

**TOWN AND VILLAGE OF CHAMPLAIN  
SMART GROWTH COMPREHENSIVE PLAN  
Community Profile (Task 9)  
Chapter 1: People-History-Economics-Culture  
May 2025**



**Department  
of State**

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## Table of Contents

Chapter 1: People, History, Economics, and Culture .....	6
1.1    General Location .....	6
1.2    History .....	7
1.3    Cultural Features .....	9
1.4    Demographics.....	20
1.4.1    Population, People, Ethnicity and Age .....	21
1.4.2    Educational Characteristics.....	26
1.4.3    Household Characteristics .....	29
1.4.4    Income and Poverty .....	33
1.5    Housing Characteristics .....	39
1.5.1    Clinton County Housing Study (2024-2025) Selected Conditions and Trends.....	53
1.6    Economy: Current Conditions and Trends.....	55
1.6.1    Major Economic Sectors and Employers.....	55
1.6.3    Long Term Industry Employment Projections .....	64
1.6.4    Notable Regional Economic Strategies and Organizations of Importance to Champlain .....	65
1.6.5.    Economic Resources.....	68
1.6.6    Economic Summary.....	69

## List of Tables:

Table 1 - Population Change, Village & Town of Champlain .....	22
Table 2 - Regional Comparative Population Change 2010-2020.....	22
Table 3 - Ethnic Composition, Town of Champlain without Villages.....	23
Table 4 - Ethnic Composition, Village of Champlain.....	23
Table 5 - Ethnic Composition, Village of Rouses Point.....	24
Table 6 - Age Characteristics, Town of Champlain without Villages.....	24
Table 7 - Age Characteristics, Village of Champlain .....	25
Table 8 - Age Characteristics, Village of Rouses Point .....	25
Table 9 - Educational Attainment Levels, Persons 25+ .....	26
Table 10 - Northeastern Clinton CSD Enrollment (2022-2023) .....	27
Table 11 - 4,5, and 6-Year Graduation Rates .....	28
Table 12 - Household Change, 2010-2020.....	29
Table 13 - Household by Type, Town of Champlain without Villages.....	30
Table 14 - Households by Type, Village of Champlain .....	31
Table 15 - Households by Type, Village of Rouses Point .....	32
Table 16 - HUD Income Limits 2024 in Clinton County, NY .....	33
Table 17 - MIT Living Wage Calculation for Clinton County, NY .....	34
Table 18 - Income by Household Type, 2022 .....	35
Table 19 - Town of Champlain Economic Characteristics.....	36
Table 20 - Village of Champlain Economic Characteristics .....	36
Table 21 - Village of Rouses Point Economic Characteristics .....	37
Table 22 - Town of Champlain Poverty Rate .....	37
Table 23 - Village of Champlain Poverty Rate .....	38
Table 24 - Village of Rouses Point Poverty Rate .....	38
Table 25 - General Housing Characteristics.....	40
Table 26 – Year Structure Built- Housing Characteristics .....	41
Table 27 - Town of Champlain Units, Occupancy, Structural Type & Year Moved In .....	42
Table 28 - Village of Rouses Point Units, Structural Type & Year Moved In.....	43
Table 29 - Housing Characteristics: Age of Renters.....	44
Table 30 – Housing Characteristics: Age of Owner .....	45
Table 31 – Housing Characteristics: Status of Occupied Housing .....	46

Table 32 - Housing Characteristics: Tenure by Bedroom.....	47
Table 33 - Vacant/Seasonal Units .....	48
Table 34 - Median House Values.....	48
Table 35 - Town of Champlain Median Household Value Owner-Occupied Housing .....	49
Table 37 - Village of Rouses Point Median Household Value Owner-Occupied Housing .....	50
Table 38 - Total Number of Households Change 2010-2020.....	50
Table 39 - Town of Champlain Geographic Mobility-Population Migration 2023 .....	51
Table 40 - Village of Champlain Geographic Mobility-Population Migration 2023 .....	51
Table 41 - Village of Rouses Point Geographic Mobility-Population Migration 2023.....	52
Table 42 - Clinton County Housing Study Selected Conditions & Trends.....	53
Table 43 - Labor Force Data 2022.....	<b>Error! Bookmark not defined.</b>
Table 44 - Resident Employment by Occupation 2010-2020 .....	60
Table 45 - Travel Time to Work 2022.....	61
Table 46 - Town of Champlain Transportation to Work 2023 .....	62
Table 47 - Village of Champlain Transportation to Work 2023 .....	62
Table 48 - Village of Rouses Point Transportation to Work 2023 .....	63
Table 49 - NYSDOL Long-Term Industry Employment Projections.....	64

## **List of Figures:**

Figure 1 - General Location.....	6
Figure 2 – Photo courtesy of The Samuel de Champlain History Center .....	7
Figure 3 – Photo courtesy of The Samuel de Champlain History Center .....	7
Figure 4 – Photo by Town/Village of Champlain.....	8
Figure 5 – Photo courtesy of the Town/Village of Champlain.....	9
Figure 6 – Photo Courtesy of the Town/Village of Champlain .....	10
Figure 7 – Photo courtesy of the Town/Village of Champlain.....	11
Figure 8 – Photo Courtesy of the Town/Village of Champlain .....	12
Figure 9 – Photo Courtesy of the Town/Village of Champlain .....	12
Figure 10 – Photo Courtesy of the Town/Village of Champlain .....	13
Figure 11 – Photo Courtesy of the Town/Village of Champlain .....	14
Figure 12 – Photo Courtesy of the Town/Village of Champlain .....	15
Figure 13 – Photo Courtesy of the Town/Village of Champlain .....	16
Figure 14 – Photo Courtesy of the Town/Village of Champlain .....	17
Figure 15 – Courtesy of the Town/Village of Champlain .....	18
Figure 16 – Courtesy of The Samuel de Champlain History Center .....	19
Figure 17 – Courtesy of the Town/Village of Champlain .....	20
Figure 18 – Courtesy of Town/Village of Champlain.....	20
Figure 19 – Photo provided by Town/Village of Champlain .....	55
Figure 20 - Photo Courtesy of the Town/Village of Champlain.....	56
Figure 21 - Photo provided by the Town/Village of Champlain.....	57
Figure 22 - Photo provided by the Town/Village of Champlain.....	58
Figure 23 - Photo provided by Town/Village of Champlain .....	58

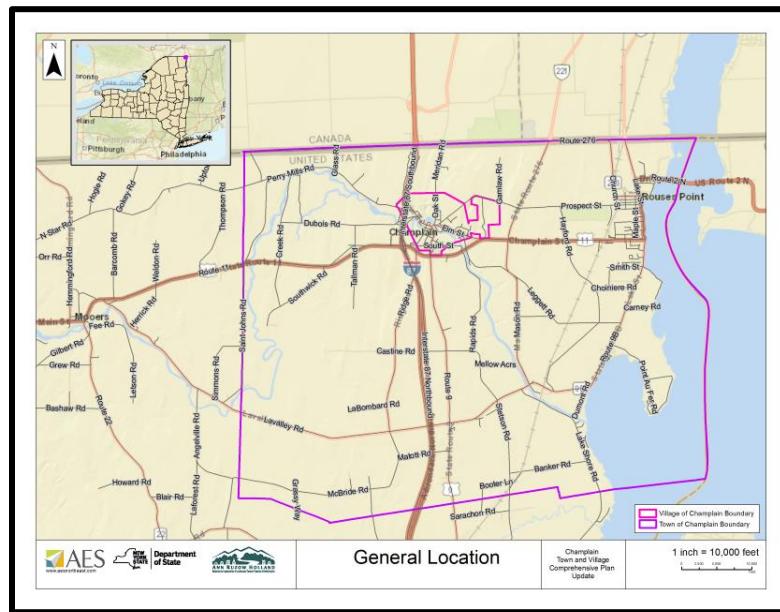


Figure 1 - General Location

## Chapter 1: People, History, Economics, and Culture

### 1.1 General Location

Champlain is a town in Clinton County, New York that includes two Villages-Champlain Village and Rouses Point. Located in the northeastern portion of Clinton County, the Town hugs the International Border with Canada on the north, the Town of Mooers on the west, the Town of Chazy to the south, and Lake Champlain and Vermont to the east. The Great Chazy River flows through Champlain and empties into Lake Champlain. New York State Routes 11 and 9, together with Interstate 87 crisscross Champlain providing important transportation routes both east/west and north/south. It hosts the Champlain Port of Entry on Interstate 87, which is one of the four most important commercial gateways on the northern border, connecting New York City to the south with Montreal to the north, via Quebec Autoroute 15.

#### Communities and Neighborhoods in Champlain include:

- ❖ Catfish Point – A location on the shore of Lake Champlain by Kings Bay.
- ❖ Champlain – A village in the central part of the town near the US-9 and US-11 intersection.
- ❖ Coopersville – A hamlet by the Great Chazy River on NY-9B. It was also known as "Corbeau" and settled circa 1789.
- ❖ Corbeau Creek – An important tributary of the Great Chazy River.
- ❖ Great Chazy River – A river flowing through the town to Kings Bay in Lake Champlain.
- ❖ Kings Bay – A bay of Lake Champlain, south of Rouses Point.
- ❖ Kings Bay Wildlife Management Area – A state conservation area on the shore of Lake Champlain.
- ❖ Perry Mills – A hamlet in the northwestern part of the town on the Great Chazy River.
- ❖ Point au Fer – A peninsula in Lake Champlain south of Rouses Point, and site of Revolutionary War-era Point Au Fer Fort.
- ❖ Rouses Point – A village in the northeastern part of the town near Lake Champlain.
- ❖ Scales Point – A location on Lake Champlain by Kings Bay.
- ❖ Twin Bridges – A location on the western town line at the Great Chazy River.

## 1.2 History<sup>1234</sup>

<sup>5</sup>The Town of Champlain was established in 1788, and the Village of Champlain was incorporated in 1873. The Town, Village, and Lake Champlain owe its name to Samuel de Champlain, the European explorer who first surveyed the area in 1609. The town's flat, clay-like terrain was historically significant during the Colonial Period, serving as a strategic military and trade route that attracted early settlers.



Figure 2 – Photo courtesy of *The Samuel de Champlain History Center*

Champlain's foundation was deeply tied to post-Revolutionary War land grants, awarded to veterans as compensation for their service. Among these settlers was Lieutenant Pliny Moore, a Massachusetts native who acquired land along the Chazy River in 1785. Moore, alongside James Savage and Daniel Clark, surveyed 11,600 acres, dividing the land into lots for settlement. Moore became a prominent figure in Champlain, serving as the town's first justice of the peace, postmaster, and county judge. By 1787, the area had developed sufficiently to host basic infrastructure, including roads, a dam, and mills that utilized the Chazy River's waterpower.

As the community grew, so did its strategic and economic importance. During the War of 1812, Champlain's location along the Canadian border made it a focal point for American and British forces, although no major battles occurred there. The town later became a haven for Canadian rebels in the 1837 uprisings and a hotspot for bootlegging



Figure 3 – Photo courtesy of *The Samuel de Champlain History Center*

<sup>1</sup> The Phase I Archaeological Survey conducted for Water District 6 in the Town of Champlain, Clinton County 2019

<sup>2</sup> Town of Champlain Website

<sup>3</sup> Port of Entry Building Survey, US DHS 2007

<sup>4</sup> <http://www.champlainhistory.org/champlain-celebrations-1909-1959-2009.html>

<sup>5</sup> <https://www.lakechamplainregion.com/heritage/samuel-de-champlain>

during Prohibition. Railroads in the mid-19th century connected Champlain to Rouses Point, Ogdensburg, and beyond, further solidifying its role as a transportation hub.

Two incorporated villages lie within the town of Champlain. Champlain Village, established in 1873, became a center of industrial activity with factories and mills. Rouses Point, incorporated in 1877 and named after early settler Jacques Rouse, emerged as a transportation hub due to its proximity to the Canadian border and Lake Champlain. It was a key point for regional shipping, with roads and docks facilitating movement to and from Canada. Early infrastructure in Rouses Point included a school, brick plant, tannery, and several small businesses, which laid the groundwork for economic growth.

The strategic location of Rouses Point also made it significant during military conflicts. British soldiers looted stores during the War of 1812, and the U.S. government constructed Fort Montgomery nearby as a defensive measure, though it saw limited use. The arrival of railroads in the mid-1800s spurred additional development, with the Northern Railroad employing over 300 workers at its peak. However, economic challenges followed in the 20th century as steamboat transportation waned, and railroads abandoned their lines. Despite this, Canadian tourism, and its position as a border gateway helped sustain the community.



Figure 4 – Photo by Town/Village of Champlain

Today, the Town of Champlain continues to thrive as a historical and cultural destination, with its economy supported by tourism and commerce at its four border crossings and due to its proximity to Vermont. Rouses Point, similarly, benefits from its historical charm and location near Lake Champlain, attracting visitors while maintaining its legacy as a transportation and trade hub. Together, Champlain and Rouses Point embody a rich history of resilience and adaptation, deeply rooted in their geographical and cultural landscapes.

## 1.3 Cultural Features<sup>6</sup>

Cultural features are elements of culture that characterize a particular group of people or society.<sup>7</sup> Cultural Resources are evidence of past human activity. These include sites, districts, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, and culture. Cultural resources are nonrenewable and often yield unique information, sometimes over thousands of years, about past societies and environments and provide answers for modern day social and conservation problems.<sup>8</sup>

### Champlain History Center



Figure 5 – Photo courtesy of the Town/Village of Champlain

The Champlain History Center is located in the center of the Village of Champlain adjacent to the bridge over the Great Chazy River. The Center offers an exhibition space on the first floor that chronicles Champlain's current and former industries, celebrations, and people. This includes the Sheridan Iron Works, the Champlain Telephone Company, the Bredenberg Ski Factory, and the canal boat industry.

The second floor has a conference room, map room and reference book collection. The Center's books cover many topics related to the Village and Town of Champlain, Clinton County, the Lake Champlain region, and the Adirondacks. There are also many genealogical books containing the names of local families.

The military room is dedicated to chronicling the military history of the Town of Champlain, including the Revolutionary War, the War of 1812, WWI, WWII and after. It contains many plaques and memorabilia related to the American Legion, VFW, and private donations. The town was originally founded by Revolutionary War soldiers who fought in the New York State militias. It was also occupied numerous times by both the American and British armies during the War of 1812.

The Franco-American Room houses the Franco-American collection of books. The books detail the experiences of Franco-Americans in northern New York and New England. There are also many books on the history of Quebec and Canada. The center contains a mix of rare and recently published books.

<sup>6</sup> Town of Champlain Website 2024

<sup>7</sup> [What are Cultural Features? Exploring the Definition, Examples, and Impact on Society - The Enlightened Mindset \(tffn.net\)](https://tffn.net/what-are-cultural-features-exploring-the-definition-examples-and-impact-on-society-the-enlightened-mindset)

<sup>8</sup> [Cultural Resources | Natural Resources Conservation Service \(usda.gov\)](https://www.usda.gov/natural-resources-conservation-service)

## Fort Montgomery (AKA Fort Blunder)<sup>9</sup>

Fort Montgomery on Lake Champlain is the second of two American forts built at the northernmost point of the American part of the lake: a first, unnamed fort built on the same site in 1816, and Fort Montgomery built in 1844.

Construction had begun on the first fort at this location, an octagonal structure with 30-foot-high (9.1 m) walls, in 1816 to protect against an attack from British Canada such as that which led to the Battle of Plattsburgh in 1814. In July 1817, President James Monroe visited the incomplete fortification and the adjacent military reservation known locally as "the commons". When a new survey discovered that the 45th parallel was actually located some 3+ miles (1.2 km) south, effectively placing the fort in Canada, all construction on this first fort stopped and the site was abandoned. Building on the Canadian side of the border, resulted in the first fort sometimes being better known as "Fort Blunder".

The current massive stone fortification, the second fort, was built between 1844 and 1871 at the Canada-US border of Lake Champlain at Island Point in the Village of Rouses Point, New York. No evidence has become known that this first fort was ever named, with most contemporary documents simply referring to it as the "works", "fortification", or "battery" at Rouse's Point. It is often mistakenly referred to as Fort Montgomery. The site of the first fort was listed on the National Register of Historic Places under the name "Fort Montgomery" in 1977.



Figure 6 – Photo Courtesy of the Town/Village of Champlain

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<sup>9</sup> Credit: Wikipedia

## Point au Fer Historic Site



Figure 7 – Photo courtesy of the Town/Village of Champlain

Benjamin Franklin landed here on his way to Montreal. Benedict Arnold, Charles Carroll, and Ethan Allen also stopped here.

After the Battle of Valcour in October of 1776, the Americans lost control of Point au Fer. Half of General John Burgoyne's British army camped here in June of 1777 on their way to Saratoga where they were defeated. After the Revolutionary War, the British occupied the garrison for 20 more years. British Captain John Steel used his gunboat "Maria" to patrol the lake off of Point au Fer. He built a small garden at Stony Point that for 90 years was referred to as "Steel's Garden". At the enactment of Jay's Treaty on June 1, 1796, the British left Point au Fer and the United States.

In 1805, a French refugee burned down the fort. American soldiers during the War of 1812 (1812-14) camped around the ruins while watching for British naval activities in the northern part of the lake. In 1809, Point au Fer was surveyed into three lots and auctioned off by the State of New York. In 1839, George Rochester bought some property at the tip of the Point from John Walker and his descendants still live in the area. Around 1870, Richard Scales purchased Lot No. 2 and built his house on the ruins of the old garrison. The seller was made of the stonework of the fort. The house is still standing today.

For many years, Point au Fer wasn't where people lived, but where they fought. The small peninsula, the former battleground for American and British soldiers, is nestled along Lake Champlain on the eastern side of the town of Champlain.

Prior to 1763, the French controlled the northern half of Lake Champlain. On June 6, 1760, during the French and Indian War (1754-1763), British Army major Robert Rogers and his Rangers engaged the French near here at Scales Point and pushed them into Canada. Britain was now in control of Point au Fer.

In 1774, the British built a garrison known as the "White House". In May of 1775, a small American force gained control of the fort and in June of 1776 American General John Sullivan added an entrenchment around the fort (the creek at the corner) and a 12-foot-tall wooden stockade that was lined with cannon. It was during this time that Charles Carroll, and Ethan Allen also stopped here.

