

High Peaks Waterfront Revitalization Strategy



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SECTION I: INTRODUCTION

The Vision

The strategy, now and in the future for the High Peak Towns of Jay, Keene, Wilmington, North Elba and the Village of Lake Placid along the Ausable River can be characterized by two words: Stewardship and Vision. Stewardship refers to the responsibility of the community leaders, together with residents, to care for that which has been entrusted to them and build partnerships with others to preserve, protect and conserve those assets. Vision refers to their responsibility to look to the long-range future of the Towns and



Village and make sure that plans address “the uniqueness and challenge of the Adirondacks which is to integrate economy with ecosystem, commerce with conservation and people with place.”¹ Community members express the key to achieving and sustaining a high quality of life as *balancing* the need for revitalization and sustainable economic growth with access for community members and visitors to lands and waterways and the responsibility to conserve environmental resources.

This strategy builds on existing public and private plans to outline innovative ways to achieve the communities’ goals to achieve and maintain a desirable and productive quality of life. The statistics about the Adirondack Park are extraordinary: 6 million acres conserved since 1892 boasting 30,000 miles of streams and rivers, 300 lakes and 2000 miles of trail make it the largest park east of the Mississippi located within a day’s drive of 60 million people. The Ausable River and its hamlets are certainly a beautiful resource and an important tourism destination for campers, bicycle enthusiasts, hikers, climbers, paddlers, birdwatchers and others. But for the communities participating in this strategy these communities are HOME for over 13,161 residents and the things that matter to them include family, kids, a home, work to pay the bills, faith, a safe community, the chance to “give back”, opportunity to open a business, and participate in the same recreational activities their families may have accessed for generations. The strategy must create a balance where the needs of long-timers and new comers, year round seasonal families as well as visitors find what they desire.

The strategy lays out many implementation tasks that help to create a prosperous shared future. Regional efforts involving all communities include:

¹ Sustainable Development and the Adirondack Park Experience, by Jon D. Erikson, Adirondack Journal of Environmental Studies, Fall Winter 1998, page 29.

- Revitalization of hamlets
- Developing a plan for cycling facilities and safe biking routes
- Creating more access to the Ausable River for locals and tourists
- Protection of the Ausable River and other water bodies
- Enhanced tourism amenities and marketing
- Investigate sources of alternative energy including hydro-electricity
- Developing a plan for trail head improvements and creating new local trails and pedestrian connections
- Protecting cultural and historic resources

There is a lot of overlap between the communities' strategies including:

- Main Street initiatives including streetscape, signage, sidewalk and traffic calming improvements as well as strategies for building reuse
- Developing small businesses to serve local residents
- Cycling safety and improvements
- Improved fishing access, including for the handicapped
- Increased marketing of community assets
- Interest in hydro-electric generation

What Is a Waterfront Revitalization Strategy?

A Waterfront Revitalization Strategy is a locally prepared, land and water use plan for revitalizing a community utilizing the assets of the waterfront. It provides a structure within which critical waterfront and community revitalization issues can be addressed. This Strategy addresses the following goals:

- Revitalize hamlets
- Increase local waterfront access through municipal parks
- Increase trail and pedestrian connections

- Increase fishing access and amenities
- Improve regional and local cycling
- Protect water quality and other natural resources
- Investigate sources of alternative energy including hydro-electricity
- Protect and enhance cultural and historic resources
- Continue Comprehensive Planning

This Waterfront Revitalization Strategy provides a framework for achieving the regional vision and goals and for managing local resources. Decision makers will then be able to respond with increased knowledge and purpose to future events affecting their waterfront area and to actively pursue an agreed upon program.



One of the components of such programs is the identification of long-term uses along the waterfront and specific projects for implementation. These uses and projects, in conjunction with an established management program, can significantly increase a community's ability to attract development activities that will best take advantage of the unique cultural and natural characteristics of their waterfront. This Waterfront Revitalization Strategy also serves to enhance the conservation and protection of natural resources. As such, the Strategy represents a balance between economic development and environmental protection that permits the beneficial use of waterfront resources, while preventing the loss of valuable resources and public access opportunities to the waterfront.

The Planning Process

The High Peaks Waterfront Revitalization Strategy (WRS) has brought five Essex County communities together: The Towns of Jay, Keene, Wilmington, North Elba and the Village of Lake Placid to develop a regional revitalization to be implemented by local and regional projects. The communities are tied together by the common physical location along the Ausable River, by State roadways and by recreational attractions such as the State trails in Keene, the Olympic Training Center in North Elba/Lake Placid, Whiteface Mountain in Wilmington and fly-fishing on either the East or West Branch of the Ausable in Jay. In partnership with the Adirondack North Country Association (ANCA) and a grant from the New York State Department of State Division of Coastal Resources Local Waterfront Revitalization Program which is funded by the Environmental Protection Fund, the five towns have developed this Waterfront Revitalization Strategy.

A waterfront advisory committee was established in 2009 to oversee the preparation of the Strategy. With the Town of Wilmington as lead-agency, the seventeen-member committee was

appointed by the Towns and Village with input from the NYS Department of State including the Supervisors and Mayor from each municipality and other community representatives, representatives from the Adirondack North Country Association, Essex County Planning and Tourism, Ausable River Association, Adirondack Park Agency, NYS Department of Environmental Conservation, NYS Department of Transportation and NYS Department of State Division of Coastal Resources. The role of the committee was, and continues to be, to guide and lead the planning process and help facilitate community involvement in the development of the Plan.

Along with the grant from the NYS Department of State, the project was funded with matching contributions from the Regional Office of Sustainable Tourism and the Uihlein Foundation. The Project Advisory Committee hired community development consultant Melissa McManus, planning and economic development consultant River Street Planning & Development, LLC and planning and design consultant Elan Planning & Design, PLLC to work with the advisory committee in developing the Waterfront Revitalization Strategy. The committee met to discuss local and regional issues, opportunities and projects, the public participation process and review draft document prepared by the consultant.

Public Participation

A *Public Participation Plan* was developed to identify a community visioning process aimed at soliciting public input on local issues and needs, consensus building, proposed actions and strategies to be considered in the plan, and completeness and accuracy of the plan. The public participation plan identifies key individuals and organizations to be included, a schedule of public meetings and a description of outreach efforts.

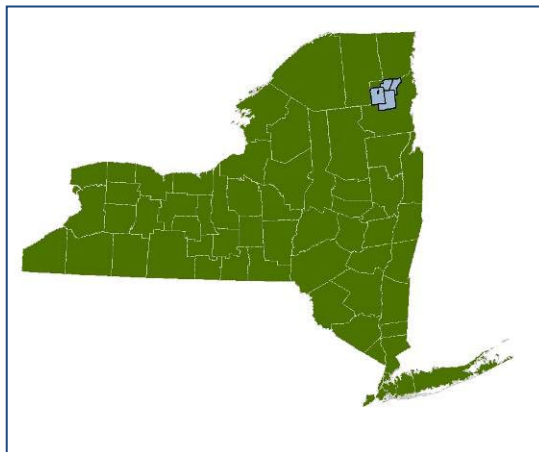
Community Workshops were conducted in the Fall of 2009 in Keene, Jay and Lake Placid to gain public input on the issues facing the community and the region. In addition, information gained from the public process included in the recently completed Local Waterfront Revitalization Program in Wilmington was used. Residents and stakeholders who participated in the workshops provided insight into what they love about their community and its waterfront, what they would like to change or see accomplished, and what the community would be like when the changes have been made. The comments provided by residents present at the workshops were used to develop the vision, goals and projects for Strategy.

In the Fall of 2010 the draft Revitalization Strategy was presented to the High Peaks communities at a public workshop in the Town of Wilmington. Many of the comments received at that meeting were incorporated into the final document.

SECTION II: REGIONAL OVERVIEW

HISTORY AND BACKGROUND

The High Peaks-Ausable River region serves as a gateway to the Adirondack Park, and the Olympic Region, linking Montreal and Quebec, Canada and the upper Lake Champlain Region to Whiteface Mountain and Lake Placid. The High Peaks region is connected geographically by the East and West branches of the Ausable River as well as by the loop of NY State Routes 86 and 73. Route 86 is part of the Olympic Trail Scenic Byway.



Over the past decade, another recreational activity has linked these High Peaks communities. The region hosts one of only a handful of Ironman USA competitions in the Country (a part of the Ironman World Championship Series of triathlons). The Ironman is a triathlon comprised of a 2.3 mile swim, 112 mile bike ride and 26 mile run. The transition area, swim and run are located in the Village of Lake Placid/North Elba and the bike route loops through all 4 towns in the High Peaks Strategy. In 2010 there were approximately 3,000 athletes in the Lake Placid Ironman. Because this is one of only eight Ironman competitions in the Country and it may qualify an athlete for the World Championship in Kona, Hawaii, the competition is serious. Athletes begin visiting the region as soon as the weather improves to begin their training. This has significantly increased visitation to the region in the summer.

Historically the towns in the High Peaks region thrived on iron ore mining and forges and timber sawmills. In most communities, the natural resources of iron and timber were exhausted by the beginning of the 20th Century, creating an economic shift to outdoor recreation driven by Whiteface Mountain and the Winter Olympic games. Today's attractions continue to be recreation-oriented with the most significant draw being the Ironman competition. The Village of Lake Placid/Town of North Elba has been able to capitalize on their recreational tourism infrastructure to become a destination for hosting conferences and conventions.

The Town of Keene, located on the East Branch of the Ausable River, was established in 1808 by splitting off parts of the Towns of Jay and Elizabethtown. State Route 73 runs through town and is the southern gateway to the High Peaks from Exit 30 of the Adirondack Northway. The Town has two hamlets of Keene and Keene Valley and is home to Mount Marcy, the highest elevation in New York State. Historically, the area had numerous lumber and iron industries; however, raw product exportation was difficult with little access to transportation routes. Business began to grow around 1820, when the Town established sawmills, forges and gristmills along the Ausable River to process materials locally. Today, the town's hamlets are clustered with Bed and Breakfasts, small shops and eateries. The Essex County region is served by the Marcy Field Airport, located and operated by the

Section II: Regional Overview

Town of Keene. The trailheads of some of the most popular hiking and climbing in the Adirondack Park are located in Keene along Route 73.

The Town of Jay, situated along the East Branch and adjoining the West Branch of the Ausable River, was established in 1798 when it separated from the Town of Willisborough. The Town of Jay is the northern gateway to the High Peaks region from Exit 34 of the Adirondack Northway.



Named after John Jay, then Governor of New York State, it was one of the four original towns of Essex County. The first iron forge was built in 1798 and in 1809 the forge and mill complexes were extensively enlarged, contributing to the development and prosperity of the area. The Town includes the hamlets of Upper Jay, Jay and the Essex County portion of Au Sable Forks, which is at the confluence of the East and West Branches of the Ausable River. The Jay Covered Bridge in the Hamlet of Jay, restored in 2007, is the only remaining covered bridge in the Adirondacks. For a quarter century (from 1954-1979), the Hamlet of Upper Jay was known for the Land of Makebelieve, an amusement park created by Arto Monaco. The facility closed in 1979 after extensive flood damage from the Ausable River. The property and the history of the Land of Makebelieve continue to be important to the Town and adaptive reuse of the property is supported. Today, Au Sable Forks is the commercial center for the Town despite being at its northern end with the location of the Town's municipal building, schools, numerous churches, retail and service establishments along Main Street (State Route 9N). Some of the best fly-fishing in New York State can be found on the Ausable River in Jay.

The Town of Wilmington located along the West branch of the Ausable River, is home to Whiteface Mountain and the 1980 Winter Olympic downhill skiing races. Although Wilmington was not settled until the beginning of the 19th Century, it experienced a rapid and vital period of development and growth due to the combined resources of the Ausable River, farm land, timber and iron ore. This period of growth extended until the last quarter of the 19th Century when the exhaustion of resources and the remoteness of the region shifted its function to a tourist-based, recreation economy, a function it still serves today. Along with Whiteface Mountain which provides recreational activities year round and Veteran's Memorial Highway which travels to the summit of Whiteface, is Santa's Workshop, a Christmas theme park, which is the oldest theme park in the United States opening in 1949. Other visitor attractions include the Wilmington Flume, a gorge popular for swimming, and the High Falls Gorge, known for its waterfalls. In the 21st Century the Town would like to build on its tourism economy to other forms of industry.

The Town of North Elba, in which the Village of Lake Placid is located, is predominantly situated west of the West Branch of the Ausable River on the Chubb River, a tributary of the Ausable River. North Elba was first settled in 1814 and later formed from part of the Town of Keene in 1849. The Village of Lake Placid was founded in the early 1800s (becoming incorporated in 1900) to develop a mining operation based on iron ore discovered nearby. In 1849, John Brown came to North Elba to assist Gerrit Smith in the abolitionist movement and created a community for former black slaves. Since the 1800s, the Village has also been a tourist destination, and has hosted many world competitions including the 1932 and 1980 Winter Olympics, the 2000 Goodwill Games, and currently hosts, along with the rest of the High Peaks region, the annual Ironman USA. The Olympic Training Center located south of the Village in the Town attracts athletes in training year round and the critical mass of shops, eateries, lodging and activities coupled with the natural beauty and attractive downtown have made Lake Placid a meeting and conference center destination.



THE AUSABLE RIVER AND OTHER WATERBODIES

The Ausable Watershed is 60 miles long and is traversed by 94 miles of River beginning in the High Peaks region of the Adirondack Mountains as two branches – the East and West Branches which travel north, converging at Au Sable Forks and continues to Lake Champlain. The watershed of the river drainage is approximately 516 square miles. The Chubb River, along with over 70 small streams, feeds the Ausable. The Mirror Lake Watershed and Placid Lake are subwatersheds of the Ausable Watershed.

The Ausable River is designated as a Wild, Scenic and Recreational River, a program operated under the New York State Environmental Conservation Law that recognizes and protects waterways with “outstanding scenic, ecological, recreational, historic and scientific values”. Historically the Ausable River had been used to support industry as a power supply, a water supply for communities and as a way of disposing waters. During the 18th and 19th Century, the Ausable River transported the logs and timber from the Adirondack forests to the various mills. In recent years its main human use is to support recreational tourism including fishing and white-water recreation and windshield or drive-through tourism because of the River corridor’s scenic beauty.

THE ADIRONDACK PARK

Section II: Regional Overview

The High Peaks-Ausable River region is entirely located within the Adirondack Park. The Adirondack Park was created in 1892 by the State of New York amid concerns for the water and timber resources of the region.² Today the Park is the largest publicly protected area in the contiguous United States. The boundary of the Park encompasses approximately 6 million acres, 48 percent of which belongs to all the people of New York State and is constitutionally protected to remain a



“forever wild” forest preserve. The remaining 52 percent is private land which includes settlements, farms, timber lands, businesses, homes and camps. The Park’s boundary, usually referred to as the “Blue Line” includes all or portions of 12 counties and 103 municipalities.

Some aspects of private land use and its development patterns within the Adirondack Park are managed by the Adirondack Park Land Use and Development Plan (APLUDP) which was enacted in 1973 with periodic updates. In addition there is a State Land Master Plan for state-owned lands within the Adirondack Park. The APLUDP classified all land within the Park into six categories based on existing settlement patterns, physical limitations related to soils, slopes and elevations; unique features such as gorges and waterfalls; biological considerations such as wildlife habitat, rare or endangered plants or animals, wetlands and fragile ecosystems; and public considerations such as historic sites, proximity to critical state lands, and the need to preserve the open space character of the Park. The six categories vary in the manner in which land may be developed relative to density, some aspects of land use and the level of review of all projects by the APA.

The State-owned lands, also known as lands in the “Adirondack Forest Preserve”, within the four-town Waterfront Revitalization Strategy region of the Adirondack Park are classified as “Wilderness” (prohibiting the use of motorized vehicles and bicycles), “wild forest” (allowing for bicycles and some motorized usage on designated roads and trails), “primitive” (similar to wilderness in terms permitted usage) and “intensive” (intense forms of recreational use – in this case Whiteface Mountain). The Waterfront Revitalization Strategy along the Ausable River includes the Giant Mountain Wilderness, Hurricane Mountain Primitive Area and Fire Tower, Hammond Pond Wild Forest, Wilmington Wild Forest, High Peaks Wilderness and a couple of State Forests.

The use of all State-owned (Forest Preserve) lands is determined by the Adirondack Park State Land Master Plan (APSLMP) and Unit Management Plans (UMPs) for individual state land units. The APSLMP sets forth the master plan for all state lands within the Adirondack Park. The classification system and guidelines set forth are designed to guide the preservation, management and use of these lands by all interested state agencies in the future.

² *Citizens Guide to the Adirondack Park Agency Land Use Regulations*, produced by the Adirondack Park Agency

Unit Management Plans assess the natural and physical resources present within a State land unit. They also identify opportunities for recreational use and consider the ability of the resources and ecosystems to accommodate public use. Furthermore, these plans identify management objectives for public use which are consistent with the land classification guidelines and the wild character of these lands. The APA has responsibility for assuring plans are in compliance with APSLMP guidelines for management of forest preserve lands inside the Adirondack Park. Projects proposed to occur on Forest Preserve land require review by the APA to determine if they are compliant with the APSLMP and included UMP.

