

Town of Carlton Comprehensive Plan Workshop

September 23, 2026

A public workshop was held at the Carlton Fire Company and Recreation Hall on Wednesday, September 23, 2026. This workshop provided an opportunity for residents and stakeholders to learn about the comprehensive plan and provide feedback on the draft themes. Participants engaged with three boards- a Strength, Weakness, Opportunities, and Threats (SWOT) analysis; a priority theme identification; and a vision board. Participants also had the opportunity to review the current land use map and a draft of the future land use map (FLUM).

Approximately 40 participants emphasized the need to protect the water resources, increased small business and start up support in order to retain business and encourage more businesses, as well as the need to improve community spaces and roadways. Participants also highlighted concerns about the current land use map

Key Takeaways

- Rural character and quality of life are highly valued, with participants highlighting Carlton's peaceful atmosphere, waterfront, natural beauty, and strong sense of community.
- Protecting and enhancing Carlton's waterfront and natural resources is a major community concern, including shoreline protection, water quality, erosion, and impacts from future large-scale development.
- Point Breeze and other community assets present opportunities for recreation, tourism, economic development, and community gathering spaces.
- Participants would like stronger support for local businesses and community initiatives, including a clearer, more streamlined permitting and approval process.
- Infrastructure and community services need continued attention, including roads, pedestrian and bicycle connections, waterfront access, emergency services, public transportation, and parks.
- Housing options are an emerging concern, with interest in ADUs, senior housing, and other housing choices that can meet community needs while maintaining Carlton's rural character.
- Future development should be carefully managed, with participants expressing support for appropriate growth while raising concerns about large-scale residential development, data centers, renewable energy projects, and other uses that could affect agricultural land, natural resources, and community character.
- Communication and community engagement can be strengthened, particularly through more consistent information about Town meetings, initiatives, projects, and opportunities for residents to participate.

SWOT Analysis

Strengths: • Stunning waterfront • Best quality of life, mostly rural • Lighthouse • Strong long time residents and friendships that have lasted many generations	Weaknesses: • Town board should encourage cooperation and new initiatives. • Need further shoreline protection • Legal notices should be on the Orleans Hub and/or the Lake County Pennysaver • Town actions to support small business start up to be quicker • The Carlton Cemetery takes up a lot of land and is not used. Available land needs to be used. • Is it difficult for future businesses to get permits from the Town? • Lack of public transportation- RTS route in Orleans County is needed • We need a noise ordinance-decibel limit rule • Code enforcement needs to be consistent, clear rules, clear enforcement
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Opportunities: • Engage local developers on potential opportunities in Carlton • Update guidelines for future use/development • Fix the parkway and plow in the winter • Better ambulance service- 45 minutes to get emergency service is not good • Engage with and help neighborhood association • Lower the speed limit on Lakeshore Rd from Transit Rd to Point Breeze Rd, as well as on Point Breeze Rd to Marsh Creek. There are many pedestrians, bikers, and dog walkers • Increase social media posts ie. Public meetings. The more information the better • Speed limit signs on Oak Orchard River. There is a lot of speeding south of the Yacht Club • Enhance Point Breeze- The Town should be aggressively seeking funding • Improvements to parks and another community center • Easier access to jetties once people drive out to the Point. Where do they walk from there? • Promote the lighthouse • Gas lines brought from Inter Grow all the way down Rt 98 through the Station	Threats: • Cormorants are running the waterways and are eating baitfish. Why is nothing be done? • High water impact areas- strengthen them so the waterfront can last • There is a lack of housing- we need ADUs, senior housing, and affordable housing • Pollution • Solar wind and data centers are a threat • Seasonal • Cost of utilities is hurting households • Don't take over the state property • Conduct a survey " do you factor or oppose the use of Carlton Land for renewable energy and/or data centers? • STAMP
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Priorities

- Rural character and quality of life- Participants would like to see rural character defined, see improvements to parks and community spaces, and would like the Town to better promote assets such as Point Breeze.
- Local and waterfront economy- Participants would like to see business approvals and permitting process be streamlined to support new and small businesses coming to Carlton. Participants would like to see the Parkway be maintained and would like to see the Town have short term rental regulations that support residents and visitors.
- Natural resources- Participants are very concerned about controlling the cormorant population- cormorants are causing water quality issues and participants would also like to see Oak Orchard River and other waterways be tested regularly. Participants are also concerned about data centers, STAMP, wind and solar development, as well as other large scale developments that may destroy productive agricultural land and negatively impact water quality.
- Community services, infrastructure, and housing- There are several utility and infrastructure upgrades that participations would like to see such as sewer system, roadway improvements to include pedestrian and bicycle spaces, as well as fixing erosion issues along Watersport Carlton Rd. and expanding access to the waterfront. Participants would also like to see more housing options such as ADUs being allowed in the Town. Participants would also like to ensure that Carlton continues to be a safe place to live in the future

Draft Vision Statement

Overall, participants were supportive of the draft vision statement but suggested several refinements:

- Carlton is the prettiest corner of Orleans County, build on that
- Carlton is peaceful and quiet
- Make sure it is easy to start a business here

Land Use Map

Participants had an opportunity to review the current land use map as well as the draft future land use map (FLUM). There were several questions about how vacant land is classified, and where the data was from. Vacant parcels:

The vacant parcels were identified using the property classification codes assigned to each parcel by the Town assessor. These codes are part of the statewide classification system maintained by the NYS Office of Real Property Tax Services, and parcels shown as vacant carry a code in the 300 series (Vacant Land). You can see the full list of codes here: [Property type classification codes](#).

Parcels with a 300 series code can still have a small shed, garage, or other minor improvements on them. Additionally, if someone owns a parcel with their primary residence on it and also owns a few adjoining parcels, those adjoining parcels may be classified as vacant if they have no structures or improvements on them.

Some parcels may also be classified as vacant because the assessor's records haven't been updated to reflect recent construction or a change in use. The parcel data we received from the Orleans County Real Property Tax Services office was current as of April 2025, and their data is based on what they receive from the town assessors.

Participants would like to see the FLUM include forever wild and conservation lands, especially at campgrounds and other naturalistic parcels. Participants were concerned that the FLUM draft may include too many large areas of land dedicated to housing and they do not want to see many more large housing developments