



## 4 JURISDICTIONAL ANNEXES

### 4.1 TOWN OF ALEXANDRIA

This jurisdictional annex to the Jefferson County Hazard Mitigation Plan (HMP) provides information to assist public and private sectors in the Town of Alexandria with reducing losses from future hazard events. This annex is not guidance of what to do when a disaster occurs; its focus is on actions that can be implemented prior to a disaster to reduce or eliminate damage to property and people. The annex presents a general overview of Alexandria, describes who participated in the planning process, assesses Alexandria’s risk, vulnerability, and capabilities, and outlines a strategy for achieving a more resilient community.

### 4.2 HAZARD MITIGATION PLANNING TEAM

The Town of Alexandria identified primary and alternate HMP points of contact and developed this plan over the course of several months, with input from many Town departments.

Table A summarizes local officials who participated in the development of the annex. Additional documentation of the Town’s planning activities through Planning Partnership meetings is included in Volume I.

Table A. Hazard Mitigation Planning Team

Primary Point of Contact	Alternate Point of Contact
Name/Title: Brent Sweet, Town Supervisor Address:46372 County Rte 1, Alexandria Bay, NY, 13607 Phone Number:315-778-5665 Email: brethsweet@gmail.com	Name/Title: Sandra Caputo, Town Clerk Address:46372 County Rte 1, Alexandria Bay, NY, 13607 Phone Number:315-482- Email: alexclrk@townofalexandria.org
<b>National Flood Insurance Program Floodplain Administrator</b>	
Name/Title: Norris Handschuh, Floodplain Administrator Address: 46372 County Rte 1, Alexandria Bay, NY, 13607 Phone Number:315-482-9519 - ext-5 Email: alexzone@townofalexandria.org	
<b>Additional Contributors</b>	
Name/Title: Ron Beach Method of Participation: Zoning Officer	



## COMMUNITY PROFILE

### 4.2.1 Community Classifications

Table B summarizes classifications for community programs available to Alexandria.

Table B. Community Classifications

Program	Participating? (Yes/No)	Classification	Date Classified
Building Code Effectiveness Grading Schedule (BCEGS)	Yes	3	6/27/22
Community Rating System (CRS)	No		
Firewise Communities classification	No		
National Weather Service StormReady Certification	No		
Public Protection (ISO Fire Protection Classes 1 to 10)			
NYSDEC Climate Smart Community	Yes		Sept. 2024
Other: Organizations with mitigation focus (advocacy group, non-government)			

N/A = Not applicable

### 4.2.2 Community Profile

The Town of Alexandria has an area of 72 square miles and is in the northern tip of the County. The Town encompasses the Village of Alexandria Bay and is bordered by the St. Lawrence River to the north and west, St. Lawrence County and the Town of Theresa to the east, and the Town of Orleans to the south. Interstate 81 and numerous state highways run directly through the Town of Alexandria.

According to the U.S. Census, the 2020 population for the Town of Alexandria was 2,817 which makes up 2.4 percent of the county population.

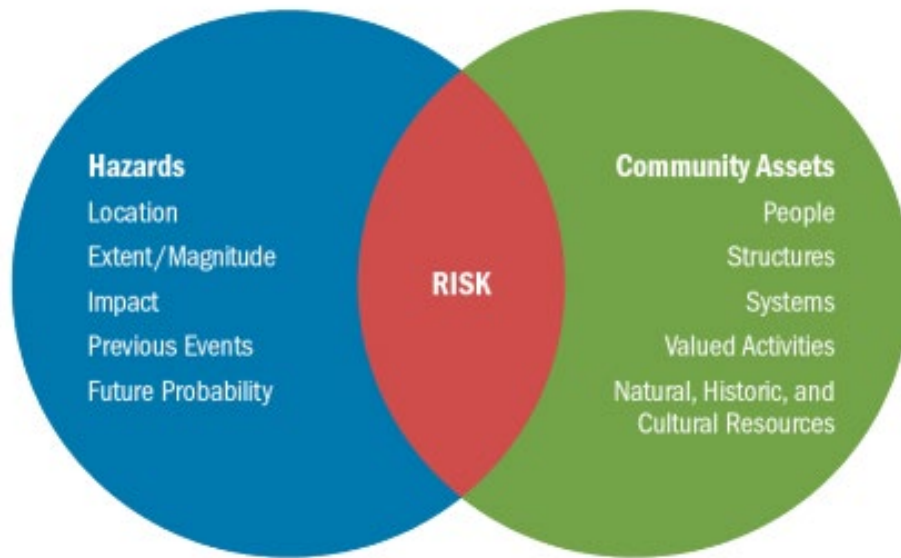
Data from the 2022 American Community Survey indicates that 6.5 percent of the population is 5 years of age or younger, 17.1 percent is 65 years of age or older, zero percent is non-English speaking, 5.4 percent is below the poverty threshold, and 11.2 percent is considered disabled.

## 4.3 JURISDICTIONAL RISK ASSESSMENT

The hazard profiles in Volume I provide detailed information regarding each planning partner’s vulnerability to the identified hazards, including summaries of Alexandria’s risk assessment results and data used to determine the hazard ranking. Key local risk assessment information is presented below.

Each jurisdiction has unique assets, vulnerabilities and overall risk. A multi-jurisdictional plan needs to identify every hazard (from the whole planning area). In hazard mitigation planning, risk is the potential for damage or loss when natural hazards interact with people or assets. These assets may be buildings, infrastructure or natural and cultural resources. A risk assessment is a robust, data-driven analysis. It explains what might happen. It also finds where the local jurisdiction is vulnerable to hazards.

Each community must describe how the selected hazards affect its jurisdiction. Some hazards will have similar effects across the area: extreme temperatures, windstorms, winter weather, drought, heavy rain, etc. Some have a smaller location and will vary based on geography. Multi-jurisdictional plans must explain these differences.



Risk is the relationship, or overlap, between hazards and community assets. The smaller the overlap, the lower the risk.

### 4.3.1 Hazard Area

Hazard area maps provided below illustrate the probable hazard areas impacted within the Town are shown in Figure 1 through Figure 2. These maps are based on the best available data at the time of the preparation of this plan and are adequate for planning purposes. Maps are provided only for hazards that can be identified clearly using mapping techniques and technologies and for which Alexandria has significant exposure. The maps show the location of potential new development, where available.



