



DISCUSSION MEMO  
*Hamlets 3 Strategies for Implementing Smart Growth  
Projects in Five Adirondack Hamlets*  
January 2014

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DISCUSSION MEMO  
***Hamlets 3 Strategies for Implementing Smart Growth  
Projects in Five Adirondack Hamlets***

INTRODUCTION:

Hamlets 3 Phase 2 (H3P2) – *Training and Implementation Workshops* – is the second phase of the Hamlets 3 project – *Planning for Smart Growth and Expansion of Hamlets in the Adirondack Park: An Illustrated Guide*. The H3P2 workshops seek to revitalize and empower Adirondack hamlets through direct training and example – demonstrating the Hamlets 3 guidebook process and principles in action. Hamlet communities should both meet basic resident needs and provide a focal point for culture, recreation, public amenities and businesses providing goods, services and employment. Hamlets 3 provides a process to revitalize hamlets through inward growth into under-utilized sites and responsible outward expansion.

Workshops were held in five hamlets selected by an Advisory Committee formed during the initial Hamlets 3 project. The Advisory Committee provided representation from around the Adirondack Park and was comprised of representatives from county planning offices, local officials, not-for-profits, and government agencies. The five selected hamlets are geographically dispersed in the Park and have quite different needs: Caroga (Fulton County) needs to redevelop its hamlet center. Indian Lake (Hamilton County) needs to redevelop the core area of the hamlet defined by the key intersection of Routes 30 and 28. Blue Mountain Lake (Hamilton County) needs to increase the hamlet-wide economic benefit derived from the Adirondack Museum by development of a hotel adjacent to the museum campus, enabling increased visitation and extension of the operating season. Long Lake (Hamilton County) needs to preserve and enhance public access to the waterfront, especially in the center of the hamlet, utilizing this valuable community amenity for the benefit of both locals and visitors. Au Sable Forks (Essex County) needs to create opportunities for hamlet expansion for new residential development to replace flood-ravaged residential areas.

The workshops consisted of four components – (1) Initial workshops (April 29<sup>th</sup> – May 1<sup>st</sup>) held in the five hamlets to explain the Smart Growth project and to elicit community input on the needs to be addressed by the project; (2) Preparation of workshop materials analyzing conditions and developing design concepts and plans; (3) a second round of workshops (September 26<sup>th</sup> - 28<sup>th</sup>) presenting analysis, concepts and plans, with discussion and feedback; (4) a concluding Advisory Committee meeting (November 12<sup>th</sup>), to which the five participating hamlets were invited, to present the results of the workshops and wrap-up the Smart Growth project.

Every aspect of the H3P2 project has been thoroughly documented and compiled in a PDF (portable document file) entitled ***Hamlets3 Phase2 – Training & Implementation Workshops***, which is available to view online at the Adirondack Community Housing Trust's website page created for both phases of the Hamlets 3 project: [www.adkhamlets.org](http://www.adkhamlets.org). The document also may be printed-out from the website in its entirety or in part. This discussion memo suggests ways that the five participating hamlets can move forward with their smart growth plans.

Following are next steps for implementation recommended by the Hamlets 3 Team. There is a section for each of the five hamlets and six parts in each section. Each section begins with a

brief description of the projects to be implemented in the hamlet followed by recommendations about process, organization, actions, special considerations, and outline of next steps that are relevant to implementing the projects.

Irrespective of the detailed recommendations that follow, the hamlets need to realize two things:

1) None of these projects will be implemented unless you, the people of the hamlet (business people, elected officials, community organizations, individual citizens), have the energy and determination to fight for what you want your hamlet to become.

2) You need to find someone (a “champion”) in your community or on the staff of a not-for-profit or public agency with the know-how and experience to help you pursue implementation of these projects; OR, alternatively; you need to obtain funds to hire such an individual or organization with the requisite experience and know-how.

## HAMLET OF CAROGA LAKE

### 1) Project

#### New Hamlet Center: Waterfront Mixed-use Redevelopment

Three Alternative Plans A, B & C – each alternative is organized around a new waterfront park based on historic land uses. Refer to legends on plans, pp.17-19 and possible activities listed on p.21.