DEMOGRAPHIC OVERVIEW

Population changes have been extremely variable among the High Peaks Waterfront Revitalization Strategy municipalities from 1950 to 2000. The Town of Wilmington experienced a whopping increase of 102%, while the Village of Lake Placid had a 7% decrease. In comparison, population has increased 28.0% in New York State and 57.3% in the Adirondacks. Residents of these High Peaks towns and the Adirondacks tend to be older in comparison to New York State as a whole. The median age of the communities' residents ranged from 36.2 years in Wilmington to 45.0 in Keene.

Table 1: Demographics of the High Peaks Communities							
	Keene	Jay	Wilmington	North Elba (inc. Lake Placid)	Village of Lake Placid	All Adirondack Towns	NYS
Population change from 1950-2000	12%	6%	102%	48%	-7%	57.3%	28.0%
Median Age (2000)	45.0	40.3	36.2	37.4	36.8	40.3*	35.9
Median Household Income (2000)	\$43,125	\$44,871	\$43,384	\$44,515	\$35,581	\$43,852	\$43,393
Median Home Sales 2006-2007	\$208,000	\$125,000	\$135,000	\$330,000	\$330,000	n/a	n/a
Estimated Housing Cost as a Percentage of Income	40.6%	25.8%	28.3%	59.1%	59.1%	n/a	n/a
Existence of Water and/or Sewer Systems	Water	Both water & sewer	Water	Small portion of town outside village has water /sewer	Both water & sewer	N/A	N/A

*average median age

Source: Adirondack Park Regional Assessment Project May 2009, Census 2000 (for NYS figures).

The average median age for Adirondack residents is 40.3, while the median age of NYS residents is lower at 35.9 years. Median Household income for 2000 was very similar for all High Peaks towns, the Adirondacks and NYS, but for the Village of Lake Placid was considerably lower at \$35,581. The Town of North Elba and Village of Lake Placid had the highest median price of homes sales (2006-2007) at \$330,000. The Town of Jay had the lowest median sales price at \$125,000. Residents of the Towns of Jay and Wilmington are spending considerably less on housing (25.8% and 28.3% respectively) than those residents in Keene (40.6%) and North Elba and Lake Placid, both at 59.1%.

LAND USE

The following is a summary of land use in the Waterfront Revitalization Strategy (WRS) communities of Keene, Jay, North Elba/Lake Placid and Wilmington. Table 2 below provides a breakdown of land use by WRS community. A cautionary note that the classification of land is determined by the assessor in each community thereby creating some possible inconsistencies in terms of classification. The WRS Priority Projects Map provides a corresponding base map of land use based on the land classifications above and assessors' data.

Table 2: High Peaks Communities Land Use Distribution (by acres)					
	Keene	Jay	Wilmington	North Elba	Total
Agriculture	0	732	0	808	1,540
Residential	9,264	10,846	5,765	7,600	33,475
Vacant Land	10,781	10,663	2,811	7,958	32,213
Commercial	245	337	171	1,223	1,976
Recreation & Entertainment	5,909	26	210	1,833	7,978
Community Services	261	69	107	2,204	2,641
Industrial	9	28	10	97	144
Public Services	57	35	79	387	558
Wild, Forested, Conservation	71,624	19,375	31,444	72,959	195,402
Total Acres	98,150	42,111	40,597	95,069	275,927

Source: Essex County Office of Real Property Services - 2009 Assessment Rolls

Note: Municipal Assessor's for each Town likely differ and therefore, interpretation of land classifications, in some cases, may differ from community to community.

Like most communities in the Adirondack Park, the majority of land (71% or 195,402 acres) in the Waterfront Revitalization Strategy is considered "wild, forested, conservation lands or public parks" for purposes of local land use classification. The use of land for residential purposes represents 12% of all land use, vacant land represents 11% and commercial/industrial properties represent just one percent of all land use in the four High Peaks towns.

The Town of Jay has the highest proportion of residential land use (25.8% of total land) and total acreage (10,856 acres) of the High Peaks towns. As expected, the Town of North Elba (Village of

Lake Placid) has considerably more land used for commercial purposes than any of the other towns although commercial properties still represent just 1.3% of all land in the Town.

Some aspects of private land use and its development patterns within the Adirondack Park are managed by the Adirondack Park Land Use and Development Plan (APLUDP) which was enacted in 1973 with periodic updates. In addition there is a State Land Master Plan for state-owned lands within the Adirondack Park. The APLUDP classifies private land within the Park into six categories based on existing settlement patterns, physical limitations related to soils, slopes and elevations; unique features such as gorges and waterfalls; biological considerations such as wildlife habitat, rare or endangered plants or animals, wetlands and fragile ecosystems; and public considerations such as historic sites, proximity to critical state lands, and the need to preserve the open space character of the Park. The APLUDP together with the Adirondack Park Agency Act and implementing regulations manage density and provide regional land use controls within the Park.



RECREATIONAL RESOURCES

There are enormous recreational resources in the High Peaks region including the Olympic Training Center in North Elba and Lake Placid, the trail network for hiking, climbing, mountain biking, snowshoeing and cross country skiing provided by New York State in the Adirondack Park, the local municipalities and private partnerships, the fly fishing and paddling on the Ausable River, and many more. Below is a summary of the recreational resources provided in the High Peaks Waterfront Revitalization region.

The Olympic Training Center is an official training center for Team USA. Building on the original Olympic Center from the 1980 Olympics, the newer facility includes training in biathlon, bobsled, figure skating, ice hockey, luge, skiing and speed skating. In addition, boxing, canoe and kayak, judo, rowing, synchronized swimming, taekwondo, team handball, water polo and wrestling also train at the facility. There is also a housing facility and a 20,000 square foot gymnasium. Some of the original Olympic facilities continue to be used including the Olympic Center, Mt. Van Hoevenberg and the Olympic Complex at Whiteface Mountain with its speed skating oval, downhill and cross country skiing, the jumping complex and bobsledding.

Hiking, climbing, snow shoeing and cross country skiing are permitted on all Adirondack Park Wilderness and Wild Forest Lands. Mountain biking and snowmobiling are permitted on designated trails and roads on Wild Forest lands. Below is a list of trails in the Waterfront Revitalization Strategy area.

Town of Keene:

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- Snow Mtn. (3.4 mile trail with a flume and waterfall)
- Cathedral Rocks/Bear Run loop (4 mile trail to Pyramid Falls)
- Blueberry Mtn. (2.2 mile trail with view of Keene Valley and High Peaks)
- Round Mtn. (5 mile trail)
- Baxter Mtn. (2.2 mile trail)
- Indian Pass (8.8 mile trail with summit views)
- Avalanche Lake (8.8 mile trail)

Town of North Elba:

- Mt. Van Hoevenberg (4.4 mile trail)
- Mt. Jo (2.3 mile trail)

Town of Wilmington:

- Wilmington Wild Trail System (six multi-use trails for mountain biking, hiking, snow shoeing and cross country skiing)

Village of Lake Placid:

- Brewster Peninsula Nature Trails on Lake Placid

There are cross-country skiing/snowshoeing centers in North Elba, Lake Placid and Wilmington and the Jackrabbit Trail which is a 50 kilometer trail, runs from Keene through Lake Placid to Saranac Lake.

Fishing on the Ausable River is very popular, particularly fly-fishing, as the West Branch and East Branch of the River both provide wading areas. The West Branch of the Ausable is considered to be one of the premier trout streams in the Country for its natural beauty and abundance of fish.³ Brown Trout are the most abundant but Rainbow Trout and Brook Trout also exist. The East Branch of the Ausable is just as beautiful but fish are far less prevalent.

Paddling on the East and West Branches of the Ausable River and on the Chubb River is common, particularly in the spring when water levels are highest. There is an eight mile stretch on the West Branch where the water levels remain high enough to prolong the season for paddling. Springtime paddling is possible on the East Branch all the way from Keene Valley to Au Sable Forks, but it can be tricky. The Chubb River has a nine mile stretch of paddling ending in North Elba, south of Lake Placid.

³ *Adirondack Fish Guide* (2005), Adirondack Regional Tourism Council, pg. 20

HISTORIC RESOURCES

The High Peaks region is rich in historic and cultural resources ranging from the Adirondack Park Forest Preserve which is a designated National Historic Landmark to oldest covered bridge in New York State in Jay, John Brown's farm and gravesite and beautiful structures built in the late 19th Century. As the High Peaks communities consider the protection of their community's history and character the continued protection of the sites already recognized is important but, of perhaps greater



importance is to protect those sites and structures not yet recognized. Sites can be protected through their recognition on the National and State Registers of Historic Places, through local landmarks and local historic districts and through the active or adaptive re-use of sites.

The following includes an inventory of sites and districts listed on the National and State Register Listings of Historic Places and a short description of each site. Most states, including New York, have developed state registers of historic places to complement the National Register, and some municipalities have developed local registers of historic places (or formally identified and designated local landmarks), establishing their own criteria for determining the significance of local landmarks. The eligibility criteria for state and local registers of historic places are generally modeled on and are similar to the National Register criteria. The purpose of eligibility criteria is to ensure that designated (and protected) buildings and sites meet strict standards that help determine a building, site or district's special character and provide a fair and rational basis for historic designation and protection.

Town of Jay

Wellscroft (National and State Register) A large and distinguished tudor revival style summer state built in 1903 located near the hamlet of Upper Jay. Wellscroft is situated on 15 acres of land at the base of Ebenezer Mountain and has a commanding view over the Ausable River Valley and the Adirondack Mountains. The complex of buildings at Wellscroft includes a 15,000 square foot Tudor Revival/Arts and Crafts style main house, a powerhouse, firehouse and icehouse. The ruins of a caretaker's residence, children's playhouse and a carriage house remain.

Jay Covered Bridge (State Register) – The Jay Bridge is a wooden covered bridge that spans the east branch of the Ausable River. It was built in 1857 by George W. Burr.

Town of Keene

The Ausable Club (National and State Register) – Constructed as a hotel in 1890, the clubhouse for the Ausable Club is the architectural and social centerpiece of the Adirondack Mountain Reserve

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(AMR). It is historically significant as a centerpiece of one of the oldest properties in the Adirondack region that has been in continuous use as a center for outdoor recreational pursuits.

Hurricane Mountain Fire Observation Station (National and State Register) – The Hurricane Mountain Fire Observation Station is significant for its association with the NYS Forest Preserve and as a representative example of an early 20th

century fire observation tower. The 35 foot tower with a 9 foot cab was fabricated by the Aermotor Company. The Tower is largely intact and retains most of its original integrity.



Keene Valley Library (National and State Register) – Constructed in 1896, it is one of the most architecturally distinctive buildings in Keene Valley. Its design which combines characteristics of both the Shingle and Adirondack Camp styles provides an excellent example of Late-Victorian vernacular architecture in the region.

Notman Bridge (National and State Register) – Built in 1913, Notman Bridge is a one-lane vehicular bridge with a single, shallow, concrete arch faced with random rubble granite. It is significant as a well-preserved and intact example of an early-20th century bridge design, which sought to complement and enhance the rustic, picturesque surroundings in which the bridge was built. It is also significant for the role it has played in the transportation history of the Ausable River Valley.

Ranney Bridge (National and State Register) – Ranney Bridge is a pony truss, based on the truss design patented by Thomas and Caleb Pratt in 1844, which was one of the most popular truss designs of the 19th century. It is significant as an intact and well preserved example of a simple turn-of-the-century iron bridge, typical for small rural bridges of the pre-automobile era. . It is also significant for the role it has played in the transportation history of the region.

Walton Bridge (National and State Register) – Walton Bridge is a single lane bridge that crosses the East Branch of the AuSable River. It is significant as a rare-surviving example of its type, one of only approximately 50 surviving lenticular truss bridges in the entire US. It is also significant for the role it has played in the local transportation history.

Beers Bridge (State Register) – Beers Bridge is located on a private road off NY 73 that crosses the Ausable River. It was also built by Thomas and Caleb Pratt. The bridge has transportation and engineering significance.

Town of North Elba/Village of Lake Placid

New York Central Railroad Adirondack Division Historic District (National and State Register) – The historic district includes 23 buildings and 18 structures. It encompasses the former Mohawk and

Malone Railway that eventually became the Adirondack Division of the New York Central Railroad in 1913.

John Brown Farm and Gravesite (National and State Register) – The John Brown Farm is a key landmark in the life of John Brown, a famous 19th century abolitionist and is where he is buried. The Farm is operated as a museum and historic site by the New York State Historic Trust.

US Post Office in the Village of Lake Placid (National and State Register) – The Lake Placid Post Office is a one-story, five-bay, steel frame building on a raised foundation with a cast-stone water table. Constructed in 1935-36, the post office is architecturally significant as an intact representative example of the federal architecture erected as part of the public works projects initiated by the US government during the Great Depression.

Town of Wilmington

Whiteface Veterans Memorial Highway Complex (State Register) – The Whiteface Veterans Memorial Highway Complex (NY Route 431) is an 8.05 mile, two lane, scenic highway and summit road that winds its way from the hamlet of Wilmington at the base of Whiteface Mountain to a spot 276 feet below the summit. It is an impressive work of civic engineering that still retains most of the original features that distinguish it as an early 20th century mountaintop highway.



Wilmington Bridge (National and State Register) – Built in 1934, the Wilmington Bridge is significant as a distinguished example of WPA-era highway bridge engineering, design and construction. The bridge consists of two, 70 ft concrete-arch spans faced with granite and spans the West branch of the Ausable River.

SECTION III: GOALS, PRIORITY PROJECTS & IMPLEMENTATION STRATEGIES

GOAL 1: HAMLET REVITALIZATION

This Waterfront Revitalization Strategy identifies elements of what is often referred to as “Main Street” revitalization as critical to their community’s future. Filling storefronts, adaptive reuse of existing buildings, infill development, façade and streetscape improvements, development of tourism infrastructure and marketing are all critical to downtown/hamlet revitalization.

The economic vitality of a community’s central commercial district and the promotion of small business development are critical not only for meeting the needs of local residents but also as components of a successful tourism development strategy. “Main Streets” provide the services necessary to enhance the visitor experience (accommodations, food service, entertainment, shopping, etc.). Attractive storefronts and pedestrian friendly streetscapes significantly improve the character and sense of place of downtown commercial districts and hamlets.



The High Peaks communities have identified a wide range of projects and needs for enhancing their hamlets and strengthening the local economy. Needs range from façade and streetscape improvements, to marketing, filling storefronts for the local population and developing tourism amenities.

The communities each feature one the region’s greatest assets, the Ausable River (or the Chubb River in Lake Placid), winding its way through the hamlets but it is presently an understated and underutilized asset to both hamlet character and tourism potential. As each community works toward hamlet revitalization it is important to integrate the River into that strategy through access (pedestrian connections, parks, patios and decks at eating and drinking establishments and wayfinding signage), marketing and promotion, community events/programs and tourism-related events.

PRIORITY PROJECTS

The following is a list of priority projects or “actions”, by community, related to meeting the goal of hamlet revitalization. The projects correspond to the matrix in Section IV.

Region-Wide

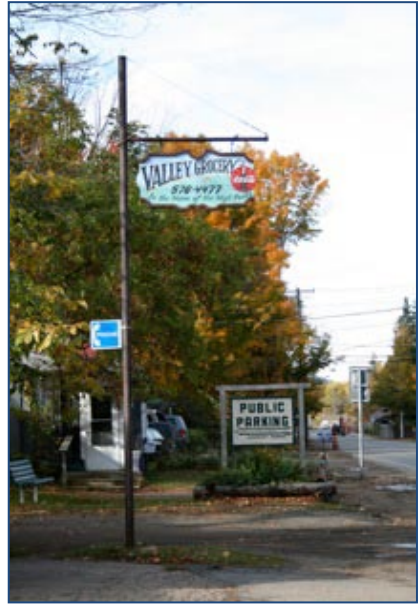
- 1.1 *Develop a regional network of “Complete Streets” designed and operated so it is safe, comfortable, and convenient for all users – pedestrians, bicyclists, motorists and transit riders of all ages and abilities in partnership with local departments of Public Works, Essex County, NYS DOT, DEC and DOS.*



Town of Jay

- 1.2 *Continue revitalization efforts on Main Street in Au Sable Forks including structural upgrades and rehabilitation of buildings, façade improvements and streetscape enhancement.*
- 1.3 *Install way-finding signage at gateways in Au Sable Forks to direct visitors and those passing through, with particularly attention to the southern end of Main Street.*
- 1.4 *Expand sidewalk network in Au Sable Forks connecting the elementary schools to school and town recreational facilities and adjacent neighborhoods to improve safe pedestrian access to the schools and town recreational facilities.*
- 1.5 *Increase business retention and expansion in Jay by establishing a microenterprise program to better assist prospective and existing businesses with technical assistance, financial assistance for business development and relocation opportunities to the Town of Jay.*
- 1.6 *Increase marketing of Jay’s cultural and recreational tourism amenities within regional marketing efforts through websites and printed material.*
- 1.7 *Support “Main Street” revitalization in hamlets of Jay and Upper Jay by seeking grant funding to provide “main street revitalization” opportunities such as façade and building stabilization and upgrades, streetscape/gateway improvements in the hamlets of Jay and Upper Jay.*
- 1.8 *Encourage downtown senior housing and other affordable housing development in Au Sable Forks. Either through the adaptive reuse of existing buildings or new infill and identify possible sites or structures appropriate for senior housing.*
- 1.9 *Support the redevelopment of the Tahawus Lodge into an arts-oriented center. Located at the gateway to the Town of Jay in Au Sable Forks at the confluence of the East and West Branch of the Ausable River, the proposed redevelopment of the Tahawus Lodge into an arts-oriented center and possible mix of other compatible uses is supported by the Town of Jay. In addition to adaptive*

reuse of the Lodge itself, the project requires a cooperative approach with DEC, APA and DOS for the protection of the property from seasonal flooding and ice flow damage from the Ausable River. The TLC project also proposes a riverwalk that would create a pedestrian connection from Main Street at the Bridge to the TLC property and the town's riverfront park and supports the Town's plan to create a flex park in the parking lot behind the TLC (see action 5.1).



