herkimer County Historical Society and Native American tribes to determine content and locations to display historically significant art and history throughout the Village, such as the Marina, Canal Street Park, and Empire State Trail.	CAC, HCHS, Local Tribes, Village Clerk	OPRHP
Arts, History, Culture, & Entertainment	6.3.1	Partner with local schools and colleges to create a Public Art Program that identifies various places throughout the Village where local artists, students, and community groups may display work as permanent or temporary installations in Village parks, public rights-of-way, and other sites in the public realm.	CAC, Schools, Village Clerk	None
Arts, History, Culture, & Entertainment	6.3.2	Support and promote events that showcase local and regional artists. These could be in the form of a festival or street fair and the County Fairgrounds, Canal Street Park, Main Street, or the Marina or vacant storefront occupancy.	CAC, Schools, HC, Village Clerk	None
Arts, History, Culture, & Entertainment	6.3.3	Explore opportunities for intergenerational activities such as the shared use of community facilities, senior/ youth mentor programs, gardening/art groups, etc. Intergenerational activities promote a shared sense of the needs of others - from child care services to professional skills development to accommodations for the visually-impaired and more, increased possibility of consensus, and social harmony.	CAC, HC, Village Clerk	None

Appendix A

Public Meeting Summaries & Slides

Committee Meeting Summaries & Slideshows
Public Information Meeting Summaries & Slideshows
Public Hearing Minutes

Appendix B

Community Outreach Data

Community Survey Results
Interactive Map Results
Open House Comments

Appendix C

Frankfort Union Fork & Hoe
BOA Study Excerpts

Appendix D

2022 Frankfort Marina Grant Application & Renderings