## The White House at Point au Fer

The land within the White House's stockade is (arguably perhaps) the most historic site in all of Clinton County. Except for the plow, the fields and forests around this site have remained largely untouched. Few sites in Clinton County can attest to this. "The White House" historic marker on Point au Fer is about 400 feet north of the Point au Fer Historic Site Park. It stands in front of the Scales family house which was built on the ruins of the White House in the 1870s or 1880s. French, British and American soldiers camped here at different times from 1760 to 1796. The grass behind the sign is part of the enclosure of the garrison which had tall cedar posts around it at one time. The moat, now a small stream, is to the left of the sign by a few feet.

## Dewey's Tavern

Dewey's Tavern stands on one of the most important and historical

crossroads in Clinton County. In 1797, Elias Dewey arrived in Champlain and built a log cabin. In 1800, Elias built his main residence adjacent to the log cabin. Since this house was on the road between Albany and Montreal, it was expanded for use as a tavern. The house, cabin and surrounding fields were occupied by American and British soldiers during the War of 1812. American General Wade Hampton camped here on his way to Odelltown in September of 1813. Many skirmishes took place nearby.



Figure 9 – Photo Courtesy of the Town/Village of Champlain

On August 31, 1814, the British army commanded by Sir George Prevost crossed the border. The invading army's left wing commanded by General Thomas Brisbane camped nearby. On September 4, the army marched south and was defeated in the Battle of Plattsburgh on September 11. Two prisoner-of-war treaties were negotiated at the tavern on April 15 and July 16, 1814. Although they were never formally ratified, the agreements were still honored.

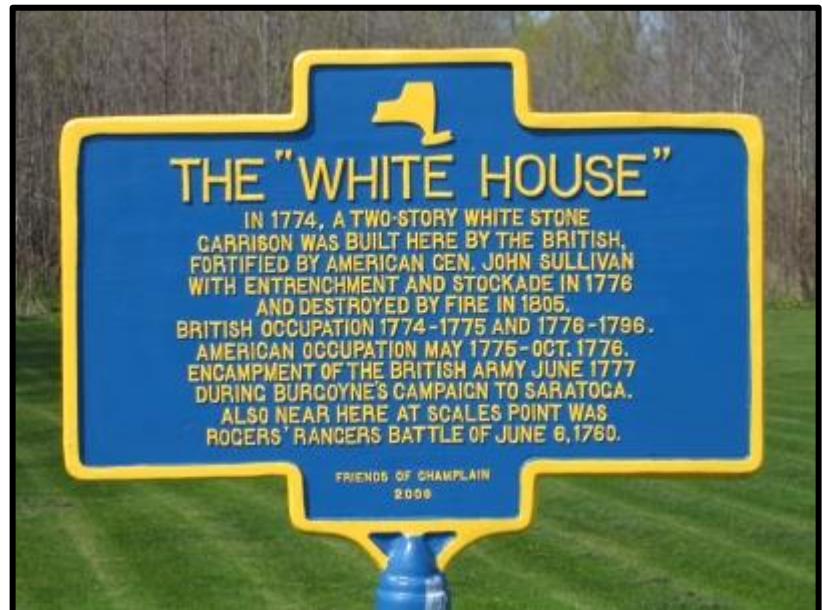


Figure 8 – Photo Courtesy of the Town/Village of Champlain

The Dewey Family Cemetery was in the field across from the school. Injured American soldiers who fought at the Lacolle Stone Mill siege in March of 1814 were cared for and the dead buried here. British soldiers may also be buried here. The headstones were removed in 1909 by a farmer. There is no trace of the cemetery today, but the stones are now in Glenwood Cemetery in the Village of Champlain.

### **Champlain Memorial**

The first monument built in the United States to commemorate Samuel de Champlain was erected in Champlain in 1907. In 1609 Champlain became the first European to explore this region and first to traverse the inland waterway, which was named Lake Champlain in his honor.

On July 4, 1907, 6,000 people attended the monument, unveiling ceremonies that included a parade, speeches, dinners, and fireworks. On the church lawn were American and French flags with the mottoes, "Vive Champlain" and "Nous-Nous Souvenons." On August 8, 1959, during the 350th anniversary of Champlain's exploration of Lake Champlain, the monument was re-dedicated during a daylong celebration with as many as 10,000 visitors to the village. On August 2, 2009, the monument was re-dedicated again as part of the Quadrcentennial celebrations.



Figure 10 – Photo Courtesy of the Town/Village of Champlain

## The Pliny Moore House, Village of Champlain<sup>10</sup>



Figure 11 – Photo Courtesy of the Town/Village of Champlain

In 1789, Revolutionary War veteran Pliny Moore (1759-1822) settled Champlain after being awarded land by the State of New York. In 1801 he built a Federal-style frame house similar to the one standing today. Moore was the first judge and postmaster of the town. During the War of 1812, the border became a revolving door for the American and British armies and militias. Moore's house played a key role in the military events, and he actively communicated with the commanders on both sides of the conflict.

In November of 1812, American General Henry Dearborn used Moore's house as his headquarters when his army camped nearby on their way to Lacolle, Quebec. In a letter written a few months later, Moore described the situation at his house that autumn: "my House was like a large Hotel, all the principal Officers of the Army were in it..." In October of 1813, British Major J. Perreault threatened Moore

and the village inhabitants after an attack at the border. His troops

later pillaged the village. In June of 1814, Colonel Benjamin Forsyth was killed on the road to Lacolle (NY Rt. 276). Two months later, his death was avenged by the ambush of British Captain St. Valier Mailloux (Mahew) who had commanded the militia and Indians who killed Forsyth. Mailloux died in the basement of Moore's house. In the spring of 1814, prisoner-of-war negotiations took place here and at Elias Dewey's house (Dewey's Tavern).

Pliny Moore's house is shown in an 1829 painting. The house burned down on April 27, 1912, and was rebuilt to the same exterior specifications. The McLellan family lived in the house from 1883 to 1983 and were decedents of Pliny Moore.

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<sup>10</sup> [http://www.moorsfieldpress.com/panels/champlain\\_town\\_interpretive\\_panels.html](http://www.moorsfieldpress.com/panels/champlain_town_interpretive_panels.html)

## Dodge Memorial Library<sup>11</sup>

Dr. Lyndhurst C. Dodge was born in West Chazy on 20 March 1841 to Dr. Daniel Dodge and his wife Judith Gates Dodge. Lyndhurst entered Albany Medical College, graduating in 1862. At 21 years of age, he accepted an appointment on the medical staff of the U.S. Army and became an assistant until the Civil War ended, emerging a highly respected surgeon and diagnostician.

In Lyndhurst's will he bequeathed \$10,000 to the people of Rouses Point to establish a free public library. The first board of trustees chose the site and hired John B. Poirier to construct one of the finest buildings in the village, a building that has stood the test of time for over 110 years. The Rouses Point Dodge Memorial Library opened on 30 January 1907



*Figure 12 – Photo Courtesy of the Town/Village of Champlain*

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<sup>11</sup> Adapted from 2008 Historical Calendar written by former Village Historian Donna Racine and printed by Border Press

## US Customs Port of Entry Buildings<sup>12</sup>

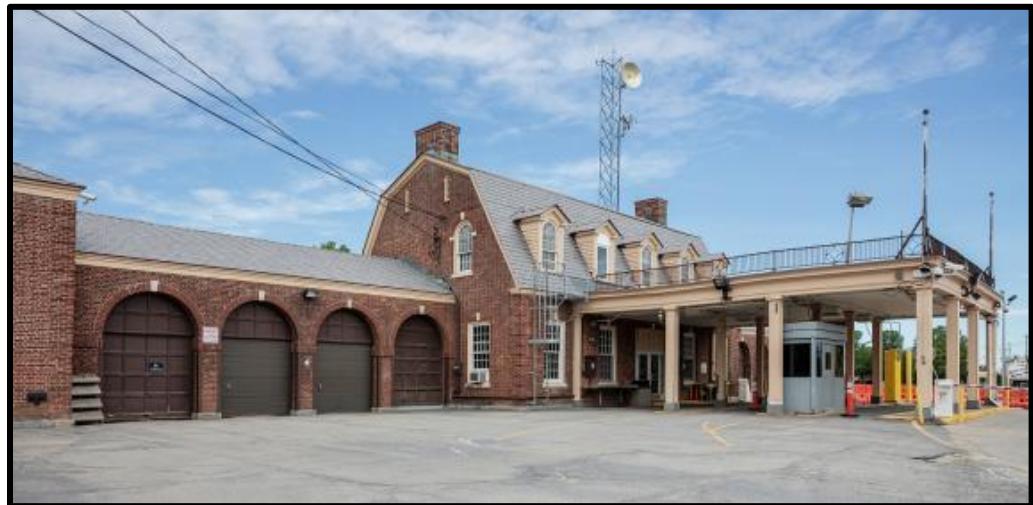


Figure 13 – Photo Courtesy of the Town/Village of Champlain

Champlain hosts three<sup>13</sup> ports of entry on the international border and several are listed on the National Register of Historic Places.

**The Border Inspection Station at Overton Corners-Lacolle Route (221) on Route 276, New York** is one of seven existing border inspection stations built between 1931 and 1934 along the New York and Canadian border. Georgian Revival in style, the building was designed by the Office of the Supervising Architect of the Treasury, James A. Wetmore, during tenure of the Secretary of the Treasury, Ogden L. Mills, and constructed between 1931 and 1932. At the time of its construction, Louis A. Simon was Superintendent of the Architectural Section. Border stations were

constructed by the federal government in New England along the border with Canada during the 1930s and several common plans and elevations can be discerned among the remaining stations. Rouses Point-Overton Corner shares with the others a residential scale, a Neo-colonial style, and an organization to accommodate functions of both customs and immigration services.

Border Stations are associated with four important events in United States history: the imposition of Prohibition between 1919 and 1933; enactment of the Elliot-Fernald public buildings act in 1926 which was followed closely by the Depression; and the popularity of the automobile whose price was increasingly affordable thanks to Henry Ford's creation of the industrial assembly line. The stations were constructed as part of the government's program to improve its public buildings and to control casual smuggling of alcohol, which most often took place in cars crossing the border. Their construction was also seen as a means of giving work to the many locally unemployed.

The Overton Corner border station is one of the best preserved in New York. It is the only station to have had an addition made to it. While the border stations have all sustained systematic alterations, they have retained, in varying degrees, most of their original

<sup>12</sup> <https://www.gsa.gov/real-estate/historic-preservation/explore-historic-buildings/find-a-building/all-historic-buildings/us-border-station-overton-rouses-point-ny>

<sup>13</sup> Please note: the Town notes that the GSA footnote (#12 above) is incorrect and that there are only three border stations within the Town of Champlain.

fabric. This station is on both exterior and interior a fine example of the building type, its character defining features well-maintained and intact, the addition a compatible and equally well-crafted one.



Figure 14 – Photo Courtesy of the Town/Village of Champlain

The Rouses Point-St. Johns Highway Border Inspection Station in Rouses Point, New York is one of seven existing border inspection stations built between 1931 and 1934 along the New York and Canadian border. Georgian Revival in style, the building was designed by the Office of the Acting Supervising Architect of the Treasury, James A. Wetmore, during tenure of the Secretary of the Treasury, William H. Woodin, and constructed in 1933. By the time of its completion, Louis A. Simon had become Supervising Architect. Border stations were constructed by the federal government in both New York and Vermont during the 1930s and several common plans and elevations can be discerned among the remaining nineteen stations. Rouses Point-St.

Johns shares with the others a residential scale, a Neo-colonial style, and an organization to accommodate functions of both customs and immigration services. **The Rouses Point-St. Johns border station** is the most elaborate of the New York stations and is among the best preserved. While the buildings have all sustained systematic alterations, they have retained, in varying degrees, most of their original fabric. This station is on both exterior and interior a fine example of the building type, its character defining features well-maintained and intact.

### Harry J. McManus Northern Tier Recreational Trail<sup>14</sup><sup>15</sup>

The 5 mile – or so trail starts at the Village of Champlain at Bill Earl Park, follows Elm Street in the Village of Champlain where it turns left and becomes a trail through the fields crossing Paquette Boulevard and heading toward Northeastern Clinton Middle/High School. The trail crosses Route 276, continuing as a cinder path until it reaches Prospect Street and has a shared surface with the road. It ends at Rouses Point Elementary School.

The trail features partially paved paths, benches, parking, and is accessible to wheelchair users and strollers. This Trail is for non-motorized use only. It allows residents and visitors to walk, run, bike, or roll safely from one village to the other.

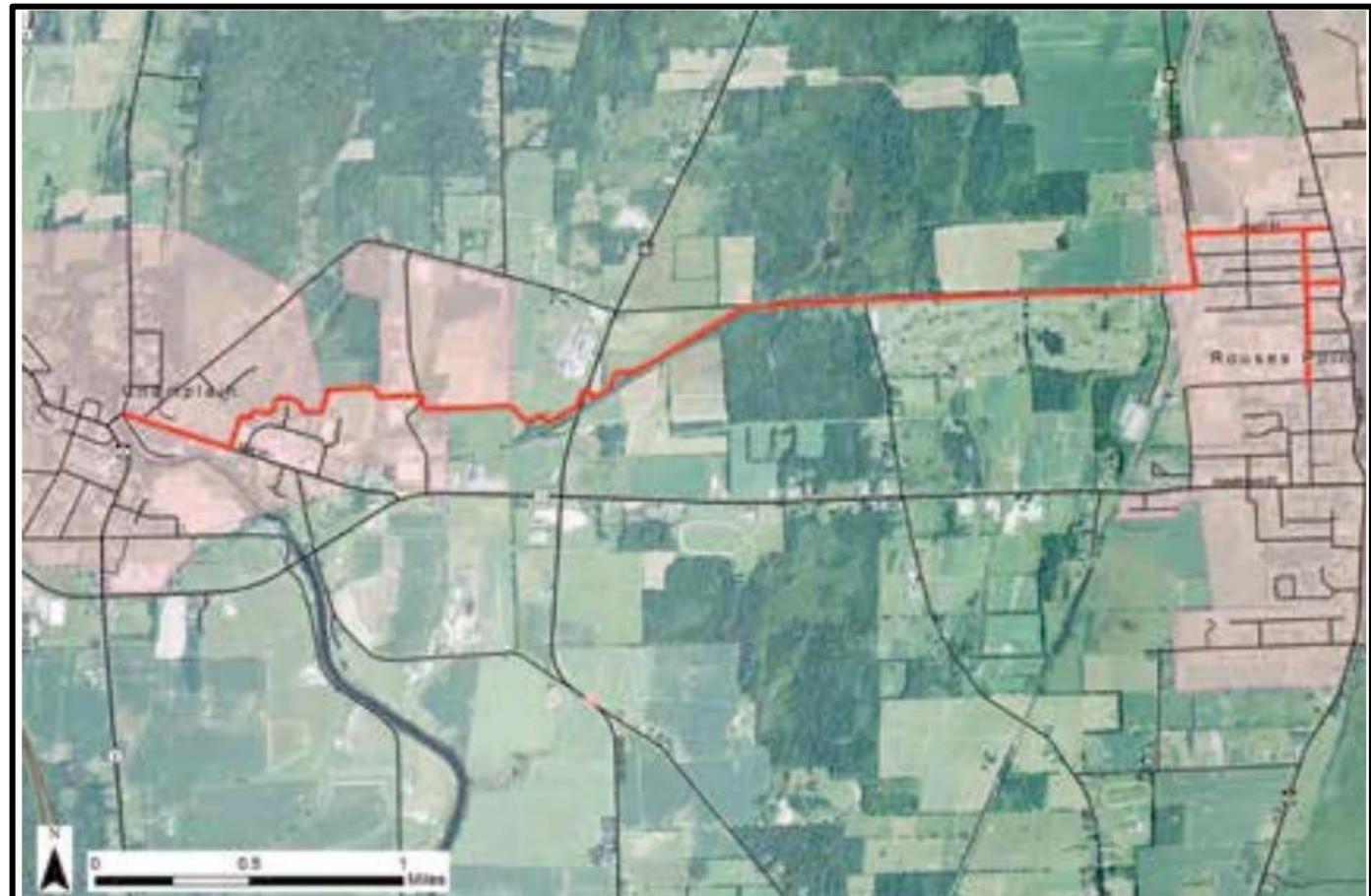
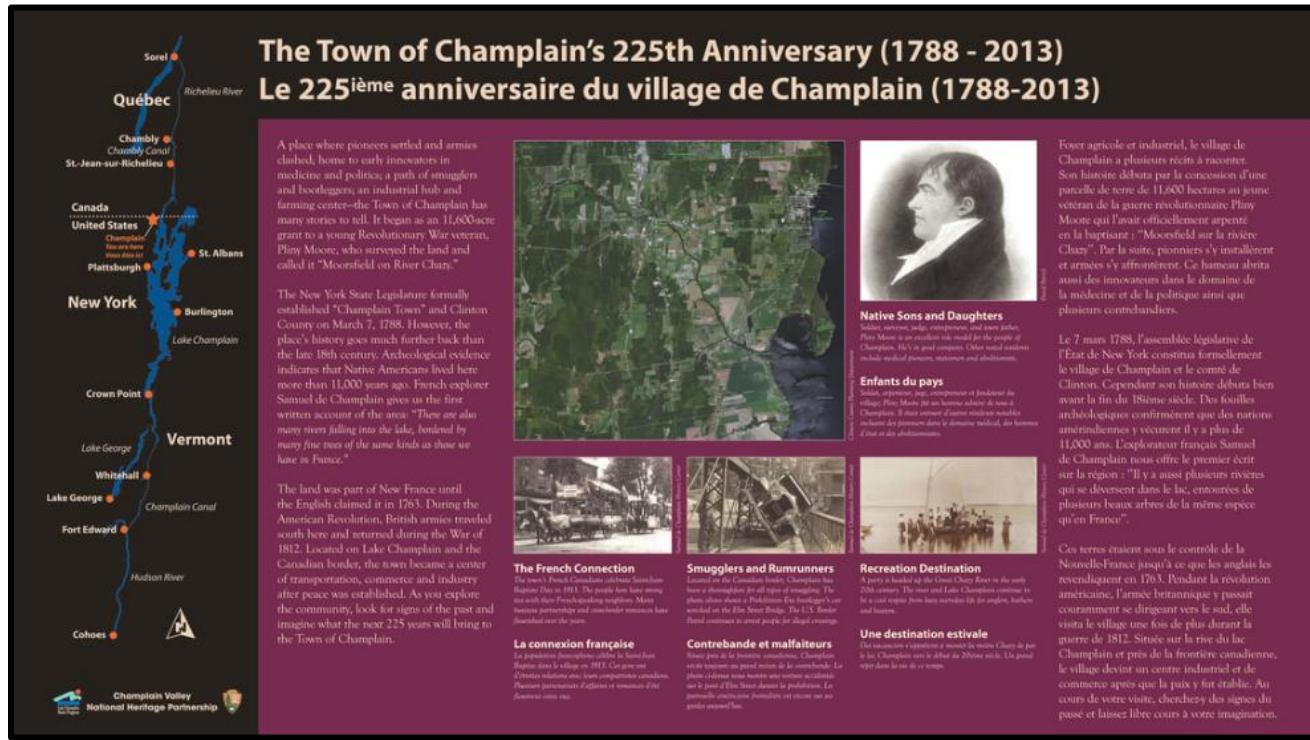


Figure 15 – Courtesy of the Town/Village of Champlain

<sup>14</sup> <http://www.vchamplain.com/files/RecTrailMap.pdf>

<sup>15</sup> <https://www.goadirondack.com/entries/northern-tier-recreation-trail>

**Champlain Valley National Heritage Partnership<sup>16</sup>**



*Figure 16 – Courtesy of The Samuel de Champlain History Center*

Saratoga (New York) Counties, outside the Basin to the south. The CVNHP is administered under the auspices of the LCBP, and its Management Plan is a component of the Lake Champlain management plan Opportunities for Action. The CVNHP hosts its own website that is rich with information about cultural heritage and recreation in the region. The CVNHP site is also home to several regional initiatives, including the Champlain-Adirondack Biosphere Reserve, Lake Champlain Bikeways, and the Champlain Valley Wine Trail.