Town of Keene

- 1.10 Develop marketing and promotional materials for recreational attractions and local businesses that can be printed for use in local establishments and posted on local and regional websites. Additionally, informational kiosks could be located in the hamlets with a site map of local businesses, visitor amenities, recreational amenities and other points of interest.*
- 1.11 Support traffic calming and pedestrian crossings on NYS Route 73 by working with NYS DOT and DOS to designate pedestrian crossing areas as needed for pedestrian safety in the hamlets - particularly in the vicinity of the Town's senior housing.*
- 1.12 Work with utility companies, NYS DOT and DOS on the relocation of utility lines underground on NYS Route 73 to improve the aesthetic appeal of the hamlets.*

Town of Wilmington

- 1.13 Seek opportunities to extend the season for hospitality businesses and diversify the Town's economic base by attracting more employer-based industry. Work with Visitor Bureaus, Chambers of Commerce, and other agencies to plan and implement business development in Wilmington's Town Center.*
- 1.14 Improve Gateways by working with DOT and DOS to establish unified, unique decorative signage on all roads entering Wilmington and for other Town-related signage as appropriate.*
- 1.15 Improve Route 86 streetscape in the Town center through expansion/replacement of sidewalks, tree planting, burying of the power lines, enhanced landscaping at the four corners, and installation of Adirondack-style lighting and bluestone sidewalks to the Bridge and parking areas.*

Village of Lake Placid/Town of North Elba

1.16 Improve public parking facilities on Main Street including the creation of additional parking spaces to meet demand and replace the deteriorated retaining wall in the existing pocket parking lot.

1.17 Continue Main Street streetscape improvements along the west side of Main Street.



1.18 Create a sidewalk/pedestrian access Master Plan for the Village that identifies gaps and needed improvements in Village sidewalks and other pedestrian linkages.

STRATEGIES FOR IMPLEMENTATION

Hamlet revitalization in the High Peaks-Ausable River region may require the following implementation steps:

Business Retention, Expansion and Recruitment:

- Undertake a targeted and in-depth Business Assistance Survey to determine more accurately the specific needs of local small businesses, identify whether existing programs can meet that need (and link that business to the appropriate program) and, if not, what type of business assistance is lacking.
- Meet with potential partners including the Regional Office of Sustainable Tourism, North Country Small Business Development Center (SDDC), Adirondack Economic Development Corporation (AEDC), Essex County Industrial Development Agency (IDA) and/or the Olympic Regional Development Authority (ORDA) to identify right mix of strategies for business retention, expansion and recruitment.
- The strategies may include: establishing a revolving loan fund to provide financing for business expansion; facilitating access to sources of capital and technical support; working with large employers to identify purchasing and service needs that could be met by local businesses; working with the Plattsburgh/North Country Chamber of Commerce and the Regional Office of Sustainable Tourism and others to take advantage of existing small business assistance programs; and providing ongoing outreach to businesses to solicit information on their needs.

Section III: Goals, Priority Projects & Implementation Strategies

- Assuming much of the need relates to small business development, communities could partner with the Office of Community Renewal, Community Development Block Grant Program to sponsor microenterprise programs to develop a customized Business Assistance Program whose target is to assist existing or start-up businesses with technical and financial assistance. For larger businesses seeking financial assistance, communities should partner with Essex County IDA and ORDA.



Façade and Building Rehabilitation:

- Conduct public workshops to generate interest from property owners in the target areas for revitalization efforts.
- Identify buildings that need rehabilitation/structural upgrades and prepare cost estimates. Seek grant funding (matching grants and low interest loans) for project administration, rehab design and construction through such sources as NYS Office of Community Renewal – Community Development Block Grant Program, NYS Environmental Protection Fund, NYS Division of Housing and Community Renewal.
- Upon program funding, complete design development plans for building rehabilitation and façade renovations and implement construction.

Infill development and adaptive reuse of underutilized sites:

- Identify infill sites and empty structures. Identify potential end uses for sites and structures based on market analysis, space and construction costs for redevelopment.
- Consider mixed-use opportunities and affordable and/or senior housing opportunities in town centers. Identify potential sites or existing buildings that would be appropriate locations for senior housing based on the type of structure and its adaptability for seniors and proximity to amenities. For each building and site, evaluate the potential for growth, factors necessary for success, opportunities/constraints, and marketing strategies to implement affordable housing or senior housing. Prioritize list of buildings/sites for housing development and identify potential developers for selected sites. For the proposed housing, if a site is not already publicly owned, land acquisition, which can be facilitated by purchase or easement by the local municipality, may be required. Funding for land acquisition and easements is available as discussed below.
- Work with property owners and local realtors to rehabilitate properties or market sites by providing summary information or pro formas on the sites through local and regional

economic development websites or offices and any financial assistance that may be available.

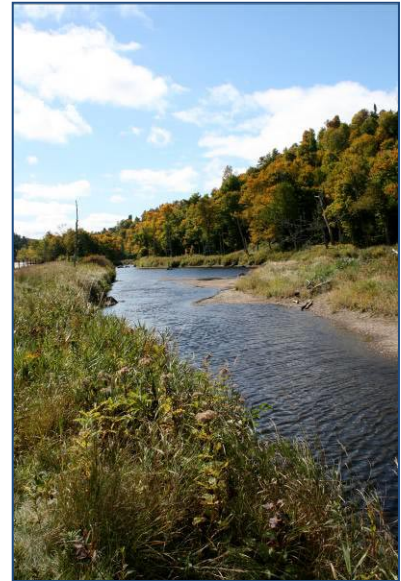
Streetscape Improvements:

- Implement policies of the “Complete Streets” concept when making streetscape improvements or new road development. Complete streets are designed and operated to enable safe access for all users. Pedestrians, bicyclists, motorists and transit riders of all ages and abilities must be able to safely move along and across a complete street. Elements of a complete street include sidewalks, bike lanes (or wide paved shoulders), special bus lanes, comfortable and accessible transit stops, frequent crossing opportunities, median islands, accessible pedestrian signals, curb extensions, and more. A complete street in a rural area will look quite different from a complete street in a highly urban area. But both are designed to balance safety and convenience for everyone using the road.
- Identify target areas for comprehensive streetscape improvements and determine the type of streetscape improvements to implement such as tree planting, lighting, pedestrian facilities and amenities, bicycle lanes, signage and traffic calming.
- Traffic calming includes road narrowing, curb bump-outs etc. Pedestrian facilities and safety features include new sidewalks, crosswalks, curb extensions, traffic signal improvements and special pavement treatments at crossings.
- Traffic calming measures, bicycle lanes and pedestrian facilities and safety features often go hand in hand and should be considered together as one project for efficiency and public/merchant convenience. If necessary, projects can be phased starting with shorter street segments.
- Work with the utilities on a strategy to bury utility lines. Meet with NYS and County DOT, NYS DOS and utility companies to discuss burying utility lines with future roadwork. Adopt a local regulation requiring that all utilities be buried underground to the maximum extent possible in all new development projects. Negotiate an agreement with utility providers to put utilities underground. Consider using special assessment districts, underground districts, special utility districts, or set aside of overhead utility fees to create a pool to bury lines in sensitive areas.
- Identify funding sources for improvement. Consideration should be given to whether or not such improvements could be combined with related projects, such as façade improvements and wayfinding signage to create a more comprehensive grant application.



Gateway and wayfinding signage:

- Identify key gateways for signage.
- Identify features, if any, to be included with gateway signage such as plantings or a feature such as a monument, sculpture, clock etc. The ability to include features may be hindered by the availability of land or easements.
- For wayfinding signage, identify key points of interest such as downtown business districts, historical and cultural sites, river access points and public parking lots etc.
- Create a map of signs and their ideal location and meet with NYS and County DOT (depending on the routes) regarding sign installations and possible methods to reduce sign clutter -- centralizing signs whenever possible.
- Seek grant funding for gateway and wayfinding signage design and purchase.



Marketing and Promotion:

- Seek funding to hire a consultant or create a local volunteer group to develop a marketing strategy seeking input from regional tourism partners. (see below)
- Inventory local cultural and recreational activities and attractions to be promoted through a marketing campaign (see Promotion below). Meet with local stakeholders on developing a unified message for the marketing strategy.
- Identify additional tourism partners and stakeholders including but not limited to the Regional Office of Sustainable Tourism, Essex County, local chambers of commerce, Adirondack Tourism Council, I Love NY, AAA, Olympic Trail Scenic Byway etc.
- Consider development of a High Peaks communities website devoted to promoting local businesses, development opportunities and tourism.
- Launch marketing campaign. Promoting the High Peaks-Ausable River area is best accomplished through development of a strategic marketing campaign that also includes a map and a brochure that describes recreational activities, points of interest, culture, heritage, amenities such as eating and drinking establishments, shops and galleries. The map/brochure should be made available on local, state and regional websites, Scenic Byway websites, Chambers of Commerce website etc and in hardcopy at local and regional visitor

centers, at rest stops along the Adirondack Northway, at local vendors, the Chamber of Commerce and informational kiosks.

GOAL 2: DEVELOP LOCAL SOURCES OF ENERGY ALTERNATIVES

As the World seeks the utilization of alternative sources of energy, the High Peaks communities are recognizing their historical use of the Ausable River for power. Dams still exist in Wilmington and Jay, remnants of dams exist in Keene and there is present-day productive use of the Chubb River for hydro-electric generation in Lake Placid. Along with other alternative sources of energy such as wind, solar (photovoltaic systems) and bioenergy from woody biomass, hydro-electric generation opportunities may once again exist on the Ausable River in the High Peaks region.



The Adirondack Climate and Energy Action Plan (ADKCAP) and other initiatives are working with State, regional and local organizations in the Park and Northern New York to identify the best methods for Adirondack communities to reduce energy consumption and develop local energy alternatives. One the alternative sources of energy under consideration is hydro-electricity if the potential environmental impacts associated with such generation can be mitigated.

PRIORITY PROJECTS

The following are the related “actions”, by community, related to meeting the goal of pursuing hydro-electric generation. The projects correspond to the matrix in Section IV.

Region Wide

2.1 Conduct a collaborative feasibility into alternative sources of energy including hydro-electric generation using existing dams in the Towns of Jay, Wilmington and Keene.

STRATEGIES FOR IMPLEMENTATION

Feasibility Study Implementation

- Secure partners/funding for feasibility study
- Conduct a study that includes data collection, assessment of environmental impact and provision of potential solutions for addressing impacts, recommendations regarding current technologies available for usage in the region and on the Ausable River and a summary of the potential in both energy production and actual application (given the costs, potential environmental impacts, community interest, etc.) of the sources of energy.

GOAL 3: IMPROVE CYCLING SAFETY AND AMENITIES

Cycling and mountain biking is an increasingly popular form of affordable family recreation, an elite endeavor and everything in between. According to a recent study⁴, bicyclists are an important part of the tourism economy – particularly in the Adirondacks. Biking enthusiasts, generally have higher than average disposable income and spend money on everything from food and accommodations to equipment and site seeing. Those that tour are interested in learning about the communities they tour by visiting museums, historic sites, shops and art galleries and taking side rides or hikes.



The Adirondacks, including the High Peaks-Ausable River region, is a popular destination for cyclists because of the scenery, rural areas for touring, historic sites and parks.⁵ Mountain biking has long been an important recreational asset to the High Peaks region. In recent years the focus on the High Peaks has increased dramatically as a training venue for the Ironman USA™ competition. Training for the Ironman, and the event itself, have become an enormous draw to the region over the past decade. All of the Waterfront Revitalization Strategy communities are “visited” by cyclists riding the Ironman loop (see Projects Map) from Lake Placid to Upper Jay, Wilmington, Keene and back to Lake Placid creating new increased opportunities for local tourism. In addition, NY Route 73 south through Keene Valley and St. Huberts, and NY Route 86 east toward Saranac Lake, are popular cycling routes.

As discussed in the background profile of the region, the increased cycling activity on the Ironman™ route, which is largely comprised of state roads, has also had the unintended negative consequence of creating road conflicts between cyclists and motorized traffic. While road widening, expanded shoulders and other improvements would mitigate some of these conflicts, the natural topography and features constrain the ability to make these improvements. Therefore, alternatives to road widening could include, where feasible, increasing the shoulder by reducing the travel lane, adding “share the road” signs and signs cautioning cyclists to ride in single file for safety. It is a priority of the High Peaks communities to work with Essex County DPW, NYS DOT, DEC, APA, DOS and representatives of Ironman USA to address this concern.

⁴*Bicyclists Bring Business: A Guide for Attracting Bicyclists to New York’s Canal Communities* (2010) a collaborative developed by Parks & Trails New York, The New York State Canal Corporation and the Erie Canalway National Heritage Corridor, Pages 6-7.

⁵ Ibid. Page 8.

High Peaks Waterfront Revitalization Strategy

The Towns should investigate the need for, and consider recruitment of, small businesses meeting the needs of cyclists and mountain bikers near the recreational nodes indicated on the Priority Projects Map. Services would include repairs, supplies, provisions for day trips and other amenities. (The same shop could potentially also provide some fishing supplies and services if those goods and services are also found to be needed in any of the Towns.)

As part of biking tourist amenity enhancements, each node could have informational kiosks with activities within the town, maps and information about additional tour routes, hikes and points of interest and bicycle racks. Other amenities might include public places to sit (rest), access to drinking water, restrooms and pocket parking lots for those beginning or ending their tour nearby.



PRIORITY PROJECTS

The following are the related “actions”, by community, related to meeting the goal of cycling safety and enhancement. The projects correspond to the matrix in Section IV.

Region-Wide

(See action 1.1 Develop a regional network of “Complete Streets”).

- 3.1 In cooperation with the NYS DOT, DEC, APA, DOS, and local and county Departments of Public Works, improve cycling routes throughout the region to improve safety for cyclists and motorists. If safety cannot be improved due to road configuration, natural features etc., then support should be given to identifying an alternative cycling route for the Ironman™ so that the region may continue to host this significant recreational event each year.*
- 3.2 Enhance the cycling experience and positive economic experience by providing cycling amenities in each community along the Ironman route and elsewhere.*
- 3.3 Create an Essex County or High Peaks region recommended cycling routes and trails map and mountain biking trails map.*

Town of North Elba

- 3.4 Develop alternate cycling trail along rail beds connecting to Ray Brook and Saranac Lake. This trail would provide a safe alternate cycling opportunity that could be used for other recreational purposes in the winter.*
- 3.5 Support cycling route improvements on The Old Military Road/NYS Route 86 to Saranac Lake.*

Town of Wilmington

- 3.6 *Conduct a Town-wide Trail and Bicycle Connectivity Plan that would promote safe bike ways along Town, County and State highways and to connect residential areas with the town center, the beach and the library.*
- 3.7 *Expand the newly created mountain bike trails from Whiteface Mountain to the Wilmington Flume.*

STRATEGIES FOR IMPLEMENTATION

Planning for cycling safety improvements:

- Meet with NYS DOT, DEC, APA and DOS to discuss concerns for particular portions of the Ironman cycling route and other popular cycling routes on heavily traveled roads and where roads pass through populated hamlets, to determine what, if any, improvements are possible.
- Meet with Ironman USA representative regarding possible alternative cycling routes on less traveled roads.
- Identify possible development of off-road cycling routes.

Creation of amenity nodes in each community:

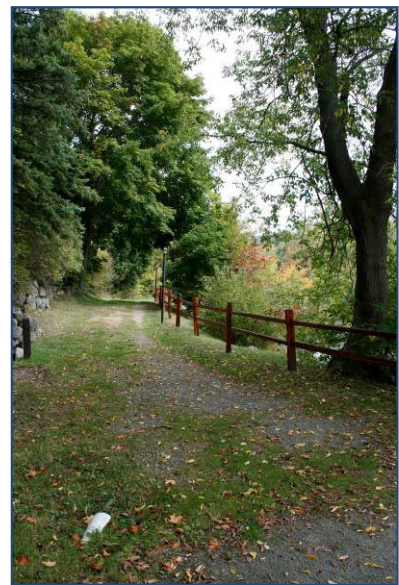
- For each town, identify the amenities listed above (and others) not currently available near the node indicated on the Priority Projects Map or within one half mile such as streetscape improvements, signage, kiosks, bike racks and restrooms, secure grants for improvements.
- Identify possible locations for amenities near the node with municipally owned land providing the greatest opportunity.
- Identify off-road paths or bike lane segments that should be created to avoid bicycle traffic at high traffic or dangerous intersections within the hamlets and to create off-road connections to points of interest and destination points within the community.
- Identify which amenities appear feasible.
- If new shops or eateries are identified, work with local business development programs and others to recruit new businesses or expand existing ones.
- Acquire easements or land, if necessary, for amenities.
- Secure grants for amenities

- Identify trail segments.
- Identify possible easements or land acquisition required to develop the trail.
- Secure financial assistance to determine the feasibility and then design of the trail addressing any issues such as wetlands, topography etc.
- Secure financial assistance to construct the trail.
- Construct the trail.