### 2) Process

The Town of Caroga Town Board should take the initial lead on implementing the project. The Town Board should keep in mind that it may be expedient for it to establish a committee of interested persons, especially of those directly affected by the project, to follow-up on project implementation. The Town should work closely with the principal landowner in the project area, George Abdella, to advance the project. Important questions need to be addressed at the on-set, such as deciding on program elements as proposed in the three alternative concept design plans and determining his interest in being involved in the project.

The Town and community should consider creating a non-profit organization (Local Development Corporation) to take the future lead of the project. If feasible, start a fundraising campaign. The Adirondack Foundation and the Adirondack Nonprofit Network can be of assistance with concepts and ideas on successful campaigns. Contact: Cali Brooks, [cali@generousact.org](mailto:cali@generousact.org) or 518-523-9904. These funds could be used to conduct an economic feasibility study to determine the vitality of the project. Results could bring in new private investors.

Contacting State and Federal elected officials to inform them of the potential project and to obtain their support can be a useful tool for acquiring grants. A letter of support from elected officials can positively influence applications. Based on interest and decisions made by the established committee and/or organizations, contacting local news organizations to inform the community can generate interest. This may lead to drawing additional volunteers on the local committee. Contact: The Lead-Herald, Patricia Beck — Publisher — [pbeck@leaderherald.com](mailto:pbeck@leaderherald.com) or 518-725-8616.

The Town and County should review and strive to match goals as defined by the Mohawk Valley Regional Economic Development Council. Council's link: <http://regionalcouncils.ny.gov/content/mohawk-valley>.

### 3) Considerations

- Need to have a formal commitment from landowner George Abdella that he is willing to work with the Town and is in support of the project. His involvement in selecting the scope of project pursued is key.

- The Adirondack Park Agency should be contacted to inquire about permits that may be necessary. A jurisdictional inquiry form should be completed:  
<http://apa.ny.gov/Forms/jiform.pdf>
- The mixed-use project site is located along the waterfront, which will require consultation with New York State Department of Environmental Conservation. Contact: David Winchell, [dtwinche@gw.dec.state.ny.us](mailto:dtwinche@gw.dec.state.ny.us)
- Whether new buildings are constructed or rehabilitated, Green Design practices should be followed. New York State Energy Research and Development Authority (NYSERDA) can provide guidance <http://www.nyserda.ny.gov/>
- The Town should contact the NYS office of Parks, Recreation and Historic Preservation regional representative for National Register listing to determine the potential for listing the carousel, dancehall, and other buildings in the project area – Travis Bowman, 237-8643 ext. 3259.
- What will be the draw to the renovated park? Should the focus be only on the carousel and creating a small-scale amusement park?

#### 4) Sources of Assistance & Funding

- The Town should request the assistance of the Fulton County Planning Department in developing a step-by-step plan to carry out the project, applying for grants, etc.
- The Town should contact the Fulton County Community Heritage Organization in respect to the need for housing rehabilitation in the project area and the entire town, as well as streetscape improvements. Contact: David Henderson, [dhenderson@communityheritagecorp.org](mailto:dhenderson@communityheritagecorp.org) or 518.725.2114.
- Public grant assistance (with the exception of housing rehabilitation) would be applied for through the Consolidated Funding Application (CFA). Link to manual: [http://regionalcouncils.ny.gov/sites/default/files/documents/2013/CFA\\_Application\\_Manual\\_2013.pdf](http://regionalcouncils.ny.gov/sites/default/files/documents/2013/CFA_Application_Manual_2013.pdf)
- Housing rehabilitation assistance: <http://www.nyshcr.org/>
- NYSEDA programs for green building/green energy: <http://www.nyserda.ny.gov/Funding-Opportunities/Current-Funding-Opportunities.aspx>
- The New York State Adirondack Park Agency provides assistance on community development projects. Both the Agency's Planning and Economic Services divisions can work with communities to help identify implementation strategies, provide guidance on attracting investment, and connect developers with funding sources. Contact Dan Kelleher, Special Assistant for Economic Affairs at 518.891.4050.

