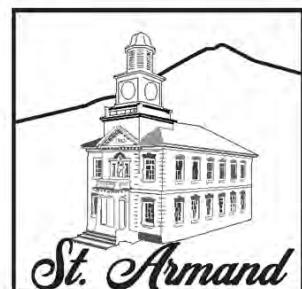
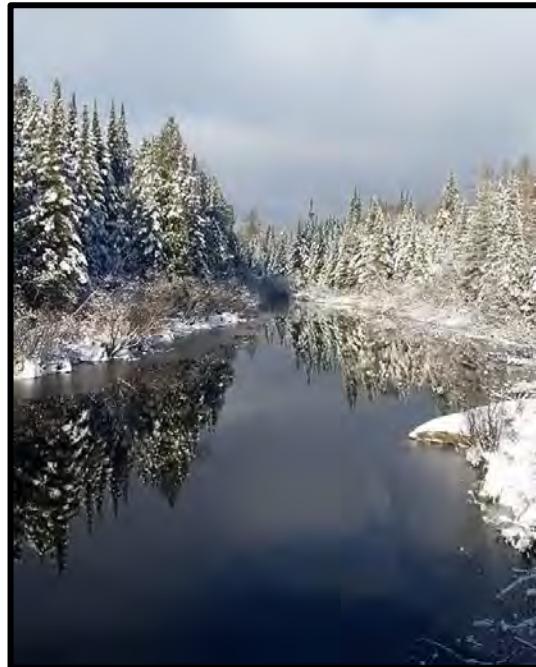


TOWN OF ST. ARMAND SMART GROWTH COMPREHENSIVE PLAN

Adopted June 17, 2025

(Cover Photography courtesy of J. Babcock 2024)



TOWN OF ST. ARMAND SMART GROWTH COMPREHENSIVE PLAN 2025

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Please Note: All photographs depicted in this Comprehensive Plan were used with permission from the Davina Thurston, Town Supervisor, Town of St. Armand, and resident Justina Babcock (2024-2025).

Please Note: Original Citations, Footnotes, and References for this document can be found in the supporting documentation provided in the Appendices. New cited information references can be found in the footnotes in this document.

Section 1: Executive Summary

Introduction

St. Armand is an Adirondack Park community with spectacular views of the hills, mountains, forests, and river valleys along the Saranac River. Surrounded by abundant rivers and lakes, this landscape attracts people who love rural life and the outdoors. Because of this, St. Armand has always attracted residents who enjoy the area and enhance the population of the town.

In 2023, the Town Board appointed the St. Armand Comprehensive Land Use Plan Steering Committee to prepare a new Town Comprehensive Plan that would guide growth of the Town while maintaining the Town's rural character and environment. It was time for the Town to take a thorough look at the causes and consequences of St. Armand's growth and development. After months of gathering data and citizen input, the Plan was prepared.

This summary is provided to give the reader a taste of the Comprehensive Plan. It includes demographic information from the latest census, lists of documents available for review by the public, a summary of the planning process, a vision for the community, lists of strategic priorities, and summaries of the key areas covered by the Comprehensive Plan.

The Steering Committee encourages you to read the full Comprehensive Plan as this Executive Summary is not intended to be a substitute for the content or purposes of the Town of St. Armand Smart Growth Comprehensive Plan.

What is the Comprehensive Plan?

The Comprehensive Plan is a living document that is the result of a community-based process that:

- Identified needs, assets, and opportunities.
- Listened to residents and others.
- Produced a vision for the future.
- Outlined actions to achieve the vision.

This document is flexible and addresses a wide range of issues and goals relevant to St. Armand. Rather than providing great detail on specific projects, the plan examines and makes recommendations on a broader set of Town-wide issues.



Figure 1: Photo by Davina Thurston

What is included in this Comprehensive Plan?

The comprehensive plan integrates Smart Growth policies and aims to provide a sustainable and inclusive framework for St. Armand's development. It emphasizes a balanced approach to growth, resource protection, and addressing

both immediate and long-term needs. Core components include defining goals, objectives, principles, and standards that guide proposals for community enhancement, growth, and development. The plan also aligns local strategies with regional needs and considers official plans from other governmental entities. It includes, where applicable, references to plans from other public agencies to foster cohesion and consistency across various jurisdictions.

Key focus areas include land use, with attention to current and proposed intensities, and the preservation of agricultural, forest, historic, and natural resources, alongside sensitive environmental areas. It analyzes demographic trends and socio-economic projections to prepare for future challenges. The plan considered Complete Streets infrastructure and examined the distribution and development of public utilities, emphasizing clean energy.

Housing is a significant element, addressing current resources and future affordable housing needs. The supporting documentation provided in the appendices, including the Community Profile maps out the general locations of educational, cultural, health, emergency, recreational, commercial, and industrial facilities to ensure accessibility and adequacy. Strategies for bolstering the local economy are integrated, creating a synergy with other plan elements.

Finally, to implement these goals, the document details programs, policies, and devices, proposing phased strategies categorized into short-term, mid-term, and long-term objectives. Each phase considers cost, resource allocation, and prioritization to ensure effective execution.

St. Armand's Plan Complies with NYS Town Law

New York State Town Law Section 272-a provides a framework for towns to create and adopt a Comprehensive

Plan as a policy guide for land use, development, and resource management. The plan serves to promote the community's health, safety, and welfare while ensuring sustainable and orderly growth. It includes goals, objectives, and strategies for land use, housing, transportation, infrastructure, environmental conservation, economic development, and cultural preservation. Town boards are responsible for preparing or amending the plan, with input from the community through mandatory public hearings. Once adopted by resolution, the Comprehensive Plan must be filed with the town clerk and county planning agency and acts as a basis for aligning local land use regulations and zoning laws. Public participation is integral to the process, ensuring the plan reflects the community's vision and needs. The law also encourages regular review and updates to maintain the plan's relevance to changing conditions. Overall, Section 272-a establishes the Comprehensive Plan as both a visionary and practical tool for guiding town development and policymaking.

What documents are available for public review to supplement the Comprehensive Plan?

The following supporting documents are available for review at the Town website and are listed by the chapters in which they are discussed in the Plan.

- **Community Profile.** (Detailed Town information in the form of tables, charts, maps, and explanations.)
Chapter 1 - People, History, Economics and Culture
Chapter 2 - Natural Systems and Landscape Features
Chapter 3 - Existing and Future Land Use
Chapter 4 - Public Services and Facilities
Chapter 5 - Smart Growth Considerations

- **Appendix A Community Survey Final Report**
- **Appendix B Plans and Initiatives Final Inventory**

- [Appendix C Stakeholder Interview Report](#)
- [Appendix D Community Visioning Report](#)

How was the plan prepared?

In the spring of 2023, the Town Board appointed a Comprehensive Plan Steering Committee. The Steering Committee held regular meetings open to the public throughout the planning process. The public was also invited to participate in other ways including:

- **Three Visioning/Community Listening Sessions –** On May 17, 2024, August 3, 2024, and October 29, 2024, the Town hosted public events that encouraged the community to give input to the planning process. In total, 52 citizens participated.
- **Community Survey -** A Community Survey was mailed to all 540 residential and business addresses in the Town on February 27, 2024, and made available online simultaneously. The Town received 102 responses (51 by hand and 51 online).
- **Stakeholder Interviews-** Ten (10) stakeholder interviews were held between February 2024 and July 2024. The participants were selected and contacted by Town Supervisor Davina Thurston in consultation with the Town Comprehensive Planning Committee. In addition, as part of the online Community Survey, respondents were given the opportunity to request a stakeholder interview. One additional survey respondent was interviewed.

- **Informal Communication-** Throughout the planning process, citizens sent emails, shared information, and telephoned to provide ideas, issues, and concerns to the STEERING COMMITTEE.



Figure 2: Photo by Justina Babcock

What will St. Armand look like in 15 years?

The Plan has been developed with the intent of maintaining or enhancing the existing quality of life by balancing social values, sustainable economic growth, and protection of natural resources. The recommendations within this plan direct the Town of St. Armand toward an overall vision to which many residents can agree. Based upon the comments received from the responses to the visioning and community workshops, stakeholder interviews, and community survey, the following working vision is how St. Armand's citizens would like to see the Town.

We are proud to be a clean, kid-friendly, hospitable, close-knit, affordable, and quiet residential community. We like being a beautiful place for families to call home--and

having just enough—and well placed-- housing, recreational opportunities, services, and businesses for easy access and convenience. Our proximity to work opportunities and other services, as well as the abundance of public lands and natural resources allows us to grow purposefully and carefully. St. Armand is THE place where families --at all ages and stages of life-- can live a satisfying life.



Figure 3: Photo by Davina Thurston

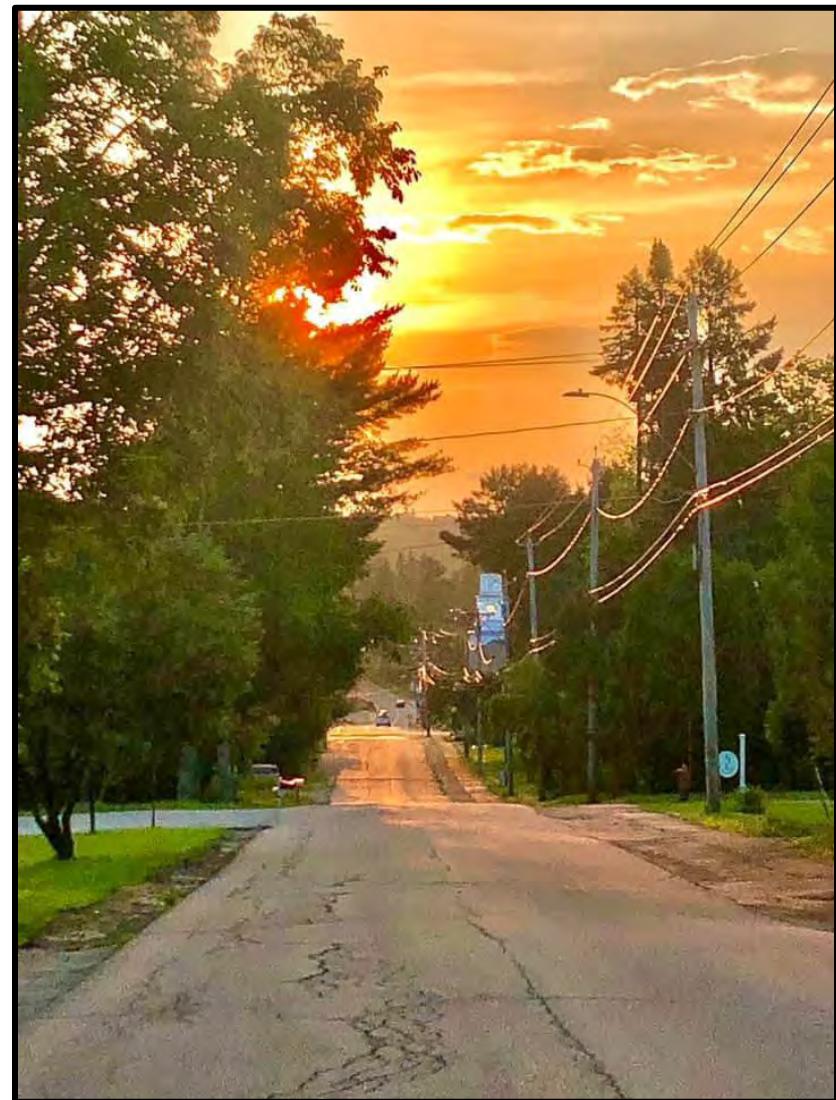


Figure 4: Photo by Justina Babcock

What are the strategic priorities addressed in the Plan?

Looking forward, the Town's primary concerns include ensuring the community retains its rural, small-town character, remains a great place to live, and protects natural resources.

What are the major topics covered in the Plan?

The following sections summarize the four key subjects covered by the Comprehensive Plan. They address: 1) the economy; 2) natural systems; 3) existing and future land use, and 4) public facilities and services. Since they are summaries, the reader must review specific plan chapters to understand the full breath of recommendations developed during the planning process. These recommendations were derived from the study of available science and input from the community via informational meetings, surveys, and visioning workshops.

What does the census tell us about the people of St. Armand?

According to the 2020 U.S Census, St. Armand had 1,647 residents at the time of the count. This compares to a total of 1,274 in 2010, and 1,785 in 2015.¹ The increase

¹ The U.S. Census Bureau conducts a comprehensive population count every ten years, known as the decennial census. To provide more current data between these decennial counts, the Bureau employs several methods: 1. Population Estimates Program (PEP): The PEP produces annual estimates of the population for the nation, states, counties, cities, and towns. These estimates are based on the most recent decennial census data, updated with information on births, deaths, and migration patterns. 2. American Community Survey (ACS): The ACS is an ongoing survey that collects detailed

in population over the ten-year period is noteworthy when many Essex County communities are losing population.

Interestingly, the 2020 census information, when compared to 2010, indicates more children aged 5-19 years and more adults aged 45-64 years. This data clearly shows a trend towards two groups of residents—families and older populations living in St. Armand. Increasing numbers of school-age children provide a good reason to keep Bloomingdale Elementary School open.

How does the Plan address St. Armand's economy?

Existing Conditions

St. Armand contains a modest mix of retail, service, and industrial businesses, as well as single and multi-family dwellings. Serving as a bedroom community, many employed residents commute to nearby communities, primarily Saranac Lake, Lake Placid, Wilmington, Malone, Plattsburgh, and Paul Smiths. There are seasonal households residing in the town.

Access to St. Armand is by one- two-lane roadways which is Route 3. Daily Amtrak passenger rail service is available in Westport and Plattsburgh. Lake Champlain Ferries operates between Plattsburgh, Essex, and Vermont. Freight service exists along the line². Plattsburgh

demographic, social, economic, and housing information from a sample of households annually. The ACS provides insights into community needs and characteristics, aiding in policymaking and resource allocation. These initiatives ensure that data users have access to up-to-date information about the U.S. population between the decennial censuses.

² Freight Service regularly runs along the Adirondack Line between NYC and Montreal (and beyond). South Junction Enterprises in Valcour, NY is a successful business that operates a trans-loading

International Airport is approximately 50 miles north and has passenger services. Adirondack Regional Airport has passenger flights. Lake Placid airport has only private flights. Broadband is coming into Bloomingdale soon. Currently there is 5G cell phone coverage. Internet and cell phone is only spotty in small areas and on the outskirts of St. Armand.

Understanding the cultural, creative, and innovative assets that could be drivers for economic development is important for St. Armand. Reliable broadband, wireless, and mobile phone technologies fuel the creative economy. The influx of new residents, including those who have second or retirement homes, provides additional sources of creative and investment capital. Another set of assets includes public and private schools, colleges, universities, institutes, and academies within 90 minutes of St. Armand that offer training to extend and develop an innovative and creative economy.

Implementation Goals and Objectives.

Keeping existing businesses and developing new ones are high priorities of the community. Comments from the community suggest that business opportunities expand, particularly in Bloomingdale, to serve the various economic sectors, but that expansion should be conducted in a manner that respects the countryside and rural nature of St. Armand.

Action Items: Economic Development

Physical and economic assets are already in place as a basis for economic revitalization. Developable land within the APA Hamlet and Industrial classifications exists, presenting an attractive location for businesses. The Town's greatest assets are its strong natural resource base, small town ambience, and rural character. The existing building

(truck to train/train to truck) service supporting freight services.

inventory is in fairly good condition and historic properties retain original architectural details. Smaller farms with a variety of products are becoming the norm.

The Comprehensive Plan includes many important actions that support the economic implementation goals and objectives listed above.

What does the Plan suggest about the natural systems (physical environment) of St. Armand?

Existing conditions

St. Armand's character, economy and ecology are shaped by the physical environment. It is notable that more than 80% of the Town's land area is conserved by NYS ownership or through conservation easements. The remaining areas in private ownership are very limited, concentrated around Bloomingdale and a few other neighborhoods, lakes, and riverfront areas in the Town.

The landscape of mountains, glacial plains, lakes, rivers, and woods are essential to St. Armand's rural and small-town character. These natural resources also determine the suitability of development and their impact on the health of the environment.

Implementation of Goals and Objectives

St. Armand citizens strongly emphasized their desire for a high-quality environment. Considering the environment as a high priority is further supported by the Town's location in the Adirondack Park. Therefore, it is the Town's intention to make sure that St. Armand remains a vital natural landscape, which in turn makes it a great place to work, live, and vacation.



Figure 5: Photo by Davina Thurston

What does the Plan say about the existing and future Land Use?

Existing conditions

The Town of St. Armand includes the hamlet of Bloomingdale, a small portion of the Village of Saranac Lake, and the remaining sections of the Route 3 corridor. These areas include an assortment of shops, businesses, public uses, recreational areas, and residences. Less dense residential development, small segments of agricultural lands, woodlands and fields surround these denser areas, including the Franklin Falls area.

St. Armand has a mix of permanent and seasonal housing with seasonal residences hugging the river, streams, and lakes and the more remote sections of the

town. The purpose and size of housing stock ranges from 4 mobile home parks and subsidized senior apartments to large, year-round, and seasonal residences. Using the NYS Real Property Tax classifications, open and forested lands (Public and Conserved) represent about 87% of the total acres in St. Armand. This leaves very little private land in the Town for existing and future development.

Implementation of Goals and Objectives

The Comprehensive Plan uses an approach to land planning that includes working principles that concentrate growth in developed areas; promote compact, walkable neighborhoods; encourage complete use of roads for biking, pedestrians, and autos; and advocates mixed-use development with a range of housing choices. This approach is called "Smart Growth." Smart Growth values long-range, regional considerations of sustainability and cumulative effects, over a short-term, crisis-to-crisis focus. Its goals are to achieve a unique sense of community and place; expand the range of transportation, employment, and housing choices; equitably distribute the costs and benefits of development; preserve and enhance natural and cultural resources and promote public health. Smart Growth-oriented guidelines develop and revitalize economies.

Action Items: Existing and Future Land Use

St. Armand relies upon the Adirondack Park Agency for regulating development within the Town. A number of other State agencies, including NYS Departments of Transportation, Environmental Conservation, State, Health and Agriculture and Markets also influence development in St. Armand. St. Armand does not have any local land use regulations, such as a zoning, subdivision, site plan, or overlay codes. However, the community has expressed interest in studying the costs/benefits and feasibility of adopting local land use regulations, especially for the hamlet areas where APA jurisdiction is limited.

The Comprehensive Plan includes many important actions that support the implementation goals and objectives for existing and future land use listed above.

What does the Plan say about Public Facilities and Services?

The Town of St. Armand provides drinking water, centralized wastewater, highway, and street lighting services on a district basis. A volunteer fire department and rescue squad also serve the Town. Town Facilities include community buildings such as the Town Hall as well as recreation areas and parks, including the Youth Field and Playground that can be enjoyed by both residents and visitors.

Most of the higher density areas of the Town are served by a municipal drinking water system that provides potable water and fire protection. St. Armand's Wastewater Treatment Plant plays an important role in maintaining the health of the Saranac River. The plant services much, but not all, of the greater Bloomingdale Hamlet area.

Electricity, conventional, cellular telephone, cable and internet services, and garbage collection are provided by independent businesses. Cable, high-speed internet, and cellular telephone services are available in many parts of the Town. Many residents take refuse directly to a transfer station. There is no natural gas service, but propane is used.

Medical, Urgent-Care, and dental services are available nearby in Saranac Lake and Plattsburgh. The nearest hospitals are in Saranac Lake and Plattsburgh. Major medical centers are located in Burlington, Vermont and Albany, New York.

A great deal of information is available to the public at the Town Hall. Much of it is also available on the Town's website.

Implementation of Goals and Objectives

The Town's goals are to have state-of-the-art services and infrastructure in a manner that is affordable, environmentally sound and supplements the rural and small-town character of St. Armand.

Action Items: Public Facilities and Services

The Comprehensive Plan includes many important actions that support the implementation goals and objectives for existing and future land use listed above.



Figure 6: Photo by Davina Thurston

Conclusion

New York's Adirondack Park is internationally recognized for its biological diversity. Greater in size than Yellowstone, Everglades, Glacier, and Grand Canyon National Park combined, the Adirondacks are the largest protected area within the Northern Appalachian/Acadian Eco-Region and within the contiguous United States. Ecologists, residents of the Park, and others are concerned about rapid land use change occurring within the borders of the Park.

St. Armand used a community-led planning approach that integrated natural science, technology, and citizen participation. Citizen input about the local environmental setting revealed deep connections to nature. Local land use planning decisions have important cumulative impacts on protected area land development at the local and regional scale. St. Armand's Comprehensive Plan reflects an emergent process, where the link between, and sanctity of, nature, home, and homeland was forged.

The St. Armand Steering Committee encourages residents to read the entire plan, visit the appendices at the website and learn in detail about the plan.

How to Read and Use this Document

There are six (6) sections to the Comprehensive Plan.

Section 1 provides an overview of the plan and provides answers to frequently asked questions.

Section 2 describes the public engagement processes used to collect much of the subjective information included in the plan that supplements the objective data collected from public, private, and scientific sources.

Section 3 summarizes information provided in great detail in the *Plan Appendix called Community Profile Chapters 1-5*.

Section 4 also summarizes information provided in the Plan Appendix called Community Profile, particularly Chapter 3 of the Community Profile.

Section 5 captures St. Armand's future vision and summarizes Smart Growth approaches detailed in Chapter 5 of the Community Profile. In addition, Section 5 will help readers, and the Town consider how to apply Smart Growth Principles, in general, and those more specific and applicable to Adirondack Park communities to any findings, recommendations, or actions that grow out of this Comprehensive Plan.

Section 6 summarizes many of the findings and actions recommended to implement the plan that are presented

throughout the document and in the appendices. It may seem that this section is repetitive, but the purpose of Section 6 is to consolidate in one place and present an implementation plan that 1) legally complies with NYS Town Law for Comprehensive Plan Reports, and 2) complies with NYS Department of State for Smart Growth Comprehensive Plans receiving grant funds.



Figure 7: Photo by Davina Thurston

Section 2: How the Comprehensive Plan was Developed.

Section 2 describes the public engagement processes used to collect much of the subjective information included in the plan that supplements the objective data collected from public, private, and scientific sources

Community Engagement in Development of the Comprehensive Plan

The St. Armand Comprehensive Plan *Public Participation Plan*³ provided a strategic framework for engaging community members, stakeholders, and regional interests to create a robust and inclusive Comprehensive Plan. The plan emphasized transparency, inclusivity, and accessibility, using a variety of methods to ensure that all voices are heard throughout the planning process.

³ Task 6 DOS Workplan Public Participation Plan approved by NYS

DOS 2023

St. Armand prioritized creating a planning process that reflects the will of the community by:

- ✓ Ensuring broad representation. A mix of residents, business owners, nonprofit organizations, government representatives, and regional agencies were engaged at various stages to ensure diverse perspectives shape the plan.
- ✓ Facilitating meaningful input from residents and stakeholders.
- ✓ Documenting and incorporating community values into actionable strategies.
- ✓ Maximizing accessibility by offering both in-person and virtual formats, ensuring broad participation across geographic and demographic groups.
- ✓ Widely disseminating meeting notices through emails, website postings, posters, and personal mailings, as needed.

By using a combination of traditional and modern outreach methods, St. Armand built a community-driven Comprehensive Plan that balances local aspirations with regional and environmental considerations.

Core Activities

1. Website and Online Engagement

- A dedicated website serves as the primary hub for updates.
-
-
- and two-way communication. It provides interactive tools and access to planning documents, ensuring community members, including seasonal residents, stay informed remotely.

2. Steering Committee Meetings

- Regular meetings of the Steering Committee, a group representing diverse stakeholders, oversee project administration, product reviews, public outreach, and implementation oversight. These meetings act as a bridge between the Town Board, advisory teams, and citizens.

3. Community Meetings and Workshops

- A series of in-person events were scheduled to provide information, solicit community input, and foster consensus:
 - Initial informational meeting introducing the Comprehensive Plan and its objectives.
 - Listening sessions focus on gathering feedback about current conditions, land use, and community aspirations.
 - 1:1 Stakeholder Interviews to engage specific stakeholder demographics to refine vision statements and implementation strategies.
 - Final community presentations summarize findings and build consensus on land use priorities.

4. Community Survey

- The survey was designed to broaden participation and document community preferences. They inform the establishment of values, goals, and actionable policies for the Comprehensive Plan.

5. Ongoing Communication

- Frequent updates are provided through multiple channels, including:

- Press releases, local newspaper articles, and public announcements.
- Social media and online platforms, including *Listservs* for regional and state-level stakeholders.
- Periodic reports at Town Board meetings and other public forums.

6. Regional and Intergovernmental Coordination

- Outreach to neighboring communities, Essex County Planning Office, and New York State agencies ensures alignment on shared priorities, such as land use and environmental management.

St. Armand T10 Visioning Workshops

The Visioning Report (see Appendices) outlines the results from two workshops held in May and August 2024. Participants were asked to imagine St. Armand's ideal future, focusing on maintaining a small-town, family-friendly atmosphere while carefully managing growth. A Vision Statement emerged, highlighting a community that is clean, affordable, hospitable, and offers just enough housing, services, and recreational opportunities. The workshops also generated a SWOT analysis (Strengths/Weaknesses/Opportunities/Threats) that revealed:

- ✓ Strengths include St. Armand's natural beauty, recreational resources, and close-knit community.
- ✓ Weaknesses identified were the lack of land use controls, inadequate walkability, and deferred maintenance.
- ✓ Opportunities include the reuse of vacant and underutilized properties and inter-municipal collaboration.
- ✓ Threats include crime, climate change, and a lack of affordable housing .

St. Armand T10 Community Informational Meeting

Held in October 2024, this meeting included 22 attendees, including town leaders and planning committee members. Discussions centered on the need for improved infrastructure, such as sidewalks and internet connectivity, and the importance of land use control to guide development. Participants also expressed a desire for more businesses like grocery stores and gasoline stations. A SWOT analysis was conducted:

- ✓ Strengths such as St. Armand's natural resources and community spirit.
- ✓ Weaknesses include limited land for expansion and insufficient land use control.
- ✓ Opportunities involve utilizing vacant properties and enhancing recreational access.
- ✓ Threats include demographic shifts and climate change.

St. Armand T7a Stakeholder Interviews

The St. Armand T7a Stakeholder Report documents findings from interviews conducted between February and July 2024 with ten key stakeholders, ranging from residents to business owners and community leaders. These interviews provide qualitative insights into community perspectives, priorities, and concerns to guide the development of the Town's Smart Growth Comprehensive Plan.

Community Identity and Vision

Stakeholders envision St. Armand as a clean, quiet, affordable, family-friendly community with limited but strategically placed services, businesses, and housing. The town's proximity to Saranac Lake, Lake Placid, and natural resources offer convenience while preserving its rural charm.

Strengths

- ✓ Scenic Beauty and Natural Resources: St. Armand's abundant public lands, recreational areas, and scenic environment are its most celebrated features.
- ✓ Strong Community Bonds: A close-knit, supportive population fosters a sense of safety and mutual assistance.
- ✓ Infrastructure: Reliable infrastructure such as water, wastewater systems, and public facilities support growth.
- ✓ Existing Businesses and Facilities: The town benefits from a mix of local businesses, historic properties, and community-focused organizations.

Challenges and Weaknesses

- ✓ Lack of Land Use Controls: Stakeholders noted concerns about unregulated development and its potential impact on the community.
- ✓ Limited Housing: Affordable and quality housing stock is insufficient, with specific concerns about deteriorating properties and the need for diverse housing options.
- ✓ Deferred Maintenance: Worn-out properties, lack of sidewalks, and limited beautification efforts detract from the town's potential.
- ✓ Declining Volunteerism: Recruiting active participants in town governance and community

programs remains a challenge.

Opportunities

- ✓ Reuse of Key Properties presents opportunities for adaptive reuse.
- ✓ Recreational Development: Improved access and parking on public lands and expanded recreational facilities could enhance the town's appeal.
- ✓ New Businesses: Stakeholders suggested cafes, small retail stores, and a community space to foster economic growth and provide gathering places.
- ✓ Affordable Housing: Expanding affordable housing options, particularly multi-unit developments or renovated properties, is a key priority.
- ✓ Lack of grocery stores, restaurants, and gas station.

Threats

- ✓ Crime and Drug Activity: Rising concerns over crime and substance abuse were noted as risks to the town's safety and cohesion.
- ✓ Climate Change: Stakeholders identified vulnerabilities to extreme weather, including its impact on winter recreation and infrastructure.
- ✓ Failure to Implement Plans: A lack of follow-through on strategic planning and land use control could hinder progress.

St. Armand T7 Community Survey

The Community Survey was mailed to all residential and business addresses in the Town and received responses from

102 residents. The survey revealed a desire for sidewalks, zoning regulations, and improvements to public water systems. Participants emphasized the need for affordable housing and more recreational facilities. The survey results were aligned with concerns raised in the Visioning Report, particularly regarding the availability of services, the importance of local businesses, and infrastructure improvements.

Conclusion

The Town of St. Armand's Comprehensive Planning efforts have involved extensive community engagement through visioning workshops, stakeholder interviews, and a survey. A central theme emerging from all events and activities is the town's pride in its natural beauty, family-friendly atmosphere, and tight-knit community. Residents are strongly committed to preserving these characteristics while planning for purposeful growth. The activities also highlight a shared desire to maintain a small, affordable, and hospitable community, where housing, recreation, and services are well-balanced. A recurring theme across these discussions is the need for better infrastructure, particularly sidewalks, roads, and high-speed internet. The town's natural resources and proximity to nearby attractions like Lake Placid and Saranac Lake are viewed as assets that can support careful expansion.

A key weakness identified across all reports is the lack of land-use controls, which has led to concerns over unregulated development. The Stakeholder Report and Community Survey further emphasized the challenge of affordable housing, with many residents calling for solutions to increase the availability of both single-family and multi-family homes. The strengths of St. Armand include its scenic beauty, recreational opportunities, and a strong sense of community. However, there is clear recognition of the threats posed by crime, climate change, and the demographic shift towards an older population. Opportunities identified in the reports include the adaptive reuse of properties and fostering green energy initiatives to address climate change.

While St. Armand's residents value the town's affordable and close-knit nature, they recognize the need for strategic planning to address key challenges such as land use, affordable housing, and infrastructure. The community is eager to embrace growth that preserves its small-town charm while improving services and recreational opportunities.

Vision

The community envisions St. Armand as a small, beautiful, and peaceful place with balanced development that meets residents' needs while maintaining its unique character. The emphasis is on affordable housing, recreational opportunities, and improved infrastructure to support a close-knit, welcoming atmosphere.

Actionable Takeaways

- Promote Adaptive Reuse: Focus on revitalizing vacant or underutilized properties to boost housing and business opportunities.

- Invest in Beautification: Enhance streetscapes, sidewalks, and community spaces to improve aesthetic and functional appeal.
- Strengthen Housing Options: Address the housing shortage with initiatives targeting affordable and multi-generational living.
- Enhance Recreational Access: Develop trails, parking facilities, and family-friendly spaces to bolster the town's appeal.
- Address Social Issues: Proactively tackle crime, drug abuse, and social inequities through education and community programs.
- Study the feasibility of zoning, overlay districts, and site plan reviews to guide future development thoughtfully.
- By building on its strengths and addressing these challenges, St. Armand has significant potential for sustainable, community-driven growth.

Section 3: Community Profile

Section 3 summarizes information provided in great detail in the Plan Appendix called Community Profile Chapters 1-5.

People, History, Demographics, Economy, and Culture

St. Armand, located within the Adirondack Park in Essex County, New York, encompasses the hamlets of Bloomingdale and Franklin Falls. Established in 1844, the town has evolved from a timber and agricultural economy to one centered on tourism and healthcare. The town's rich history, including its role in the tuberculosis sanatorium movement, contributes to its unique cultural identity. An aging population and declining household sizes indicate a need for diversified housing and services tailored to seniors. The economy's heavy reliance on tourism suggests potential vulnerability, underscoring the importance of diversification. Preserving St. Armand's cultural heritage while addressing demographic shifts and economic diversification is essential for sustainable development.

Community members actively participate in a wide variety of volunteer efforts, including youth and recreational activities to keep people engaging with each other, and supporting a vibrant and welcoming town. They also come together for field days and community events such as the Bloomingdale Block Party, fostering a strong sense of camaraderie through festivals, sports, and seasonal celebrations.

Key Statistics

- **Population:** Approximately 1,446 residents as of the 2020 Census.
- **Demographics:**
 - Median age: 45.2 years.
 - Households with individuals aged 65 and over: 25%.
 - Median household income: \$57,000.
- **Economy:**
 - Primary sectors: Tourism, healthcare, and recreation.
 - Agriculture constitutes less than 1% of economic activity.

Who was St. Armand?

Saint Armand was born in 584 A.D. in the Lower Poitou region of northeastern France. Saint Armand is the patron saint of wine makers, beer brewers, merchants, innkeepers, and bartenders as his dioceses of Flanders and northeastern France are legendary for their fermented beverages.

(<https://stmarybasilica.org/weeklybulletin/basilicasaints/starmard/>)



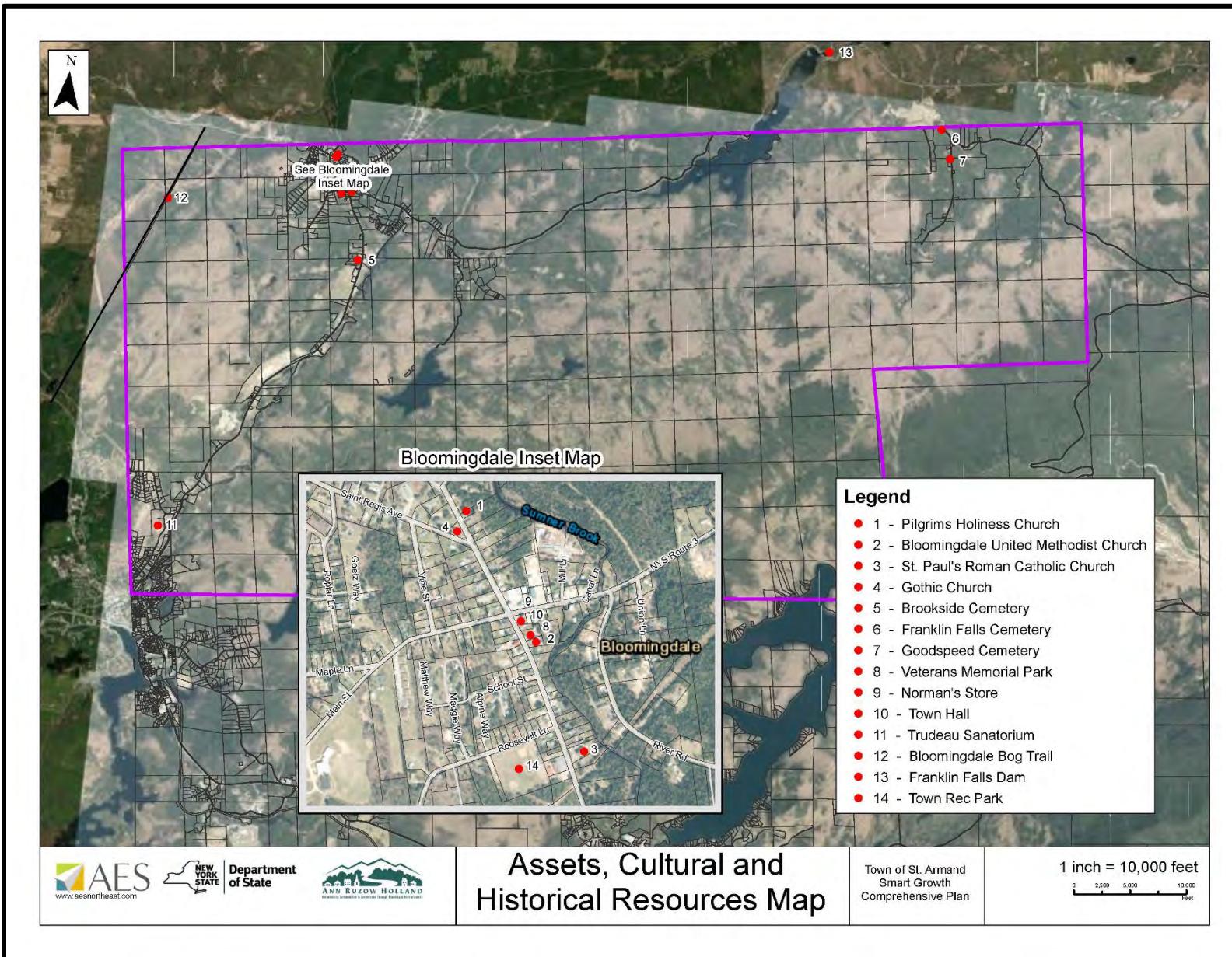
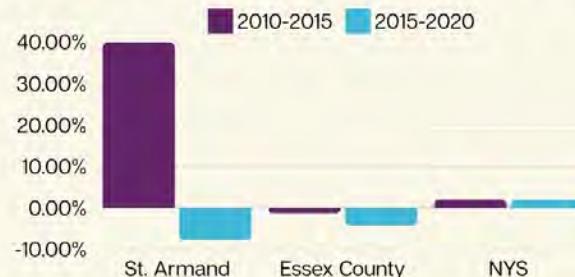


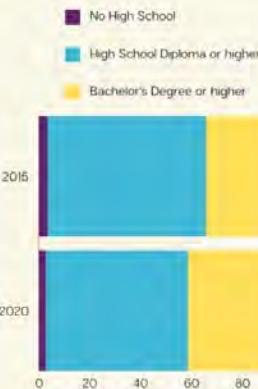
Figure 8: Assets, Cultural and Historical Resources Map

St. Armand Population Trends

Population Growth



Since 2010, St. Armand experienced cumulative population gain of 33%, a dramatic shift as compared to Essex County & NYS. Nearly 150 more families made St. Armand their home between 2010-2015.



While the residents of St. Armand who have a bachelor's degree or higher has increased, the number of residents with a high school diploma or higher has decreased.

Occupational Trends



Occupation Type	Management, Business, Science & Art Occupations	Sales & Office Occupations
Service Occupations	30%	20%
34.20%		

Age Characteristics

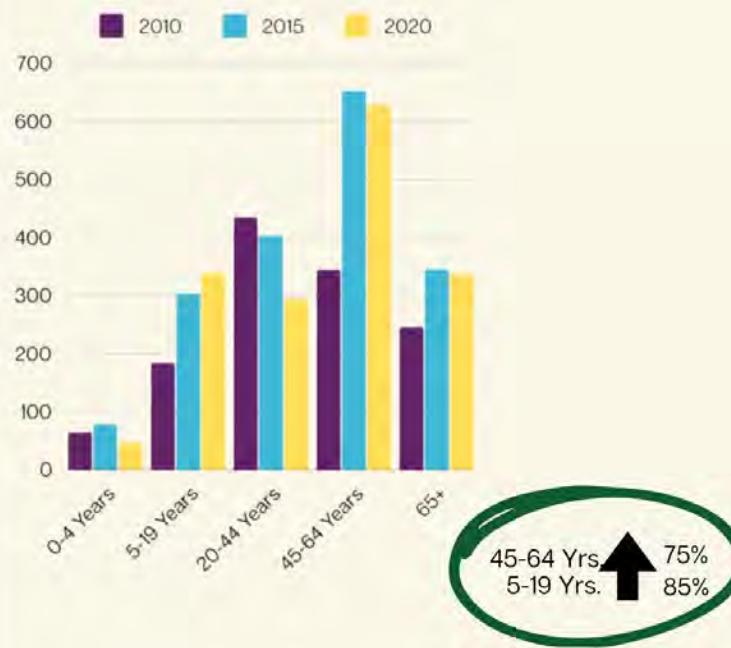


Table 1: St. Armand Population Trends

Housing Trends

HOUSING AVAILABILITY

Seasonal- recreation housing increasing and there is an unmet demand for affordable housing throughout Essex County.



Census data reveals that St. Armand is experiencing an increase in families and larger (4+) households as well as single-headed households.



Table 2: St. Armand Housing Trends

Natural Systems and Landscape Features

Covering 57.5 square miles, St. Armand's landscape is characterized by forests, rivers, and wetlands, with 87% of its land conserved. The town experiences a humid continental climate, with an average annual snowfall of approximately 120 inches. The town's natural resources are vital for recreation and biodiversity. However, flood-prone areas necessitate careful planning to prevent unsafe development. The abundance of conserved land limits development opportunities but ensures environmental preservation. Balancing conservation with sustainable development is crucial for maintaining St. Armand's natural beauty and supporting its economy.

Key Statistics

- **Land Use:**
 - Conserved land: 87%.
 - Residential: 6.06%.
 - Agricultural: 0.10%.
- **Hydrology:**
 - FEMA flood zones cover approximately 10% of the land.
 - Key water bodies: Saranac River, Moose Pond.
- **Forest Cover:** 31,751 acres of wild, forested, conservation land.



Figure 9: Photo by Justina Babcock

Land Use



Figure 10: Photo by Justina Babcock

Statistics

- **Land Use Distribution:**
 - Conservation: 87%.
 - Residential: 6.06%.
 - Agricultural: 0.10%.
- **Development Trends (2009–2023):**
 - New parcels created: 28.
 - Residential density concentrated around hamlets.

Town-Owned lands are identified, and their existing land use are described on the following map.

Key



Figure 11: Photo by Davina Thurston

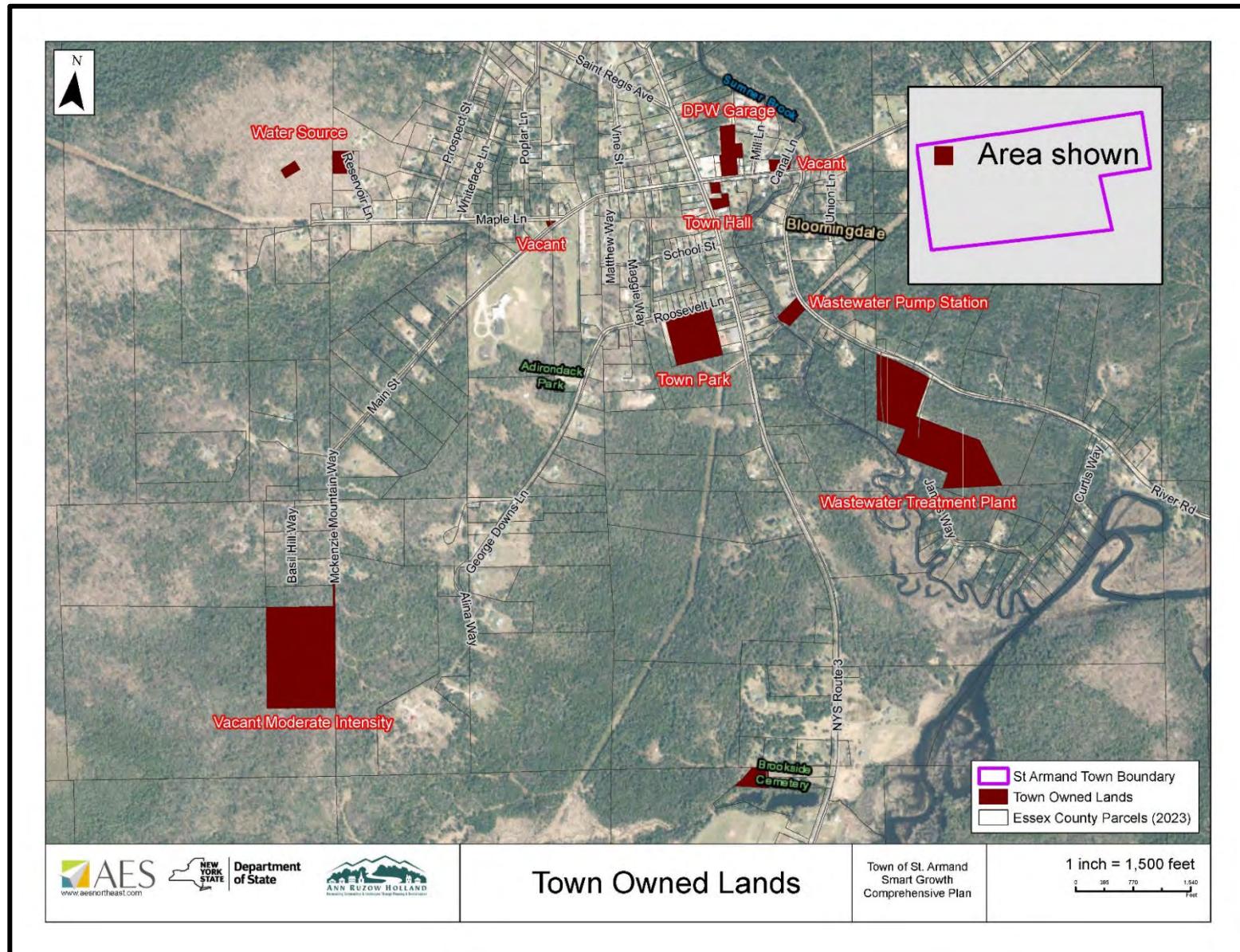


Figure 12: Town Owned Lands

Properties in the Town of St. Armand owned by the Saranac Lake Central School District are noted on the following map.