GOAL 4: IMPROVE AND DEVELOP NEW LOCAL TRAIL AND OTHER PEDESTRIAN CONNECTIONS

The High Peaks Waterfront Revitalization Strategy emphasizes revitalization through public access to the Ausable River, hamlet or town centers and other complementary amenities. The Strategy proposes numerous enhancements to the region's local trail/pedestrian network by creating new segments of land trails that connect existing unconnected trails, the waterfront and popular destinations (i.e. downtown, public parks, schools).

Master plans of trail networks should be planned and mapped in advance as assembling trail segments may require easements, agreements with property owners, and the use of existing roadways, sidewalks and rights-of-way to fill gaps as trails are developed along the Ausable River.



PRIORITY PROJECTS

The following is a list of priority projects or “actions”, by community, related to meeting the goal of increasing waterfront access through new trail/pedestrian connections. The projects correspond to the matrix in Section IV.

Region-wide

4.1 In cooperation with APA, DEC, DOS and DOT evaluate potential trailhead improvements throughout the region consistent with State Land Management Guidelines on State Owned Lands including improved signage and access points for the local Adirondack Park trail network to increase usage and safety.

4.2 Establish a regional trail network of localized trails connecting the High Peaks Communities. Some existing trails, such as the Jackrabbit Trail, could provide some of this linkage.

Town of Jay

4.3 Enhance Grove Park through the design and development of a walking trail or pathway connecting various amenities in Grove Park.

4.4 Extend and develop pedestrian and bicycle trails along the Ausable River in the Town. Extension of the existing riverwalk in Au Sable Forks would provide safe pedestrian access connecting Black Brook and the senior housing complex to the River and downtown. Creating new trails along the River in Upper Jay and elsewhere in the Town would create additional recreational opportunities and further enjoyment of the River.

Town of Keene

4.5 Promote Keene's trails that are less steep for senior walkers and hikers. Trails could be promoted on the Town website, through brochures located at trailheads, parking lots and other tourism amenities.

4.6 Develop a riverfront trail on the east side of the Ausable River in Keene Valley connecting to Marcy Field. The trail that would run along the east side of the river then cross the River at the site of the proposed Town park related(see 5.2) and then link to Marcy Field to a riverfront trail.

Village of Lake Placid

(See Action 1.17)

STRATEGIES FOR IMPLEMENTATION

The following are strategies for implementing trail improvements and development:

Planning:

- Inventory existing trails and identify gaps to important connections or destinations
- Identify needed improvements for existing trails (resurfacing, widening, lighting etc)
- Identify potential new trail segments
- Identify property ownership where proposed trail segments would go and alternative connections that could be utilized to avoid land acquisition and easements such as roadways or sidewalks.
- Establish priority trail segments based on feasibility and segment importance.

Land Acquisition/Easements:

- Acquire property or easements (if necessary).

Design and Permitting:

- Develop conceptual drawings, site plans and construction documents for trails and proposed improvements.
- Acquire necessary Town and/or Village permits, APA or DEC Permits.

Fundraising:

- Secure financing for trail development including State and Federal grants, private partnerships and local public investment.

Trail and Amenities Construction:

- Trail development may be accomplished in phases. The first phase is site preparation, trail construction and signage. A second phase may include landscaping and installation of amenities such as benches, bicycle racks, informational kiosks and parking areas.

Trail Promotion/Marketing:

Residents and visitors should be made aware of existing trails in the communities; particularly any unique features of trails (for instance promoting Keene's trails that are less steep for senior walkers and hikers). Brochures should be developed and posted on municipal websites, at trailheads and at municipal buildings.

GOAL 5: INCREASE WATERFRONT ACCESS THROUGH MUNICIPAL PARKS

Public access to the Ausable River and other important local waterbodies is increased by enhancing and developing access points through trail linkages (see Goal 2 discussion above), additional amenities such as parking, improvements to existing parks and by creating new access points along a waterway for launching and portage of kayaks, canoes and other small watercraft.



PRIORITY PROJECTS

The following is a list of priority projects or “actions”, by community, related to meeting the goal of increasing waterfront access through municipal parks. The projects correspond to the matrix in Section IV.

Town of Jay

5.1 Expand the riverside park behind the Tahawus Lodge Center. Ideas include the replacement of a portion of the underutilized surface lots between the park and the Lodge with greenspace and a multi-purpose gathering space for community events and a potential farmers’ market.

Town of Keene

5.2 Develop a park on the Ausable River in Keene Valley. As a second phase of the “Restoration of East Branch Ausable River at Rivermede Farm” project, the Town proposes to design and develop a small park on Town property to provide additional access and enjoyment of the River.

Town of Wilmington

5.3 Improve Town Beach by replacing the bath house, establishing a canoe/kayak launch (see 5.4) and improving the existing boat launch by widening it to improve access for all especially fire department water pumping vehicles. The launch might also include educational signage about invasive species and have a boat wash facility.

5.4 Establish a canoe/kayak launch at the Town Beach and, in partnership with the Ausable River Association (ASRA) and the Essex County Planning Office, establish a Community Paddling Program. The Program will rent canoes and kayaks and provide a tour of the river with interpretive signage identifying different aquatic species. There would be a kiosk with a map and brochure for the tour and buoys would be installed to identify the species. All proceeds would go to the ASRA for further protection of the River.

Village of Lake Placid

5.5 Improve the pocket park at the end of Main Street at Saranac Avenue by designing and constructing improvements for the pocket park.

5.6 Create a Master Plan for a park and access point to the Chubb River at the terminus of the railroad.

5.7 Enhance Village Beach by developing additional recreational amenities for residents and visitors that may include a parking lot and basketball courts.



STRATEGIES FOR IMPLEMENTATION

Improving parks and developing new ones may require the following implementation steps:

Planning:

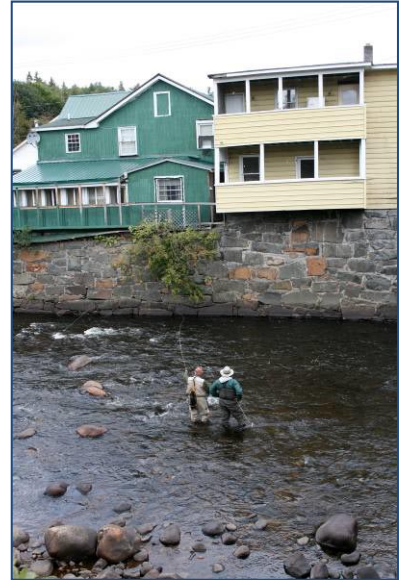
- The community should inventory existing parks and waterfront access points.
- Identify needs or deficiencies within the current parks and recreation system such as lack of waterfront access, walking paths, interpretive signage, restrooms, parking, playground equipment, ball fields and courts, picnicking facilities etc. This information is best gained through community input gained through Comprehensive Planning, a recreational or community survey or focus group meetings with recreation stakeholders.
- Prioritize projects based on feasibility and need. Feasibility might take into account site availability (publicly owned, easements, use permits etc.), financial considerations and site constraints. If new boat launches or fishing access at parks are included, important considerations should include the physical conditions of the Ausable River from the site for launching purposes, portage needs to improve boater safety, access to the site by the public and proximity of other existing launches.

Land Acquisition/Easements: If a site is not already publicly owned, land acquisition, which can be facilitated by purchase or easement by the local municipality, may be required. Funding for land acquisition and easements is available.

Financing: Financing can be acquired for land or easement acquisition, surveying, design, permitting and construction from numerous State and Federal grants, private partnerships and local public investment. Consideration should be given to using local DPW staff labor as in-kind match or the acquisition of property or easements as match (if not part of the grant request).

Design, Permitting and Construction:

- Complete park master plans for new parks or, plans for improvements if necessary.
- Acquire all necessary permits that may be required for construction from the municipality (Site Plan), New York State (APA/DEC) or possibly the US Army Corp of Engineers.
- Construct/install parks and parks improvements.



GOAL 6: INCREASE FISHING ACCESS AND AMENITIES

The Ausable River is a “Blue Ribbon” Trout Stream and a popular fishing destination due to its native and stocked populations of Brook, Brown and Rainbow trout. Fly fishing is especially popular because the River is wide and wadable. The DEC public fishing rights (permanent easements on privately owned land) provide abundant public access points along Routes 86, portions of Riverside Drive and Route 73 on the West Branch and Routes 73 and 9N on the East Branch. Nonetheless, some of the Ausable River communities acknowledge a lack of handicapped accessible docks or other forms of fishing access/amenities (such as parking along) the Ausable River. With so much existing opportunity for fishing, all recognize the need for better access.

The popularity of fly-fishing is such a tourism draw that could be enhanced through increased amenities and tourism infrastructure such as: signage to direct tourists and residents to safe, public access points and parking; public restrooms; and providing necessary sporting goods in local shops.

PRIORITY PROJECTS

The following is a list of priority projects or “actions”, by community, related to meeting the goal of increasing fishing access and amenities. The projects correspond to the matrix in Section IV.

Town of Jay

- 6.1 Develop handicapped fishing access. Work with APA, DEC and DOS to identify an appropriate location for safe and practical handicapped fishing access. Some suggestions include at the bridge, Grove Park or at the School.*
- 6.2 Improved fly-fishing (tourism) amenities such as signage, restrooms, shops supplying fly fishing sporting goods and eateries. Many of these amenities would serve the greater tourism population and are incorporated into other priority projects.*

Town of Keene

6.3 *Develop additional fishing access by working with APA, DEC and DOS in areas with healthy fish habitats.*

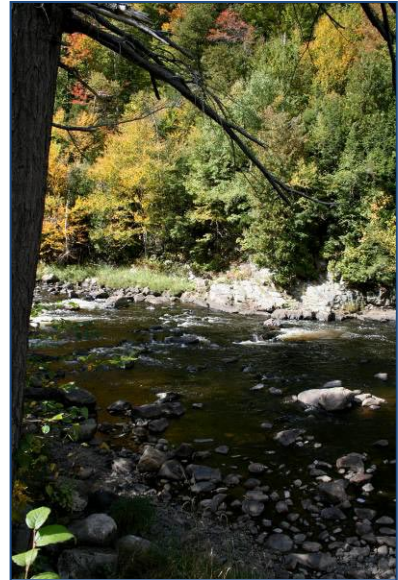
6.4 *See Goal 7, Action 7.2 regarding implementation of Keene Central School pond restoration plan.*

STRATEGIES FOR IMPLEMENTATION

The following steps may be necessary for developing increased fishing access and amenities:

Planning:

- Conduct a use survey for all of the High Peaks communities to identify gaps in fishing access prior to developing new points and parking areas.
- For handicap accessible fishing access, work with the APA, DEC and DOS to identify new safe access points for a dock along the Ausable River that could be accessed via a handicap accessible ramp or trail connecting to a roadway or parking lot. Sites will likely be dependent on existing publicly owned land or the acquisition of additional easements.
- For new general access points, work with APA, DEC and DOS to identify new safe access points which may include pull-offs for parking, embankment clearing for shoreline fishing or fly-fishing access. Consideration should be given to local aquatic habitats and streambank stabilization when selecting sites, particularly along the East Branch.
- Talk with visiting and local anglers and tourism officials about existing local amenities to identify opportunities for increasing the local experience. Based on input from anglers, work with existing local retailers to meet angler needs such as sporting goods supplies or encourage the development of a small one-stop shop that might also provide coffee, sandwiches and other needs such as a restrooms. If lodging is an unmet need, work to market the local community for new overnight accommodations. If local accommodations are underutilized, work with owners to promote existing accommodations, including the development of promotional packages.



Easement Acquisition: As necessary secure easements for new fishing access.

Fundraising: Secure financing for design and construction of handicap accessible docks, ramps and trails and other fishing area development, wayfinding signage, informational materials such maps and pamphlets.

Design and Permitting: Prepare drawings, site plans and construction documents for handicapped ramp, wayfinding signage, trail and access improvements. Secure all necessary permits from DEC, APA and DOT as necessary.

Construction and Implementation:

- Construct new fishing access points or improvements to existing sites.
- Produce informational materials to include on local and regional websites and visitor centers, on local and regional kiosks or at fishing locations themselves and to provide to sport fishing organizations such as Trout Unlimited.
- Include fishing access as part of any comprehensive wayfinding signage installation in the community.
- Work with existing or prospective retail and service businesses to stock fishing supplies and other needs.



GOAL 7: PROTECT ENVIRONMENT AND WATER QUALITY OF RIVERS AND LAKES

The value of water resources is determined by the quality of water as well as its quantity. Contaminants that commonly reduce water quality include nutrients (nitrogen and phosphorus), suspended sediments, toxins, salt, and pathogenic protozoans, bacteria and viruses as well as runoff or infiltration from fields, yards, roads and other human uses of the landscape. These contaminants affect the suitability of surface and groundwaters for drinking and other municipal uses, recreation, and habitat for plants and animals and should be protected.

In addition, invasive species such as the Eurasian Watermilfoil are a threat to the High Peaks region's lakes and ponds as well as river aquatic invasive species such as Didymo, New Zealand Mud Snail, Rusty Cray Fish and pathogens such as VHS and whirling disease. Invasive aquatic plant species harm the native ecosystems and the indigenous species living in waterbodies.

Efforts exist to protect the Ausable River Watershed. The Ausable River Association (ASRA) was created to continue study and advocacy for protecting the water quality of the Watershed. In 2008 ASRA and partners developed an Ausable River Watershed Management Strategy to summarize and synthesize current and past watershed studies in order to make recommendations for improving water quality with the watershed. Priority pollutants name in the Ausable Watershed Strategy are sediment and road salt. In 2006 a stormwater gap analysis conducted by ASRA found only 1 of 8 towns in the watershed had a stormwater ordinance. Only one additional has been adopted since

then. Water testing and Outfall Reports recently completed will provide a more thorough list of potential pollutants and sources of pollution entering from roads and urban areas.

PRIORITY PROJECTS and STRATEGIES FOR IMPLEMENTATION

The following is a list of priority projects or “actions”, by community, related to meeting the goal of improving and protecting water quality. The strategies for implementing these actions directly follow the action. The projects correspond to the matrix in Section IV.

Region-Wide

7.1 In cooperation with DOT, DEC and DOS evaluate potential improvements for the turn-outs and access points on the West Branch of Ausable River along the Route 86 Scenic Byway.

Implementation Strategy

- Based on recommendations for improvements along the Route 86 Byway, meet with APA, DEC, DOT and DOS to evaluate potential improvements to the turnouts and access points along Route 86.

7.2 Reduce the negative impacts of nonnative, invasive species throughout the High Peaks.

Implementation Strategy

- Work with DEC, APA, DOS and regional organizations such as the Ausable River Association to:
 - Prepare education materials related to invasive species including brochures and materials for kiosks or signs at key locations such as boat launches and docking facilities. Materials should also be available for posting on local and regional websites.
 - Evaluate potential locations for and install boat washing stations.

7.3 In partnership with NYS DOT and DEC, develop stormwater management best practices in the High Peaks communities to mitigate pollution of water bodies from road salt and sedimentation.

Implementation Strategy

- In partnership with NYS DOT and DEC, the High Peaks communities, train local municipal boards, departments of public works and code enforcement officers in alternative methods for deicing, road construction standards, ditching with hydro-seeding and capturing sediment from storm management.
- Adopt local stormwater management ordinances based on best practices recommended by NYS DEC .

Town of Keene

7.4 *Support implementation of Keene Central School pond restoration and access improvements to the pond and its environs. This project includes dredging the pond to allow restocking and easy-access fishing by children elderly and disabled community members; restoration of the habitat for beavers; creation of handicapped accessible docking; and improvements to the existing trail for walking and cross country skiing.*



Implementation Strategy:

- Acquire funding for implementing the Pond Restoration and Improvement Plan developed by the school including dredging, dock design and construction and trail improvements.
- Acquire permits for dredging the pond to increase water levels lost to sedimentation.
- Dredge the pond.
- Stock the pond in partnership with the local Rod and Gun Club.
- Acquire permits, design and construct a handicap accessible fishing dock.
- Design and implement improvements to the walking and cross-country skiing trail network around the pond and other school property.

Town of North Elba/Village of Lake Placid

7.5 *Replace sewer trunk line in the Village near Chubb River.*

7.6 *Improve stormwater management on the eastside of Mirror Lake by installing a stormwater drainage system. Based on an inventory of stormwater issues and recommendations on the Lake done in 2001, the design and installation of a stormwater drainage system extending 4,800 linear feet is supported by the Town and Village.*

Implementation Strategy:

- Seek State and Federal Grants through the New York State DEC, DOS and Lake Champlain Basin Program.
- Investigate other alternative mechanisms to fund stormwater programs such as, property taxes/general fund, stormwater service fees, special assessment districts, and system development charges.

7.7 Install Boat Washes and signage on Village lakes to address concern for invasive species from Paradox Bay.

Implementation Strategy:

- Seek funding and partners to purchase and install boat wash facilities and educational signage about invasive species.
- Provide boat washes at access points to Lake Placid and Mirror Lake to address invasive species from Paradox Bay.
- Include educational information on signs and in pamphlet form in several languages regarding the environmental impacts of invasive species on local lakes and the importance of boat washing.

7.8 Conduct an impact analysis of future development on Paradox Bay/Lake Placid.

As development pressure on Lake Placid continues, an environmental impact analysis on future development including the feasibility of dredging Lake Placid to mitigate sedimentation would provide the Village with information and assist in its decision making process regarding development proposals.