#### 5) Legal Tools

- The project needs to conform to local zoning code. New York State Department of State produced a document to assist communities in their land use policy development:  
**Creating the Community You Want: Municipal Options For Land Use Control**  
[http://www.dos.ny.gov/lg/publications/Creating\\_the\\_Community\\_You\\_Want.pdf](http://www.dos.ny.gov/lg/publications/Creating_the_Community_You_Want.pdf)
- Guide to forming a not-for-profit organization in New York State:  
<http://www.tughill.org/wp-content/uploads/2011/10/FormingaNot-for-profitCorporation2010.pdf>

## 6) Outline of Next Steps

### PRE-DEVELOPMENT

- Decide on local point person/organization
- Secure landowner cooperation
- Line-up assistance from Fulton County Planning Department and Fulton County Community Heritage Corporation
- Pursue historic designation
- Secure funding for design development
- Secure funding for market studies
- Decide on which option (A, B, or C) or combination of options to pursue. Consider idea introduced at workshop to "bring back" the amusement park.
- Find private developers for new businesses
- Identify sources of funding for infrastructure and public space improvements and submit applications.
- Identify sources of funding to assist private sector developers.

### DEVELOPMENT

- Public Sector
  - Undertake road removal and realignment
  - Undertake infrastructure and public space improvements (streetscape, park, erosion control, flood control pond)
- Private sector
  - Build new hotel, amusement park, and other commercial uses.

## HAMLET OF INDIAN LAKE

### 1) Project

#### Hamlet Core Improvement Plans

Two Alternative Plans A & B – Plan A: Market Green with mixed uses at main street intersection, p.35; Plan B: Greenway Blvd extending to the north connecting to Adirondack Lake, p.36

### 2) Process

The Hamlet of Indian Lake has an active volunteer Planning Committee. A planning document was produced in 2011 that highlights what Indian Lake would like for their future. The full report, ***Guiding the Boat*** can be viewed at:

[http://indianlake.files.wordpress.com/2011/10/indian-lake-final-report-10\\_11\\_2011.pdf](http://indianlake.files.wordpress.com/2011/10/indian-lake-final-report-10_11_2011.pdf)

The Hamlets 3 team presented the Town with two potential redevelopment options for the ‘T’ intersection (Route 28 and Route 30). Working through the Indian Lake Planning Committee and Indian Lake Community Development Corporation, the community needs to decide what option is most feasible and the most desired (can be a mix of elements of each plan).

State and Federal elected officials should be contacted to inform them of the potential project and to obtain their support. A letter of support from elected officials can positively influence a grant application.

Consultation (and potentially a permit) with NYS Department of Transportation is an important element in determining what plan is feasible and most desirable by DOT.

Private land owners should be contacted to access their interest and commitments to the project, especially if easements through their property are needed.

Proposals should align with objectives detailed by the North Country Regional Economic Development Council. Regional Council website:

<http://regionalcouncils.ny.gov/content/northcountry>.

### 3) Considerations

- There is a strong desire in the community to have a new link to Adirondack Lake from the Hamlet Center. This would involve work along the waterfront, which would require consultation (and potential permits) from New York State Department of Environmental Conservation. Contact: David Winchell, [dtwinche@gw.dec.state.ny.us](mailto:dtwinche@gw.dec.state.ny.us) and from the Adirondack Park Agency, A jurisdictional inquiry form should be completed: <http://apa.ny.gov/Forms/jiform.pdf>
- The community no longer has a grocery store. All participants supported the removal of the old Grand Union building. Communication with the owner is necessary. Also



supported was the need for a fresh food grocer in the Hamlet Center. A combination of public and private sources can aid in the development of this business. Existing unoccupied storefronts should be considered first.

- Beautification of the “T” intersection is desired by the community. A potential source of funding for this project would be through a Business Improvement District (BID).