Figure 1. Alexandria Flood and Coastal Erosion Hazard Area Extent and Location Map

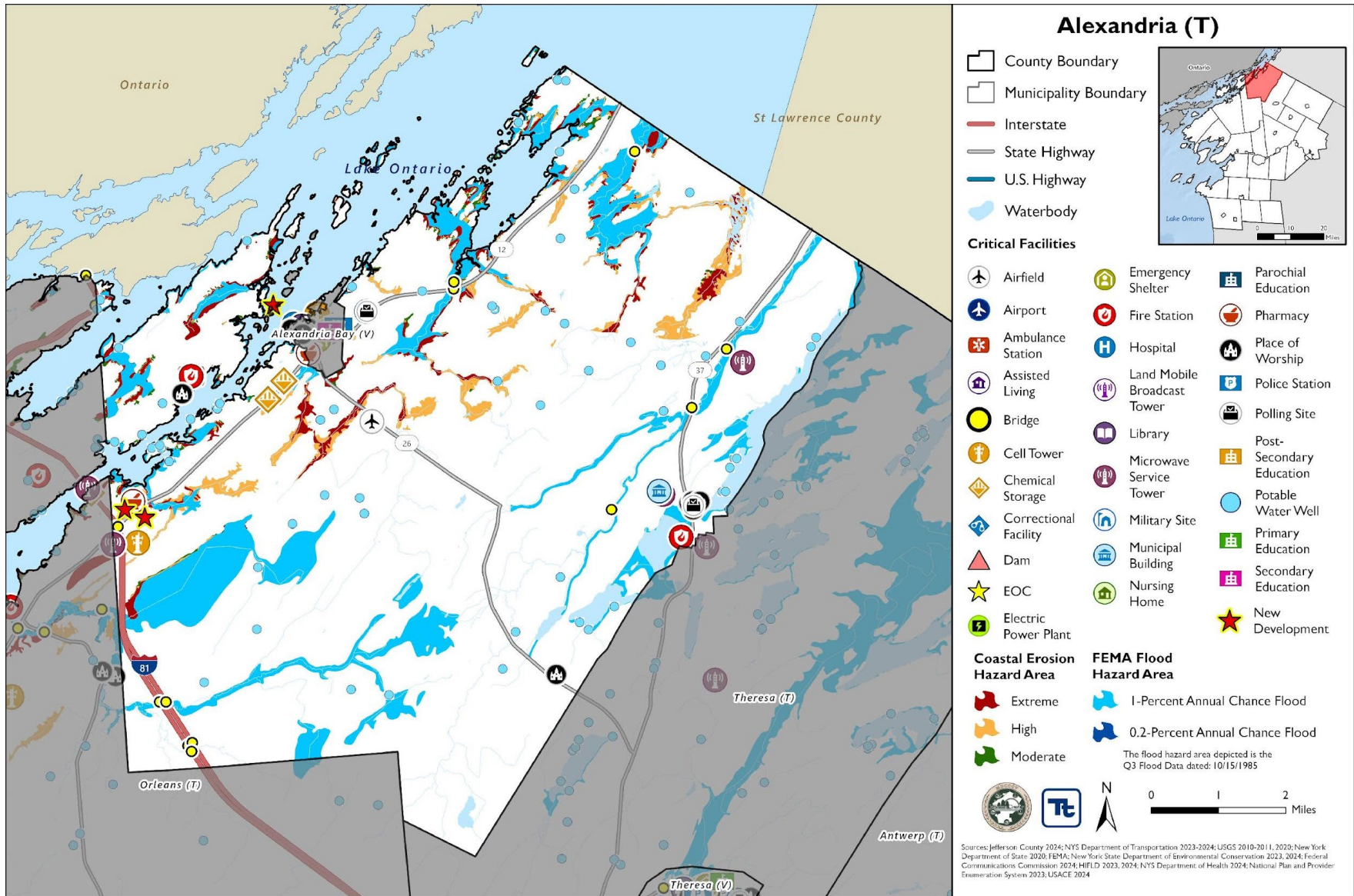
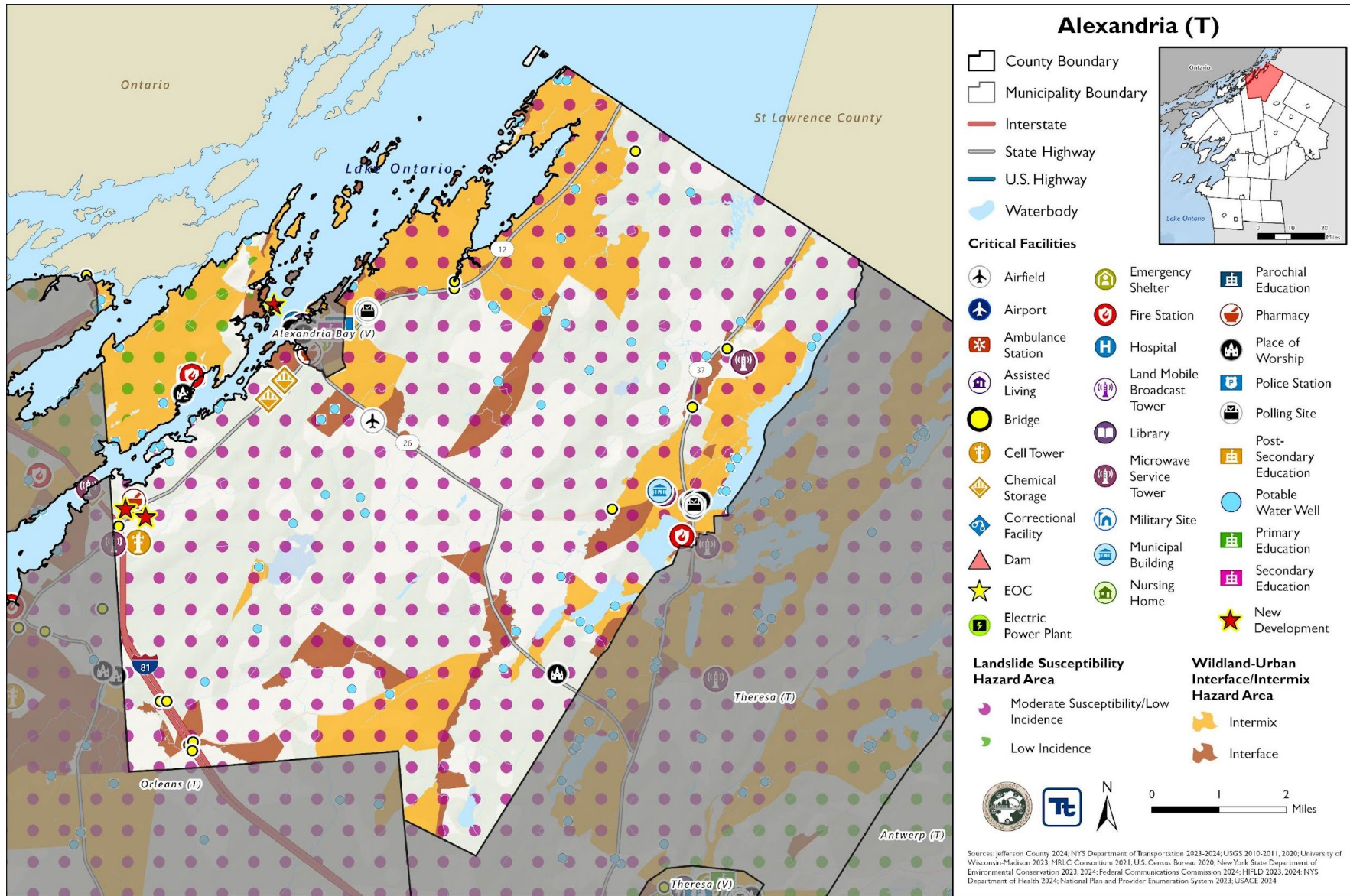




Figure 2. Alexandria Landslide and WUI Hazard Area Extent and Location Map





### 4.3.2 Previous Event History

The history of natural and non-natural hazard events in Alexandria is detailed in Volume I, where each hazard profile includes a chronology of historical events that have affected the County and its municipalities. Table C provides details on loss and damage in Alexandria during hazard events since the last hazard mitigation plan update.

