

Workgroup 1 – Ross Whaley

Backing off the back country, promoting hamlet life

Vision Excerpts

We strengthen our communities, centered in hamlets and villages that work collaboratively across the Park and are more dynamic and welcoming of new comers. Part-time and full-time residents work together to enrich hamlet life.

Living in the hamlets and being part of an active community is in again.

Sustainable Community is the Core of the Vision

Over the next 25 years, we adapt our lifestyles and our hamlet and village architectures to the new realities of a warming planet and an aging population. We focus settlement in the core of hamlets, not on spread out, isolated lots.

Our core vision is of interdependent yet self-reliant communities that:

- *Significantly reduce fossil fuel use* through:
 - ...
 - Human muscle power in the form of biking and walking on improved and safer inter-hamlet bikeways and trails
- *Develop local land use plans* that are consistent with the community's recreation and economic strategies and that cluster development in and around hamlets
- *Possess an engaged citizenry* that contributes ideas, money and time to community development and local sustainability and that is well educated in the cultural and environmental history of the Park and proud to live here.
- *Address issues of poverty*, supporting lower income families through community services such as food-pantries, public transportation, and easy access to recreation, healthcare, community activities and internet services.

We undertake an amendment process that:

- Enables counties and town roads to be updated to handle climate change
- Supports community infrastructure development (e.g., broadband, sewer, etc.)
- Further modifications to private land regulation to *encourage clustering in hamlets*
- Use of *easements and smart growth principles* to protect private land parcels with important natural resources in order to ensure ecological diversity across the park.

Of greatest impact in the end will be the investment in sustainable communities.

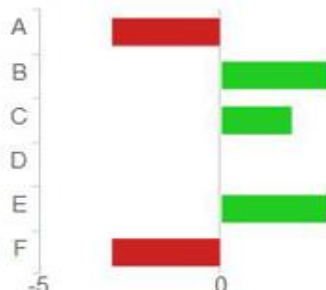
Events

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More than 1000 Affordable Housing Units Added in Hamlets

A major push by the State as part of the Regional Economic Council Process, as well as the efforts by the Adirondack Community Housing Trust, have resulted in the addition of more than a thousand affordable housing units to hamlets throughout the Park. Many units are refurbished sub-standard housing, others are rental units.

Influenced Scenarios



Likelihood



Evidence

- ▶ Essex and Clinton Cty Win \$2m for Affordable and Low Income Housing
- ▶ ACHT Affordable Housing Project in Keene Seeking 2 Buyers Now
- ▶ USDA Funds Available for Low/Moderate Income Housing
- ▶ Affordable Senior Housing Project in Ticonderoga Opens
- ▶ The NCREDC awards included some 300 home

Log in to add evidence

Event 38

State grants millions to fix up homes

May 20, 2014

By SHAUN KITTLE - Staff Writer (skittle@adirondackdailyenterprise.com) ,Adirondack Daily Enterprise

[Save](#) |

North Country municipalities and nonprofit groups received 16 state grants totaling almost \$5.5 million to repair and rehabilitate housing for low- and moderate-income residents.

Gov. Andrew Cuomo announced Thursday that almost \$25 million would be administered statewide by New York state Homes and Community Renewal. That agency provides support for and manages the state's major housing and community renewal agencies.

"Every New Yorker should be able to live in housing that is safe, fair, and affordable," Cuomo said in the press release. "This funding will help not only those struggling with income, but provides services for seniors and the disabled."

The funding covers three separate HCR programs: the NYS Community Development Block Grant Housing Program, Access to Home, and Residential Emergency Services to Offer Repairs to the Elderly (RESTORE).

Bruce Misarski, community development director for Housing Assistance Program of Essex County, said the \$50,000 of RESTORE program funds awarded to his organization would help 12 senior homeowners make repairs to their homes. Those repairs have to improve safety issues and the overall viability of the home.

"Repairs would be items that threaten the health or safety of the occupants, or the long-term viability of the building," Misarski said. "Anything like leaky roofs, electrical hazards, necessary handicap alterations to allow the homeowner to stay in their house, frozen pipes in the winter, heating systems that don't work properly, things like that."

Misarski said his agency would also help those who don't qualify for RESTORE funds explore other options.

Any low-income homeowner who is at least 60 years old can apply for the one-time grant which cannot exceed \$5,000 per home.

Misarski said the grants would be disbursed on a first-come, first-served basis. There is no waiting list for the money.

For more information, contact the Housing Assistance Program of Essex County at 518-873-6888.