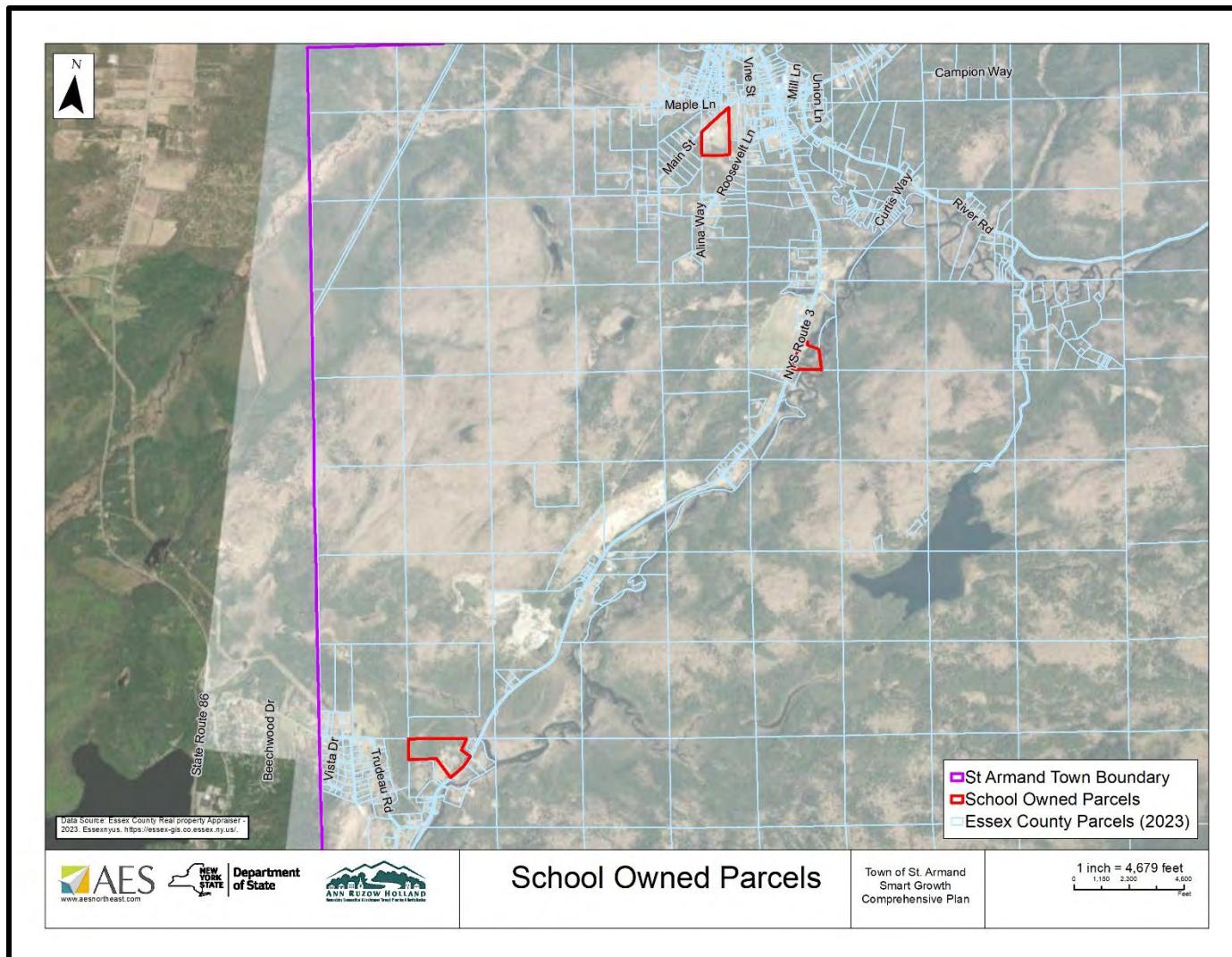
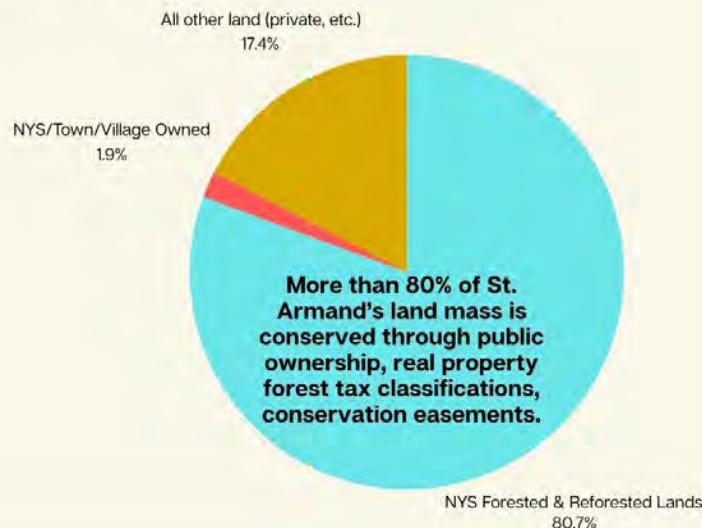


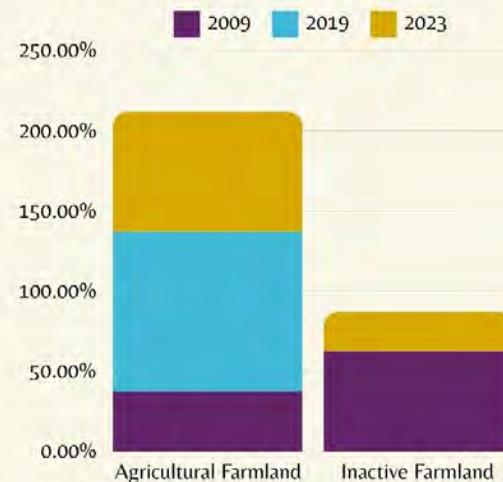
Figure 13: School Owned Parcels



Natural Resource Trends



Agricultural/Inactive Farmland



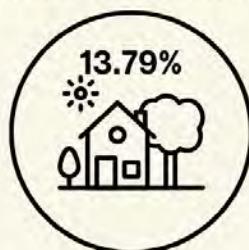
Adirondack Land Use & Classifications in St. Armand

The Town of St. Armand is comprised primarily of:

Wild Forest



Hamlet
(APA Jurisdiction does not apply)



A consideration for St. Armand residents:
Should map amendments to expand the hamlet or other intense classifications be made to enable revitalization or development?



Table 3: St. Armand Natural Resource Trends

Public and Community Services and Facilities

St. Armand provides essential public services, including water and sewer systems, transportation infrastructure, and emergency services. However, aging infrastructure and limited public transit options present challenges. Continued modernization of the water and wastewater systems is critical to accommodate future growth and ensure public health. Limited public transportation options hinder mobility, particularly for seniors and low-income residents. Public bus services linking the town to other jobs, medical, and service locations would also be useful. Proactive hazard mitigation planning is necessary to address flood risks.



Figure 15: Photo by Davina Thurston

Key Statistics

- **Water and Sewer Services:** Serve approximately 70% of hamlet households; infrastructure is aging and limits expansion.
- **Transportation:** 85% of residents rely on private vehicles; public transit options are limited.
- **Hazard Mitigation:** Flooding identified as the primary risk.



Figure 14: Photo by Davina Thurston

The various community facilities are shown on the following map.

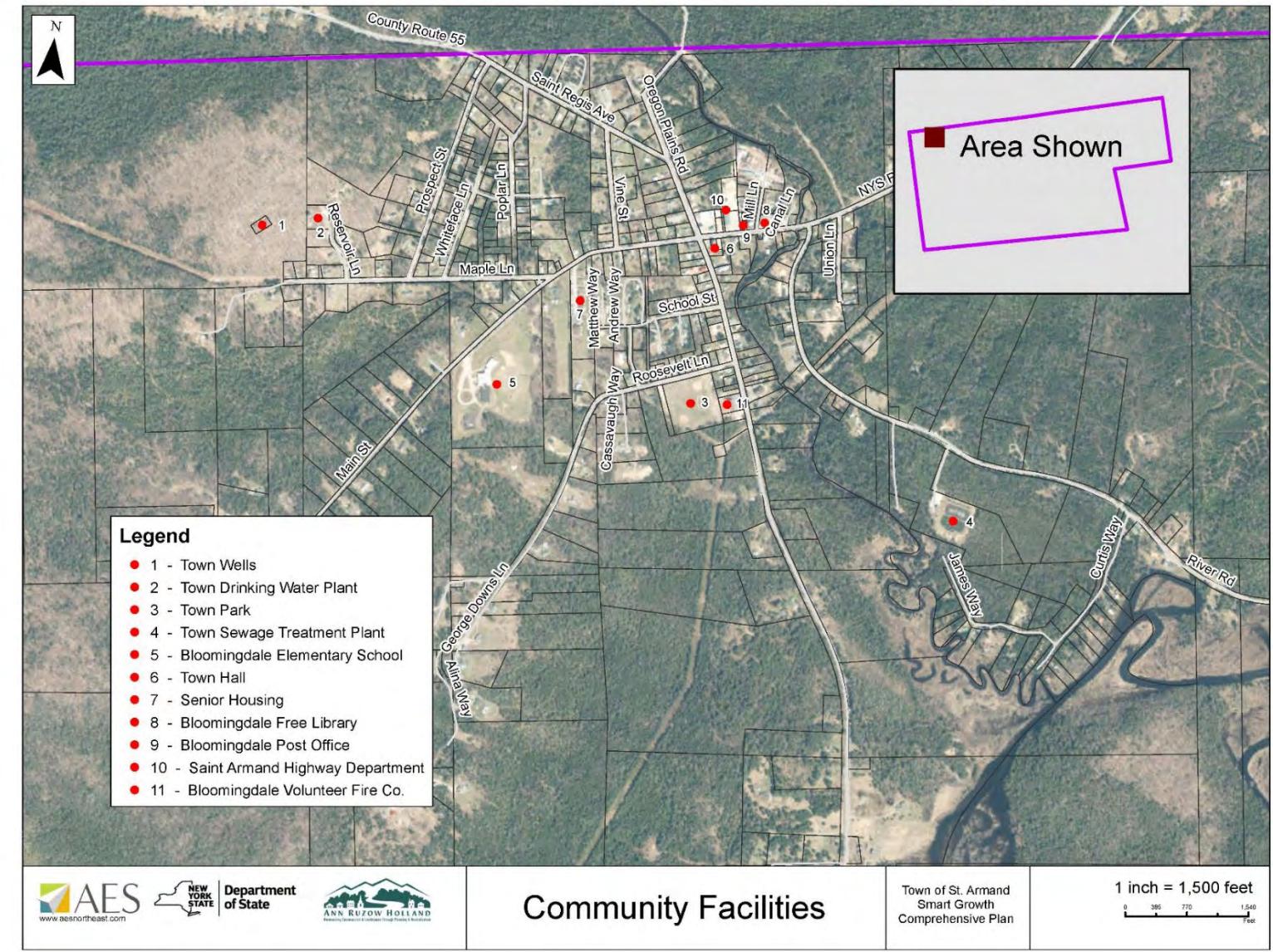


Figure 16: Community Facilities

Section 4: St. Armand's Present & Future Land Use

Section 4 summarizes information provided in the Plan Appendix called Community Profile, particularly Chapter 3 of the Community Profile. This section also lays the groundwork and contributes to the findings and recommendations outlined in Section 6.

Introduction

Future trends in St. Armand's land use will depend upon local government decisions and actions. Existential action (or inaction) of the State of New York, the condition of the regional and national economies, the availability of State and Federal funding to support capital projects, and the land use decisions of private property owners with interests in the Town also will influence St. Armand's future growth.

Section 4 starts with a brief review of the current land use trends, on-the-ground conditions, and present regulatory framework that exists in the Town. This section then segways to identify and discuss **five focus areas of special interest** identified by the community that impact present and future land use. These include 1) planning for the State Lands located in the Town, 2) recreational planning for Town-owned lands, 3) the affordable housing crisis, 4) infrastructure development, and 5) public safety and hazard mitigation.

St. Armand's ability to grow is substantially limited due to natural resource constraints and State-Owned lands. How the overlay regulations of the Adirondack Park Agency Land Use and Development Plan impact the Town of St. Armand may also need reconsideration now and in the future. The application of Smart Growth Principles, build out, and the land-locked nature of the existing hamlet need evaluation. Accordingly, a very preliminary hamlet expansion analysis of how to possibly grow the community is presented.

Overview of Existing (Present) Land Use and Regulatory Framework

A snapshot of the town's land use, based on New York State Real Property Tax Classifications reveals that St. Armand spans approximately 36,365 acres, of which over 87% is classified as wild, forested, or conserved lands. The conservation of natural resources is central to St. Armand's identity.

The remaining land, primarily located near the hamlets and along waterways, supports residential, commercial, agricultural, and industrial uses. The town's land is predominantly under public or conservation easements, limiting the space available for development. Only about 17.4% of the land is privately owned, concentrated in and around Bloomingdale and other small neighborhoods. Single-family homes dominate the residential landscape, with limited availability of multi-family

housing and mobile homes. Seasonal residences contribute to the town's housing stock, reflecting its popularity as a getaway destination. Hazardous materials sites and other environmental risks have been inventoried by state and county agencies and are available to guide land use planning and prevent ecological degradation.

St. Armand operates within the broader regulatory framework of the Adirondack Park, governed by the Adirondack Park Land Use and Development Plan. The town's land is divided into categories such as hamlet, moderate intensity, and resource management, each with specific development guidelines. While the town relies on APA regulations, it has no formal land use laws of its own. This absence limits the town's ability to tailor land-use to local needs and aspirations. The town is subject to the New York State Freshwater Wetlands Act and the Wild, Scenic, and Recreational Rivers Act. These laws safeguard sensitive ecosystems, particularly the Saranac River, which flows through the town.

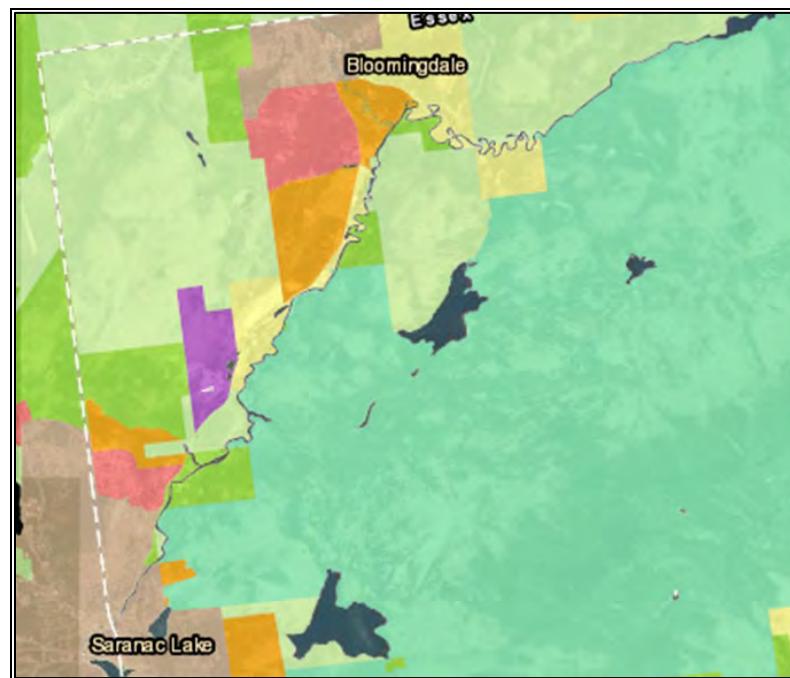


Figure 17: Town Land Use

Focal Areas of Special Interest and Concern

1. State Land Unit Management Plan Status and Areas of Concern

More than 80% of the land is conserved through state ownership or conservation easements, including key properties like the McKenzie Mountain Wilderness and Wilmington Wild Forest. These public lands serve as critical environmental, recreational, and tourism assets, though the lack of coordinated Unit Management Plans (UMPs) for some areas poses challenges for sustainable management.

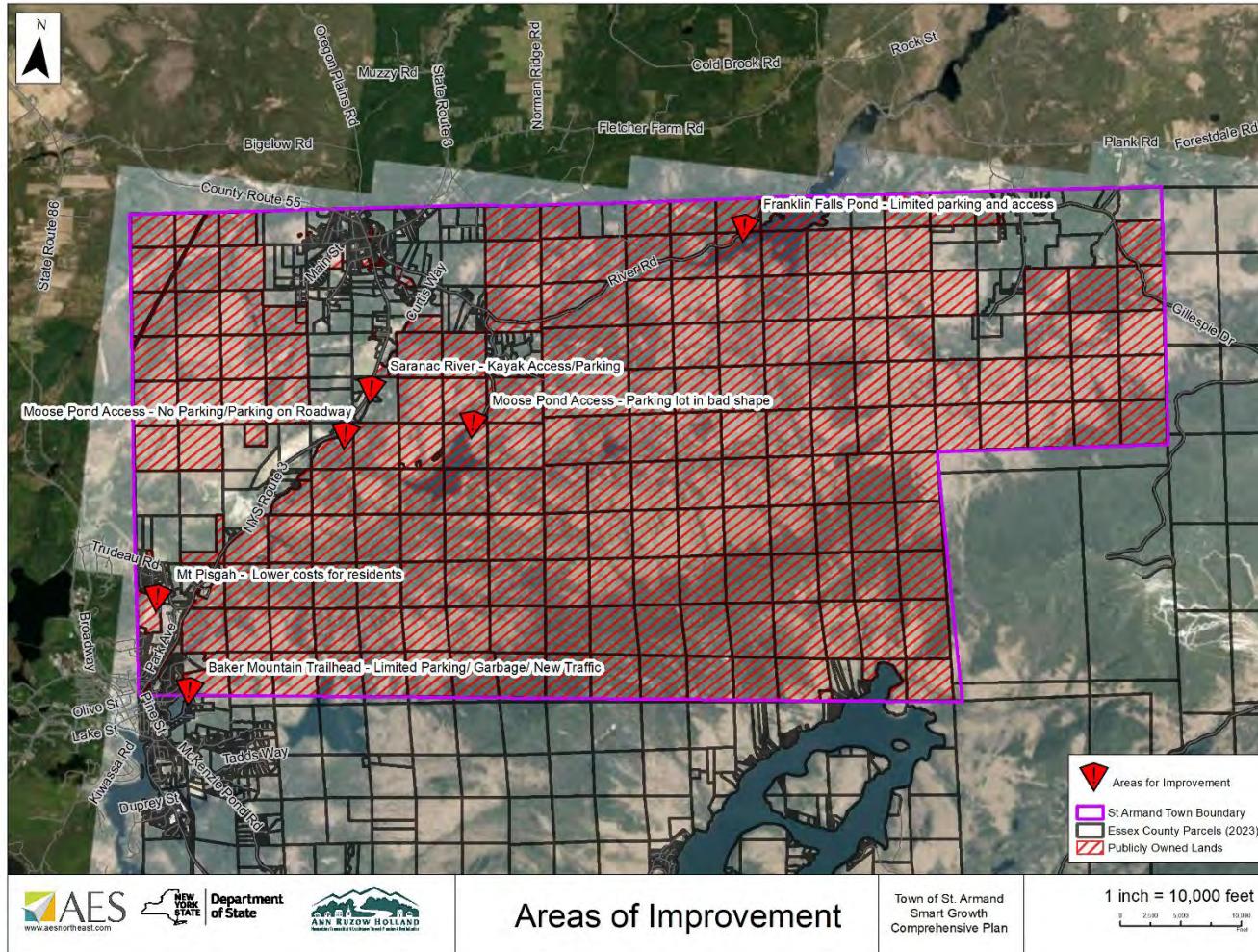


Figure 18: Areas of Improvement

The Town of St. Armand conducted a detailed analysis of areas where recreational activities, state and private lands collide and create areas of health, safety, and other concerns for users, public officials, private property owners. While concerns have been accumulating over time, action is confounded by lack of, and necessity for NYS DEC's involvement to improve planning in response to higher demand and nearby impacts. Lack of updated Unit Management Plans (UMP) is problematic since State action requires inclusion of proposed improvements in the UMP process. The Town's preliminary analysis noted that pinpointing land ownership using GIS maps to clarify public vs. private access points is necessary. This analysis found four major areas of concern which are listed below, followed by more detailed descriptions of areas of concern for the recreational assets identified by the Town.

1. Lack of Formal Parking Infrastructure:

- None of the recreational areas have sufficient or well-maintained parking facilities.
- Informal parking often creates safety hazards on roads and for surrounding communities.

2. Ownership and Management Disputes:

- Clarifications of public vs. private ownership are needed for Moody Pond/Baker Mountain and the NYS Rt. 3 Moose Pond Access to parking area.
- DEC's lack of a UMP prevents proactive improvements.

3. Environmental and Seasonal Challenges:

- Year-round usage adds stress to areas, with winter activities exacerbating road hazards and accessibility issues.
- Visitor behavior, such as leaving garbage, creates additional environmental strain.

4. Community Impact:

- Residents report dissatisfaction with visitor-caused congestion, hazards, and lack of DEC responsiveness.
- The town has sought solutions but faces resource limitations.

Baker Mountain and Moody Pond

Moody Pond and Baker Mountain's popularity and proximity are strong influences over existing conditions nearby these recreational assets. .

- **Trailhead Access:**

- Baker Mountain trailhead lacks a formal parking lot; visitors park on muddy, informal spaces.
- Residents face roadside and water-side parking congestion.

- Proximity to the Adirondack Rail Trail (200–300 yards away) will likely increase visitor numbers, leading to more congestion.
- **Public Access and Ownership:**
 - The surrounding land is residential, but the trailhead area itself is public.
 - DEC lacks a Unit Management Plan (UMP) for the area, which has stalled improvements for over 50 years.
- **Seasonal and Environmental Concerns:**
 - Year-round use creates hazards: roadside parking blocks snowplows in winter, and trailhead access for snowshoeing and ice fishing adds to congestion.
 - Visitors leave garbage, worsening the situation for locals.
 - Moody Pond's limited water access point (a small canoe/kayak launch) is poorly maintained and deters use, though it prevents overuse by swimmers or paddlers.



Figure 19: Photo by Davina Thurston

Moose Pond NYS Route 3 Access Trail

Lack of clear signage for the trail causes confusion for new visitors. Proximity to Route 3 and high traffic counts create collateral risk due to its road layout and lack of formal parking. Easements for parking expansion on nearby private lands might improve conditions and reduce harm.

- **Access Points:**
 - Route 3 Access:
 - This main access point has no formal parking lot.
 - Visitors park hazardously on a hillcrest and curve, violating state parking laws.
 - Informal parking exists along tire tracks leading to the trailhead.
 - The state owns the land near the trailhead, but adjacent private landowners claim disputes over public use of access roads.
 - River Road Access:
 - DEC owns a parking lot, but it is in poor condition, leading to visitor complaints.

- The Town of St. Armand offered to repave it if DEC provided asphalt funding, but the offer was declined.
- **Public Ownership:**
 - Route 3 access involves public land, but private ownership disputes add complexity.
 - Adjacent properties, including a 10.4-acre lot owned by Charles Cassavaugh, may offer potential for expanded parking or easement solutions.
- **Seasonal and Environmental Concerns:**
 - It is popular for cross-country skiing and snowshoeing in winter.
 - The steep incline and informal parking exacerbate safety risks during icy conditions.

Franklin Falls

Unlike Baker Mountain and Moose Pond, fewer complaints have been received about Franklin Falls. However, safety concerns remain due to inadequate infrastructure for large visitor vehicles.

- **Parking and Access:**
 - Informal pull-offs serve as parking areas for activities like fishing and camping.
 - A small parking lot exists at the boat launch, but its size is inadequate for large vehicles.
 - River Road's narrow and twisty layout creates safety hazards when visitors park along the road.
- **Public Ownership:**
 - Ownership details for adjacent land to clarify public rights-of-way and access points were raised for investigation.



Figure 20: Photo by Davina Thurston

2. Town Recreational Master Planning

The town conducted a preliminary analysis of town-owned lands to determine areas where repurposed land might provide opportunities for adaptive reuse. After a comprehensive review, the Town identified the Well-Field parcel adjacent to the Paul Smiths' property for trail development and additional recreational development at the Town of St. Armand Youth Field and Playground in Bloomingdale.



Figure 21: Proposed Rec Park Improvements



Figure 22: Photo by Davina Thurston

The Town recreational lands, including the Youth Field and Playground, which are already in development, were targeted by the town for more intensive and practical improvements that enable the community to be better served by these lands. The Youth Task Force and community members are encouraged to be involved in further development and planning. While immediate projects like the pavilion and parking were discussed, a recommendation was made to develop a comprehensive strategy for the Youth Field and Playground. This would formalize the outlined components and include detailed renderings and phased development strategies. Limited budget constraints prevent detailed renderings in the current scope, but creating a detailed strategy for future grant applications was emphasized.

The improvement “list” of recommendations is detailed in Section 6 and reflects the community's recreational priorities while acknowledging budgetary and logistical constraints.



Figure 23: Rendering, Recreational Upgrades

3. Affordable Housing

The housing profile of the Town of St. Armand reflects both challenges and opportunities within its residential landscape. The town is experiencing shifts in housing development and demographics. New construction is relatively limited, with most housing units built before 2000. This aging housing stock may require substantial investment in maintenance or redevelopment.

Between 2010 and 2020, the town saw a slight increase in total housing units from 775 to 781, with a substantial rise in occupancy rates—from 78.45% to 95.13% indicating a higher demand for housing. Owner-occupied units grew significantly by 43.16%, while renter-occupied units rose by 7.69%, showcasing a growing preference for homeownership. However, the availability of vacant units dropped dramatically by 77.25%, reducing options for prospective renters and buyers. Seasonal and recreational housing units saw a modest increase, making up a notable portion of the housing stock. Median house values rose steadily, from \$191,900 in 2018 to \$227,300 in 2022, reflecting a strengthening real estate market but potentially creating affordability challenges for lower-income households.

Most recently, Essex County and the Lake Champlain Lake George Regional Planning Boards commissioned housing studies conducted by external consultants. The data from the 2023 Essex County study was incorporated into the data analysis work conducted as part of the St. Armand Community Profile (Chapter 1).

The Essex County Demographic and Housing Report (2024) highlighted a rising need for affordable housing, driven by increasing seasonal housing and rising median home values. The 2023 Housing Study by the Lake Champlain-Lake George Regional Planning Board (LCLGRPB) highlights a significant housing shortage across Clinton, Essex, Franklin, and Hamilton counties, adversely affecting the local workforce and economic development. Key findings indicate that housing production has not kept pace with demand, leading to increased housing costs and a misalignment between income levels and housing affordability. The study estimates that approximately 20,100 housing interventions are needed over the next decade, including 7,500 new units to accommodate the future workforce.

Several factors contribute to this crisis:



Figure 24: Photo by Davina Thurston

- APA Development Regulations
- Shortage of Affordable Housing for Year-Round Residents.
- Escalating Housing Prices: A surge in housing prices has made homeownership increasingly unattainable for many residents.
- Proliferation of Short-Term Rentals: The growth of short-term rentals has reduced the availability of long-term housing options for local workers.
- Low Housing Production: There has been a decline in new housing developments, failing to meet the growing demand.
- Seasonal Housing Increase: A rise in seasonal housing has further strained the year-round housing supply.
- Labor Shortages: A decrease in construction and trade professionals has hindered housing development and rehabilitation efforts.
- Wage-Housing Cost Disparity: Regional wages have not kept pace with rising housing costs, exacerbating affordability issues.

While the Town of St. Armand has shown growth in housing demand and ownership, it faces hurdles in maintaining affordability, modernizing its housing stock, and addressing the rising demand for seasonal and recreational properties. These factors underline the importance of strategic planning to meet housing needs while ensuring inclusivity and affordability for its residents. Addressing the housing crisis—both regionally and locally in St. Armand is crucial for social and economic vitality. Private and public investment, as well as collaboration among local governments, employers, and community

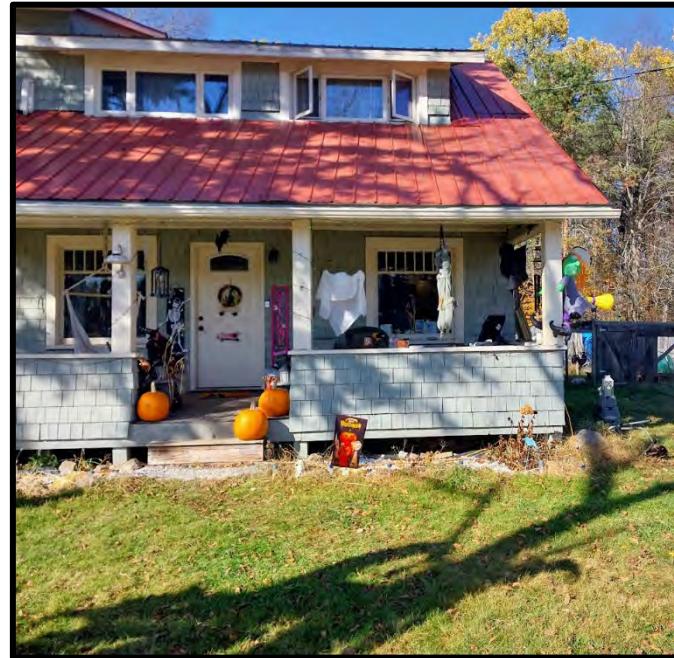


Figure 25: Photo by Davina Thurston



Figure 26: Photo by Davina Thurston

organizations is a necessary prerequisite for creating sustainable and affordable housing solutions.

To address these challenges a multifaceted approach is recommended for St. Armand is outlined in Section 6.

4. Infrastructure Development

Public services and facilities provide an array of services including drinking water, wastewater treatment and disposal, storm water management, hazard mitigation, public spaces, including parks, recreation, cemeteries, public buildings, libraries, schools, street lighting, healthcare, and transportation services and systems. Publicly regulated utilities provide telephone and electric services. It is conducive to the wellbeing of the residents and the community as a whole for these services to be provided in an economically and environmentally safe manner.

Public works projects begin to deteriorate from the day the construction is completed, and the ribbon-cutting ceremony takes place. Maintaining government-owned public facilities requires an intensive and regular investment by the various facility owners. Many projects take Town Board attention, project planning, and taxpayer money. St. Armand annually examines its capital investment program and how it employs ongoing maintenance, repair, and replacement-- as a necessary practice for each and every public facility and system in the Town. The Town recognizes that deferred maintenance is expensive, yet it is a challenge to employ a Town-wide program of capital investment and annual maintenance while making annual loan payments on public works projects.

Drinking Water Systems

Several extensions of the water district have occurred over the years, in addition to a myriad of other improvements to the district, the reservoir, pump house, hydrants and other related mechanisms and facilities of the district. Currently, as of 2024, the water district serves a total of 395 users (Water Units: 349 full, 46 half-seasonal). The Town is actively engaged in keeping up with changing Federal and State water quality regulations, maintaining existing facilities, and evaluating expansion opportunities and constraints.

Rockledge Park Subdivision – Within walking distance of both the Saranac River and Moody Pond, the long-established Rockledge Park Subdivision sits just northeast of the Village of Saranac Lake. After its inception in 1911, a record of a century's worth of efforts to streamline the water and sewer main systems that serve the neighborhood has followed. Currently, the Town of St. Armand retains ownership of the water mains, and the homeowners retain ownership of the sewer mains. Starting from 1914 when the lines were first established, with the Village of Saranac Lake as the unwritten provider of water and sewer services, to a 2019 engineers report by MJ Engineering which outlined the need for upgrades and repairs to the water infrastructure, there has been much debate as to the best long-term solution in meeting these needs. Steps have been taken to create a Rockledge Sewer District and in early 2023 a Request for Quotes was approved by the town board.

Centralized Wastewater Treatment

Wastewater treatment in the Town is a combination of public centralized collection and treatment, and private on-site wastewater systems. Projections from the 2020 Census and Town Records indicate there are currently approximately 781 housing units in the Town. Approximately 42% (Sewer Units: 302 full, 24 half-seasonal) are connected to the centralized wastewater treatment system and 58% (455) depend upon on-site wastewater treatment systems. The Sewer District covers most of Bloomingdale, which benefits many public facilities and most commercial businesses.

The Town is also diligently working to formally establish the Rockledge Sewer District.

Aged or outdated **on-site** wastewater systems may not operate properly and could contaminate ground and surface waters. From 2021-2024 seven (7) new septic systems were installed in St. Armand . While this number is small, trends are worth annual attention from the Town to determine whether and where on-site wastewater treatment is occurring—and whether wastewater district expansion is economically feasible and suitable as an alternative to on-site wastewater treatment.

According to the Town, the needs of the wastewater district coupled with increasing DEC requirements continually cause significant financial strain on the users of the system. Compounding this issue is the fact that the typical match requirement for most state and federal grant programs ranges from 25% to 40%. This makes it nearly impossible to justify further improvements to infrastructure when the burden of affording these costs lands squarely on the shoulders of community members. Potential homebuyers have indicated the high cost of water and sewer as a deterrent to settling in St. Armand. Current residents have voiced concerns about their ability to remain in our community. Furthermore, the Town needs to provide affordable housing and a reasonable cost of living to the citizens of St. Armand in order to support population growth and local business development. Before any of that can be achieved, however, the Town must address our Town's water and sewer infrastructure needs in a way that is affordable to the residents.

5. Public Safety and Hazard

Mitigation

The 2019 Essex County, NY Hazard Mitigation Plan identified 16 potential hazards affecting Essex County communities. The report also devotes an entire section to the Town of St. Armand (and the Village of Saranac Lake). While the report cannot be reiterated in its entirety, it is suggested that the Town continually update its emergency response and hazard plans and strategies on a regular basis.

Critical facilities flood vulnerability was assessed (i.e., located in the 500-year floodplain, if the facility has been flooded in the past, and if any kind of mitigation has been completed to reduce the flood potential to these structures). Generator capabilities were also assessed to determine if these facilities could function without electric power, a common issue for critical facilities during disaster events. The drinking water and waste water plants may be susceptible to a 500-year flood. These facilities have a generator in case of loss of electricity. The fire station and emergency operations center are not located in the 500-year flood plain; they possess generators. The school is not located in the 500-year floodplain, the town officials are not aware if this facility has a generator.

The town identified one area that can be used for temporary housing after a disaster-- the St. Armand Youth Field (15 Roosevelt Lane, Bloomingdale). This site has water, sewer, electricity, two bathrooms and a kitchen, but is not handicapped accessible. The elementary school is an ARC designated shelter. The Town would like to build a new Community Center and Emergency Shelter at the Youth Field.

The Town notes particular concerns with Inflow and Infiltration of stormwater runoff, leaking manholes, and root infiltration which causes leaks in sewer mains. As higher precipitation events continue to occur, the Town will need to address these concerns through mitigation and related improvement.

Hazards Addressed in 2019 Essex County Hazard Mitigation Plan	
Avalanche	Climate Change
Droughts	Dam Failures
Extreme Temperatures	Earthquakes
Floods	Hail Events
Hurricanes	Ice Storms
Landslides	Land Subsidence
Rail Events	Severe Winter Storms
Wind Events	Wildfires

Table 4: Hazards Addressed in 2019 Essex County Hazard Mitigation Plan

St. Armand Hazard-Self Rankings	
(Source: 2019 Essex County Hazard Mitigation Plan)	
High Hazard	Drought, extreme temperatures, hail storms, high winds, ice storms, severe winter storms, wildfires
Medium Hazards	Earthquakes

*Table 5: St. Armand Hazard-Self Rankings
expansive soils, landslides, rail events*



Figure 27: Photo by Davina Thurston

According to the Hazard Mitigation Plan, “St. Armand will continue to manage their floodplains in the future. They will review and approve new developments in the special flood hazard areas to ensure these structures are built compliant with the local floodplain ordinance. As the new FIRM [maps] are updated by FEMA, meetings will occur with floodplain managers, town supervisors and village mayors to provide training on the national flood insurance program. Compliance will be discussed at these meetings. Floodplain managers of the most vulnerable communities will be encouraged to join the state floodplain manager association to continue to increase their understanding of how to manage their flood vulnerable areas.”

St. Armand will continue to implement projects and programs to reduce the effects of hazards to the town. The floodplain ordinance will

continue to be enforced to ensure new construction is built to resist flood damage. Building codes must continue to be implemented to reduce damage from wind events and snow loads on structures. Current fire suppression programs, led by the DEC, will continue to ensure that wildfires mitigation occurs.

Future Land Use and Development Constraints

Future land use and development constraints on development of *private land* in St. Armand are best understood by conducting a land suitability analysis. The analysis is essential for making informed and optimized decisions about land use planning and management. The analysis can help ensure that land is used in a way that minimizes environmental degradation, soil erosion, and deforestation. In St. Armand’s situation, the analysis pinpoints unsuitable areas (e.g., floodplains, high hazard risks, steep slopes, protected habitats) to avoid and thus reduce negative effects. From a planning standpoint, the analysis helps identify the best locations for roads, housing, and public services based on accessibility and sustainability. From a developer or investor perspective the analysis can help reduce expenditure by selecting land that requires minimal modifications. This preliminary analysis presented on the following pages provides the Town of St. Armand with data-driven insights to support government policies regarding potential hamlet classification APA map amendments and land-use planning strategies.

Land Suitability for Future Development

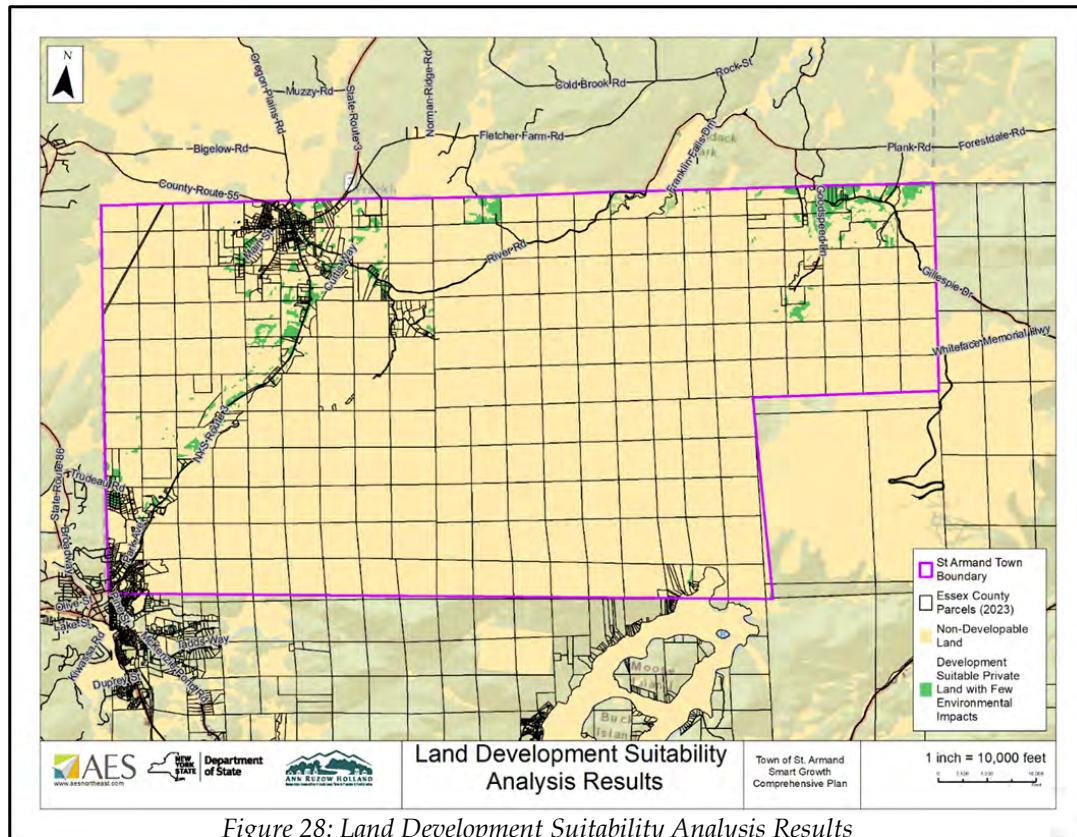


Figure 28: Land Development Suitability Analysis Results

expansion boundaries. This analysis considered whether the proposed expansion areas are environmentally viable.

The results highlight the limited capacity for growth, given the dominance of conserved lands (More than 80% of the Town land area) and strict environmental regulations. Proximity to Franklin County further limits northward expansion in specific directions. However, hamlet boundary expansion, strategic infill development and adaptive reuse of existing properties could help meet community needs.

A detailed **Land Suitability Analysis** was conducted to identify areas suitable for future development while minimizing environmental risks. The analysis categorizes land into three classes based on environmental sensitivity:

- 1. High Suitability:** Areas near existing infrastructure and hamlet centers.
- 2. Moderate Suitability:** Lands requiring careful planning due to potential environmental impacts.
- 3. Low Suitability:** Sensitive areas, such as wetlands and steep slopes, where development would be inadvisable.

The preliminary analysis considered environmental and planning issues and concerns and emphasized the importance of balancing development with environmental preservation. To ensure sustainability the suitability analysis overlayed natural resource data, including soil quality, slopes, critical environmental areas, and wetlands with the existing and potential hamlet

Hamlet Expansion Study

A preliminary hamlet expansion study was conducted as part of the comprehensive planning process and evaluated the feasibility of expanding the boundaries of the hamlets to address housing and infrastructure challenges while aligning with Adirondack Park Agency (APA) classifications. The primary goal is to create opportunities for affordable housing and enable essential infrastructure upgrades, such as wastewater treatment facilities.

The preliminary study focused on integrating moderate and low intensity use lands, identified by APA classifications, into the hamlet's boundaries. Key areas for inclusion include land along Route 3 extending south to Moonstone Farm, Trudeau farm fields and parcels near River Road. A red line on maps delineates these proposed boundaries for clarity. To ensure sustainability, the analysis also considered natural resource data, including soil quality, slopes, critical environmental areas, and wetlands. It also enabled the Town to determine whether the proposed expansion areas are environmentally viable.

There are several geographic and regulatory challenges facing the Town when considering hamlet expansion, including the proximity to Franklin County which limits expansion in specific directions. Environmental features, such as wetlands, floodplains, and other sensitive areas must be carefully evaluated to avoid degradation. Finally, the town must collaborate with APA and environmental groups to justify the expansion, focusing on ecological impacts and efficiency. The town's lack of local zoning in the hamlet requires reliance on broader state regulations, which can present a challenge. Furthermore, expanding the hamlet classifications may necessitate introducing localized zoning to achieve approval of reclassifying land use districts through APA map amendments and ensure orderly development.

Expanding the boundaries of a hamlet to address housing and infrastructure challenges while aligning with Adirondack Park Agency (APA) classifications is a critical way to address development needs, maintain and improve quality of life, and conserve open space. Removing APA oversight for specific lands within the hamlet reduces procedural delays while adhering to broader state-level environmental regulations. The Hamlet Expansion Proposal is an effort to align community growth needs and Smart Growth Principles with ecological responsibility, ensuring that expansion addresses pressing housing and infrastructure needs while preserving natural resources. By integrating detailed analysis, community input, and strategic planning, the town aims to present a compelling case for hamlet expansion to the APA and other stakeholders.

Why Expansion is needed:

Housing Needs: Addressing the shortage of affordable housing is a top priority. Expanding the hamlet allows smaller lot sizes compared to the current minimum lot sizes outside the hamlet. Reducing lot size requirements will simplify subdivision and development processes. It also enables leveraging key parcels, such as a 50-acre tract and rural areas near Campion Road and Fletcher Farm, for housing projects. Wherever possible it will enable the use of existing water and sewer infrastructure to support proposed housing. Where existing infrastructure is not available, clustered, and engineered infrastructure can then be cost-justified due to economy-of-scale housing development.