Table C. Presidential Disaster Declaration History in Alexandria

Dates of Event	Event Type (Disaster Declaration)	Summary of Event	Summary of Damage and Losses in Alexandria
November 18-22, 2022	Severe Winter Storm (EM-3589)	A winter storm caused more than six feet of snow to accumulate in Jefferson County. This intense snowfall has created extremely dangerous travel conditions, and as a result, numerous road closures and travel bans.	The Town reported lots of overtime and increased costs in dealing with the winter storm.
October 31 – November 1, 2019	Severe Storm, Flood (DR-4472)	A storm system brought record breaking rains, damaging wind gusts (45 to 50 mph), a small Lake Ontario seiche, and river flooding to the region. Thousands of power outages occurred across the area, and wind-related damage closed hundreds of roads and did countless tree damage. High winds and lakeshore flooding continued into November 1.	The Town reported high winds and some localized flooding. Road crews worked many hours keeping our roads and properties safe.
May 2 – August 6, 2017	Flood (DR-4348)	Six months of wet weather led to an over-accumulation of waters in Lake Ontario. Flooding from the lake began impacting areas in May and continued until early autumn. Waves destroyed public and private break walls all along the lake shore. Thousands of homes and buildings were affected by flood waters. Several homes dropped off bluffs. In some areas shoreline erosion of 50 to 100 feet deep occurred. Sanitary sewer systems in lakeside communities were affected. Beaches, marinas, and state parks were closed all summer long with unknown economic losses to mainly seasonal businesses. In late May, the Governor imposed a 5-mph speed limit within 600 feet of the Lake Ontario and St. Lawrence River shore. By summer's end, damage estimates reached \$10 Million in Jefferson County.	The Town reported high water, which caused damage at the Town's shoreline properties, including some Town owned properties. There was a town highwater related project at the goose bay dock, ramp and parking facility completed in 2023.
November 17-26, 2014	Severe Winter Storm, Flood (DR-4204)	A winter storm moved into the region, causing temperatures to drop tremendously. Lake effect snow impacted counties bordering Lake Ontario and Lake Erie. Travel restrictions were instituted due to whiteout conditions. The storm produced heavy snowfall, high winds, and blizzard-like conditions, resulting in road closures, travel disruptions, power outages, and damage to public and private property.	The Town was forced to have plow crews work overtime to make roads safe and passible. The highway crew logged substantial hours mitigating the storm.



Dates of Event	Event Type (Disaster Declaration)	Summary of Event	Summary of Damage and Losses in Alexandria
October 27 – November 8, 2012	Severe Storm (EM-3351)	Remnants of Hurricane Sandy brought strong winds and heavy rains. Rainfall amounts of two to five inches were measured across the area with some area creeks reaching bankful. High winds downed trees and power lines. Wind gusts were measured to 60 mph. Utilities reported tens of thousands of customers without power across the entire region.	The Town experienced outages from high winds as well as spot flooding that the highway crew worked long hours to keep roads and properties safe.

*EM = Emergency Declaration (FEMA)*

*FEMA = Federal Emergency Management Agency*

*DR = Major Disaster Declaration (FEMA)*

*N/A = Not applicable*

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### 4.3.3 Local Hazard Impacts Assessment

In the table below representatives from the Town of Alexandria Hazard Mitigation Planning Team assessed impacts of hazards on buildings, structures, facilities, infrastructure, community assets and systems, people and the local economy.

Table D. Local Hazard Impacts Assessment

Hazard Name	Local Impacts
<b>Dam Failure</b>	No known impacts
<b>Drought</b>	No known impacts
<b>Extreme Temperature</b>	No known impacts
<b>Flood</b>	<p>The Town Highway Garage, which is located along County Route 192, had large amounts of moisture/water laying and seeping against the building foundation which potentially is creating an unhealthy work garage/area. The Highway Garage was renovated, and all the moisture/water issues have been addressed and are not affecting people, community services or the local economy.</p> <p>The 2017 and 2019 high water events (captured in FEMA dec/previous event table above) resulted in \$4-5M for in state funding for recovery through Ready Funds.</p>
<b>Geological Hazards</b>	No known impacts
<b>Severe Storm</b>	<p>The Halloween Storm caused the river to be raised three to four feet causing damage to the docks and boats.</p> <p>Windstorms cause damage to facilities on the water, such as the Goosebay ramp and dock and the ramp dock and gazebo at Butterfield Lake. The wind raises water levels and causes waves which has resulted in the dock breaking loose from the pier.</p> <p>More severe stormwater events are resulting in stormwater runoff onto private and commercial property. There has also been some property/shoreline damage, including coastal erosion, damage to private docks, and undermined interlocking steel walls that impacted residents/taxpayers.</p>
<b>Severe Winter Storm</b>	<p>A lot of overtime hours for plowing were incurred due to two feet of snow, and high winds for two to three days resulting in snow blowing back onto the roadways.</p> <p>Salt supply is an issue, and the Town is currently using sand on the roads instead.</p> <p>The Town has experienced issues regarding equipment, including a broken sander which is expensive to repair (2k+) and a snowplow truck has had repetitive issues and has become costly to maintain/repair.</p>
<b>Wildfire</b>	No known impacts



### 4.3.4 Vulnerable Community Assets

In the table below representatives from the Town of Alexandria Hazard Mitigation Planning team assessed specific impacts to the assets included in the table below. If a community asset is not present in the municipality the Planning Team stated, 'Not Applicable.'

Table E. Vulnerable Community Assets

Community Asset	Hazard Impacts and Asset Vulnerabilities	Community Asset	Hazard Impacts and Asset Vulnerabilities
<b>Agriculture</b>	No known impacts	<b>Local Roads</b>	The NYS Route 37, which is located in the hamlet of Redwood, has underground drain pipes that drain water to Butterfield Lake. The road is collapsing/deteriorating and the Town paid to send cameras through the two underground pipes and determined the current conditions are unsafe. The report and imaging was sent to NYSDOT, with no response. The pipe needs to be replaced and upsized and the road needs repair.
<b>Airports</b>	No known impacts	<b>Major Employers</b>	The hospital is a major employer (see hospital asset entry below). Uncle Sam Boat Tours has experienced major impacts from water level changes.
<b>Area: Concentration of Businesses</b>	Businesses on the water are vulnerable to high winds, high water and waves. Businesses must close due to high water/winds and have received damage due to flooding (docks, outdoor decks and restaurants) resulting in businesses closing to do repairs which results in economic loss.  Current trends suggest water may raise even higher impacting "up-street" where there is a higher concentration of businesses that would be impacted.	<b>Medical Centers (non-hospital)</b>	No known impacts
<b>Area: Concentration of Residences</b>	Coastal erosion impacts the shoreline and walls along the shoreline, damages private docks, has undermined interlocking steel walls, which impacts residents/taxpayers.	<b>Natural Resources</b>	No known impacts