In 2006, the U.S. Congress established the Champlain Valley National Heritage Partnership (CVNHP). This national heritage area was designated to recognize the importance of the historical, cultural, and recreational resources of the Champlain Valley; to preserve, protect, and interpret those resources; to enhance the tourism economy; and to encourage partnerships among state/provincial and local governments and nonprofit organizations in New York, Québec, and Vermont. Most of the CVNHP is located within the Lake Champlain Basin, but the Partnership area also includes Bennington (Vermont) and

<sup>16</sup> <https://champlainvalleynhp.org/>

## Historic Markers and Wayside Interpretive Panels in the Village and Town of Champlain<sup>17</sup>



Figure 17 – Courtesy of the Town/Village of Champlain

Many blue and yellow markers as well as modern wayside interpretive panels have been created to commemorate historical events and sites in and around the Town and Village of Champlain. Six of the blue and yellow markers were dedicated during the Town of Champlain's 150th anniversary in August of 1938. Starting in the mid-2000s, many wayside interpretive panels were placed at historic sites around the town. These panels were sponsored by the Lake Champlain Basin Program through the Champlain Valley National Heritage Partnership.

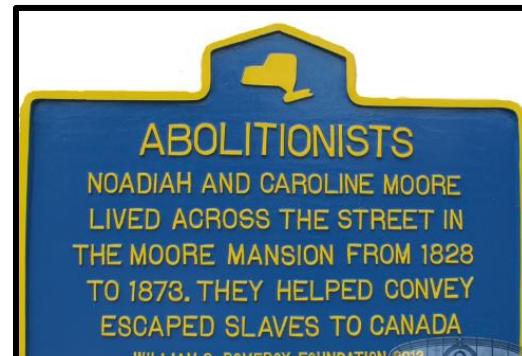


Figure 18 – Courtesy of Town/Village of Champlain

## 1.4 Demographics

Please Note: The data provided in this section was collected from both the U.S. Decennial Census as well as the American Community Survey. Numbers from the Decennial census and the data on the tables from the American community survey sometimes show different numbers for the same year. Generally, this profile derives data from the ACS since it had more yearly data versus the two decennial datasets that may not have all the information of interest to this planning process. There are only a few tables that have both datasets for specific topics, but the majority of the data is from the ACS since it has the correct thematic information and did a better job of tracking the demographic information.

<sup>17</sup> <http://www.champlainhistory.org/historic-markers-and-panels.html>

### 1.4.1 Population, People, Ethnicity and Age

Data from the US Census reveals that the population of the Village of Champlain is growing—and growing substantially compared to other places in Clinton County, as well as New York State. The Town of Champlain, similar to other Clinton County towns and cities is losing population at a very slow rate.

Population Change, Village and Town of Champlain (Census Tract) (Retrieved 2024 US Census American Community Survey S0101)					
Municipality	2010	2015	2020	% Change, 2010- 2015	% Change, 2015- 2020
Village of Champlain	890	1139	1326	27.98%	16.42%
Village of Rouses Point	2471	2126	2403	-13.96%	13.03%
Town of Champlain without Villages	2,444	2,441	1,897	-0.12%	-22.29%
Clinton County	82,115	81,251	80,320	-1.05%	-1.15%
New York State	19,392,283	19,795,791	20,201,249	2.08%	2.05%

Regional Comparative Population Change, 2010-2020 (Retrieved 2024 US Census Decennial Census P1 & American Community Survey DP05)					
Municipality	2010	2015	2020	% Change 2010- 2015	% Change 2015- 2020
<b>Town of Altona</b>	2,960	2,907	2,882	-1.79	-0.86
<b>Town of Au Sable</b>	3,141	3,136	3,046	-0.16	-2.87
<b>Town of Beekmantown</b>	5,550	5,536	5,469	-0.25	-1.21
<b>Town of Black Brook</b>	1,528	1,431	1,326	-6.35	-7.34
<b>Town of Champlain without Villages</b>	2,444	2,441	1,897	-0.12	-22.29
<b>Village of Champlain</b>	890	1,139	1,326	27.98	16.42
<b>Village of Rouses Point</b>	2,471	2,126	2,403	-13.96	13.03
<b>Town of Chazy</b>	4,296	4,250	4,144	-1.07	-2.49
<b>Town of Clinton</b>	794	680	635	-14.36	-6.62
<b>Town of Dannemora</b>	5,006	4,720	4,558	-5.71	-3.43
<b>Town of Ellenburg</b>	1,717	1,841	1,890	7.22	2.66
<b>Town of Mooers</b>	3,579	3,600	3,587	0.59	-0.36
<b>Town of Peru</b>	6,940	7,013	6,909	1.05	-1.48
<b>Town of Plattsburgh</b>	11,844	11,847	11,867	0.03	0.17
<b>City of Plattsburgh</b>	19,974	19,845	19,343	-0.65	-2.53
<b>Town of Saranac</b>	4,038	4,005	3,931	-0.82	-1.85
<b>Town of Schuyler Falls</b>	5,208	5,168	5,107	-0.77	-1.18

Table 1 - Regional Comparative Population Change 2010-2020

The Town and Village of Champlain are typical of many areas in northern New York in its demographic makeup. The overall population consists of a largely white demographic. However, Champlain Town and Village are seeing an appreciable diversification of ethnic groups over time.

Ethnic Composition, Town of Champlain without Villages (Retrieved 2024 US Census American Community Survey DPO5)								
	2010	%	2020	%	2022	%	% Change	% Change
							2010-2020	2020-2022
White	2347	94.79%	1,890	99.63%	1,963	96.37%	-19.47%	3.86%
Black	0	0.00%	7	0.37%	11	0.54%	700.00%	57.14%
American Indian	12	0.48%	0	0.00%	0	0.00%	-100.00%	0.00%
Asian/Pacific Islander	14	0.57%	0	0.00%	4	0.20%	-100.00%	400.00%
Two or More races	71	2.87%	0	0.00%	40	1.96%	-100.00%	4000.00%
Other Race	0	0.00%	0	0.00%	0	0.00%	0.00%	0.00%
Hispanic Origin	32	1.29%	0	0.00%	19	0.93%	-100.00%	1900.00%

Table 2 - Ethnic Composition, Town of Champlain without Villages

Ethnic Composition, Village of Champlain (Retrieved 2024 US Census American Community Survey DPO5)								
	2010	%	2020	%	2022	%	% Change	% Change
							2010-2020	2020-2022
White	886	98.44%	1,262	94.53%	1,110	91.58%	42.44%	-12.04%
Black	0	0.00%	0	0.00%	13	1.07%	0.00%	1300.00%
American Indian	0	0.00%	2	0.15%	0	0.00%	200.00%	0.00%
Asian/Pacific Islander	4	0.44%	8	0.60%	6	0.50%	100.00%	-25.00%
Two or More races	0	0.00%	50	3.75%	51	4.21%	5000.00%	2.00%
Other Race	0	0.00%	4	0.30%	5	0.41%	0.00%	25.00%
Hispanic Origin	10	1.11%	9	0.67%	27	2.23%	-10.00%	200.00%

Table 3 - Ethnic Composition, Village of Champlain

Ethnic Composition, Village of Rouses Point (Retrieved 2024 US Census American Community Survey DP05)								
	2010	%	2020	%	2022	%	% Change	% Change
							2010-2015	2015-2020
White	2,354	95.27%	2,314	96.30%	2,396	94.70%	-1.70%	3.54%
Black	52	2.10%	7	0.29%	6	0.24%	0.00%	-14.29%
American Indian	9	0.36%	7	0.29%	4	0.16%	0.00%	0.00%
Asian/Pacific Islander	14	0.56%	31	1.29%	29	1.15%	121.43%	-6.45%
Two or More races	37	1.50%	42	1.75%	65	2.57%	13.51%	54.76%
Other Race	5	0.20%	2	0.08%	30	1.19%	0.00%	1400.00%
Hispanic Origin	51	2.06%	6	0.25%	27	1.07%	-88.24%	350.00%

Table 4 - Ethnic Composition, Village of Rouses Point

Age distribution in the Village and Town has also changed over time. In the Village and Town, the number of young children has substantially increased while the numbers of school-age children declined. The increase in young children has pushed the Median Age in the Village from 46.3 years in 2010 to a “younger” to average of 39 years in 2020. Other age groups residing in the Village have seen modest growth. The Town is witnessing losses in the middle-aged groups and gaining increases in the 65+ age groups. Apparently, the needs of the very young and very old require consideration in planning for the future

Age Characteristics, Town of Champlain without Villages (Retrieved 2024 US Census American Community Survey DP05)								
	2010	%	2015	%	2020	%	% Change	% Change
							2010-2015	2015 - 2020
0-4 years	274	11.21%	94	3.85%	280	14.76%	-65.69%	197.87%
5-19 years	400	16.37%	338	13.85%	220	11.60%	-15.50%	-34.91%
20-44 years	962	39.36%	637	26.10%	533	28.10%	-33.78%	-16.33%
45-64 years	518	21.19%	1015	41.58%	472	24.88%	95.95%	-53.50%
65+ years	290	11.87%	357	14.63%	392	20.66%	23.10%	9.80%
Median Age	41.2		40.47		40.4		-1.78%	-0.08%

Table 5 - Age Characteristics, Town of Champlain without Villages

Age Characteristics, Village of Champlain (Retrieved 2024 US Census American Community Survey DPO5)								
	2010	%	2015	%	2020	%	% Change	% Change
							2010-2015	2015 - 2020
0-4 years	50	5.62%	87	7.64%	146	4.80%	74.00%	67.82%
5-19 years	131	14.72%	256	22.48%	209	19.80%	95.42%	-18.36%
20-44 years	244	27.42%	445	39.07%	496	28.70%	82.38%	11.46%
45-64 years	282	31.69%	250	21.95%	280	34.70%	-11.35%	12.00%
65+ years	183	20.56%	101	8.87%	195	12.10%	-44.81%	93.07%
Median Age	46.3		33.3		39.2		-28.08%	17.72%

Table 6 - Age Characteristics, Village of Champlain

Age Characteristics, Village of Rouses Point (Retrieved 2024 US Census American Community Survey DPO5)								
	2010	%	2015	%	2020	%	% Change	% Change
							2010-2015	2015 - 2020
0-4 years	115	4.65%	72	3.39%	152	6.33%	-37.39%	111.11%
5-19 years	532	21.53%	365	17.17%	453	18.85%	-31.39%	24.11%
20-44 years	811	32.82%	661	31.09%	629	26.18%	-18.50%	-4.84%
45-64 years	713	28.85%	656	30.86%	684	28.46%	-7.99%	4.27%
65+ years	300	12.14%	372	17.50%	485	20.18%	24.00%	30.38%
Median Age	39		44.3		43.6		13.59%	-1.58%

Table 7 - Age Characteristics, Village of Rouses Point

## 1.4.2 Educational Characteristics

Town educational attainment levels were fairly constant across all categories in the period from 2015-2020. The residents of the Village of Champlain who have a bachelor's degree or higher also remained fairly stable. The number of Town, Village and County residents with a high school diploma or higher has decreased. The number of Town and Village residents with no high school diploma has increased as well while the trend in the county and state is seeing lower levels on no high school diploma. It is not clear whether the reasons for this are related to population and demographic changes, or whether those with or without high school diplomas leave the area for higher education or career opportunities elsewhere. Clinton County is well below the New York State averages for holding higher education diplomas.

<u>Educational Attainment Levels, Persons 25+</u> <u>(Retrieved 2024 US Census American Community Survey S1501)</u>						
-	No High School		High School Diploma or		Bachelor's Degree or higher	
	Diploma		higher			
	2015	2020	2015	2020	2015	2020
<u>Town of Champlain without Villages</u>	14.90%	15.41%	67.94%	66.78%	17.17%	17.81%
<u>Village of Champlain</u>	13.06%	22.29%	66.29%	53.48%	20.65%	20.36%
<u>Village of Rouses Point</u>	9.30%	15.03%	66.50%	67.11%	24.20%	17.86%
<u>Clinton County</u>	14.28%	11.95%	63.58%	63.62%	22.14%	24.42%
<u>New York State</u>	14.37%	12.98%	51.43%	50.56%	34.21%	38.05%
<u>Town of Champlain without Villages</u>	610	573	2782	2483	703	662
<u>Village of Champlain</u>	93	173	472	415	147	158
<u>Village of Rouses Point</u>	146	249	1044	1112	380	296
<u>Clinton County</u>	7874	6600	35062	35125	12212	13483
<u>New York State</u>	1930117	1743890	6909554	6792475	4596124	5112792

Table 8 - Educational Attainment Levels, Persons 25+

Educational Resources include:

Clinton Community College

SUNY Plattsburgh

Northeast Adirondack Central School District

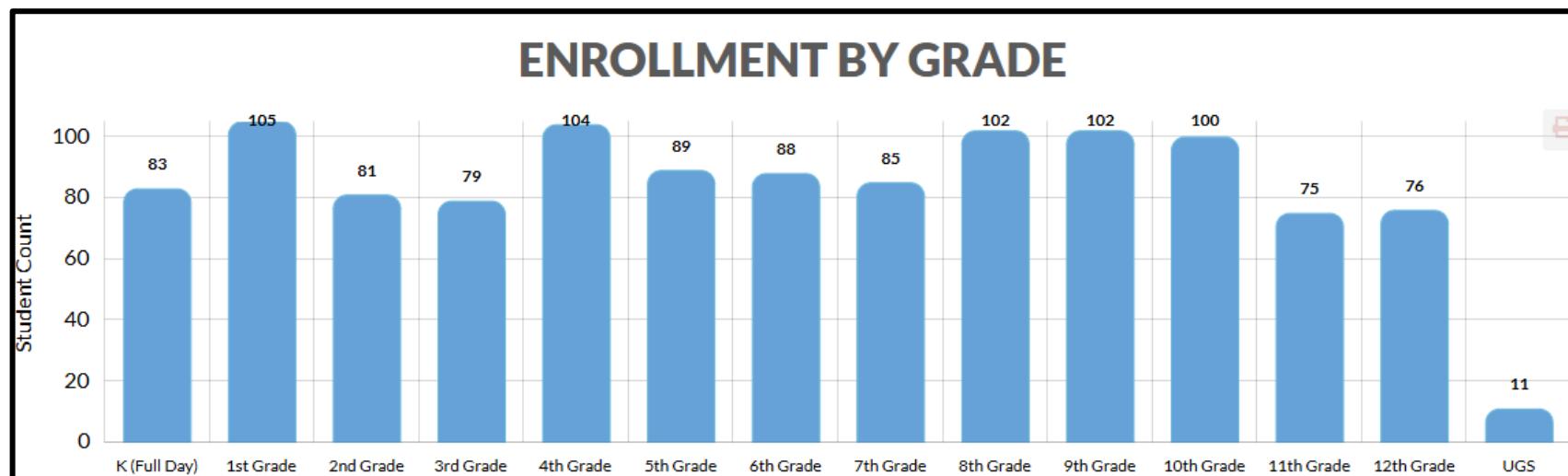
Paul Smiths College

North Country School

Northwood School

BOCES Plattsburgh

**NORTHEASTERN CLINTON CSD ENROLLMENT (2022 - 23) K-12 Enrollment: 1,180<sup>18</sup>**



*Table 9 - Northeastern Clinton CSD Enrollment (2022-2023)*

<sup>18</sup> <https://data.nysesd.gov/enrollment.php?year=2023&instid=800000053886>

## Graduation Rate<sup>19</sup>

4, 5, and 6-Year Graduation Rates (June and August)	
Cohort	Graduation Rate
2019 4-year August Cohort	85%
2019 4-year June Cohort	85%
2018 5-year August Cohort	89%
2018 5-year June Cohort	89%
2017 6-year August Cohort	82%
2017 6-year June Cohort	82%

Table 10 - 4,5, and 6-Year Graduation Rates

"The four-year cohort graduation rate is a measure of the number of students from a freshman cohort group who successfully graduate high school 4 years after entering their freshman year. The cohort is adjusted by adding any students who transfer into the cohort later during the next three years and subtracting any students who transfer out, emigrate to another country, or die during the same period."<sup>20</sup>

The cohort graduation rate is calculated by taking the number of students in the adjusted cohort who graduated with a regular diploma within four years and dividing that by the total number of students in the cohort.