Implementation Strategy:

- Seek funding for a Generic Environmental Impact Study on future development activity on Lake Placid/Paradox Bay and for a feasibility study for dredging Lake Placid to address sedimentation.
- Hire Planning and Environmental Engineering consultant to conduct Study.
- Conduct Study.
- Utilize Environmental Impact Study to inform planning and development decisions by the Village Planning Board.

GOAL 8: PROTECT AND ENHANCE CULTURAL AND HISTORIC RESOURCES

Facilitated by strategies such as the National Trust for Historic Preservation's Main Street program, communities are integrating and relying on historic preservation as part of their community and economic development programs. In doing so, these communities have taken steps to identify, protect, enhance and promote their historic and cultural resources. These strategies help maintain and enhance property values, enhance community pride, establish a unique sense of place, stabilize neighborhoods, facilitate tourism and attract additional investment.



Historic resources, including residential buildings, agricultural buildings, institutional buildings, transportation structures, etc. are important, but often undervalued, community resources and are generally the cornerstone of a heritage tourism destination. They define the authentic character and sense of place that sets one community apart from another, help instill a sense of pride in residents and attract the curiosity of visitors.

PRIORITY PROJECTS and STRATEGIES FOR IMPLEMENTATION

The following is a list of priority projects or "actions", by community, related to meeting the goal of protecting and enhancing cultural and historical resources. The strategies for implementing these actions directly follow the action. The projects correspond to the matrix in Section IV.

Town of Jay

8.1 Support the Magical Land of Makebelieve Project

- Continue Town support of the ongoing efforts to adaptively reuse or identify a new use for this key waterfront site in Upper Jay consistent with its flood hazard rating.

Town of Keene

8.2 Develop a "blueway" trail of sites that historically contained gristmills, sawmills and forges on the River: There are 7 or 8 old dam sites on the River that would be an interesting water trail with interpretive signage at each site.

- Identify dam sites and inventory land ownership for access purposes

- *Identify potential easements required for access to dam sites*
- *Secure funding for easement (as necessary) and interpretive signage*
- *Secure easements as necessary*
- *Purchase and install interpretative signage*
- *Promote the historical dam blueway trail*

Town of Wilmington

8.3 Work with DEC and ORDA (Olympic Regional Development Authority) to restore the Whiteface Veteran's Memorial Highway.

One of the region's greatest assets, Whiteface Memorial Highway is on the National Register of Historic Places. Originally intended for the enjoyment of veterans, its amazing vistas of the Adirondacks and Green Mountains are visited by 70,000 cars each year. As a result, the road is eroding to the point of becoming hazardous. In addition, repairs and upgrades are needed to the Castle and Summit House at, the 26 story elevator, water/sewer infrastructure and stonework. The road is owned by DEC but operated by ORDA.

- Work with NYS DEC, ORDA, NYS DOT and OPRHP to rehabilitate the road and the summit buildings.

GOAL 9: CONTINUE STRATEGIC PLANNING

Strategic planning, land use regulation and other land management practices can allow for growth and development while protecting community resources and character. Under New York State law, municipalities are granted the authority and responsibility to prepare and adopt comprehensive plans. As defined in the state legislation, a comprehensive plan is a document that presents goals, objectives, guidelines and policies for the immediate and long-range protection, enhancement growth and community development. Also known as a master plan or land use plan, a comprehensive plan provides guidance to municipal leaders and helps to ensure that the needs of the community will be met.



Other planning efforts that often complement Comprehensive Plans are Local Waterfront Revitalization Programs and Plans which focus on community revitalization through waterfront access and revitalization. These programs are often funded through the New York State Department of State. Economic development, downtown or “Main Street” strategies are other forms of planning that focus on revitalizing town centers and downtowns. Sources of funding for these activities may come from a variety of State and Federal programs.

Section III: Goals, Priority Projects & Implementation Strategies

In addition, to the initiatives described above, as Adirondack Park communities, each High Peaks community is able to develop a Local Land Use Program (LLUP) under the Adirondack Park Act. A LLUP is a land development plan that is developed at the local level in partnership with the APA, whereby once adopted by the community and approved by the APA will be the regulatory framework for land management utilized by the community and the APA when reviewing projects in that community. In addition, the local community acts on Class B Regional Project Permits instead of the APA.

PRIORITY PROJECTS

The following is a list of priority projects or “actions”, by community, related to meeting the goal of continuing planning improving and protecting water quality. The projects correspond to the matrix in Section IV.

Region-wide

9.1 Continue strategic planning as needed to address community growth and decline, protection and enhancement.

Town of North Elba/Village of Lake Placid

9.2 Update Joint Village of Lake Placid-Town of North Elba Comprehensive Plan.

9.3 Complete update of the Town of Wilmington Zoning Ordinance.

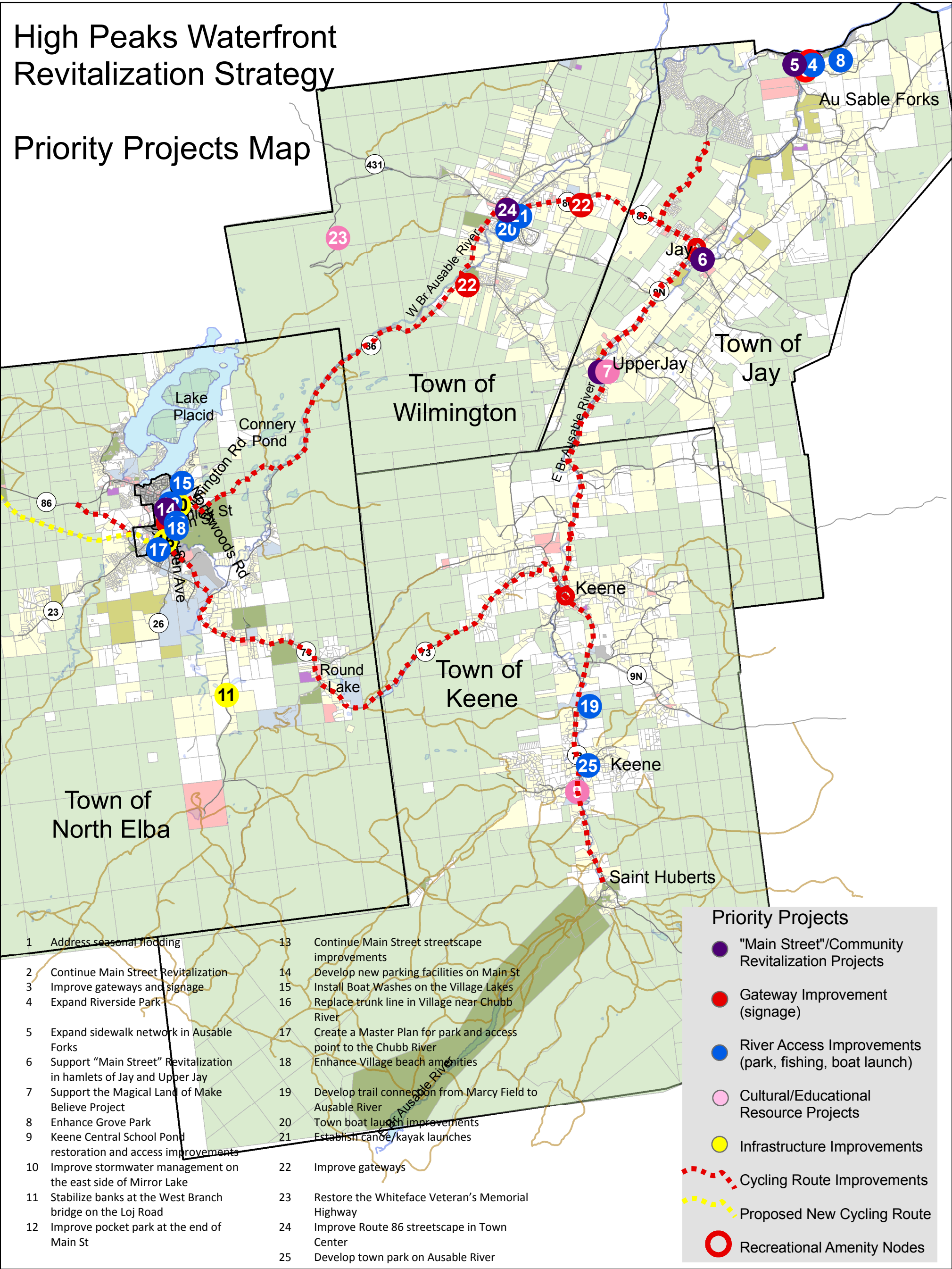
STRATEGIES FOR IMPLEMENTATION

The following steps may be necessary for developing plans and strategies:

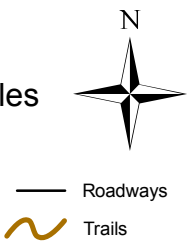
- If a consultant is desired, secure financial assistance for developing or updating a Comprehensive Plan, Local Waterfront Revitalization Program or other Planning initiative through the NYS DOS Environmental Protection Fund or other funding source and identify the necessary local matching funding.
- Develop a Request for Proposals (RFP) or Request for Expressions of Interest (REI) for planning consultants.
- Issue RFP and hire consultant.
- Develop or Update Comprehensive Plan, Local Waterfront Revitalization Program or other planning initiative.

High Peaks Waterfront Revitalization Strategy

Priority Projects Map



This map was prepared for the NYS Department of State Division of Coastal Resources with funds provided under Title 11 of the Environmental Protection Fund.



Land Use Classifications			
	Agriculture		Community Services
	Residential		Industrial
	Vacant Land		Public Services
	Commercial		Forest
	Recreation		Waterbodies

High Peaks Waterfront Revitalization Strategy

Priority Projects Map Lake Placid

Priority Projects

● "Main Street"/Community Revitalization Projects

● River Access Improvements (park, fishing, boat launch)

● Infrastructure Improvements

--- Cycling Route Improvements

--- Proposed New Cycling Route

○ Recreational Amenity Nodes

10 Improve stormwater management on the east side of Mirror Lake

12 Improve pocket park at the end of Main St

13 Continue Main Street streetscape improvements

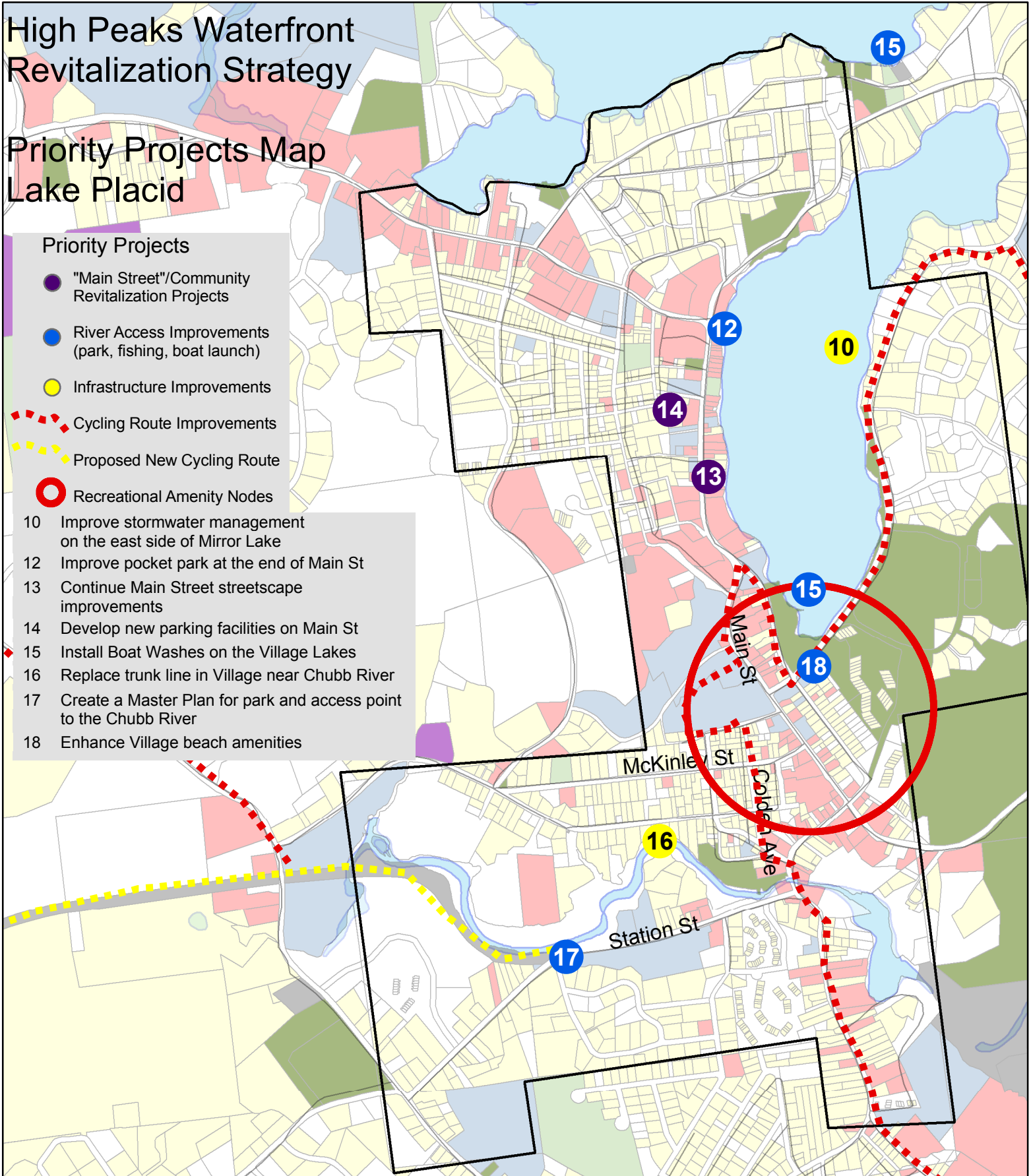
14 Develop new parking facilities on Main St

15 Install Boat Washes on the Village Lakes

16 Replace trunk line in Village near Chubb River

17 Create a Master Plan for park and access point to the Chubb River

18 Enhance Village beach amenities



0 0.1 0.2 0.4 0.6 Miles



— Roadways

— Trails

Land Use Classifications

Agriculture	Community Services
Residential	Industrial
Vacant Land	Public Services
Commercial	Forest
Recreation	Waterbodies

High Peaks Waterfront Revitalization Strategy

Priority Projects Map Town of Keene



0 0.5 1 2 3 Miles



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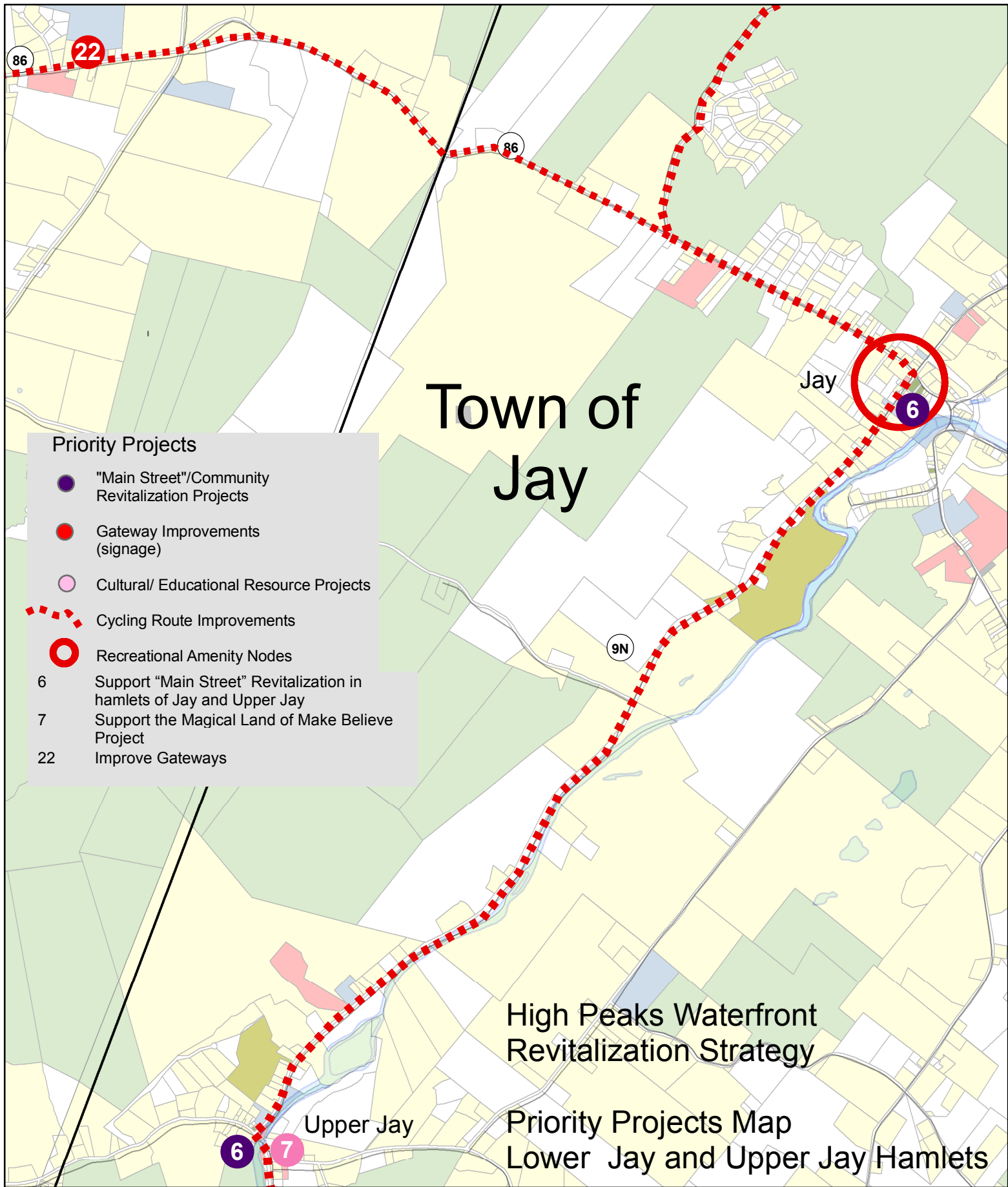
RIVER STREET
PLANNING & DEVELOPMENT