Community Asset	Hazard Impacts and Asset Vulnerabilities	Community Asset	Hazard Impacts and Asset Vulnerabilities
<b>Bridges</b>	No known impacts	<b>Neighborhoods</b>	Edgewood is affected by high water.
<b>City Hall/Courthouse</b>	No known impacts	<b>Parks and Recreational Sites</b>	Krings State Park has been impacted by high water damage and has received NYS Ready Funds for recovery.
<b>College/University</b>	No known impacts	<b>Place of Worship</b>	No known impacts
<b>Community Centers/Hubs</b>	No known impacts	<b>Private Property</b>	See businesses, residences and neighborhood entries.
<b>Community Activities: major local events including festivals and economic drivers such as beaches, skiing, farming, fishing, etc.</b>	All Chamber of Commerce events are vulnerable from various hazards, especially weather. See the Town of Alexandria Chamber calendar for list and dates.	<b>Public Transportation</b>	Not Applicable
<b>Cultural/Historic Buildings/Sites</b>	No known impacts	<b>Schools (K-12)</b>	No known impacts (equipped with generators).
<b>Culverts</b>	<p>St Lawrence Park Road has a culvert that is not working which creates a large silt build up in Swan Bay.</p> <p>Bailey Settlement Road has had culvert upsizing was done in 2021 due to old age and inhibited water flow (the Town funded \$450K - mutual aid for labor with the County).</p> <p>The Town received a \$1.44M DOT grant to replace the culvert on Swan Hollow Road from deterioration, age, and water pressure output.</p> <p>Approximately 5 years ago, the County road/culvert in the Town was upsized by the County which was needed due to the age and high-water flow of the culvert.</p>	<b>Small Businesses</b>	See concentration of businesses and major employers above.
<b>Elder-care Facilities</b>	Housing in the Village in poor drainage areas is of concern.	<b>Supermarkets/Grocery Stores</b>	No known impacts
<b>Fire/Police Stations</b>	The Police, Fire Department and the Village office are all in one building on outer Walton Street.	<b>Transportation - Mobile Asset Storage</b>	No known impacts, all outside of the floodplain.



Community Asset	Hazard Impacts and Asset Vulnerabilities	Community Asset	Hazard Impacts and Asset Vulnerabilities
<b>Gas Stations</b>	No known impacts	<b>Utilities</b>	No known impacts
<b>Highways</b>	NYS Route 37 has a failing culvert under the state road. The NYS DOT has been notified numerous times.	<b>Wastewater Treatment Plants</b>	<p>The Village of Alexandria Bay water plant is on the river and supplies water to the Town of Alexandria. The plant is susceptible to high water and high wind and the intake pipe has been damaged and was replaced by the Village.</p> <p>The Village plant and Town Redwood plant need upgrades, including three new filters. The Town is applying for monies for upgrades.</p> <p>The Water Tower and water plant infrastructure projects are underway (working with a few agencies including NYS Environmental Facilities Corporation).</p>
<b>Hospitals</b>	The River Hospital and annexes, including the Reiver Hospital (located in the Village), is on the waterfront, hospital structure is not in the floodplain as it is uphill from the waterfront. The Village replaced the boardwalk, and the hospital replaced the dock facility after wind/water damage.	<b>Waterfront</b>	Goose Bay ramp and docks with parking lot was newly renovated for higher water capability.
<b>Other</b>	No known impacts	<b>Drinking Water Resources</b>	All drinking water in the town water districts comes from the Village of Alexandria Bay



### 4.3.5 Hazard Ranking

The participating jurisdictions have differing degrees of vulnerability to the hazards of concern, so each jurisdiction ranked its own degree of risk to each hazard. The community-specific hazard ranking is based on problems and impacts identified by the risk assessment presented in Volume I.

The ranking process involves an assessment of the likelihood of occurrence for each hazard; the potential impacts of the hazard on people, property, and the economy; community capabilities to address the hazard; and changing future climate conditions. Impacts from a particular hazard may have decreased due to an implemented project or relocation of an asset that was previously at risk. Alternatively, risk may have increased because population has increased in a hazard prone area.

Table F. Hazard Ranking

Hazard Name	Frequency (2011 – present): Increased, Decreased, Stayed the Same	Impacts (2011 – present): Increased, Decreased, Stayed the Same	Description of frequency and impacts (2011 – present):	Future Events (present – 2030): Will Increase, Decrease, Stay the Same	2025 Ranking
<b>Dam Failure</b>	N/A	Stay the Same	-	Stay the Same	Low
<b>Drought</b>	Decreased	Decreased	-	Same	Low
<b>Extreme Temperature</b>	Decreased	Decreased	-	Same	Low
<b>Flood</b>	Increased	Increased	The International Joint Commission regulates the water level (open and closing position with gates) adopted a new Water Level Plan 5 years ago- St. Lawrence River Plan 2014. High water has not been a result of their operations. Downstream impacts within the watershed have been the cause of highwaters/flooding.	Increase	High
<b>Geologic Hazards</b>	N/A	Stay the Same	-	Stay the Same	Low
<b>Severe Weather</b>	Increased	Increased	Windstorms are more prevalent. The TOA (Town of Alexandria) has taken measures (acquiring) with equipment and supplies to be ready for future events.	Increased	High
<b>Severe Winter Weather</b>	Increased	Increased	same answer as above-more equipment and supplies	Increased	High
<b>Wildfire</b>	N/A	Stay the Same	-	Stay the Same	Low



### 4.3.6 Critical Facilities

Table G. Critical Facilities Flood Vulnerability

Name	Type	Vulnerability		Addressed by Proposed Action	Already Protected to 0.2% Flood Level
		1% Annual Chance Event	0.2% Annual Chance Event		
REDWOOD FIRE	Fire Station	X	X	Action 2025-AlexandriaT-02.	-

Source: Jefferson County 2024; New York State Department of Environmental Conservation 2023, 2024; Federal Communications Commission 2024; HIFLD 2023, 2024; NYS Department of Health 2024; National Plan and Provider Enumeration System 2023; USACE 2024; NYS Department of Transportation 2023

This critical facility is not yet protected to the 0.2% annual chance event.

The municipality does not have any identified high hazard potential dams within the jurisdiction.



## 4.4 GROWTH/DEVELOPMENT TRENDS

Understanding how past, current, and projected development patterns have or are likely to increase or decrease risk in hazard areas is a key component to appreciating a jurisdiction’s overall risk to its hazards of concern. Recent and expected future development trends, including major residential/commercial development and major infrastructure development, are summarized in Table H through Table L.

### 4.4.1 Development and Permitting

Table H. Development and Permitting Capability

Question	Answer
Does your municipality or the county issue building permits for development in your community?	The Town Zoning Office issues permits. Zoning Permits are required for any new construction, to include: Any addition to the house (e.g. deck, porch, garage, fences, pool, etc. Any storage shed (no matter the size) Any demolition of buildings, fireplace, pellet stove, wood stove, etc. and any signs (signage).
What is your process for tracking building permits?	The Town has and maintains all records in relation to building permits.
Are permits tracked by hazard area? (For example, floodplain development permits.)	No
Does your community have a buildable land inventory? If yes, please describe.	Yes, lots of buildable land in the Town of Alexandria. Lots of used and unused farm land with road frontage for future buildable land development.