The New York State Education Department (NYSED) reports the percentage of students who earned a local or Regents diploma by June, four years after they entered grade 9. NYSED also reports the percentage of students who earned a local or Regents diploma by August of the same year (the August percentage includes all students who earned a diploma by June and August combined). The New York State Education Department also reports the percentage of students who earned a local or Regent's diploma five and six years later.

<sup>19</sup> <https://data.nysesd.gov/profile.php?instid=800000053886>

<sup>20</sup> [https://www.nyskwic.org/get\\_data/indicator\\_narrative\\_details.cfm?numIndicatorID=128](https://www.nyskwic.org/get_data/indicator_narrative_details.cfm?numIndicatorID=128)

### 1.4.3 Household Characteristics

Overall, the number of households in the Village of Champlain has increased by more than 100 in the ten years since the 2010 Census. The number of households in the Town has seen both increases and losses indicating more volatility. Housing market volatility refers to the degree of fluctuation in housing-related indicators such as home prices, sales volume, construction activity, and mortgage rates over time. A volatile housing market is marked by rapid and unpredictable changes, often driven by factors like economic shifts, interest rate changes, supply-demand imbalances, or external shocks. High volatility can create uncertainty for buyers, sellers, developers, and policymakers, making it difficult to plan for or maintain stable housing conditions. In contrast, a stable housing market experiences more gradual and predictable trends.

One might notice throughout this Section 1.4.3 that 2015 appears to be unusual compared to 2010 and 2020. Based on available data, 2015 does not appear to be a significant outlier in the housing characteristics of the Town of Champlain when compared to 2010 and 2020. The American Community Survey (ACS) data for small communities like Champlain are collected over five-year periods (e.g., 2010–2014, 2015–2019), which can smooth out short-term fluctuations and make it challenging to identify specific anomalies for a single year like 2015. Without more granular, year-specific data, it's difficult to conclusively determine whether 2015 was an outlier in the Town of Champlain's housing market. For a more detailed analysis, consulting local government records or regional housing studies might provide additional insights.

Household Change, 2010 – 2020 (Retrieved 2024 US Census American Community Survey S1101)					
Municipality	2010	2015	2020	% Change, 2010-2015	% Change, 2015-2020
Town of Champlain without Villages	856	991	745	15.8%	-24.8%
Village of Champlain	415	491	519	18.3%	5.7%
Village of Rouses Point	1,055	988	1,121	-6.4%	13.5%
Clinton County	31,659	30,249	37,315	-4.5%	23.4%
New York State	8,050,835	8,207,161	8,530,561	1.9%	3.9%

Table 11 - Household Change, 2010-2020

Town household composition changed since 2010, with increases in female-headed households and decreases in male-headed households. Household size in the Town has also trended smaller with growth in three-person households. The increase in married-couple families and female-headed households in the Town and Village reflects demographic shifts that have implications for housing, services, and community planning. A rise in three-person households suggests growing diversity in household structures. These trends may increase demand for family-oriented and affordable housing, childcare services, and educational resources. Understanding and responding to these changes is essential to ensure the community remains inclusive, resilient, and well-equipped to meet evolving needs.

Households by Type, Town of Champlain without Villages (Retrieved 2024 US Census American Community Survey S2501)					
Type	2010	2015	2020	Change	Change
Married couple families	541	585	434	8%	-26%
%	63.20%	59.03%	58.26%		
Male headed household, no wife	0	125	12	125%	-90%
%	0.00%	12.61%	1.61%		
Female headed no husband	158	42	98	-73%	133%
%	7.84%	4.24%	13.15%		
Non-family households	157	239	201	52%	-16%
%	7.79%	24%	26.98%		
Household Size					
1-Person Household	105	215	170	104%	-21%
%	38.10%	21.70%	22.82%		
2-Person Household	341	416	276	22%	-34%
%	38.10%	41.98%	37.05%		
3-Person Household	173	97	142	-44%	46%
%	9.60%	9.79%	19.06%		
4-or-More-Person Household	237	263	157	11%	-40%
%	14.20%	26.5%	21.07%		

Table 12 - Household by Type, Town of Champlain without Villages

The Village of Champlain is experiencing significant increases in the number of married couples with families as well as important increases in the number of female-headed households. Of note there is a 150% increase in the number of three-person households.

Households by Type, Village of Champlain (Retrieved 2024 US Census American Community Survey S2501)					
Type	2010	2015	2020	Change	Change
Married couple families	189	164	239	-13%	46%
%	45.54%	33.40%	46.05%		
Male headed household, no wife	7	16	15	129%	-6%
%	1.69%	3.26%	2.89%		
Female headed no husband	38	75	91	97%	21%
%	9.16%	15.27%	17.53%		
Non-family households	181	236	174	30%	-26%
%	43.61%	48%	33.53%		
<b>Household Size</b>					
1-Person Household	158	171	156	8%	-9%
%	38.10%	34.83%	30.06%		
2-Person Household	158	129	142	-18%	10%
%	38.10%	26.27%	27.36%		
3-Person Household	40	62	155	56%	150%
%	9.60%	12.63%	29.87%		
4-or-More-Person Household	59	129	66	119%	-49%

Table 13 - Households by Type, Village of Champlain

Households by Type, Village of Rouses Point (Retrieved 2024 US Census American Community Survey S2501)					
Type	2010	2015	2020	Change	Change
Married couple families	465	410	463	-12%	13%
%	44.08%	41.50%	41.30%		
Male headed household, no wife	36	75	51	108%	-32%
%	3.41%	7.59%	4.55%		
Female headed no husband	152	73	110	-52%	51%
%	14.41%	7.39%	9.81%		
Non-family households	402	430	497	7%	16%
%	38.10%	43.52%	44.34%		
Household Size					
1-Person Household	311	333	444	7%	33%
%	29.50%	33.70%	39.61%		
2-Person Household	312	374	409	20%	9%
%	29.60%	37.85%	36.49%		
3-Person Household	219	135	137	-38%	1%
%	20.80%	13.66%	12.22%		
4-or-More-Person Household	213	146	131	-31%	-10%
%	20.20%	14.8%	11.69%		

Table 14 - Households by Type, Village of Rouses Point

#### 1.4.4 Income and Poverty<sup>2122</sup>

While a majority of households in the town earn more than \$35K annually, there are many households on the poverty line and who may qualify as low or moderate income under US. Department of Housing and Urban Development Section 8 standards for Clinton County. Furthermore, in Clinton County hourly wages are just beginning to approximate the lowest living wages estimated for the region.

**Please note** that some tables and figures differ in data and that is okay for the purposes of the granularity of comprehensive planning. Different datasets report varying numbers due to differences in data sources, definitions, and collection methods. Federal, state, local, or private organizations may use distinct criteria or timeframes, leading to inconsistencies. Some datasets are actual counts, while others are estimates with margins of error, especially in small or rural areas. Additionally, updates occur at different intervals, and methodologies may change over time, further contributing to variation.

HUD Income Limits 2024 in Clinton County, NY (Source: HUD USER 2024)										
2024	Median Family Income	2024 Yearly Income Limit	2024 Yearly Limit- Person(s) in Family							
			1	2	3	4	5	6	7	8
Clinton County, NY	\$97,000	Very Low Income (50%)	\$32,700	\$37,400	\$42,050	\$46,750	\$50,450	\$54,200	\$57,950	\$61,700
		60% Limits	\$39,240	\$44,880	\$50,460	\$56,100	\$60,540	\$65,040	\$69,540	\$74,040
		Low Income (80%)	\$52,350	\$59,800	\$67,300	\$74,800	\$80,750	\$86,750	\$92,750	\$98,750

Table 15 - HUD Income Limits 2024 in Clinton County, NY

<sup>21</sup> <http://censusreporter.org/profiles/06000US3601913750-champlain-town-clinton-county-ny/>

<sup>22</sup> ACS 2023 5-year unless noted.

MIT Living Wage Calculation for Clinton County NY													
(Retrieved 2024- <a href="https://livingwage.mit.edu/counties/36019">https://livingwage.mit.edu/counties/36019</a> )													
	1 Adult			2 Adults (1 Working)				2 Adults (Both Working)					
	# of Children												
	0	1	2	3	0	1	2	3	0	1	2	3	
<b>Living Wage</b>	\$21.00	\$36.67	\$47.80	\$62.60	\$28.34	\$34.12	\$38.96	\$40.28	\$14.17	\$20.71	\$26.58	\$30.62	
<b>Poverty Wage</b>	\$7.24	\$9.83	\$12.41	\$15.00	\$9.83	\$12.41	\$15.00	\$17.59	\$4.91	\$6.21	\$7.50	\$8.79	
<b>Minimum Wage</b>	\$16.00	\$16.00	\$16.00	\$16.00	\$16.00	\$16.00	\$16.00	\$16.00	\$16.00	\$16.00	\$16.00	\$16.00	

Table 16 - MIT Living Wage Calculation for Clinton County, NY

Income by Household Type, 2022 (Retrieved 2024 US Census American Community Survey S1901 & S2501)							
Location	Type	Total	Under \$10,000	\$10,000 - \$24,999	\$25,000 - \$34,999	Over \$35,000	Average
Town of Champlain including Villages	Households	2447	235	343	137	1732	\$74,426.00
	%	100%	9.6%	14.0%	5.6%	70.8%	
	Families	1509	53	101	86	1269	\$91,547.00
	%	100%	3.5%	6.7%	5.7%	84.1%	
	Married couple families	1255	33	79	64	1079	N
	%	100%	2.6%	6.3%	5.1%	86.0%	
	Non-family households	938	182	245	56	455	\$43,692.00
	%	100%	19.4%	26.1%	6.0%	48.5%	
Village of Champlain	Households	482	19	64	38	361	\$78,166.00
	%	100%	3.9%	13.3%	7.9%	74.9%	
	Families	336	1	16	24	295	\$79,093.00
	%	100%	0.3%	4.8%	7.1%	87.8%	
	Married couple families	254	0	6	24	224	N
	%	100%	0.0%	2.4%	9.4%	88.2%	
	Non-family households	146	18	49	14	65	\$58,568.00
	%	100%	12.3%	33.6%	9.6%	44.5%	
Village of Rouses Point	Households	1191	163	248	99	681	\$62,486.00
	%	100%	13.7%	20.8%	8.3%	57.2%	
	Families	606	52	72	62	420	\$84,219.00
	%	100%	8.6%	11.9%	10.2%	69.3%	
	Married couple families	494	33	61	40	360	N
	%	100%	6.7%	12.3%	8.1%	72.9%	
	Non-family households	585	111	175	42	257	\$39,221.00
	%	100%	19.0%	29.9%	7.2%	43.9%	

Table 17 - Income by Household Type, 2022

## Town of Champlain Economic Characteristics: 2023 Per Capita/Median/Household Income<sup>23</sup>

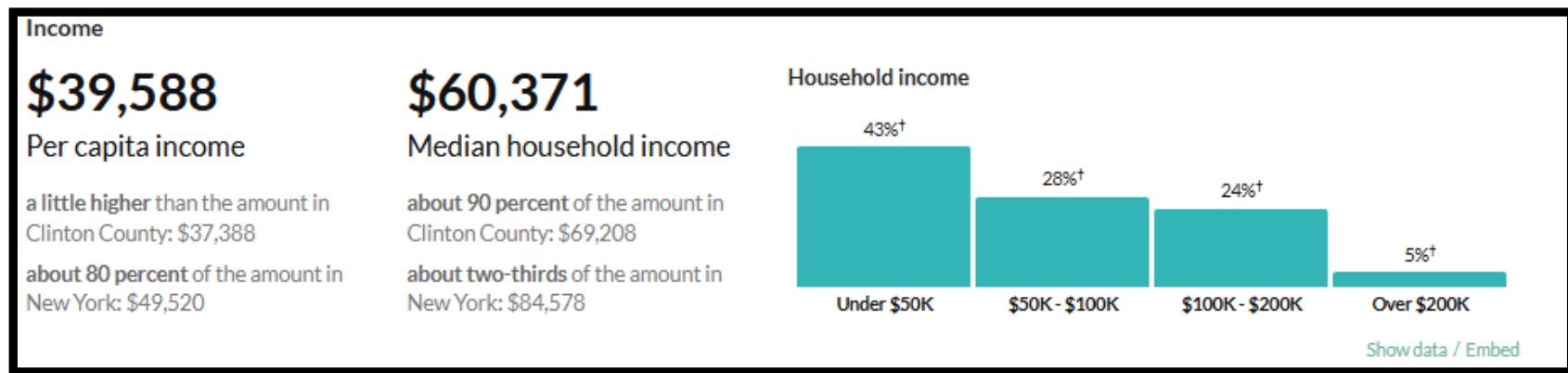


Table 18 - Town of Champlain Economic Characteristics

## Village of Champlain Economic Characteristics: 2023 Per Capita/Median/Household Income<sup>24</sup>

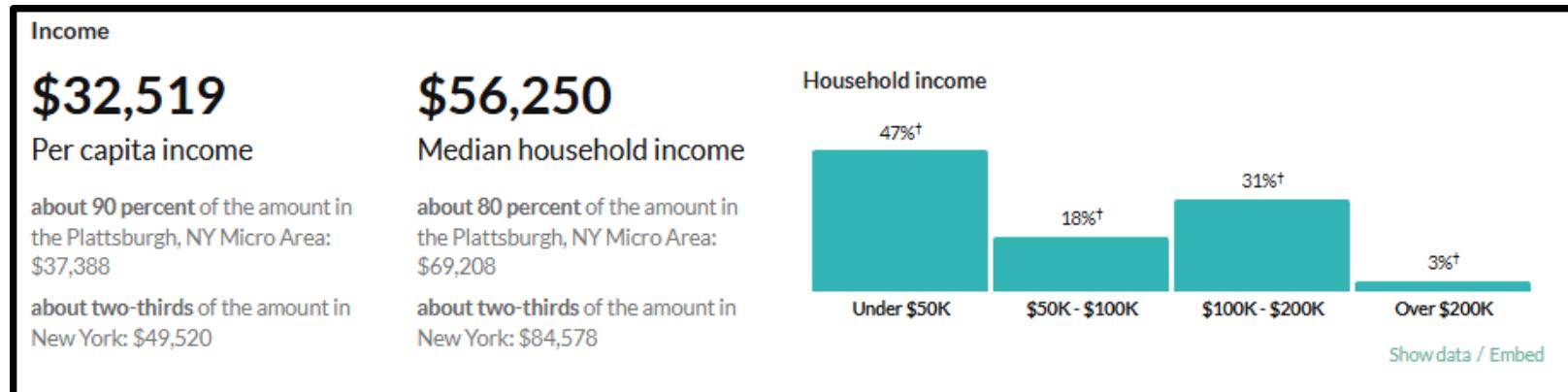


Table 19 - Village of Champlain Economic Characteristics

<sup>23</sup> <http://censusreporter.org/profiles/06000US3601913750-champlain-town-clinton-county-ny/>

<sup>24</sup> <https://censusreporter.org/profiles/16000US3613739-champlain-ny/>

## Village of Rouses Point Economic Characteristics: 2023 Per Capita/Median/Household Income<sup>25</sup>

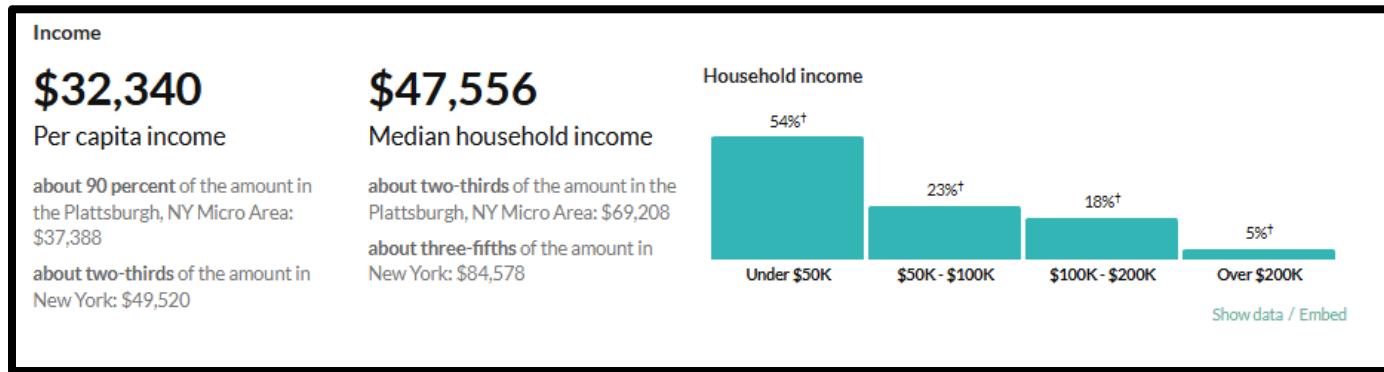


Table 20 - Village of Rouses Point Economic Characteristics

## Town of Champlain Poverty Rate 2023<sup>26</sup>

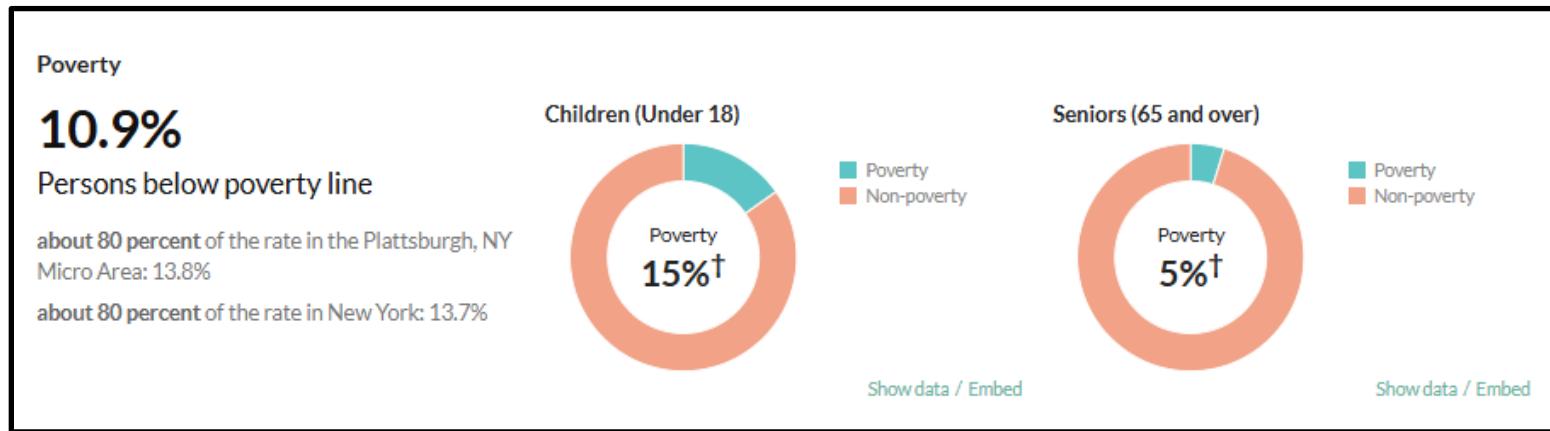


Table 21 - Town of Champlain Poverty Rate

<sup>25</sup> <https://censusreporter.org/profiles/16000US3663979-rouses-point-ny/>