Infrastructure Development: Including the wastewater treatment plant within the hamlet reduces regulatory burdens and streamlines future modifications or expansions. While inclusion simplifies its regulatory procedures it still maintains compliance with wetland and environmental laws. Expanding sewer and water access strengthens the feasibility of development in certain areas.

Hamlet Expansion Drawbacks⁴⁵⁶

It is essential for the Town of St. Armand to consider potential issues, concerns and drawbacks when planning scenarios for proposed hamlet expansion map amendments to the Adirondack Park Agency (APA), since expanding hamlet zoning classifications within New York's Adirondack Park presents important challenges. APA officials have reportedly indicated that they are open to hamlet expansion that would free up space for housing but acknowledge there are difficulties. The APA is also reported as saying they will continue to support the proliferation of infrastructure necessary to accommodate growth in hamlets.

Infrastructure Costs and Limitations

While St. Armand's water and wastewater systems service many portions of the existing hamlet area, other areas lack service. The APA might require further expansion area footprints to incorporate the development of (at least) wastewater services-- if the Town cannot prove its ability to accommodate growth with 1) on-site wastewater systems, 2) expansion of the existing wastewater system, or 3) a combination of on-site and combined systems. Fortunately, St. Armand's soil profile generally is favorable to on-site septic (see soils data in Appendix Community Profile). In any of these scenarios, there are costs

⁴ <https://www.adirondackexplorer.org/stories/taking-stock-of-housing-hemmed-in-hamlets-want-to-develop-housing>

⁵ <https://www.adirondackalmanack.com/2020/05/amending-the-apa-map-and-the-burden-of-proof.html>

⁶ <https://apa.ny.gov/forms/Map%20Amendment%20Application.pdf>

associated with capital improvements that are often spread across district users. And many times, the financial burden can be very expensive or even unaffordable.

Land Use Regulations in the Hamlet

Without land use regulations in the Town of St. Armand, State Agencies, such as the APA may balk at increasing the amount of land that isn't subject to land use permitting. The absence of APA land use regulations in the hamlet classifications may create a new situation where unmanaged growth and development impacts more land that currently under the existing hamlet classifications—to the detriment of the community.

The APA may condition hamlet expansion not only upon adequate infrastructure to support growth, but also the Town adopting regulations that replace the APA within the confines of the hamlet. Adopting regulations costs money—initially in terms of preparing regulations, but ongoing (annual) costs to maintain a zoning officer, review projects, engage volunteers on a planning board and zoning board of appeals, engaging in continuing education, etc.

Furthermore, with local land use control, the community can't blame the APA if something goes awry with a project within APA jurisdiction. The Town will be legally liable for the jurisdictional decisions it makes, as well as being accountable to the taxpayers and voters for land use decisions.

Environmental, Geographic, and Political Constraints

St. Armand's existing hamlets are hemmed in with limited expansion opportunities. More than 80% of the Town is State-owned land, and the municipal boundaries with the Town of Franklin and the Village of Saranac Lake also constrain hamlet expansion.

In addition, mountainous terrain, water, and land resources reduce space for expansion. What remains theoretically available for hamlet expansion is very limited. Increased density can also lead to concentrated pollution and strain on local ecosystems. Expanding hamlet areas can lead to increased development in previously undeveloped regions, potentially threatening local ecosystems. The reduction of green spaces in the hamlet in favor of development can also negatively affect community life. Careful consideration is necessary to balance growth with the preservation of natural resources.

APA Regulatory Hurdles and the Tenacity to see things through.

The Adirondack Park Agency's (APA) land use map amendment process to expand hamlet boundaries takes time and effort that requires the Town to be persistent, thorough, spend taxpayer money on making the case, patient, and tenacious. Proposals must prove that reclassification aligns with APA statutory objectives, accurately reflects the land's suitability for development, is financially feasible, and something the community really wants. The Town would have to demonstrate that their hamlet expansion plans are legally necessary and appropriate, sustainable, beneficial to residents and the environment—and then advocate for their interests for approval to happen.

This rigorous process can be a significant obstacle for communities seeking expansion. According to one David Gibson of Protect the Adirondacks:

"In my experience, the purposes and quality of these map amendment proposals vary a good deal, as does their justification. Persistence from the proposal's sponsor also varies and matters. For instance, the Town of Westport requested an amendment in 2018 to move 32 acres from Resource Management to Hamlet. After being told by APA they would need to expand their sewer district and ordinance to require future sewerizing of all potential development there, the Town did just that and subsequently gained the amendment in 2019.

In the case of the two amendment proposals now before the APA, the one in North Elba seems quite well justified. The area in question appears to meet the character description and purposes, policies, and objectives of the desired Hamlet classification. Portions of it are already intensively developed. It is served by public water and sewer. The boundaries of the proposal appear to be of regional scale. There has been a lot of planning inputs from the Town, including a needs assessment for more affordable community and workforce housing that might be accommodated here in the future." ⁷

Community Resistance and Civic Engagement

Efforts to expand hamlet boundaries may face opposition from residents concerned about the costs of water/wastewater services, changes to the character of their communities, increased traffic, or environmental impacts. Growth from expansion may potentially lead to gentrification and displacement of lower-income residents. The focus on compact, mixed-use developments can sometimes prioritize market-rate housing and commercial spaces, neglecting the needs of diverse income and elderly/family populations.

Engaging the community in the map amendment planning process is crucial to address concerns, achieve consensus, and express that consensus to the APA.

Section G outlines the implementation steps associated with pursuit of an APA Hamlet Expansion Map Amendment feasibility study.

⁷ <https://www.adirondackalmanack.com/2020/05/amending-the-apa-map-and-the-burden-of-proof.html>

Preliminary Hamlet Expansion Scenarios

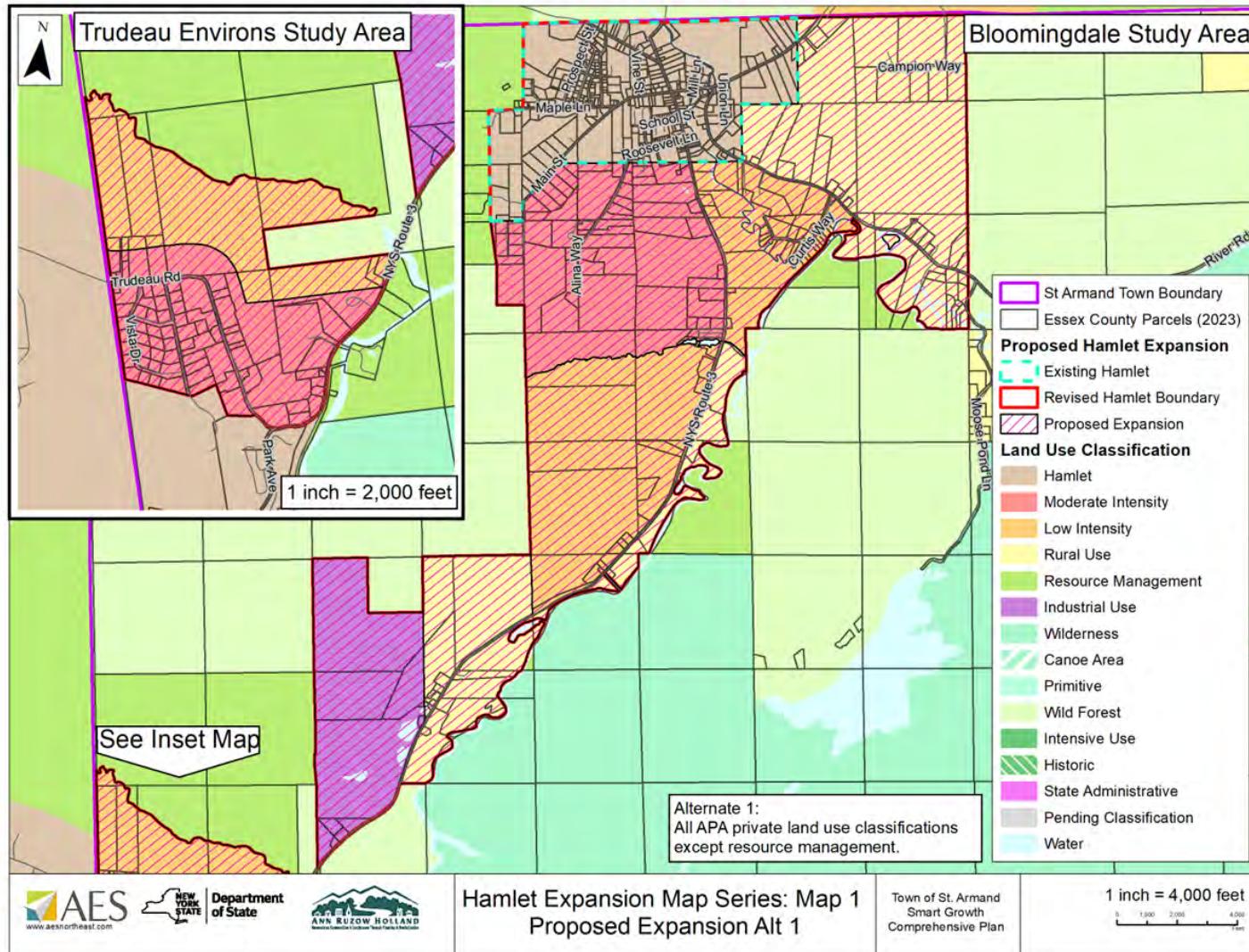


Figure 29: Hamlet Expansion Map Series: Map 1 Proposed Expansion Alt 1

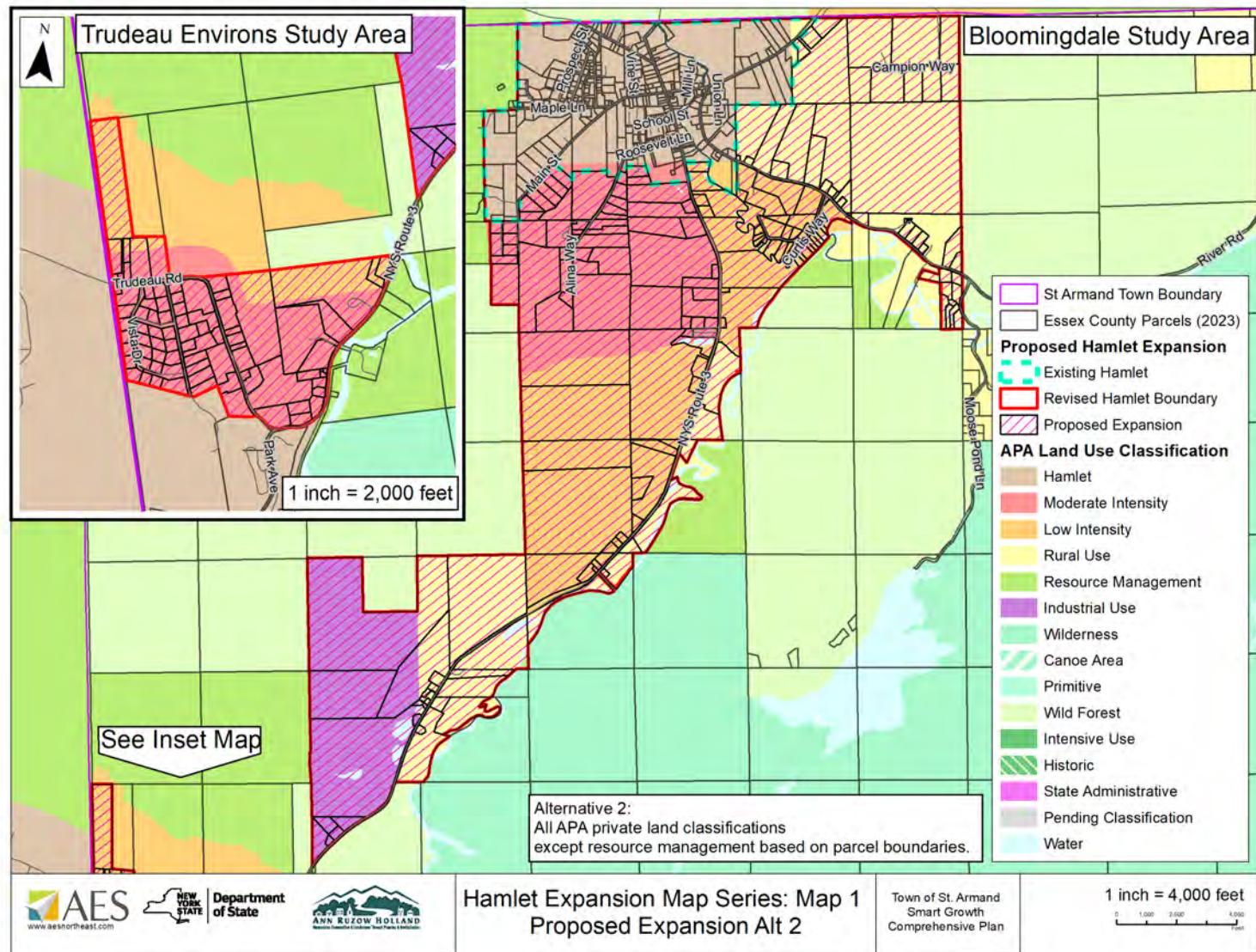


Figure 30: Hamlet Expansion Map Series: Map 1 Proposed Expansion Alt 2

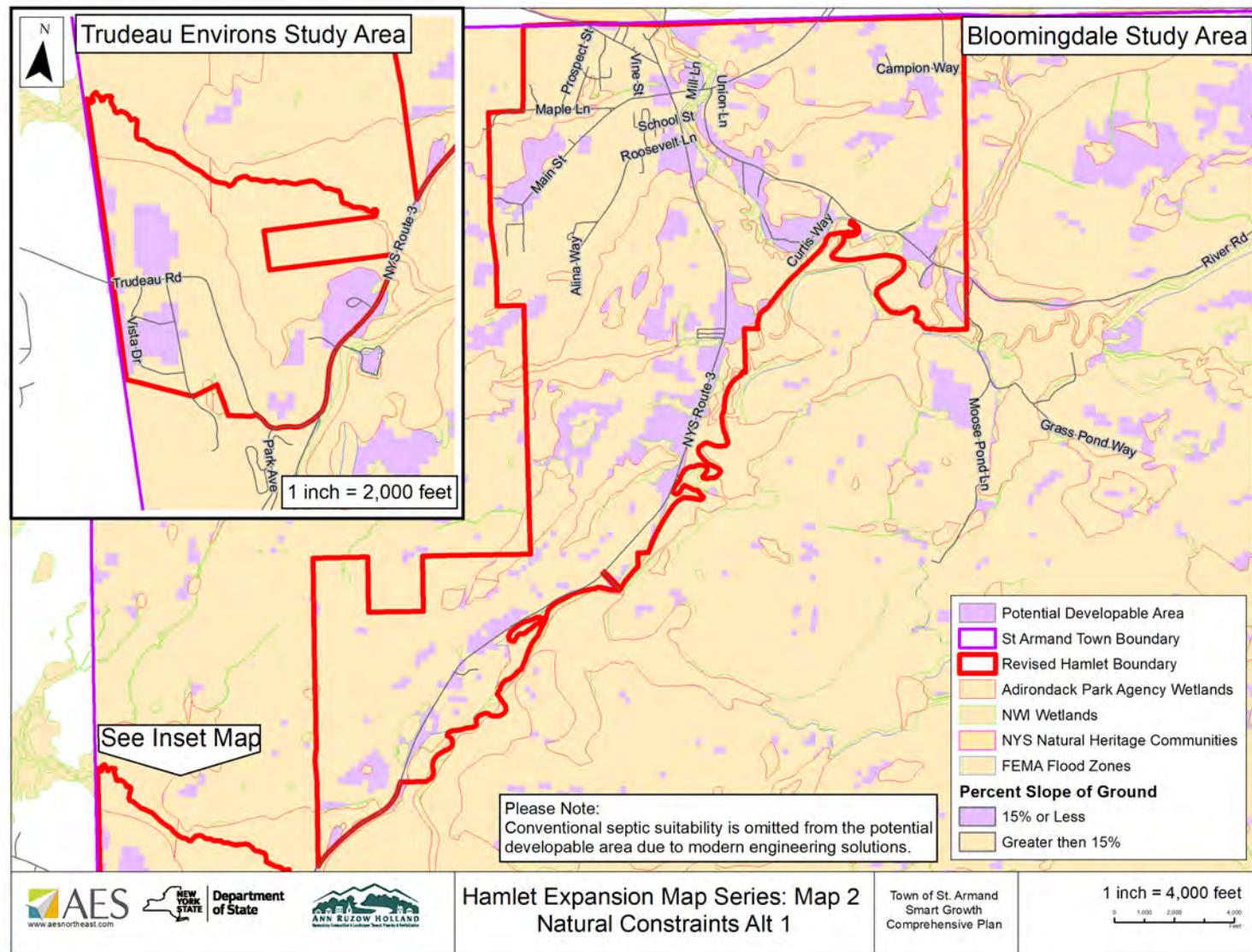


Figure 31: Hamlet Expansion Map Series: Map 2 Natural Constraints Alt 1

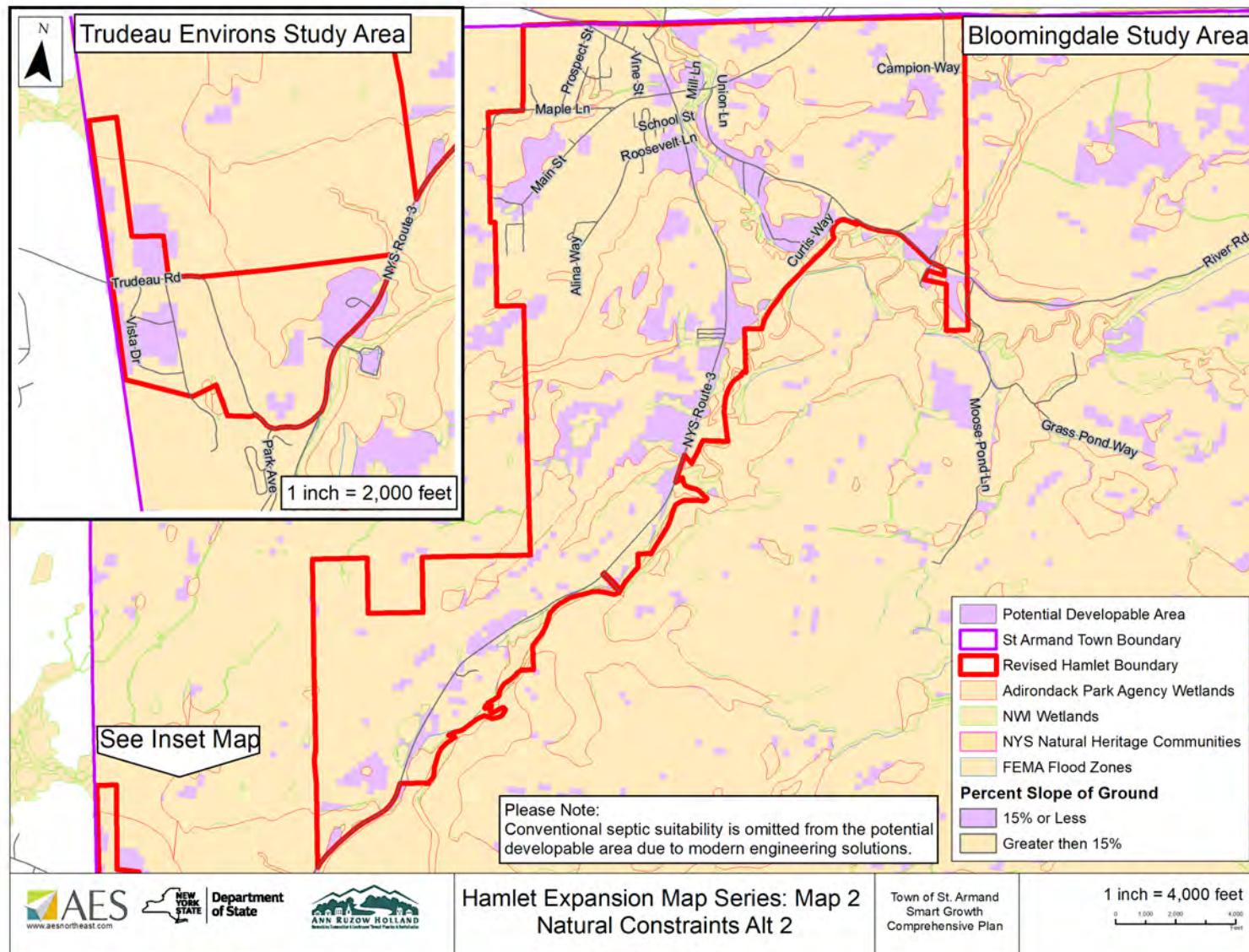


Figure 32: Hamlet Expansion Map Series: Map 2 Natural Constraints Alt 2

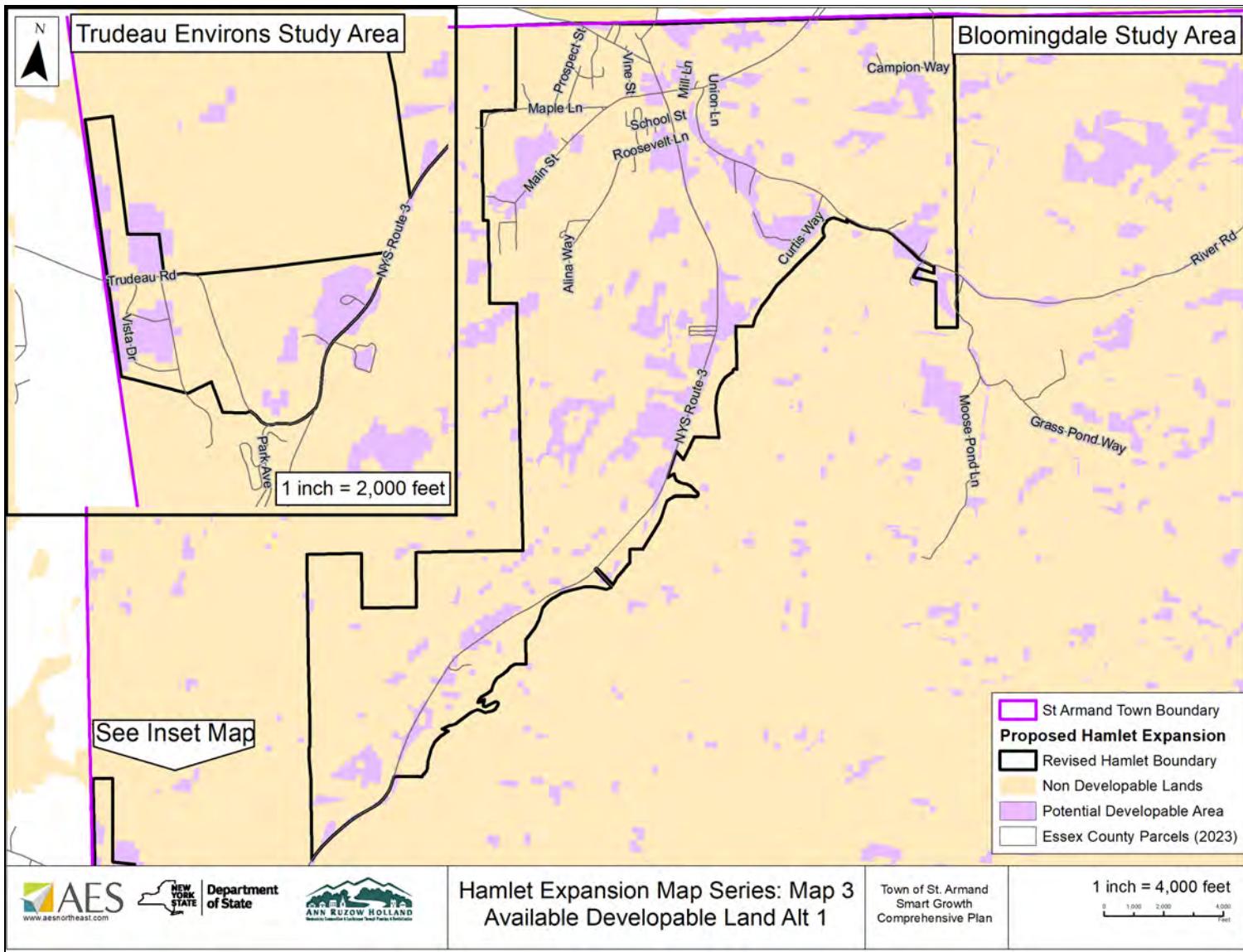


Figure 33: Hamlet Expansion Map Series: Map 3 Available Developable Land Alt 1

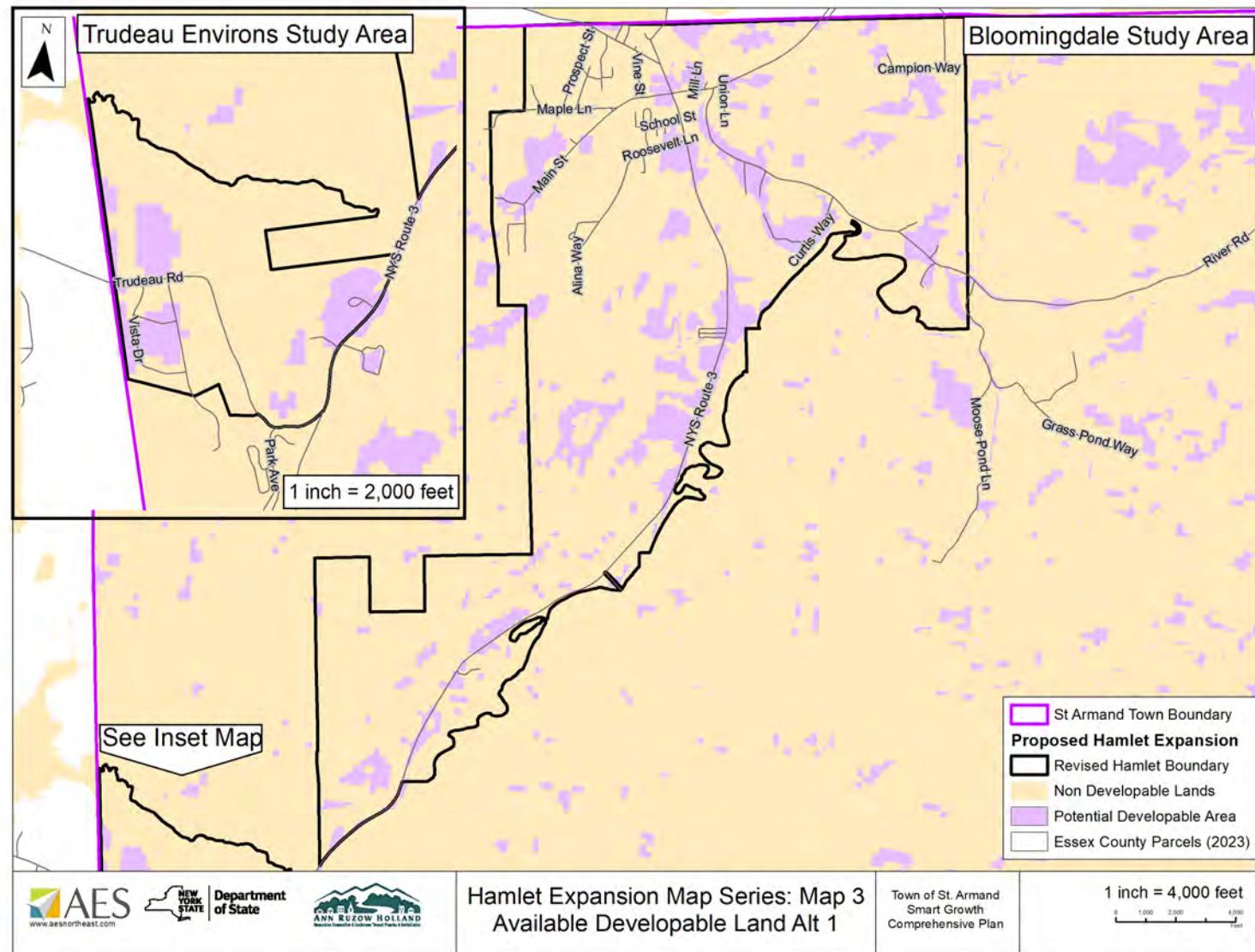


Figure 34: Hamlet Expansion Map Series: Map 3 Available Developable Land Alt 1

Section 5: St. Armand's Vision and Smart Growth Recommendations for the Future

Section 5 captures St. Armand's future vision and summarizes Smart Growth approaches detailed in Chapter 5 of the Community Profile. In addition, Section 5 will help readers, and the Town consider how to apply Smart Growth Principles, in general, and those more specific and applicable to Adirondack Park communities to any findings, recommendations, or actions that grow out of this Comprehensive Plan.

St. Armand's Vision Statement

Based upon the results of community engagement and outreach activities and events, combined with input from the Comprehensive Plan Steering Committee and Town leadership, the following Vision Statement was crafted and is used to inform the Smart Growth Recommendations presented in this chapter.

A Working Vision Statement for St. Armand's Future:

We are proud to be a clean, kid-friendly, hospitable, close-knit, affordable, and quiet residential community. We like being a beautiful place for families to call home--and having just enough—and well placed-- housing, recreational opportunities, services, and businesses for easy access and convenience. Our proximity to work opportunities and other services, as well as the abundance of public lands and natural resources allows us to grow purposefully and carefully. St. Armand is THE place where families --at all ages and stages of life-- can live a satisfying life.

The St. Armand Smart Growth Comprehensive Plan offers a vision for growth that balances preservation, community well-being, and strategic development. It emphasizes the application of Smart Growth principles tailored to the unique characteristics of the Adirondack Park and its hamlets, aiming to guide sustainable development while maintaining the town's rural charm, natural beauty, and small-town character.

Smart Growth Applied to St. Armand's Comprehensive Planning Efforts

Richard Moe, President of the National Trust for Historic Preservation, distinguished public servant, and leader in the planning field once commented, “Communities can be shaped by choice, or they can be shaped by chance. We can keep on accepting the kind of communities we get, or we can start creating the kind of communities we want.”⁸

David Goldberg, a longtime executive at *Smart Growth America*, (the leading advocate for the national Smart Growth movement) made the following recommendation regarding the marriage of local comprehensive planning and consideration of Smart Growth Principles:

“The surest way to create towns worthy of passing on to our children is to engage the full, informed participation of the people who live in them making planning and development more collaborative and less adversarial. That is perhaps more important today than ever before. Over the last decade, people all across the country have grown increasingly worried about the consequences of rapid growth and poorly planned development. In search of a better way, many of those concerned citizens have been working with forward-looking professionals in planning, design, real estate, and related fields to figure out how to be smarter about growth.”⁹

The Town of St. Armand Smart Growth Comprehensive Plan (Our Plan) uses an approach to land planning that continues to promote growth and infrastructure improvements in the *Hamlet and Moderate Intensity* APA land use classifications. This location of development and investment will support the build-out of compact, healthy, and walkable neighborhoods. Furthermore, it will encourage complete use of roads for cycling, pedestrians, and autos. Finally, it will incentivize mixed-use development with a range of housing choices. St. Armand intends to preserve and protect its unique sense of community and place that overlays its abundant natural and cultural resources. Our Plan is consistent with Smart Growth core values that emphasize long-range, regional considerations of sustainability and cumulative effects.

We chose NOT to parse out various Smart Growth Principles and try to “shoehorn” them into the previous four subject-based chapters. Instead, we have devoted a fifth and final chapter within the Town of St. Armand Community Profile to a synthesized and relevant discussion of how smart growth considerations can be practiced by the Town of St. Armand. Not all the principles of Smart Growth apply to the town and therefore some principles are described and explained in greater detail than others. Some will certainly be more important and useful to inform the findings and recommendations to be developed within the formal Comprehensive Plan document.

⁸ <https://www.cityofhuntington.com/residents/americas-best-communities>

⁹ <https://smartgrowthamerica.org/resources/smart-growth-implementation-toolkit/>

Our Plan will put into practice many Smart Growth principles that closely tie to the goals of the community. We will use careful consideration and caution in land use decisions to maintain St. Armand's rural charm, natural beauty, and small-town character. Wherever possible, we will encourage adaptive reuse and recycling of existing buildings while conserving countryside and protection of natural resources for this and the next generation to enjoy. St. Armand will also support affordable housing and the use of fair and representative community participation activities to encourage residents, businesses, and visitors to enjoy life here.

Smart Growth in New York State

Smart growth looks different from place to place. It is an overall approach to development that encourages a mix of building types and uses, diverse housing and transportation options, development within existing neighborhoods, and robust community engagement. The 10 principles are considered the foundation of a smart growth approach.

1. Mix land uses
2. Take advantage of compact design
3. Create a range of housing opportunities and choices
4. Create walkable neighborhoods
5. Foster distinctive, attractive communities with a strong sense of place
6. Preserve open space, farmland, natural beauty, and critical environmental areas
7. Direct development towards existing communities
8. Provide a variety of transportation choices
9. Make development decisions predictable, fair, and cost-effective
10. Encourage community and stakeholder collaboration in development decisions

Figure 35: Smart Growth in NYS (Smart Growth America 2024, n.d.)

Smart Growth in the Adirondack Park-A Different Paradigm

The framework for Smart growth in the Adirondacks is very different than one might find outside of a protected area. Ideally, “Adirondack hamlet remains compact, walkable, well defined, and connected to neighboring hamlets. Smart hamlets provide job opportunities and year-round, affordable, workforce housing for Adirondacker’s. Smart growth in the Adirondacks steers new development toward existing hamlet infrastructure or facilitates new infrastructure investments. It respects a community’s form and place as well as the natural features of the park. Smart plans for hamlet expansion are prepared publicly, creatively, and in concert with the state’s park-wide land use and development regulations. The visual character of Adirondack smart growth is rooted in 19th century architecture and building traditions brought into a modern age of energy efficiency and independence.¹⁰

- *PRINCIPLE: WELL-DEFINED BOUNDARIES PREVENT HAMLET SPRAWL AND PROTECT NATURAL RESOURCES.*
- *PRINCIPLE: WALKABLE PUBLIC SPACES PROMOTE SOCIAL INTERACTION AT A HUMAN SCALE, ENERGIZING HAMLET ACTIVITIES.*
- *PRINCIPLE: ACCESS TO NATURE PROVIDES MANY WITH THE AUTHENTIC ADIRONDACK EXPERIENCE.*
- *PRINCIPLE: STRONG HAMLET CENTERS SUPPORT DENSITY AND PROVIDE A COMPACT MIX OF USES.*
- *PRINCIPLE: EFFICIENCY IS ACHIEVED THROUGH GREEN DESIGN AND SUSTAINABLE LAND USE.*
- *PRINCIPLE: JOBS AND HOUSING GO HAND IN HAND.*
- *PRINCIPLE: HIGH VISUAL QUALITY ATTRACTS INVESTMENT AND REFLECTS HAMLET’S HISTORY.*
- *PRINCIPLE: CRITICAL RESOURCES ARE PRESERVED THROUGH GOOD PLANNING.*
- *PRINCIPLE: COLLECTIVE DECISION-MAKING IS PRUDENT WHEN GROWTH IS SLOW AND INCREMENTAL.*

¹⁰ Roger Trancik, Hamlets 3 <https://apa.ny.gov/Documents/Reports/Hamlets/index.html>

The Five Tests of Smart Growth¹¹

The Community Profile takes a very comprehensive look at all the conditions that influence land use and community planning in St. Armand. The results present both inventories and analysis of existing and past trends in a wide range of subject areas that influence Smart Growth. In developing St. Armand's future forward recommendations, the content of the Community Profile serves as the foundation for action. The Five Tests of Smart Growth can also serve to help shape new development, redevelopment, and infrastructure priorities, helping to envision where we are headed over the next few years.

1. Popsicle Test:

Can you walk home from the store before your popsicle melts?

Can walking or biking meet most daily needs?

2. Smooch Test:

Is the place comfortable, safe, attractive, and intimate, suitable for a date-night stroll?

Are people—and their ears—shielded from high-speed car traffic?

Would you feel good about taking a visitor there?

3. Kid Test:

Can children safely explore a world beyond their own backyards?

Can older kids get around on their own, safely developing a sense of self-reliance and autonomy?

4. Seniors Test:

Are elder citizens a welcome part of the mix of residents?

Are they engaged and active?

Can they get out and about and get their needs met when driving is no longer an option?

5. Commons Test:

Does the development contribute to the overall community something greater than what it takes in terms of natural and community resources?

Will it age gracefully and adapt to future uses, or is it designed to be disposable?

What does it leave for future generations?

¹¹ <https://smartgrowthamerica.org/wp-content/uploads/2016/08/choosing-our-communitys-future.pdf>

St. Armand's Consideration of Adirondack Smart Growth Principles

Principle(s): Collective decision-making is prudent when growth is slow and incremental.

- *Critical Resources are preserved through good Planning.*
- *Development decisions are predictable, fair, and cost-effective.*

Unprepared municipalities are often confronted with piecemeal development in the form of project permit proposals from well-financed applicants and often find themselves anxiously (and on short notice) trying to equip themselves to do battle with well-paid teams of experts paid by property developers. Interim measures are adopted to stave off development as Comprehensive planning programs and zoning re-writes are fast tracked towards adoption.¹² Piecemeal planning replaces Comprehensive Planning.

The Comprehensive Plan can act as the keystone in the structural foundation of a local planning program. Local governments (And the APA) guide private land use decisions and reflective planning can routinely occur. When this happens people enthusiastically give of their time to make sure that development projects measure up to the town's vision of its future. Citizens enter a meeting room with the intent to participate in an ongoing local land use planning program, and bring with them a wealth of knowledge, a morality that establishes some value for nature and a relationship with their neighbors and the landscape. Community Leadership and citizens follow through in project permitting and decision making. Center-stage to this alternative future is the script: the continually updated, highly respected and hopefully dog-eared community Comprehensive Plan. It acts as the mirror to reflect and remind citizens that place-making is about community self-determination and rowing the boat in the same direction.¹³

Incremental Smart Growth in the Adirondacks Requires Local Planning

Rural communities tend to build-out slowly and in small, incremental steps. This is particularly so in St. Armand and is reflected in the small but consistent number of building permits issued year over year. This slow and gradual growth can and should be planned for through initial and periodic comprehensive and capital planning efforts by the Town of St. Armand. The Town already has a capital plan for roads and sidewalks, as well as which grant-funded projects need attention. These efforts are admirable. In the future, both comprehensive and capital plans should be updated to reflect changing local conditions and regional market forces.

Tools and techniques available to St. Armand to support Incremental Smart Growth

(Please Note: All these tools and techniques originate and are cited in Hamlets 3 Report)

¹² New York State Commission on Rural Resources 2008

¹³ Ann Ruzow Holland, November 2008

APA regulations

Within the regulatory structure of the Adirondack Park Agency there are several methods to facilitate smart growth expansion. APA land use classifications have specific regulatory guidelines that projects must adhere to. For any given parcel, for example, the APA sets a maximum number of principal buildings for a specific number of acres. These structures can be clustered together, however, to support smart growth principles, while maintaining the allowed parcel density.

APA map amendments

It is possible to amend the APA land use classifications. The amendment process can be initiated by a private landowner, a town, or as the result of a comprehensive planning process or APA-approved local land use program. Based on an inventory of natural constraints, including slopes, soils, wetlands, and other features, the Agency determines if the amended classification fits the land. The APA uses regionally identifiable boundaries such as roads or streams, not private property lines, as land use classification boundaries.

Map amendments are best used to increase density to support smart growth. Hamlet classification, probably the most desired map amendment, cuts two ways – though free of almost all APA jurisdiction, it potentially opens up a community to undesirable development unless local land use controls are in place.¹⁴

Density transfers

Depending upon legal circumstances, a hamlet that desires additional density for an area may be able to use one of three kinds of density transfers. First, a landowner has the ability to transfer density on a given parcel of land. This enables clustering development on the most appropriate areas while avoiding development on least. Second, if density transfer is provided for in the local zoning law and is part of an APA-approved local land use program, two land owners can transfer density between them. If density transfer is not part of an approved local land use program, transfers are limited to adjacent properties. This limitation may be overcome by means of a complicated scheme of transferring density from one property to another in a kind of fireman's bucket brigade. Third, a municipality may transfer density as part of an approved local land use program as an alternative to an APA map amendment.

Zoning

Cities, towns, and villages in New York State are authorized by state statutes (called “zoning enabling laws”) to regulate the use of land by enacting what is commonly referred to as “zoning.” Zoning governs the way land in a municipality is used and developed. Its goal is to carry out the municipality’s long range land use objectives. Zoning regulates the uses to which

¹⁴ <https://apa.ny.gov/Documents/Reports/Hamlets/index.html>

property may be devoted, the siting of development on land, and the density of development on property.¹⁵ Where it is most successful, zoning is written in a way that compliments the planning goals of communities and addresses the needs of residents and businesses in the municipality.

Zoning protects health, safety, and property values. Zoning separates potentially incompatible uses. A well-written zoning regulation permits appropriate uses in each zone and can even regulate the location of the development on the site and its building design. If applied this way, zoning can preserve or even enhance the character of a neighborhood or community. On the other hand, if not well-tailored to the needs of the community, zoning can needlessly separate compatible mixed uses and result in monotonous patterns of development.

Some landowners oppose zoning because of the restrictions it places on the ability to use their land or believe it diminishes their ability to sell the land to someone for a high price. Balanced against this concern is the recognition that zoned properties often retain their value precisely because landowners know that nearby properties can only be occupied by compatible uses.¹⁶

Incentive zoning provides rewards for development, such as affordable housing or public space, which meets specified hamlet development goals.

Overlay Districts

Overlay districts are drawn on a map to establish some level of land use control and/or over existing zoning to address the special needs of a particular area within a hamlet. Common examples include historic districts, road corridor standards, agricultural protection, watershed protection, and scenic view protection zones. These zones can preserve community character, promote mixed-use development or higher density development, encourage affordable housing, and achieve other community-desired results.

Subdivisions

When a landowner or developer wishes to subdivide an existing parcel, it offers a community the opportunity to ensure this expansion reflects smart growth principles. A town board can empower a local planning board to do subdivision review and adopt regulations, such as requiring that a certain percentage of a site be conserved by clustering structures. A design review board can exist independent of zoning laws.

Official map

¹⁵ <https://dos.ny.gov/system/files/documents/2023/01/adopting-zoning-for-the-first-time.pdf>

¹⁶ <https://dos.ny.gov/system/files/documents/2023/01/adopting-zoning-for-the-first-time.pdf>

An official map is a powerful, yet often underutilized planning tool. Town boards are legally empowered to create an official map delineating streets, highways, parks, and drainage systems, built and unbuilt. A town can draw out streets and other elements that do not currently exist to create a compact hamlet form following smart growth principles and design strategies. When a developer or landowner develops a piece of land, their plans will be legally bound to the features on the official map. Official maps are not straightjackets, though. They are a starting point for a rational layout of roads and other infrastructure and can be revised by a town board. If a land developer has a different idea that results in a logical and efficient layout of roads and other infrastructure, he/she can submit that idea to the town board for its action to revise the official map.¹⁷

Principle(s): Strong hamlet centers support density and provide a compact mix of uses.

- *Create complete neighborhoods where daily needs are nearby.*
- *High visual quality attracts investment and reflects a hamlet's history.*
- *Walkable public spaces promote social interaction on a human scale, energizing hamlet activities.*
- *Strengthen existing communities and direct development towards them. Make efficient use of public investments in infrastructure, schools, and services.*

In the Post-Covid Era, St. Armand has experienced a trend that mirrors circumstances in the Adirondacks, New England, and the Northern Forest Region. Local real estate prices have skyrocketed, primarily because COVID refugees- mostly urban dwellers--have bought up property--far away from the cities --in order to escape COVID—and reside where density was low, environmental quality was high, outdoor opportunities were abundant, and exposure to disease was limited. In addition, many people have reconsidered what they want. And it is something more than isolated housing subdivisions. With the popularity of remote work, employees are no longer wedded to office parks and downtown skyscrapers.

The national trends are clear—and are mirrored by the results of the 2024 St. Armand Community Survey, Stakeholder Interviews and Visioning Workshops. Folks want ready access to jobs, daily necessities, and fun, with less time in traffic. Jobs near housing, housing near jobs. People who want to drive should be able to. Places with a center point, a “downstreet, “walkable streets, energized gathering places, green space, parks, trails, and face-to-face social events are thriving. St. Armand wants to be a place where people who work from home can invest in the community by attending and participating in community life, raise children in a safe environment, buy local, engage with neighbors at the local café or store, walk to get the mail, then community “home” and back to work.

The following recommendations from Hamlets 3¹⁸ encourage compact, incremental smart growth.

