

# **Data Centers**

What are they and what are the  
land use impacts

Potsdam Local Government Conference – October 14, 2025

# Data Centers: What are they?

A data center is a building that houses the infrastructure that supports the world's computing functions. This building is filled with servers that process and store the data commonly referred to as “the cloud.” (Urban Land Institute, 2024)

"Data Center" shall mean: (a) a structure, group of structures, or infrastructure within an existing structure for the central housing of server racks that are used for the interconnection and operation of information technology and network telecommunications equipment for the provision of data storage, data processing, or data transport services; and (b) all related facilities and infrastructure for power distribution, environmental control, cooling and security required to deliver the desired service with respect to the specific data center. (New York State Senate Bill S6394A)

# Data Centers: What are they?

There are different types of data centers: corporate data centers; colocation data centers; telecom data centers, hyperscale data centers

Data centers differ from crypto currency processing centers in function, but their land use and community impacts are similar: high power consumption, warehouse type structure, heat production, limited local employment



# Data Centers: Challenges

- Speculative (in St. Lawrence County, anyway)
- Few jobs
- Operate 24/7/365
- High power consumption (uninterrupted)
- May require substantial cooling systems



# Data Centers: Benefits

- Property tax and potentially sales tax revenue for municipality
- Limited impact on surrounding area (limited traffic, infrastructure needs, “clean industry”)
- Provides for Cloud storage



# Data Centers: Suggested regulations

- Permit with Special Use Permit in Industrial Zones
- SUP considerations should include: setbacks/screening/noise limits/minimum lot size/height restrictions
- Additional conditions could include evidence that adequate power supply exists for size of facility
- Limited number in any one community – separation distance
- Any water based cooling needs will need to be regulated for both consumption and discharge
- Battery back-up power supplies might be necessary and should be regulated as well
- Fire department consultation
- Other ideas?

# Data centers: State Regulations

- Bill S6394A, currently in the Senate Environmental Conservation Committee
- Summary - Regulates energy consumption by data centers; requires annual disclosure reporting; prohibits incentives in fossil fuel power purchase agreements with utilities; directs the public service commission to establish a data center surcharge and discount plan.
- Focus is on energy consumption impacts
- At present no companion Assembly Bill

# Data centers: NYSISO Interconnect queue

| Queue Pos. | Developer/Interconnection Customer         | Project Name   | Date of IR | SP (MW) | WP (MW) | Type/ Fuel | Energy Storage Capability | Minimum_Duration Full Discharge | County             | State | Z    | Points of Interconnection   | Utility     | Affected Transmission Owner (ATO) | S  | Last Updated Date | Availability of Studies | IA Tender Date | CY/FS Complete Date | Proposed In-Service/Initial Backfeed Date | Proposed Sync Date | Proposed COD |
|------------|--|--|------------|---------|---------|------------|---------------------------|---------------------------------|--------------------|-------|------|---|-------------|-----------------------------------|----|-------------------|-------------------------|----------------|---------------------|---|--------------------|--------------|
| 1728       | Arconic Corporation                        | Arsenal Data Site 250                                    | 3/7/2025   | 250     | 250     | L          |                           |                                 | St Lawrence        | NY    | E    | Denniston Substation  | NYP&        | National Grid                     | 4  | 5/31/2025         |                         |                |                     | 03-2027                                   |                    |              |
| 1729       | Arconic Corporation                        | Arsenal Data Site 500                                    | 3/7/2025   | 500     | 500     | L          |                           |                                 | St Lawrence        | NY    | E    | Denniston Substation  | NYP&        | National Grid                     | 4  | 5/31/2025         |                         |                |                     | 03-2027                                   |                    |              |
| 1730       | Arconic Corporation                        | Arsenal Data Site 1000                                   | 3/7/2025   | 1000    | 1000    | L          |                           |                                 | St Lawrence        | NY    | E    | Denniston Substation  | NYP&        | National Grid                     | 4  | 5/31/2025         |                         |                |                     | 03-2027                                   |                    |              |
| 0430       | H.Q. Energy Services U.S. Inc.             | Cedar Rapids Transmission                                | 3/5/2014   | N/A     | N/A     | AC         |                           |                                 | St. Lawrence       | NY    | D    | Dennison - Alcoa 115kV  | NM-NG       |                                   | 12 | 12/31/2019        | SIS, FS                 | 10/2/2018      | 3/19/2018           | 10/2021                                   | N/A                | N/A          |
| 0620       | Gateway Solar Energy Center, LLC           | Gateway Solar Energy Center                              | 3/27/2017  | 180     | 180     | S          |                           |                                 | St. Lawrence       | NY    | D    | Massena - Moses 230kV   | NYP&        |                                   | 11 | 2/28/2025         | FES, SRIS, FS           | 2/8/2021       | 2/8/2021            | 02-2028                                   | 02-2028            | 04-2028      |
| 0800       | Rich Road Solar Energy Center, LLC         | Rich Road Solar Energy Center                            | 2/20/2019  | 240     | 240     | CR         |                           | 4                               | St. Lawrence       | NY    | E    | Moses - Adirondack 230 kV Line #2 (MA2)   | NYP&        |                                   | 10 | 1/31/2025         | FES, SRIS, FS           |                | #####               | 10-2027                                   | 10-2027            | 04-2028      |
| 0848       | SunEast Fairway Solar LLC                  | Fairway Solar  | 5/20/2019  | 20      | 20      | S          |                           |                                 | St. Lawrence       | NY    | E    | McIntyre - Corning 115kV (Line#6)   | NM-NG       |                                   | 11 | 3/31/2022         | SIS, FS                 | 5/10/2021      | 5/5/2021            | TBD                                       | TBD                | TBD          |
| 0979       | North Country Data Center                  | North Country Data Center                                | 1/22/2020  | 176     | 176     | L          |                           |                                 | St. Lawrence       | NY    | D    | Reynolds 115kV  | NYP&        |                                   | 6  | 7/31/2023         | SIS                     |                |                     | 12-2024                                   | N/A                | N/A          |
| 1039       | SED NY Holdings LLC                        | Morris Solar   | 1/6/2021   | 20      | 20      | S          |                           |                                 | St. Lawrence       | NY    | E    | Battle Hill - Balmat 115kV  | NM-NG       |                                   | 10 | 5/31/2025         | SIS, FS                 |                | 3/14/2024           | 01-2028                                   | 02-2028            | 03-2028      |
| 1166       | BR Project 1 LLC                           | BR Benson Mines Solar                                    | 5/7/2021   | 12.1    | 12.1    | S          |                           |                                 | St. Lawrence       | NY    | E    | Brown's Falls to Newton Falls #22 34.5kV Line   | NM-NG       |                                   | 10 | 11/30/2024        | SIS, FS                 |                | #####               | 07-2026                                   | 08-2026            | 10-2026      |
| 1213       | Petawatt Holdings, Inc.                    | St Lawrence Data and Agricultural Center                 | 6/28/2021  | 200     | 200     | L          |                           |                                 | St. Lawrence       | NY    | D    | Dennison 115kV substation   | NM-NG       |                                   | 6  | 1/14/2023         | SIS                     |                |                     | 01-2026                                   |                    |              |
| 1315       | Sabey Data Center Properties, LLC          | SDC St. Lawrence   | 12/20/2021 | 120     | 120     | L          |                           |                                 | St. Lawrence       | NY    | D    | Moses-Reynolds MRG-1 and Moses-Reynolds MRG-2 at 115kV  | NYP&        |                                   | 6  | 9/30/2022         | SIS                     |                |                     | 08-2025                                   |                    |              |
| 1731       | ZeroC Data Centers, LLC                    | New York State Artificial Intelligence Data Center       | 3/14/2025  | 300     | 300     | L          |                           |                                 | St. Lawrence       | NY    | D    | Dennison 115kV substation   | NM-NG       | HQ, NYP&, ALCOA                   | 4  | 4/30/2025         |                         |                |                     | 10-2026                                   |                    |              |
| 0566       | New York Power Authority                   | MA 1 & 2 Rebuild   | 8/4/2016   | N/A     | N/A     | AC         |                           |                                 | St. Lawrence-Lewis | NY    | D, E | Moses & Adirondack 230kV  | NYP&        |                                   | 12 | 9/30/2022         | SIS                     |                |                     | 6-2023                                    | N/A                | N/A          |
| 1125       | New York Power Authority and National Grid | Northern New York Priority Transmission Project (NNYPTP) | 12/22/2020 | N/A     | N/A     | AC         |                           |                                 | St. Lawrence-Lewis | NY    | D, E | 1. Moses 230 kV substation 2. Haverstock 345 kV sub (new) 3. Massena 230 kV substation 4. Adirondack 345 kV sub (new) 5. Willis 230 kV substation 6. Ryan & Patnode 230 kV substations 7. Chases Lake 345 kV sub (new) 8. Marcy 345 kV sub 9. Edic 345 kV sub | NYP&, NM-NG |                                   | 11 | 5/31/2025         | FS                      |                | 2/14/2023           | 12-2025                                   | N/A                | N/A          |