ELAN
PLANNING & DESIGN, INC.
"SUSTAINABLE SPACES, NEW YORK"

— Roadways
- - - Trails

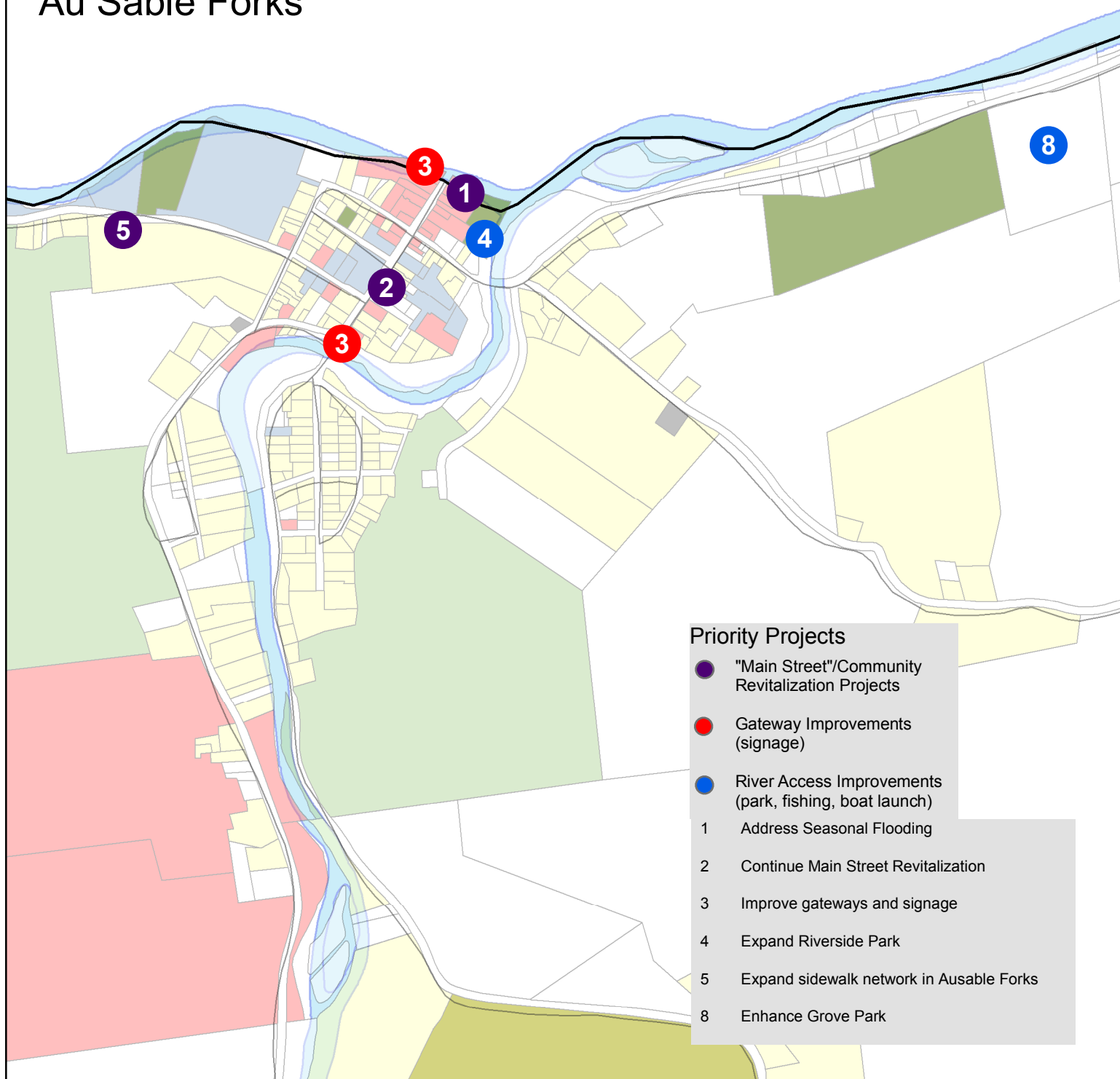
Land Use Classifications

■ Agriculture	■ Community Services
■ Residential	■ Industrial
■ Vacant Land	■ Public Services
■ Commercial	■ Forest
■ Recreation	■ Waterbodies



High Peaks Waterfront Revitalization Strategy

Priority Projects Map Au Sable Forks



This map was prepared for the NYS Department of State Division of Coastal Resources with funds provided under Title 11 of the Environmental Protection Fund.

RIVER STREET
PLANNING & DEVELOPMENT

ELAN
PLANNING & DESIGN, INC.
SARATOGA SPRINGS, NEW YORK



Land Use Classifications

Agriculture	Community Services
Residential	Industrial
Vacant Land	Public Services
Commercial	Forest
Recreation	Waterbodies

High Peaks Waterfront Revitalization Strategy

Priority Projects Map Town of Wilmington



0 0.4 0.8 1.6 2.4 Miles



— Roadways

~ Trails

Land Use Classifications

Agriculture	Community Services
Residential	Industrial
Vacant Land	Public Services
Commercial	Forest
Recreation	Waterbodies

SECTION IV: IMPLEMENTATION MATRIX

The Implementation Matrix consists of specific projects and uses as described in Section III. The purpose of the matrix is to provide the High Peaks communities with steps for implementing projects, realistic time-frames for implementation, identification of stakeholders and partners and sources of funding.

The “funding source” column refers to channels through which the municipalities, region or potentially other organizations can seek funding. Current availability of programs should be confirmed with the individual entities. A full description of these funding sources can be found in Appendix A. A key to the abbreviations used for these funding sources is included at the end of the matrix.

Municipal budgets have not been included as a funding source in the matrix as it is assumed that they are always a potential source of funding. Likewise, a good potential source of funding for any project is through a State or Federal Legislative representative. These “member items” have not been listed as a source of funding as they could be included under most of these projects.

High Peaks Waterfront Revitalization Strategy IMPLEMENTATION MATRIX				
Short Term = 1-2 years		Medium Term: 3-5 years		Long Term: 6-8 years
Project	Time Frame	Lead Agency	Potential Funding Source	Potential Partners & Stakeholders
REGIONAL				
<i>Determine the feasibility and impacts of alternative sources of energy including hydro-electric generation using existing dams (Action 2.1)</i>	Short Term	All of the municipalities	NYS DOS EPF, NYSERDA	ADKCAP, NYSERDA, Adirondack Energy \$mart Park Coalition, ASCI
<i>Develop a regional network of “Complete Streets” designed and operated so it is safe, comfortable, and convenient for all users - pedestrians, bicyclists, motorists and transit riders of all ages and abilities in partnership with local departments of Public Works, Essex County, NYS DOT, DEC and DOS. (Action 1.1)</i>	Ongoing	All of the municipalities	NYS DOS EPF, NYS DOT, NYS DHCR New York Main Street Program	Essex County Complete Street Coalition, Local and Essex Co. DWPs, NYS APA, NYS DOT
<i>In cooperation with the APA, DEC, DOS and DOT, improve cycling routes throughout the region to improve safety for cyclists and motorists. (Action 3.1)</i>	Medium Term	All of the municipalities	NYS DOS EPF, NYS DOT	APA, NYS DEC, NYS DOT, ANCA, Essex County, Ironman USA™
<i>Enhance the cycling experience and positive economic experience by providing cycling amenities in each community along the Ironman route and elsewhere. (Action 3.2)</i>	Medium Term	All of the municipalities	NYS DOS EPF, NYS OPRHP EPF	Regional Office of Sustainable Tourism, Adirondack Regional Tourism Council

High Peaks Waterfront Revitalization Strategy IMPLEMENTATION MATRIX Short Term = 1-2 years Medium Term: 3-5 years Long Term: 6-8 years				
Project	Time Frame	Lead Agency	Potential Funding Source	Potential Partners & Stakeholders
<i>Create an Essex County or High Peaks region recommended cycling routes/trails map and mountain biking trails map. (Action 3.3)</i>	Short Term	Essex County or municipalities	NYS DOS EPF, NYS OPRHP EPF, NYS DOT	Essex County, APA, DOT, ANCA, Regional Office of Sustainable Tourism, Adirondack Cycling Team, Adirondack Region Bike Club, Adirondack Triathlon Club and other clubs
<i>Create a regional network of local trails and pedestrian connections linking downtowns, the Ausable River and other recreational assets such as the DEC Trailheads. (Action 4.2)</i>	Medium Term	All of the Municipalities	NYS DOS EPF, NYS OPRHP EPF	County and Local DPWs, Essex County Planning and Community Development, Essex County Complete Street Coalition), ADK Mountain Club
<i>In cooperation with DOT, DEC, APA and DOS to evaluate potential improvements to the turn-outs and access points on the West Branch of the Ausable River along the Route 86 Scenic Byway. (Action 7.1)</i>	Short to Medium Term	NYS DOT	NYS DOS EPF, Scenic Byways	APA, NYS DEC, NYS DOT, Essex County SWCD, ASRA, ANCA
<i>Reduce the negative impacts of nonnative, invasive species throughout the High Peaks region. (Action 7.2)</i>	Ongoing	All of the Municipalities	NYS DOS EPF, NYS OPRHP, Lake Champlain Basin Program	NYS DEC, Essex County SWCD, Mirror Lake Watershed Association, ASRA, Lake Shore Association, APIPP

High Peaks Waterfront Revitalization Strategy IMPLEMENTATION MATRIX Short Term = 1-2 years Medium Term: 3-5 years Long Term: 6-8 years				
Project	Time Frame	Lead Agency	Potential Funding Source	Potential Partners & Stakeholders
<i>In partnership with NYS DOT and DEC, develop stormwater management best practices in the High Peaks communities to mitigate pollution of waterbodies from road salt and sedimentation. (Action 7.3)</i>	Ongoing	All of the Municipalities	NYS DOS EPF, NYS DOT	Municipal DPWs and code enforcement officers, Essex County SWCD, NYS DEC, APA NYS DOT, ASRA, Mirror Lake Watershed Association
<i>In cooperation with APA, DEC, DOS and DOT, evaluate potential trailhead improvements throughout the region. (Action 4.1)</i>	Medium Term	NYS DEC	NYS DOS EPF, NYS OPRHP EPF	NYS APA, NYS DEC, NYS DOT, ANCA
<i>Continue strategic planning as needed to address community growth and decline, protection and enhancement. (Action 9.1)</i>	Short to Long Term	All of the Municipalities	NYS DOS EPF, NYS DHCR CDBG-Community Planning Grant	Essex County Planning and Community Development, APA
TOWN of JAY				
<i>In conjunction with other High Peaks communities, update the hydroelectric generation feasibility and impact study for the Old Pulp Mill Dam. (Action 2.1)</i>	Short Term	Town of Jay	NYS DOS EPF, NYSEDA	Essex County, ASRA, ADKCAP, Adirondack Energy Smart Park Coalition, ASCI

High Peaks Waterfront Revitalization Strategy IMPLEMENTATION MATRIX Short Term = 1-2 years Medium Term: 3-5 years Long Term: 6-8 years				
Project	Time Frame	Lead Agency	Potential Funding Source	Potential Partners & Stakeholders
<i>Expand sidewalk network in Au Sable Forks.</i> (Action 1.4)	Short Term	Town of Jay	NY Safe Routes to School Program, CDBG Small Cities, NYS DOT TEP	Downtown Jay Revitalization Committee, Ausable Valley Central School District, Essex County DPW, NYSDOT
<i>Continue Main Street Revitalization in Au Sable Forks.</i> (Action 1.2)	Short Term	Town of Jay	NYS DHCR New York Main Street Program, NYS DOS EPF, CDBG Small Cities	Downtown Jay Revitalization Committee, Local businesses / property owners, Essex County
<i>Improve gateways and signage by installing wayfinding signage at gateways in Au Sable Forks to direct visitors and those passing through with particular attention to the southern end of Main Street.</i> (Action 1.3)	Short Term	Town of Jay	NYS DOS EPF, NYS DOT, DHCR NY Main Street	Downtown Jay Revitalization Committee, Local business owners, residents /volunteer committee, Regional Office of Sustainable Tourism
<i>Increase Business retention and expansion in Jay through the development of a microenterprise program.</i> (Action 1.5)	Short Term	Town of Jay	CDBG Small Cities	Jay Downtown Revitalization Committee, local businesses, Plattsburgh North Country Chamber of Commerce, Essex County

High Peaks Waterfront Revitalization Strategy IMPLEMENTATION MATRIX Short Term = 1-2 years Medium Term: 3-5 years Long Term: 6-8 years				
Project	Time Frame	Lead Agency	Potential Funding Source	Potential Partners & Stakeholders
<i>Increase marketing of Jay as a regional asset through regional websites and printed material.</i> <i>(Action 1.6)</i>	Short Term	Town of Jay	NYS DOS EPF, Local Businesses	Jay Downtown Revitalization Committee, Plattsburgh North Country Chamber of Commerce, Regional Office of Sustainable Tourism, Adirondack Regional Tourism Council
<i>Encourage downtown senior housing or other affordable housing development in Au Sable Forks. (Action 1.8)</i>	Long Term	Town of Jay	NYS DHCR HOME & Housing Trust Fund Program, CDBG Small Cities, NYS DOS EPF	Housing Assistance Program of Essex County
<i>Support the redevelopment of the Tahawus Lodge property. (Action 1.9)</i>	Medium Term	Town of Jay	NYS DOS EPF, NYS OPRHP EPF	APA, NYS DEC, Jay Downtown Revitalization Committee, Tahawus Lodge Center
<i>Enhance Grove Park by designing and developing a walking trail or pathway connecting amenities in the park. (Action 4.3)</i>	Medium Term	Town of Jay	NYS DOS EPF, NYS OPRHP EPF	Ausable Valley Central School District, Jay Downtown Revitalization Committee

High Peaks Waterfront Revitalization Strategy IMPLEMENTATION MATRIX Short Term = 1-2 years Medium Term: 3-5 years Long Term: 6-8 years				
Project	Time Frame	Lead Agency	Potential Funding Source	Potential Partners & Stakeholders
Support “Main Street” revitalization in hamlets of Jay and Upper Jay. (Action 1.8)	Medium Term	Town of Jay	NYS DOS, NYS DHCR New York Main Street Program, CDBG	Local businesses, Plattsburgh North Country Chamber of Commerce, Essex County
Extend and develop pedestrian and bicycle trails along the Ausable River in the Town. (Action 4.4)	Medium Term	Town of Jay	NYS DOS EPF, NYS OPRHP EPF, NYS DOT TEP	Jay Downtown Revitalization Committee
Develop handicapped fishing access. (Action 6.1)	Medium Term	Town of Jay	NYS DOS EPF, NYS OPRHP	APA, NYS DEC, Trout Unlimited Adirondack Chapter
Improved fly-fishing (tourism) amenities including signage, restrooms, shops and eateries. (Action 6.2)	Medium Term	Town of Jay	NYS DOS EPF, NYS OPRHP EPF, Private Funds, CDBG Small Cities Economic Development	Downtown Jay Revitalization Committee, Regional Office of Sustainable Tourism, Adirondack Regional Tourism Council, Trout Unlimited Adirondack Chapter

High Peaks Waterfront Revitalization Strategy IMPLEMENTATION MATRIX Short Term = 1-2 years Medium Term: 3-5 years Long Term: 6-8 years				
Project	Time Frame	Lead Agency	Potential Funding Source	Potential Partners & Stakeholders
Expand the riverside park behind the Tahawus Lodge by replacing a portion of the underutilized surface lots between the park and the Lodge with greenspace and a multi-purpose gathering space for community events and a potential farmers' market. (Action 5.1)	Short Term	Town of Jay	NYS DOS EPF, NYS OPRHP EPF, NYS Ag & Markets Farmers Market Development	Downtown Jay Revitalization Committee, Tahawus Lodge Center
Support efforts to reuse the Magical Land of Makebelieve Site. (Action 8.1)	Long Term	Town of Jay	NYS DOS EPF, NYS OPRHP	Arto Monaco Estate, AARCH, Office of Sustainable Tourism, Adirondack Regional Tourism Council
TOWN of KEENE				
Keene Central School Pond restoration and access improvements. (Actions 6.4 and 7.4)	Short Term	Town of Keene	NYS DOS EPF, NYS OPRHP	Keene Central Schools, Local Residents, local Rod and Gun Club
Promote Keene's trails that are less steep for senior walkers and hikers. (Action 4.5)	Short Term	Town of Keene	NYS DOS EPF, NYS OPRHP	ADK Mountain Club, Regional Office of Sustainable Tourism, Adirondack Regional Tourism Council