¹⁷ <https://apa.ny.gov/Documents/Reports/Hamlets/6-Achieving-Success.pdf>

¹⁸ Roger Trancik, Hamlets 3 <https://apa.ny.gov/Documents/Reports/Hamlets/index.html>

“Communities should plan their road network via the official map to encourage compact patterns of development near an existing hamlet center. The community or a developer may finance and build these roads individually or in partnership.

Roads and utility placement within and near a hamlet center encourages infill development and the reconfiguration and densification of inner hamlet lots.

Building utilities and utility districts first guides the location of new growth and prevents unplanned linear strip development.

Special overlay districts, such as a business improvement district (BID), requiring a critical mass of businesses may come subsequently. When a hamlet core is fully built out, it may be necessary to obtain an [an APA] map amendment upgrade for suitable adjacent land.”¹⁹

Principle(s): Jobs and housing go hand in hand.

Energy Efficiency is achieved through Green Design and Sustainable Land Use.

Create a range of housing opportunities and choices.

Put jobs and good schools within reach of all who need them.

According to Hamlets “3”, “Smart projects shouldn’t just bring a lot more of what already exists. “Hamlets that position themselves with an eye to long-term sustainability will succeed in their quest for new investment.”²⁰

Projects that incorporate mixed uses (shops and housing, or offices and retail) are growing in popularity. During the recent and gradual build-out of Bloomingdale, emerging forms of investment have supported increasing diversity in retail and service sectors. Locally sourced food, a restaurant/brewery, and a child care center are now available.

St. Armand is part of a larger regional economy that needs to attract and house a younger and more diversified labor force that is available to fill all job sectors. As noted in other sections of the Community Profile, Bloomingdale has great potential

¹⁹ <https://apa.ny.gov/Documents/Reports/Hamlets/6-Achieving-Success.pdf>

²⁰ <https://apa.ny.gov/Documents/Reports/Hamlets/6-Achieving-Success.pdf>

to serve as a community hub where residents and businesses support one another through investment, spending, and revitalization activities.

Good planning ought to allow for housing for the full population in a way that is fair to homeowners, home-seekers of all incomes and to local jurisdictions." St. Armand will strive to incentivize an equitable, appropriate (to Bloomingdale scale), and necessary mix of affordable, senior, and workforce housing that address regional housing market needs. The mix of housing will attract new residents at various stages of life and include new construction townhouse-style condominiums or rentals, adaptive reuse of structures for single or multi-family units, accessory dwelling units, and senior independent living. This would encourage continued development of St. Armand as a bedroom community to Saranac Lake.

Any child, no matter where he or she lives, should have access to good schools, a safe environment, and opportunities for advancement.

Great quality of life begins at the street or neighborhood scale, though one size doesn't fit all. There's no reason we can't have all the qualities we want in St. Armand.

Principle: Well-defined boundaries prevent hamlet sprawl and protect natural resources.

Keeping development compact helps preserve water quality and natural resources in a number of ways and contributes in a meaningful way to enhancing the ecosystem services provided by nature. Compact development can help preserve continuous areas of open space important for climate mitigation, protecting water and air quality. It reduces the amount of impervious surface that covers the land and shunts stormwater and pollutants into nearby rivers and streams.

Multi-story buildings with smaller parking lots cover less land than spread-out single-story developments with big parking lots. Compact development also makes it easier to protect critical water resources from development, such as wetlands, vegetated buffers along streambeds, river corridors, and floodplains.

In the case of St. Armand, 80% of the land is in public trust and not available for development. Accordingly, only 20% of the land mass is in private hands and development is strictly limited by the Adirondack Park Land Use and Development Plan. St. Armand's hamlets, industrial, moderate, and rural use intensity classifications are isolated to this small amount of private land.

Principle: Access to nature provides many with the authentic Adirondack experience.

➤ Preserve natural beauty, parks, farmland, and environmentally critical areas.

Protected areas, such as New York's Adirondack Park, constitute natural resource-rich amenity islands, isolated in a sea of development, and hence are particularly threatened by land transformation. As such, they are in great danger from market forces because they possess great scenic beauty and recreational opportunities. On the other hand, these special amenities increase private land values enhancing the tax base.

The large tracts of NYS-owned land and conservation easement lands located in the Town of St. Armand provide extensive and considerable environmental services to the Town, the region, and the rest of the country in terms of open space, water quality and its indirect benefits to the tourist and recreation economic sectors. St. Armand's public lands have the potential to offer residents and visitors exceptional recreational opportunities. If and when NYS drafts and completes Unit Management Plans for the various public tracts, St. Armand can contribute ideas, suggestions, and recommendations for access points that connect, improve, and facilitate access and enjoyment for residents and visitors.

St. Armand has done an outstanding job capitalizing on and transforming the natural features and open space within and nearby Bloomingdale into community amenities, such as parks and recreational spaces. More can always be done, and further actions are on the drawing board. A comprehensive recreational plan for the Town of St. Armand might bring together all the existing and possible community amenities and evaluate ways that low impact multi-use trails and greenbelts can enhance the connections between public lands and nearby communities. These actions can also attract development and investment into the community.

Charming, picturesque, beautiful are words describing the landscape of St. Armand. If it were not for the way farming once sculpted and framed the geography along the Saranac River, one might not see the lakes, rivers, and mountains for the abundance of trees. With the advent of climate change, the bread baskets of the USA are drying out and becoming inhospitable. Our region has the ability to feed itself. The regional agricultural economy has great potential to feed, and provide non-food resources, perhaps export food resources to food-scarce regions of the world. The local foods and food security movement are important entrance points for making the argument to residents for protecting local farmland which is also conserved open space. When new development occurs on farms or other open land, as most of it does, those resources are gone for good. How St. Armand's residents decide when such growth is appropriate, and push for change when it isn't is an important consideration in the future.

Smart Growth in St. Armand

The importance of intentional planning to shape communities cannot be understated. Drawing from national Smart Growth principles, this Comprehensive Plan underscores the role of collaborative decision-making in ensuring that development aligns with community values. Key goals include creating compact, walkable neighborhoods, encouraging mixed-use developments, and preserving the town's cultural and environmental resources. St. Armand's incremental growth model provides an opportunity to methodically implement these principles over time.

Core Principles of Smart Growth in St. Armand

1. Well-Defined Boundaries to Prevent Sprawl

Compact development is prioritized to preserve natural resources, reduce impervious surfaces, and protect water and air quality. Given that 80% of St. Armand's land is publicly owned, development opportunities are confined to the remaining private lands, which makes planning essential to prevent sprawling and incompatible growth.

2. **Strong Hamlet Center-Bloomingdale and Trudeau Environs**

The plan envisions a revitalized Bloomingdale and areas adjacent to Saranac Lake that provide a compact mix of uses—housing, businesses, and community spaces—within walkable distances. Recommendations include infill development, mixed-use projects, and infrastructure improvements to enhance accessibility and vibrancy.

3. **Integration of Jobs and Housing**

St. Armand seeks to attract and retain a diverse workforce by providing affordable housing near employment hubs. A mix of housing types, including single-family homes, multi-family units, and senior living accommodations, is recommended to meet the needs of residents at various life stages.

4. **Access to Nature**

The town's abundant public lands and scenic beauty are key assets, offering recreational and environmental benefits. Enhancing access to these resources through connected trails, parks, and greenbelts is critical to supporting both residents and tourism.

5. **Energy Efficiency and Sustainability**

St. Armand aims to incorporate sustainable land use and green design in future developments. Green-buildings and clustered developments are proposed to minimize environmental impact while supporting energy independence.

Innovative Planning Tools and Techniques

This plan outlines several tools to support smart growth:

- Land Use Regulations, including Form-Based Codes, more “Modern” Zoning techniques, and Overlay Districts: Implementing zoning regulations to ensure compatible land uses and maintain community character.
- APA Map Amendments: Aligning land classifications to encourage higher-density development in appropriate areas.
- Density Transfers: Allowing clustering of development to preserve open spaces.
- Official Mapping: Strategically delineating infrastructure and development areas to guide future growth. The Town is in discussion about validating an Official Map. A 1905 set of maps of Bloomingdale notes “paper streets” and these may be reviewed to determine their data and its relevance to development planning for the hamlet.

These tools are intended to provide flexibility while ensuring development aligns with long-term planning goals.

Guiding Development with the Five Smart Growth Tests

This plan introduces five conceptual tests to evaluate development proposals:

1. Popsicle Test: Can residents walk or bike to meet daily needs?
2. Smooch Test: Is the area inviting and safe for social interactions?

3. Kid Test: Are children able to explore safely and independently?
4. Seniors Test: Can older adults access amenities without relying on cars?
5. Commons Test: Does development provide lasting value for the community and future generations?

Addressing Challenges and Opportunities

- Challenges: Limited private land, aging infrastructure, housing shortages, and rising real estate prices due to urban migration. The lack of local oversight and control poses additional risks of unplanned and incompatible development.
- Opportunities: Adaptive reuse of existing properties, public land enhancements, and incentives for sustainable housing and small businesses.

Vision for St. Armand's Future

This plan envisions a thriving, connected, and inclusive community that balances small-town character with strategic growth:

- Compact, vibrant hamlets in Bloomingdale and the neighborhoods adjacent to Saranac Lake that offer housing, jobs, and services within walkable distances.
- Affordable housing options for families, seniors, and workers to support a diverse population.
- Enhanced recreational amenities that attract visitors and foster community pride.
- Preserved natural resources contribute to sustainability and tourism.



Figure 36: Photo by Justina Babcock

By adhering to these principles and leveraging its unique strengths, St. Armand aims to become a model for thoughtful, community-driven growth in the Adirondack region.

Section 6: Findings and Recommendations Implementation Next Steps

Section 6 summarizes many of the findings and actions recommended to implement the plan that are presented throughout the document and in the appendices. It may seem that this section is repetitive, but the purpose of Section 6 is to consolidate in one place and present an implementation plan that 1) legally complies with NYS Town Law for Comprehensive Plan Reports, and 2) complies with NYS Department of State for Smart Growth Comprehensive Plans receiving grant funds.

Plan Implementation and Governance

Not one individual, board, or committee, can take sole responsibility for implementing this plan. Instead, a network of existing and newly appointed town committees and self-selecting, grassroots think-tanks sharing responsibility with the various Town boards, existing organizations, and agencies is envisioned. In this way, civic-minded citizens can participate on local committees and follow through on the plan. Citizen involvement and continued volunteer momentum are the necessary actions that make the next steps happen.

The Comprehensive Plan provides a general recipe for keeping what is best about St. Armand in place, all the best of small-town rural life, lifestyle and population diversity, a budding art and culture scene, and informal gathering places. The Plan also recommends actions to showcase St. Armand's setting; mountain vistas and striking shorelines, four seasons (plus mud season), a quaint community with great people. A plan—this plan -- proposes recommendations for St. Armand to create a place that is memorable to children, so when they grow up and consider where they wish to live, they will want to come home – and they can. The recommendations included throughout the Plan require citizen action for follow-through for the community vision to be realized.

St. Armand is growing its social and human capital networks (people and organizations). The networks are composed of newcomers, natives, long-timers, and full and part-time residents that call St. Armand home. Interest in community affairs, as evidenced by the level of participation when meetings were held, was encouraging. Residents dialogued, demonstrated commitment and enthusiasm towards the topics and issues discussed. Maintaining the momentum of citizens will make the next steps happen. While the Comprehensive Land Use Plan Steering Committee acted as the Comprehensive Plan steward, every member of the community must ask themselves:

- Who steps up to act as the Plan Implementers?
- Who steps up to act as the cheerleaders?

- Who steps up to act as the monitors and periodically reviews progress and alignment with goals?

Set Metrics for Success:

- Define measurable goals for housing production, economic growth, and environmental conservation.
- Leverage Diverse Funding Sources:
- Apply for grants through New York State, Federal, and local programs to fund projects.
- Collaborate Regionally and partner with neighboring towns and regional agencies to align strategies and pool resources.
- Evaluate Progress Regularly:
- Establish a task force to track implementation, make data-driven decisions, and adjust policies as needed.
- Re-evaluate progress on the Comprehensive Plan on an annual basis and update the plan every 5 (five) years.

Comprehensive Recommendations Aligned with Smart Growth Principles in St. Armand Implementation Actions

To implement these goals the various recommendations are categorized into short-term, mid-term, and long-term objectives. Each phase considers cost, resource allocation, and prioritization to ensure effective execution.

Actionable takeaways and strategic direction based upon evaluation of current land use patterns, regulatory frameworks, and future development potential within the town show opportunities as well as constraints. The Town of St. Armand has considered is the unique geographical, environmental, and regulatory context of St. Armand. By leveraging its natural beauty, compact hamlet centers, and strong community identity, the town can accommodate incremental growth while preserving its unique character. Thoughtful land use planning, guided by environmental stewardship and smart growth principles, is essential to achieving this vision. By prioritizing these detailed and site-specific actions under the Smart Growth framework, St. Armand can achieve sustainable development that balances community needs, environmental conservation, and economic growth.

<u>St. Armand's Smart-Growth Framed Plan Recommendations</u>	<u>Priority</u> (High/Med/Low)	<u>Term</u> (Short/Med/Long)	<u>Phased?</u>	<u>Investment/Resources Needed</u>	
				<u>Requires Local Investment</u>	<u>Requires External Investment (Grants/Private Investment, etc.)</u>
<u>1. Foster Compact and Sustainable Development</u>					
Hamlet Revitalization					
Primary Focus Areas: Bloomingdale and Route 3 Corridor.	<u>Medium</u>	<u>Medium</u>	<u>Yes</u>	<u>No</u>	<u>Yes</u>
Develop mixed-use projects combining housing, retail, and community facilities to create vibrant, walkable neighborhoods. Where possible, blend retail spaces and upper-level residential units.	<u>High</u>	<u>Medium</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
Encourage limited (2-3 stories) vertical growth and infill development by repurposing vacant lots and underused properties.	<u>Medium</u>	<u>Medium</u>	<u>Yes</u>	<u>No</u>	<u>Yes</u>
Invest in Beautification: Enhance streetscapes, sidewalks, and community spaces to improve aesthetic and functional appeal.	<u>High</u>	<u>Short</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>

<u>St. Armand's Smart-Growth Framed Plan Recommendations</u>	<u>Priority</u> (High/Med/Low)	<u>Term</u> (Short/Med/Long)	<u>Phased?</u>	<u>Investment/Resources Needed</u>	
				<u>Requires Local Investment</u>	<u>Requires External Investment (Grants/Private Investment, etc.)</u>
<u>1. Foster Compact and Sustainable Development</u>					
Official Map Consider adopting an Official Map that delineates infrastructure and development areas to guide future growth. The Town is in discussion about validating an Official Map. A 1905 set of maps of Bloomingdale notes “paper streets” and these may be reviewed to determine their data and its relevance to development planning for the hamlet.	<u>Medium</u>	<u>Medium</u>	<u>No</u>	<u>Yes</u>	<u>No</u>
Strategic Land Use Planning and Incentives					
Consider adopting more “Modern” zoning codes, including Form-Based Codes, Overlay Districts, Site Plan Review, and innovative zoning to:	<u>Medium</u>	<u>Medium</u>	<u>Yes</u>	<u>Yes</u>	<u>No</u>
Encourage mixed-use development in commercial hubs.	<u>High</u>	<u>Short</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>

<u>St. Armand's Smart-Growth Framed Plan Recommendations</u>	<u>Priority</u> (High/Med/Low)	<u>Term</u> (Short/Med/Long)	<u>Phased?</u>	<u>Investment/Resources Needed</u>	
				<u>Requires Local Investment</u>	<u>Requires External Investment (Grants/Private Investment, etc.)</u>
<u>1. Foster Compact and Sustainable Development</u>					
Promote higher residential densities near services and employment areas such as those adjacent to Saranac Lake.	<u>High</u>	<u>Short</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
Provide density bonuses to developers who incorporate sustainable building techniques and affordable housing units.	<u>Medium</u>	<u>Medium</u>	<u>Yes</u>	<u>No</u>	<u>Yes</u>
Proactively guide development through the adoption of comprehensive site plan reviews, ensuring alignment with ecological preservation and community values.	<u>Medium</u>	<u>Medium</u>	<u>Yes</u>	<u>No</u>	<u>No</u>
Study the Feasibility of expanding the hamlet designations to include areas with existing infrastructure, promoting higher-density growth. To achieve the proposed goals, the following steps are planned:	<u>High</u>	<u>Short</u>	<u>Yes</u>	<u>Yes</u>	<u>No</u>

<u>St. Armand's Smart-Growth Framed Plan Recommendations</u>	<u>Priority</u> (High/Med/Low)	<u>Term</u> (Short/Med/Long)	<u>Phased?</u>	<u>Investment/Resources Needed</u>	
	<u>Requires Local Investment</u>	<u>Requires External Investment (Grants/Private Investment, etc.)</u>			
<u>1. Foster Compact and Sustainable Development</u>					
1. Brainstorming a case statement for the justification of why expansion if necessary and appropriate.	<u>High</u>	<u>Short</u>	<u>Yes</u>	<u>Yes</u>	<u>No</u>
2. Reviewing the APA Map Amendment application and preparing the supporting documentation as the project unfolds.	<u>High</u>	<u>Short</u>	<u>Yes</u>	<u>Yes</u>	<u>No</u>
3. Refined Suitability Analysis: Further overlaying environmental data on maps to pinpoint feasible areas for inclusion. Wetlands, floodplains, and other sensitive areas must be carefully evaluated to avoid degradation.	<u>High</u>	<u>Short</u>	<u>Yes</u>	<u>Yes</u>	<u>No</u>

<u>St. Armand's Smart-Growth Framed Plan Recommendations</u>	<u>Priority</u> (High/Med/Low)	<u>Term</u> (Short/Med/Long)	<u>Phased?</u>	<u>Investment/Resources Needed</u>	
				<u>Requires Local Investment</u>	<u>Requires External Investment (Grants/Private Investment, etc.)</u>
<u>1. Foster Compact and Sustainable Development</u>					
4. Community Engagement: Collaborating with the APA, landowners, stakeholders, and environmental groups to ensure alignment and support. The town must collaborate with APA and environmental groups to justify the expansion, focusing on ecological impacts and efficiency.	High	Short	Yes	Yes	No
5. Mapping and Formal APA Proposal Development: Creating detailed maps and a comprehensive proposal to justify the necessity of the expansion for balanced growth and infrastructure development.	High	Medium	Yes	Yes	No

<u>St. Armand's Smart-Growth Framed Plan Recommendations</u>	<u>Priority</u> (High/Med/Low)	<u>Term</u> (Short/Med/Long)	<u>Phased?</u>	<u>Investment/Resources Needed</u>		
	<u>Requires Local Investment</u>	<u>Requires External Investment (Grants/Private Investment, etc.)</u>				
<u>2. Create a Range of Housing Opportunities</u>						
<u>Affordable Housing Development</u>						
Support Expansion at Trudeau Village/Cure Cottage: Encourage mixed type housing at this location.	<u>Medium</u>	<u>Medium</u>	<u>Yes</u>	<u>No</u>	<u>Yes</u>	
Support and Expand Housing Organizations: Enhance the capacity of existing and emerging housing organizations to effectively tackle housing issues.	<u>High</u>	<u>Short</u>	<u>Yes</u>	<u>No</u>	<u>Yes</u>	
Leverage programs like Low-Income Housing Tax Credits (LIHTC) and Affordable Housing Corporation (AHC) grants to subsidize affordable housing projects.	<u>High</u>	<u>Short</u>	<u>Yes</u>	<u>No</u>	<u>Yes</u>	

<u>St. Armand's Smart-Growth Framed Plan Recommendations</u>	<u>Priority</u> (High/Med/Low)	<u>Term</u> (Short/Med/Long)	<u>Phased?</u>	<u>Investment/Resources Needed</u>	
				<u>Requires Local Investment</u>	<u>Requires External Investment</u> (Grants/Private Investment, etc.)
<u>2. Create a Range of Housing Opportunities</u>					
Collaborate with the Adirondack Park Agency (APA): Work with the APA to streamline housing development processes within the Town where they have jurisdiction.	<u>High</u>	<u>Medium</u>	<u>Yes</u>	<u>No</u>	<u>Yes</u>
Expedite permitting for developments near key employment centers and schools, such as Bloomingdale Elementary.	<u>Medium</u>	<u>Medium</u>	<u>Yes</u>	<u>No</u>	<u>Yes</u>
Land Use Regulation Analysis: If a land use regulation study is undertaken, ensure that workforce housing land use policies are included to facilitate the development of affordable housing.	<u>Medium</u>	<u>Medium</u>	<u>Yes</u>	<u>Yes</u>	<u>No</u>
Support Local Workforce Training: Programs to train local workers in construction trades will alleviate labor shortages.	<u>Medium</u>	<u>Medium</u>	<u>Yes</u>	<u>No</u>	<u>No</u>

<u>St. Armand's Smart-Growth Framed Plan Recommendations</u>	<u>Priority</u> (High/Med/Low)	<u>Term</u> (Short/Med/Long)	<u>Phased?</u>	<u>Investment/Resources Needed</u>	
				<u>Requires Local Investment</u>	<u>Requires External Investment</u> (Grants/Private Investment, etc.)
<u>2. Create a Range of Housing Opportunities</u>					
Promote Local Employment and Residency: Encourage initiatives that enable workers to live near their workplaces.	<u>Medium</u>	<u>Medium</u>	<u>Yes</u>	<u>No</u>	<u>No</u>
Engage Employers in Housing Solutions: Involve employers in creating housing solutions for their workforce.	<u>Medium</u>	<u>Medium</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
Diversify Housing Stock	<u>High</u>	<u>Short</u>	<u>Yes</u>	<u>No</u>	<u>Yes</u>
Encourage a variety of housing types:	<u>High</u>	<u>Short</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
Accessory Dwelling Units (ADUs) for affordable rental options.	<u>High</u>	<u>Short</u>	<u>Yes</u>	<u>No</u>	<u>Yes</u>
Duplexes and multi-family buildings to accommodate different income levels and family sizes.	<u>High</u>	<u>Short</u>	<u>Yes</u>	<u>No</u>	<u>Yes</u>
Develop incentives for adaptive reuse:	<u>High</u>	<u>Medium</u>	<u>Yes</u>	<u>No</u>	<u>Yes</u>

<u>St. Armand's Smart-Growth Framed Plan Recommendations</u>	<u>Priority</u> (High/Med/Low)	<u>Term</u> (Short/Med/Long)	<u>Phased?</u>	<u>Investment/Resources Needed</u>	
				<u>Requires Local Investment</u>	<u>Requires External Investment</u> (Grants/Private Investment, etc.)
<u>2. Create a Range of Housing Opportunities</u>					
Example: Convert existing underused buildings into affordable apartments or community housing for low-income families.	<u>High</u>	<u>High</u>	<u>Yes</u>	<u>No</u>	<u>Yes</u>
Support grants for energy-efficient upgrades to older housing stock to ensure long-term affordability.	<u>Medium</u>	<u>Medium</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
Facilitate Housing Transitions: Support agency programs that recycle housing and create movement in the occupancy of housing stock.	<u>High</u>	<u>Medium</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
Mixed-Income Neighborhoods	<u>Medium</u>	<u>Medium</u>	<u>Yes</u>	<u>No</u>	<u>Yes</u>
Foster communities that blend market-rate and affordable housing:	<u>High</u>	<u>Short</u>	<u>Yes</u>	<u>No</u>	<u>Yes</u>
Prioritize these projects in areas like Bloomingdale and Route 3 for balanced growth.	<u>High</u>	<u>Medium</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>

<u>St. Armand's Smart-Growth Framed Plan Recommendations</u>	<u>Priority</u> (High/Med/Low)	<u>Term</u> (Short/Med/Long)	<u>Phased?</u>	<u>Investment/Resources Needed</u>	
				<u>Requires Local Investment</u>	<u>Requires External Investment (Grants/Private Investment, etc.)</u>
<u>2. Create a Range of Housing Opportunities</u>					
Integrate green spaces and amenities to ensure inclusiveness.	<u>High</u>	<u>Medium</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
Increase Long-Term Rentals: Implement strategies to boost the availability of long-term rental properties.	<u>High</u>	<u>Medium</u>	<u>Yes</u>	<u>No</u>	<u>Yes</u>
Rehabilitation Programs	<u>Medium</u>	<u>Medium</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
Establish funding mechanisms to rehabilitate existing housing:	<u>High</u>	<u>Short</u>	<u>Yes</u>	<u>No</u>	<u>Yes</u>
Rehabilitate Existing Housing: Focus on stabilizing, rehabilitating, and modernizing current housing stock to meet quality standards.	<u>High</u>	<u>Short</u>	<u>Yes</u>	<u>No</u>	<u>Yes</u>
Provide grants for repairs and energy efficiency improvements, focusing on aging homes to modernize infrastructure and reduce costs for residents.	<u>Medium</u>	<u>Medium</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>

<u>St. Armand's Smart-Growth Framed Plan Recommendations</u>	<u>Priority</u> (High/Med/Low)	<u>Term</u> (Short/Med/Long)	<u>Phased?</u>	<u>Investment/Resources Needed</u>	
	<u>Requires Local Investment</u>	<u>Requires External Investment</u> (Grants/Private Investment, etc.)			
<u>2. Create a Range of Housing Opportunities</u>					
Implement Best Management Practices associated with on-site wastewater treatment.	<u>Medium</u>	<u>Medium</u>	<u>Yes</u>	<u>No</u>	<u>Yes</u>

<u>St. Armand's Smart-Growth Framed Plan Recommendations</u>	<u>Priority</u> (High/Med/Low)	<u>Term</u> (Short/Med/Long)	<u>Phased?</u>	<u>Investment/Resources Needed</u>		
	<u>Requires Local Investment</u>	<u>Requires External Investment</u> (Grants/Private Investment, etc.)				
<u>3. Enhance Transportation and Connectivity</u>						
Complete Streets Policies						

<u>St. Armand's Smart-Growth Framed Plan Recommendations</u>	<u>Priority</u> (High/Med/Low)	<u>Term</u> (Short/Med/Long)	<u>Phased?</u>	<u>Investment/Resources Needed</u>	
	<u>Requires Local Investment</u>	<u>Requires External Investment (Grants/Private Investment, etc.)</u>			
3. Enhance Transportation and Connectivity					
Redesign major thoroughfares, such as Route 3, to prioritize multi-modal transportation:	<u>Low</u>	<u>Long</u>	<u>Yes</u>	<u>No</u>	<u>Yes</u>
Add sidewalks, bike lanes, and crosswalks to ensure safety for all users.	<u>High</u>	<u>Short</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
Ensure sidewalks can be used by wheelchairs, those with limited mobility.	<u>High</u>	<u>Short</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
Improve streetscapes to encourage walking and cycling by planting trees, upgrading street lighting, and adding street furniture.	<u>High</u>	<u>Short</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
Public Transit and Regional Connectivity	<u>Medium</u>	<u>Medium</u>	<u>No</u>	<u>Yes</u>	<u>Yes</u>

<u>St. Armand's Smart-Growth Framed Plan Recommendations</u>	<u>Priority</u> (High/Med/Low)	<u>Term</u> (Short/Med/Long)	<u>Phased?</u>	<u>Investment/Resources Needed</u>	
				<u>Requires Local Investment</u>	<u>Requires External Investment</u> (Grants/Private Investment, etc.)
3. Enhance Transportation and Connectivity					
Partner with regional transit authorities, including Essex and Clinton County Transportation Authorities, to establish reliable and more frequent bus routes connecting St. Armand with Saranac Lake, Lake Placid, and Plattsburgh--and other nearby towns.	Medium	Medium	Yes	Yes	Yes
Work with transportation partners to establish a transit stop at the Overlook Senior Apartments.	Medium	Medium	Yes	Yes	Yes
Parking and Accessibility	High	Short	Yes	Yes	Yes
Address parking issues at recreational sites:	-	-	-	-	-
Baker Mountain Trailhead: Construct formal parking lots to alleviate congestion and improve safety.	High	Short	No	Yes	Yes

<u>St. Armand's Smart-Growth Framed Plan Recommendations</u>	<u>Priority</u> (High/Med/Low)	<u>Term</u> (Short/Med/Long)	<u>Phased?</u>	<u>Investment/Resources Needed</u>	
	<u>Requires Local Investment</u>	<u>Requires External Investment</u> (Grants/Private Investment, etc.)			
3. Enhance Transportation and Connectivity					
Moody Pond: Create designated parking spaces to reduce informal and hazardous roadside parking.	<u>High</u>	<u>Short</u>	<u>No</u>	<u>Yes</u>	<u>Yes</u>
Moose Pond: Boat Launch and Route 3 access points need formalized parking.	<u>High</u>	<u>Short</u>	<u>No</u>	<u>Yes</u>	<u>Yes</u>
Include accessible design features such as ramps and clear signage to cater to diverse user needs.	<u>High</u>	<u>Short</u>	<u>No</u>	<u>Yes</u>	<u>Yes</u>
	-	-	-	-	-

<u>St. Armand's Smart-Growth Framed Plan Recommendations</u>	<u>Priority</u> (High/Med/Low)	<u>Term</u> (Short/Med/Long)	<u>Phased?</u>	<u>Investment/Resources Needed</u>		
	<u>Requires Local Investment</u>	<u>Requires External Investment</u> (Grants/Private Investment, etc.)				
<u>4. Protect Natural and Cultural Resources</u>						
Conservation and Environmental Stewardship						
Collaborate with the NYS APA to:	-	-	-	-	-	
Consider establishing a conservation overlay district protecting wetlands, floodplains, and other sensitive ecosystems—especially if hamlet expansion is approved.	<u>Medium</u>	<u>Medium</u>	<u>Yes</u>	<u>No</u>	<u>Yes</u>	
Develop a stormwater management plan incorporating green infrastructure like bioswales, retention ponds, and permeable pavements.	<u>Medium</u>	<u>Medium</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	
Evaluate restricting development in flood-prone areas, focusing on resilient design near Franklin Falls and Moody Pond.	<u>Medium</u>	<u>Medium</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	
Historic Preservation						

<u>St. Armand's Smart-Growth Framed Plan Recommendations</u>	<u>Priority</u> (High/Med/Low)	<u>Term</u> (Short/Med/Long)	<u>Phased?</u>	<u>Investment/Resources Needed</u>	
	<u>Requires Local Investment</u>	<u>Requires External Investment</u> (Grants/Private Investment, etc.)			
<u>4. Protect Natural and Cultural Resources</u>					
Incentivize restoration of culturally significant structures.	<u>Medium</u>	<u>Medium</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
Preserve the Methodist Church by designating it as a landmark and promoting its reuse, possibly as a community space. Suggested re-uses for the Church include a bus stop, recreation space, county offices, DMV office, Historical Society offices and food pantry.	<u>High</u>	<u>Short</u>	<u>No</u>	<u>No</u>	<u>Yes</u>
Integrate restored sites into tourism campaigns to boost economic and cultural engagement.	<u>Medium</u>	<u>Medium</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
Eco-Tourism and Recreation					

<u>St. Armand's Smart-Growth Framed Plan Recommendations</u>	<u>Priority</u> (High/Med/Low)	<u>Term</u> (Short/Med/Long)	<u>Phased?</u>	<u>Investment/Resources Needed</u>	
	<u>Requires Local Investment</u>	<u>Requires External Investment</u> (Grants/Private Investment, etc.)			

4. Protect Natural and Cultural Resources

Expand recreational offerings:	<u>Medium</u>	<u>Medium</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
Encourage (and collaborate with) NYS DEC where appropriate to add fishing access points, trails, and picnic areas at Moose Pond, Baker Mountain, and along the Saranac River.	<u>Medium</u>	<u>Medium</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
o Establish a Town-wide Recreational Master Plan, including the Youth Field and Playground and the lands associated with the source-water development (Paul Smiths Property) to address trail connectivity, family-friendly amenities, and visitor management.	<u>Medium</u>	<u>Medium</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
Proposed Recreational Improvements at the Youth Field and Playground	<u>High</u>	<u>Short</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
A. Parking Improvements	-	-	-	-	-

<u>St. Armand's Smart-Growth Framed Plan Recommendations</u>	<u>Priority</u> (High/Med/Low)	<u>Term</u> (Short/Med/Long)	<u>Phased?</u>	<u>Investment/Resources Needed</u>	
	<u>Requires Local Investment</u>	<u>Requires External Investment</u> (Grants/Private Investment, etc.)			
<u>4. Protect Natural and Cultural Resources</u>					
B. Pavilion Construction	-	-	-	-	-
C. Youth Building Enhancements	-	-	-	-	-
D. Year-Round Amenities	-	-	-	-	-
E. Accessibility and Security Measures	-	-	-	-	-
Regarding State-Owned Lands under the State Land Master Plan and related UMP's: Work with NYS DEC to address the issues and concerns at State-Owned public recreational sites. Throughout the engagement process for the Comprehensive Plan and through reports from the Town, residents' dissatisfaction with visitor-caused congestion, hazards, and lack of DEC responsiveness.	High	Short	No	No	Yes
Improve parking and visitor facilities at high-use sites to mitigate environmental impact and enhance user experiences.	High	Short	Yes	No	Yes

<u>St. Armand's Smart-Growth Framed Plan Recommendations</u>	<u>Priority</u> (High/Med/Low)	<u>Term</u> (Short/Med/Long)	<u>Phased?</u>	<u>Investment/Resources Needed</u>	
	<u>Requires Local Investment</u>	<u>Requires External Investment (Grants/Private Investment, etc.)</u>			
<u>4. Protect Natural and Cultural Resources</u>					
Ownership and Management Disputes: Clarify "who owns what?" --public vs. private ownership around access points for Moose Pond and Baker Mountain.	<u>High</u>	<u>Medium</u>	<u>No</u>	<u>Yes</u>	<u>Yes</u>
Encourage and Advocate with DEC to finalize Unit Management Plans (UMP) for public lands in the Town and incorporate proactive improvements.	<u>High</u>	<u>Short</u>	<u>No</u>	<u>No</u>	<u>Yes</u>
Address environmental and seasonal challenges at public access points because year-round usage adds stress to each area (and neighboring properties) with winter activities exacerbating road hazards and accessibility issues.	<u>High</u>	<u>Short</u>	<u>No</u>	<u>No</u>	<u>Yes</u>

<u>St. Armand's Smart-Growth Framed Plan Recommendations</u>	<u>Priority</u> (High/Med/Low)	<u>Term</u> (Short/Med/Long)	<u>Phased?</u>	<u>Investment/Resources Needed</u>	
				<u>Requires Local Investment</u>	<u>Requires External Investment</u> (Grants/Private Investment, etc.)
<u>4. Protect Natural and Cultural Resources</u>					
Mitigate visitor behavior (such as leaving garbage, additional environmental strain) by providing messaging/management and other methods to address.	<u>High</u>	<u>Short</u>	<u>No</u>	<u>Yes</u>	<u>Yes</u>

<u>St. Armand's Smart-Growth Framed Plan Recommendations</u>	<u>Priority</u> (High/Med/Low)	<u>Term</u> (Short/Med/Long)	<u>Phased?</u>	<u>Investment/Resources Needed</u>		
	<u>Requires Local Investment</u>	<u>Requires External Investment</u> (Grants/Private Investment, etc.)				
<u>5. Build a Strong and Diverse Local Economy</u>						
Support for Small Businesses						
Promote available grants and low-interest loans to support green and sustainable enterprises.	<u>Medium</u>	<u>Medium</u>	<u>Yes</u>	<u>No</u>	<u>Yes</u>	
Foster cooperatives in local agriculture and forestry, emphasizing products like farm-to-table produce and artisanal crafts.	<u>Medium</u>	<u>Medium</u>	<u>Yes</u>	<u>No</u>	<u>Yes</u>	
Year-Round Tourism						
Develop a four-season business district with attractions for residents and tourists, such as restaurants, outdoor equipment shops, and event spaces.	<u>Medium</u>	<u>Long</u>	<u>Yes</u>	<u>No</u>	<u>Yes</u>	

<u>St. Armand's Smart-Growth Framed Plan Recommendations</u>	<u>Priority</u> (High/Med/Low)	<u>Term</u> (Short/Med/Long)	<u>Phased?</u>	<u>Investment/Resources Needed</u>	
	<u>Requires Local Investment</u>	<u>Requires External Investment</u> (Grants/Private Investment, etc.)			
5. Build a Strong and Diverse Local Economy					
Enhance eco-tourism initiatives by improving access to trails and promoting activities like birdwatching, hiking, and snowshoeing.	<u>Medium</u>	<u>Medium</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
Broadband Expansion					
Ensure town-wide access to high-speed internet to support remote work, online education, and digital businesses.	<u>High</u>	<u>Short</u>	<u>Yes</u>	<u>No</u>	<u>Yes</u>
Target underserved areas to improve equity and economic opportunities.	<u>High</u>	<u>Short</u>	<u>Yes</u>	<u>No</u>	<u>Yes</u>

<u>St. Armand's Smart-Growth Framed Plan Recommendations</u>	<u>Priority</u> (High/Med/Low)	<u>Term</u> (Short/Med/Long)	<u>Phased?</u>	<u>Investment/Resources Needed</u>	
	<u>Requires Local Investment</u>	<u>Requires External Investment</u> (Grants/Private Investment, etc.)			

6. Provide Reliable and Modern Infrastructure

Water and Sewer System Upgrades

Prioritize critical infrastructure improvements:	<u>High</u>	<u>Medium</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
Extend sewer systems to underserved areas like Poplar Street and Rockledge.	<u>High</u>	<u>Short</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
Upgrade water systems to meet future demands while integrating sustainable practices like nutrient management at treatment plants.	<u>High</u>	<u>Short</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>

Stormwater Management

Develop a town-wide stormwater management plan:	<u>High</u>	<u>Short</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
Focus on solutions for flood-prone recreational sites like Baker Mountain Parking Area.	<u>High</u>	<u>Short</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>

<u>St. Armand's Smart-Growth Framed Plan Recommendations</u>	<u>Priority</u> (High/Med/Low)	<u>Term</u> (Short/Med/Long)	<u>Phased?</u>	<u>Investment/Resources Needed</u>	
	<u>Requires Local Investment</u>	<u>Requires External Investment</u> (Grants/Private Investment, etc.)			

6. Provide Reliable and Modern Infrastructure

Incorporate natural systems such as rain gardens to improve drainage and resilience.	<u>Medium</u>	<u>Medium</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
Energy Efficiency					
Continue working with ANCA and NYSERDA to implement renewable energy projects such as:	<u>High</u>	<u>Short</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
Community solar installations.	<u>Medium</u>	<u>Long</u>	<u>Yes</u>	<u>No</u>	<u>Yes</u>
A new EV charging station.	<u>High</u>	<u>Short</u>	<u>No</u>	<u>Yes</u>	<u>Yes</u>
Energy efficiency improvements to the Highway Garage.	<u>High</u>	<u>Short</u>	<u>No</u>	<u>Yes</u>	<u>Yes</u>
Incentives for green building materials in new and rehabilitated structures.	<u>Medium</u>	<u>Long</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>

<u>St. Armand's Smart-Growth Framed Plan Recommendations</u>	<u>Priority</u> (High/Med/Low)	<u>Term</u> (Short/Med/Long)	<u>Phased?</u>	<u>Investment/Resources Needed</u>	
	<u>Requires Local Investment</u>	<u>Requires External Investment</u> (Grants/Private Investment, etc.)			

7. Build Community and Foster Engagement

Public Spaces

At the Youth Field, build a new multi-use community center and emergency shelter offering spaces for events, education, and co-working. The plan is to add to the existing Youth Building, adding a kitchen/dining area to the main floor as well as additional open space for groups, events, and youth services. The main floor would become handicapped accessible with the addition of a new accessible bathroom. A second floor would be added, that would have six-bedroom rooms, each with two sets of bunk beds and a full bathroom. Additionally, there would be an open kitchen/dining/living space on the second floor. This space would be utilized to house individuals in case of emergency. A lift would be installed to go from the main floor to the second floor, along with two sets of stairs for egress.	High	Short	Yes	Yes	Yes
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<u>St. Armand's Smart-Growth Framed Plan Recommendations</u>	<u>Priority</u> (High/Med/Low)	<u>Term</u> (Short/Med/Long)	<u>Phased?</u>	<u>Investment/Resources Needed</u>	
	<u>Requires Local Investment</u>	<u>Requires External Investment</u> (Grants/Private Investment, etc.)			
<u>7. Build Community and Foster Engagement</u>					
Enhance recreational fields at the Bloomingdale Youth Field and Playground by upgrading parking, adding pavilions, and expanding restroom facilities with family-friendly amenities.	<u>High</u>	<u>Short</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
· Upcycle Methodist Church (As noted previously--suggested re-uses for the Church include a bus stop, recreation space, county offices, DMV office, Historical Society offices and food pantry.)	<u>High</u>	<u>Short</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
<u>Civic Engagement</u>					
Host community workshops to educate residents on the benefits of smart growth and gather input on development priorities.	<u>Medium</u>	<u>Medium</u>	<u>Yes</u>	<u>Yes</u>	<u>No</u>
Create a volunteer beautification task force to lead efforts like sidewalk upgrades and public art installations.	<u>Medium</u>	<u>Medium</u>	<u>Yes</u>	<u>Yes</u>	<u>No</u>

<u>St. Armand's Smart-Growth Framed Plan Recommendations</u>	<u>Priority</u> (High/Med/Low)	<u>Term</u> (Short/Med/Long)	<u>Phased?</u>	<u>Investment/Resources Needed</u>		
	<u>Requires Local Investment</u>	<u>Requires External Investment (Grants/Private Investment, etc.)</u>				
<u>7. Build Community and Foster Engagement</u>						
<u>Social Equity Programs</u>						
Address disparities through:	-	-	-	-	-	
Affordable housing initiatives target low-income and multi-generational families.	High	Short	Yes	Yes	Yes	
Education programs focused on substance abuse prevention and job training.	High	Short	Yes	Yes	Yes	
Address Social Issues: Proactively tackle crime, drug abuse, and social inequities through education and community programs.	High	Short	Yes	Yes	Yes	

<u>St. Armand's Smart-Growth Framed Plan Recommendations</u>	<u>Priority</u> (High/Med/Low)	<u>Term</u> (Short/Med/Long)	<u>Phased?</u>	<u>Investment/Resources Needed</u>	
				<u>Requires Local Investment</u>	<u>Requires External Investment</u> (Grants/Private Investment, etc.)
<u>8. Implementation and Funding</u>					
<u>Strategic Partnerships</u>					
Work with Essex County and NYS agencies, private developers, and local and regional non-profit organizations to secure funding and technical support.	High	Short	Yes	Yes	Yes
<u>Capital Projects and Priorities</u>					
Invest in key infrastructure upgrades, such as water and sewer system expansions and stormwater improvements.	High	Short	Yes	Yes	Yes

Support mixed-use developments to align with affordable housing and sustainability goals.	High	Short	Yes	Yes	Yes
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Appendices

The following supporting documents are available for review at the Town website and are listed by the chapters in which they are discussed in the Plan.

Community Profile. (Detailed Town information in the form of tables, charts, maps, and explanations.)

Chapter 1 - People, History, Economics and Culture

Chapter 2 - Natural Systems and Landscape Features

Chapter 3 - Existing and Future Land Use

Chapter 4 - Public Services and Facilities

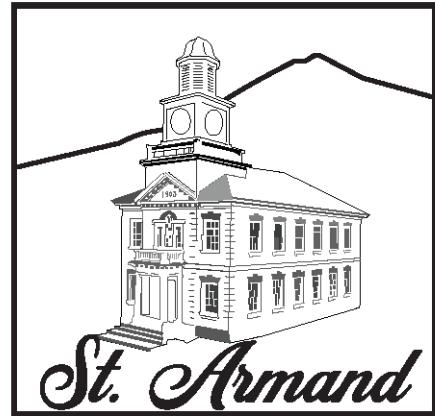
Chapter 5 – Smart Growth Considerations

Appendix A Community Survey Final Report

Appendix B Plans and Initiatives Final Inventory

Appendix C Stakeholder Interview Report

Appendix D Community Visioning Report



**TOWN OF ST. ARMAND
SMART GROWTH COMPREHENSIVE PLAN
Community Profile (Task 9)
Chapter 1: People-History-Economics-Culture
November 2024**



**Department
of State**

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Chapter 1: People, History, Economics, and Culture

1.1 General Location

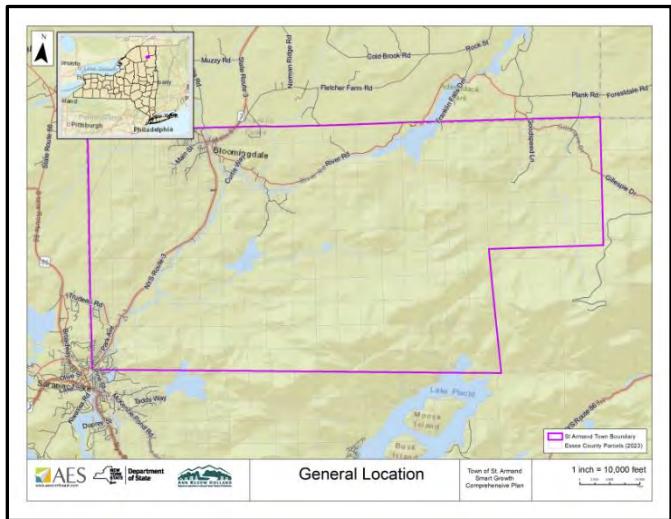


Figure 1 – General Location

St. Armand is a town in Essex County, New York. Located in New York's Adirondack Park and in the northwestern corner of Essex County, St. Armand is proximate to the Village of Saranac Lake and Lake Placid and is southwest of Plattsburgh. The northern and eastern town lines border Franklin County. The Saranac River flows through the northwestern part of St. Armand. New York State Route 3 passes through the western part of the town.