#### 4) Sources of Assistance & Funding

- The Indian Lake Community Development Corporation is newly formed and waiting for its IRS nonprofit designation. CDCs can focus on serving lower-income residents or struggling neighborhoods. They can be involved in a variety of activities including economic development, education, community organizing and real estate development. These organizations are often associated with the development of affordable housing. The current focus of this CDC is economic development, improving Main Street in Indian Lake and access to fresh food. Minutes, agendas and plans for this organization can be viewed at <http://indianlake.wordpress.com/>.
- The Hamilton County Office of Economic Development and Tourism should be approached for assistance with grant proposals and funding opportunities. As there is currently no director for this office, the contact person would be William Farber (Chairman of the Hamilton County Board of Supervisors): [Chairman@HamiltonCountyNY.gov](mailto:Chairman@HamiltonCountyNY.gov) or (315) 826-7744.
- As of January 1, 2014 the marketing component of the Hamilton County Office of Economic Development and Tourism will be handled by the Regional Office of Sustainable Tourism (based in Lake Placid). Contact information: James McKenna, [james@lakeplacid.com](mailto:james@lakeplacid.com) or 518-523-2445.
- Potential funding opportunities would primarily come through the Consolidated Funding Application. Link to Consolidated funding application manual: [http://regionalcouncils.ny.gov/sites/default/files/documents/2013/CFA\\_Application\\_Manual\\_2013.pdf](http://regionalcouncils.ny.gov/sites/default/files/documents/2013/CFA_Application_Manual_2013.pdf).
- The New York State Adirondack Park Agency provides assistance on community development projects. Both the Agency's Planning and Economic Services divisions can work with communities to help identify implementation strategies, provide guidance on attracting investment, and connect developers with funding sources. Contact Dan Kelleher, Special Assistant for Economic Affairs at 518.891.4050.

#### 5) Legal Tools

- The project needs to conform to local zoning code. New York State Department of State produced a document to assist communities in their land use policy development: **Creating the Community You Want: Municipal Options For Land Use Control** [http://www.dos.ny.gov/lg/publications/Creating\\_the\\_Community\\_You\\_Want.pdf](http://www.dos.ny.gov/lg/publications/Creating_the_Community_You_Want.pdf)
- A step-by-step guide to creating a Business Improvement District: [www.nyc.gov/html/sbs/downloads/pdf/bid\\_guide\\_complete.pdf](http://www.nyc.gov/html/sbs/downloads/pdf/bid_guide_complete.pdf)

#### 6) Outline of Next Steps

##### PRE-DEVELOPMENT

- Decide on local point person/organization.



- Identify people with redevelopment experience in Indian Lake and recruit to local organization
- Tackle building ownership issue, including legal authority for the municipality to acquire properties for redevelopment and sources of funding for property acquisition
- Line-up assistance from Hamilton County Planning Department and CAP-21
- Secure funding for design development
- Secure funding for market studies
- Decide on which Plan (A or B) to pursue, or some combination/variation of the two
- Find private developers for new businesses
- Identify sources of funding for infrastructure and public space improvements and submit applications.
- Identify sources of funding to assist private sector developers.

#### DEVELOPMENT

- Public Sector
  - Undertake infrastructure and public space improvements (streetscape, park, new road)
- Private sector
  - Build new commercial uses and housing

## HAMLET OF BLUE MOUNTAIN LAKE

### 1) Project

#### New Hotel in Blue Mountain Lake

Two Alternative Plans:

- Plan A – ‘L’ building with rear entrance and x-walk bridge p.52,
- Plan B – Bent ‘I’ building with front entrance and at-grade crossing p.53

### 2) Process

Blue Mountain Lake has clearly defined objectives: the development of a new hotel on property located directly across from the Adirondack Museum, owned by the museum.

The Museum’s Board of Directors should take the lead on this project in association with local officials in Blue Mountain Lake.

A feasibility study needs to be completed. The Museum submitted a proposal for funding this study to the Adirondack Economic Development Strategy and Implementation Program. They were highly ranked as awardees, although an official announcement has not been made. The proposal requested \$9,900.

Proposals should align with objectives detailed by the North Country Regional Economic Development Council. Regional Council website:  
<http://regionalcouncils.ny.gov/content/northcountry>.

### 3) Considerations

- The Museum does not want to be the developer or the operator of the hotel (this is not their expertise or their mission). A developer/management company will need to be solicited and secured.
- Winter and off-season programming needs to be developed to facilitate the success of the hotel (need year-round attractions). This will allow for additional year-round employment opportunities, as well as the benefit of having increased traffic into the Hamlet during off months.
- A linkage between the downtown of Blue Mountain Lake hamlet and the Museum was deemed necessary for the success of both. A mini-museum may add activities and development to the downtown as well as present a marketing tool for the Museum. A shuttle service would be a potential resource to increase the traffic between both.
- Examine the potential linkage and marketing of the primary tourist attractions in the immediate region: The Adirondack Museum, the Wild Center in Tupper Lake and the Santanoni Preserve in Newcomb.