NOTES:

- The column labeled "SP" refers to the maximum summer megawatt electrical output. The column labeled "WP" refers to the maximum winter megawatt electrical output.
- Type / Fuel Key: ST=Steam Turbine, CT=Combustion Turbine, CC, CS= Steam Turbine & Combustion Turbine, H=Hydro, PS=Pumped Storage, W=Wind, OSW= Off-Shore Wind, NU=Nuclear, NG=Natural Gas, M=Methane, SW=Solid Waste, S=Solar, Wo=Wood, F=Flywheel ES=Energy Storage, O=Oil, C=Coal, D=Dual Fuel, AC, DC, L=Load, FC=Fuel Cell, CW=CSR - ES + Wind, CR=CSR - ES + Solar
- The column labeled "Z" refers to the zone
- The column labeled "S" refers to the status of the project in the NYISO's LFIP. Key: 1=Scoping Meeting Pending, 2=FES Pending, 3=FES in Progress, 3A=FES Approved/Performed, 4=SRIS/SIS Pending, 5=SRIS/SIS in Progress, 5P=SRIS Commenced, Stopped and Pending Adoption of IP, 6=SRIS/SIS Approved, 7=FS Pending, 8=Rejected Cost Allocation/Next FS Pending, 9=FS in Progress, 10=Accepted Cost Allocation/IA in Progress, 11=IA Completed, 12=Under Construction, 13=In Service for Test, 14=In Service Commercial, 0=Withdrawn, 15=Partial In-Service, P=Pending Adoption of IP Compliance with Order 2023
- Availability of Studies Key: None=Not Available, FES=Feasibility Study Available, SRIS=System Reliability Impact Study Available, FS=Facilities Study and/or ATRA Available
- CY Completion/SGIA Tender refers to the Attachment X milestone used to apply the 4-year COD limitation.
- Proposed In-Service Dates, Proposed Initial Synchronization Dates and Commercial Operation Dates (COD) are shown in format Year/Qualifier, where Qualifier may indicate the month, season, or quarter.

# Data centers: Example from Niagara Falls

Title: The Data Center At Niagara Digital Campus

Size: 53 Acres

Zoning: Permitted through Planned Unit Development (PUD)



[https://cms3.revize.com/revize/niagarafallsny/Documents/Government/Department/Planning%20And%20Environmental/PUD%20PETITION\\_FULL\\_5.14.2025.pdf?t=202507301201210&t=202507301201210](https://cms3.revize.com/revize/niagarafallsny/Documents/Government/Department/Planning%20And%20Environmental/PUD%20PETITION_FULL_5.14.2025.pdf?t=202507301201210&t=202507301201210)

# **Internet Mapping Application (IMA)**

Potsdam Local Government Conference – October 14, 2025

# Internet Mapping Application (IMA)

<https://maps.dancgis.org/ima/>

DANC - Internet Mapping Application

maps.dancgis.org/ima/

## Internet Mapping Application (IMA)

The Internet Mapping Application (IMA) displays GIS data for the Authority and customers. This application allows users to view and find data, print maps, measure, and add sketches. Some examples of GIS data available in the IMA are: property boundaries, water and wastewater infrastructure, telecommunications infrastructure, zoning and special districts, federal and state wetlands, and other Village, Town, County, and State data.

Development Authority OF THE North Country

Sign In

Public Customers Authority Division

### Public

The Public portal has options for initial view extents. Choose an area of interest below to enter the site.

Franklin County Jefferson County Lewis County St. Lawrence County

Oswego County Fort Drum Compatibility OATN

# Internet Mapping Application (IMA)

The screenshot displays the Internet Mapping Application (IMA) web interface. The browser window shows the URL `maps.dancgis.org/ima/`. The map area displays a topographic map of St. Lawrence County, New York, with various towns and villages labeled, including Cornwall, Massena, Waddington, Norfolk, Brasher, Madrid, Stockholm, Lawrence, Ogdensburg, Lisbon, Potsdam, Parishville, Hopkinton, Brockville, De Peyster, Canton, Pierrepont, Gouverneur, Hermon, Russell, Clare, Colton, Macomb, Rossie, Fowler, Edwards, Pitcairn, Fine, Clifton, and Piercefield. The map includes a search bar, a scale bar (10 mi), and a compass. The sidebar on the right contains the following information:

- Development Authority of the North Country** (version 3.1.0)
- Internet Mapping Application**
- Welcome • [Exit Portal](#)
- Home Search Tools Results
- St. Lawrence County**
- Welcome to the Authority's new Internet Mapping Application (IMA)! The IMA displays GIS data for the Authority, GIS Hosting Customers, and the Public. This application allows users to view and find data, print maps, measure, add sketches, and much more. Some examples of GIS data available in the IMA are: property boundaries, water and wastewater infrastructure, telecommunications infrastructure, zoning and special districts, federal and state wetlands, and other Village, Town, County, and State data.
- Please call 315-661-3261 or email [GisSupport@danc.org](mailto:GisSupport@danc.org) for help with this site or to learn about upcoming GIS training sessions.
- An advanced version of the GIS Portal is available here: [GIS Portal](#)
- © 2025 Development Authority of the North Country | All rights reserved. |

The footer of the browser window shows the system tray with the date and time: 8:56 AM 10/3/2025.

# Internet Mapping Application (IMA)

The screenshot displays the Internet Mapping Application (IMA) interface. The browser address bar shows the URL [maps.dancgis.org/ima/](https://maps.dancgis.org/ima/). The application header includes the Development Authority of the North Country logo, the title "Internet Mapping Application", and a "Welcome" message with an "Exit Portal" link. The version number "version 3.1.0" is also displayed. The main map area shows a satellite view of St. Lawrence County with various overlays. A sidebar on the right lists the following map layers: 2020 NYS Ortho (Franklin, Jefferson, Lewis, Oswego, St. Lawrence), 2015 NYS Ortho (Jefferson), 2014 NYS Ortho (Lewis, St. Law, Franklin), Charted Territory Map, and Colored Pencil Map. The bottom of the screen shows the Windows taskbar with the date and time "8:59 AM 10/3/2025" and the system tray.