Table I. Number of Building Permits for New Construction Issued Since the Previous HMP

	New Construction Permits Issued			Total
	Single Family	Multi-Family	Other (commercial, mixed-use, etc.)	
2019				
Total Permits	13	0	5	18
Permits within SFHA	0	0	0	0
2020				
Total Permits	16	0	6	22
Permits within SFHA	0	0	0	0
2021				
Total Permits	12	0	3	15
Permits within SFHA	0	0	0	0
2022				
Total Permits	14	0	1	15
Permits within SFHA	0	0	0	0
2023				
Total Permits	10	0	3	23
Permits within SFHA	0	0	0	0



	New Construction Permits Issued			
	Single Family	Multi-Family	Other (commercial, mixed-use, etc.)	Total
2024				
Total Permits				
Permits within SFHA				

SFHA = Special Flood Hazard Area (1% flood event)

Table J. Recent Major Development and Infrastructure from 2011 to 2018

Property or Development Name	Type of Development	# of Units / Structures	Location (address and/or block and lot)	Known Hazard Zones	Description / Status of Development
Swan Bay Resort	Trailer pk. etc	+~150	NYS Rt 12	None identified	New and expanding

Table K. Recent Major Development and Infrastructure from 2019 to Present

Property or Development Name	Type of Development	# of Units / Structures	Location (address and/or block and lot)	Known Hazard Zones	Description / Status of Development
Swan Bay Resort	Commercial	229	RT 12	None identified	Trailer park in expansion mode
Dollar General	Commercial	1	RT 12	None identified	Built and open doing business
Kring Ranch	Commercial	1	RT 12	None identified	Opened Spring of 2024
Price Chopper Plaza outparcels	Commercial	-	-	Moderate Susceptibility/Low Incidence Landslide hazard area	Approved by Board

Table L. Known or Anticipated Major Development and Infrastructure in the Next Five Years

Property or Development Name	Type of Development	# of Units / Structures	Location (address and/or block and lot)	Known Hazard Zones*	Description / Status of Development
Swan Bay Estates	Residential	50 to 100 sf homes	RT 12	None identified	Preliminary
Bonnie Castle Stables	Commercial	-	RT 12	Moderate Susceptibility/Low Incidence Landslide hazard area	Anticipated
Stone lot across from Big M next to T I Sun	Commercial		NYS Rte. 12	None identified	Proposed Store



## 4.5 NATIONAL FLOOD INSURANCE PROGRAM COMPLIANCE

This section provides specific information on the management and regulation of the regulatory floodplain, including current and future compliance with the National Flood Insurance Program (NFIP). The floodplain administrator listed in Table A is responsible for maintaining this information.

### 4.5.1 NFIP Statistics

Table M summarizes the NFIP policy and claim statistics for Alexandria.

Table M. Alexandria NFIP Summary of Policy and Claim Statistics

# Policies	7
# Claims (Losses)	9
Total Loss Payments	\$32,991.84
# Repetitive Loss Properties (NFIP definition)	0
# Repetitive Loss Properties (FMA definition)	0
# Severe Repetitive Loss Properties	0

*NFIP Definition of Repetitive Loss: The NFIP defines a repetitive loss property as any insurable building for which two or more claims of more than \$1,000 were paid by the NFIP within any rolling 10-year period since 1978.*

*FMA Definition of Repetitive Loss: FEMA’s Flood Mitigation Assistance (FMA) program defines a repetitive loss property as any insurable building that has incurred flood-related damage on two occasions, in which the cost of the repair, on average, equaled or exceeded 25 percent of the market value of the structure at the time of each such flood event.*

*Definition of Severe Repetitive Loss: A residential property covered under an NFIP flood insurance policy and: (a) That has at least four NFIP claim payments over \$5,000 each, and the cumulative amount of such claims payments exceeds \$20,000; or (b) For which at least two separate claims payments have been made with the cumulative amount of the building portion of such claims exceeding the market value of the building. At least two of the claims must have occurred within any 10-year period, more than 10 days apart.*

Source: FEMA 2024

### 4.5.2 National Flood Insurance Program (NFIP) Flood Vulnerability Summary

The HMP Team provided information on participation in and continued compliance with the NFIP in the table below.

Table N. NFIP Summary

NFIP Topic	Comments
Describe areas prone to flooding in your jurisdiction.	Areas near river and bays of the St Lawrence River
Who is the Community Floodplain Administrator (FPA)? Do they serve any roles other than FPA? Do they have adequate training and capacity for this role?	Norris Handschuh, Floodplain Administrator



NFIP Topic	Comments
What local department is responsible for floodplain management?	Code Enforcement
Are any certified floodplain managers on staff in your jurisdiction?	Zoning and Planning Officers
What is the local law number or municipal code of your flood damage prevention ordinance?	Local Law 1 of 1987
When was the latest effective Flood Insurance Rate Map (FIRM) adopted, if applicable?	10/15/85
Explain NFIP administration services (e.g., permit review, inspections, engineering capability, GIS, etc.)	Permit Review
What are the barriers to running an effective NFIP program in your community, if any?	Very expensive
Does your floodplain management staff need any assistance or training to support its floodplain management program? If yes, what type of assistance/training is needed?	Yes, help is needed across the board
How do you make Substantial Damage determinations? What is the process to make sure these structures are brought into compliance?	Hire out a professional
How do you determine if proposed development on an existing structure would qualify as a substantial improvement?	Calculation using % of improvement
How many Substantial Damage determinations were declared for recent flood events in your jurisdiction?	None. In part because the \$ threshold is very high due to the high values of these properties.
Does the community track the number of buildings in the floodplain? If so, how many structures are in special flood hazard area (SFHA)?	No
How many structures (residential and non-residential) are exposed to flood risk within the community outside of the regulatory maps?	Heavy rains are increasing and have impacts on Rt. 26 but have not caused damage to date.



NFIP Topic	Comments
Does the community maintain elevation records? If yes, please describe.	No, though it is published Thousand Island Sun (weekly newspaper)
Are there any repetitive loss (RL) or severe repetitive loss (SRL) structures in the community? If yes, how many of each category?	None
Describe any areas of flood risk with limited NFIP policy coverage.	None
How does the community teach property owners or other stakeholders about the importance of flood insurance?	Publish flood insurance information on the Town website. Flyer for public information.
What digital sources (like the FEMA Map Service Center, National Flood Hazard Layer) or non-regulatory tools does your community use?	None
Are there other local ordinances, plans or programs (e.g., site plan review) that support floodplain management and meeting the NFIP requirements? For instance, does the planning board or zoning board consider efforts to reduce flood risk when reviewing variances such as height restrictions?	Local ordinance dictates distances from water
When was the most recent Community Assistance Visit (CAV) or Community Assistance Contact (CAC)?	CAC: June 23, 2021 CAV: August 6, 2015
Does your community plan to join the CRS program or is your community interested in improving your CRS classification?	No

## 4.6 JURISDICTIONAL CAPABILITY INVENTORY AND ASSESSMENT

Alexandria performed an inventory and analysis of existing capabilities, plans, programs, and policies that enhance its ability to implement mitigation strategies. Volume I describes the components included in the capability assessment and their significance for hazard mitigation planning. The jurisdictional assessment for this annex includes analyses of the following:

- Planning and regulatory capabilities
- Development and permitting capabilities
- Administrative and technical capabilities



- Fiscal capabilities
- Education and outreach capabilities
- Classification under various community mitigation programs
- Adaptive capacity to withstand hazard events

For a community to succeed in reducing long-term risk, hazard mitigation must be integrated into day-to-day local government operations. As part of the hazard mitigation analysis, planning and /policy documents were reviewed and each jurisdiction was surveyed to obtain a better understanding of their progress toward plan integration. Development of an updated mitigation strategy provided an opportunity for Alexandria to identify opportunities for integrating mitigation concepts into ongoing Town procedures.