### 4) Sources of Assistance & Funding

- The creation of adequate and new lodging facilities has been a goal of the Hamilton County Office of Economic Development and Tourism. Their assistance in grant

proposals and funding opportunities is necessary and desirable. As there is currently no director for this office, the contact person would be William Farber (Chairman of the Hamilton County Board of Supervisors): [Chairman@HamiltonCountyNY.gov](mailto:Chairman@HamiltonCountyNY.gov) or (315) 826-7744.

- As of January 1, 2014 the marketing component of the Hamilton County Office of Economic Development and Tourism will be handled by the Regional Office of Sustainable Tourism (based in Lake Placid). Contact information: James McKenna, [james@lakeplacid.com](mailto:james@lakeplacid.com) or 518-523-2445.
- Potential funding opportunities would primarily come through the Consolidated Funding Application. Link to Consolidated funding application manual: [http://regionalcouncils.ny.gov/sites/default/files/documents/2013/CFA\\_Application\\_Manual\\_2013.pdf](http://regionalcouncils.ny.gov/sites/default/files/documents/2013/CFA_Application_Manual_2013.pdf).
- The New York State Adirondack Park Agency provides assistance on community development projects. Both the Agency's Planning and Economic Services divisions can work with communities to help identify implementation strategies, provide guidance on attracting investment, and connect developers with funding sources. Contact Dan Kelleher, Special Assistant for Economic Affairs at 518.891.4050

#### 5) Legal Tools

- The project needs to conform to local zoning code. New York State Department of State produced a document to assist communities in their land use policy development: **Creating the Community You Want: Municipal Options For Land Use Control** [http://www.dos.ny.gov/lg/publications/Creating\\_the\\_Community\\_You\\_Want.pdf](http://www.dos.ny.gov/lg/publications/Creating_the_Community_You_Want.pdf)
- Confirm land use designation, density restrictions, allowable building heights, required permits and other legal considerations with the Adirondack Park Agency.

#### 6) Outline of Next Steps

##### PRE-DEVELOPMENT

- Decide on local point person/organization -- presumably the Adirondack Museum
- Line-up assistance from Hamilton County Planning Department and Cornell University School of Hotel Administration
- Secure funding for design development
- Secure funding for market studies
- Find private developer for new hotel
- Identify sources of funding for infrastructure and public space improvements to support hotel development and submit applications
- Identify sources of funding to assist private sector developer

##### DEVELOPMENT

- Public Sector
  - Undertake infrastructure and public space improvements (highway crossing and associated improvements to tie together the museum campus with the new hotel)
- Private sector
  - Build and operate new hotel.

## HAMLET OF LONG LAKE

### 1) Project

#### Jennings Pond Park

Circular trail waterfront park plan with gazebo decks, small-boat launches and open space recreation activities/amenities, p.66

### 2) Process:

The Town of Long Lake Board should take the lead on implementing the project, specially the Department of Parks, Recreation and Tourism, under the leadership of Alexandra Roalsvig. There are qualified individuals in the community to form a local working committee. Hillary Logan-Dechene, director of philanthropy for the Wild Center is a Long Lake resident and has expressed her support, along with the Wild Center and Adirondack Museum. Contact: [hlogan-dechene@wildcenter.org](mailto:hlogan-dechene@wildcenter.org) or 518-359-7800 ext. 103. Jeffrey Graham, a real estate developer with a small business in Long Lake has also expressed interest. Contact: [gcsadirondack@gmail.com](mailto:gcsadirondack@gmail.com) or 518-282-4648.

Contact local news organizations to inform the community of the potential projects and to generate interest. This may lead to drawing additional volunteers on the local committee, which in turn will help direct the path and scope of the project. Contact: Hamilton County Express, Christine Meixner (editor) [editor@hamiltoncountyexpress.com](mailto:editor@hamiltoncountyexpress.com) or 518-441-7224.

Proposals should align with objectives detailed by the North Country Regional Economic Development Council. Regional Council website: <http://regionalcouncils.ny.gov/content/north-country>.