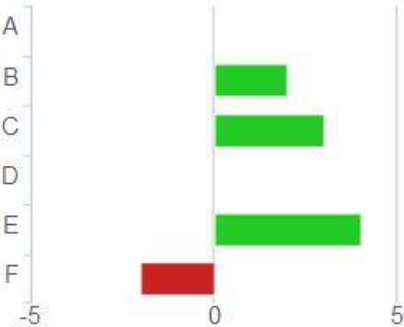
Most Park Towns have Community Development Organizations

Most towns in the Park now have active community development organizations that apply for grants and promote the sustainable development of the Town.

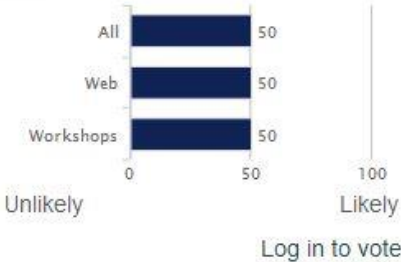
Evidence

Log in to add evidence

Influenced Scenarios



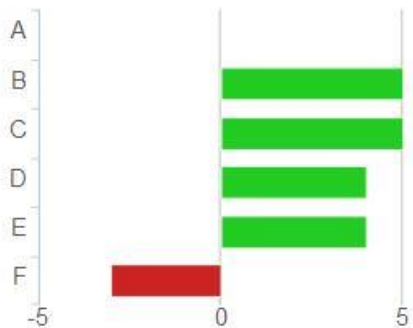
Likelihood



Main Street Revitalization Grants Improve Hamlets

Relative to Vermont, for example, many ADK hamlets and villages were ugly and run down. To attract new residents and small shops, a variety of grants are used to improve the look and feel of Main Streets all over the Park.

Influenced Scenarios



Likelihood



Evidence

▶ **\$300k Added to Smart Growth Program**

▶ **Port Henry Gets \$131k Mainstreet Improvement Grant**

▶ **Lake George and Saranac Lake get Sidewalk Grants**

▶ **Saranac Lake Mainstreet Revitalization Project Funded**

▶ **Lyons Falls Mainstreet Revitalization Project Funded**

▶ **Northville Approves Historic District Plan**

▶ **Lake George Wins \$100k for Streetscape Improvements**

▼ **5 Hamlets Complete "Smart Growth 3" Projects**

Ausable Forks, Long Lake, Indian Lake, Blue Mountain Lake and Caroga Lake each will have their own Hamlet 3 design projects done this fall. The designs are completely different for each town. It is now up to the towns to move the plans forward.

▶ **Saranac Lake forming a "Downtown Advisory Board"**

▶ **Plan approved to make Saranac Lake more bike and pedestrian friendly**

▶ **Lake George REDC grant will begin revitalization plan**

▶ **Lake George Village accepts 6 story zoning**

Event 53

Nov. 23, 2013 Ray Brook — A meeting was held recently at the Adirondack Park Agency headquarters in Raybrook to unveil proposals for the ongoing Hamlets 3 project.

Hamlets 3 is an initiative which looks at potential growth solutions for five hamlets in the Adirondack Park. It is funded by a DEC Smart Growth planning grant. The hamlets being considered are Caroga, in Fulton County in the Mohawk Valley, Indian Lake, Blue Mountain Lake and Long Lake in Hamilton County, and AuSable Forks in Essex County.

"What we're doing is looking at some of the positive development potential within the Adirondack Park map," said Roger Trancik of Urban Design Consultants. "Our aim is really to get something done. To turn it into bricks and mortar."

Hamlets 3 has been in the works for five years, and follows the Hamlets 1 and Hamlets 2 projects, which took place in the mid 1980s. Representatives from all the hamlets except AuSable were present at the meeting.

The development strategies put forth by Trancik are suggested solutions for issues peculiar to each hamlet, and each of the five proposals are markedly different. Public meetings were held recently in each hamlet, where several possibilities were discussed, and the resulting suggestions represent the consensus of those present at the meetings.

It is now up to the individual hamlets to decide whether to pursue the Hamlets 3 proposals, and up to them as well to finance the projects.

“It’s now up to the communities to make the commitments if they want to move forward,” said Dave Winchell, Citizen Participation Specialist with the Department of Environmental Conservation.

In AuSable Forks, the Hamlets 3 proposal focused on establishing a new multi-generational housing development on property above the Ausable River flood plain. Several sites were considered, with a site off Rolling Mill Hill finally being chosen.

Mention was made that AuSable is in line for funding assistance from New York Rising money, announced recently by Gov. Andrew Cuomo. It is the only hamlet of the five with an already available revenue source.

In Hamilton County, proposals for the “Hamilton Trio” of hamlets were varied. The proposal for Indian Lake focused on refurbishing the core intersection area of Routes 28 and 30, and establishing a “Market Green” area with adjacent housing clusters and fresh food marketplaces. The plan involved removing several old buildings in that area, among them the old Grand Union supermarket.

“It would create a whole new vision or impression of that intersection,” said Trancik.