### 4.6.1 Planning and Regulatory Capability and Integration

Planning and regulatory capabilities are the plans, policies, codes, and ordinances that prevent and reduce the impacts of hazards.

#### Ordinances

Jefferson County has an Emergency Management Ordinance which charges the County with maintaining a Comprehensive Emergency Management Plan to identify local measures that may prevent disasters, to develop local mechanisms to coordinate local resources and personnel for service during and after disasters, support the facilitation of delivery of services to aid citizens and reduce human suffering resulting from disaster, and to provide for short- and long-term recovery and redevelopment after disasters.

Jefferson County has Site Plan and Subdivision Codes that are relevant to development within a certain distance of County interests. Development applications in the areas across the County are sent to County Planning for review to promote coordination of land use decisions and local/county impacts. These County capabilities are inclusive of Alexandria and the jurisdiction often partners with the County. To learn more about these capabilities please see Jefferson County’s Jurisdictional Annex.

The HMP Team inventoried its existing ordinances against the full capability list of hazard mitigation-related capabilities. The absence of other kinds of ordinances was not considered a gap in local capabilities. The table below summarizes the ordinances currently in place in the Town.

Table O. Ordinances

Capability Name	In Place in Municipality	Comments	Responsible Department / Agency / Organization
Building Codes	Yes	All of the communities in Jefferson County regulate construction through the use of a building code. The Town of Alexandria adhere to the building code through the County Authority. Building codes regulate construction standards and are developed for specific geographic areas of the country. They consider the type, frequency, and intensity of hazards present in the region. Structures built to applicable building codes are inherently resistant to many hazards such as strong winds, floods, and earthquakes. Due to the location specific nature of the building codes, these are very valuable tools for mitigation.	ZBA, Planning Board
Flood Damage Prevention Ordinance	Yes, Local Law 1 of 1987	This ordinance is designed to protect communities from flood hazards by implementing regulations that ensures the land use and development practices account for the flood risks, requires vulnerable structures to be constructed to withstand flood damage, and to control changes to the natural floodplain and stream channels to prevent increased flood hazards.	Floodplain Administrator
Real Estate Disclosure Requirements	Yes, Property Condition Disclosure Act, NY Code -	In addition to facing potential liability for failing to disclose under the exceptions to “caveat emptor,” a home seller must make certain disclosures under the law or pay a credit of \$500 to the buyer at closing. While the PCDA requires a seller to complete a standardized disclosure statement and deliver it to the buyer before the buyer signs the final purchase	NYS Department of State, Real Estate Agent



Capability Name	In Place in Municipality	Comments	Responsible Department / Agency / Organization
	Article 14 §460-467	contract, in practice, most home sellers in New York opt not to complete the statement and instead pay the credit.	
Subdivision Code	Yes	Subdivision ordinances offer an opportunity to account for natural hazards prior to the development of land as they formulate regulations when the land is subdivided. Subdivision design that incorporates mitigation principles can reduce the exposure of future development to hazard events.	Planning Board, ZBA
Wellhead Protection	Yes	Zoning code: no septic or structure within 100 ft of wells.	Planning Board
Zoning/Land Use Code	Yes	Zoning is a useful tool to consider when developing a mitigation strategy. It can be used to restrict new development, require low-density development, and designate specific uses (e.g. recreational) in the hazard prone areas. Private property rights must be considered, but enacting a zoning ordinance can reduce or potentially eliminate damages from future hazard events.	Planning Board, ZBA

## Plans

Jefferson County has an Agriculture Plan (Jefferson County Agricultural and Farmland Protection Plan, 2016); Climate Adaptation / Resilience Plan (North Country Regional Sustainability Plan, 2013); Comprehensive Emergency Management Plan; County Emergency Preparedness Assessment (CEPA); Continuity of Operations Plan (Jefferson County Government COOP – COG Plan, 2023); Economic Development Plan (Jefferson County Comprehensive Economic Development Strategy, 2021); Public Health Plan (Jefferson County Public Health Service Strategic Plan 2023-2027); Threat and Hazard Identification and Assessment (THIRA); Tourism Plan; Transportation Plan (Jefferson County Coordinated Transportation Plan for Mobility Services, 2021); and other recent plans that are all countywide in scope and implementation and are applicable to the Town of Alexandria. To learn more about these capabilities please see Jefferson County’s Jurisdictional Annex.

The HMP Team inventoried its existing plans against the full capability list of hazard mitigation-related capabilities. The absence of other kinds of plans was not considered a gap in local capabilities. The table below summarizes the plans currently in place.



Table P. Plans

Capability Type	In Place in Municipality	Comments	Responsible Department / Agency / Organization
Comprehensive Plan	Yes, Draft was released 2/12/2025	A comprehensive plan is a document which illustrates the overall vision and goals of a community. It serves as a guide for the community's future and often includes anticipated demographics, land use, transportation, and actions to achieve desired goals. Integrating mitigation concepts and policies into a comprehensive plan provides a means for implementing initiatives through legal frameworks and enhances the opportunity to reduce the risk posed by hazard events.	Planning Board
Capital Improvement Plan	Yes, Draft was released 2/12/2025	Created in the Comprehensive Plan	Planning Board
Economic Development Plan	Yes	-	Town Administration
Local Waterfront Revitalization Plan	Yes, Local Waterfront Revitalization Plan, 2020	Speaks about location of docks, boathouses, and nature of riparian riffes and shoreline. Used in conjunction with DEC permitting.	Town Board
Open Space Plan	Yes	Element in Comprehensive Plan	Town Administration
Sheltering Plan	Yes	Fire department is the Town's sheltering facility	Town Administration
Stormwater Management Plan	In progress	Town and Village are working on this (Action)	Town Administration

#### 4.6.2 Administrative and Technical Capability

Jefferson County Code, Fire Prevention and Building Code department currently enforces the New York State Uniform Fire Prevention and Building Code in 31 municipalities that chose not to enforce the Code at the local level, including the Town of Alexandria. The Department employs Code Enforcement Officers and clerical staff to ensure that new construction and areas of public assembly conform to the provisions of the State Uniform Code. Proper enforcement of the Code protects property and encourages quality development that enhances public safety and the economy of the County. The office's two major program responsibilities include existing and new building permit administration (i.e.: plan review, issuing permits, construction inspections and issuing certificates of occupancy) and mandated fire safety inspections.

Jefferson County has an Economic Development Commission (Jefferson County Comprehensive Economic Development Strategy); Emergency Management (Jefferson County Office of Fire & Emergency Management), County Department of Planning; County Public Health Department (including Administration and Finance, Home Healthcare Services, Medical Examiner's Office, Emergency Medical Services); County Highway Department, among others, whose programs and services serve the entire County, including the Town of Alexandria. To learn more about these capabilities please see Jefferson County's Jurisdictional Annex.