<sup>26</sup> <http://censusreporter.org/profiles/06000US3601913750-champlain-town-clinton-county-ny/>

## Village of Champlain Poverty Rate 2023<sup>27</sup>

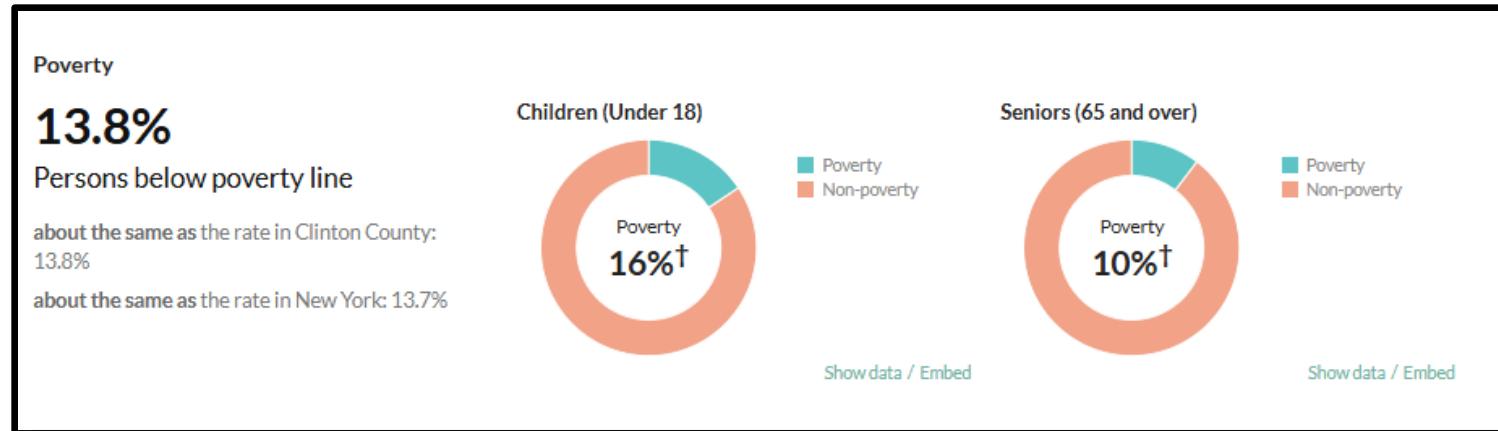


Table 22 - Village of Champlain Poverty Rate

## Village of Rouses Point Poverty Rate 2023<sup>28</sup>

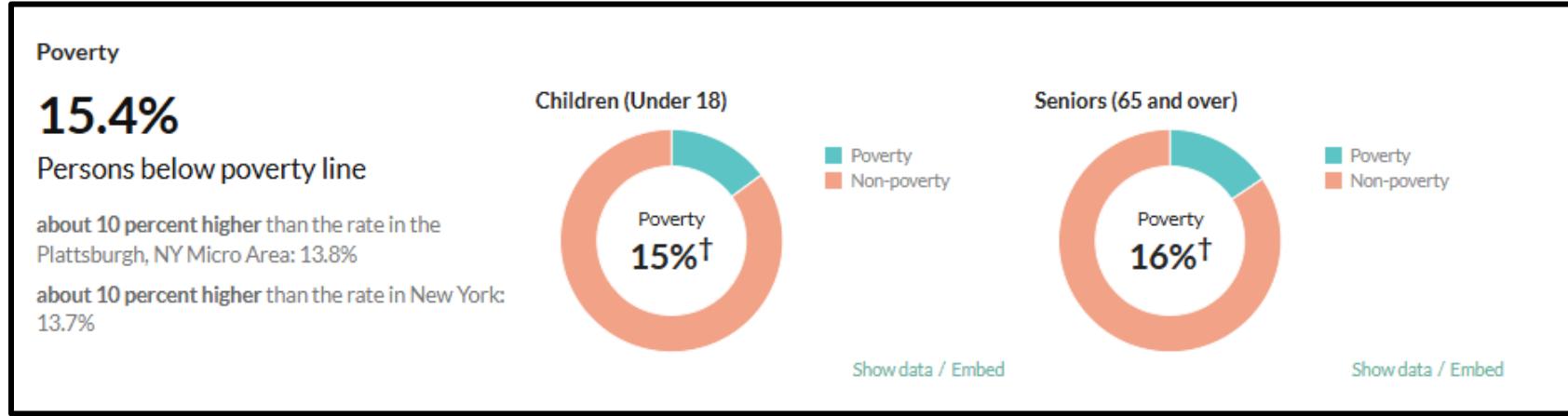


Table 23 - Village of Rouses Point Poverty Rate

<sup>27</sup> <https://censusreporter.org/profiles/16000US3613739-champlain-ny/>

<sup>28</sup> <https://censusreporter.org/profiles/16000US3663979-rouses-point-ny/>

## **1.5 Housing Characteristics**

*Please Note: Combining data collected from various sources, one can establish a general profile of housing characteristics that then can be “unpacked” by reviewing individual data sets. Different datasets report varying numbers due to differences in data sources, definitions, and collection methods. Federal, state, local, or private organizations may use distinct criteria or timeframes, leading to inconsistencies. Some datasets are actual counts, while others are estimates with margins of error, especially in small or rural areas. Additionally, updates occur at different intervals, and methodologies may change over time, further contributing to variation.*

Generally, all three communities have stable or growing populations with similar homeownership rates around 54%, though housing affordability varies. The Village of Champlain shows early signs of revitalization, while Rouses Point may be facing affordability pressures. The Town of Champlain remains demographically steady, serving as a stable core with modest housing and income characteristics. The Town and Villages experienced rapid changes between 2010 and 2020, particularly in housing development and household structure. County-wide trends are much more stable, with modest housing and household growth, suggesting that changes in the Town of Champlain are more localized and potentially driven by targeted developments or economic shifts.

**The Town of Champlain** has experienced relative housing stability over the past several years. with a population hovering around 5,700, the total number of housing units (2,827) has remained unchanged from 2020 to 2023. Approximately 87.7% of these units are occupied, indicating a modest vacancy rate. The homeownership rate is 54.7%, suggesting a nearly even split between owner- and renter-occupied units. The median property value stands at \$168,700, and the median household income is \$60,371, reflecting a moderate-income community with modest home values. The average household size is 2.3, typical for small towns with a mix of family types. Overall, the housing profile reflects a stable, working-class community with no major surges or contractions in housing development.

**The Village of Champlain**, though small, has shown signs of renewed vitality. Its population grew from 1,101 in 2020 to 1,206 in 2023, a notable increase of nearly 10% for a village of its size. The number of occupied housing units stands at 503, though full counts of total and vacant units were not available. Like the town, the homeownership rate is 54.7%, indicating a similar tenure mix. The median household income is \$56,250, slightly below the town average, while the median property value is lower at \$120,600, pointing to relatively more affordable housing stock. The average household size is slightly larger at 2.4, which, paired with increases in both married couple and female-headed households seen in earlier data, may indicate a diversification of household types. These trends suggest the village is seeing incremental growth and demographic shifts, with a housing market that supports both family and non-family households.

**The Village of Rouses Point** has experienced more dynamic changes in recent years, with a population increase from 2,209 in 2020 to 2,520 in 2023—a growth rate of over 14%. Despite the population growth, detailed housing unit counts are not available, but occupied units are reported at 1,240, indicating a substantial housing base for a village of its size. The homeownership rate is slightly lower at 53.3%, and the median household income is \$47,556, the lowest among the three locales. However, the median property value is relatively high at \$184,400, suggesting increasing housing costs relative to income, which could present affordability challenges for residents. The average household size is 2.0, the lowest of the three communities, indicating a high proportion of single-person or non-family households. These patterns suggest

that Rouses Point may be experiencing gentrification or demographic turnover, possibly driven by its waterfront location and proximity to the Canadian border.

General Housing Characteristics (Retrieved 2024 US Census American Community Survey S2501)															
	Town of Champlain including Villages					Village of Champlain					Village of Rouses Point				
	2010		2020		% Change	2010		2020		% Change	2010		2020		% Change
	#	%	#	%		#	%	#	%		#	%	#	%	
<b>Total Housing Units</b>	2,780	100.00%	2,621	100.00%	-5.72%	528	100.00%	596	100.00%	12.88%	1,154	100.00%	1,215	100.00%	5.29%
<b>Total occupied Units</b>	2,326	83.67%	2,385	91.00%	7.33%	415	78.60%	519	87.08%	8.48%	1,055	91.42%	1,121	92.26%	0.84%
<b>Owner occupied housing units</b>	1,554	55.90%	1,475	56.28%	0.38%	274	51.89%	257	43.12%	-8.77%	568	49.22%	609	50.12%	0.90%
<b>Renter occupied housing units</b>	772	27.77%	910	34.72%	6.95%	141	26.70%	262	43.96%	17.26%	487	42.20%	512	42.14%	-0.06%
<b>Vacant units</b>	454	16.33%	236	9.00%	-7.33%	113	21.40%	77	12.92%	-8.48%	99	8.58%	94	7.74%	-0.84%
<b>Number and Type of unit:</b>															
<b>Vacant for Sale</b>	27	0.97%	7	1.30%	0.33%	9	1.70%	7	1.30%	-0.40%	16	1.39%	9	1.30%	-0.09%
<b>Vacant for Rent</b>	44	1.58%	16	0.61%	-0.97%	8	1.52%	0	0.00%	-1.52%	19	1.65%	3	0.25%	-1.40%
<b>Vacant – Seasonal, recreational</b>	215	7.73%	123	4.69%	-3.04%	18	3.41%	50	8.39%	4.98%	58	5.03%	72	5.93%	0.90%

Table 24 - General Housing Characteristics

Housing Characteristics: Year Structure Built. Source: Accessed 2024 American Community Survey S2504)													
Housing	Town of Champlain including Villages		Trend Analysis		Village of Champlain		Trend Analysis		Village of Rouses Point		Trend Analysis		Clinton County
			Town of Champlain including Villages	Village of Champlain			Village of Champlain	Village of Rouses Point			Clinton County	Clinton County	
Year Structure Built	2010	2020	2010-2020	2010	2020	2010-2020	2010	2020	2010-2020	2010	2020	2010-2020	
2014 or later	0	27	100%	0	0	0%	0	27	100%	0	698	100%	
2010 to 2013	0	10	100%	0	0	0%	0	10	100%	0	653	100%	
2000 to 2009	207	192	-7%	16	4	-75%	57	118	107%	2826	2658	-6%	
1980 to 1999	500	528	6%	41	133	224%	224	157	-30%	8509	9001	6%	
1960 to 1979	530	636	20%	77	108	40%	212	298	41%	6957	6550	-6%	
1940 to 1959	261	291	12%	62	95	54%	132	171	30%	4907	5369	9%	
1939 or earlier	828	701	-15%	219	179	-18%	430	340	-21%	7826	6628	-15%	
Total	2326	2385	3%	415	519	25%	1055	1121	6%	31056	31557	2%	
2014 or later	0.0%	1.1%	1.1%	0.0%	0.0%	0.0%	0.0%	2.4%	2.4%	0.0%	2.2%	2.2%	
2010 to 2013	0.0%	0.4%	0.4%	0.0%	0.0%	0.0%	0.0%	0.9%	0.9%	0.0%	2.1%	2.1%	
2000 to 2009	8.9%	8.1%	-0.8%	3.9%	0.8%	-3.1%	5.4%	10.5%	5.1%	9.1%	8.4%	-0.7%	
1980 to 1999	21.5%	22.1%	0.6%	9.9%	25.6%	15.7%	21.2%	14.0%	-7.2%	27.4%	28.5%	1.1%	
1960 to 1979	22.8%	26.7%	3.9%	18.6%	20.8%	2.2%	20.1%	26.6%	6.5%	22.4%	20.8%	-1.6%	
1940 to 1959	11.2%	12.2%	1.0%	14.9%	18.3%	3.4%	12.5%	15.3%	2.8%	15.8%	17.0%	1.2%	
1939 or earlier	35.6%	29.4%	-6.2%	52.8%	34.5%	-18.3%	40.8%	30.3%	-10.5%	25.2%	21.0%	-4.2%	

Table 25 – Year Structure Built- Housing Characteristics

## Town of Champlain Units, Occupancy, Structural Type and Year Moved In<sup>29</sup>

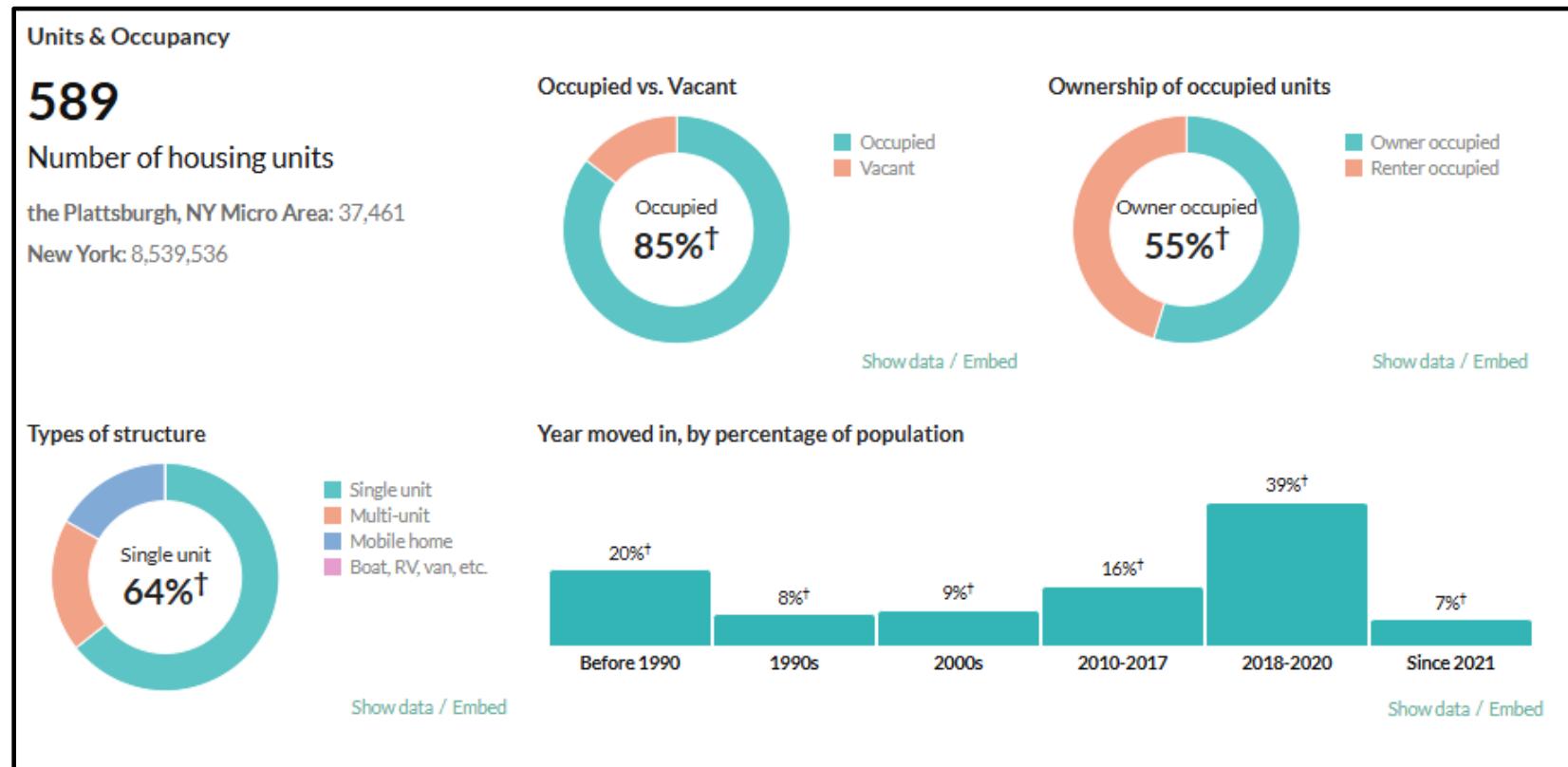


Table 26 - Town of Champlain Units, Occupancy, Structural Type & Year Moved In

## Village of Champlain Units, Occupancy, Structural Type and Year Moved In<sup>30</sup>

Please note data from this source was redundant to the Town of Champlain and was redacted.