#In Blue Mountain Lake the plan was to add a large Adirondack-styled hotel across the road from the Adirondack Museum in order to add jobs to the community, and extend the tourist season. The belief is that bringing a large hotel into the area will also increase the possibility of more restaurants and businesses coming to Blue Mountain Lake.

The proposal for Long Lake focused on the Jennings Pond area, and involved building a “Circular-nodal waterfront park,” with walkways and Adirondack styled gazebos around the park. As part of the proposed project the town of Long Lake would move its town garage buildings.

“One of the most important next steps is to decide if this is something we want to do for ourselves, and do we want to help ourselves,” said Trancik.

The open discussion that followed focused on the issue of how to pay for the proposals. Joining the three Hamilton County hamlets together in any funding projects was discussed as the most logical idea for initiating the projects.

Trancik stressed that having a document like a Hamlets 3 proposal in place will strengthen a community’s chances in a competitive grant process.

“Who is going to step up on these? Town boards, community groups? Leadership is the key. There has to be leadership to make these projects succeed,” said Trancik.

The specific proposals were handed out to representatives from the various hamlets, and will be available soon for download at www.adkhousing.org/hamlets.asp.

Amendment Allows Use of Roadways for Community Utilities

Most of the State highways that run through the Park travel over land that is part of the Forest Preserve. This means that telecom, water or sewer systems can not be put under the roadbed, which is the obvious corridor for installing new utility infrastructure. This amendment solves this problem once and for all. If you want to bury something under an existing State or County highway to meet a community need, it is now allowable. (Town roads not included)

Evidence

CGA Group Offers White Paper on Utility Amendment

The CGA Amendment Working Group released a white paper offering a proposal to allow buried utilities under roads as part of a larger proposal.

The paper and data can be found [here](#).

[Log in to add evidence](#)

Influenced Scenarios

Likelihood



Amendment Creates Community Small Project Land Bank

The new land bank facilitates small swaps of Forest Preserve land for community needs like water wells, power lines, broadband fiber, inter-village bike paths, etc. Formerly, each of these small things required a lengthy and costly constitutional amendment process. This is modeled on an existing Transportation Land Bank that gives DOT the flexibility to maintain roads in wilderness areas. There are strict guidelines for approval of projects and there are a fixed number of relatively few acres (e.g., 500) in the bank.

Evidence

CGA Group Releases White Paper Describing a New Land Bank

The CGA Amendment Working Group released a white paper describing an approach to a land bank for town and county roads and community projects.

The details can be found [here](#).

DEC and Rq Lake Finalize 7yo Land Swap for Water Wells

[Log in to add evidence](#)

Influenced Scenarios

Likelihood



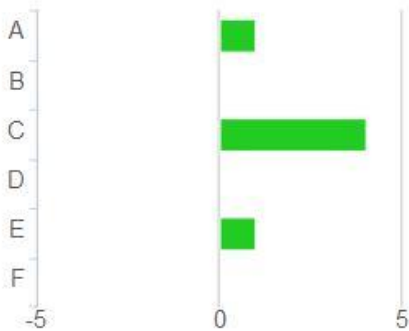
2022 : Regulation

1 Comments

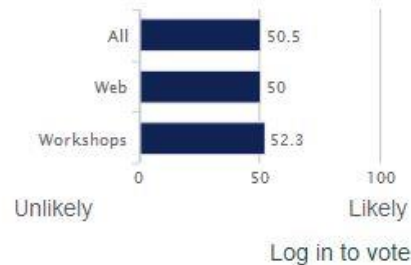
TDR Markets Working Well

Transferrable Building Rights rules have worked well to protect wetlands and back country open space on Resource Management lands. These don't extinguish building rights like easements (unless purchased for that purpose) but ease the problems of housing costs and they do cluster new buildings into areas close to hamlets, reducing back country fragmentation.

Influenced Scenarios



Likelihood



Evidence

▼ New proposal for TDRs offered

More work has been done on a new proposal for transferable development rights. You can read the specifics of the proposal here on the APA web site.

Log in to add evidence

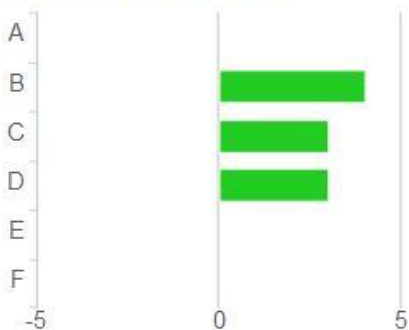
2027 : Transportation

0 Comments

Busses and Other Shared Transportation Widely Used

To reduce auto use and oil dependency, inter-village transport systems were put in place in many areas of the Park. Most are busses that run on propane or perhaps some kind of syfuel derived from wood. These shared transportation options are most heavily used by people getting to work, as well as by seniors and some tourists.