Find address or place

2020 NYS Ortho (Franklin, Jefferson, Lewis, Oswego, St. Lawrence)

2015 NYS Ortho (Jefferson)

2014 NYS Ortho (Lewis, St. Law, Franklin)

Charted Territory Map

Colored Pencil Map

Development Authority of the North Country

Internet Mapping Application

Welcome • [Exit Portal](#)

Home Search Tools Results

## St. Lawrence County

Welcome to the Authority's new Internet Mapping Application (IMA)! The IMA displays GIS data for the Authority, GIS Hosting Customers, and the Public. This application allows users to view and find data, print maps, measure, add sketches, and much more. Some examples of GIS data available in the IMA are: property boundaries, water and wastewater infrastructure, telecommunications infrastructure, zoning and special districts, federal and state wetlands, and other Village, Town, County, and State data.

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NYS ITS Geospatial Services | NYS Office of Information Technology Services Geospatial Data Services, Primary Contact: [nysgis@its.ny.gov](mailto:nysgis@its.ny.gov), 518-242-5029. Powered by Esri

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# Internet Mapping Application (IMA)

The screenshot displays the Internet Mapping Application (IMA) interface. The browser address bar shows the URL `maps.dancgis.org/ima/`. The interface includes a search bar at the top left with the placeholder text "Find address or place". A list of data layers is visible on the right side of the map, including:

- Federal Wetlands
- Parcels
- St. Lawrence Municipal Infrastructure
- Special Districts/Zoning
- Agriculture Atlas
- Soils
- NYS Civil Boundaries
- Census Data

A red circle highlights a specific area on the map. The right sidebar contains the following information:

- Development Authority of the North Country logo and version 3.1.0.
- Internet Mapping Application title and a "Welcome" message with a link to "Exit Portal".
- Navigation links: Home, Search, Tools, Results.
- Section title: **St. Lawrence County**
- Welcome message: "Welcome to the Authority's new Internet Mapping Application (IMA)! The IMA displays GIS data for the Authority, GIS Hosting Customers, and the Public. This application allows users to view and find data, print maps, measure, add sketches, and much more. Some examples of GIS data available in the IMA are: property boundaries, water and wastewater infrastructure, telecommunications infrastructure, zoning and special districts, federal and state wetlands, and other Village, Town, County, and State data."
- Contact information: "Please call 315-661-3261 or email [GisSupport@danc.org](mailto:GisSupport@danc.org) for help with this site or to learn about upcoming GIS training sessions."
- Footer: "An advanced version of the GIS Portal is available here: © 2025 Development Authority of the North Country | All rights reserved."

The bottom of the screen shows a Windows taskbar with various application icons and a system clock indicating 9:01 AM on 10/3/2025.

# **Use Variance Legal Test Case Study**

Potsdam Local Government Conference – October 14, 2025

# Use Variance Legal Test Case Study

Use variances are sought when an applicant wants to do something that is prohibited in a municipalities' zoning code – restaurant in a residential area

For a use variance to be granted it must meet 4 of 4 legal tests

Rarely are all 4 legal tests met sufficiently

Transitional home required to move from current location in Canton, looking to relocate to a similar sized residence in Potsdam

New location in a zoning district where transitional homes not permitted

# Use Variance Legal Test Case Study – Legal Tests

Applicant must prove that:

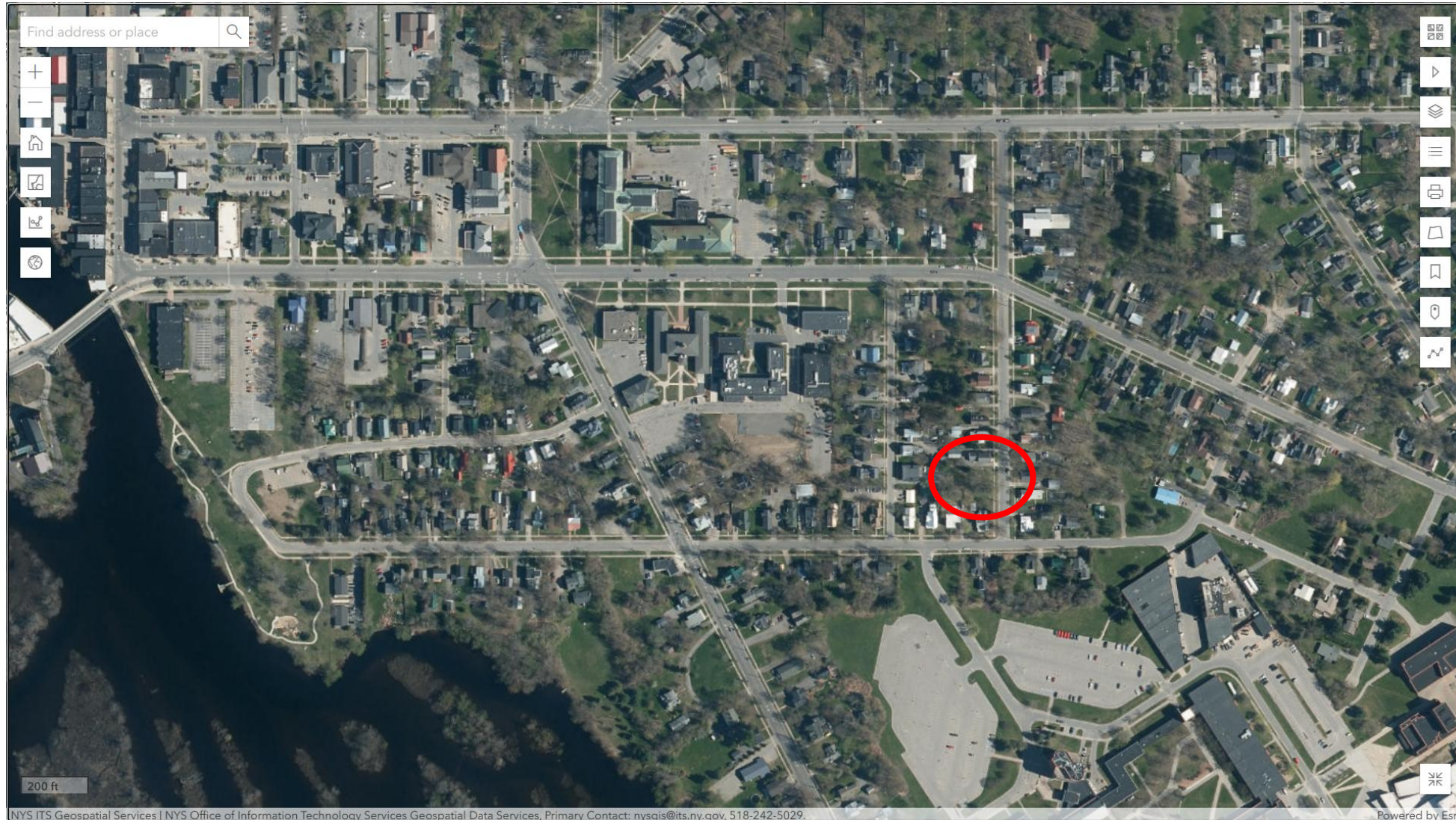
- ✓ They cannot realize a reasonable return on the property (financial)
- ✓ The hardship is unique (step slope, change in land use pattern)
- ✓ That the request, if granted, will not alter the essential character of the neighborhood (subjective; factors include scale, location, noise)
- ✓ The hardship has not been self-created (beyond control of applicant)