### 3) Considerations

- Preservation of the sports fields was strongly supported.
- The majority of the community supported the new trail proposals, along with a string of gazebo decks. A connection between the islands/gazebo decks is needed.
- An entertainment pavilion in the center of the proposed plan was highly desirable. This would allow various types of events to be held within the Hamlet.
- The proposal includes land owned by the Town, the School and the Adirondack Hotel. Ongoing conversations and agreements among these three parties are necessary.
- This would involve work along the waterfront, which would require consultation (and potential permits) from New York State Department of Environmental Conservation. Contact: David Winchell, [dtwinche@gw.dec.state.ny.us](mailto:dtwinche@gw.dec.state.ny.us) and from the Adirondack Park Agency, A jurisdictional inquiry form should be completed: <http://apa.ny.gov/Forms/jiform.pdf>

### 4) Sources of Assistance & Funding

- The Hamilton County Office of Economic Development and Tourism should be approached for assistance with grant proposals and funding opportunities. As there is

currently no director for this office, the contact person would be William Farber (Chairman of the Hamilton County Board of Supervisors):  
[Chairman@HamiltonCountyNY.gov](mailto:Chairman@HamiltonCountyNY.gov) or (315) 826-7744.

- As of January 1, 2014 the marketing component of the Hamilton County Office of Economic Development and Tourism will be handled by the Regional Office of Sustainable Tourism (based in Lake Placid). Contact information: James McKenna, [james@lakeplacid.com](mailto:james@lakeplacid.com) or 518-523-2445.
- Potential funding opportunities would primarily come through the Consolidated Funding Application. Link to Consolidated funding application manual: [http://regionalcouncils.ny.gov/sites/default/files/documents/2013/CFA\\_Application\\_Manual\\_2013.pdf](http://regionalcouncils.ny.gov/sites/default/files/documents/2013/CFA_Application_Manual_2013.pdf).
- The New York State Adirondack Park Agency provides assistance on community development projects. Both the Agency's Planning and Economic Services divisions can work with communities to help identify implementation strategies, provide guidance on attracting investment, and connect developers with funding sources. Contact Dan Kelleher, Special Assistant for Economic Affairs at 518.891.4050.

## 5) Legal Tools

- The project needs to conform to local zoning code. New York State Department of State produced a document to assist communities in their land use policy development: **Creating the Community You Want: Municipal Options For Land Use Control**  
[http://www.dos.ny.gov/lg/publications/Creating\\_the\\_Community\\_You\\_Want.pdf](http://www.dos.ny.gov/lg/publications/Creating_the_Community_You_Want.pdf)
- Confirm land use designation, density restrictions, allowable building heights, required permits and other legal considerations with the Adirondack Park Agency.

## 6) Outline of Next Steps

### PRE-DEVELOPMENT

- Decide on local point person/organization
- Secure landowner cooperation
- Line-up assistance from Hamilton County Planning Department and CAP-21 and ACHT
- Secure funding for design development
- Identify sources of funding for infrastructure and public space improvements and submit applications.

### DEVELOPMENT

- Public Sector
  - Secure financing and undertake infrastructure and public space improvements
- Private sector
  - Undertake complementary improvements to tie-in with public space improvements

## HAMLET OF AU SABLE FORKS

### 1) Project

#### Flood Re-housing on Higher Ground

Plans developed for Rolling Mill Hill site close to the hamlet with opportunities for multi-generational “pocket” neighborhoods of different house types, gardens and nature trails p.83

### 2) Process

The Town of Jay (consisting of three Hamlets: Au Sable Forks, Jay and Upper Jay) have a clear objective for their community, creating additional housing for local residents with a particular focus on those displaced by Tropical Storm Irene. Mixed-use housing and associated facilities is proposed in the plan; in particular the community sees a need for senior housing.

The Town of Jay has active community members who support this mission and the disaster recovery as a whole. These committees should work together to strengthen and focus and to work on this specific housing development project.

Of the four locations selected and analyzed by the Hamlets 3 Team, Site 1 “Rolling Mill Hill” was selected as the most suitable based on the six criteria of: Hamlets 3 Overlay Zone, Infrastructure & Municipal Services, Acquisition Potential, Natural Constraints, Road Access & Adjacent to Development. This same evaluation process should be applied to any new housing development opportunity.

The Town should continue with ongoing input into the various recovery funding resources.

### 3) Considerations

- It is a necessity that new housing development be located outside the flood plain.
- The development should include a mix of housing types.
- Construction should follow green design and building principles including Energy Star certified homes.