Communities and Neighborhoods in St. Armand include:

- Bloomingdale – A hamlet near the northern town line on NY-3. The community was founded circa 1852.
- Forestdale/Franklin Falls Pond – A wide part of the Saranac River at the northern town boundary.
- Lake Placid – A small part of the northern end of the lake is within the town.
- Moose Pond – A small lake in the western part of St. Armand.
- Saranac Lake – A small part of the village of Saranac Lake is in the southeastern part of the town.
- Trudeau – A hamlet northeast of Saranac Lake village on NY-3, named for Dr. Edward Livingston Trudeau.
- Mt. Pisgah/Near Village of Saranac Lake/Route 3 south Bloomingdale/Southwestern portion of Town.
- Echo Bay area

1.2 History

St. Armand was named by an early settler for Saint-Armand, Quebec, Canada, and was first settled circa 1829. The town was set off from the town of Wilmington in 1844. The first settlement occurred in Franklin Falls, which was known as McLenathon Falls. In 1851, McLentathon Falls had a Post Office, hotel with a Stagecoach stop, a school and many "new" homes. The Village of Bloomingdale was established in the late 1840's and named in 1852 by local citizens. The first school was built in 1840 and the first teacher, Harriet Hayes, taught children of all ages. The population of the Bloomingdale area in 1845 was 129 people.

Timber was the biggest commercial enterprise at that time, and much of the land was owned by C.P. Norton. The Saranac River provided a means of transport for lumber and was also a source of power. After most of the trees were harvested, and the lumbering industry declined, farming grew as an economic enterprise.

By the end of the 19th century, the town had become the locale for sanatoria intended for tuberculosis (TB) cures. Dr. Edward Trudeau, in 1884, was one of the first to establish a sanatorium within the town, near the village of Saranac Lake. Trudeau Sanatorium, now the American Management Association, was purchased in 1884 for \$400.00. Many of the original structures still stand on the property.

Between 1861 and 1898, St. Armand had many volunteers for the Civil and Spanish Wars, in fact, St. Armand sent the most volunteers per capita in all of Essex County. St. Armand is known for its patriotism as well and according to county population records, the town sent the largest percentage of men to the Civil War. Captain James Pierce was one of these volunteers, and he was Supervisor for the Town of St. Armand for many years.

By 1906, Bloomingdale was a growing village, with many stores, hotels, and homes. In 1914 many men volunteered to fight in World War I. In 1912 a hydro-electric plant was built at Franklin Falls by Paul Smith. This plant remains in place today and is currently used as a relay station. Following this war, many new settlers came to this area and Bloomingdale continued to grow and prosper.

During the 1930's, the highway was installed as well as infrastructure and a wastewater treatment plant.

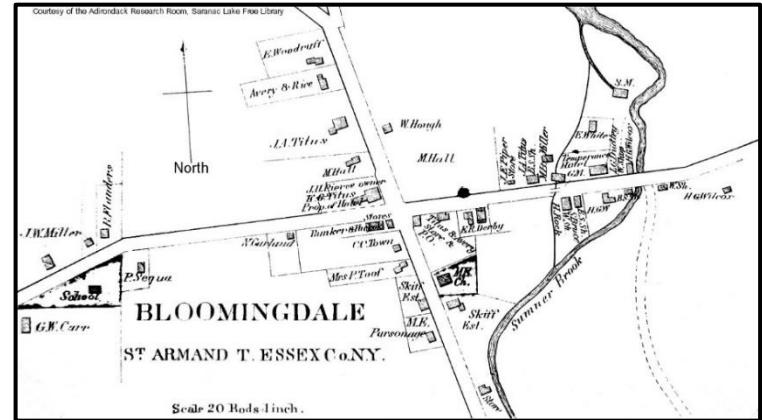


Figure 2 - Historical Map of St. Armand

When World War II began, many St. Armand men again went forth to fight for the United States.

During the 1950's many businesses were sold or closed, and Bloomingdale became a more residential area. In recent times, St. Armand has become more of a bedroom community for the larger towns of Saranac Lake, Lake Placid, Plattsburgh and Malone. Today, St. Armand continues to maintain an active community with its school, stores, shops, and restaurants, many of which have been serving the community for years.

African American Settlement in St. Armand¹

According to a NYS Archives 2018 publication, "Two black farmers, brothers Charles Henry and Alexander Hazzard, were among seventeen men who gathered on an October evening in 1879 to establish Brookside Cemetery, a final resting place for the residents of St. Armand. Brookside came to reflect an unusual pattern of racial mix in the predominantly white Adirondack region of northeastern New York. The pattern of burials at Brookside Cemetery was democratic, in that plots for Black individuals and families were interspersed with those of whites without prejudice throughout the cemetery. What little research has been done into the post-slavery burial of blacks in the northern United States suggests that such an arrangement was not always the case."

It was the burial ground for members and descendants of Black families who lived on nearby land parcels gifted to them by Smith, a wealthy white philanthropist, social reformer, and politician. Smith believed that land ownership constituted an important step toward qualifying Black men to vote, a right diminished for them with ratification in 1821 of the state's second constitution. As a fervent abolitionist, in 1846 he committed to donating some 120,000 acres of undeveloped New York State land for farming to African Americans, much of it in Essex and adjoining Franklin counties.

St. Armand's proximity to the village of Saranac Lake (of which a small section is in the town of St. Armand) also accounted for black residency in the area. The cemetery is a reminder of the integrated rural history of the region."²



Figure 3 - Brookside Cemetery

¹ <https://townofstarmandny.gov/wp-content/uploads/2024/06/History-of-slaves-in-Brookside-cemetery.pdf>

² <https://townofstarmandny.gov/wp-content/uploads/2024/06/History-of-slaves-in-Brookside-cemetery.pdf>

1.3 Cultural Features

Cultural features are elements of culture that characterize a particular group of people or society.³

Cultural Resources are evidence of past human activity. These include sites, districts, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, and culture. Cultural resources are nonrenewable and often yield unique information, sometimes over thousands of years, about past societies and environments and provide answers for modern day social and conservation problems.⁴

St. Armand's Cultural Resources Include:

St. Armand Town Hall⁵

The current Town Hall was built in 1903 and is located at 1702 NYS Route 3, at the Four Corners in Bloomingdale. The lot was purchased by the Town from Elizabeth Titus, March 10, 1902. The cost was \$200.00. The iconic red brick building is stately and is a representation of the abundant history for St. Armand. When the Town Hall was built, it included a clock tower, with spaces for four clocks, facing north, south, east, and west. In 1965, Betty and Alfred Currier donated the four clocks that are housed in the tower. The clocks were installed in 1966. To keep all of the clock's functioning has been an on-going challenge, but one that the Town is determined to carry on. The current renovation project at the Town Hall has been completed in the Spring of 2024



Figure 4 - St. Armand Town Hall

Brookside Cemetery

The Cemetery has been in use for over 180 years, with the first recorded interment in 1843. The cemetery holds the final resting places of many of the Town's founding families. Brookside houses the gravesites of families who are descendants of or former slaves. Organizational meetings were held in 1879 for Brookside Cemetery and an Association was created. The Town of St. Armand has since taken over the administration of the cemetery and the Association has been dissolved. An addition was made to the cemetery in 2021. Caroline and Richard Trudeau donated just over 1 acre of land to extend the cemetery. Lots are still currently for sale.



Figure 5 - Brookside Cemetery

³ What are Cultural Features? Exploring the Definition, Examples, and Impact on Society - The Enlightened Mindset (tffn.net)

⁴ Cultural Resources | Natural Resources Conservation Service (usda.gov)

⁵ Historic Saranac Lake Website

Franklin Falls Cemetery owned jointly by Town of Franklin and St. Armand⁶

Found on the road to Whiteface Mountain, Franklin Falls Cemetery is sited on a hill overlooking the road and surrounded by forest. Many old graves can be found here in its tranquil setting. Lots are still currently for sale at The Franklin Falls Cemetery.



Figure 6 - Franklin Falls Cemetery



Figure 7 -
Goodspeed
Family
Tombstone

Goodspeed Cemetery, Gillespie Road (privately owned)⁷

"Down the Franklin Falls road about a mile past the picturesque old Arnold farm, guarded by the majestic splendor of Whiteface Mountain, will be found a tiny graveyard", wrote the late Gertrude B. Currier wife of Mr. Alfred W. Currier of Saranac Lake, in her diary. "To read the epitaphs on the century-old headstones," the diary continues, "is to visualize the life story of the Goodspeed family, who evidently were pioneers in this North Country... Great fields, cleared from the dense forests are testimony of the hardiness of the pioneers who opened a new land in America." The Goodspeeds, who date back to the Mayflower, originally settled on 40 acres of land in the town of St. Armand 1829, which apparently they had received as remuneration for service in the Revolutionary War. Records show that four generations of Goodspeed men fought in three major wars — the Revolution, War of 1812, and the Civil War. The headstones of the graves, which face away from the road, are visited each year by the family's descendants, some of whom still live in the Bloomingdale area.



Figure 8 - Goodspeed Cemetery

⁶ Franklin Falls Cemetery

⁷Adirondack Daily Enterprise, November 15, 1976, Paul Smith's College preserving glimpse of area history.
Special to the Adirondack Daily Enterprise by ELAYNE CREE

Franklin Falls Dam⁸

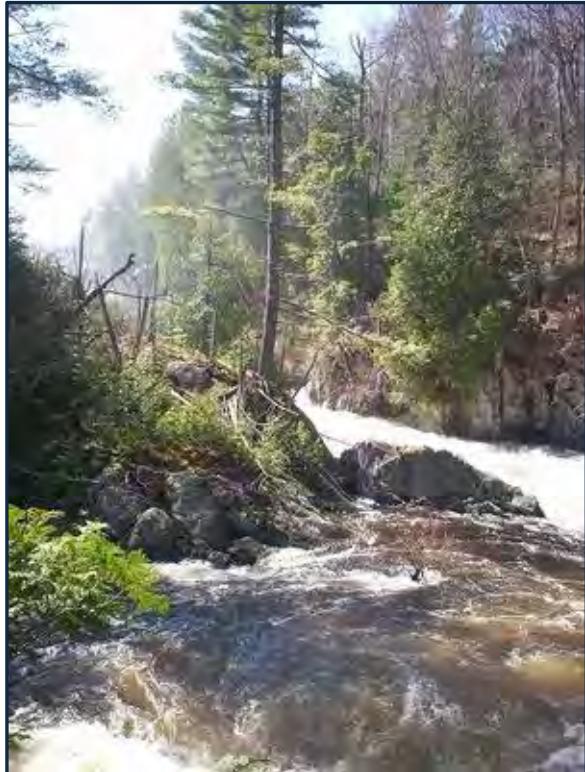


Figure 9 - Franklin Falls

In 1827 a sawmill and iron forge were established at what is Franklin Falls today. The notable Paul Smith constructed power dams in multiple locations to serve various localities and private landowners. At Franklin Falls, the Paul Smiths Electric Company completed a hydro dam in 1907, dramatically changing the shape of the river and creating Franklin Fall Pond. The dam is still operational, licensed by the Federal Energy Regulatory Commission and privately owned, now by Erie Boulevard Hydropower, L.P., who continues to sell hydro-electric power.

Franklin Falls Flow is an Impoundment on the Saranac River. According to the NYS DEC, much of the lake is under 10 feet deep, so boaters need to be cautious. There is a DEC fishing access site off of County Route 18 (River Road). It has a beach launch with numerous rocks present which can make launching difficult. The lake has a nice view of Whiteface Mountain⁹.

Today, Franklin Falls, and the Franklin Falls Pond/Flow is a favorite recreational fishing, boating, and whitewater area.



Figure 10 - Franklin Falls Flow

⁸ <http://www.adksportsfitness.com/august2002/articles/paddling.html>

⁹ <https://dec.ny.gov/places/franklin-falls-flow>

Gothic Church 9 Oregon Plains Road, Bloomingdale¹⁰

An historic and iconic Gothic Church. Designed by an important and well known architect Richard M. Upjohn who founded the American Institute of Architects, he also designed many gothic revival churches and the Connecticut State Capital building. There are three additional churches in Saranac Lake also designed by Richard M. Upjohn. Currently in private ownership, sold several times, and reused for various storage and retail purposes.



Figure 11 - Gothic Church

St. Paul's Roman Catholic Church, Route 3, Bloomingdale¹¹

Built in 1930-31, most likely by John T. Comes. There are several other churches in the region of similar architectural style in Lake Clear and Gabriels.

Closed in May 2023. – building currently in use as a child care center.



Figure 12 - St. Paul's Roman Catholic Church

¹⁰ <https://www.oldhousedreams.com/2021/06/24/church-in-bloomingdale-ny/#lightbox-gallery-1-1>

¹¹ <https://localwiki.org/media/cache/c9/35/c9355db4e1366e023f8bbd36e2a65b00.jpg>

Bloomingdale United Methodist Church, Route 3¹²

Built in 1874 and remodeled in 1908. This church was likely based on a design by Methodist minister George Bowler, from his book Chapel and Church Architecture, published in 1856.



Figure 13 - Bloomingdale United Methodist Church

Pilgrims Holiness Church, Oregon Plains Road¹³

The Bloomingdale Pilgrim Holiness Church originated and was built in Vermontville in 1887 then moved to Bloomingdale and remodeled in 1936. The Pilgrim Holiness District Council voted to locate the parish work to Bloomingdale in 1935. The group was given a lot that was the former site of the Catholic church, located next to their cemetery on Fletcher Farm Road. The Catholic church made arrangements for an exchange of land, which would enable them to expand their cemetery, in exchange for a lot on the Oregon Plains Road. It was in this manner that the Pilgrim Holiness Church acquired their present site on June 15, 1936.



Figure 14 - Pilgrims Holiness Church

¹² Historical Lake Wiki Website

¹³ https://localwiki.org/hsl/Bloomingdale_Pilgrim_Holiness_Church

Norman's Store¹⁴



Figure 15 - Norman's Store

Norman's General Store Year built: 1904 "For over 95 years, everyone who travels on Route 3 from Saranac Lake toward Plattsburgh passes Norman's General Store in Bloomingdale. The store was built by Mathias B. (Matt) Norman and a first cousin, Benjamin Franklin Norman, in 1904. Around 1909 Matt bought B.F.'s shares and the business has been operated by members of Matt's family since then. Matt and his wife, Eleanor O'Malley, had one daughter, Mildred, who married John Curran. They continued to operate the store after Matt passed away. One of their daughters, Norma married a Saranac Lake resident, Art Niederbuhl, who was a Navy veteran of WWII and a graduate of the MBA program at Dartmouth College. Now Art and Norma's son, Art, is continuing the family business. In the beginning, Norman's Store concentrated on the wholesale grocery business. They sold to the hundreds of privately owned businesses and camps within a 50-mile radius of Bloomingdale. As small stores and businesses in the area were sold to, or overwhelmed by, chain stores and franchises, the wholesale business decreased. Norman's Store also sells to many retail customers who shop in Bloomingdale."¹⁵

¹⁴ Courtesy of Davina Thurston 2020

¹⁵ Adirondack Daily Enterprise, April 29, 2000, VILLE & DALE By Martha (Tyler) and Floyd John

Veteran's Memorial Park, Route 3 Bloomingdale¹⁶

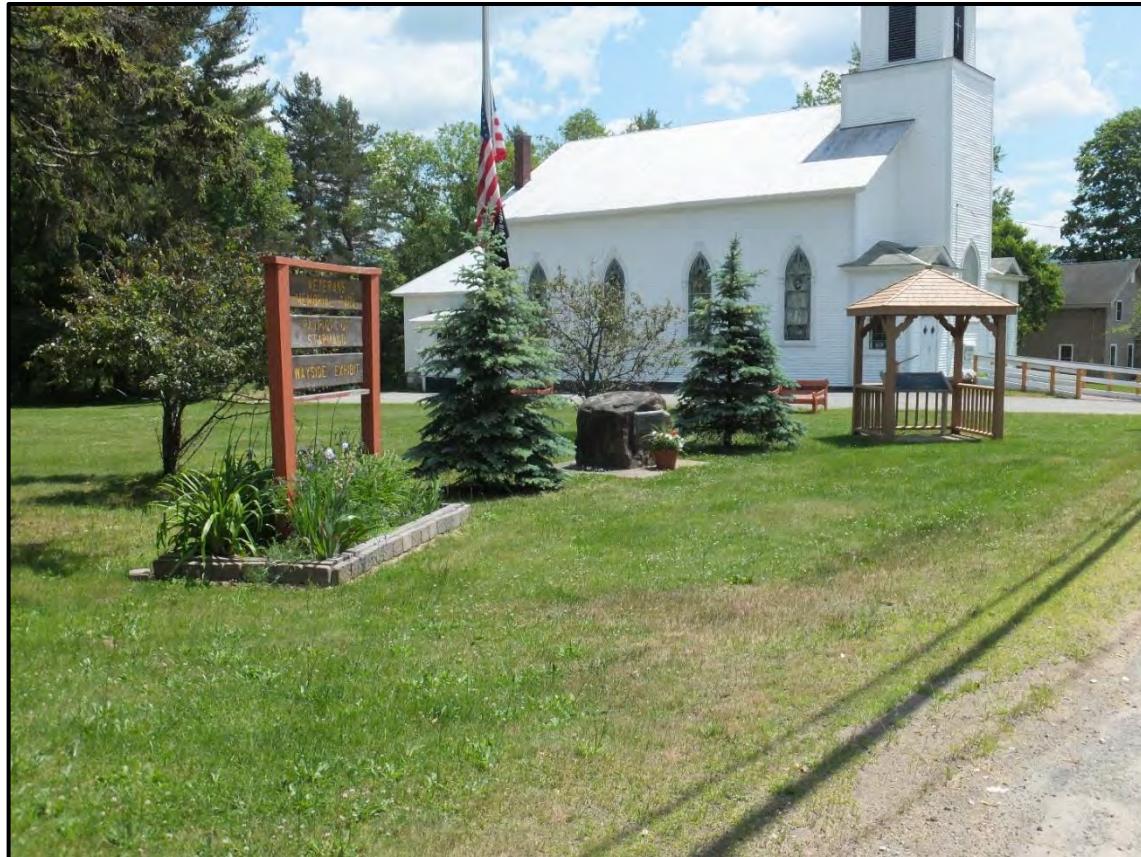


Figure 16 - Veteran's Memorial Park

The St. Armand Veterans Park is currently being constructed and the committee hopes to have it completed by 2026. This park will feature handsome stones with bronze plaques engraved with the names of those who served and gave the ultimate price for their country, divided up by epochs of various conflicts.

The park when completed will also have a pergola with seating along with several benches for visitors to relax and contemplate the sacrifice of these brave soldiers. It is to be found on the corner of State Route 3 right next to the Town Hall.

Parking is located at the Town Hall when visiting the park. The committee is still selling memorial bricks to be placed from the pergola to the memorial stones as well as our local Home Town Hero Banner project.

¹⁶Courtesy of the Town Hall

Bloomingdale Bog and the Bloomingdale Bog Trail¹⁷¹⁸



Figure 17 - Bloomingdale Bog

The Bloomingdale Bog Trail can be accessed at either end. The trailhead at the south end is located on Route 86, about 2.5 miles west of Saranac Lake. The north end is accessed on Bloomingdale-Gabriels Road about 1.5 miles from the 4 Corners in Bloomingdale. The trail is on the public Forest Preserve in the Saranac Lake Wild Forest area.

The Bloomingdale Bog Trail runs 3.7 miles atop the abandoned railway of the Delaware and Hudson Railroad that once connected Saranac Lake to Bloomingdale. While the trail is actually “outside” of the Town, it is an important nearby recreational resource. The old railroad line is flat and straight, accessible to people of all abilities, and cuts through an extraordinary bog with many beautiful views. The Bloomingdale Bog hike is easy. This trail is also open for bike riding.

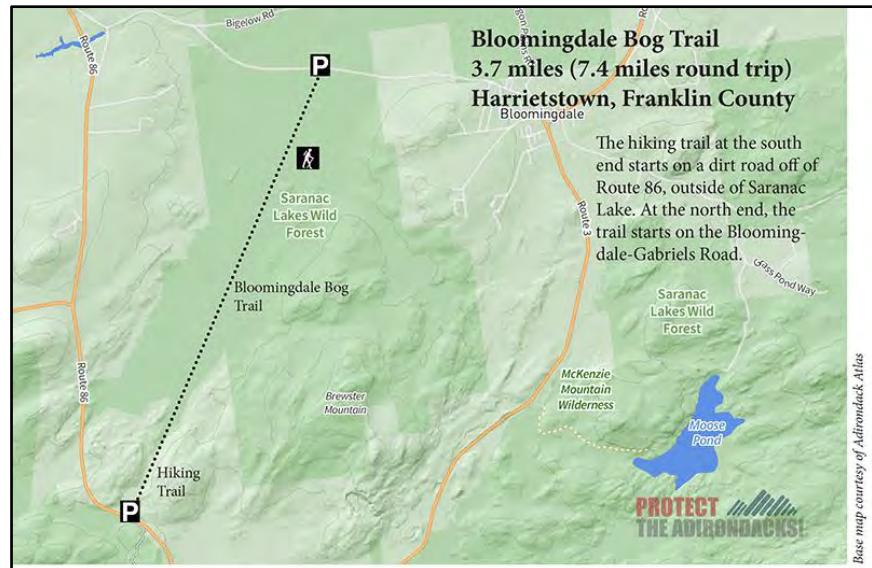


Figure 18 - Bloomingdale Bog Trail

¹⁷<https://www.saranaclake.com/nature-and-historic-walks/bloomingdale-bog-trail>

¹⁸<https://www.protectadks.org/hike-bloomingdale-bog/>

Trudeau Sanatorium¹⁹



Figure 19 - Adirondack Cottage Sanitarium

buildings arrayed on the eastern slope of Mt. Pisgah. The entire campus was designated as both national and state historic landmarks in 1995 and includes the charming Baker Memorial Chapel, also designed by Aspinwall. It was listed under the latter name on the National Register of Historic Places in 1995.

According to historians in Saranac Lake, AMA purchased the Trudeau Sanatorium (San) in 1957 for use as a training facility. The property had been maintained throughout AMA ownership, though some buildings were little used. In 2019, the Trudeau Village Redevelopment Project was put in motion when developers at Cure Cottage Development, led by Wayne Zukin, a real estate developer from West Chester, Penn., his wife Sue Smith, and local realtor Brian Draper bought the property for \$2.65 million. NYS Empire State Development recently awarded a \$1.3M grant to support renovation of two of the 29 buildings on the campus. Once completed, the historic Administration Building

The Adirondack Cottage Sanitarium was a tuberculosis sanatorium established in Saranac Lake, New York in 1885 by Dr. Edward Livingston Trudeau. The Elizabethan revival style Trudeau San Administrative Building was built in 1896, designed by architect J. Lawrence Aspinwall. The historic 64-acre property was originally the Trudeau Cottage Sanatorium serving as a mecca for people seeking treatment for tuberculosis. The property had long been a center for tuberculosis treatment and research.

²⁰In addition to medical facilities, private cottages and housing for medical staff were built on the sprawling campus. The Trudeau Sanatorium also built a nursing school and the Trudeau School for Tuberculosis. After Trudeau's death in 1915, the institution's name was changed to the Trudeau Sanatorium, following changes in conventional usage.

The campus is a collection of cottages and support

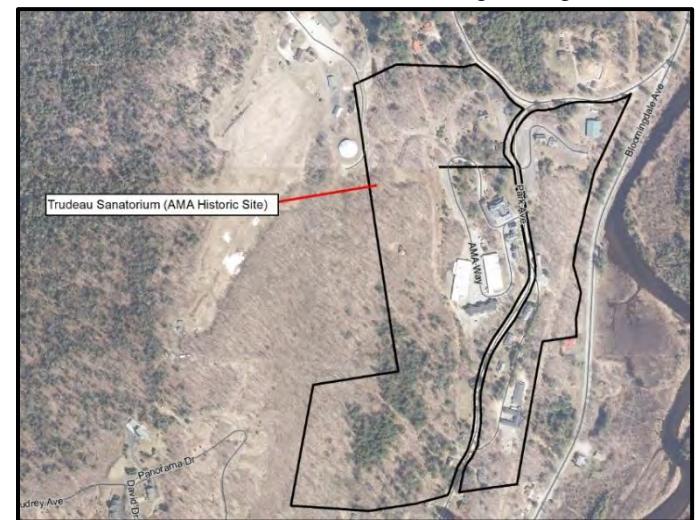


Figure 20 - Trudeau Sanatorium

¹⁹"National Register Information System". National Register of Historic Places. National Park Service. April 15, 2008.

²⁰<https://suncommunitynews.com/news/100656/developers-of-former-trudeau-san-awarded-13-million-from-restoren/>

will provide 2,000 square feet of commercial space and 27 new apartments. This initial phase of Trudeau Village Redevelopment is expected to cost \$7 million.

1.4 Demographics

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

In addition, the Census “Tract” that includes St. Armand is larger than the political boundaries of the Town. Where the tables indicate Census “Town” the data correlates to the Town municipal boundary.

1.4.1 Population, People, Ethnicity and Age

Data from the US Census reveals that the population of St. Armand is growing—and growing faster than the State and County trends (Table 1.4.1). St. Armand is also growing faster than a sampling of other towns and villages in the region (Table 1.4.2).

Population Change, Town of St. Armand (Census Town) (Retrieved 2024 US Census ACS S0101)					
Municipality	2010	2015	2020	% Change, 2010- 2015	% Change, 2015- 2020
Town of St. Armand	1,274	1,785	1,647	40.11%	-7.73%
Essex County	39,416	38,912	37,281	-1.28%	-4.19%
New York State	19,392,283	19,795,791	20,201,249	2.08%	2.05%

Table 1 - Town of St. Armand Population Change

Regional Comparative Population Change, 2010-2020					
Municipality	2010	2015	2020	% Change	% Change
	2010-2015	2015-2020			
Town of Harrietstown	5,709	5,674	5,254	-0.61	-7.40
Town of Black Brook	1,497	1,431	1,453	-4.41	1.54
Town of North Elba	8,957	8,658	7,480	-3.34	-13.61
Town of Newcomb	436	447	418	2.52	-6.49
Town of Wilmington	1,253	1,341	1,139	7.02	-15.06
Town of Tupper Lake	5,971	5,926	5,147	-0.75	-13.15
Town of Saranac	4,007	4,005	3,852	-0.05	-3.82
Town of Keene	1,105	1,027	1,144	-7.06	11.39

Table 2 - Regional Comparative Population Change

Regional Comparative Population Change

The Town of St. Armand is typical of many areas in northern New York in its demographic makeup. The overall population consists of a largely white demographic, with percentages of those identifying as Black and other racial minorities making up a very small percentage of the community. St. Armand's numbers skew lower even than Essex County and surrounding counties in this respect.

A study published in the Journal of Personality and Social Psychology presented the question of whether a more diverse population would lend to individuals with more inclusive identities, therefore fostering more charitable behavior towards those in their communities. The results seemed to point to yes. Though more research would be helpful in affirming this stance, it is something to consider when planning for community growth and opportunity and who will feel a sense of belonging within said community versus who won't. Small towns like St. Armand are already known for strong community ties and residents who generally are helpful and supportive when they can be. St. Armand is no exception. Though the trend in much of the country has been an increase in racial diversity in rural areas, the exception to these increases falls in the Midwest and northeastern parts of the country, including Upstate New York. This is reflected in the decreasing numbers of minorities in the region. Whether inclusivity and diversity

are values that the Town of St. Armand deems important will be determined more conclusively through information gleaned from community engagement and visioning participants.

Ethnic Composition, Town of St. Armand (Retrieved 2024 US Census American Community Survey DPO5)								
	2010	%	2015	%	2020	%	% Change	% Change
							2010-2015	2015-2020
White	1,216	95.45%	1,765	98.88%	1,642	99.70%	45.15%	-6.97%
Black	0	0.00%	8	0.45%	0	0.00%	0.00%	-100.00%
American Indian	0	0.00%	0	0.00%	0	0.00%	0.00%	0.00%
Asian/Pacific Islander	3	0.24%	0	0.00%	0	0.00%	-100.00%	0.00%
Two or More races	55	4.32%	7	0.39%	5	0.30%	-87.27%	-28.57%
Other Race	0	0.00%	5	0.28%	0	0.00%	0.00%	-100.00%
Hispanic Origin	0	0.00%	0	0.00%	0	0.00%	0.00%	0.00%
Total	1274		1785		1647			
Sum	1,274		1,785		1,647			

Table 3 - Ethnic Composition

Language Spoken at Home²¹

2.8% \pm 1.9% Language Other Than English Spoken at Home in St. Armand town, Essex County, New York

6.4% \pm 1.1% Language Other Than English Spoken at Home in Essex County, New York

The town's population is ageing rapidly with large gains in the 45–64-year-old category. It is encouraging to see significant growth in the 5–19-year-old age category. Losses in the 20–44-year-old category are concerning.

Age Characteristics, Town of St. Armand (Retrieved 2024 US Census American Community Survey DP05)								
	2010	%	2015	%	2020	%	% Change	% Change
							2010-2015	2015 - 2020
0-4 years	64	5.02%	79	4.43%	47	4.80%	23.44%	-40.51%
5-19 years	184	14.44%	304	17.03%	340	19.80%	65.22%	11.84%
20-44 years	435	34.14%	403	22.58%	294	28.70%	-7.36%	-27.05%
45-64 years	345	27.08%	653	36.58%	629	34.70%	89.28%	-3.68%
65+ years	246	19.31%	346	19.38%	337	12.10%	40.65%	-2.60%
Median Age	43.4		45.7		51.1		5.30%	11.82%
	Total		Total		Total			
	1274		1785		1647			

Table 4 - Age Characteristics

²¹ 2022 American Community Survey 5-Year Estimates

Median Age in St. Armand town, Essex County, New York: 46.7 YEARS (\pm 4.6) (2020 Census Profile)

Median Age in Essex County, New York. 49.2. YEARS (+/- 0.3) (2020 Census Profile)

Older Population²²

20.1% \pm 5.8% 65 Years and Older in St. Armand town, Essex County, New York

24.8% \pm 0.1% 65 Years and Older in Essex County, New York

Children²³

20.6% \pm 4.1% Under 18 years old in St. Armand town, Essex County, New York

15.9% \pm 0.2% Under 18 years old in Essex County, New York

Veterans²⁴

7.5% \pm 3.2% Veterans in St. Armand town, Essex County, New York

7.5% \pm 1.0% Veterans in Essex County, New York

Disability²⁵

10.3% \pm 3.4% Disabled Population in St. Armand town, Essex County, New York

16.7% \pm 1.4% Disabled Population in Essex County, New York

²² 2022 American Community Survey 5-Year Estimates

²³ 2022 American Community Survey 5-Year Estimates

²⁴ 2022 American Community Survey 5-Year Estimates

²⁵ 2022 American Community Survey 5-Year Estimates

1.4.2 Educational Characteristics

While the residents of St. Armand who have a bachelor's degree or higher has increased, the number of residents with a high school diploma or higher has decreased. The number of residents with no high school diploma has decreased as well. It is not clear whether the reasons for this are related to population decreases, or that those with or without high school diplomas leave the area for higher education or career opportunities elsewhere. Bloomingdale Elementary is the only school within the Saranac Lake Central School District that is within the Town of St. Armand and students beyond 5th grade attend the middle and high school located in the Village of Saranac Lake.

Educational Resources include:

North Country Community College

Clinton Community College

SUNY Plattsburgh

Saranac Lake Central School District

Paul Smiths College

North Country School

Northwood School

BOCES-Saranac Lake and Plattsburgh

Educational Attainment²⁶

43.1% \pm 7.3% bachelor's degree or Higher in St. Armand town, Essex County, New York

31.2% \pm 1.9% bachelor's degree or Higher in Essex County, New York

²⁶ 2022 American Community Survey 5-Year Estimates

School Enrollment²⁷

77.7% \pm 10.7% School Enrolled Population Enrolled in Kindergarten to 12th Grade in St. Armand town, Essex County, New York

69.9% \pm 3.8% School Enrolled Population Enrolled in Kindergarten to 12th Grade in Essex County, New York

Educational Attainment Levels, Persons 25+ (Retrieved 2024 US Census American Community Survey S1501)						
	No High School		High School Diploma or		Bachelor's Degree or higher	
	Diploma		higher			
	2015	2020	2015	2020	2015	2020
Town of St. Armand	5.15%	4.55%	93.39%	90.22%	51.60%	67.03%
Essex County	13.08%	11.24%	34.52%	31.87%	13.42%	16.56%
New York State	14.05%	12.27%	50.93%	90.27%	19.99%	40.93%
Town of St. Armand	92	75	1667	1486	921	1104
Essex County	3,787.00	3,229.00	9,992.00	9,160.00	3,884.00	4,759.00
New York State	1,916,497.00	1,673,220.00	6,947,143.00	12,313,514.00	2,727,078.00	5,583,687.00

Table 5 - Educational Attainment Levels, Persons 25+

1.4.3 Household Characteristics

Families and Household Characteristics²⁸

2.93 \pm 0.30 Average Family Size in St. Armand town, Essex County, New York

2.73 \pm 0.11 Average Family Size in Essex County, New York

²⁷ 2022 American Community Survey 5-Year Estimates

²⁸ 2022 American Community Survey 5-Year Estimates

Health Insurance²⁹

1.4% \pm 1.2% Without Health Care Coverage in St. Armand town, Essex County, New York

4.1% \pm 0.9% Without Health Care Coverage in Essex County, New York

Residential Mobility³⁰

2.4% \pm 1.9% Moved from a Different State in the Last Year in St. Armand town, Essex County, New York

Estimate for Moved from a Different State in the Last Year in Essex County, New York. 1.8%. plus, or minus 0.5%

Household Change, 2010 – 2020 (Retrieved 2024 US Census American Community Survey S1101)					
Municipality	2010	2015	2020	% Change, 2010-2015	% Change, 2015- 2020
				2010-2015	2015- 2020
Town of St. Armand	608	753	743	23.8%	-1.3%
Essex County	25,312	25,678	26,390	1.4%	2.8%
New York State	8,050,835	8,207,161	8,530,561	1.9%	3.9%

Table 6 - Household Change

²⁹ 2022 American Community Survey 5-Year Estimates

³⁰ 2022 American Community Survey 5-Year Estimates

It appears from the Census data that St. Armand is experiencing an increase in families and larger (4+) households as well as single-headed households.

Households by Type, Town of St. Armand (Retrieved 2024 US Census American Community Survey S0101 & S2501)					
Type	2010	2015	2020	Change 2010-2015	Change 2015-2020
Married couple families	301	485	676	61%	39%
%	49.51%	64.41%	90.98%		
Male headed household, no wife	17	12	27	-29%	125%
%	2.80%	1.59%	3.63%		
Female headed no husband	30	52	39	73%	-25%
%	4.93%	6.91%	5.25%		
Non-family households	260	204	299	-22%	47%
%	42.76%	27%	40.24%		
Household Size					
1-Person Household	211	163	222	-23%	36%
%	34.70%	21.65%	29.88%		
2-Person Household	234	357	286	53%	-20%
%	38.49%	47.41%	38.49%		
3-Person Household	99	116	70	17%	-40%
%	16.28%	15.41%	9.42%		
4-or-More-Person Household	64	117	165	83%	41%
%	10.53%	15.5%	22.21%		

Table 7 - Households by Type

1.4.4 Income and Poverty

St. Armand's households, regardless of type are generally earning more than \$35,000 and, in many cases, more than half the population is earning over \$65,199—the Median Income for St. Armand. According to the trend analysis conducted by Asterhill Associates, there has been a significant increase in high income earners (\$100K+) residing in the Town.

Income by Household Type, Town of St. Armand 2022 (Retrieved 2024 US Census American Community Survey S1901)						
Type	Total	Under \$10,000	\$10,000 - \$24,999	\$25,000 - \$34,999	Over \$35,000	Average
Households	682	12	53	65	552	\$ 107,242.00
%	100%	1.8%	7.8%	9.5%	80.9%	
Families	416	12	7	7	390	\$ 129,940.00
%	100%	2.9%	1.7%	1.7%	93.7%	
Married couple families	336	12	0	7	317	N/A ³¹
%	100%	3.6%	0.0%	2.1%	94.3%	
Non-family households	266	0	48	58	160	\$ 66,780.00
%	100%	0.0%	18.1%	21.8%	60.1%	

Table 8 - Income by Household Type 2022

³¹ An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.

Income and Earnings³²

\$75,256 ± \$10,274 Median Household Income in St. Armand town, Essex County, New York

Median Income 2020: \$65,199.00

\$68,090 ± \$3,590 Median Household Income in Essex County, New York

Poverty³³

7.1% ± 4.4% Poverty, All people in St. Armand town, Essex County, New York

10.4% ± 1.3% Poverty, All people in Essex County, New York

³² 2022 American Community Survey 5-Year Estimates

³³ 2022 American Community Survey 5-Year Estimates

Town of St. Armand Economic Characteristics

Source: ESSEX COUNTY Demographic and Housing Report with Town Profiles Asterhill Research Company May 2022
updated 2024

HOUSEHOLD INCOME	St. Armand Town		Essex County		Trend Analysis	
	2010	2020	2010	2020	2010-2020	2010-2020
Less than \$10K	13	15	783	717	15.4%	-8.4%
\$10K to \$14K	83	25	1,190	733	-69.9%	-38.4%
\$15K to \$24K	52	51	2,123	1,547	-1.9%	-27.1%
\$25K to \$34K	68	73	1,814	1,561	7.4%	-13.9%
\$35K to \$50K	106	119	2,817	2,202	12.3%	-21.8%
\$50K to \$74K	125	151	3,262	3,333	20.8%	2.2%
\$75K to \$99K	64	83	1,980	2,150	29.7%	8.6%
\$100K to \$149K	59	95	1,491	2,406	61.0%	61.4%
\$150K to \$199K	37	71	351	714	91.9%	103.4%
\$200 +	1	60	287	819	5900.0%	185.4%
Total	608	743	16,098	16,182	22.2%	0.5%
Median	48,448	65,199	45,216	58,109	34.6%	28.5%

Table 9 - Economic Characteristics

1.5 Economy: Current Conditions and Trends

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

The hamlet of Bloomingdale is an important economic asset of the Town of St. Armand. The former village area serves as the community center, hugging State Route 3 the main route linking Saranac Lake (and Lake Placid) to Plattsburgh.

Bloomingdale hosts many—and varied—commercial, public service, and business opportunities. Bloomingdale is “ripe” for revitalization as properties continue to turn over, are adaptively and creatively reused, and town infrastructure (water and sewer, etc.) is upgraded.

1.5.1 Key Industries List of Major Employers

Below is a list of Town-identified employers and businesses of note that are located in the Town of St. Armand. Other employers are located in adjacent communities, including Saranac Lake, Lake Placid, nearby Ray Brook, Tupper Lake, and Elizabethtown, as well as further afield in Plattsburgh, Malone, Dannemora, and elsewhere throughout Essex, Clinton, Franklin County.

<i>Dollar General</i>	<i>Mystic Solutions</i>
<i>Trudeau Sand and Gravel, Inc</i>	<i>Hex and Hop</i>
<i>High Peaks Distributing</i>	<i>ADK Solar</i>
<i>MJ. Raymond Construction, LLC</i>	<i>Ollie Burgess – Specialty Wood Products</i>
<i>Upstone Materials, Inc.</i>	<i>Greg Walker – Electrical Plumbing and Heating</i>
<i>Spencer Boatworks</i>	<i>High Peaks Landscaping, LLC</i>
<i>American Management Association (AMA)</i>	

1.5.2 Major Economic Sectors--Distribution of Employment by Industry

While information is not specifically available for the Town of St. Armand, it is important to note that the North Country Region, which included Clinton, Essex, Franklin, St. Lawrence, Jefferson and Lewis Counties, collects and reports data on industry trends that are relevant and useful to the Town in their planning for the future. The regional economy continues to expand and job growth is particularly healthy in the areas of retail trade, health, education, arts and entertainment, and related support services.

New York State Department of Labor					
Long-Term Industry Employment Projections, 2020-2030 ³⁴					
North Country					
Source: 2024 New York State Department of Labor, Division of Research and Statistics					
NAICS Code	Industry Title	Employment		Net Change	Percent Change
		2020	2030		
000000	Total All Industries	157,980	193,440	35,460	22.4%
00601	Self Employed Workers, All Jobs	8,690	8,600	-90	-1.0%
11	Agriculture, Forestry, Fishing and Hunting	3,720	3,810	90	2.4%
21	Mining	250	290	40	16.0%
22	Utilities	560	560	0	0.0%
23	Construction	5,680	6,860	1,180	20.8%
31	Manufacturing	9,200	10,470	1,270	13.8%
42	Wholesale Trade	2,520	2,900	380	15.1%
44	Retail Trade	19,100	22,260	3,160	16.5%
48	Transportation and Warehousing	3,350	4,060	710	21.2%
51	Information	1,450	1,480	30	2.1%
1023	Financial Activities	3,730	3,860	130	3.5%
1024	Professional and Business Services	7,380	8,850	1,470	19.9%
61	Educational Services	21,550	24,060	2,510	11.6%
62	Health Care and Social Assistance	26,630	32,490	5,860	22.0%
71	Arts, Entertainment, and Recreation	2,030	4,260	2,230	109.9%
72	Accommodation and Food Services	11,000	21,450	10,450	95.0%
81	Other Services (except Government)	5,430	9,460	4,030	74.2%
9	Government	25,710	27,720	2,010	7.8%

Table 10 - NYSDOL Long-Term Industry Employment Projections

³⁴ For more information, please see Technical Notes at <https://dol.ny.gov/long-term-industry-projections-technical-notes>

1.5.3 Agriculture

St. Armand has an historical connection with agriculture stemming from its earliest settlements. Fertile land along the Saranac River corridor and elsewhere below the neighboring mountainous terrain invited settlers to homestead. However, times have changed and while agriculture is still active and present in the Town, farmland as a land use has significantly.