# Use Variance Legal Test Case Study – Legal Tests

Applicant must prove that:

- They cannot realize a reasonable return on the property (financial)
- The hardship is unique (step slope, change in land use pattern)
- That the request, if granted, will not alter the essential character of the neighborhood (subjective; factors include scale, location, noise)
- The hardship has not been self-created (beyond control of applicant)

# Use Variance Legal Test Case Study – Location



# Use Variance Legal Test Case Study – Location



# Use Variance Legal Test Case Study – Legal Tests

Applicant must prove that:

- They cannot realize a reasonable return on the property (financial)
- Current use of property classified as a 501(c)3, must sell property to another 501(c)3.
- Return limited unless selling to another Not-For-Profit

# Use Variance Legal Test Case Study – Legal Tests

Applicant must prove that:

- The hardship is unique (step slope, change in land use pattern)
- Not-for-profit status unique to properties in the neighborhood

# Use Variance Legal Test Case Study – Legal Tests

Applicant must prove that:

- That the request, if granted, will not alter the essential character of the neighborhood (subjective; factors include scale, location, noise)
  - Applicant provided a detailed description about how the house would be occupied, i.e., number of occupants, parking, traffic, etc.
  - Applicant provided numerous testimonials about how the use fit into the character of the neighborhood in Canton
  - New location neighborhood currently consists of student and multi-family housing, similar in occupancy make-up of proposed new use

# Use Variance Legal Test Case Study – Legal Tests

Applicant must prove that:

- The hardship has not been self-created (beyond control of applicant)
- Regulations regarding sale of Not-For-Profit beyond control of applicant

Does the argument that the transitional home must leave its current location factor into this legal test?

# Use Variance Legal Test Case Study

Outcome:

County Planning Board reviewed this use variance request in March of 2025. Executive Committee agreed it could be returned for local action.

Village of Potsdam Zoning Board of Appeals held a hearing and reviewed this request in April of 2025. The ZBA approved the use variance.

Move is taking place in early October



# **Public Utility Variances**

What they are and why they are relevant to local  
land use boards

Potsdam Local Government Conference – October 14<sup>th</sup> 2025

# General Use Variance Test

- 4 legal tests
- The applicant must meet **all four** legal tests
- Showing of unnecessary hardship in relation to the property in question



# Public Utility Variance

- 2 legal tests
- The applicant still must meet both tests
- Showing of public necessity



# Public Utility Variance Legal Tests

The utility must show that the project is a public necessity in that:

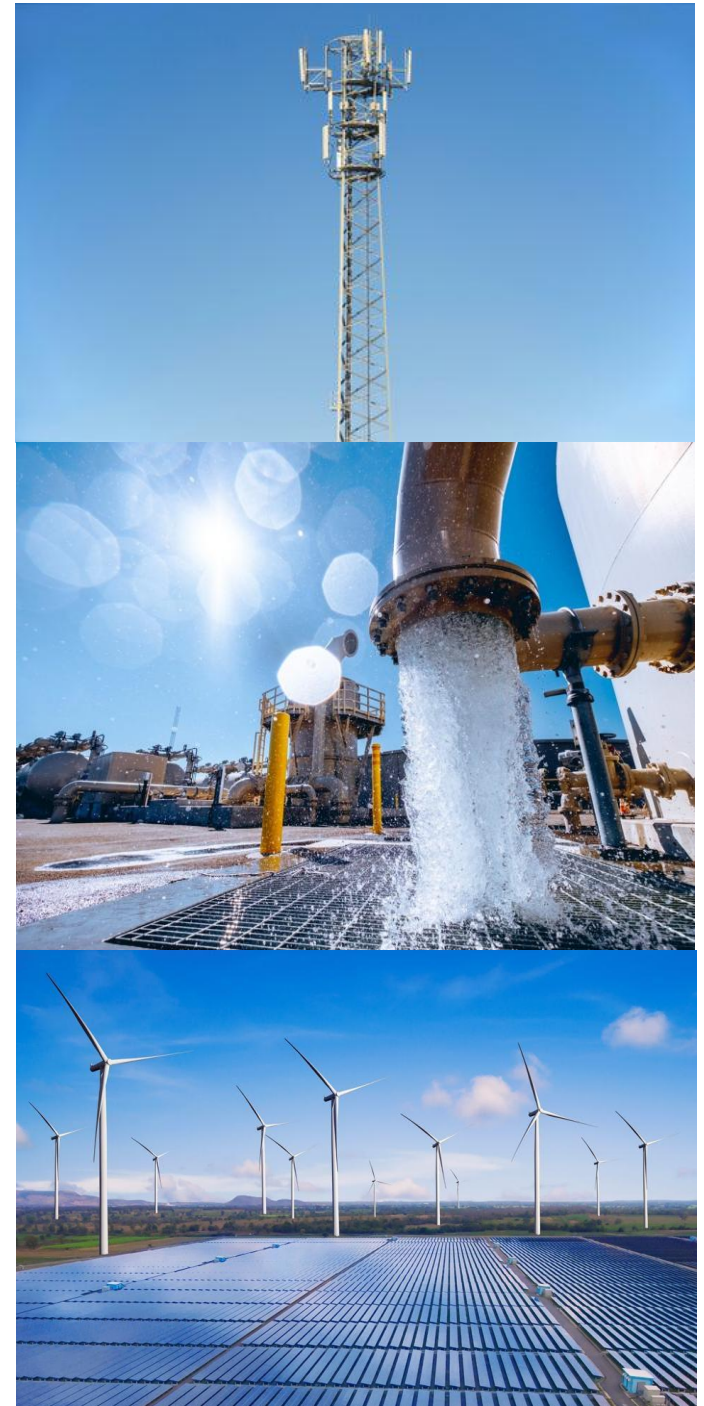
**(1)** It is required to render safe and adequate service.

**(2)** There are compelling reasons, economic or otherwise, which make it more feasible to seek the variance than to use alternate sites

Additionally, “where the intrusion or burden on the community is minimal, the showing required by the utility should be correspondingly reduced.” (Con. Edison v. Hoffman (1978)).

# Why are they relevant?

- A public utility can apply for this less rigorous standard to potentially develop in areas municipalities have deemed unsuitable for their development.
- Courts have already determined the following public utilities eligible for this less rigorous standard:
  - Telecommunications facilities, Water and gas facilities, renewable energy
- Characteristics of a public utility outlined in Cellular Telephone Co. v. Rosenberg (1993).



# Freepoint v. Town of Athens 2024

- What precedent should a municipality follow if they receive a PUV application?
- Town of Athens denied PUV application from Freepoint solar, but the NYS Appeals Court overturned the denial.
- The Town now has to approve the PUV because the Town's decision was not supported by substantial evidence

# PUV Tests



- **Test #1:**

- The Town did not believe the solar array was required and focused on a small group of landowners in the Town who opposed the project. This was not substantial evidence.
- The Town also argued that the project was not required because at the time of the application, NYS was close to its goal of 6Gw of distributed solar by 2025. But the Town did not consider the broader scope of the goals.

- **Test #2:**

- The Town required the developer to prove it would be “impossible” for the project to go anywhere that solar facilities are permitted. There is no legal requirement for this in the PUV tests.

# **DEC Parcel JD Process**

A quick crash course on filling out the Parcel  
Jurisdictional Determination Form

nys dec parcel jd

AI Mode

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Tools

 New York State Department of Environmental Conservation (.gov)  
https://dec.ny.gov › nature › waterbodies › wetlands › fr...