High Peaks Waterfront Revitalization Strategy IMPLEMENTATION MATRIX Short Term = 1-2 years Medium Term: 3-5 years Long Term: 6-8 years				
Project	Time Frame	Lead Agency	Potential Funding Source	Potential Partners & Stakeholders
<i>Develop marketing and promotional materials for Keene businesses and attractions.</i> <i>(Action 1.10)</i>	Short Term	Town of Keene	NYS DOS EPF, Local Businesses	Plattsburgh North Country Chamber of Commerce, Regional Office of Sustainable Tourism, Adirondack Regional Tourism Council
<i>In conjunction with other High Peaks, communities, conduct investigate usage of alternative sources of energy including hydroelectric generation. (Action 2.1)</i>	Short Term	Town of Keene, Jay or Wilmington	NYS DOS, NYSEDA	ADKCAP, NYSEDA, Adirondack Energy Smart Park Coalition, ASCI
<i>Develop a park on the Ausable River in Keene Valley as part of the Restoration of East Branch Ausable River at Rivermede Farm” project. (Action 5.2)</i>	Medium Term	Town of Keene	NYS DOS EPF, NYS OPRHP	Army Corp. of Engineers, NYS OPRHP
<i>Develop a trail linking Marcy Field to the proposed park (see 5.2) and a proposed riverfront trail on the east side of the River. (Action 4.6)</i>	Medium Term	Town of Keene	NYS DOS EPF, NYS OPRHP	Property owners, ADK Mountain Club
<i>Develop a “blueway” trail of sites historically used for gristmill, sawmill and forges on the River. (Action 8.2)</i>	Medium Term	Town of Keene	NYS DOS EPF, NYS OPRHP	Regional Office of Sustainable Tourism, Adirondack Regional Tourism Council

Section IV: Implementation Matrix and Funding Sources

High Peaks Waterfront Revitalization Strategy IMPLEMENTATION MATRIX Short Term = 1-2 years Medium Term: 3-5 years Long Term: 6-8 years				
Project	Time Frame	Lead Agency	Potential Funding Source	Potential Partners & Stakeholders
<i>Develop additional Fishing access on the East Branch where healthy fish habitats are identified. (Action 6.3)</i>	Medium Term	Town of Keene	NYS DOS EPF, NYS OPRHP	APA, DEC, ASRA, Trout Unlimited Adirondack Chapter
<i>Support traffic calming and pedestrian crossings on NYS Route 73. (Action 1.11)</i>	Medium Term	NYS DOT	NYS DOT	NYS DOS
<i>Work utility companies and DOT on the relocation of utility lines underground on NYS Route 73 to improve the aesthetic appeal of the hamlets. (Action 1.12)</i>	Medium Term	NYS DOT	NYS DOT, NYSEG	NYS DOS
TOWN of NORTH ELBA, Outside the Village of Lake Placid				
<i>Develop alternate cycling trail along rail beds connecting to Ray Brook and Saranac Lake. (Action 3.3)</i>	Short to Medium Term	Town of North Elba	NYS DOS EPF, NYS OPRHP	ORDA, Essex County Community Development and Planning
<i>Improve stormwater management on the eastside of Mirror Lake. (Action 7.6)</i>	Short to Medium Term	Village of Lake Placid, Town	NYS DOS EPF, NYS EFC	NYS DEC, Essex County Community Development and Planning, Soil and Water Conservation District (SWCD), Champlain Watershed Improvement Coalition of NYS

High Peaks Waterfront Revitalization Strategy IMPLEMENTATION MATRIX Short Term = 1-2 years Medium Term: 3-5 years Long Term: 6-8 years				
Project	Time Frame	Lead Agency	Potential Funding Source	Potential Partners & Stakeholders
<i>Update Joint Town and Village Comprehensive Plan.</i> (Action 9.2)	Medium Term	Town and Village	NYS DOS EPF, NYS DHCR CDBG-Community Planning Grant	Essex County Community Development and Planning, APA
<i>Support cycling route improvements on The Old Military Road/NYS Route 86 to Saranac Lake for cycling purposes.</i> (Action 3.4)	Medium Term	NYS DOT	NYS DOT, NYS DOS EPF	NYS DOT, Town and County Public Works Departments
TOWN of WILMINGTON				
<i>In conjunction with other High Peaks communities, conduct a hydroelectric generation feasibility and impact analysis study.</i> (Action 2.1)	Short Term	Towns of Wilmington, Jay, Keene	NYS DOS EPF, NYSEDA	ADKCAP, NYSEDA, Adirondack Energy Smart Park Coalition, ASCI
<i>Improve the Town Beach by replacing the existing bath house, widening the boat launch to improve access and include signage about aquatic invasive species.</i> (Action 5.3)	Medium Term	Town of Wilmington	NYS DOS EPF, NYS OPRHP	Town Fire Rescue, ASRA, APIPP
<i>Establish canoe/kayak at Town Beach and create a Community Paddling Program in partnership with the Ausable River Association and Essex County.</i> (Action 5.4)	Medium Term	Town of Wilmington	NYS DOS EPF, NYS OPRHP	Local Residents, Local Property Owner, ASRA

Section IV: Implementation Matrix and Funding Sources

High Peaks Waterfront Revitalization Strategy IMPLEMENTATION MATRIX Short Term = 1-2 years Medium Term: 3-5 years Long Term: 6-8 years				
Project	Time Frame	Lead Agency	Potential Funding Source	Potential Partners & Stakeholders
<i>Work with DEC and ORDA (Olympic Regional Development Authority) to restore the Whiteface Veteran's Memorial Highway. (Action 8.3)</i>	Medium Term	Town of Wilmington	NYS DOT	NYS DEC, ORDA
<i>Expand the newly created mountain bike trails from Whiteface Mountain to the Wilmington Flume. (Action 3.6)</i>	Medium Term	Town of Wilmington	NYS DOS EPF, NYS OPRHP	APA, ADK Mountain Club
<i>Conduct a Town-wide Trail and Bicycle Connectivity Plan connecting residential areas with the town center, the Town Beach and Town Library. (Action 3.5)</i>	Medium Term	Town of Wilmington	NYS DOS EPF, NYS OPRHP	ADK Mountain Club, Essex County Community Planning and Development, NYSDOT
<i>Seek opportunities to extend the season for hospitality businesses and diversify the Town's economic base by attracting more employer-based industry. (Action 1.13)</i>	Medium Term	Town of Wilmington	NYS DOS EPF, CDBG Small Cities, NYS DHCR CDBG-Community Planning Grant	Essex County Planning and Community Development, Essex County IDA, Adirondack Economic Development Corp., Plattsburgh North Country Chamber of Commerce
<i>Improve Gateways by establishing a unified, unique decorative signage at all gateways. (Action 1.14)</i>	Medium Term	Town of Wilmington	NYS DOS EPF, NYS DOT	NYS DOT

High Peaks Waterfront Revitalization Strategy IMPLEMENTATION MATRIX Short Term = 1-2 years Medium Term: 3-5 years Long Term: 6-8 years				
Project	Time Frame	Lead Agency	Potential Funding Source	Potential Partners & Stakeholders
<i>Improve Route 86 Streetscape in Town Center with sidewalks expansion/replacement, tree plantings, landscaping at the four corners, burying of utility lines and adding Adirondack-style lighting and bluestone sidewalks leading to the bridge and adjacent parking lots. (1.15)</i>	Medium Term	DOT, NYSEG, Wilmington	NYS DOT, NYS DHCR New York Main Street Program, NYS DOS EPF	NYSEG, NYS DOS
<i>Complete the Update of the Town Zoning Ordinance (Action 9.3)</i>	Short Term	Town of Wilmington	NYS DOS EPF, LWRP	Essex County Community Development and Planning, APA
VILLAGE OF LAKE PLACID				
<i>Update Joint Town and Village Comprehensive Plan. (Action 9.2)</i>	Medium Term	Town and Village	NYS DOS EPF, NYS DHCR CDBG-Community Planning Grant	Essex County Community Development and Planning, APA
<i>Improve the pocket park at the end of Main Street at Saranac Avenue. (Action 5.5)</i>	Short Term	Village of Lake Placid	NYS DOS EPF, NYS OPRHP	

High Peaks Waterfront Revitalization Strategy IMPLEMENTATION MATRIX Short Term = 1-2 years Medium Term: 3-5 years Long Term: 6-8 years				
Project	Time Frame	Lead Agency	Potential Funding Source	Potential Partners & Stakeholders
<i>Expand parking facilities on Main Street. (Action 1.16)</i>	Short term	Village of Lake Placid	NYS DOS EPF, NYS DHCR New York Main Street Program	Regional Office of Sustainable Tourism, Main Street tenants and establishments
<i>Continue implementing streetscape improvements planned for the west side of Main Street. (Action 1.17)</i>	Short Term	Village of Lake Placid	NYS DOS EPF, NYS DHCR New York Main Street Program	Essex County Community Planning and Development, Regional Office of Sustainable Tourism
<i>Improve stormwater management on the eastside of Mirror Lake: (same as joint project with the Town) (Action 7.6)</i>	Short to Medium Term	Village of Lake Placid	NYS DOS EPF, NYS DEC EFC, Lake Champlain Basin Program	NYS DEC, Essex County SWCD, Mirror Lake Watershed Association, ASRA
<i>Install Boat Washes on Village Lakes on Mirror Lake and Lake Placid to mitigate invasive species from Paradox Bay. (Action 7.7)</i>	Medium Term	Village of Lake Placid	NYS DOS EPF, NYS OPRHP, Lake Champlain Basin Program	Mirror Lake Watershed Association, ASRA, Lake Shore Association, Essex County SWCD, NYSDEC, APIPP

High Peaks Waterfront Revitalization Strategy IMPLEMENTATION MATRIX Short Term = 1-2 years Medium Term: 3-5 years Long Term: 6-8 years				
Project	Time Frame	Lead Agency	Potential Funding Source	Potential Partners & Stakeholders
<i>Replace trunk line in the Village near Chubb River. (Action 7.5)</i>	Medium Term	Village of Lake Placid	NYS EFC, DHCR CDBG	Town and County DPW
<i>Create a sidewalk/pedestrian access Master Plan for the Village to identify gaps and needed improvements in Village sidewalks and other pedestrian linkages. (Action 1.18)</i>	Medium Term	Village of Lake Placid	NYS DOS EPF, NYS DHCR CDBG Community Planning Grant	NYS DOT, Essex County Community Planning and Development
<i>Conduct an impact analysis of future development on Paradox Bay/Lake Placid. (Action 7.8)</i>	Medium Term	Village of Lake Placid	NYS DOS EPF	Essex County SWCD, NYS DEC
<i>Create a Master Plan for a park and access point on the Chubb River at the terminus of the railroad. (Action 5.6)</i>	Medium Term	Village of Lake Placid	NYS DOS EPF, NYS OPRHP	Essex County Community Planning and Development
<i>Enhance Village Beach amenities and access by creating additional parking and recreational amenities. (Action 5.7)</i>	Medium Term	Village of Lake Placid	NYS DOS EPF, NYS OPRHP	Essex County Community Planning and Development

KEY TO ABBREVIATED NAMES

ADKCAP – Adirondack Climate and Energy Action Plan

AARCH – Adirondack Architectural Heritage

ANCA – Adirondack North Country Association

APA – New York State Adirondack Park Agency

APIPP – Adirondack Park Invasive Species Plant Program

ASCI – Adirondack Sustainable Communities, Inc.

ASRA – Ausable River Association

CDBG – Community Development Block Grant

NYS Ag and Markets – New York State Department of Agriculture and Markets

NYS DEC – New York State Department of Environmental Conservation

NYS DHCR – New York State Department of Housing and Community Renewal

NYS DOS EPF – New York State Department of State Local Waterfront Revitalization Program funded by the Environmental Protection Fund

NYS DOT TEP – New York State Department of Transportation, Transportation Enhancement Program

NYSERDA – New York State Energy Research and Development Authority

NYS EFC – New York State Environmental Facilities Corporation

NYS OCR – New York State Office of Community Renewal

NYS OPRHP – New York State Office of Parks, Recreation and Historic Preservation Environmental Protection Fund and other sources

SWCD – Soil and Water Conservation District

APPENDIX A: PARTNERS IN REVITALIZATION

*(Some of the following information has been provided by the NYS Department of State Division of Coastal Resources **Local Waterfront Revitalization Program Guidebook: Making the Most of Your Waterfront**. It has been modified to include only those partners and funding sources relevant to the High Peaks communities.)*

LOCAL GOVERNMENTS

Local governments - whether county, city, town or village - may have planning, design, engineering and economic development staff and local committees who can be instrumental in helping you revitalize your waterfront. They can provide information in the form of local plans, and consultant studies such as appraisals, cost estimates, feasibility studies, market studies, reuse analyses, engineering reports, land use studies, marketability studies, etc. and technical assistance at all stages of developing and implementing a Local Waterfront Revitalization Program.

The New York State Conference of Mayors and Municipal Officials (www.nycom.org) can provide technical assistance to its members and holds a Main Street conference annually that addresses many issues related to the redevelopment of waterfronts and how they can link to downtowns. The Association of Towns of New York State (www.nytowns.org) can provide technical assistance to its members and may be able to help with your project. The New York Association of Counties (www.nysac.org) provides information on local governments and county links. The Adirondack Association of Towns and Villages (www.aatvny.org) works with municipalities within the Adirondack Park to address regional issues.

Local industrial development agencies and local development corporations can be important partners in economic revitalization. Essex County Industrial Development Agency (IDA) (www.essexcountyida) assists local communities to develop the economic environment and support infrastructure. An IDA is a corporate governmental body, constituting a public benefit corporation created pursuant to General Municipal Law, Article 18-A. IDAs work to provide appropriate financial incentives and assistance to eligible private-sector businesses to induce the construction, expansion, or equipping of facilities to stimulate capital investment and job creation for a wide range of commercial and industrial projects. Financial assistance may involve issuance of tax-exempt or taxable bonds to cover the costs of construction, rehabilitation and equipping of a wide range of projects. Adirondack Economic Development Corporation (AEDC) (www.aedconline.com) provides financial assistance to businesses in the Adirondacks through the Small Business Development Administration. The North Country Alliance (www.northcountryalliance.org) is a consortium of local IDAs and LDCs that partner to provide assistance to businesses in the North Country.

NONPROFIT ORGANIZATIONS

There are many regional organizations associated with community revitalization and sustainability including the Adirondack North Country Association (ANCA) www.adirondack.org and Adirondack Sustainable Communities, Inc. (ASCI).

There are several not-for-profit organizations specializing in waterfront planning and revitalization. The Glynwood Center (www.glynwood.org/) helps communities with balancing economic development and conservation of natural and cultural resources. The New York Planning Federation (www.nypf.org) and American Planning Association (www.planning.org) have information on planning and zoning for local communities.

A source of assistance is local land trusts such as the North Elba Land conservancy (www.northelbalandconservancy.org) which is designed to enhance community character by protecting important natural, historical, scenic, and recreational resources in the town of North Elba. The Adirondack Land Trust (ALT) is dedicated to protecting open space, working landscapes such as farmlands and managed forests, as well as other lands contributing to the quality of life of Adirondack residents. The Land Trust Alliance provides a full array of advice on land trusts and how they can help communities (www.lta.org). The Open Space Institute protects significant recreational, environmental, agricultural, and historic landscapes in New York State (www.openspaceinstitute.org). The Trust for Public Land (www.tpl.org) can be another resource for information. Local land trusts in your area should be contacted as well. The American Farmland Trust (www.farmland.org) should be contacted if your community had agricultural resources.

Some conservation organizations may be useful in providing information on protecting or restoring natural habitats and river or stream corridors. Locally, watershed organizations such as the Ausable River Association (ASRA) (www.ausableriver.org) works within the Ausable River Watershed, Mirror Lake Watershed Association (www.mirrorlake.net) and the Champlain Watershed Improvement Coalition of NYS (www.cwicny.org) work to collect data, study and advocate for improving water quality within the Watersheds.

The Wildlife Conservation Society in New York (wcs.org/sw-wcs_in_new_york/) has developed two programs for the Adirondacks including the Adirondack Communities and Conservation Program and the Adirondack Living Landscapes Program which develops wildlife based strategies for the conservation of large wildlife ecosystems to identify where and why human-wildlife conflict occurs and to design and undertake conservation efforts to curb such conflict. The Conservation Foundation (www.theconservationfoundation.org) provides assistance on land and watershed protection. The Society of Wetland Scientists (www.sws.org) provides links to other wetlands organizations. The National Audubon Society (www.audubon.org), The Nature Conservancy (www.tnc.org), and the Sierra Club (www.sierraclub.org) are also good sources of information and assistance.

Resource specific organizations may be useful. These include the Association of State Floodplain Managers (www.floods.org), the Center for Watershed Protection (www.cwp.org), and the Nature Conservancy (www.nature.org).

Parks, greenways, trails, heritage corridors and other public spaces are important elements in waterfront planning and implementation. The Project for Public Spaces (www.pps.org), the National Recreation and Parks Association, (www.nrpa.org) and the National Parks and Conservation Association (www.npca.org) are useful resources. The Center for Livable Communities (Local Government Commission) (www.lgc.org) and Partners for Livable Communities (www.livable.com) provide information on enhancing community quality, and restoring and renewing communities. The Sustainable Communities Network (www.sustainable.org) and Smart Growth (www.smartgrowth.org) are also good resources.