<sup>29</sup> <https://censusreporter.org/profiles/16000US3613739-champlain-ny/>

<sup>30</sup> <https://censusreporter.org/profiles/16000US3613739-champlain-ny/>

## Village of Rouses Point Units, Occupancy, Structural Type and Year Moved In<sup>31</sup>

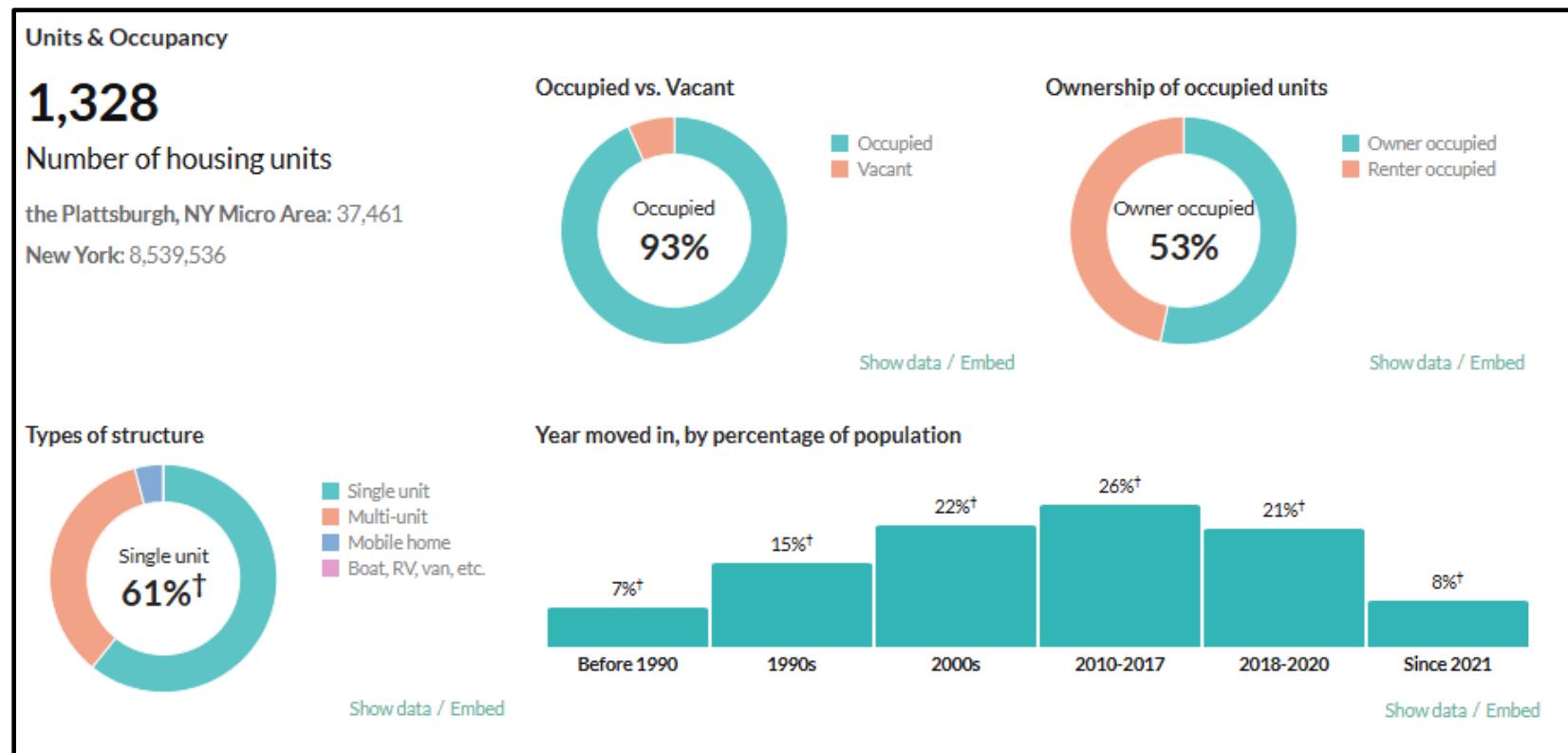


Table 27 - Village of Rouses Point Units, Structural Type & Year Moved In

<sup>31</sup> <https://censusreporter.org/profiles/16000US3663979-rouses-point-ny/>

Housing Characteristics: Age of Renters. (Source: Accessed 2024 American Community Survey S2502)												
Housing	Town of Champlain including Villages		Trend Analysis	Village of Champlain		Trend Analysis	Village of Rouses Point		Trend Analysis	Clinton County		Trend Analysis
			Town of Champlain including Villages			Village of Champlain			Village of Rouses Point			Clinton County
Age of Occupants Renter Only	2010	2020	2010-2020	2010	2020	2010-2020	2010	2020	2010-2020	2010	2020	2010-2020
<b>Under 35 years</b>	214	286	34%	3	122	4020%	166	96	36%	3409	3930	15%
<b>35 to 44 years</b>	174	107	-38%	20	37	85%	112	47	203%	1575	1326	-16%
<b>45 to 54 years</b>	114	97	-15%	31	22	-29%	49	51	124%	1502	1525	2%
<b>55 to 64 years</b>	127	201	58%	44	41	-7%	83	160	102%	1023	1487	45%
<b>65 to 74 years</b>	66	147	124%	20	10	-50%	35	116	251%	802	1081	35%
<b>75 to 84 years</b>	64	28	-56%	10	25	150%	42	307	68%	626	514	-18%
<b>85 years and over</b>	13	44	235%	13	5	-61%	0	39	-100%	276	273	-1%
<b>Total</b>	772	910	18%	141	262	86%	487	512	86%	9213	10136	10%

Table 28 - Housing Characteristics: Age of Renters

Housing Characteristics: Age of Owners. (Source: Accessed 2024 American Community Survey S2502)												
Housing	Town of Champlain including Villages		Trend Analysis	Village of Champlain		Trend Analysis	Village of Rouses Point		Trend Analysis	Clinton County		Trend Analysis
				Village of Champlain	Village of Champlain		Village of Rouses Point	Village of Rouses Point		Clinton County	Clinton County	
<b>Age of Occupants Owner Only</b>	2010	2020	2010-2020	2010	2020	2010-2020	2010	2020	2010-2020	2010	2020	2010-2020
<b>Under 35 years</b>	179	238	33%	65	40	-38%	33	77	135%	2599	2265	-13%
<b>35 to 44 years</b>	375	170	-55%	31	29	-6%	128	93	-27%	3975	3368	-15%
<b>45 to 54 years</b>	320	244	-24%	52	19	-64%	107	128	20%	5614	4111	-27%
<b>55 to 64 years</b>	343	306	-11%	47	73	55%	178	83	-53%	4762	5137	8%
<b>65 to 74 years</b>	207	386	87%	39	71	82%	70	112	60%	2643	3755	42%
<b>75 to 84 years</b>	92	89	-3%	26	21	-19%	42	51	22%	1595	1993	25%
<b>85 years and over</b>	40	42	4%	14	4	-71%	10	23	128%	655	792	21%
<b>Total</b>	1554	1475	-5%	274	257	-6%	568	569	0%	21843	21421	-2%

Table 29 – Housing Characteristics: Age of Owner

Housing Characteristics: Status of Occupied Housing and Vacancy Rates (Source: Accessed 2024 American Community Survey DP05, S1101 & S2502)												
Housing	Town of Champlain including Villages		Village of Champlain		Village of Rouses Point		Clinton County		Trend Analysis			
									Town of Champlain including Villages	Village of Champlain	Village of Rouses Point	Clinton County
	2010	2020	2010	2020	2010	2020	2010	2020	2010-2020	2010-2020	2010-2020	2010-2020
<b>Total Occupied Housing Units</b>	2326	2385	415	519	1055	1121	31056	31557	3%	25%	6%	2%
<b>Owner-Occupy</b>	1554	1475	274	257	568	609	21843	21421	-5%	-6%	7%	-2%
<b>Renter-Occupy</b>	772	910	141	262	487	512	9213	10136	18%	86%	5%	9%
<b>Avg Household Size</b>	2.50	2.35	2.14	2.55	2.34	2.13	2.42	2.84	-6%	19%	-10%	15%
<b>Vacancy rate</b>	16.33%	9.00%	21.40%	12.92%	8.58%	7.74%	12.57%	14.07%	-45%	-40%	-11%	11%
<b>Vacant Housing Units</b>	454	236	113	77	99	94	4467	5166	-48%	-32%	-5%	14%
<b>Total Occupied</b>	2326	2385	415	519	1055	1121	31056	31557	3%	25%	6%	2%
<b>Total Housing Units</b>	2780	2621	528	596	1154	1215	35523	36723	-6%	13%	5%	3%

Table 30 – Housing Characteristics: Status of Occupied Housing

**Housing Characteristics: Tenure by Bedroom. (Source: Accessed 2024 American Community Survey S2504)**

Housing	Town of Champlain including Villages		Village of Champlain		Village of Rouses Point		Trend Analysis		
							Town of Champlain including Villages	Village of Champlain	Village of Rouses Point
Tenure by Bedrooms	2010	2020	2010	2020	2010	2020	2010-2020	2010-2020	2010-2020
<b>Owner Occupied Housing Units</b>									
Studio	0	4	0	0	0	4	100%	0%	100%
1 bedroom	39	32	3	7	0	0	-18%	132%	0%
2 or 3 Bedrooms	1092	920	180	212	388	423	-16%	18%	9%
4 or More Bedrooms	423	519	91	38	180	182	23%	-58%	1%
<b>Total</b>	<b>1554</b>	<b>1475</b>	<b>274</b>	<b>257</b>	<b>568</b>	<b>609</b>	<b>-5%</b>	<b>-6%</b>	<b>7%</b>
<b>Renter Occupied Housing Units</b>									
Studio	11	4	0	0	11	4	-63%	0%	-64%
1 bedroom	147	228	52	41	95	164	55%	-21%	73%
2 or 3 Bedrooms	580	663	83	216	365	334	14%	160%	-8%
4 or More Bedrooms	34	15	6	5	16	10	-56%	-18%	-38%
<b>Total</b>	<b>772</b>	<b>910</b>	<b>141</b>	<b>262</b>	<b>487</b>	<b>512</b>	<b>18%</b>	<b>86%</b>	<b>5%</b>

Table 31 - Housing Characteristics: Tenure by Bedroom

Town of Champlain including Villages Vacant/Seasonal Units 2020				Village of Champlain Vacant/Seasonal Units 2020				Village of Rouses Point Vacant/Seasonal Units 2020			
Retrieved 2024 US 2020 American Community Survey B25004 & DPO4				Retrieved 2024 US 2020 American Community Survey B25004 & DPO4				Retrieved 2024 US 2020 American Community Survey B25004 & DPO4			
Housing	2020 Total	%Change Between 2010 and 2020	2010 Total	Housing	2020 Total	%Change Between 2010 and 2020	2010 Total	Housing	2020 Total	%Change Between 2010 and 2020	2010 Total
Vacant Units	380	-16%	454	Vacant Units	79	-30%	113	Vacant Units	94	-5%	99
Seasonal recreational Units	223	4%	215	Seasonal recreational Units	37	106%	18	Seasonal recreational Units	25	-62%	65
% of all Housing Units	16%			% of all Housing Units	16%			% of all Housing Units	8%		
% of All Occupied Housing Units	13%			% of All Occupied Housing Units	14%			% of All Occupied Housing Units	8%		
Occupied Units	2,447		2,326	Occupied Units	482		415	Occupied Units	1,121		1,055
All housing Units	2,827		2,780	All housing Units	561		528	All housing Units	1,215		1,154

Table 32 - Vacant/Seasonal Units

Median House Values											
(Retrieved 2024 American Community Survey S2506)											
Town of Champlain including Villages	2022	\$163,800	Village of Champlain	2022	\$156,300	Village of Rouses Point	2022	\$199,500			
	2021	\$134,400		2021	\$140,500		2021	\$141,300			
	2020	\$127,900		2020	\$136,500		2020	\$136,600			
	2019	\$124,900		2019	\$136,700		2019	\$142,000			
	2018	\$117,100		2018	\$130,000		2018	\$142,500			

Table 33 - Median House Values

## Town of Champlain Median Household Value Owner-Occupied Housing (ACS 2023 5-year unless noted)<sup>32</sup>

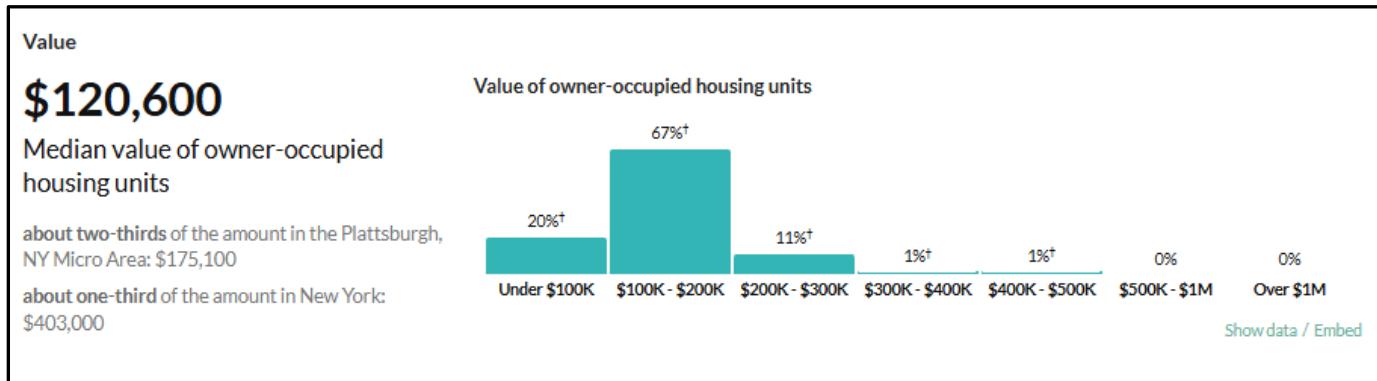


Table 34 - Town of Champlain Median Household Value Owner-Occupied Housing

## Village of Champlain Median Household Value Owner-Occupied Housing (ACS 2023 5-year unless noted)<sup>33</sup>

Please note, data from this reference point has been redacted as it appears to be redundant to the Town data.

<sup>32</sup> <https://censusreporter.org/profiles/16000US3613739-champlain-ny/>

<sup>33</sup> <https://censusreporter.org/profiles/16000US3613739-champlain-ny/>

## Village of Rouses Point Median Household Value Owner-Occupied Housing (ACS 2023 5-year unless noted)<sup>34</sup>

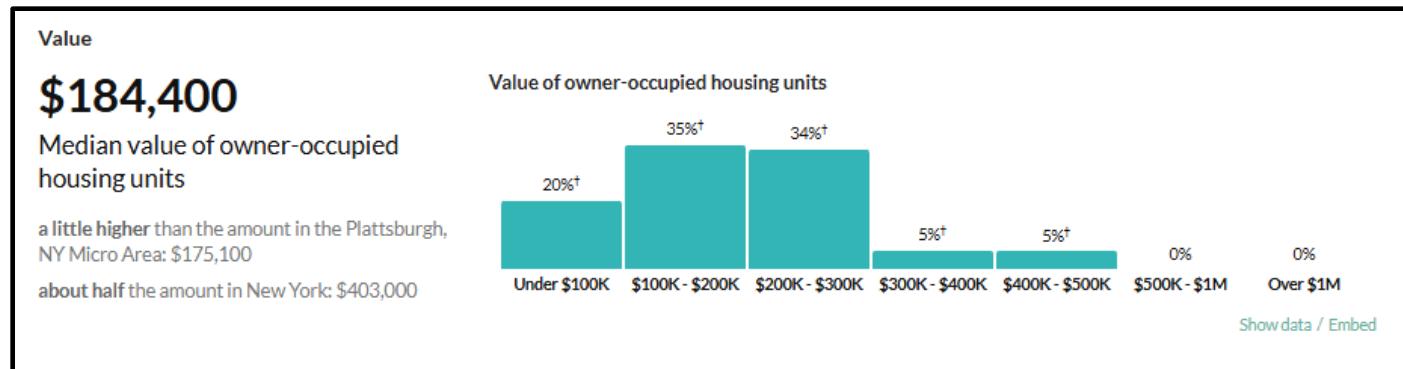


Table 35 - Village of Rouses Point Median Household Value Owner-Occupied Housing

Total Number of Households Change, 2010 – 2020 (Retrieved 2024 US Census American Community Survey S1101)					
Municipality	2010	2015	2020	% Change, 2010-2015	% Change, 2015-2020
<b>Town of Champlain without Villages</b>	856	991	745	15.8%	-24.8%
<b>Village of Champlain</b>	415	491	519	18.3%	5.7%
<b>Village of Rouses Point</b>	1,055	988	1,121	-6.4%	13.5%
<b>Clinton County</b>	31,659	30,249	37,315	-4.5%	23.4%
<b>New York State</b>	8,050,835	8,207,161	8,530,561	1.9%	3.9%

Table 36 - Total Number of Households Change 2010-2020

<sup>34</sup> <https://censusreporter.org/profiles/16000US3663979-rouses-point-ny/>