The HMP Team inventoried its existing Administrative and Technical Capabilities against the full capability list of hazard mitigation-related capabilities. The absence of other staff was not considered a gap in local capabilities. The table below summarizes staff and personnel resources.

Table Q. Administrative and Technical Capabilities

Capability Type	In Place in Municipality	Comments
Civil Engineer	Yes	-
Code Enforcement Official	Yes	Local zoning officer. Jefferson County - NYS Building Code Enforcement
Economic Development Commission/Committee	Yes	Town Economic Development Committee
Maintenance Programs	Yes	Water plant, sewer plant, cemeteries
Mutual Aid Agreements	Yes	Fire districts
Personnel skilled or trained in website development	Yes	Contract out for these services
Staff with expertise or training in benefit/cost analysis	Yes	Contract out for grant writers
Professionals trained in conducting damage assessments	Yes	Town Engineer
Planners or engineers with knowledge of land development and land management practices	Yes	Town Engineer, Fourth Coast Engineering
Planning Board	Yes	-
Planning Department	Yes	-
Public Works/Highway Department	Yes	-
Surveyor(s)	Yes	Contract out
Zoning Board of Appeals	Yes	-
Other		NYSDEC grant for weed harvester boat and crew for maintaining bays, invasive species milfoil. Current efforts are effective but expensive, unsure how funding will continue.  Alexandria Bay Improvement, a nonprofit, works with Town and Village Board

### 4.6.3 Fiscal Capability

The table below summarizes financial resources available to Alexandria.



Table R. Fiscal Capabilities

Capability Type	Has this funding capability been used since the last plan (2011)? If yes, please describe.
Community Development Block Grants (CDBG, CDBG-DR)	No
Capital improvement project funding	Available, not currently being used
Authority to levy taxes for specific purposes	Yes
User fees for water, sewer, gas, or electric service	Yes
Impact fees for homebuyers or developers of new development/homes	No
Stormwater utility fee	No
Incur debt through general obligation bonds	Yes
Incur debt through special tax bonds	No
Incur debt through private activity bonds	No
Withhold public expenditures in hazard-prone areas	No
Other Federal (non-FEMA) funding programs	No
FEMA funding programs	Yes, Joint HMP update with County
Other State funding programs	Yes, NYSDEC for Milfoil control on Lake. Ready Funds.
Open Space Acquisition funding programs	No, currently exploring options for purchasing sports fields
Other (for example, Clean Water Act 319 Grants [Nonpoint Source Pollution])	Yes, water upgrades at the village water plant

#### 4.6.4 Education and Outreach Capability

The table below includes education and outreach programs and methods already in place that could be used to carry out mitigation activities and communicate information about hazards.

Table S. Education and Outreach Capabilities

Capability Type	Is this education and outreach capability currently in use in the Municipality? If yes, please describe.
Community Newsletter	No
Hazard awareness campaigns (such as Firewise, Storm Ready, Severe Weather Awareness Week, school programs, public events)	Partner with local media, including Thousand Island Sun weekly newspaper



Capability Type	Is this education and outreach capability currently in use in the Municipality? If yes, please describe.
Hazard mitigation information available on your website	Yes, post information on website
Local News	Partner with local media, including Thousand Island Sun weekly newspaper
Natural disaster/safety programs in place for schools	Yes, robust preparedness and drills programs at schools
Organizations that conduct outreach to socially vulnerable populations and underserved populations	Yes, communication with two facilities housing low-income senior citizens
Public information officer or communications office	Town Supervisor
Social media for hazard mitigation education and outreach	Yes, the Town has a Facebook
Warning systems for hazard events	Town Fire Department is active in preparing property and people for impending hazard events
Other	No

### 4.6.5 Hazard Capability Assessment

Each jurisdiction has a unique combination of capabilities to adjust to, protect from, and withstand a future hazard event, future conditions, and changing risk. The HMP Team ranked the local government’s capability to address risks and impacts of each hazard based on the risk and capability assessments performed above.

- *Strong: Capacity exists and effectively manages the impacts of this hazard.*
- *Moderate: Capacity exists but is not used or needs some improvement.*
- *Weak: Capacity exists and needs substantial improvement*
- *None: Capacity does not exist.*

Table T. Adaptive Capacity

Hazard	Strong, Moderate, Weak, None
Dam Failure	Weak
Drought	No events in recent history - not a concern
Extreme Temperatures	Moderate
Flood	Weak
Geological Hazards	No events in recent history - not a concern
Severe Storm	Moderate
Severe Winter Storm	Moderate
Wildfire	No events in recent history - not a concern



## 4.7 MITIGATION STRATEGY AND PRIORITIZATION

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This section discusses the status of mitigation actions from the previous HMP, describes proposed hazard mitigation actions, and prioritizes actions to address over the next five years.

### 4.7.1 Past Mitigation Action Status

The Town did not participate in the last plan.

### 4.7.2 Additional Mitigation Efforts

Since the adoption of the County's first HMP, Alexandria has made significant mitigation progress in the following areas:

- Culvert upgrades and repairs

### 4.7.3 Identified Issues

**The Town of Alexandria has identified the following vulnerabilities within their community for mitigation strategy development:**

- There are flood-prone roadways in the Town, including multiple roads which are located in the floodplain, including NYS Route 37, St. Lawrence Park Road, and Creek Road. Creek Road is vulnerable to beaver dam breaks which overtops and floods a farm and Creek Road. NYS Route 37 is collapsing and deteriorating, and the conditions are becoming unsafe. St. Lawrence Park Road has a culvert that is not working which leads to a large silt build up in Swan Bay.
- There are three facilities that are located in the Town floodplain but may not be Town owned. These facilities include Redwood Fire Department.
- Extreme cold events cause water system problems, including frozen pipes and watermains which may inhibit people from accessing water in the Town.



#### **4.7.4 Proposed Hazard Mitigation Actions for the HMP Update**

Alexandria participated in the mitigation strategy workshop and identified hazard mitigation actions to reduce the risks and impacts of hazards the community ranked as high-risk. Hazard risk ranking was specific to each community in the County and was based on quantitative (i.e., analysis of the best available data) and qualitative risk assessment processes (i.e., evaluation of previous occurrences, likelihood of future occurrences and vulnerabilities to people and community services; buildings and critical infrastructure; the natural environment and other local priorities).

Implementation of these actions are dependent upon available funding (grants and local match availability) and local capacity and may be modified or omitted at any time based on the occurrence of new hazard events and changes in local priorities.

Volume I identifies fourteen evaluation criteria for prioritizing the mitigation actions. Below, Table U provides the prioritization criteria score for each proposed mitigation action.