### 4) Sources of Assistance & Funding

- There are many organizations and committees that are instrumental in moving this project forward. *The New York Rising Community Reconstruction Program* has been created. More information on this can be obtained through the Essex County Planning Office. This office can also assist the community in developing funding opportunities related to all public infrastructure the new development needs; such as water/sewer infrastructure, park opportunities, bridges and waterfront development. Contact: Mike Mascarenas [mmascarenas@co.essex.ny.us](mailto:mmascarenas@co.essex.ny.us) or 518-873-3426.
- The Adirondack Community Housing Trust can assist in developing funding opportunities for project based or direct homebuyer assistance. ACHT: Emily Kilburn [emily@adkhousing.org](mailto:emily@adkhousing.org) or 518-873-6888.
- Supervisor Douglas, in working with Governor Cuomo, may be able to secure additional Flood Recovery funds to be used specifically for this project.



- The New York State Adirondack Park Agency provides assistance on community development projects. Both the Agency's Planning and Economic Services divisions can work with communities to help identify implementation strategies, provide guidance on attracting investment, and connect developers with funding sources. Contact Dan Kelleher, Special Assistant for Economic Affairs at 518.891.4050

## 5) Legal Tools

- The project needs to conform to local zoning code. New York State Department of State produced a document to assist communities in their land use policy development:  
**Creating the Community You Want: Municipal Options For Land Use Control**  
[http://www.dos.ny.gov/lg/publications/Creating\\_the\\_Community\\_You\\_Want.pdf](http://www.dos.ny.gov/lg/publications/Creating_the_Community_You_Want.pdf)
- Confirm land use designation, density restrictions, allowable building heights, required permits, subdivision regulations and other legal considerations with the Adirondack Park Agency.

## 6) Outline of Next Steps

### PRE-DEVELOPMENT

- Decide on local point person/organization. Create local organization (LDC ) if this is preferred to having some existing organization (e.g., HAPEC)
- Line-up assistance from Essex County Planning Department and Housing Assistance Program of Essex County
- Select site and secure funds to acquire site
- Secure funds for design development to study various possibilities for housing types (for example: single family housing, clustered housing, senior housing, co-housing, etc.), access and circulation within the site, location of utilities, and public space improvements
- Identify sources of funding for infrastructure and public space improvements and submit applications

### DEVELOPMENT

- Public Sector
  - Acquire site
  - Undertake infrastructure and public space improvements
  - Sell lots for single family housing
- Private For-Profit and Not-For-Profit sectors
  - Sell-off (or give) parcels of land to for-profit and not-for-profit developers for other housing development (senior housing, co-housing, etc.) as supported by pre-development market studies

## ENDNOTES:

Recent funding information: Dylan Walrath, who is the DEC contact person for the Smart Growth Grants Program, has advised that DEC anticipates releasing a \$300,000 round of Smart Growth Implementation funding in early 2014, using the State's new grants portal at [www.grantsreform.ny.gov](http://www.grantsreform.ny.gov) <<http://www.grantsreform.ny.gov>>

Dylan further advised that DEC is administering a special \$500,000 fund established in connection with the Finch Pruyn land acquisition. A spokesperson for the Adirondack Nature Conservancy stated: *"Our hope is that \$500,000 in seed money will help germinate new ideas for recreation-based development in host communities touched by this project. Examples of what could potentially be supported include the following: seasonal shuttle service for hikers, bikers, and paddlers; trailhead parking or waterway access on municipal lands; visitor orientation signs, apps and brochures."* In regard to projects developed through the Hamlets 3, Phase 2 workshops potentially securing funding through this fund, Dylan stated that the RFA [Request for Applications] is strongly oriented toward recreation tourism, which fits well with Long Lake and Blue Mountain Lake; that the RFA scoring emphasizes DIRECT LINKAGE between the project and the use of Former Finch lands; and that the RFA is geared toward capital improvements which can be implemented quickly. A press release is expected early in 2014 announcing availability of funds. It will be linked under "Land and Forest Protection Grants" at <http://www.dec.ny.gov/pubs/grants.html>

This Discussion Memo was prepared by the Hamlets 3 Team:

Urban Design Consultants of Ithaca, New York

Adirondack Community Housing Trust of Elizabethtown, New York.