## Town of Champlain Geographic Mobility-Population Migration 2023<sup>35</sup>

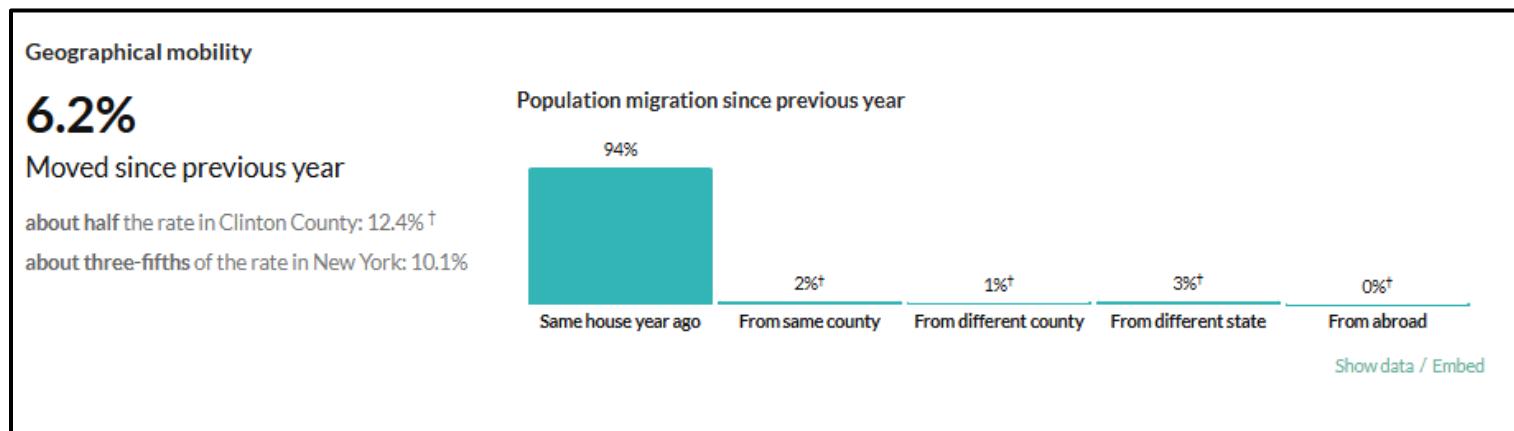


Table 37 - Town of Champlain Geographic Mobility-Population Migration 2023

## Village of Champlain Geographic Mobility-Population Migration 2023<sup>36</sup>

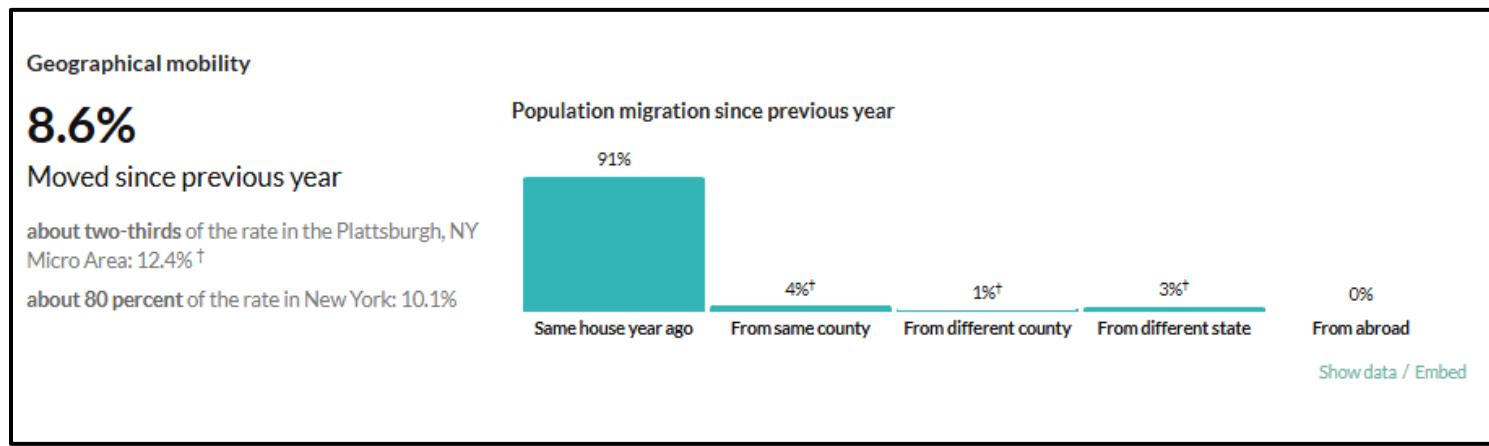


Table 38 - Village of Champlain Geographic Mobility-Population Migration 2023

<sup>35</sup> <https://censusreporter.org/profiles/06000US3601913750-champlain-town-clinton-county-ny/>

<sup>36</sup> <https://censusreporter.org/profiles/16000US3613739-champlain-ny/>

## Village of Rouses Point Geographic Mobility-Population Migration 2023<sup>37</sup>

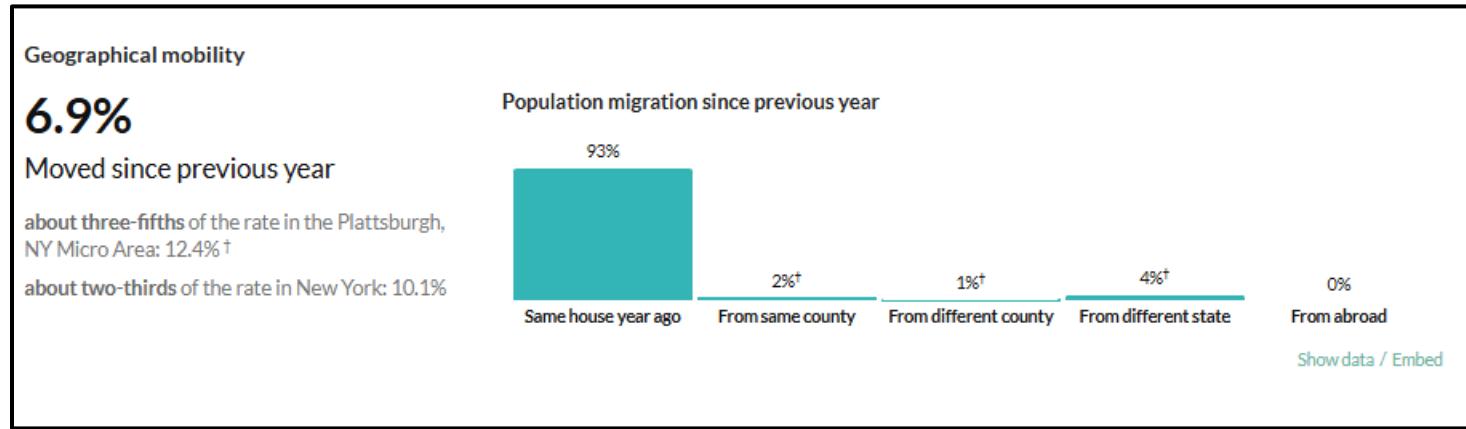


Table 39 - Village of Rouses Point Geographic Mobility-Population Migration 2023

<sup>37</sup> <https://censusreporter.org/profiles/16000US3663979-rouses-point-ny/>

### 1.5.1 Clinton County Housing Study (2024-2025) Selected Conditions and Trends

The Clinton County Housing Needs Assessment (2024) presents a comprehensive analysis of the demographic, economic, and housing conditions countywide, with selected municipal-level data. The Town of Champlain is identified as one of the municipalities experiencing employment levels still below its 2013 peak, suggesting lingering economic challenges post-pandemic. No distinct or separate reference was made specifically to the Village of Champlain as differentiated from the Town of Champlain. The two were grouped together under "Champlain" without clear disaggregation. No mention or analysis of the Village of Rouses Point was identified within the provided content of the Housing Needs Assessment.

Recommendation	Responsible Parties	Suggested Timeframe
<b>Increase Housing Production</b>	County Planning Dept, Municipalities, Developers	Short- to Mid-Term (0-5 years)
<b>Expand Affordable Housing Opportunities</b>	County Housing Agencies, Nonprofits, Developers	Short-Term (0-3 years)
<b>Diversify Housing Types</b>	Developers, Planning Boards, Zoning Boards	Short-Term (0-3 years)
<b>Address Housing for Special Populations</b>	County Social Services, Housing Nonprofits	Short- to Mid-Term (0-5 years)
<b>Support Renter Upgraders and Promote Homeownership</b>	County Housing Agencies, Financial Institutions	Short-Term (0-3 years)
<b>Rehabilitate and Replace Substandard Housing</b>	County Code Enforcement, Rehabilitation Programs	Short-Term (0-3 years)
<b>Manage Short-Term Rental (STR) Impacts</b>	County Planning Dept, Municipal Boards	Immediate to Short-Term (0-2 years)
<b>Focus Development Around Employment Centers</b>	Municipal Planners, Developers	Mid-Term (2-5 years)
<b>Target Investments to High-Need Municipalities</b>	Municipalities (Champlain, Beekmantown, Mooers, Peru)	Mid-Term (2-5 years)
<b>Coordinate County-Wide Housing Strategy</b>	County Government, Housing Task Force	Immediate to Short-Term (0-2 years)

Table 40 - Clinton County Housing Study Selected Conditions & Trends

The Clinton County Housing Sites and Financial Feasibility Final Report builds on the prior Housing Needs Assessment and conducts a site-specific financial feasibility analysis for five selected development opportunity sites across Clinton County. It assesses development concepts, costs, financing structures, and the need for gap funding to realize potential housing projects. Specific References to the Town of Champlain and Village of Champlain include the Miromar Site--A 19-acre former shopping center site along I-87 analyzed as a major redevelopment opportunity . The site is proposed for a mixed market-rate and attainable multifamily rental development comprising 120 apartments across four three-story buildings . Units include a mix of 1-, 2-, and 3-bedroom apartments sized between 700 to 1,300 square feet. 60% of the units are proposed to be affordable to households earning 60% of the Area Median Income (AMI). Total Development Cost (TDC): \$24.3 million. Required Gap Funding to be financially viable: \$13.5 million. The Miromar site leverages the availability of municipal water and sewer infrastructure and proximity to transportation routes (I-87 and Route 11) .

## 1.6 Economy: Current Conditions and Trends<sup>3839</sup>

This section elaborates on the current condition and trends of the economy. The economic profile establishes a base understanding of the major economic sectors, employment opportunities and key organizations at work in Champlain Town and Village and the Regional economy.

Clinton County has experienced economic growth in recent years. The Gross Domestic Product (GDP) for all industries in the county increased from approximately \$3.8 billion in 2019 to about \$4.7 billion in 2023, indicating a positive economic trajectory. The unemployment rate in Clinton County was reported at 3.4% in November 2024, reflecting a stable labor market. Plattsburgh (City and Town) to the south, Montreal, Ca to the north, and Chittenden County (Burlington) Vermont are close automobile commutes and serve as important employment centers helping to drive the regional and local economies. In recent years, employment in these locations, remote work opportunities, and proximity to Lake Champlain has driven growth and change in the housing and services market.

The broader regional economy of Clinton County shows positive trends, contributing to the overall economic health of Champlain.

### 1.6.1 Major Economic Sectors and Employers

The economy of Champlain supports a workforce of approximately 604 individuals. Beyond retail and healthcare, other sectors contribute to local employment, including manufacturing, education, and services. The presence of diverse industries offers a range of job opportunities for residents. Champlain hosts several notable employers contributing to its local economy. While specific employment figures for each company are not publicly disclosed, the following economic sectors and organizations are recognized as significant employers in the area.

**Champlain Port of Excellence Initiative:** The Champlain Port of Entry on Interstate 87 is one of the busiest and most economically significant commercial gateways on the U.S.–Canada border. It has undergone major improvements under the federally supported “Port of Excellence” initiative, which enhanced infrastructure and streamlined border



Figure 19 – Photo provided by Town/Village of Champlain

<sup>38</sup> [https://fred.stlouisfed.org/series/GDPALL36019?utm\\_source=chatgpt.com](https://fred.stlouisfed.org/series/GDPALL36019?utm_source=chatgpt.com)

<sup>39</sup> <https://tradingeconomics.com/united-states/unemployment-rate-in-clinton-county-ny-percent-m-nsa-fed-data.html>

operations to accommodate increasing volumes of trade and passenger traffic. Upgrades include expanded commercial inspection lanes, modernized facilities, and enhanced cargo processing systems. This investment supports the Town's position as a vital hub for international commerce, linking Montreal to New York City. The Port's modernization directly contributes to local employment and has regional economic impacts, further reinforcing Champlain's strategic importance in North Country's logistics and trade ecosystem.

**Retail Trade:** Retail is a significant sector in Champlain, employing approximately 188 individuals. This sector includes various businesses ranging from small local shops to larger retail establishments. Examples include Ace Hardware, Kinney Drugs, McDonalds, and Dollar General.

**Health Care, Education, and Social Assistance:** This sector employs around 92 people, providing essential services to the community. It encompasses medical facilities, clinics, and social service organizations that cater to the health and well-being of residents. Hudson Headwaters Health Network – Champlain Family Health center offers comprehensive primary care services to residents of Champlain and the surrounding areas. Northeastern Clinton Central School District employs approximately 138 full-time staff in four school facilities.

**Public and Government Sector:** In addition to the various municipal offices and facilities, the US Government has a strong presence in the Champlain due to the international border. The U.S. Customs and Border Protection (CBP) operates at four border crossings. CBP manages customs and immigration enforcement, facilitating trade and travel between the U.S. and Canada. The U.S. Immigration and Customs Enforcement (ICE) also has a presence in Champlain, overseeing enforcement of immigration laws and investigation of illegal activities. In addition, the General Services Administration (GSA) operates in Champlain, providing centralized procurement and property management services for federal agencies.

#### **Logistics and Transportation Sectors:**

The logistics and transportation sector are a key part of the Champlain economy that focuses on the movement of goods, people, and services both east to New England, west to western New York State, north to Canada and the Montreal Metro Area, and south to New York City. This sector involves various industries that manage freight and cargo, warehousing and distribution, supply chain management, customs and border services, and courier and delivery services. They play crucial roles in global trade.



Figure 20 - Photo Courtesy of the Town/Village of Champlain

The logistics and transportation sector are essential to Champlain's economy, supporting trade, manufacturing, and retail industries by ensuring goods move smoothly across the border. Examples include: A.N. Deringer (Customs brokerage and freight services), UPS (Parcel and freight shipping), FedEx (Express shipping and logistics), and DHL (International logistics and delivery). Several truck rest stops and supportive services to the trucking industry also are located in Champlain and serve the extensive tractor trailer trucking industry that passes through Champlain via Interstate 87 and Route 11.



Figure 21 - Photo provided by the Town/Village of Champlain

**Rail Infrastructure and Amtrak Service:** Champlain benefits from active freight and passenger rail infrastructure. The Amtrak Adirondack line, running from New York City to Montreal, includes service through the Town of Champlain, providing residents and visitors with convenient and scenic travel. Future development includes a new rail customs facility on the St. John's Highway, which will enhance rail-based inspection and increase Champlain's importance in multimodal trade and tourism.

**Agriculture:** While the value of active and inactive agricultural lands in the Town and Villages continues to rise, the proportion of farmland in active use fluctuated between 2013 and 2023. In that same period the Town farmland acreage decreased by 203 acres and Village of Champlain farmland acreage by 6.



Figure 22 - Photo provided by the Town/Village of Champlain



Figure 23 - Photo provided by Town/Village of Champlain

### 1.6.2 Economic Characteristics

Please Note: Combining data collected from various sources, one can establish a general profile of economic characteristics that then can be “unpacked” by reviewing individual data sets. Different datasets report varying numbers due to differences in data sources, definitions, and collection methods. Federal, state, local, or private organizations may use distinct criteria or timeframes, leading to inconsistencies. Some datasets are actual counts, while others are estimates with margins of error, especially in small or rural areas. Additionally, updates occur at different intervals, and methodologies may change over time, further contributing to variation.

<b>Labor Force Data 2022 (Retrieved 2024 US Census American Community Survey S2301)</b>						
	<b>Total Civilian labor Force</b>		<b>Civilian Labor Force Participation Rate</b>		<b>Total Unemployed</b>	
			<b>2015</b>	<b>2020</b>	<b>2015</b>	<b>2020</b>
<b>Town of Champlain including Villages</b>	2771	2574	53.4%	59.3%	5.5%	3.2%
<b>Village of Champlain</b>	517	553	55.5%	55.6%	7.3%	1.1%
<b>Village of Rouses Point</b>	1808	1876	61.80%	57.60%	4.00%	5.30%

Resident Employment by Occupation, 2010-2020 (Retrieved 2024 US Census American Community Survey S2401)																		
Occupation	Town of Champlain including Villages						Village of Champlain						Village of Rouses Point					
	2010		2015		2020		2010		2015		2020		2010		2015		2020	
Occupation	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Management, business, science, and arts occupations	706	26.59%	776	30.85%	747	30.65%	112	29.87%	159	34.79%	132	23.87%	300	26.88%	294	27.43%	278	27.17%
Service occupations	612	23.05%	504	20.04%	464	19.04%	78	20.80%	74	16.19%	107	19.35%	190	17.03%	244	22.76%	202	19.75%
Sales and office occupations	718	27.04%	490	19.48%	537	22.04%	93	24.80%	109	23.85%	164	29.66%	273	24.46%	254	23.69%	265	25.90%
Farming, fishing and forestry occupations	24	0.90%	32	1.27%	56	2.30%	13	3.47%	0	0.00%	27	4.88%	0	0.00%	20	1.87%	0	0.00%
Construction, extraction and installation occupations	184	6.93%	255	10.14%	287	11.78%	18	4.80%	42	9.19%	72	13.02%	114	10.22%	87	8.12%	82	8.02%
Productions, transportation and material moving occupations	411	15.48%	458	18.21%	346	14.20%	61	16.27%	73	15.97%	51	9.22%	239	21.42%	173	16.14%	196	19.16%
<b>Total</b>	<b>2655</b>	<b>100.00%</b>	<b>2515</b>	<b>100.00%</b>	<b>2437</b>	<b>100.00%</b>	<b>375</b>	<b>100.00%</b>	<b>457</b>	<b>100.00%</b>	<b>553</b>	<b>100.00%</b>	<b>1116</b>	<b>100.00%</b>	<b>1072</b>	<b>100.00%</b>	<b>1023</b>	<b>100.00%</b>

Table 41 - Resident Employment by Occupation 2010-2020

Travel Time to Work 2022 (Retrieved 2024 US Census American Community Survey S0801)			
	Town of Champlain including Villages	Village of Champlain	Village of Rouses Point
Travel Time	% of Workers over 16 Years (N= 2352 People)	% of Workers over 16 Years (N= 601 People)	% of Workers over 16 Years (N= 971 People)
Less than 10 minutes	23.5%	33.2%	27.3%
10-14 Minutes	19.5%	15.2%	17.5%
15-19 minutes	7.3%	5.6%	5.5%
20-24 Minutes	8.3%	10.0%	7.1%
25-29 Minutes	8.9%	6.0%	3.9%
30-34 Minutes	18.6%	13.4%	23.3%
35-44 Minutes	3.3%	8.5%	2.0%
45-59 Minutes	5.5%	2.5%	5.5%
60+ Minutes	5.1%	5.4%	7.9%
<b>Mean Travel Time</b>	<b>20.6</b>	<b>18.8</b>	<b>21.5</b>