Freshwater Wetland Jurisdictional Determination - NYSDEC

A negative parcel JD means **there are no protected wetlands or adjacent areas within the area indicated in your request** and you do not require a wetland permit ...

 New York State Department of Environmental Conservation (.gov)  
https://dec.ny.gov › sites › default › files › parcelj... PDF


Parcel Jurisdictional Determination Consultant Option - NY.Gov

Location of **parcel(s)**, street address or nearest intersection, County, Town, and tax map identification numbers. • Summary report that describes all the ...  
2 pages

 CORE Environmental Consultants  
https://coreenv.com › Blog

Navigating New York's Wetland Delineation and JD Process

Jul 8, 2025 — A step-by-step guide to completing the **NYSDEC JD process** from start to finish, with an emphasis on early planning and how a consultant can assist at key stages.

 New York State Department of Environmental Conservation (.gov)  
https://dec.ny.gov › nature › waterbodies › freshwater-w...

Freshwater Wetlands Program - NYSDEC

It is important to note that the only way to confirm or deny the presence of regulated freshwater wetlands is by **submitting a Parcel JD**. Environmental Resource ...

Our jurisdictional...

Real Property Assessment

Programs To Conserve Wetlands



# Got Wetlands? Submit the Parcel Jurisdictional Determination Request Form Below to Find Out

Note: One jurisdictional request per parcel. This streamlines the process to ensure quicker response time.

After submitting the parcel JD request online, an email confirmation will be sent to the applicant that includes a summary of all of the information provided. Be sure to check all Junk or Spam folders for a confirmation email from DEC. If you did not receive an email or your information is incorrect, please resubmit your request with the correct information.

PARCEL JURISDICTIONAL DETERMINATIONS REQUEST FORM

## NYS Freshwater Wetlands Jurisdictional Determination Reques...

First Name:\*

Preston

Last Name:\*

Santimaw

This request is being sent by or on behalf of:\*

Government Agency ▼

What agency do you represent?\*

Federal, State, County, Town or Other ▼

If you have a project area shapefile that does not match a tax parcel,  
please upload the file(s) below:

Please only upload zipped shapefiles.

1

Drop file here or select file (zip)

What government agency or entity do you represent?\*

St. Lawrence County Planning

Contact Telephone Number:\*

315-379-2292

Contact Email Address:\*

psantimaw@stlawco.gov

Mailing Address:\*

Please provide the full address, including city, state, and zipcode where you receive mail.

48 Court St, Canton, NY, 13617, USA

Parcel Address:\*

Please click the map icon, type the address of the parcel where you wish the determination to be performed into the search bar, and confirm the point is in the approximate center of the property for which you are submitting a request.



80 State Highway 310, Canton, NY, 13617, USA

New York State, Maxar

Powered by Esri

Lat: 44.602053 ° Lon: -75.149362 °

Scroll  
Down



**Parcel County:\***

St. Lawrence County



**Tax Parcel ID:\***

A single Tax Parcel ID must be provided for us to process your Jurisdictional Determination request. Please record your tax ID exactly as it appears on your tax bill or as it is presented on the [DEC Info Locator](#) mapping tool when you turn on the tax parcels information found under the Reference Layers tab. You may also identify Tax Parcel ID by contacting your local assessor's office.

(Example Parcel ID for 625 Broadway, Albany NY, 12233: 76.27-1-22)

88.028-1-1

**Please note, we are unable to estimate the length of time it will take our team to process your request as we are continually receiving requests and processing them in the order received.**

Submit

# **Exclusionary Zoning in St. Lawrence County Story Map Analysis**

SUNY Potsdam  
Local Government Conference  
October 14<sup>th</sup>, 2025



# What is the Story Map about?

## Goal:

- To identify exclusionary zoning in County population centers by comparing current and past data;
- To offer suggested zoning revisions each population center may adopt to give affordable housing opportunity to all its residents.
- To create a document with information on affordable housing that any municipality may incorporate or use to its advantage;
- To provide methods by which each population center may accommodate affordable housing through zoning or other methods;

# Sections of the Narrative

- Endorsements –
  - County Planning Board & Fair Housing Task Force
- Introduction –
  - Defining Exclusionary Zoning, The Purpose of Zoning, U.S. Fair Housing Act, Housing Stock Availability
- Preliminary Analysis –
  - Residential zoning districts, Median Total Assessed Value (MTAv), Exclusionary zoning criteria
- Population Center Analysis –
  - Residential districts overview, Neighborhood analysis, Exclusionary zoning determination
- Conclusion –
  - Exclusionary zoning in the courts, Form-based zoning, Zoning code updates, Pro-housing communities, Vacant housing/Assistance, Other strategies for affordable housing

Population Center  
Zoning Districts –  
Village of Gouverneur

Residential districts  
are color-coded:

**First-tier**

**Second-tier**

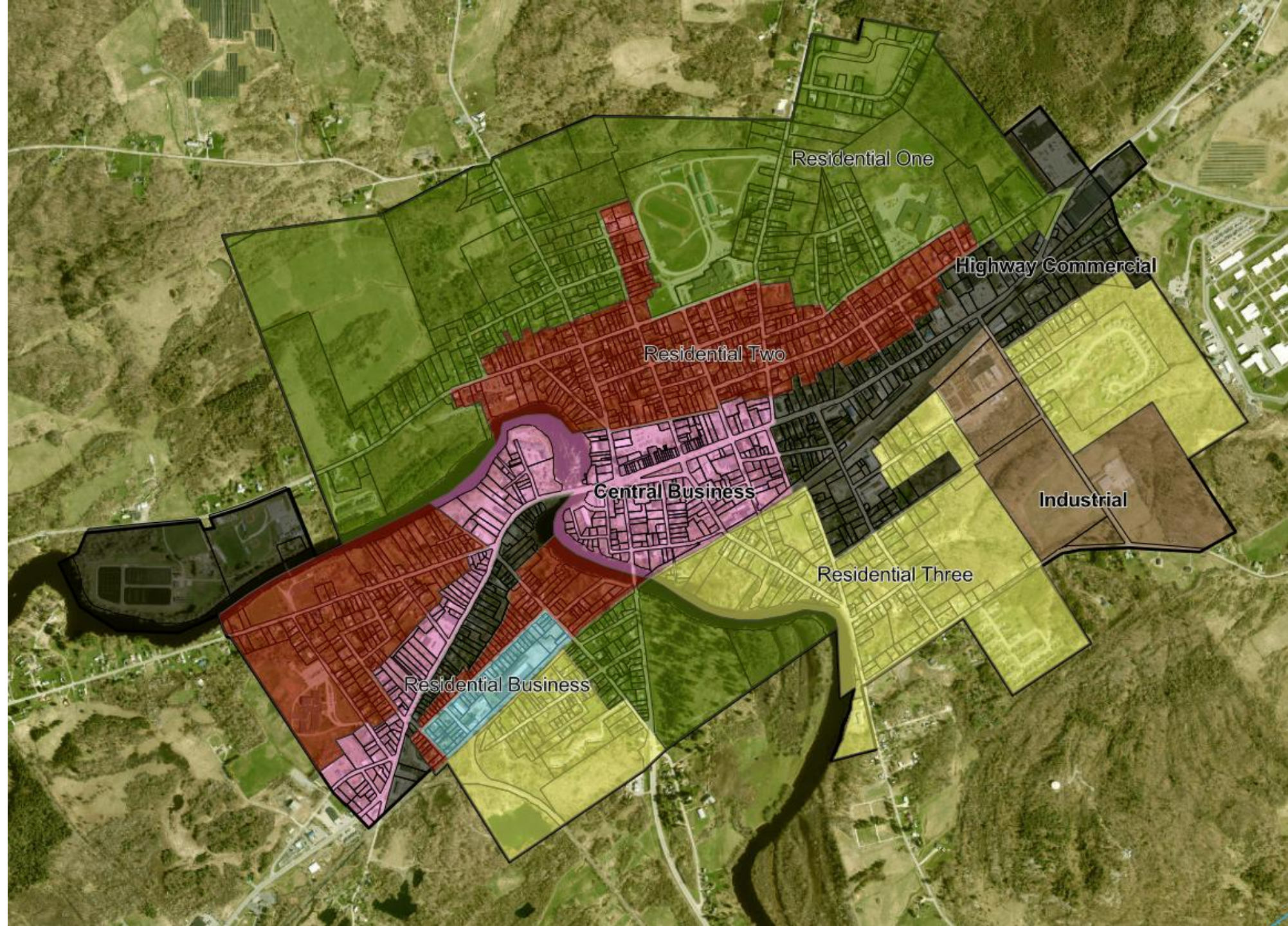
**Third-tier**

**Fourth-tier**

All other district types  
follow a color code for  
consistency

Story map has an  
option to toggle on/off  
the non-residential  
zones to view only the  
residential districts

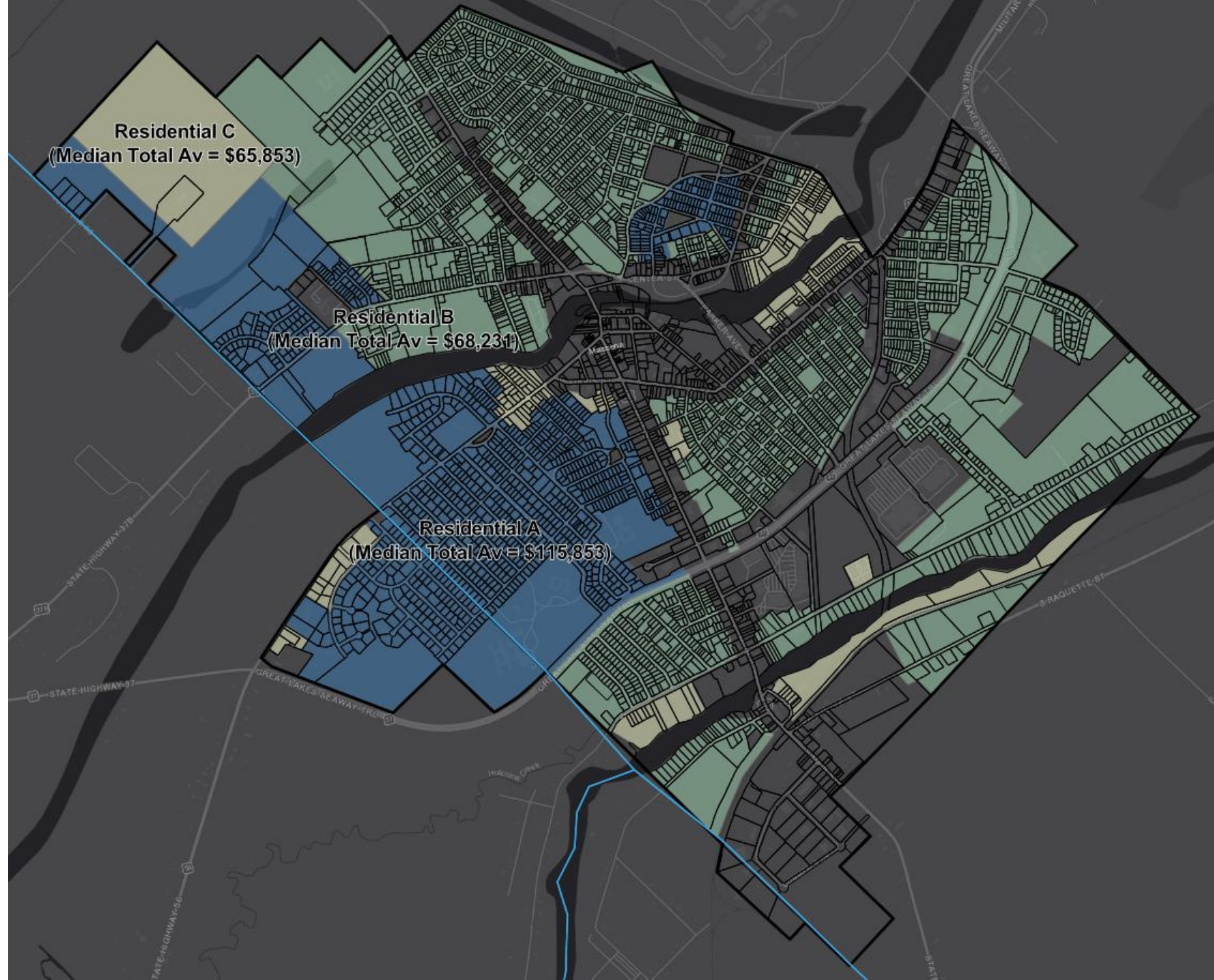
Gives the viewer an  
idea of where housing  
is located



MTAv by residential district –  
Village of Massena

Lighter colors indicate a lower  
MTAv, darker colors indicate a  
higher MTA<sub>v</sub>

Visualizes inequality within each  
population center



# MTAv Analysis - Equalization

|                          |             | Canton (V)   | Gouverneur (V) | Massena (V)  | Ogdensburg (C) | Potsdam (V)  |
|--------------------------|-------------|--------------|----------------|--------------|----------------|--------------|
| Equalization Rate (%)    |             | 74%          | 81%            | 82%          | 100%           | 74%          |
| % Increase from Reported |             | 35% increase | 24% increase   | 22% increase | No change      | 35% increase |
| Total                    | Reported -  | \$118,500    | \$63,500       | \$62,000     | \$70,000       | \$94,000     |
|                          | Equalized - | \$160,135    | \$78,395       | \$75,609     | N/A            | \$127,027    |
| 1 <sup>st</sup> Tier     | Reported -  | \$136,200    | \$74,150       | \$95,000     | \$75,000       | \$117,600    |
| Residential Zone         | Equalized - | \$184,054    | \$91,543       | \$115,853    | N/A            | \$158,918    |
| 2 <sup>nd</sup> Tier     | Reported -  | \$80,500     | \$65,000       | \$55,950     | \$68,000       | \$78,900     |
| Residential Zone         | Equalized - | \$108,783    | \$80,246       | \$68,231     | N/A            | \$106,621    |
| 3 <sup>rd</sup> Tier     | Reported -  | \$104,250    | \$50,450       | \$54,000     | \$65,000       | \$85,700     |
| Residential Zone         | Equalized - | \$140,878    | \$62,283       | \$65,853     | N/A            | \$115,810    |
| 4 <sup>th</sup> Tier     | Reported -  |              | \$53,700       |              | \$60,000       | \$61,500     |
| Residential Zone         | Equalized - |              | \$66,296       |              | N/A            | \$83,108     |

# Exclusionary Zoning Criteria

Below is a list of indicators that a population center has exclusionary zoning in effect. A population center need not meet all five criteria, but each analysis should consider all five conditions:

1. It does not permit accessory dwelling units in the single-family residential district;
2. It does not permit multi-family housing in all residential zones;
3. It only permits multi-family housing through issuance of a special use permit in a zone designated for such uses;
4. The zone with the highest MTA<sub>v</sub> does not permit multi-family housing, and the zone with the lowest MTA<sub>v</sub> does permit multi-family housing;
5. A readily apparent correlation exists between a population center's Master Plan (published between 1964 and 1971), as it details housing condition by neighborhood/planning district and present day MTA<sub>v</sub> by residential zoning district. This could be due to one or more of the following:
  - The current zoning is determined to be “legacy zoning”;
  - A significant portion of the present-day housing stock was built in or before the year the population center's Master Plan was adopted;
  - The present-day residential district with the lowest MTA<sub>v</sub> mostly coincides with a neighborhood that previously had poor housing conditions;

# Population Center Analysis ex. – Canton

## Background Statistics:

### ➤ Population (2020 Census):

7,155 people

### ➤ MTAv (All residential parcels):

\$160,135

### ➤ Three Residential Districts:

Residential Single-Family (R-SF),

Residential Multi-Family (R-MF)

Neighborhood Mixed-Use (NM-U)

### ➤ Median **Family** Income (2022 ACS 5-yr estimates):

\$117,266

### ➤ Median **Household** Income (2022 ACS 5-yr estimates):

\$57,639

### ➤ Poverty Rate (2022 ACS 5-yr estimates):

19.6%

## Ranking Among Population Centers:

2<sup>nd</sup> lowest

Highest

Highest

2<sup>nd</sup> Highest

2<sup>nd</sup> Lowest

# Residential District Overview – R-MF District

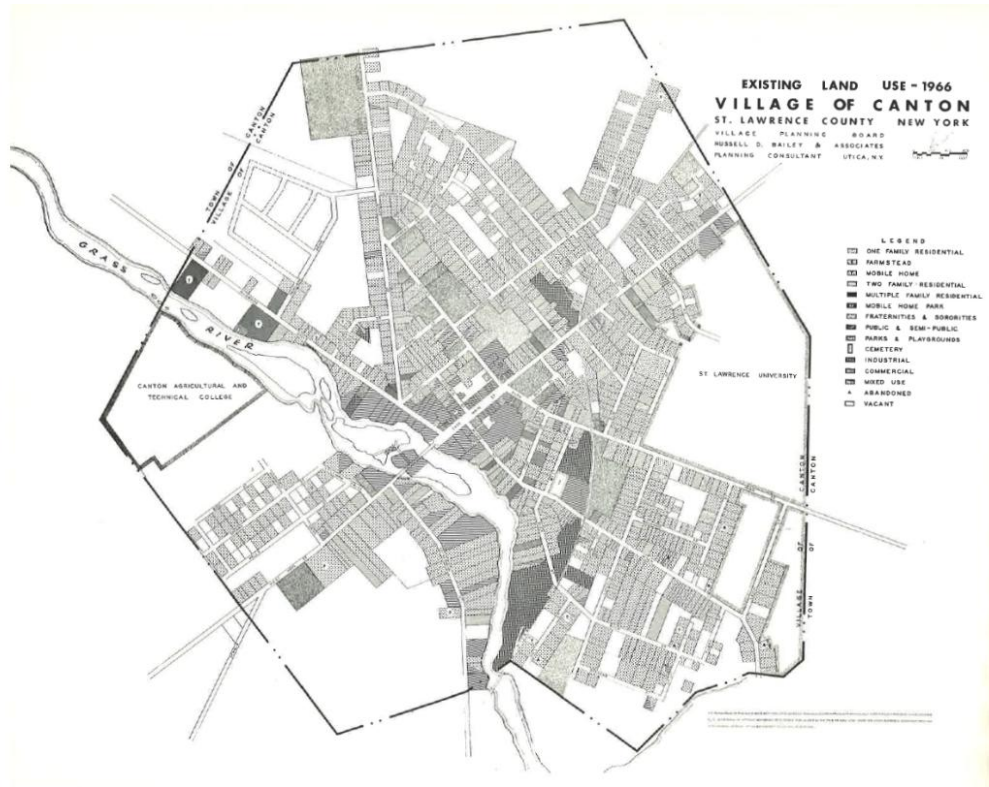
- 325 Residential parcels
  - 76.3% 1-family residential
  - 7.1% apartments
- MTA<sub>v</sub> (residential parcels) = \$108,583 (lowest of three residential districts)
- “This district supports the Village's more densely settled residential areas that provide a variety of housing options and supporting community services. The intent of the district is to support these uses and preserve the historic scale and character of the Village. These areas are adjacent to mixed-use areas providing services within walking distance of residential units supported by attractive tree-lined streetscapes, public spaces and pedestrian and bicycle amenities.”
- Permitted uses:
  - By-right– one- and two-family dwellings, and accessory dwelling units
  - Site Plan Approval– Home occupations (minor), conversion into multi-family or group dwellings, multi-family dwellings, group dwellings, townhouses, daycares (group or family), and bed and breakfasts
  - Site Plan & SUP Approval– Home occupations (major)

# Neighborhood Analysis – What is it and How does it Help?

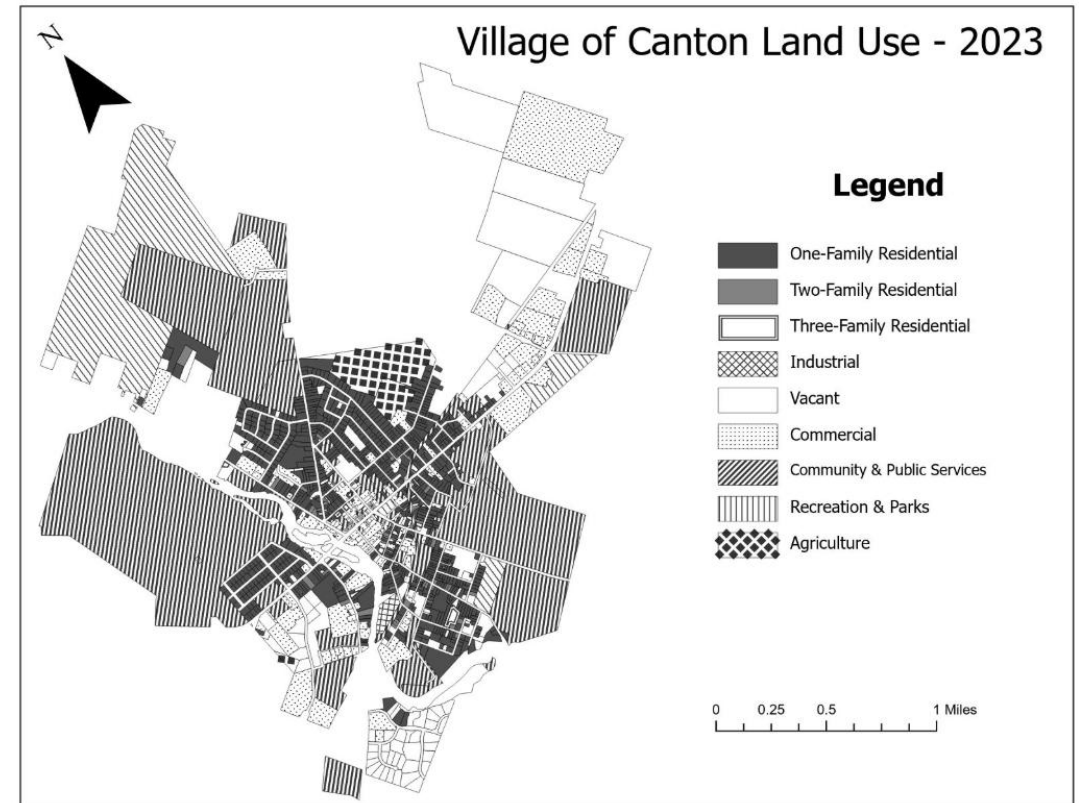
- A section of a local master plan that divides the community into “neighborhoods” based on population, geography, etc. and assesses housing conditions and other related factors.
- A neighborhood analysis is helpful to compare present-day data (census, MTA, permitted uses) to previous housing development to look for correlations.
- Helps determine “legacy zoning”, and exclusionary zoning.