Historic Preservation partners begin regionally with Adirondack Architectural Heritage (AARCH) (www.aarch.org) which is a historic preservation organization for the Adirondack Park. Another heritage preservation partner is the Preservation League of New York State. This non-profit organization is dedicated to the protection of New York's diverse and rich heritage of historic buildings, districts, and landscapes. On its web site, the Preservation League (www.preservenys.org) provides details of its own small grant program and summaries of other grant programs that deal with the historic preservation aspects of your vision.

The National Trust for Historic Preservation can be an important partner. The Trust is a national nonprofit organization that provides leadership, education and advocacy to save America's diverse historic places and revitalize communities. On its website, the Trust (www.nthp.org) provides details of its programs. It also provides links to other programs that can help with your rehabilitation.

For waterfronts adjacent to a community's main street or downtown area, one important program that can help you understand your building's role in the revitalization of your community is the Trust's National Main Street Program (www.mainstreet.org). This program seeks to help communities revitalize their traditional commercial areas, using historic preservation and grass roots-based economic development. It serves as the nation's clearinghouse for information, technical assistance, research and advocacy on preservation-based commercial district revitalization.

STATE AND FEDERAL AGENCIES

THE PUBLIC WATERFRONT: PARKS, TRAILS AND BOAT LAUNCHES

New York State

- Assistance with waterfront recreation projects including planning, design and construction of waterfront parks, trails, docks and other methods of access is available through the New

York State Department of State Division of Coastal Resources (www.nyswaterfronts.com) through the Environmental Protection Fund Local Waterfront.

- Assistance with waterfront projects including park acquisition, park development, or trail development is available from the New York State Office of Parks, Recreation and Historic Preservation (www.nysparks.state.ny.us/grants/). Through the Environmental Protection Fund and, in some cases in partnership with federal grant programs, grant assistance is provided to municipalities (including state agencies) and nonprofit organizations through the following programs:
 - a) The Parks Program for the acquisition and/or development of parks and recreational facilities and for the protection of open space;
 - b) The Acquisition Program for all three program areas for projects where acquisition is of more importance than development; and
 - c) The Recreational Trails Program the acquisition, development, rehabilitation and maintenance of trails and trail-related projects.
- Assistance in trail development may be provided through the New York State Department of Transportation Transportation Enhancement Program (TEP) (www.nysdot.gov/programs/tep) which funds transportation projects of cultural, aesthetic, historic and environmental significance.

Federal

- The National Park Service Land and Water Conservation Fund Program can provide funding assistance for the acquisition, development and/or rehabilitation of outdoor park and recreation facilities. Funds are available to municipal public agencies and Indian tribal governments (www.nps.gov/lwcf/).
- The National Park Service Rivers, Trails, and Conservation Assistance Program can provide assistance to conserve rivers, preserve open space, and develop trails and greenways (www.nps.gov/rtca/).
- The National Park Service Federal Lands to Parks Program helps communities create new parks and recreation areas by transferring surplus Federal land to state and local governments (www.nps.gov/flp/).
- The Center for Watershed Protection has publications which can assist you in both assessing the problems and crafting solutions (<http://www.cwp.org>).

LAND USE AND DEVELOPMENT

New York State

- The Department of State's Division of Local Government Services can provide training assistance to municipalities related to zoning procedures and other practical legal and technical advice (www.dos.state.ny.us/lgss/index.htm).

- Adirondack Park Agency can provide training assistance on land use and development issues within the Park and assist communities with planning projects.
- Empire State Development (ESD) can provide assistance if you are looking to start up a company, establish a presence, or expand already existing operations (www.nylovesbiz.com/default.asp).
- Empire Zones are designated areas throughout the state that offer significant incentives to encourage economic development, business investment and job creation ([www.nylovesbiz.com/Tax and Financial Incentives/Empire Zones](http://www.nylovesbiz.com/Tax%20and%20Financial%20Incentives/Empire%20Zones)).
- The Office of Community Renewal Community Development Block Grant Program for the State of New York provides grants to eligible cities, towns, and villages with a population under 50,000 and counties with an area population under 200,000 to revitalize neighborhoods, expand affordable housing and economic opportunities and or improve community facilities and services (www.nysocr.org).
- The Governor's Office of Regulatory Reform (GORR) can provide assistance on developing language for zoning ordinances to site certain business uses within the municipality for the purpose of promoting economic development within the jurisdiction (www.gorr.state.ny.us/BuildNow-NY/overview.htm).
- Department of Transportation (DOT) can provide assistance related to promoting economic growth by planning, coordinating, and implementing strategies to improve the State's transportation network (<https://www.nysdot.gov/index>). The Office of Environment in the Engineering Department of DOT has as its mission, in partnership with regional environmental personnel, to provide NYSDOT with leadership, liaison and expertise on environmental matters to promote safe, effective, balanced, environmentally sound transportation services (<https://www.nysdot.gov/divisions/engineering/environmental-analysis>).
- The Environmental Facilities Corporation can provide public and private entities with assistance in complying with federal and State environmental requirements (www.nysefc.org).
- The New York State Energy Research and Development Authority (NYSERDA) is a public benefit corporation created in 1975 by the New York State Legislature and provides a wide variety of funding opportunities (www.nyserda.org/Funding/default.asp) in support of their programs ranging from agricultural innovation, environmental protection, community revitalization, and alternative transportation. NYSERDA administers the New York Energy SmartSM Program (www.nyserda.org/programs.html).
- The Division of Housing and Community Renewal is responsible for the supervision, maintenance and development of affordable low and moderate income housing in New York State. DHCR has a number of capital programs with funding available for the development of affordable housing in New York State, including the Housing Trust Fund (HTF), the HOME Program, New York State Housing Finance Agency (HFA), Homes for Working Families (HWF), Senior Housing Initiative (SHI), Housing Development Funds (HDF), Low Income Housing Credit Program (LIHC), and HouseNY (www.dhcr.state.ny.us).

Federal

- U.S. Department of Housing and Urban Development (HUD) can provide assistance on a range of economic development and community renewal programs (www.hud.gov/offices/cpd/economicdevelopment/programs/index.cfm).
- U.S. Environmental Protection Agency (EPA) Green Communities Program can provide assistance on sustainable community development (www.epa.gov/greenkit/index.htm).
- U.S. Department of Defense Office of Economic Adjustment can provide assistance to communities adversely impacted by significant Defense program changes (www.oea.gov/OEAWeb.nsf/Home?OpenForm).
- The National Park Service Rivers, Trails and Conservation Assistance program can provide new ways to help communities work together to improve their special places (www.nps.gov/phso/rtcatoobox/).
- U.S. Department of Energy Smart Communities Network can provide key planning principles as well as resources for strategies, tools, and civic participation to help your community with sustainable land use planning (www.smartcommunities.ncat.org/).
- The Metropolitan Capacity Building (MCB) Program is a collaborative effort of the Federal Transit Administration (FTA) and the Federal Highway Administration (FHWA), the American Association of State Highway and Transportation Officials (AASHTO), the American Public Transportation Association (APTA), and the Association of Metropolitan Planning Organizations (AMPO). MCB Program can provide information, training, and technical assistance related to local transportation systems (www.planning.dot.gov/).

ABANDONED SITES AND BUILDINGS FOR REDEVELOPMENT

New York State

- Funding is available for environmental restoration, with grant assistance covering up to 75 percent of the cost of investigating and cleaning up contamination at abandoned sites (brownfields) that are municipally owned. These properties may then be marketed by the municipality for redevelopment or used by the municipality for a variety of activities including industrial, commercial, or public use. If the waterfront project is going to involve environmental remediation, consider reviewing the Department of Environmental Conservation's brownfields manual. This provides assistance to municipalities and the private sector in the redevelopment of brownfield sites in New York State (www.sustainableli.org/documents/BrownfieldstoGreenfields-Final.pdf). The manual outlines state, federal and private funding and financial incentives, as well as technical assistance and liability protection available for the cleanup and redevelopment of brownfield sites. For more information on the New York State brownfields program contact the Division of Environmental Remediation staff at (518) 402-9711. You may also want to visit the brownfields web page at: (www.dec.ny.gov/chemical/brownfields.html).
- The Brownfields Opportunity Area Program, is administered by the Department of State (www.nyswaterfronts.com/grantopps_BOA.asp) in cooperation with the Department of Environmental Conservation (www.dec.ny.gov/chemical/8447.html), provides

communities and qualified community based organizations with assistance to complete area-wide approaches to brownfield redevelopment planning. Through the Brownfield Opportunity Area Program, communities will have opportunities to address a range of problems posed by multiple brownfield sites and to establish the multi-agency and private-sector partnerships necessary to leverage assistance and investments to revitalize communities by returning idle areas back to productive use and restoring environmental quality.

Federal

- The United States Environmental Protection Agency (USEPA) Brownfields (www.epa.gov/swerosps/bf/index.html) program provides assistance to link environmental protection with economic and community revitalization. USEPA also participates in the Brownfields Environmental Development Initiative (www.hud.gov/offices/cpd/economicdevelopment/programs/bedi/index.cfm) (BEDI) in partnership with the U.S. Department of Housing and Urban Development.

HISTORIC RESOURCES

New York State

- If a waterfront project includes a historic property, the New York State Office of Parks, Recreation and Historic Preservation may be able to help (www.nysparks.state.ny.us/grants/). Through the Environmental Protection Fund and, in some cases in partnership with federal grant programs, grant assistance is provided to municipalities (including state agencies) and nonprofit organizations through the following programs:
 - a) Historic Preservation Program for the acquisition and/or rehabilitation of properties listed on the National or State Registers of Historic Places; and
 - b) Heritage Areas Program Areas to fund facilities, exhibits and programs in legislatively designated Heritage Area.
- The New York State Council on the Arts (NYSCA) is a state funding agency that can provide support for activities of nonprofit arts and cultural organizations (www.nysca.org/public/resources/index.htm).

Federal

- The National Park Service administers grant programs focused on cultural resources and historic preservation (www.nps.gov/history/preservation.htm), as well as the Land and Water Conservation Fund, managed in New York by the Office of Parks, Recreation and Historic Preservation, which is intended to create and maintain a nationwide legacy of high quality recreation areas and facilities, and stimulate non-federal investments in recreation resources (www.nps.gov/lwcf/). The National Park Service's Heritage Preservation Services (www.nps.gov/history/hps/) helps individuals and communities identify, evaluate,

protect and preserve historic properties for future generations. It provides a broad range of products and services, financial assistance and incentives, educational guidance, and technical information in support of this mission. Work with a historic building, the Heritage Preservation Services will be able to help with almost every aspect of the project, from planning and evaluation to repair and rehabilitation.

- The Advisory Council on Historic Preservation can provide assistance related to the preservation, enhancement and productive use of our nation's historic resources (www.achp.gov).

SCENIC RESOURCES

New York State

- Department of Transportation (DOT) can provide assistance related to State Scenic Byways (www.nysdot.gov/programs/scenic-byways).
- The Office of Parks, Recreation and Historic Preservation (OPRHP) can provide assistance related to the protection of historic landscapes: (www.nysparks.state.ny.us/shpo/).

Federal

- U.S. Department of Transportation Federal Highway Administration can provide assistance with the federal Scenic Byways Program (www.byways.org/).

AGRICULTURE PROTECTION

New York State

- The Department of Agriculture and Markets administers several funding programs including the New York State Agricultural Nonpoint Source Abatement and Control Program (ANSCAP), the Agricultural and Farmland Protection Implementation Project Program, and the Farmland Viability Program (www.agmkt.state.ny.us/).

Federal

- The U.S. Department of Agriculture, Natural Resources and Environment, can provide assistance with rural development and help communities with natural resource concerns, such as erosion control, watershed protection, and forestry. NRE is composed of the Forest Service (FS) and the Natural Resources Conservation Service (NRCS) (www.usda.gov/wps/portal/!ut/p/_s.7_0_A/7_0_10B?navtype=SU&navid=NATURAL_RESOURCES).

THE NATURAL WATERFRONT

Flooding and Erosion

New York State

- Department of Environmental Conservation (DEC), Department of Resource Management and Flood Protection (www.dec.state.ny.us/website/dow/bfp/gisfpm/index.htm) provides community outreach and assistance; flood mitigation; flood mapping; flood modeling; flood insurance program; work with DOW GIS Section.
- The State Emergency Management Office (SEMO) organizes disaster response, emergency preparedness and hazard mitigation for New York State (www.semo.state.ny.us/index.cfm). SEMO is the primary contact for municipalities working with FEMA. SEMO prepares the State Hazard Mitigation Plan and manages FEMA grants for local Hazard Mitigation Plans.
- The Association of State Floodplain Managers (ASFPM) is an organization of professionals involved in floodplain management, flood hazard mitigation, the National Flood Insurance Program, and flood preparedness, warning and recovery (www.floods.org).

Federal

- The Federal Emergency Management Agency (FEMA), now the Department of Homeland Security, is a primary source of federal assistance in the event of a disaster. FEMA administers several programs to reduce hazard risk, including the Flood Mitigation Assistance Program which provides funding for preparation of State Hazard Mitigation Plans. FEMA also awards Hazard Mitigation Grants, which provide partial funding in support of projects that reduce potential future damages. FEMA also coordinates hazard mitigation loans from the Federal Small Business Administration (www.fema.gov).
- The FEMA National Flood Insurance Program (NFIP) (www.fema.gov/business/nfip/) enables property owners in participating communities to purchase insurance protection against losses from flooding, if an appropriate floodplain management ordinance in identified flood risk areas is adopted and enforced. FEMA has also developed the Community Rating System (www.fema.gov/business/nfip/crs.shtm) (CRS) to correlate community standards for reducing flood risks with rates for flood insurance, and help communities reduce insurance premiums.
- The US Army Corps of Engineers (USACE) has long been a source of assistance for shore protection information and project funding, and has a special interest in maintenance of federal navigation projects. The USACE can provide assistance related to shore protection, project funding, and maintenance of federal navigation projects (www.usace.army.mil/Pages/Default.aspx).
- The Environmental Protection Agency (EPA) can provide information related to hazards reduction including dredged material management and smart growth (www.epa.gov/owow/oceans/).

Water Quality

New York State

- There are numerous Intermunicipal and Regional Waterbody Management Plans completed or underway throughout the State, if your community is in an area covered by such a plan you should be fully aware of its content. The Department of State, Division of Coastal Resources, can inform of status of any such plans in your area and assist you in obtaining information (www.nyswaterfronts.com).
- Department of Environmental Conservation (DEC) can provide assistance with conserving, improving, and protecting natural resources and environment, and controlling water, land and air pollution (www.dec.ny.gov/). Of interest to waterfront communities are the funds for protecting clean water. Under this program, funds are available for municipal wastewater treatment improvement, pollution prevention, agricultural and non-agricultural nonpoint source abatement and control and aquatic habitat restoration. Significant support is available to acquire open space that protects water resources, and to acquire public parklands and protect farmland. Funding is also available to help small businesses protect the environment and to address flood control for small municipalities and improve the safety of dams throughout New York. In addition to the Bond Act, the Department of Environmental Conservation offers a variety of other grant programs to protect and enhance water quality (www.dec.ny.gov/pubs/4774.html).
- The Stormwater Phase II Program (www.dec.ny.gov/chemical/8468.html) requires permits for stormwater discharges from Municipal Separate Storm Sewer Systems (MS4s) in urbanized areas and for construction activities disturbing one or more acres.
- New York State has developed the Clean Vessel Assistance Program to reduce pollution from vessel waste. The NYS Environmental Facilities Corporation provides grants to marinas, municipalities and not-for-profit organizations to install pumpout and wash-down facilities to receive sewage (www.nysefc.org/home/index.asp?page=21).
- The Department of Transportation funds and implements environmental benefit projects that improve water quality, restore wetlands, promote eco-tourism, protect fish and wildlife, and enhance transportation corridors through its Environmental Initiative (www.dot.state.ny.us/eab/envinit.html).

Natural Resources

New York State

- In recent years, the centerpiece of New York's environmental program has been the \$1.75 billion Clean Water/ Clean Air Bond Act, which New Yorkers approved overwhelmingly in November 1996. Coordinated and managed by the Department of Environmental Conservation, the bond act provides funding for projects to protect and restore New York's environment (www.dec.ny.gov/chemical/8652.html).

- The Environmental Facilities Corporation's (EFC) mission is to promote environmental quality by providing low-cost capital and expert technical assistance to municipalities, businesses and State agencies for environmental projects in New York State. Its purpose is to help public and private entities comply with federal and State environmental requirements (www.nysefc.org). EFC's primary activities are the State Revolving Funds (SRF), the Industrial Finance Program (IFP), Technical Advisory Services (TAS) and the 1996 Clean Water/Clean Air Bond Act Financial Assistance to Business (FAB). EFC also administers the NYS Clean Vessel Assistance Program to increase the availability, public awareness and public use of pumpout stations for marine recreational vessels (www.nysefc.org/home/index.asp?page=21).

Federal

- The United States Fish and Wildlife Service administers a variety of important natural resource protection and land management grant programs, including Coastal Wetland Conservation Grants, North American Wetlands Conservation Act (NAWCA) grants, and Endangered Species Grants (www.grants.fws.gov/).
- The United States Environmental Protection Agency (USEPA) provides grant funding (www.epa.gov/epahome/grants.htm) for projects ranging from wetland protection and restoration, environmental education, water quality improvement, environmental justice, and brownfield redevelopment.
- US Army Corps of Engineers (USACE) has long been a source of assistance for shore protection information and project funding, and has a special interest in maintenance of federal navigation projects. The USACE can provide assistance related to shore protection, project funding, and maintenance of federal navigation projects (www.usace.army.mil/Pages/Default.aspx).