According to the Essex County Farmland Protection and Food System Plan (2022) (Footnote #33), *Essex County's food system is small by any conceivable measure and is consequently particularly vulnerable to ongoing structural changes in global market forces that impact food systems. At the same time, the COVID-19 pandemic revealed the "brittleness of a concentrated and consolidated food system." Communities across the country, including in Essex County, are taking action to reset the table to make sure food is healthy, accessible, and affordable, farmers and food workers are paid appropriately, and environmental impacts are minimized. The fundamental challenge—and opportunity—that Essex County's food system faces is defining and achieving success on a small scale.*

Agricultural and Inactive Farmland: Taxable Assessed Value by Land Use (Retrieved 2024 from Essex County Real Property 2023)				
Year	Prop. Class and Land Use	100	321	Grand Total
		Agricultural	Inactive Farmlands	
2023	Total Acres	106	36.19	142.19
	% Total of Acres	74.55%	25.45%	100.00%
	Number of Parcels	1.00	1.00	2.00
	Taxable Assessed Value	\$ 96,100.00	\$ -	\$ 96,100.00
2019	Total Acres	93	0.00	93.00
	% Total of Acres	100.00%	0.00%	100.00%
	Number of Parcels	1.00	0.00	1.00
	Taxable Assessed Value	\$ 85,100.00	\$ -	\$ 85,100.00
2009	Total Acres	95	159.77	254.77
	% Total of Acres	37.29%	62.71%	100.00%
	Number of Parcels	2.00	2.00	4.00
	Taxable Assessed Value	\$ 181,400.00	\$ 149,200.00	\$ 330,600.00

Table 11 - Agricultural and Inactive Farmland

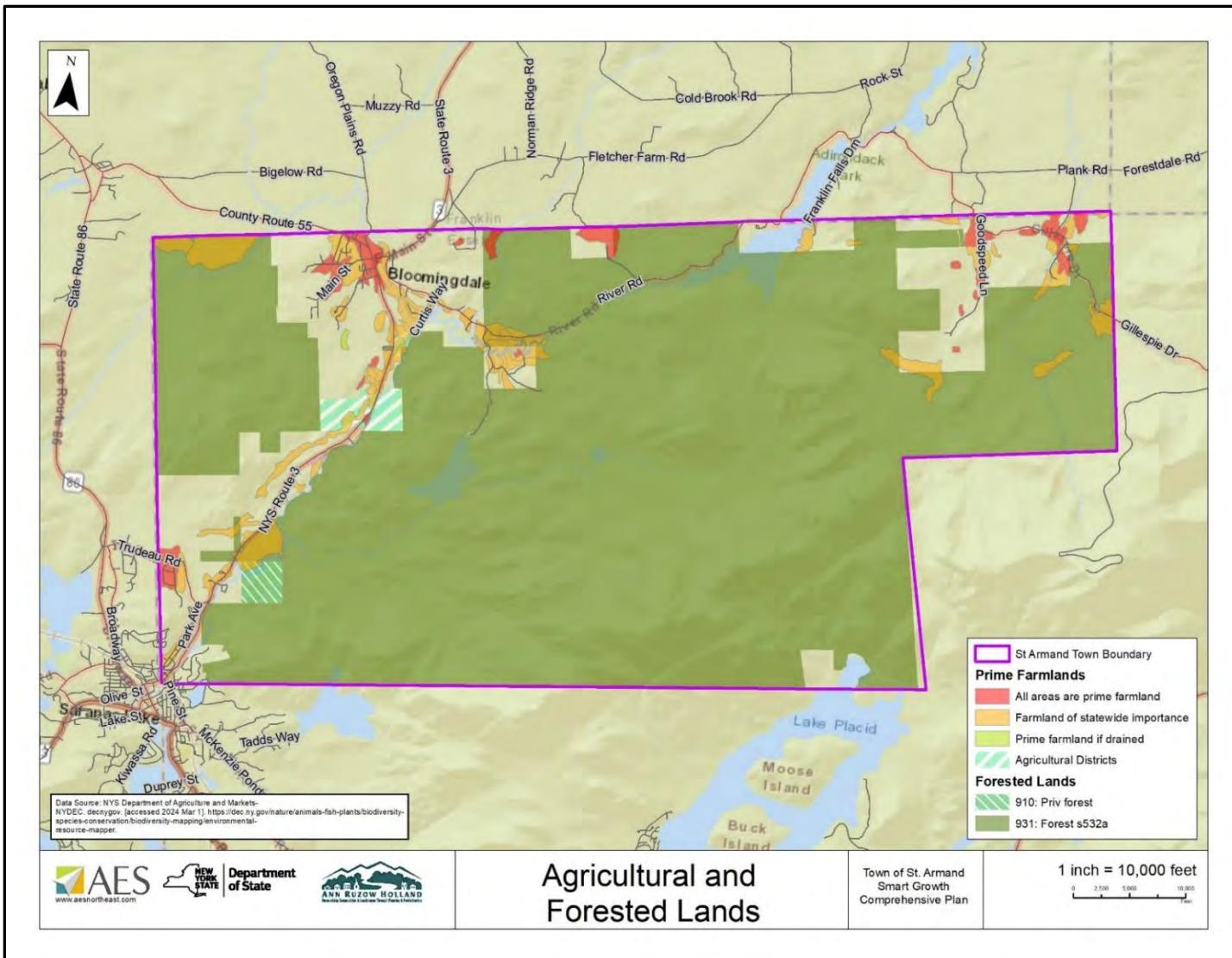


Figure 21 - Agricultural & Forested Lands



St Armand Town Boundary

Prime Farmlands



All areas are prime farmland



Farmland of statewide importance



Prime farmland if drained



Agricultural Districts

Forested Lands



910: Priv forest



931: Forest s532a

Data Source: NYS Department of Agriculture and Markets-
NYDEC, dec.ny.gov [accessed 2024 Mar 1]. <https://dec.ny.gov/nature/animals-fish-plants/biodiversity-species-conservation/biodiversity-mapping/environmental-resource-mapper>.



Agricultural and
Forested Lands

Town of St. Armand
Smart Growth
Comprehensive Plan

1 inch = 10,000 feet
0 2,500 5,000 10,000
Feet

Figure 22 - Agricultural & Forested Lands Legend

Currently, there is only one active farm in St. Armand. Moonstone Farm is an approximately 26-acre family farm located on NYS Route 3, south of Bloomingdale. The farm offers a Community Supported Agriculture (CSA) share, farmed birds and a small farm store. The farm is owned and operated by Erin and Jake Vennie-Vollrath.

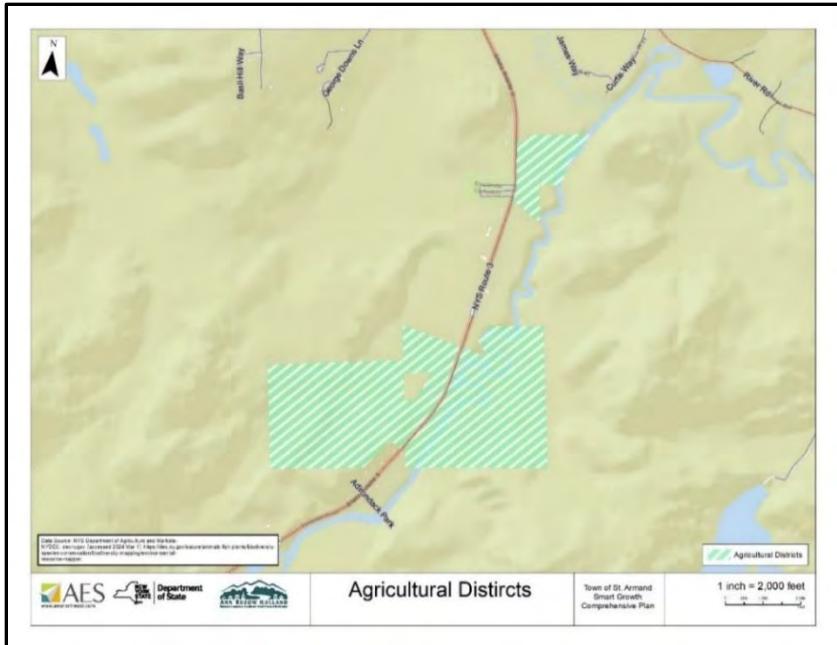


Figure 24 Agricultural Districts



Figure 23 - Moonstone Farm

There are approximately 298.36 acres of land within the Essex County Designated Agricultural District, which likely includes land that is not classified by New York State Real Property Tax as agricultural or inactive agricultural land. The large Agricultural District area around Moonstone Farm is legacy farmland that has been subdivided and sold—and not necessarily still in agricultural production³⁵³⁶.

Agriculture, Forestry and Related Industries³⁷

$1.8\% \pm 2.1\%$ Agriculture, forestry, fishing and hunting, and mining in St. Armand town, Essex County, New York

$2.9\% \pm 0.8\%$ Agriculture, forestry, fishing and hunting, and mining in Essex County, New York

³⁵ Erin Venne-Vollrath, Moonstone Farm Owner 9/16/2024

³⁶ https://s3.amazonaws.com/assets.cce.cornell.edu/attachments/57910/Essex_County_Farmland_Protection_and_Food_System_Plan.rs.pdf?1656694728

³⁷ https://www.nass.usda.gov/Publications/AgCensus/2022/Full_Report/Volume_1,_Chapter_2,_County_Level/New_York/

1.5.3 Municipal Taxes and Valuations

St. Armand ranks 8 out of 18 townships in Essex County in terms of real property land value.

Full Value Real Property Statistics for Essex County Towns (Retrieved 2024 Essex County Real Property 2023 and 2020 Centennial Census Data)					
Municipal Town	Population	Land Area (Square Miles)	Density (Person/Square Mile)	Full Value	Full value/person
Town of Newcomb	418.00	231.91	1.80	\$226,272,937.00	\$541,322.82
Town of Minerva	773.00	158.75	4.87	\$225,845,740.00	\$292,167.84
Town of North Elba	7,480.00	156.19	47.89	\$209,994,916.00	\$28,074.19
Town of Keene	1,144.00	156.02	7.33	\$116,312,282.00	\$101,671.58
Town of Schroon	1,880.00	141.91	13.25	\$84,445,588.00	\$44,917.87
Town of North Hudson	250.00	187.13	1.34	\$79,103,826.00	\$316,415.30
Town of Willsboro	1,905.00	73.48	25.93	\$60,745,090.00	\$31,887.19
Town of St. Armand	1,446.00	57.43	25.18	\$41,243,725.00	\$28,522.63
Town of Ticonderoga	4,789.00	88.05	54.39	\$22,954,090.00	\$4,793.09
Town of Elizabethtown	1,203.00	82.21	14.63	\$17,827,814.00	\$14,819.46
Town of Crown Point	2,042.00	81.61	25.02	\$8,741,042.00	\$4,280.63
Town of Westport	1,320.00	66.69	19.79	\$6,986,317.00	\$5,292.66
Town of Lewis	1,293.00	84.13	15.37	\$6,847,140.00	\$5,295.55
Town of Moriah	4,716.00	72.30	65.23	\$6,714,244.00	\$1,423.72
Town of Jay	2,486.00	69.72	35.66	\$5,178,300.00	\$2,082.98
Town of Chesterfield	2,476.00	104.87	23.61	\$5,113,322.00	\$2,065.15
Town of Essex	621.00	37.14	16.72	\$3,557,574.00	\$5,728.78
Town of Wilmington	1,139.00	65.46	17.40	\$166,710.00	\$146.37
Totals	37,381.00	1,915.00	415.40	\$1,128,050,657.00	\$1,430,907.79
Average	2,076.72	106.39	23.08	\$62,669,480.94	\$79,494.88

Table 12 - Full Value Real Property Statistics for Essex County Towns

Taxable Residential Property by Density (Retrieved 2024 Essex County Real Property 2023)					
Use	Acres	%	Taxable	%	Assessed Value Per Acre
Single family	703.28	1.93%	\$98,391,900	44.34%	\$139,904
Two family	14.66	0.04%	\$2,253,900	1.02%	\$153,745
Three family	3.07	0.01%	\$778,700	0.35%	\$253,648
Rural res w/ 10+ acres	881.32	2.42%	\$9,435,900	4.25%	\$10,707
Seasonal residences	345.95	0.95%	\$10,899,000	4.91%	\$31,505
Mobile homes	42.61	0.12%	\$1,451,200	0.65%	\$34,058
Multiple mobile homes	212.98	0.59%	\$7,007,500	3.16%	\$32,902
Res multi-purpose	0	0.00%	\$0	0.00%	-
Total residential	2,204.33	6.06%	\$130,218,100	58.68%	\$59,074
Total All Uses	36,365.02	100.00%	\$221,899,330	100.00%	\$6,102

Table 13 - Taxable Residential Property by Density

1.5.4 Income, Employment, and Workforce

Travel Time to Work St. Armand 2022 (Retrieved 2024 US Census American Community Survey S0801)	
Travel Time	% of Workers over 16 Years (N=906 People)
Less than 10 minutes	20.3%
10-14 Minutes	24.8%
15-19 minutes	8.7%
20-24 Minutes	11.8%
25-29 Minutes	11.4%
30-34 Minutes	6.9%
35-44 Minutes	4.4%
45-59 Minutes	3.9%
60+ Minutes	7.7%
Mean Travel Time	21.8

Table 14 - Travel Time to Work, St. Armand 2022

Employment and Labor Force Status³⁸

$63.1\% \pm 6.7\%$ Employment Rate in St. Armand town, Essex County, New York

$53.6\% \pm 1.4\%$ Employment Rate in Essex County, New York

Commuting³⁹

21.8 ± 2.8 Average travel time to work (in minutes) in St. Armand town, Essex County, New York

23.5 ± 1.5 Average travel time to work (in minutes) in Essex County, New York

Class of Worker⁴⁰

$23.5\% \pm 6.3\%$ Local, state, and federal government workers in St. Armand town, Essex County, New York

$19.5\% \pm 2.0\%$ Local, state, and federal government workers in Essex County, New York

Selected STEAM/STEM Occupations⁴¹

$1.8\% \pm 5.3\%$ Females in Computer, Engineering and Science Occupations in St. Armand town, Essex County, New York

$19.3\% \pm 9.0\%$ Females in Computer, Engineering and Science Occupations in Essex County, New York

³⁸ DP03 2022 American Community Survey 5-Year Estimates

³⁹ 2022 American Community Survey 5-Year Estimates

⁴⁰ 2022 American Community Survey 5-Year Estimates

⁴¹ S24012022 American Community Survey 5-Year Estimates

Labor Force Data (Retrieved 2024 US Census American Community Survey S2301)						
Town of St. Armand	Total civilian labor force		Civilian labor force participation rate		Total Unemployed	
	2015	2020	2015	2020	2015	2020
	1,473	1,346	63.30%	66.60%	5.30%	1.90%

Table 15 - Labor Force Data

Employed, Unemployed, and Rate of Unemployment by Place of Residence										
For Counties Not Within Major Labor Areas, February 2024 Source: New York State Department of Labor, Division of Research and Statistics, 518-457-3800.										
(Numbers in thousands, not seasonally adjusted) Note: Data are subject to revision. Detail may not add to totals due to rounding.										
COUNTY	EMPLOYED			UNEMPLOYED			UNEMPLOYMENT RATE (%)			
	Feb.	Feb.	Net	Feb.	Feb.	Net	Feb.	Feb.	Net	
	2024	2023	Change	2024	2023	Change	2024	2023	Change	
Essex	16.1	16.2	0.0	0.9	0.8	+0.1	5.3	4.9	+0.4	

Table 16 - Employed, Unemployed & Rate of Unemployment by Place of Residence

Table 1.5.2: St Armand Resident Employment by Occupation, 2010-2020
(Retrieved 2024 US Census American Community Survey S2401)

Occupation	2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
Management, business, science, and arts occupations	307	18.40%	356	28.40%	455	34.20%
Service occupations	153	30.20%	164	33.10%	152	30.00%
Sales and office occupations	141	21.40%	238	21.10%	159	20.00%
Farming, fishing, and forestry occupations	6	2.00%	0	1.10%	0	1.90%
Construction, extraction, and installation occupations	42	14.00%	85	6.50%	85	7.60%
Productions, transportation, and material moving occupations	52	14.00%	41	9.80%	29	6.20%
Total	701	100.00%	884	100.00%	880	100.00%

Table 17 - St. Armand Resident Unemployment by Occupation

Living Wage

The living wage, total expenses, and typical annual salaries for are broken down at the county level in the following tables, according to the MIT Living Wage Calculation for Essex County. MIT defines the living wage as the hourly rate that an individual in a household must earn to support his or herself and their family, assuming the sole provider works full time. If there are two working adults in a household the values are per working adult, single or in a family, unless otherwise specified. The state minimum wages are based on the posted value of the minimum wage as of January one of the coming year. They base the poverty rate on a person's gross annual income and have converted it to an hourly wage for comparison purposes.

MIT Living Wage Calculation

(Retrieved 2024- <https://livingwage.mit.edu/counties/36031>

	1 Adult				2 Adults (1 Working)				2 Adults (Both Working)			
	# of Children											
	0	1	2	3	0	1	2	3	0	1	2	3
Living Wage	\$15.76	\$32.32	\$42.33	\$56.36	\$25.15	\$30.54	\$35.42	\$39.75	\$12.57	\$18.11	\$23.39	\$28.40
Poverty Wage	\$6.53	\$8.80	\$11.07	\$13.34	\$8.80	\$11.07	\$13.34	\$15.61	\$4.40	\$5.54	\$6.67	\$7.81

MIT Living Wage Calculation

(Retrieved 2024- <https://livingwage.mit.edu/counties/36031>

	1 Adult				2 Adults (1 Working)				2 Adults (Both Working)			
	# of Children											
	0	1	2	3	0	1	2	3	0	1	2	3
Minimum Wage	\$14.20	\$14.20	\$14.20	\$14.20	\$14.20	\$14.20	\$14.20	\$14.20	\$14.20	\$14.20	\$14.20	\$14.20

Table 18 - MIT Living Wage Calculation

The Department of Housing and Urban Development (HUD) makes eligibility determinations based on Income limits for a variety of assisted housing programs. These limits are based on Median Family Income estimates and Fair Market Rent area definitions specific to locality.

HUD Income Limits 2024 in Essex, NY.

HUD Designated Metro Area: Income Limits

2024 Income Limits	Median Family Income	2024 Yearly Income Limit Category	2024 Yearly Income Limit - Person(s) in Family				
			1	2	3	4	5
		Very Low Income (50%)	\$30,250	\$34,550	\$38,850	\$43,150	\$46,650
Essex County, NY	\$86,300	Extremely Low Income (30%)	\$18,150	\$20,750	\$25,820	\$31,200	\$36,580
		Low Income (80%)	\$48,350	\$55,250	\$62,150	\$69,050	\$74,600

Table 19 - HUD Income Limits 2024 in Essex, NY

1.5.5 Economic Resources

The Town of St. Armand has the benefit of many economic resources available from NYS to the local level associated with supporting the economic development.

North Country Regional Economic Development Council

NYS Empire State Development (ESD) North Country Regional Office

EC IDA Essex County IDA

Saranac Lake Chamber of Commerce

Franklin County Economic Development Corp.

Adirondack Economic Development Corp. (AEDC)

ANCA North Country Center for Businesses in Transition

The North Country Chamber of Commerce

Small Business Development Center (SBDC)

1.5.6. Economic Sector Callouts: Recreation and Tourism

St. Armand is replete with recreational resources that allow residents and visitors to enjoy and explore the natural beauty of the Town. From fishing, and hiking, to cross country skiing and recreational vehicles, there are plenty of places to unwind in nature. There are five separate DEC designated areas of wilderness and wild forest within the Adirondack Park that also cover areas in the Town of St. Armand. Within each area there are a myriad of recreational activities and natural spaces to explore.

Baker Mountain is a short climb at 0.9 miles, with a view that offers a "High Peaks" payout. The popularity of the hike has increased causing some rumblings from the Towns and Village below. The trailhead is located in a residential neighborhood and parking issues remain unresolved as signage has been implemented to limit the number and location of cars. There are many thoughts on what solution is best for this dilemma, including the relocation of the trailhead to a more suitable area. The DEC indicated that even with that option the "short access to the summit from State-owned Road frontage on Forest Hill Rd. would remain, regardless of whether the designated trail is moved." In an effort to address resident's concerns that the Saranac Lake 6er challenge has exacerbated the overparking issue, the Village of Saranac Lake has amended the Baker Mountain hike requirements, stating "No Longer will starting at Baker Mountain trailhead count for the 6er program. From this day forward, to earn a 6er title, one must start and end their Baker Mountain summit (on foot) from the 6er bell, located in Berkeley Green Park."

Moose Pond Trail extends 1.3 miles along an old woods' road from the trailhead to the shore of Moose Pond. Whiteface Mountain, Moose Mountain, McKenzie Mountain and more can be seen from the shores of the pond. Spur trails off the main trail access designated primitive tent sites on the western shore of the pond. The Moose Pond Trail Map (PDF) is available to view and download.

Moody Pond is located at the foot of Mount Baker and spans two towns and a village. The group Friends of Moody Pond is dedicated to "preserving and protecting Moody Pond and the surrounding neighborhood as a treasured resource for the enjoyment of the Saranac Lake community."

Franklin Falls Pond is a body of water that offers a variety of recreational opportunities, and is included within the McKenzie Mountain Wilderness, the Taylor Pond Wild Forest, as well as the Northern Forest Canoe Trail. There is a 3,748-acre conservation easement along the pond, a portion of which falls within the boundaries of St. Armand.

Whiteface Mountain Ski Center. There are no areas of the Whiteface Mountain Ski Center that fall within the Town of St. Armand.

Debar Mountain Wild Forest overlaps a small area of the Town of St. Armand near the hamlet of Bloomingdale but offers no recreational activities within the town boundaries.

Road cycling and mountain trail biking (MTB) are important recreational activities that are growing in popularity. Road cyclists often ride through the St. Armand due to its nicely paved roads and beautiful views. The Barkeater Trails Alliance (BETA) builds, maintains, and advocates for a system of community and backcountry trails for ski touring and mountain biking in the greater High Peaks region of the Adirondack Park. Mt. Pisgah is a "mountain bikers dream" in the warmer months. Mt. Pisgah boasts "The Cure" - currently the region's only machine-built flow trail, as well as 3 miles of smooth as silk single track.⁴² The nearby Bloomingdale Bog Trail is also frequently biked.

⁴² <https://www.betrails.org/saranac-lake.html>

Recreational Opportunities on Department of Environmental Conservation Owned Lands Within the Town of St. Armand (2023) ⁴³					
Activity	McKenzie Mountain Wilderness (DEC Owned)	Saranac Lakes Wild Forest (DEC Owned)	Wilmington Wild Forest (DEC Owned)	Taylor Pond Wild Forest (DEC Owned)	Town Owned
Hiking	x	x	x		
Biking		x	x		
Horseback Riding					
Paddling	x	x	x	x	
Boating	x	x		x	
Camping					
Primitive Camping	x	x	x	x	
Freshwater Fishing	x	x	x	x	
Hunting	x	x	x		
Trapping	x	x	x		
Snowmobiling			x		
Cross-Country Skiing	x	x	x		
Snowshoeing	x	x	x		
Watchable Wildlife	x	x	x		
Basketball Courts					x
Ballfields					x
Playgrounds					x
Pickleball Courts					x
Ice Rink (Seasonal)					x

Table 20 - Recreational Opportunities on DEC Owned Lands within the Town of St. Armand

⁴³ <https://dec.ny.gov/places/saranac-lakes-wild-forest>

McKenzie Mountain Wilderness

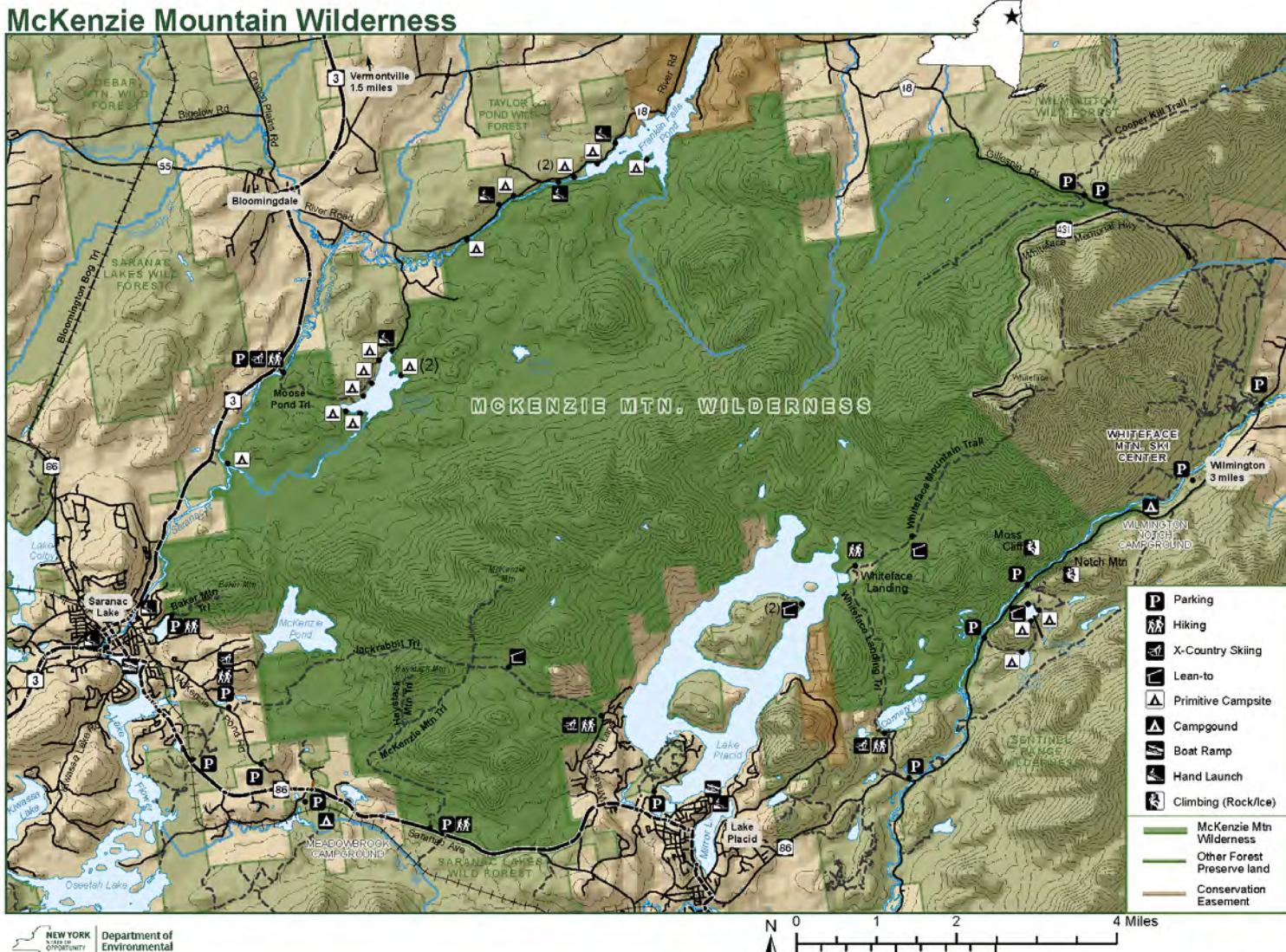


Figure 25 - McKenzie Mountain Wilderness

McKenzie Mountain Wilderness - Baker Mountain

Baker Mountain (2,457 feet) is the most popular hike in the wilderness. The trail extends 0.9 mile and ascends nearly 900 feet from the trailhead to the summit. Overlooks near the summit provide a more than 180 degree view to the east, south and west. It is considered one of the best views in the Adirondacks for the effort that is required.

NOTE: Be aware there are many informal paths that branch off the trail

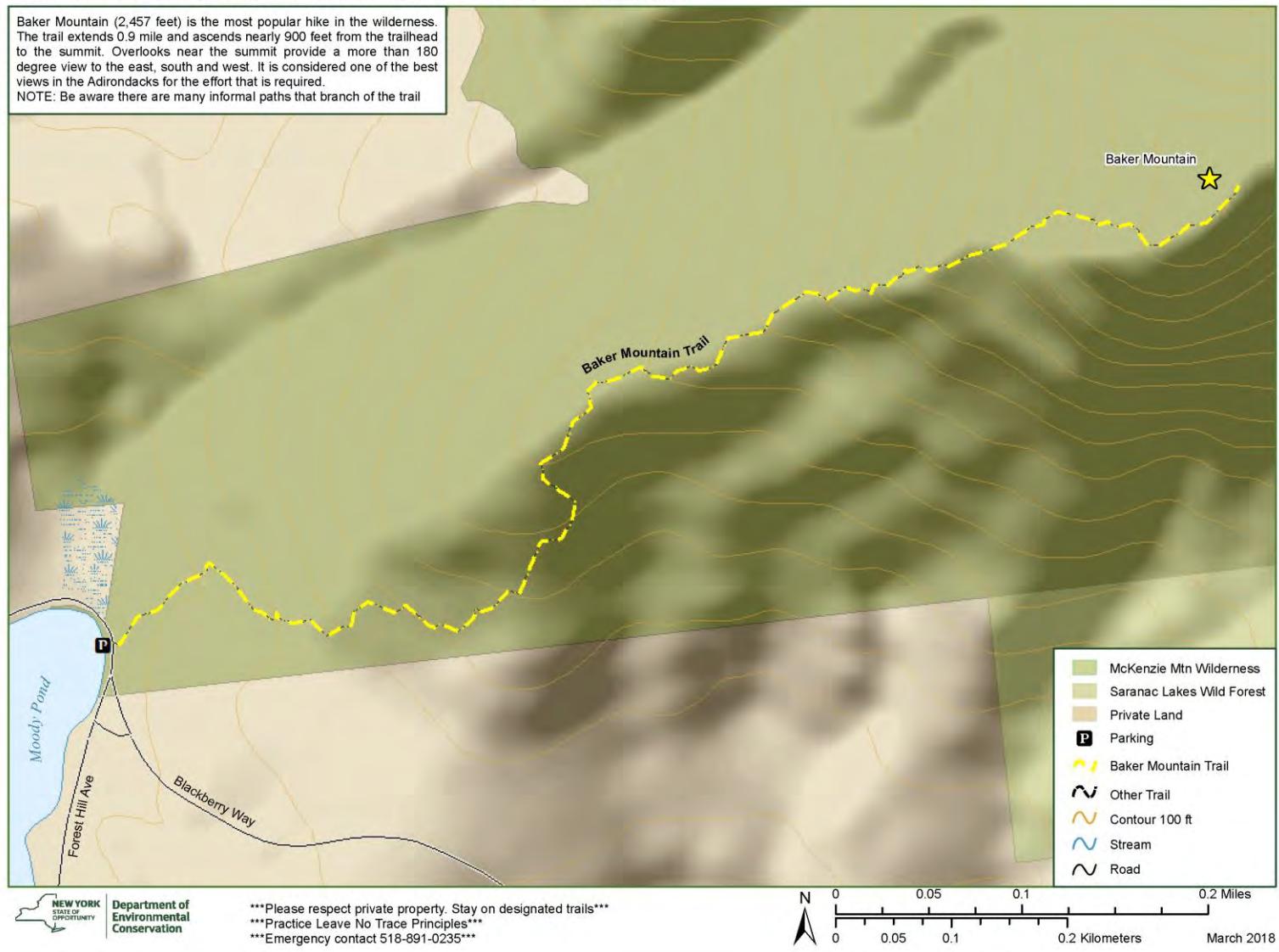


Figure 26 - McKenzie Mountain Wilderness - Baker Mountain

McKenzie Mountain Wilderness - Moose Pond Trail

Moose Pond Trail extends 1.3 miles along an old woods road from the trailhead to the shore of Moose Pond. Whiteface Mountain, Moose Mountain, McKenzie Mountain and more can be seen from the shores of the pond. Spur trails off the main trail access designated primitive tent sites on the western shore of the pond.

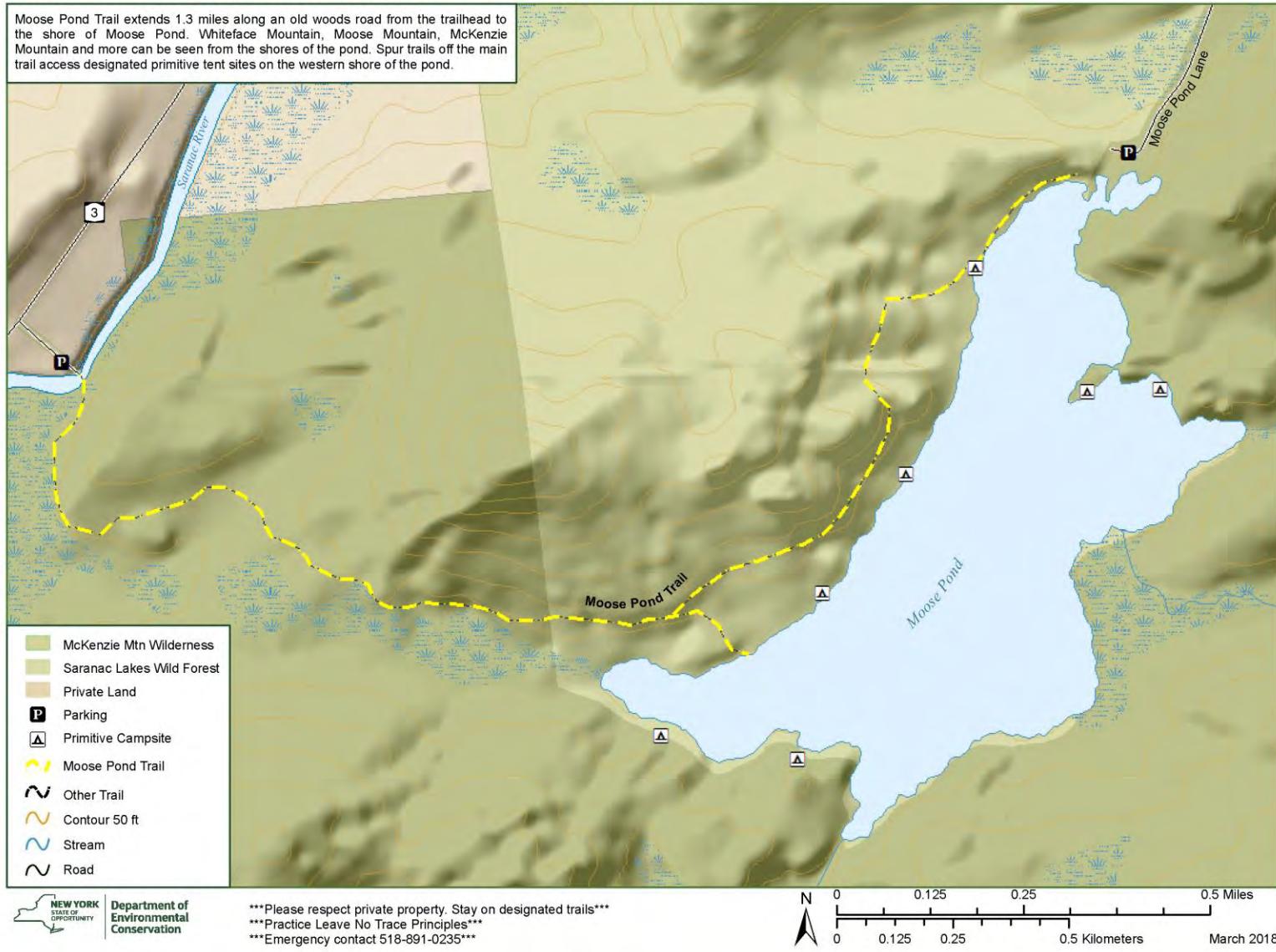


Figure 27 - McKenzie Mountain Wilderness - Moose Pond Trail

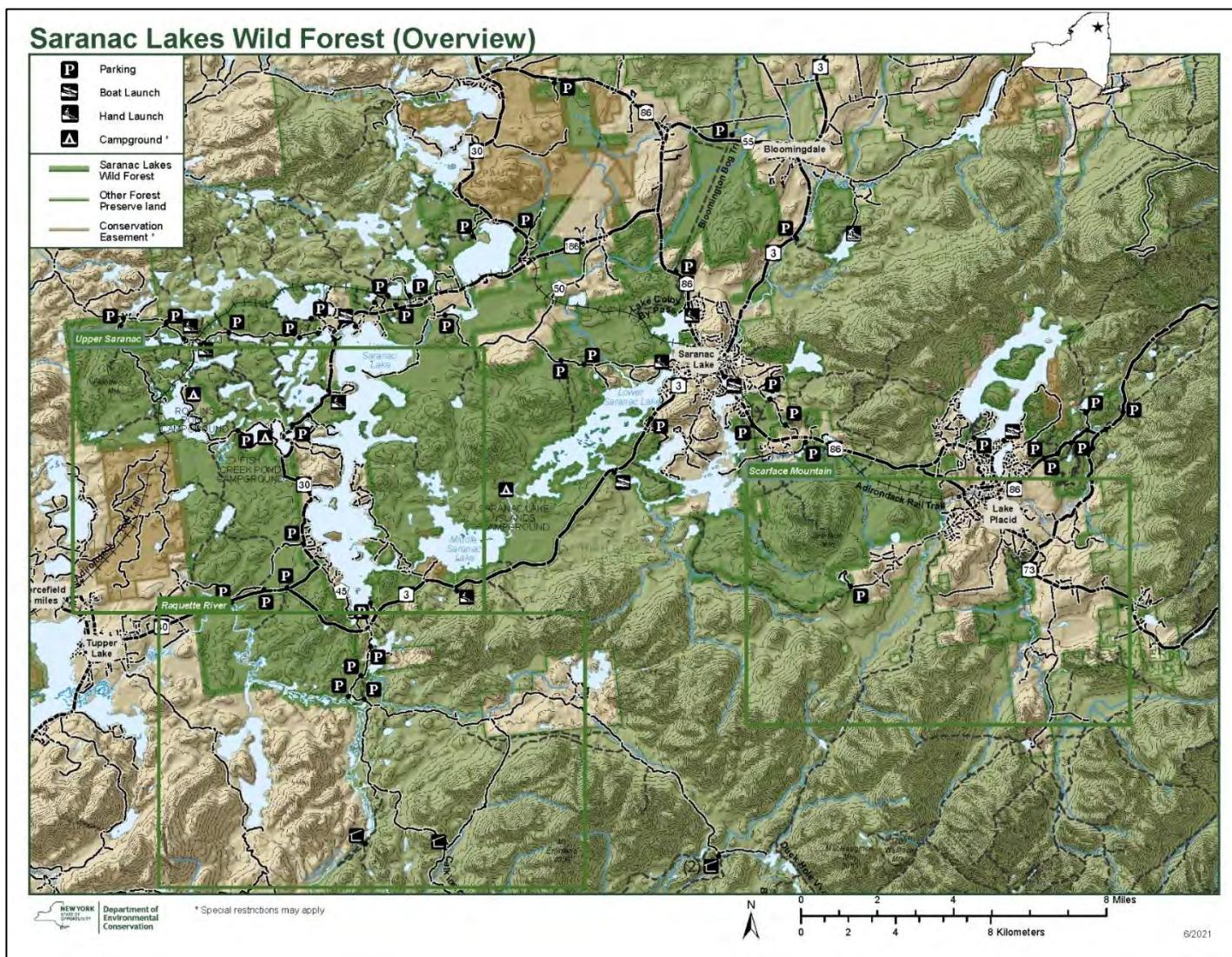


Figure 28 - Saranac Lake Wild Forest (Overview)

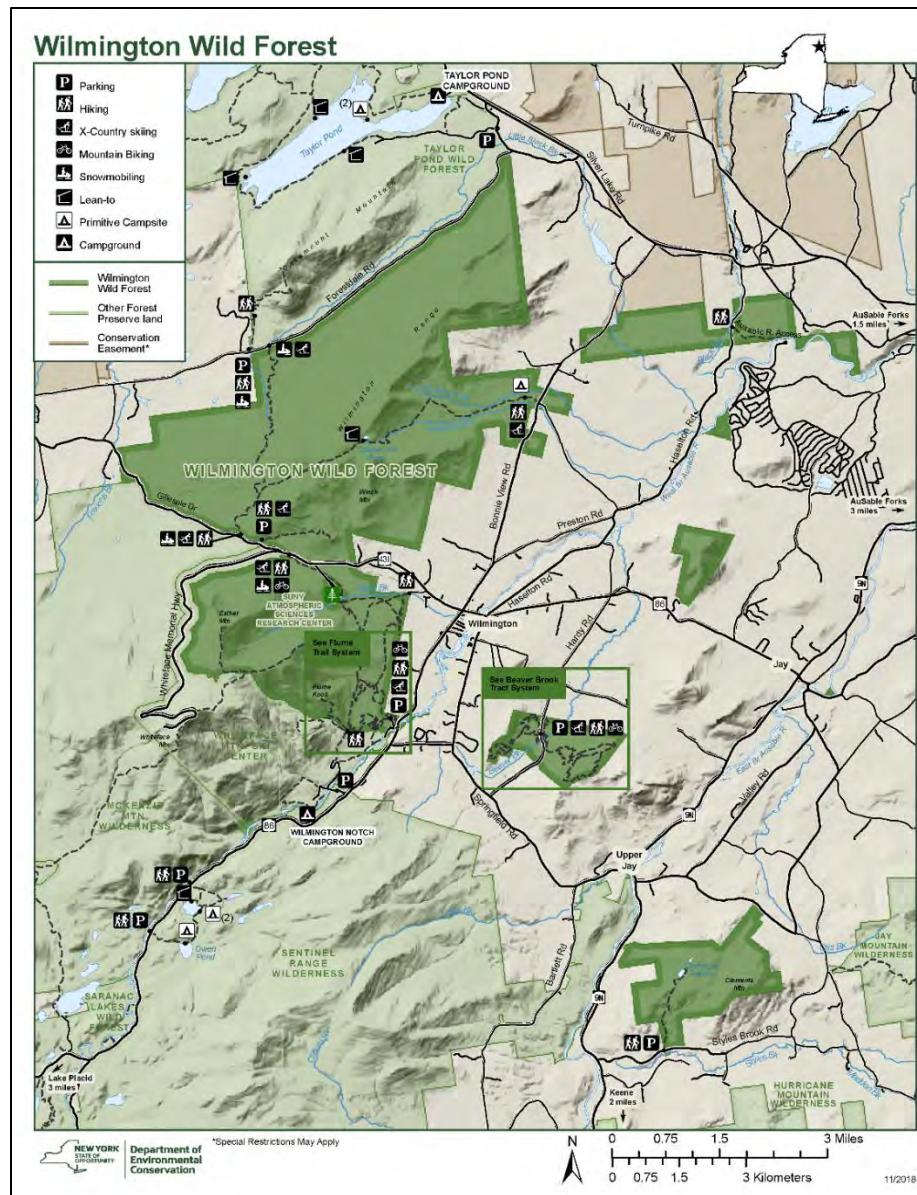


Figure 29 - Wilmington Wild Forest

Taylor Pond Wild Forest - West

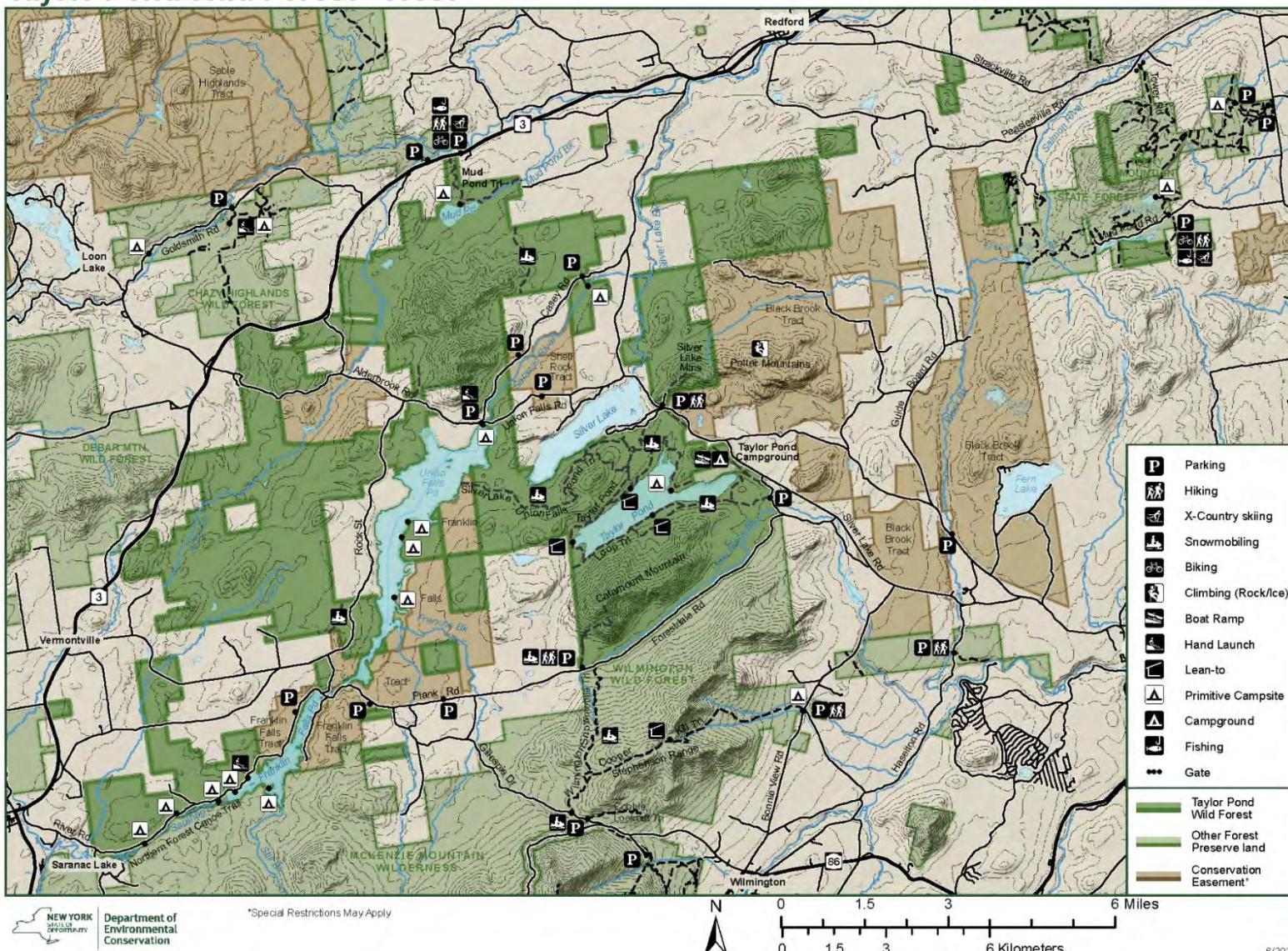


Figure 30 - Taylor Pond Wild Forest - West

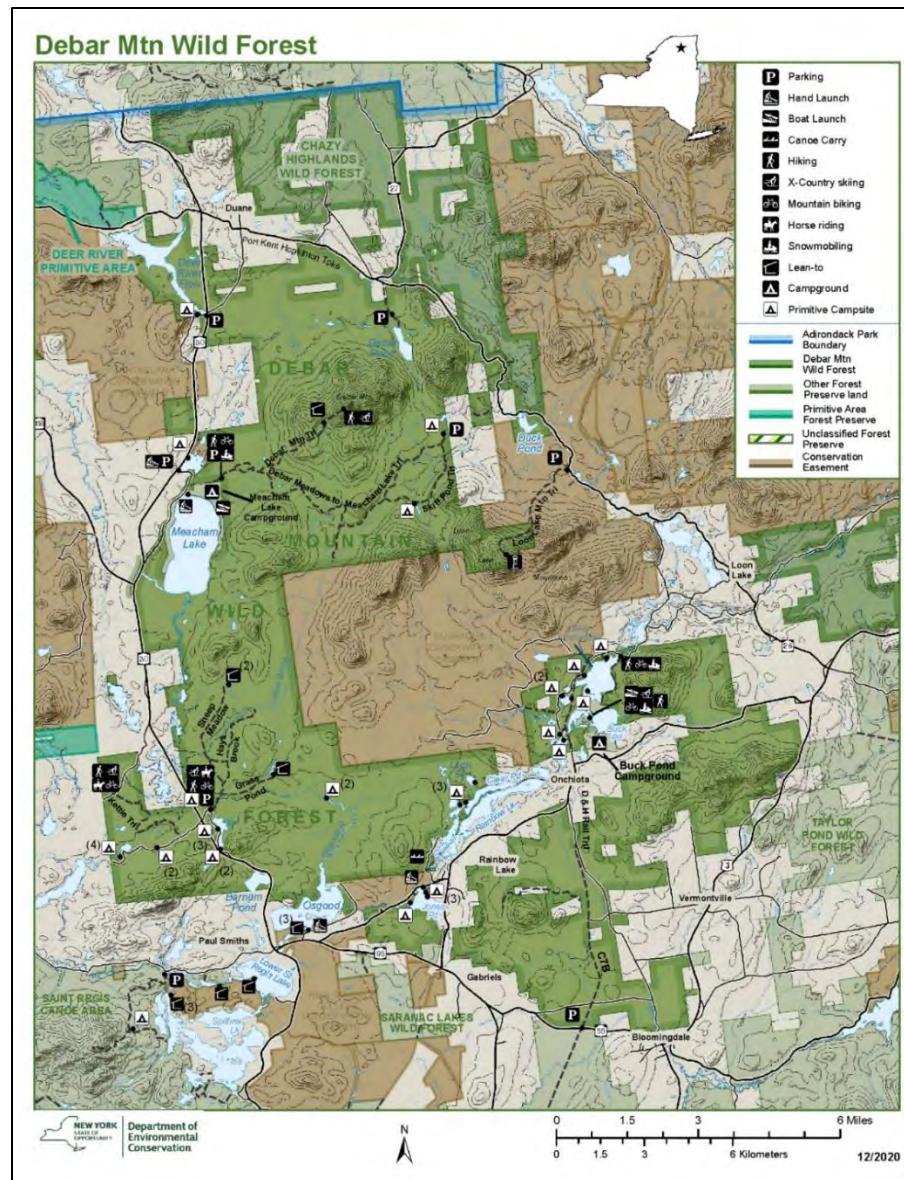


Figure 31 - Debar Mtn Wild Forest

1.5.7 Housing Characteristics

Essex County commissioned a Demographic and Housing Report with Town Profiles completed by Asterhill Research Company in May 2022 updated in 2024⁴⁴. Excerpts from the report as they impact the Town of St. Armand are included within this document and are cited. Overall, the report found seasonal- recreation housing increasing and there is an unmet demand for affordable housing throughout Essex County.