# Neighborhood Analysis Maps & Figures

## Village of Canton Land Use – 1966

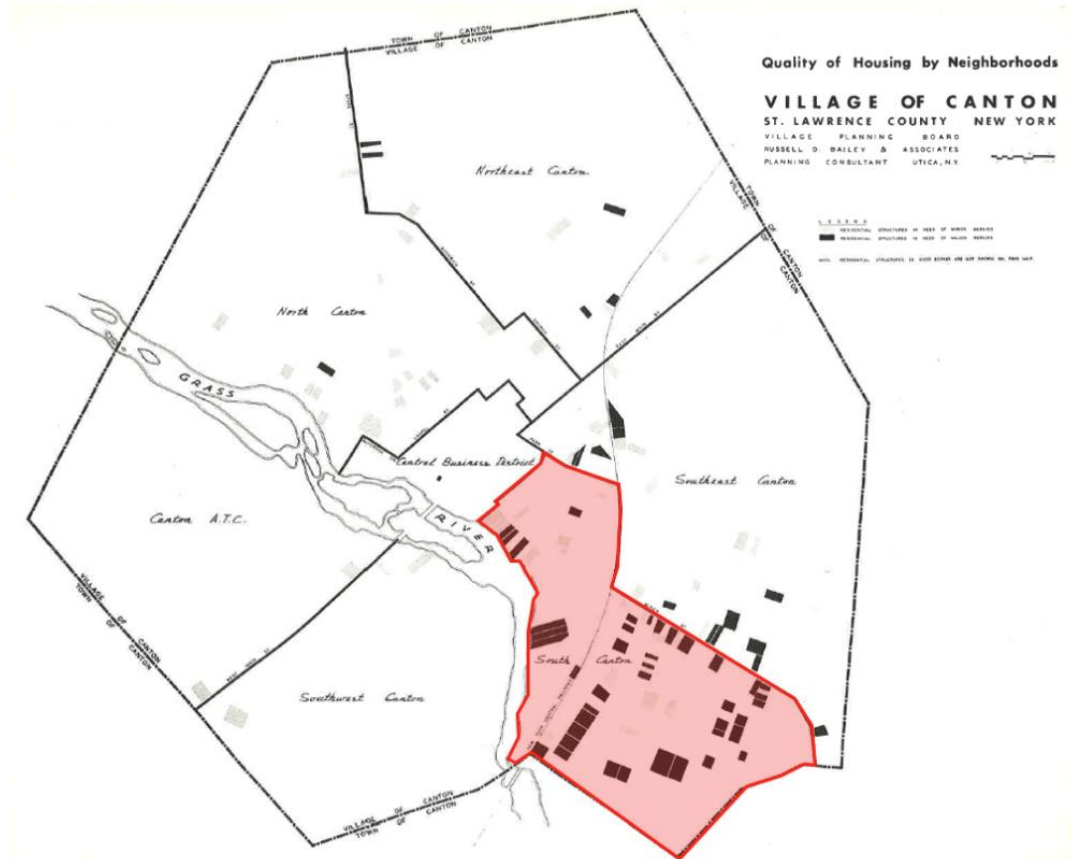


## Village of Canton Land Use – 2023



# Neighborhood Analysis ex.

- South Neighborhood
- **68.5%** of residential structures in good condition
- **10.5%** needed minor repairs
- **21%** needed major repairs
- Very bad condition compared to other neighborhoods
- Today – within R-MF zone



# Exclusionary Zoning Determination

- 43.4% of the Village's housing units were built before the adoption of the Comprehensive Development Plan
  - Likely has similar housing conditions as outlined in the neighborhood analysis
- 31.5% of housing structures in the South Neighborhood required repairs
  - Currently within the R-MF zone, which has lowest MTA<sub>v</sub>, and permits multi-family housing via site plan review
- Canton meets 3 out of the 5 exclusionary zoning criteria including the final criterion, and therefore has exclusionary zoning

|  | Canton     | Gouverneur | Massena    | Ogdensburg | Potsdam    |
|--|------------|------------|------------|------------|------------|
| ✓ = does <u>not</u> meet criteria<br>✗ = meets criteria  |            |            |            |            |            |
| 1. Permits ADUs in the single-family residential district  | ✓          | ✓          | ✓          | ✓          | ✓          |
| 2. Permits multi-family housing in all residential zones   | ✗          | ✗          | ✗          | ✗          | ✗          |
| 3. Special Use Permit required for multi-family housing  | ✓          | ✗          | ✓          | ✓          | ✗          |
| 4. Zone with the highest MTA <sub>v</sub> does <u>not</u> permit multi-family housing, & zone with lowest MTA <sub>v</sub> <u>does</u> permit multi-family housing | ✗          | ✗          | ✗          | ✓          | ✗          |
| 5. Readily apparent correlation between Master Plan and present-day MTA <sub>v</sub> by residential district   | ✗          | ✗          | ✗          | ✓          | ✗          |
| <b>Exclusionary Zoning?</b>  | <b>YES</b> | <b>YES</b> | <b>YES</b> | <b>NO</b>  | <b>YES</b> |

# Conclusion - Highlights

- Exclusionary Zoning in the Courts
  - How have NYS Courts ruled on exclusionary zoning?
  - Berenson v. Town of New Castle (1975)
- Form-Based Zoning
  - What is it and how can it benefit community development?
  - Case studies from around the State
- Pro-Housing Community Program
  - What is it and how does a municipality become a Pro-Housing Community?

# Zoning Code Updates

- The Story Map narrative offers suggestions all five population centers may consider to accommodate affordable housing development:
  - Residential Zoning Consolidation
    - Increases areas that permit multi-family housing
  - Streamline Local Review Processes
    - Ministerial review by the Village Code Enforcement Officer may reduce the burden on housing developers
  - Reduce Minimum Parking Standards
    - These standards may cause inefficient land use
- Other recommendations for individual population centers include:
  - Canton – Expand permitted uses to allow more “missing middle” housing
  - Gouverneur – Alter dimensional requirements to allow higher density development
  - Massena – Permit multi-family housing in more zones to increase capacity
  - Ogdensburg – Create affordability goals that developers should meet with project designs
  - Potsdam – Draft a form-based district for downtown and university-adjacent areas

# Other Strategies for Affordable Housing

- Housing Rehabilitation Program
  - Municipally or County administered
- Payments in Lieu of Taxes (PILOTs)
  - Offering PILOTs to developers may provide financially feasible affordable housing projects
- Low-Income Housing Tax Credits (LIHTC)
  - May be beneficial in a project involving the vacant 2<sup>nd</sup>-story Main St. apartments
- First Time Homebuyer Program
  - Used to be administered on a County level, HCR's CDBG can provide funding

# Thank You!

Any questions/Comments?

[Story Map Link](#)