Influenced Scenarios



Likelihood



Evidence

▼ Essex Public Bus Usage Weak

Now the bus is just a flag down service along specified routes and times. Still, it is not getting much usage. Bus systems are organized by Counties, so this one connects to neighboring County systems. You can see the bus route here.

Log in to add evidence



**Adirondack Park Agency Act
Procedural Modification Bill
APA #01-13**

What is the purpose and intent of APA Bill #01-13?

The bill will authorize certain landowners to transfer development rights, within the same municipality, from a more restrictive land use area to a less restrictive land use area. The bill will encourage and accommodate “smart growth” on private lands best suited for development and increase protection for the unique natural resources and open space character of the Adirondack Park.

The bill will establish a process for willing landowners to voluntarily transfer and thereby extinguish development rights on lands they own in more restrictive APA land use classification areas to land use areas designated for a higher density of development.

The establishment of a process to transfer development rights from more restrictive land use areas to less restrictive land use areas would further the intent of the APA Act to channel growth to where it is most appropriate and is highly consistent with “smart growth” principles.

The bill also clarifies project application procedural requirements.

Does the APA ACT currently allow for the transfer of development rights?

Yes. Presently, the APA Act limits transfer of development rights to exchanges only between adjacent lands within the same APA classified land use areas.

How will this bill change existing practice related to the transfer of development rights?

This bill will establish the flexibility to transfer development rights from more restrictive land classifications to less restrictive land use areas. In addition, the bill will eliminate the existing requirement that limits the transfer of development rights between only parcels that are adjacent to allow for transfers between non-adjacent lands within the same municipality.

For example, the bill will authorize the transfer of development rights from a Resource Management parcel to a non-adjacent Moderate Intensity Use parcel. This will concentrate development in the Moderate Intensity land use area

where residential development is encouraged, while reducing development in Resource Management lands where open space protection is a key statutory consideration.

What are the benefits of transferring development rights?

Landowners will have the option to convey or trade potential building rights from lands that are more environmentally sensitive and encumbered with significant building constraints to land use areas which are capable of withstanding a higher degree of development.

The transfer of development rights proposal would increase protection for critical environmental areas, wildlife connectivity, water resources, open space resources, forestry use, agricultural use and recreational opportunities.

Landowners will have an economic incentive to transfer development rights to areas of the Park that are in closer proximity to existing development and public infrastructure. This will reduce municipal operational costs associated with public services such as road construction, storm water maintenance, and emergency services.

Would APA have a role in the review of transfer of development rights?

Yes. The bill will authorize the transfer of development rights ONLY pursuant to an APA permit. Consistent with other requirements of the APA Act, APA will review all transfer of development right projects to determine if the proposal is fully compliant with the APA's environmental requirements set forth in its statutes and regulations.

Landowners could not transfer development rights without
APA approval.

Transfer of development rights would not be eligible for any lands within one-quarter mile from any lake, pond or navigable river or stream.

Transfer of development rights would only be eligible within the municipality wherein the parcel exists.

Why is APA proposing to amend the process to record APA permits in local county clerk's Office?

Currently, the APA Act renders a permit null and void if a permittee fails to file their permit with the local County Clerk's Office within 60 days from the date the permit was issued. Under this provision, the mere failure to properly file the permit can result in a permit becoming null and void – and the resulting development illegal – even if the permittee fully complied with the permit terms and conditions. Permit compliance - not whether a permit is properly filed - should be the priority.

Accordingly, this bill will amend the APA Act to specify that projects may not be undertaken until the permit is filed. The bill will make the non-filing of the permit a technical violation that APA will manage administratively.

The bill also clarifies that permit conditions are enforceable against the permit holder and successors regardless of whether the permit has been filed with the

County Clerk's Office.

APA will continue to follow its additional statutory mandate of establishing a time frame during which a project must be undertaken and "in existence," which thereby eliminates the possibility that permit conditions could become outdated.

What specific sections of the APA Act does this Bill propose to amend?

- Amends S 809 (2)(b)and(d) to clarify the deadline for publishing major project notices in the Environmental Notice Bulletin;
- Amends S 809(3)(b),(c),(d) and (e) to clarify language contained in these provisions;
- Amends S 809 (6)(c) to clarify procedures relating to permit renewal, re-issuance or modification;
- Amends S 809 (7) (a) to modify provisions relating to the requirement that permits must be recorded in the local county clerk's office;
- Amends S 809 (8)(b) to modify and clarify the procedures for Agency review of requests for renewal, reissuance or modification of an existing APA permit;
- Amend S 809 (10)(c) to modify provisions relating to application of the APA Act's intensity guidelines to allow greater opportunity for transfer of development rights.

Who should I contact for more information regarding this Bill?

Keith P. McKeever

Public Information Officer

Adirondack Park Agency, (518) 891-4050