General Housing Characteristics, Town of St. Armand (Retrieved 2024 US Census American Community Survey S2501/B25004 & Decennial Census H1) Source: US Census Bureau (2015 and 2020).					
	2010		2020		% Change
	#	%	#	%	
Total Housing Units	775	100.00%	781	100.00%	0.77%
Total occupied Units	608	78.45%	743	95.13%	22.20%
Owner occupied housing units	431	55.61%	617	79.00%	43.16%
Renter occupied housing units	117	15.10%	126	16.13%	7.69%
Vacant units	167	21.55%	38	4.87%	-77.25%
Number and Type of unit:					
Vacant for Sale	16	2.06%	9	1.30%	-43.75%
Vacant for Rent	19	2.45%	3		-84.21%
Vacant – Seasonal, recreational	58	7.48%	72		24.14%

Table 21 - General Housing Characteristics

⁴⁴ The Asterhill Report and Update are available upon request from the Essex County Department of Community Resources.

Town of St Armand Vacant/Seasonal Units 2020		
Source: ESSEX COUNTY Demographic and Housing Report with Town Profiles Asterhill Research Company May 2022 updated 2024		
Housing	2020 TOTAL	% change between 2010 and 2020
Vacancy Rate Renters	2.00%	-68.00%
Vacant Units	150	-17.10%
Seasonal Recreational units	72	
% of All Housing Units	8.10%	
% of Occupied Housing Units	9.70%	

Table 22 - Town of St. Armand Vacant/Seasonal Units 2020

Town of St. Armand Median House Values	
(Retrieved from the ACS Table S2506)	
2022	\$227,300
2021	\$204,000
2020	\$203,600
2019	\$200,000
2018	\$191,900

Table 23 - Town of St. Armand Median House Values

Town of St. Armand Housing Characteristics Source: ESSEX COUNTY Demographic and Housing Report with Town Profiles Asterhill Research Company May 2022 updated 2024						
HOUSING	St. Armand Town		Essex County		Trend Analysis	
	St. Armand Town	Essex County	St. Armand Town	Essex County	2010-2020	2010-2020
YEAR STRUCTURE BUILT	2010	2020	2010	2020	2010-2020	2010-2020
Specified units	789	893	25,312	26,390	13.2%	4.3%
Built 2010 or later	-	16	255	623	n/a	144.3%
Built 2000 to 2009	54	122	912	3,187	125.9%	249.5%
Built 1990 to 1999	90	118	2,348	2,425	31.1%	3.3%
Built 1980 to 1989	89	137	2,947	2,759	53.9%	-6.4%
Built 1970 to 1979	77	78	3,029	3,323	1.3%	9.7%
Built 1960 to 1969	42	39	2,159	1,950	-7.1%	-9.7%
Built 1950 to 1959	34	57	1,906	2,239	67.6%	17.5%
Built 1940 to 1949	44	8	1,664	1,440	-81.8%	-13.5%
Built 1939 or earlier	359	318	10,092	8,444	-11.4%	-16.3%

Table 24 - Town of St. Armand Housing Characteristics

Town of St. Armand Housing Characteristics Source: ESSEX COUNTY Demographic and Housing Report with Town Profiles Asterhill Research Company May 2022 updated 2024						
HOUSING	St. Armand Town		Essex County		Trend Analysis	
	2010	2020	2010	2020	2010-2020	2010-2020
	Total occupied housing Units	608	743	16098	16182	22.2%
Owner-Occupy	431	617	11756	12363	43.2%	5.2%
Ave Household size	2	2	2	2	7.4%	-6.6%
Renter- Occupy	177	126	4342	3819	-28.8%	-12.0%
Ave Household size	1.92	1.67	2.07	2.13	-13.0%	2.9%
Vacancy Rate	7.1%	2.3%	11.1%	5.9%	-67.6%	-46.8%
Vacant Housing Units	181	150	9,214	10,208	-17.1%	10.8%

Table 25 - Town of St. Armand Housing Characteristics

Town of St. Armand Housing Characteristics Source: ESSEX COUNTY Demographic and Housing Report with Town Profiles Asterhill Research Company May 2022 updated 2024						
HOUSING	St. Armand Town		Essex County		Trend Analysis	
	St. Armand Town	Essex County	St. Armand Town	Essex County	2010-2020	2010-2020
Age of Occupants Owner only	2010	2020	2010	2020	2010-2020	2010-2020
Under 25 years	3	13	129	58	333.3%	-55.0%
25 to 34 years	39	34	797	641	-12.8%	-19.6%
35 to 44 years	81	52	1,716	1,450	-35.8%	-15.5%
45 to 54 years	84	139	2,760	2,364	65.5%	-14.3%
55 to 64 years	101	194	2,780	3,147	92.1%	13.2%
65 to 74 years	35	170	1,866	2,562	385.7%	37.3%
75 years and over	88	15	1,708	2,141	-83.0%	25.4%
Total	431	617	11,756	12,363	43.2%	5.2%

Table 26 - Town of St. Armand Housing Characteristics

Town of St. Armand Housing Characteristics Source: ESSEX COUNTY Demographic and Housing Report with Town Profiles Asterhill Research Company May 2022 updated 2024						
HOUSING	St. Armand Town		Essex County		Trend Analysis	
	St. Armand Town	Essex County	St. Armand Town	Essex County	2010-2020	2010-2020
Age of Occupants Renters only	2010	2020	2010	2020	2010-2020	2010-2020
Under 25 years	18	-	496	193	-100.0%	-61.1%
25 to 34 years	56	39	936	1,070	-30.4%	14.3%
35 to 44 years	21	3	930	630	-85.7%	-32.3%
45 to 54 years	34	12	720	382	-64.7%	-46.9%
55 to 64 years	13	25	521	617	92.3%	18.4%
65 to 74 years	23	6	347	493	-73.9%	42.1%
75 years and over	12	41	392	434	241.7%	10.7%
Total	177	126	4,342	3,819	-28.8%	-12.0%

Table 27 - Town of St. Armand Housing Characteristics

Town of St. Armand Housing Characteristics

Source: ESSEX COUNTY Demographic and Housing Report with Town Profiles Asterhill Research Company May 2022 updated 2024

HOUSING	St. Armand Town		Essex County		Trend Analysis	
	St. Armand Town	Essex County	St. Armand Town	Essex County	2010-2020	2010-2020
TENURE BY BEDROOMS	2010	2020	2010	2020	2010-2020	2010-2020
Owner-Occupied Housing Units						
Studio	0	0	15	80	n/a	433.3%
1 bedroom	13	29	463	370	123.1%	-20.1%
2 bedrooms	117	210	2,560	3,070	79.5%	19.9%
3 bedrooms	247	220	5,708	5,418	-10.9%	-5.1%
4 bedrooms	42	124	2,172	2,710	195.2%	24.8%
5 or more bedrooms	12	34	838	715	183.3%	-14.7%
Total	431	617	11,756	12,363	43.2%	5.2%
Renter-occupied housing units						
Studio	0	0	225	215	n/a	-4.4%
1 bedroom	63	60	1,122	854	-4.8%	-23.9%
2 bedrooms	81	32	1,677	1,440	-60.5%	-14.1%
3 bedrooms	21	33	942	1,009	57.1%	7.1%
4 bedrooms	12	1	260	205	-91.7%	-21.2%
5 or more bedrooms	0	0	116	96	n/a	-17.2%
Total	177	126	4,342	3,819	-28.8%	-12.0%

Town of St. Armand Housing Characteristics

**Source: ESSEX COUNTY Demographic and Housing Report with Town Profiles Asterhill Research
Company
May 2022 updated 2024**

HOUSING	St. Armand Town		Essex County		Trend Analysis	
	St. Armand Town	Essex County	St. Armand Town	Essex County	2010-2020	2010-2020
UNITS IN STRUCTURE	2010	2020	2010	2020	2010-2020	2010-2020
Occupied Housing Units	789	893	25,312	26,390	13.2%	4.3%
1-unit, detached	517	648	19,756	21,006	25.3%	6.3%
1-unit, attached	7	12	332	428	71.4%	28.9%
2 units	42	29	1,168	994	-31.0%	-14.9%
3 or 4 units	64	69	925	1,025	7.8%	10.8%
5 to 9 units	70	20	807	608	-71.4%	-24.7%
10 to 19 units	11	5	406	152	-54.5%	-62.6%
20 or more units	-	-	425	509	n/a	19.8%
Mobile home	78	110	1,491	1,668	41.0%	11.9%
Boat, RV, van, etc.	-	-	2	-	n/a	-100.0%
Total	789	893	25,312	26,390	13.2%	4.3%

Table 28 - Town of St. Armand Housing Characteristics

Town of St. Armand Housing Characteristics

Source: ESSEX COUNTY Demographic and Housing Report with Town Profiles Asterhill Research Company
May 2022 updated 2024

HOUSING	St. Armand Town		Essex County		Trend Analysis	
	St. Armand Town	Essex County	St. Armand Town	Essex County	2010-2020	2010-2020
GROSS RENT	2010	2020	2010	2020	2010-2020	2010-2020
Specified renter-occupied units	145	120	5,017	4,629	-17.2%	-7.7%
Less than \$200	12	22	53	473	83.3%	792.5%
\$200 to \$299	-	86	60	1,966	n/a	3176.7%
\$300 to \$499	25	11	701	796	-56.0%	13.6%
\$500 to \$749	58	1	1,512	86	-98.3%	-94.3%
\$750 to \$999	30	-	950	95	-100.0%	-90.0%
\$1,000 to \$1,499	11	-	390	10	-100.0%	-97.4%
\$1,500 or more	9	-	116	10	-100.0%	-91.4%
Median (dollars)	644	769	675	810	19.4%	n/a
No cash rent	32	6	560	383	-81.3%	n/a

Table 29 - Town of St. Armand Housing Characteristics

Cost Burdened Owner Households for St Armand in 2022 (Retrieved 2024 US Census American Community Survey S2503)					
	Number of Households by Income Range				
		Under	\$10,000 -	\$20,000 -	Over
	Total	\$10,000	\$19,999	\$34,999	\$35,000
Selected Owner-Occupied Units	743	15	47	102	579
% of owner households	100.00%	2.02%	6.33%	13.73%	77.93%
Owners paying over 30% of income for	180	15	35	74	56
% cost burdened	24.23%	100.00%	74.47%	72.55%	FALSE
Income range as a % of cost burdened	100.00%	8.33%	19.44%	41.11%	31.11%

Table 30 - Cost Burdened Owner Households for St. Armand

Cost Burdened Rental Households (Retrieved 2024 US Census American Community Survey S2503)					
Selected Renter-Occupied Units	Number of Households by Income Range				
		Under	\$10,000 -	\$20,000 -	Over
	Total	\$10,000	\$19,999	\$34,999	\$35,000
126	0	39	33	54	
% of renter households	100.00%	0.00%	30.95%	26.19%	42.86%
Renters paying over 30% of income for	65	0	28	29	8
% cost burdened	51.59%	0.00%	71.79%	87.88%	14.81%
Income range as a % of cost burdened	100.00%	0.00%	43.08%	44.62%	12.31%

Table 31 - Cost Burdened Rental Households

Subsidized Housing Facility Inventory			
(Retrieved 2024 Adirondack Roots Inc.)			
Facility	Total Units	Subtotal Elderly	Subtotal non-elderly
Senior Citizens Overlook, Inc.	30	30	0
Section 8	0?	0	0
Total Units in St. Armand	30	30	0

Table 32 - Subsidized Housing Facility Inventory

Length of Residency 2022			
(Retrieved 2024 US Census American Community Survey S25038)			
Year Moved into Unit	Occupied Housing	Owner Occupied	Renter Occupied
2021 or later	17	17	0
2018-2020	75	44	31
2010-2017	138	70	68
2000-2009	250	235	15
1990-1999	125	111	14
1989 or earlier	77	74	3

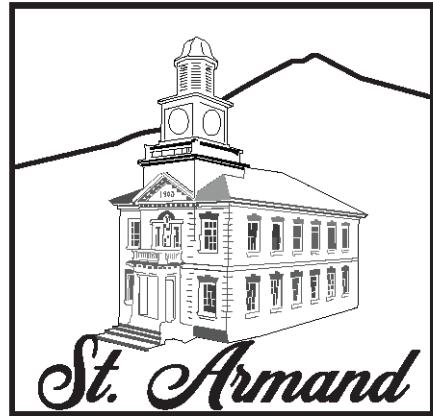
Table 33 - Length of Residence 2022

Building Permits-Housing Permits (Provided by the Town of St. Armand)		
Year	Number	Notes
2023	11	Data for this year may not be complete
2022	19	
2021	21	
2020	26	
2019	8	Data for this year may not be complete
2018	12	
2017	14	3 homes were replaced on site
2016	14	At least 1 home was replaced on site

Table 35 - Building Permits - Housing Permits

Housing Rental Index, Town of St. Armand (Retrieved 2024 US Census American Community Survey S2503)			
Year	Median Monthly Housing Costs (Renting)	Median Household Income	Affordable Rent (30% of Average Monthly Income)
2015	\$742	\$28,125	\$454
2020	\$769 – 2BR	\$28,125	\$454

Table 34 - Housing Rental Index, Town of St. Armand



**TOWN OF ST. ARMAND
SMART GROWTH COMPREHENSIVE PLAN
Community Profile (Task 9)
Chapter 2 Natural Systems and Landscape Features
November 2024**



**Department
of State**

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Chapter 2: Natural Systems and Landscape Features

The physical environment of St. Armand is composed of a rich variety of natural systems and features that attribute largely to the town's attraction for residents and recreational visitors. St. Armand's natural resources and physical landscape determine the land's suitability of, and appropriateness for, development. This chapter of the profile supplies the data and analysis of hydrology, geology, topography, soils, scenic resources, atmospheric conditions, ecological communities, and forest cover.

2. 1 Geography

According to the United States Census Bureau, the town has a total area of 57.5 square miles of which 56.5 square miles is land and 0.93 square miles or 1.63%, is water. At 57.45 square miles St. Armand is the second smallest town in the Essex County, larger only than the Town of Essex which comprises only 37.60 square miles of the county. The northern and eastern town lines are the border of Franklin County. The Saranac River flows through the northwestern part of St. Armand. New York State Route 3 passes through the western part of the town.

According to the Adirondack History Museum, "One corner of St. Armand is an extraordinary example of complex Adirondack boundaries. Stepping around the stake in the town's northeast corner one passes through the towns of St. Armand, Wilmington, Black Brook, and Franklin in the counties of Essex, Clinton, and Franklin."¹

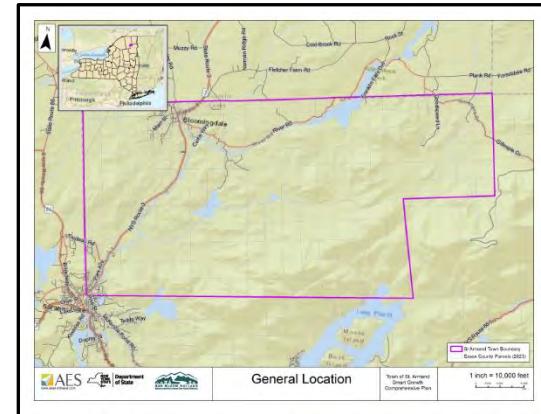


Figure 1 - General Location

¹ <https://www.adkhistorycenter.org/saint-armand.html>

2.2 Climate and Weather

Many people confuse weather and climate, but they are different. Weather is the conditions of the atmosphere over a short period of time, and climate is how the atmosphere is over long periods of time. Weather is how the atmosphere behaves and its effects upon life and human activities. Weather can change from minute-to-minute. Most people think of weather in terms of temperature, humidity, precipitation, cloudiness, brightness, visibility, wind, and atmospheric pressure. Climate is the description of the long-term pattern of weather in a place. Climate can mean the average weather for a particular region and time period taken over 30 years. Climate is the average of weather over time.

The most pleasant months of the year for St. Armand are July, August, and June. In St. Armand, there are 3 comfortable months with high temperatures in the range of 70-85°. July is the hottest month for St. Armand with an average high temperature of 75.5°,

BESTPLACES COMFORT INDEX

The annual BestPlaces Comfort Index for the St. Armand area is 8.6 (10=best), which means it is more comfortable than most places in New York.

8.6 / 10

A higher score indicates a more comfortable year-round climate. The US average for the comfort index is 7.8. Our index is based on the total number of days annually within the comfort range of 70-80 degrees, and we also applied a penalty for days of excessive humidity.

Figure 2 - BestPlaces Comfort Index

which ranks it as one of the coolest places in New York. December is the snowiest month in St. Armand with 24.6 inches of snow, and 7 months of the year have significant snowfall. There are few days during the summer when the humidity becomes unpleasant.²

² https://www.bestplaces.net/weather/city/new_york/st_armand

The annual temperature regime for the “SARANAC RGNL AP, NY” is provided below:³

Month	• MAX TEMP (°F)	● MIN TEMP (°F)	• AVG TEMP (°F)	● PRECIP (IN)
Jan	24.9	2.3	13.6	1.94
Feb	27.6	2.9	15.3	1.50
Mar	36.5	11.6	24.1	2.04
Apr	50.3	26.0	38.2	3.09
May	64.4	36.5	50.5	3.70
Jun	72.4	46.3	59.4	4.36
Jul	76.6	50.7	63.6	4.06
Aug	74.7	48.7	61.7	3.56
Sep	67.9	41.0	54.4	3.47
Oct	54.3	32.3	43.3	3.85
Nov	41.7	22.1	31.9	2.84
Dec	30.2	11.2	20.7	2.20

Table 1 - Annual Temperature Regime for Saranac Region

³ <https://www.ncei.noaa.gov/access/us-climate-normals/#dataset=normals-monthly&timeframe=30&location=NY&station=USW00094740>

2.3 Bedrock and Surficial Geology

Geology can be seen as the foundation of an area's landscape. This foundation is comprised of many layers of bedrock and surficial rock. A summary of St. Armand's geological history, the fundamentals of geology that apply to St. Armand, and present maps illustrating the bedrock, and the surficial geology are provided.

Beneath the earth's surface rock forming minerals alter throughout cycles and geological processes. Geological processes may be weathering, mass movements, soil creep, earth flows, landslides, wind, water and more. Molten rock or magma, when it crystallizes, forms igneous rock. Lava is magma that has been forced onto the surface. Material that cools above the surface becomes rocks of fine textures, while material formed from slow cooling below the surface is made up of large crystals. Igneous rock can change by exposure to intense heat, erosion, and weathering. When broken down by the latter and/or being deposited by forces such as water, igneous rocks create sediment that are the beginnings of sedimentary rock. When sediments gather and are compacted and cemented by conditions they become sedimentary rock. Sedimentary rock can change with earth's conditions, forming fragments or sediment when weathered or moved (deposited) or metamorphic rock under intense heat that causes melting and then cooling.

The geology of St. Armand is a result of two major geological events: the formation of the Adirondack Mountains and the formation of the Lake Champlain Basin during the Great Ice Age. Roughly 250,000 years ago, when temperatures on earth were a few degrees cooler, snow falling in the winter did not entirely melt during the cool summers. As the snow accumulated thousands of feet high over millennia, lower layers of the snow were compacted into ice. During this time, a glacier that covered most of New York and New England was formed. As the glacier advanced southward through the Adirondack region, the land was eroded and smoothed. The glacier pulverized boulders into pebbles and smoothed high mountain peaks. When the ice sheet began to melt, about 12,500 years ago, it deposited debris throughout the region. Many of the large rocks and boulders (erratic) that were deposited at that time can still be seen today along roads, trails and in fields. It was also at this time that the Lake Champlain Basin began to fill with water melting from the Glacier. The first body of water was known as Lake Vermont. It was a large body of fresh water that covered most of the land area in the basin. As the glacier continued to retreat and melt, marine waters from the St. Lawrence estuary flooded the Lake Champlain Basin. What was Lake Vermont becoming the Champlain Sea, an arm of the Atlantic Ocean.

Once the extremely heavy glacial ice was completely removed from the area the earth began to rebound. This rebound caused the source of ocean water to be cut off. Over time, sea water was replaced with fresh rainwater creating present day freshwater Lake Champlain, which has existed for about 9,000 years. The Basin is rimmed with sand and gravel deposits which record the shorelines and deltas of both Lake Vermont and the Champlain Sea.

Geology is the base of all landscape features and is divided into bedrock and surficial geology. Bedrock consists of the material beneath the surface while surficial geology consists of the material above the deep rock, including soil. Geology establishes the topography of a region. It is a strong factor in the creation and location of water systems (wetlands, ponds, lakes, streams, rivers, and waterfalls), vegetation, ecosystems, and even influences regional and local weather.

Surficial Geology is a significant factor to be considered in regard to development. Land slope, land stability, water percolation rates, water filtration related to water quality, on-site wastewater treatment (septic systems) suitability, and agricultural suitability are all affected by bedrock and/or surficial geology. Some issues associated with geology in relation to development can be overcome by engineering, but usually at significant cost. When planning the construction of an on-site wastewater treatment system (septic system), it is important to be aware of the depth of bedrock. If the bedrock is too close to the surface, site-specific engineering may be necessary to overcome the geological problems of the site. An example of an applicable engineering process might be a mound system, where the septic system is placed inside a mound of soil above the natural ground level.

While some geological factors are easily identified by the eye such as extremely high slopes or bedrock at the surface, others may be less obvious and more difficult to identify. Less obvious factors could include limiting substratum (layers beneath the topmost materials) such as clay, the depth to the bedrock, and other subsurface issues that do lend themselves to unstable building conditions and would require field work for identification and professional engineering.

Throughout the Town, bedrock can be primarily found by digging down about 6.5 feet below the surface (see blue sections of Bedrock Map). However, bedrock is closer to the surface (yellow and orange sections of the Bedrock Map) at approximately six (6) inches-three (3) feet. With bedrock so close to the surface, there isn't a great deal of room for drainage or wastewater treatment.

Most of the Town's surficial geology is a result of the last Ice Age's (10,000 Years Ago) melting glaciers that left "Till"-- a kind of soil made up of various sized rocks and glacial debris (see green sections of Surficial Geology Map). Along the river are sand deposits, and soils of a more fertile nature, which include river sediments from recent times, as well as historical deposits (red sections on the Surficial Geology Map). These areas of the Town were likely kind to farming and agricultural pursuits. They are also better locations for on-site waste management. Kame Deposits (orange areas on the Surficial Geology Map) are also found in various locations in the Town. These are mounds or hills mostly comprised of sand and gravel, deposited when the glaciers melted.

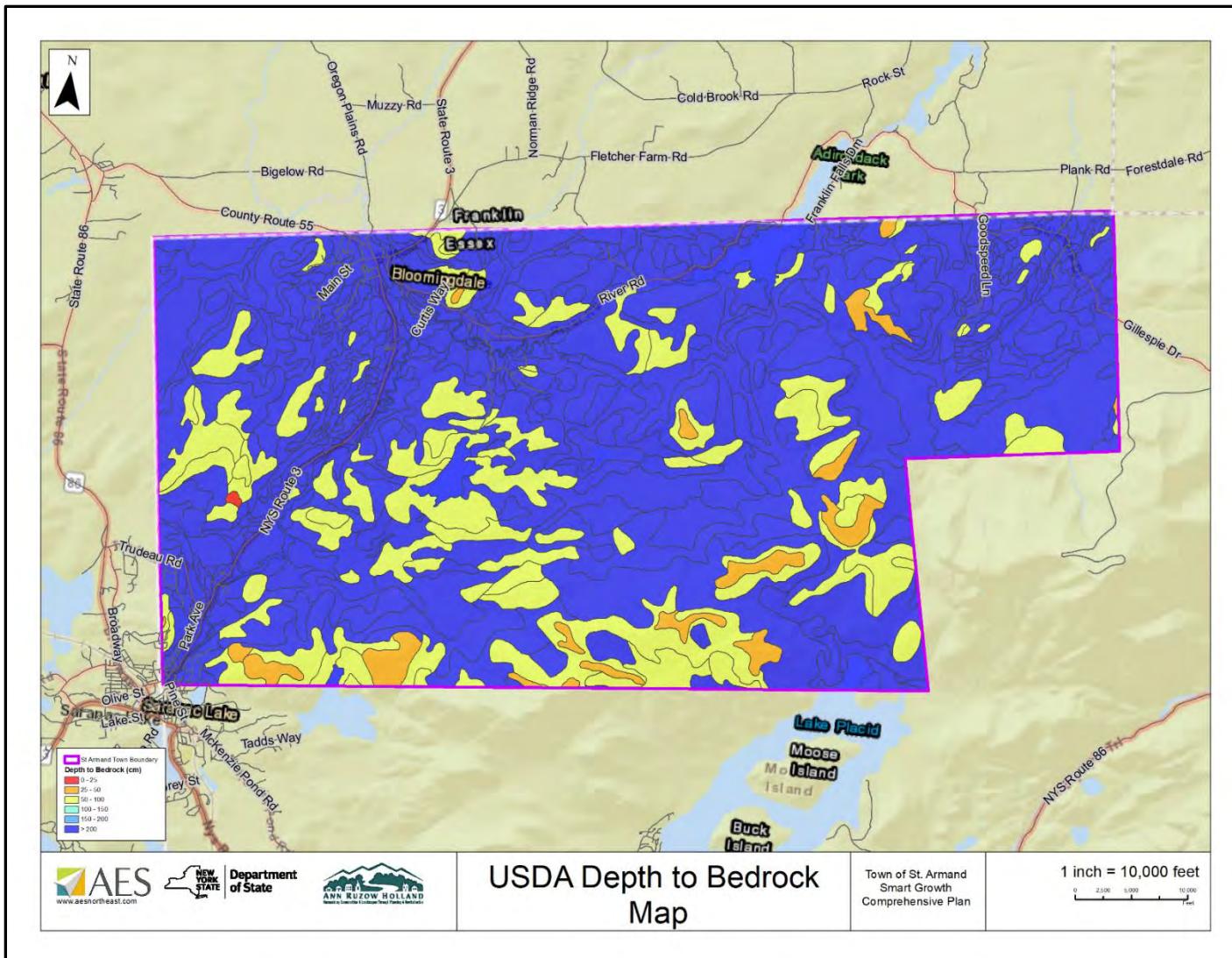


Figure 3 - USDA Depth to Bedrock Map



St Armand Town Boundary

Depth to Bedrock (cm)



0 - 25



25 - 50



50 - 100



100 - 150



150 - 200



> 200



USDA Depth to Bedrock
Map

Town of St. Armand
Smart Growth
Comprehensive Plan

1 inch = 10,000 feet
0 2,500 5,000 10,000 feet

Figure 4 - USDA Depth to Bedrock Map Legend

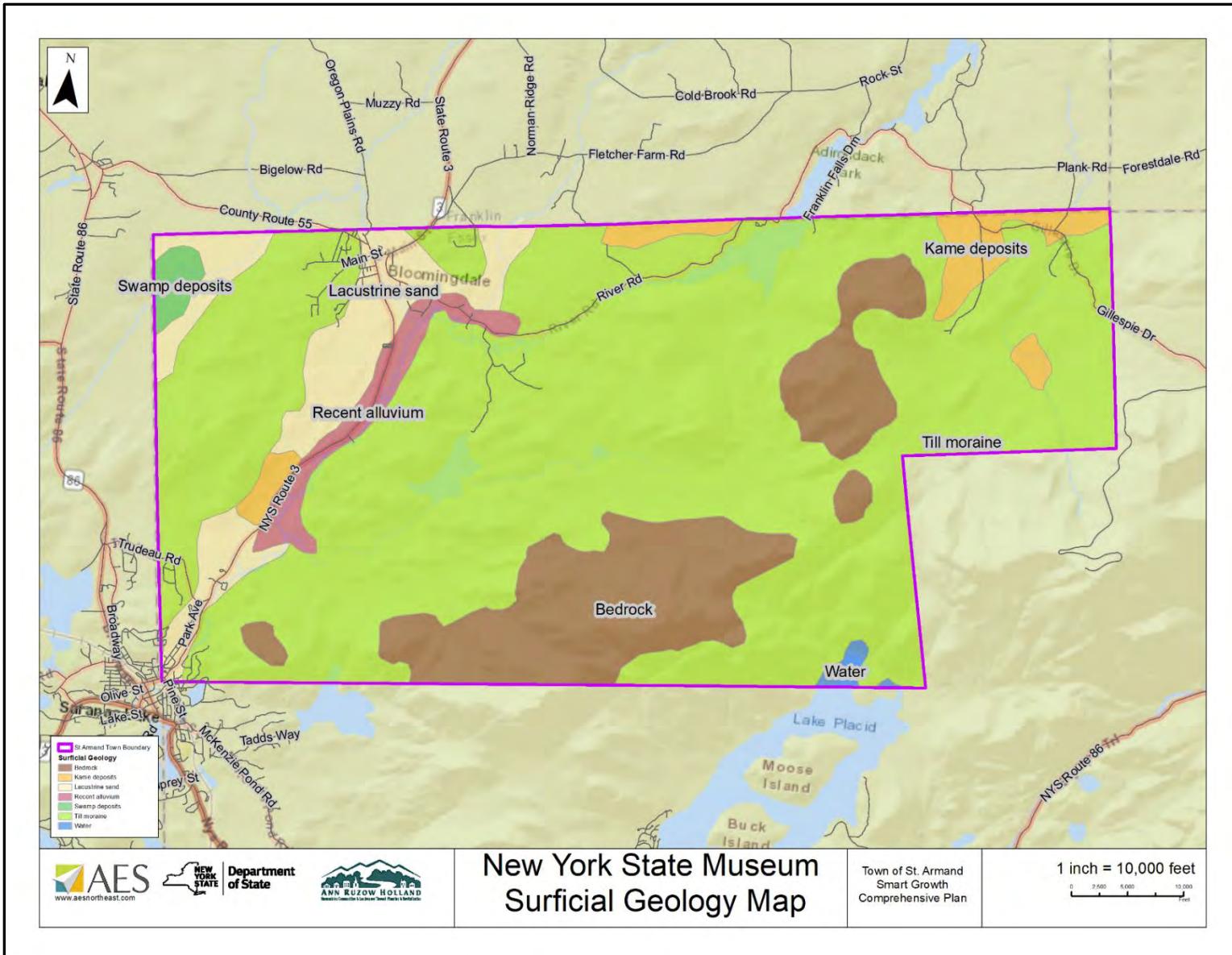


Figure 5 - NYS Museum Surficial Geology Map

St Armand Town Boundary

Surficial Geology

- Bedrock
- Kame deposits
- Lacustrine sand
- Recent alluvium
- Swamp deposits
- Till moraine
- Water



New York State Museum
Surficial Geology Map

Town of St. Armand
Smart Growth
Comprehensive Plan

1 inch = 10,000 feet
0 2,500 5,000 10,000 15,000
feet

Figure 6 - NYS Museum Surficial Geology Map Legend

2.4 Topography and Slope

The Town of St. Armand is characterized by mountainous terrain, the meandering river and floodplain of the Saranac River Watershed as the land “tilts” northeastward towards the Champlain Valley. Slopes are very steep, rising rapidly throughout the landscape and making for deep, narrow, and short valleys in-between the many mountains and hillsides.

A topographic map serves two purposes: it shows the elevation of any given point on a land surface, and it illustrates the difference in elevation between two points in relation to their distance (i.e., slope). When there is a great difference in elevation in a short distance, the slope is high. When a large area has a small range of elevation the slope of that area is low. Contour lines define changes in elevation. The closer the lines appear, the greater the increase in elevation is occurring. Areas of slope are categorized by percent of slope (0-3%, 3-8%, 8-15%, 15-25%, and 25-43%). The percent slope of an area is calculated by dividing the rise (difference in elevation between two points) by the run (distance between the two points). This is demonstrated in Figure 2.4.1:

If the land rises 10 feet in elevation over a horizontal distance of 100 feet, the slope of the land is 1/100, or 10%. A typical stairway with a 7-foot rise over 10 feet, is 70%; roads are generally 1-2%. The best slopes for development, taking into consideration drainage, soil depth and texture, and distance from water, are about 3-12%. However, to analyze slope conditions on an individual site, one would use a more specifically scaled map—i.e., 1-50.

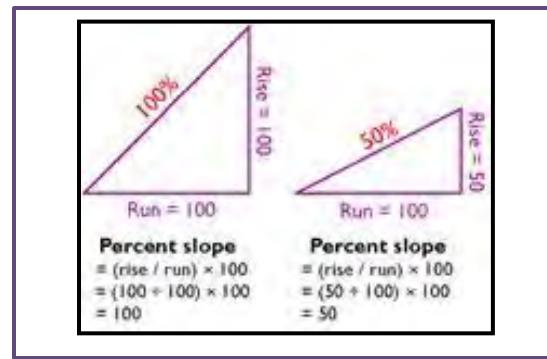


Figure 7 - Percent Slope

All human-built structures are influenced by the slope of the land on which they are constructed. When combined with other factors, particularly drainage, slope can pose development difficulties. Drainage is particularly influenced by the combination of slope, elevation, and soil. Even a house built on a flat area (0% slope) can be influenced by ground conditions. For example, the ground

may be dry or wet and, as a result, confound gravity-flow water or wastewater systems. Low elevation land with a slight slope, such as 0-1% slope can be composed of poorly drained soil and be prone to flooding. An area of land with an 8-15% slope requires buildings to overcome significant slope limitations in order to achieve a level structure. The following are general ratings of the limitations of slope for major types of development.

- Site with slopes averaging less than 1%: Usually results in areas of poor drainage and larger than normal gravity flow wastewater systems. Otherwise, they offer few development constraints.
- Sites with slopes averaging 1 -3%: Generally, offer the least topographic constraints. Positive drainage can normally be attained without excessive site re-grading. These sites are suitable for a wide range of development types; unfortunately, these are often our best farmlands as well.
- Sites with slopes averaging 3 -5%: These sites impose only slight constraints, except for developments that require large, fairly flat surfaces, e.g., play fields, parking areas, and major structures such as manufacturing plants and warehouses.
- Sites with slopes averaging 5 -8%: Impose slight constraints to developments with small structures and minimal site coverage and support systems. Constraints increase with the size of structures and with the percentage of site covered. These slopes have a formative impact on site organization as well as on the orientation of buildings and roads.
- Sites with slopes averaging more than 8%: Generally, impose severe constraints to development. These slopes normally exclude structures with large footprints and severely increase the cost of even small structures. On the other hand, unique visual amenities often make these sites desirable places on which to build.