Table 42 - Travel Time to Work 2022

## Town of Champlain Transportation to Work 2023<sup>40</sup>

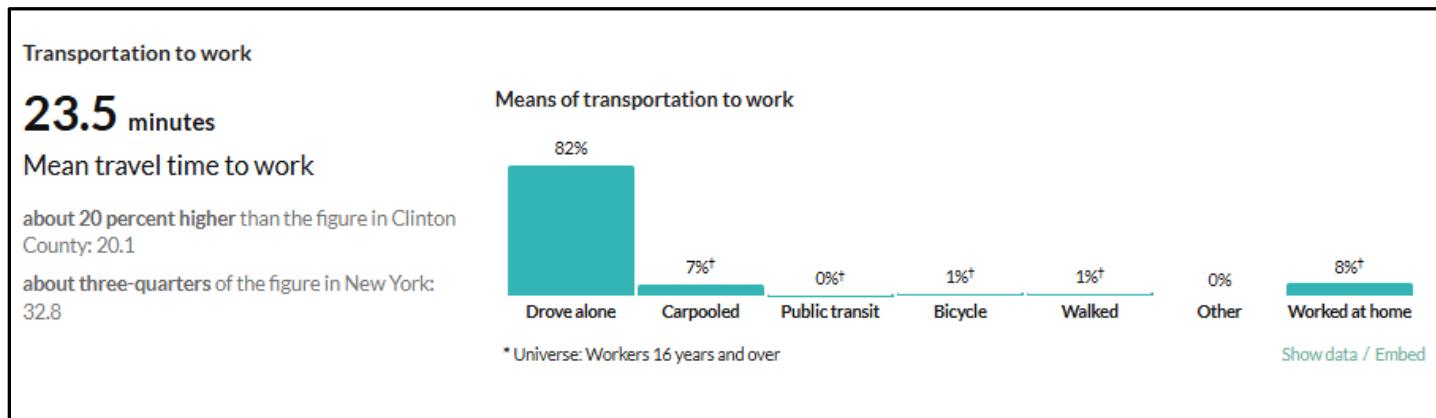


Table 43 - Town of Champlain Transportation to Work 2023

## Village of Champlain Transportation to Work 2023<sup>41</sup>

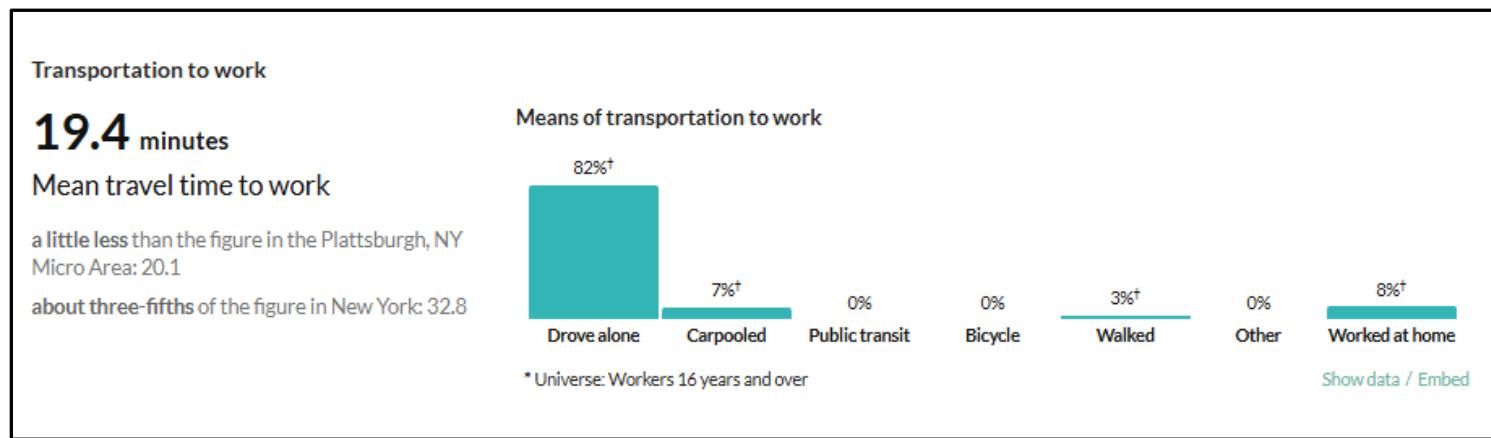


Table 44 - Village of Champlain Transportation to Work 2023

<sup>40</sup> <https://censusreporter.org/profiles/06000US3601913750-champlain-town-clinton-county-ny/>

<sup>41</sup> <https://censusreporter.org/profiles/16000US3613739-champlain-ny/>

## Village of Rouses Point Transportation to Work 2023<sup>42</sup>

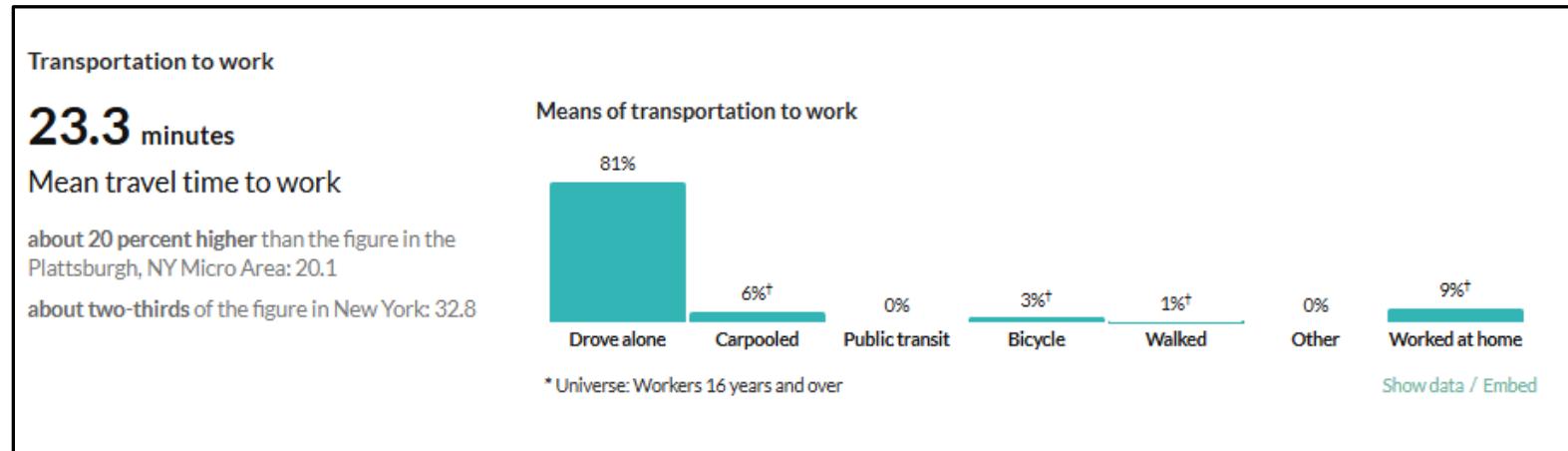


Table 45 - Village of Rouses Point Transportation to Work 2023

<sup>42</sup> <https://censusreporter.org/profiles/16000US3663979-rouses-point-ny/>

### 1.6.3 Long Term Industry Employment Projections

While information is not specifically available for the Town and Village of Champlain, it is important to note that the North Country Region, which included Clinton, Essex, Franklin, St. Lawrence, Jefferson and Lewis Counties, collects and reports data on industry trends that are relevant and useful to the Town in their planning for the future. Important workforce increases and job growth are noted in construction, transportation and warehousing, arts, entertainment, and recreation, as well as accommodation, food services and other service types.

New York State Department of Labor Long-Term Industry Employment Projections, 2020-2030 North Country						
Source: 2024 New York State Department of Labor, Division of Research and Statistics						
NAICS Code	Industry Title	Employment		Net Change	% Change	Annual Rate
		2020	2030			
000000	Total All Industries	157,980	193,440	35,460	22.4%	2.0%
006010	Self Employed Workers, All Jobs	8,690	8,600	-90	-1.0%	-0.1%
11	Agriculture, Forestry, Fishing and Hunting	3,720	3,810	90	2.4%	0.2%
21	Mining	250	290	40	16.0%	1.5%
22	Utilities	560	560	0	0.0%	0.0%
23	Construction	5,680	6,860	1,180	20.8%	1.9%
31	Manufacturing	9,200	10,470	1,270	13.8%	1.3%
42	Wholesale Trade	2,520	2,900	380	15.1%	1.4%
44	Retail Trade	19,100	22,260	3,160	16.5%	1.5%
48	Transportation and Warehousing	3,350	4,060	710	21.2%	1.9%
51	Information	1,450	1,480	30	2.1%	0.2%
61	Educational Services	21,550	24,060	2,510	11.6%	1.1%
62	Health Care and Social Assistance	26,630	32,490	5,860	22.0%	2.0%
71	Arts, Entertainment, and Recreation	2,030	4,260	2,230	109.9%	7.7%
72	Accommodation and Food Services	11,000	21,450	10,450	95.0%	6.9%
81	Other Services (except Government)	5,430	9,460	4,030	74.2%	5.7%
90	Government	25,710	27,720	2,010	7.8%	0.8%

Table 46 - NYSDOL Long-Term Industry Employment Projections

#### 1.6.4 Notable Regional Economic Strategies and Organizations of Importance to Champlain

**The North Country Regional Economic Development Council (NCREDC)** has identified several key strategies to bolster the economy of Clinton County, including Champlain, NY. These strategies are outlined in their **2023 Strategic Plan**<sup>43</sup> and focus on enhancing local communities, supporting major industries, fostering innovation, developing the workforce, and addressing housing needs.

**Placemaking:** NCREDC aims to create livable and attractive communities to draw residents, workers, visitors, and investors. This involves revitalizing downtown areas, improving infrastructure, and promoting tourism. Such efforts are designed to make places like Champlain more appealing for economic activities and community life.

**Tradeable Sectors:** The council supports the growth and diversification of major industries to serve both domestic and global markets. In Clinton County, this includes backing sectors such as manufacturing and transportation equipment. By investing in these industries, NCREDC aims to stimulate economic growth and job creation.

**Innovation:** Fostering a culture of entrepreneurship and innovation is a priority. NCREDC encourages synergies between research, development, and commercialization to attract and grow companies that market emerging technologies. This approach seeks to position the region as a hub for innovative businesses.

**Workforce Development:** Developing a resilient and diversified workforce is crucial. NCREDC plans to achieve this through attraction, training, and retention efforts that meet the needs of employers and workers. Initiatives like Next Move NY aim to connect transitioning soldiers from Fort Drum with employment opportunities in the region, addressing workforce gaps and supporting economic growth.

**Housing:** Building a regional ecosystem to support housing development and rehabilitation is essential. NCREDC focuses on creating healthy, sustainable, and diverse communities to support the region's businesses and workforce. This includes efforts to increase the availability of quality housing options for residents.

In addition to these strategies, NCREDC collaborates with local organizations such as **The Development Corporation (TDC)** and the **Clinton County Industrial Development Agency (CCIDA)** to provide incentives and financing opportunities for businesses looking to expand or relocate in Clinton County. Through these comprehensive strategies and collaborations, NCREDC aims to strengthen the economic landscape of Champlain and the broader Clinton County area.

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<sup>43</sup> <https://regionalcouncils.ny.gov/sites/default/files/2024-11/12.1.23%20Strategic%20Plan%20North%20Country%20REDC%20Confidential.pdf>

**The Development Corporation (TDC) of Plattsburgh<sup>44</sup>**, while primarily focused on economic development in the broader Clinton County area, has not provided specific public statements regarding economic trends and opportunities exclusive to Champlain, NY. However, TDC's initiatives and insights into regional economic trends can offer valuable context for understanding the economic landscape of Champlain.

**Regional Economic Growth:** TDC has observed significant economic growth in Clinton County. According to the New York State Department of Labor's 2022-2023 report, the county experienced an overall job growth rate of 4.5%. This positive trend indicates a robust and expanding economy in the region.

**Manufacturing Sector Development:** TDC has actively supported the manufacturing sector, which is a vital component of the local economy. In April 2024, TDC collaborated with Clinton Community College and CFES Brilliant Pathways to host a Manufacturing Experience Field Day. This event introduced over 100 tenth-grade students from five area schools to local manufacturers and educational opportunities at the Institute for Advanced Manufacturing. Such initiatives aim to strengthen the manufacturing workforce pipeline, benefiting the entire region, including Champlain.

**Workforce Development Initiatives:** TDC has emphasized the importance of workforce development through various programs. In 2024, they celebrated the completion of the Clinton County Business Innovation Gateway, a project aimed at fostering innovation and supporting local businesses. Additionally, TDC has implemented grant programs to support manufacturing employee training and STEM career exploration, enhancing the skills and capabilities of the regional workforce.

**Leadership and Strategic Direction:** In January 2025, TDC announced the promotion of Dani King to President and CEO, following the retirement of David F. Champagne. This leadership transition reflects TDC's commitment to continuity and strategic growth in the region.

While these initiatives are not specific to Champlain, NY, they contribute to the overall economic vitality of Clinton County, within which Champlain plays a part.

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<sup>44</sup> <https://www.tdcnny.com/>

**The County of Clinton Industrial Development Agency (CCIDA)** plays a pivotal role in fostering economic development throughout Clinton County, including the Town of Champlain. While specific initiatives in Champlain are not extensively detailed in publicly available CCIDA documents, several county-wide strategies and projects have implications for the area.

**Housing Initiatives:** Recognizing the critical need for housing across Clinton County, the CCIDA has been actively seeking and collaborating with developers to address this issue. Efforts include supporting projects like Beekman Towers and Vilas Home, which focus on rehabilitation and development to enhance housing availability. Although these specific projects are not located in Champlain, the emphasis on housing development reflects a county-wide strategy that could benefit Champlain residents and businesses.

**Renewable Energy Projects:** The CCIDA has facilitated renewable energy initiatives such as the Great Chazy Solar project, which commenced in 2023. These renewable energy projects align with New York State's energy consumption goals and contribute to local economic growth through job creation and increased revenue.

**Infrastructure Development:** The Clinton County Business Innovation Gateway project, initiated in July 2023, aims to develop infrastructure at the former airport location, with completion anticipated by September 2024. This 466-acre site is zoned for industrial, commercial, mixed-use, and housing purposes. While located outside Champlain, the project's success could have positive spillover effects on the broader county economy, potentially benefiting Champlain through increased business opportunities and employment prospects.

**Collaborative Efforts:** The CCIDA collaborates with various organizations to strengthen the county's economic base, including the **North Country Chamber of Commerce**<sup>45</sup>, The Development Corporation (TDC), and local educational institutions. These partnerships aim to support business growth, workforce development, and innovation throughout the county, including Champlain.

**The North Country Chamber of Commerce** is a regional chamber serving Clinton, Essex, Franklin, Hamilton, and northern Warren Counties in New York State, as well as the Akwesasne Territory and parts of southern Quebec. With more than 4,000 members, it is the largest business and economic development alliance in northern New York and one of the five largest chambers in the state.

The Chamber serves as a pivotal economic development entity in northern New York and focuses on enhancing the economic well-being and quality of life across the region, including the Town of Champlain. This is especially so as the US-Canada Border Region is of strategic importance to the economy of not only Champlain, but also the North Country Region.

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<sup>45</sup> <https://www.northcountrychamber.com/>

The Chamber leads various programs aimed at bolstering the regional economy. These initiatives encompass policies and activities designed to improve economic conditions and quality of life for community members. Businesses in Champlain can benefit from these programs, which include support in grant development, business services, and relocation assistance. In 2024, the Chamber issued the Adirondack Economic Agenda, emphasizing practical steps to support the future of the Adirondack economy. Key areas of focus include housing, broadband and cellular infrastructure, and workforce development. These priorities are pertinent to Champlain, as improvements in these areas can enhance local economic opportunities and attract investment.

At the beginning of 2025, the North Country region reported a Business Confidence Index of 87%, reflecting a positive economic outlook. This optimism suggests a favorable environment for business growth and development in Champlain and the surrounding areas. The North Country Chamber of Commerce can provide tailored insights and support to navigate the local economic landscape effectively.

#### **1.6.5. Economic Resources**

The Town and Village of Champlain have the benefit of many economic resources available from NYS to the local level associated with supporting the economic development.

*Clinton County Industrial Development Agency*

*The Development Corporation*

*North Country Regional Economic Development Council*

*NYS Empire State Development (ESD) North Country Regional Office*

*Adirondack Economic Development Corp. (AEDC)*

*ANCA North Country Center for Businesses in Transition*

*The North Country Chamber of Commerce*

*Small Business Development Center (SBDC)*

### 1.6.6 Economic Summary

The Town and Village of Champlain and Clinton County, NY, are experiencing several economic trends and issues that are shaping their current and future landscape as this plan is written.

- ❖ Clinton County has a population of approximately 80,485. The median age in the county is 41.5 years, indicating a mature population that may influence workforce dynamics and consumer behavior.
- ❖ The Gross Domestic Product (GDP) for Clinton County has shown consistent growth over recent years, increasing from \$3.85 billion in 2019 to \$4.72 billion in 2023. This upward trend reflects a resilient and expanding economy in the region.
- ❖ As of December 2024, the unemployment rate in Clinton County stood at 3.7%, suggesting a relatively healthy labor market. However, from 2021 to 2022, employment declined slightly by 0.308%, from 36,000 to 35,900 employees. The most common job sectors include education, health care, and manufacturing.
- ❖ The federally supported Champlain Port of Excellence initiative has reinforced the Town's role as a critical point for international commerce. Continued investment in border infrastructure supports long-term regional economic growth and strengthens Champlain's status as a key player in cross-border trade and logistics.
- ❖ The Town of Champlain offers numerous commercial and non-commercial properties available for development, along with affordable housing opportunities. This positions the town as an attractive location for individuals and businesses seeking a pastoral setting near the Canadian border.
- ❖ Significant investments have been made to upgrade water and wastewater services in Champlain, enhancing its appeal to manufacturers and businesses. These improvements are crucial for supporting economic development and accommodating future growth.
- ❖ The local economy is closely tied to water resources, such as Lake Champlain. Concerns about fish populations, environmental impacts of boating and farming, and water quality are important factors that can affect economic activities related to tourism and recreation.

Overall, the Town and Village of Champlain and Clinton County are navigating a dynamic and rapidly changing economic environment, characterized by growth opportunities in development and infrastructure, alongside challenges related to US-Canada Relations, employment fluctuations and environmental sustainability.