Action 2025-AlexandriaT-01. Flood Prone Roadways

Lead Agency:	Town Highway Department; NYSDOT	
Supporting Agencies:	County Highway	
Hazards of Concern:	Flood, Severe Storm, Severe Winter Storm	
Description of the Problem:	There are flood-prone roadways in the Town, including multiple roads which are located in the floodplain, including NYS Route 37, St. Lawrence Park Road, and Creek Road. Creek Road is vulnerable to beaver dam breaks which overtops and floods a farm and Creek Road. NYS Route 37 is collapsing and deteriorating, and the conditions are becoming unsafe. St. Lawrence Park Road has a culvert that is not working which leads to a large silt build up in Swan Bay.	
Description of the Solution:	The Town will conduct a flood study to develop specific cost-effective mitigation solutions for flood-prone road systems (roads, bridges, intersections, drainage, etc.) under the leadership of the State for the State-owned roads and with the support of the County.	
Estimated Cost:	TBD after Flood Study	
Potential Funding Sources:	HMGP, FMA, Town Budget	
Implementation Timeline:	Within 5 Years	
Goals Met:	1, 2, 4, 6, 7	
Benefits:	This action will identify measures to protect infrastructure in the transportation lifeline, which will lead to the assurance of clear roadways for evacuations, regular travel, and emergency responses.	
Impact on Socially Vulnerable Populations:	This action will assist socially vulnerable populations whose properties are impacted by flooding along flood-prone roads.	
Impact on Future Development:	Future development in the impacted area will be less likely to be flooded.	
Impact on Critical Facilities/Lifelines:	This action will identify measures to protect infrastructure in the transportation lifeline, which will lead to the assurance of clear roadways for evacuations, regular travel, and emergency responses.	
Impact on Capabilities:	This action increases the Town capabilities to be able to keep roadways open during high precipitation events.	
Climate Change Considerations:	A warmer atmosphere means storms have the potential to be more intense and occur more often, including increased periods of intense rain events.	
Mitigation Category	Structure and Infrastructure Projects	
CRS Category	Preventative Measures, Property Protection, Structural Flood Control Projects	
Priority	High	
Alternative	Action	Evaluation
	No action	-
	Relocate all flood-prone road system	Not feasible
	Raise all flood prone roads	Cost prohibitive



Action 2025-AlexandriaT-02. Critical Facilities in the Floodplain

Lead Agency:	Floodplain Administrator	
Supporting Agencies:	Town Administration, Facility Owners	
Hazards of Concern:	Flood, Severe Storm	
Description of the Problem:	There are three facilities that are located in the Town floodplain but may not be Town owned. These facilities include: <ul style="list-style-type: none"> <li>Redwood Fire Department</li> </ul>	
Description of the Solution:	<p>The Town will contact the facility owners and will explain the mitigation measures available, including conducting a feasibility assessment to determine what additional floodproofing measures would be needed at the Redwood Fire Department to protect each to the 500-year flood level. Options include:</p> <ul style="list-style-type: none"> <li>Elevation of facility</li> <li>Floodproofing of facility</li> <li>Mobile flood barriers</li> </ul> <p>Once the most cost-effective option is identified, the facility owners will work with the Town to carry out the option.</p>	
Estimated Cost:	TBD based on chosen option	
Potential Funding Sources:	FMA, HMGP, Town Budget	
Implementation Timeline:	Within 5 Years	
Goals Met:	2, 5, 6, 7	
Benefits:	Ensures continuity of operations at facilities that are identified as critical to the County and/or municipality.	
Impact on Socially Vulnerable Populations:	Protection of critical facilities provides an opportunity for first responders and emergency managers to maintain critical services that socially vulnerable populations rely on.	
Impact on Future Development:	The risk of significant damage occurring to the structure will be reduced, which will allow critical operations to be maintained or only briefly interrupted in severe events. This provides continued support to both current and future development in the service area.	
Impact on Critical Facilities/Lifelines:	This action will protect Town critical facilities by maintaining the critical services that the facilities provide.	
Impact on Capabilities:	This action improves continuity of operations during a flood event, allows for a more rapid return to pre-disaster capabilities after a flood event, and faster deployment of post disaster capabilities.	
Climate Change Considerations:	This action addresses anticipated increases in flooding frequency and severity through protection to the 500-year (0.2-percent annual chance) flood level.	
Mitigation Category	Structure and Infrastructure Projects	
CRS Category	Emergency Services, Property Protection	
Priority	High	
Alternative	Action	Evaluation
	No action	-
	Relocate facilities	Relocation is expensive and results in loss or delay of critical services in the immediate area
	Purchase moveable flood barriers	May not be cost effective



Action 2025-AlexandriaT-03. Water System Mitigation

Lead Agency:	Town Highway Department; Town Administration	
Supporting Agencies:	Town Planning	
Hazards of Concern:	Flood, Severe Storm, Severe Winter Storm	
Description of the Problem:	Extreme cold events cause water system problems, including frozen pipes and watermains which may inhibit people from accessing water in the Town.	
Description of the Solution:	The Town will consult with an engineer and the Highway Department will identify areas in the Town susceptible to water pipes and mains ruptures. The Highway Department will implement projects to replace water mains at a deeper pipe depth.	
Estimated Cost:	TBD based on mitigation measure selected	
Potential Funding Sources:	HMGP, FMA, Town Budget	
Implementation Timeline:	Within 5 Years	
Goals Met:	1, 2, 3, 5, 7	
Benefits:	This action will prevent future ruptures and interruptions in the Town's water system, permitting the critical infrastructure to operate as needed and support the residents, visitors, and emergency personnel in the Town.	
Impact on Socially Vulnerable Populations:	Populations living near water mains will benefit from this action, as removing the risk of ruptures and interruptions will keep roadways and sidewalks functional, permitting populations to travel as needed and for first responders to reach dispatched locations.	
Impact on Future Development:	Future development will be supported by stronger, more resilient, infrastructure.	
Impact on Critical Facilities/Lifelines:	This action will improve the Town's water systems lifeline by strengthening its infrastructure to remove the risk of ruptures or interruptions from periods of heavy rain, severe storms, severe winter storms, and flexing of pavement during periods of extreme temperature.	
Impact on Capabilities:	This action increases the water capability of the Town.	
Climate Change Considerations:	A warmer atmosphere means storms have the potential to be more intense and occur more often, including increased periods of intense rain events. These periods of intense rain may increase the pressure felt by these underground lines.	
Mitigation Category	Structure and Infrastructure Project	
CRS Category	Structural Flood Control Projects	
Priority	High	
Alternative	Action	Evaluation
	No action	-
	Replace the entire water system	Cost prohibitive
	Replace all the water mains	Would not resolve issue



Table U. Summary of Prioritization of Actions

Project Number	Project Name	Scores for Evaluation Criteria														High / Medium / Low	
		Life Safety	Property Protection	Cost-Effectiveness	Political	Legal	Fiscal	Environmental	Social Vulnerability	Administrative	Hazards of Concern	Climate Change	Timeline	Community Lifelines	Other Local Objectives		Total
Action 2025-AlexandriaT-01.	Flood Prone Roadways	1	1	1	1	1	0	1	1	1	1	1	1	1	1	12	High
Action 2025-AlexandriaT-02.	Critical Facilities in the Floodplain	1	1	1	1	1	0	1	1	1	1	1	1	1	1	13	High
Action 2025-AlexandriaT-03.	Water System Mitigation	1	1	1	1	1	0	1	1	1	1	1	1	1	1	13	High

Note: Volume I, Section 6 (Mitigation Strategy) conveys guidance on prioritizing mitigation actions. A score of 0-6=Low, 7-10= Medium, 11-14= High.