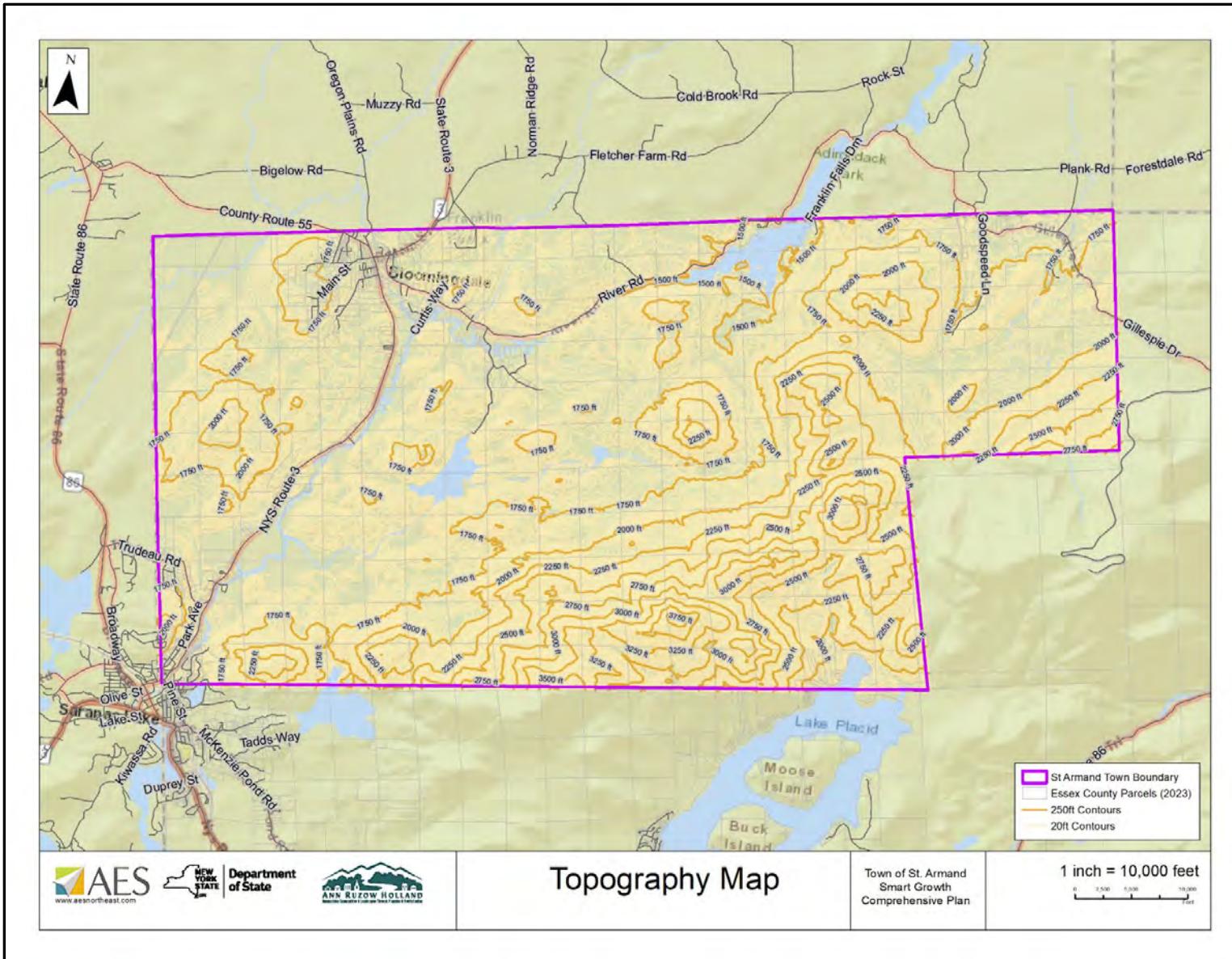


Figure 8 - Topography Map



St Armand Town Boundary



Essex County Parcels (2023)



250ft Contours



20ft Contours



Department
of State



Topography Map

Town of St. Armand
Smart Growth
Comprehensive Plan

1 inch = 10,000 feet

Figure 9 - Topography Map Legend

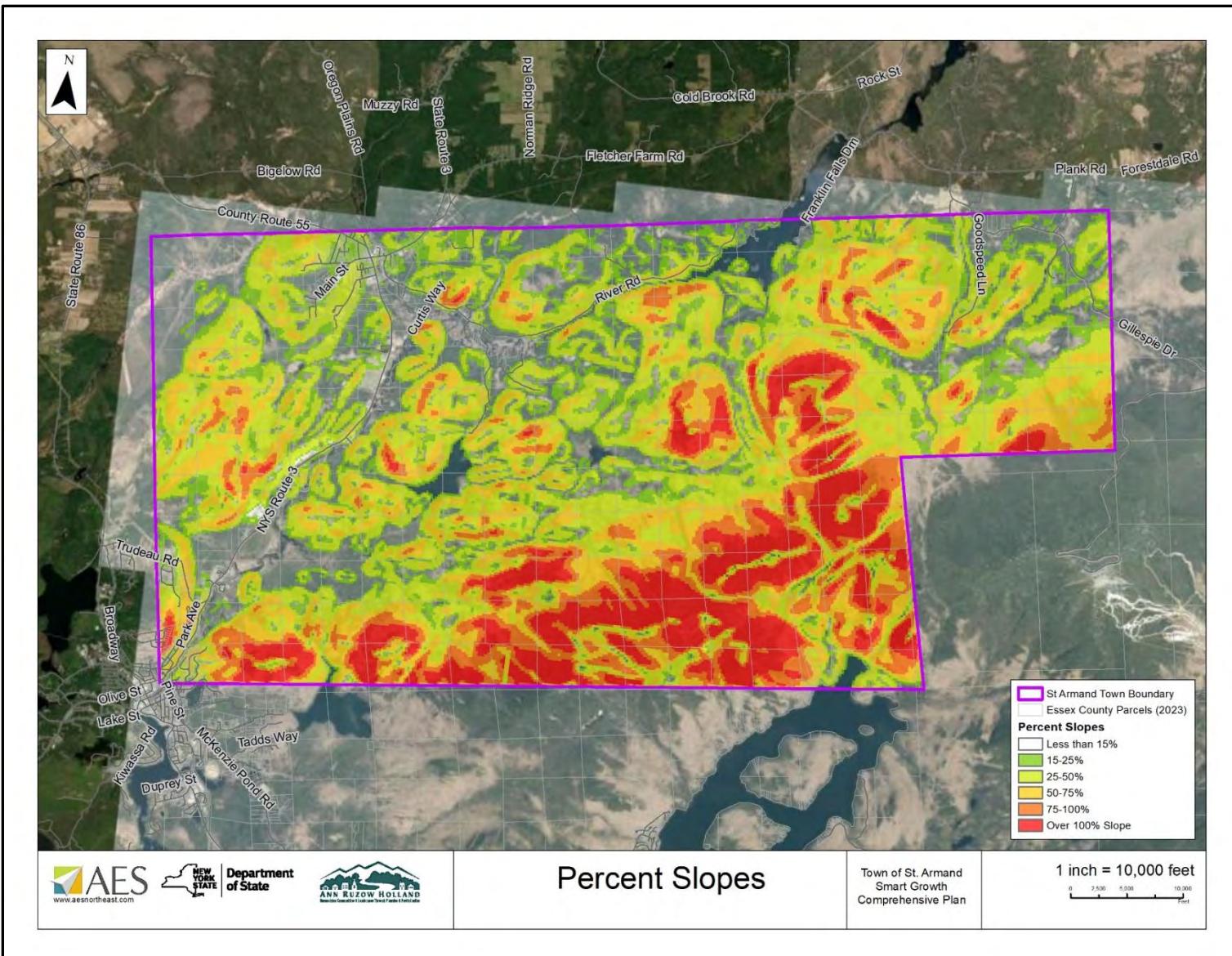
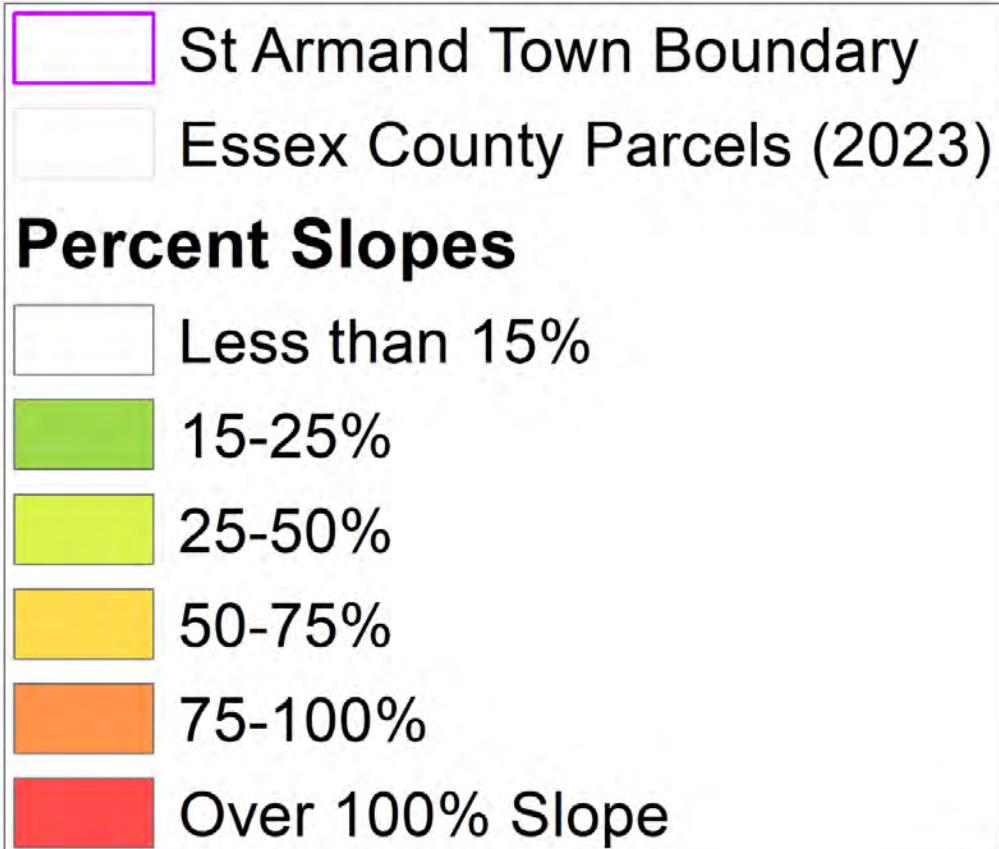


Figure 10 - Percent Slopes



Percent Slopes

Town of St. Armand
Smart Growth
Comprehensive Plan

1 inch = 10,000 feet

Figure 11 - Perfect Slopes Legend

2.5 Soils

Soil is a highly influential factor for land use planning. In general, soils range greatly in their impact on development. Some soils are highly limited to structural and agricultural development while others pose few to no restrictions on development and therefore are ideal for certain uses. A key attribute of each soil type is its drainage/percolation rate. This affects water quality, on-site wastewater treatment suitability, and agricultural capability. Other properties of soil, such as texture and depth to bedrock, also affect land stability and development feasibility. Overall, soil plays a vital role in the suitability of any and all development.

St. Armand Soil Types Depicted on Soils Map	
Soil Code	Full Soil Name and Description
10A	Pleasant Lake-Burnt Vly complex, 0 to 2 percent slopes
13A	Burnt Vly-Rumney-Pleasant Lake complex, 0 to 2 percent slopes
211A	Burnt Vly-Humaquepts-Pleasant Lake complex, 0 to 2 percent slopes
363A	Adams loamy sand, 0 to 3 percent slopes
363D	Adams loamy sand, 15 to 35 percent slopes
365A	Naumburg-Croghan complex, 0 to 3 percent slopes
367A	Searsport-Haplosaprists-Naumburg complex, 0 to 3 percent slopes
375A	Colton-Adams complex, 0 to 3 percent slopes
375C	Colton-Adams complex, 3 to 15 percent slopes
375D	Colton-Adams complex, 15 to 35 percent slopes
661D	Hermon gravelly loamy sand, 15 to 35 percent slopes, very bouldery
705B	Adirondack-Tahawus complex, 0 to 8 percent slopes, very bouldery
721C	Becket-Tunbridge-Skerry complex, 3 to 15 percent slopes, rocky, very bouldery
721D	Becket-Tunbridge complex, 15 to 35 percent slopes, rocky, very bouldery
721F	Becket-Tunbridge complex, 35 to 60 percent slopes, rocky, very bouldery
723C	Becket fine sandy loam, 3 to 15 percent slopes, very bouldery
723D	Becket fine sandy loam, 15 to 35 percent slopes, very bouldery
723F	Becket fine sandy loam, 35 to 60 percent slopes, very bouldery
725B	Skerry-Becket complex, 3 to 15 percent slopes, very bouldery

727B	Skerry-Adirondack complex, 0 to 8 percent slopes, very bouldery
831C	Tunbridge-Lyman complex, 3 to 15 percent slopes, very rocky, very bouldery
831D	Tunbridge-Lyman complex, 15 to 35 percent slopes, very rocky, very bouldery
831F	Tunbridge-Lyman complex, 35 to 60 percent slopes, very rocky, very bouldery
833C	Tunbridge-Adirondack-Lyman complex, 0 to 25 percent slopes, rocky, very bouldery
851D	Lyman-Knob Lock complex, 15 to 35 percent slopes, very rocky, very bouldery
851F	Lyman-Knob Lock complex, 35 to 60 percent slopes, very rocky, very bouldery
930C	Mundalite-Rawsonville-Ampersand complex, 3 to 15 percent slopes, rocky, very bouldery
931D	Mundalite-Rawsonville complex, 15 to 35 percent slopes, rocky, very bouldery
931F	Mundalite-Rawsonville complex, 35 to 60 percent slopes, rocky, very bouldery
932C	Mundalite-Ampersand complex, 0 to 15 percent slopes, very bouldery
932D	Mundalite-Ampersand complex, 15 to 35 percent slopes, very bouldery
941D	Rawsonville-Hogback complex, 15 to 35 percent slopes, very rocky, very bouldery
941F	Rawsonville-Hogback complex, 35 to 60 percent slopes, very rocky, very bouldery
944F	Hogback-Knob Lock complex, 35 to 60 percent slopes, very rocky, very bouldery
971D	Esther-Wallface complex, 15 to 35 percent slopes, rocky, very bouldery
992D	Wallface-Skylight complex, 15 to 35 percent slopes, very rocky, very bouldery
993F	Santanoni-Skylight complex, 35 to 80 percent slopes, very rocky, very bouldery
995F	Ricker-Couchsachraga-Skylight complex, 35 to 80 percent slopes, very rocky, very bouldery
AdA	Adams loamy sand, 0 to 3 percent slopes
AdB	Adams loamy sand, 3 to 8 percent slopes
AdC	Adams loamy sand, 8 to 15 percent slopes
AdD	Adams loamy sand, 15 to 25 percent slopes
AdE	Adams loamy sand, 25 to 45 percent slopes
AkA	Adirondack fine sandy loam, 0 to 3 percent slopes, very bouldery
AkB	Adirondack fine sandy loam, 3 to 8 percent slopes, very bouldery
BcB	Becket fine sandy loam, 3 to 8 percent slopes
BcC	Becket fine sandy loam, 8 to 15 percent slopes

BeB	Becket fine sandy loam, 3 to 8 percent slopes, very bouldery
BeC	Becket fine sandy loam, 8 to 15 percent slopes, very bouldery
BeD	Becket fine sandy loam, 15 to 35 percent slopes, very bouldery
BkC	Becket-Tunbridge complex, 3 to 15 percent slopes, rocky, very bouldery
BkD	Becket-Tunbridge complex, 15 to 35 percent slopes, rocky, very bouldery
BvA	Burnt Vly peat, 0 to 1 percent slopes
ChB	Champlain loamy sand, 3 to 8 percent slopes
CkA	Charles silt loam, 0 to 2 percent slopes, frequently flooded
CsB	Colton very gravelly loamy sand, 3 to 8 percent slopes
CsC	Colton very gravelly loamy sand, 8 to 15 percent slopes
CsE	Colton very gravelly loamy sand, 25 to 45 percent slopes
CwA	Croghan fine sand, 0 to 3 percent slopes
CwB	Croghan fine sand, 3 to 8 percent slopes
FnB	Fernlake loamy fine sand, 3 to 8 percent slopes, very bouldery
FnD	Fernlake loamy fine sand, 15 to 35 percent slopes, very bouldery
FuA	Fluvaquents-Udifluvents complex, frequently flooded, nearly level
HaB	Hailesboro very fine sandy loam, 3 to 8 percent slopes
HnD	Hermon gravelly loamy sand, 15 to 35 percent slopes, very bouldery
HrF	Hogback-Knob Lock complex, 35 to 60 percent slopes, very rocky, very bouldery
LvA	Lovewell very fine sandy loam, 0 to 3 percent slopes
LyD	Lyman-Knob Lock complex, 15 to 35 percent slopes, very rocky, very bouldery
LyF	Lyman-Knob Lock complex, 35 to 60 percent slopes, very rocky, very bouldery
MdA	Medomak mucky silt loam, 0 to 3 percent slopes
MhB	Monadnock fine sandy loam, 3 to 8 percent slopes
MhC	Monadnock fine sandy loam, 8 to 15 percent slopes
MkB	Monadnock fine sandy loam, 3 to 8 percent slopes, very bouldery
MkC	Monadnock fine sandy loam, 8 to 15 percent slopes, very bouldery
MkD	Monadnock fine sandy loam, 15 to 35 percent slopes, very bouldery
MkF	Monadnock fine sandy loam, 35 to 60 percent slopes, very bouldery

MmF	Monadnock-Adams complex, 25 to 60 percent slopes, bouldery
MnC	Monadnock-Tunbridge complex, 8 to 15 percent slopes, rocky, very bouldery
MnD	Monadnock-Tunbridge complex, 15 to 35 percent slopes, rocky, very bouldery
MnF	Monadnock-Tunbridge complex, 35 to 60 percent slopes, rocky, very bouldery
MoB	Monadnock fine sandy loam, 3 to 8 percent slopes, very bouldery
MwD	Mundalite-Rawsonville complex, 15 to 35 percent slopes, rocky, very bouldery
NaA	Naumburg loamy fine sand, 0 to 3 percent slopes
NvB	Nicholville silt loam, 3 to 8 percent slopes
Pc	Pits, quarry
Pd	Pits, sand, and gravel
PkA	Pleasant Lake peat, 0 to 2 percent slopes
RaD	Rawsonville-Hogback complex, 15 to 35 percent slopes, very rocky, very bouldery
RuA	Rumney loam, 0 to 3 percent slopes
RyA	Rumney-Burnt Vly complex, 0 to 3 percent slopes
SeA	Searsport peat, 0 to 3 percent slopes
SkB	Skerry fine sandy loam, 3 to 8 percent slopes
SnB	Sunapee fine sandy loam, 3 to 8 percent slopes, very bouldery
SpB	Sunapee fine sandy loam, 3 to 8 percent slopes
SrB	Skerry fine sandy loam, 0 to 8 percent slopes, very bouldery
TaA	Tahawus peat, 0 to 5 percent slopes, very bouldery
TuC	Tunbridge-Lyman complex, 3 to 15 percent slopes, very rocky, very bouldery
TuD	Tunbridge-Lyman complex, 15 to 35 percent slopes, very rocky, very bouldery
TuF	Tunbridge-Lyman complex, 35 to 70 percent slopes, very rocky, very bouldery
UIC	Udorthents, nearly level through strongly sloping
W	Water
WeA	Wegatchie silt loam, 0 to 3 percent slopes

Table 2 - Soils

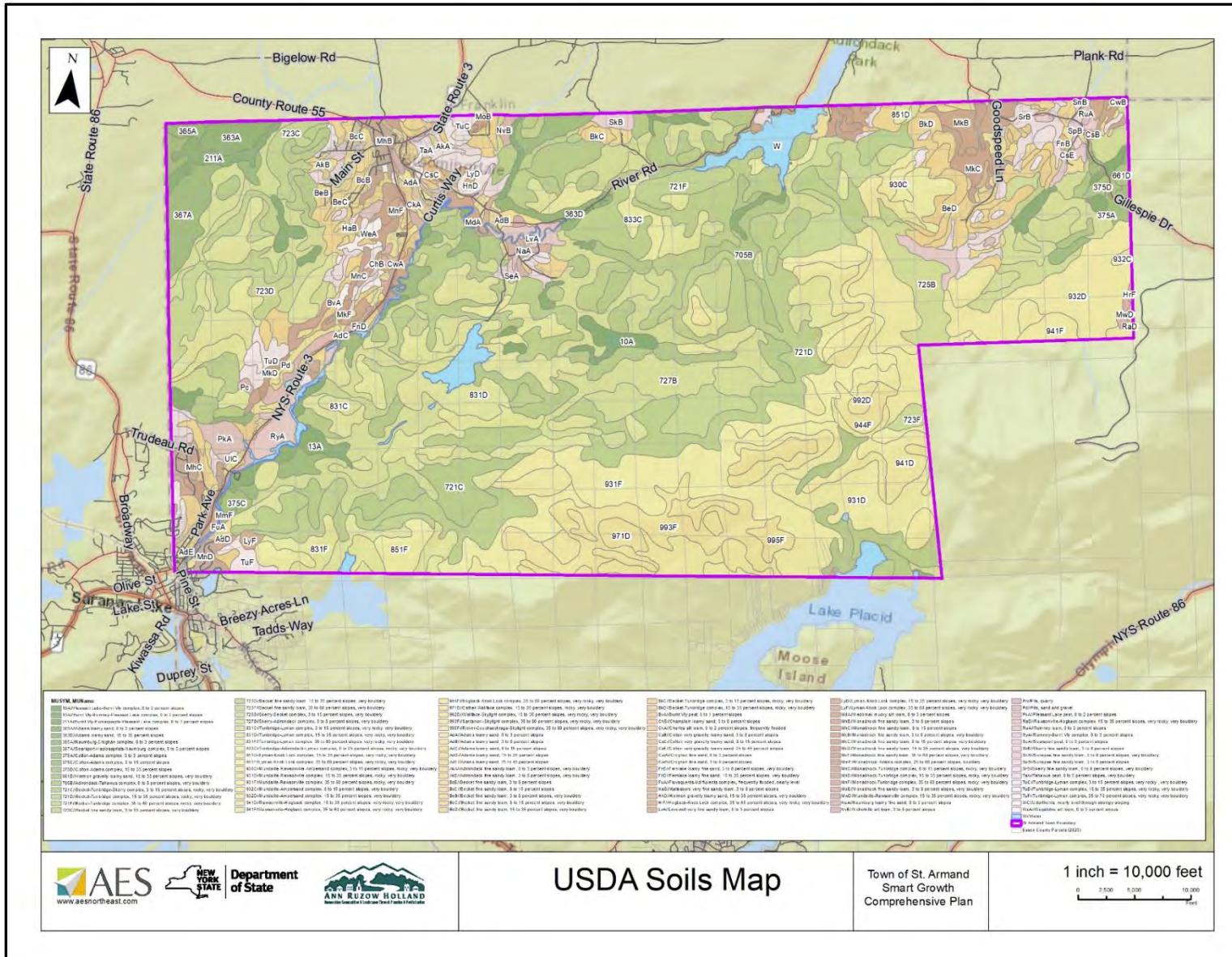


Figure 12 - USDA Soils Map

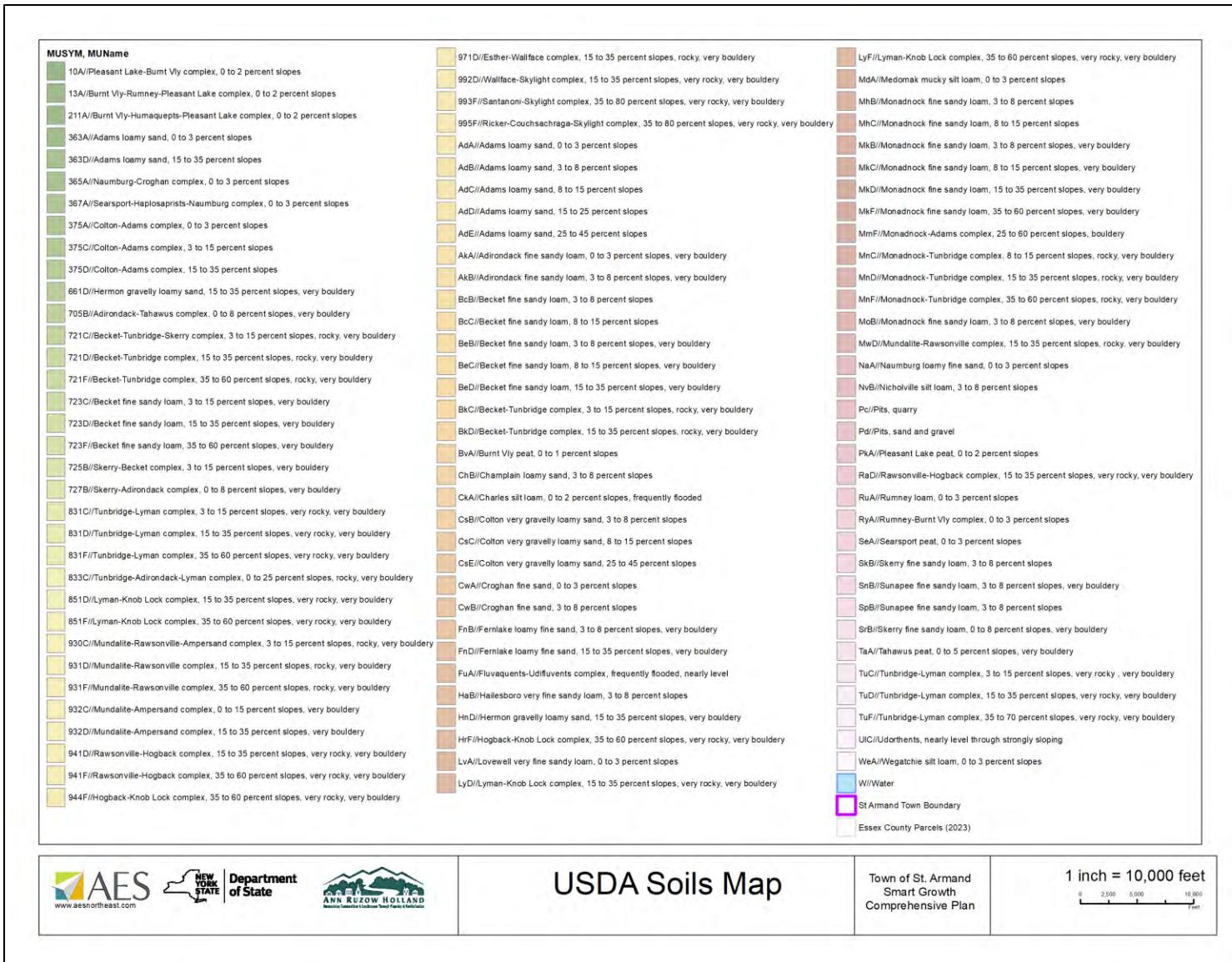


Figure 13 - USDA Soils Map Legend

2.6 Hydrology

Hydrology is defined as: "the science dealing with the occurrence, circulation, distribution, and properties of the waters of the earth and its atmosphere." The study of hydrology examines watersheds, sub-basins or sections of watersheds, lakes, ponds, rivers, streams, and wetlands. This section identifies and analyzes the hydrology of St. Armand. Water resources are identified, trends in water quality analyzed, and flood zones and flood hazard areas are recorded.

St. Armand's unique variety of water resources shape and define the town physically, in character, ecologically and economically. The Saranac River Watershed, the Adirondack Park, and the neighboring Champlain Valley have state, national, and international designations underscoring that planning for the protection of water quality, ecological integrity and biological diversity are of national and international importance.

St. Armand is in the Saranac River Watershed- sub-basin of the Lake Champlain Basin. A basin is an area of land where all water flows to a common center. The Lake Champlain Basin is divided into eight major sub-basins which are drained by one or more of the lake's major tributaries. Lake Champlain Basin drains a total land area of 636,516 acres with its major rivers, the Boquet River and Ausable River.

St. Armand also includes rivers, streams, ponds, and wetlands which are all part of the sub-basin. Wetlands are scattered throughout, mostly in low-lying, topographically depressed areas close to water bodies. All are very important water resources. Wetlands function as a water filtration source, aid in ecological and biological diversity, and moderate flood/water levels. Sediment and nutrients in surface runoff and stream water is filtered as the water passes through a wetland. This protects water bodies' down-flow from wetlands from becoming over burdened with sediment and exposed to damaging levels of nutrients. Wetlands also support many species of plants and animals that can only thrive in the particular conditions a wetland can provide. Finally, wetlands act as a buffering area during extreme precipitation events and floods. Wetlands act like a sponge and are able to accommodate large amounts of water, while releasing that water into the environment at a moderate rate. These attributes combine to make wetlands a highly valuable water resource.

Rivers, Lakes, and Ponds are also noted in the following tables.

St. Armand's Lakes and Ponds		
NAME	Perimeter (Linear Ft.)	Area (Sq.Ft.)
Pond (Un-Named)	926	25,805
Pond (Un-Named)	381	5,543
Pond (Un-Named)	551	19,217
Pond (Un-Named)	710	17,960
McKenzie Pond	6,172	989,752
Moody Pond	1,531	107,502
Franklin Falls Pond	10,363	1,174,185
Lake Placid	35,266	8,055,149
Grass Pond	2,300	102,827
Moose Pond	6,021	659,342

Table 3 - St. Armand's Lakes & Ponds

St. Armand's Rivers, Streams & Brooks	
NAME	Length (Linear Ft.)
No Name* sum of small unnamed streams, --not a single stream.	13,421.17
Cold Brook	3,458.85
Falls Brook	2,707.52
French's Brook	4,402.47
Grass Pond Outlet	3,629.07
Lincoln Brook	5,619.82
Lyon Brook & Sumner Brook	5,198.40
Minnow Brook	776.18
Moose Creek	4,190.90
Saranac River	18,607.95
Still Brook	2,295.49
Two Brooks	1,040.00
Two bridge Brook	7,330.67

Table 4 - St. Armand's Rivers, Streams & Brooks

NYS Wild, Scenic, and Recreational Rivers Act

The state's Wild Scenic and Recreational Rivers Act protects those rivers of the state that possess outstanding scenic, ecological, recreational, historic, and scientific values. These attributes may include value derived from fish and wildlife and botanical resources, aesthetic quality, archaeological significance, and other cultural and historic features. State policy is to preserve designated rivers in a free-flowing condition, protecting them from improvident development and use. This policy is intended to preserve the enjoyment and benefits derived from these rivers for present and future generations. DEC's regulations implementing the Wild Scenic and Recreational Rivers Act affect management, protection, enhancement, and control, of land use and development on all designated river areas in New York State, excluding those on private lands within the Adirondack Park. They are subject to separate provisions pertaining only to lands within the park (9 NYCRR Part 577).

Community Designations - The Department may "designate specific areas as communities" within recreational river areas. The regulatory provision for "community" designation allows for less restrictions on land use than the "recreational" classification and permits development on lands in and around river area hamlets, villages and towns that existed at the time of Wild, Scenic and Recreational Rivers System Act inclusion.⁴

The maps that follow show the official classification of the Saranac River under the NYS Wild, Scenic, and Recreational Rivers Law⁵. The Recreational River classification of the Saranac River denotes a Statewide recognition of the importance of the river as a natural resource. Conservation is supported by designation, recreational use and wildlife habitats are also protected.

⁴ <https://dec.ny.gov/regulatory/permits-licenses/waterways-coastlines-wetlands/wild-scenic-recreational-rivers-permit-program>

⁵ <https://dec.ny.gov/regulatory/permits-licenses/waterways-coastlines-wetlands-permits/wild-scenic-recreational-rivers-permit-program/wild-scenic-recreational-rivers>



Figure 14 - Sumner Brook Source: D. Thurston, undated

NYS Freshwater Wetlands Act

The Freshwater Wetlands Act (Article 24 of the Environmental Conservation Law) required DEC and the Adirondack Park Agency (for areas inside the Adirondack Park) to map the freshwater wetlands that are subject to jurisdiction of the law. The law required the maps to show "the approximate location of the actual wetland boundary." DEC will refine that approximate boundary by doing a field delineation for landowners when they need more precise information, such as when they are planning to work near a wetland area. Starting on January 1, 2025, the current NYS Freshwater Wetlands Maps will no longer limit DEC regulatory jurisdiction to wetlands depicted on those maps. Instead, maps will become informational and any wetlands that meet the applicable definition and criteria will be regulated by DEC and subject to permitting, regardless of whether they appear on the informational maps.⁶ Furthermore, it is important to note that the APA does not suggest using their Regulatory Wetlands data for confirming data on the official size and location of wetlands. Contact the APA for parcel-level legal determinations of wetland boundaries.

⁶ <https://dec.ny.gov/nature/waterbodies/wetlands/freshwater-mapping>

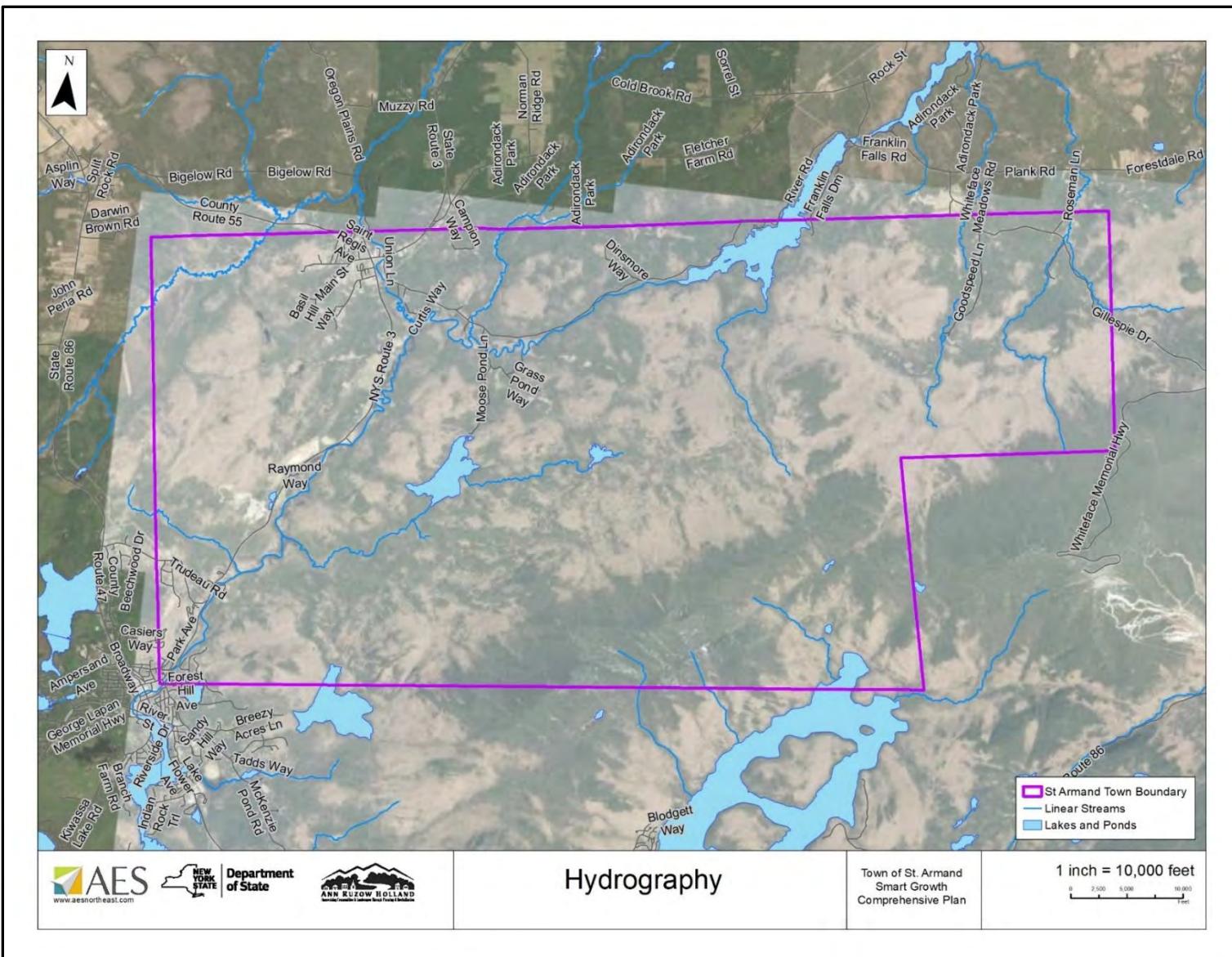


Figure 15 – Hydrography

— Linear Streams

□ St Armand Town Boundary

□ Lakes and Ponds

□ APA Regulatory Wetland



Department
of State



Hydrography

Town of St. Armand
Smart Growth
Comprehensive Plan

1 inch = 10,000 feet
0 2,500 5,000 10,000
Feet

Figure 16 - Hydrography Legend

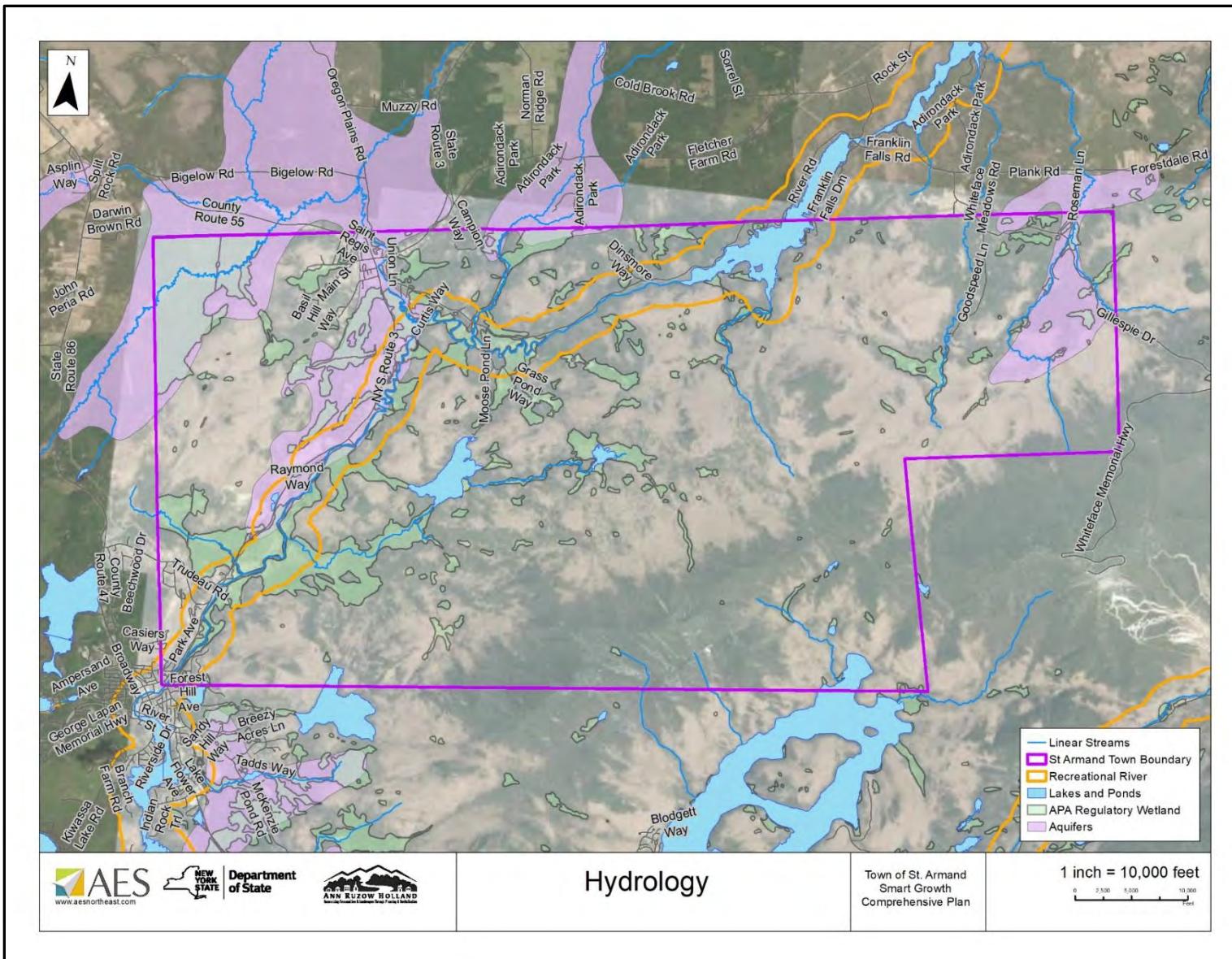


Figure 17 – Hydrology

- Linear Streams
- St Armand Town Boundary
- Recreational River
- Lakes and Ponds
- APA Regulatory Wetland
- Aquifers



Hydrology

Town of St. Armand
Smart Growth
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1 inch = 10,000 feet
0 2,500 5,000 10,000 feet

Figure 18 - Hydrology Legend

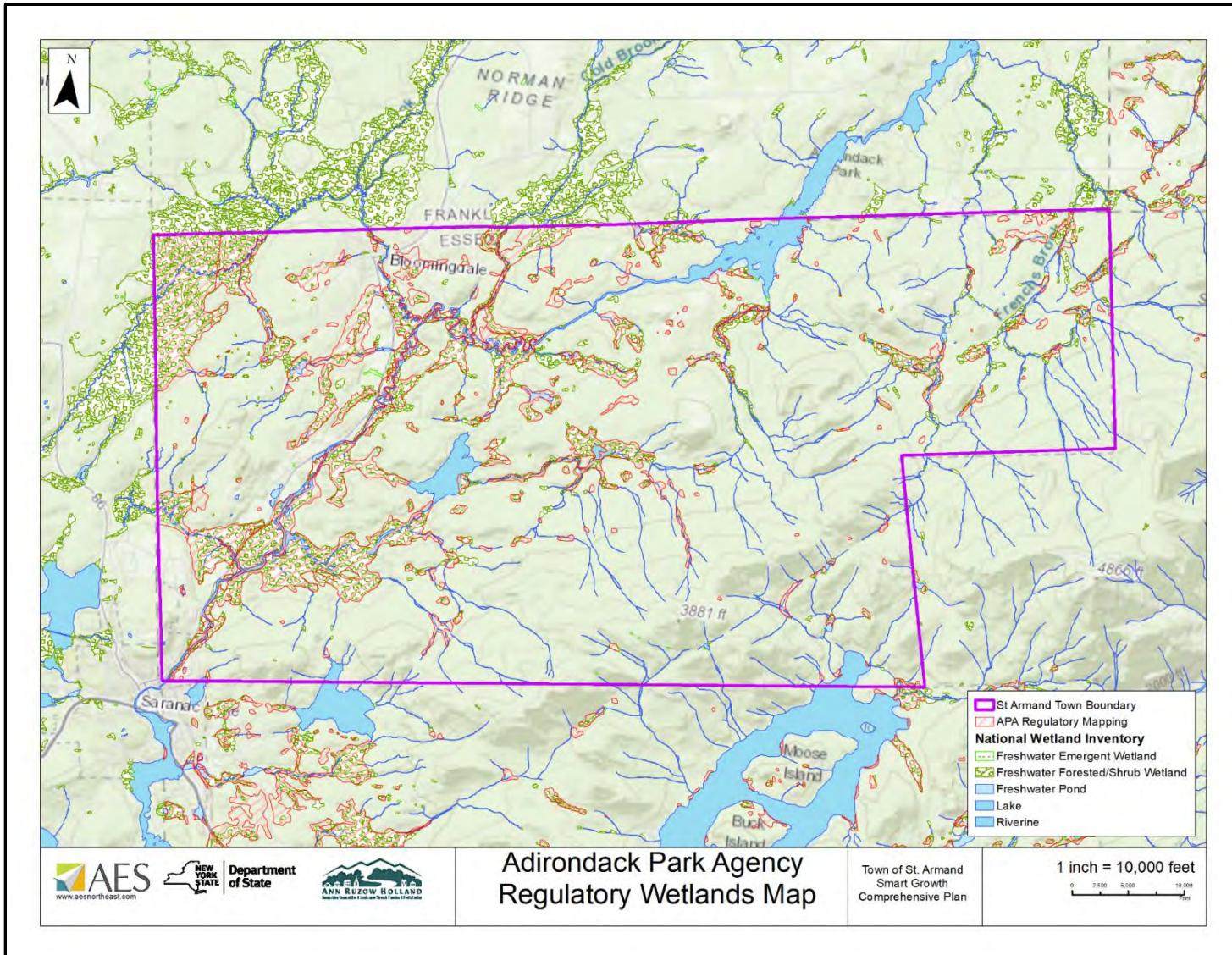
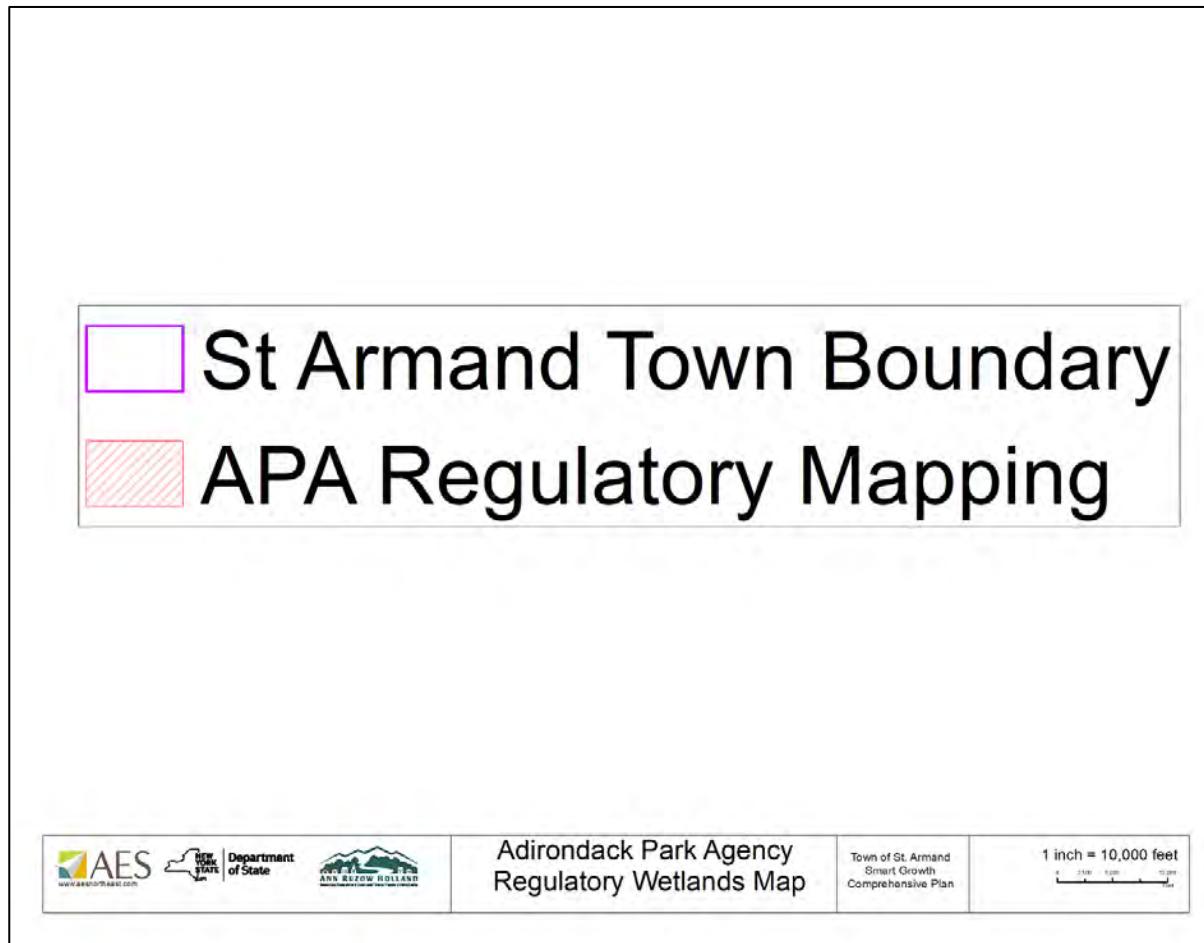


Figure 19 - APA Regulatory Wetlands Map



Adirondack Park Agency
Regulatory Wetlands Map

Town of St Armand
Smart Growth
Comprehensive Plan

1 inch = 10,000 feet


Figure 20 - APA Regulatory Mapping Legend

2.7 Flood Designations and Flood Zones

Flood hazard areas are areas of land that usually adjoin a water body and are likely to be inundated with water in the event of a major flood. A floodplain is the area of land adjacent to a stream or river that will be inundated with water when the river or stream reaches flood levels. These areas are often visually noticeable when viewing a stream or river. Wetlands are often found in flood plains due to the high likelihood of soil saturation and play a vital role in flood control.

Both types of flooding, seasonal and 100-year flood events, can increase in extent with certain human development. This includes, for example, filling in wetlands, removing vegetation from land adjoining a water body, and altering a stream's natural bed and banks. The natural flow of a stream or river combined with the land's ability to absorb and moderate water flow rates are important in decreasing the ecological and environmental damage caused by flooding. The more natural vegetation within a floodplain, the less damage that land will experience during a flood event. Seasonal flooding due to snowmelt and precipitation events in the early spring is much less severe than 100 or 500-year flood events.

The United States Federal Emergency Management Agency (FEMA) maintains a record of all national flood hazard areas and classifies them periodically as "Zones." They establish possible 100 and 500-year designated flood hazard areas based on the topography and hydrology. The map below shows the current FEMA classifications for St. Armand.

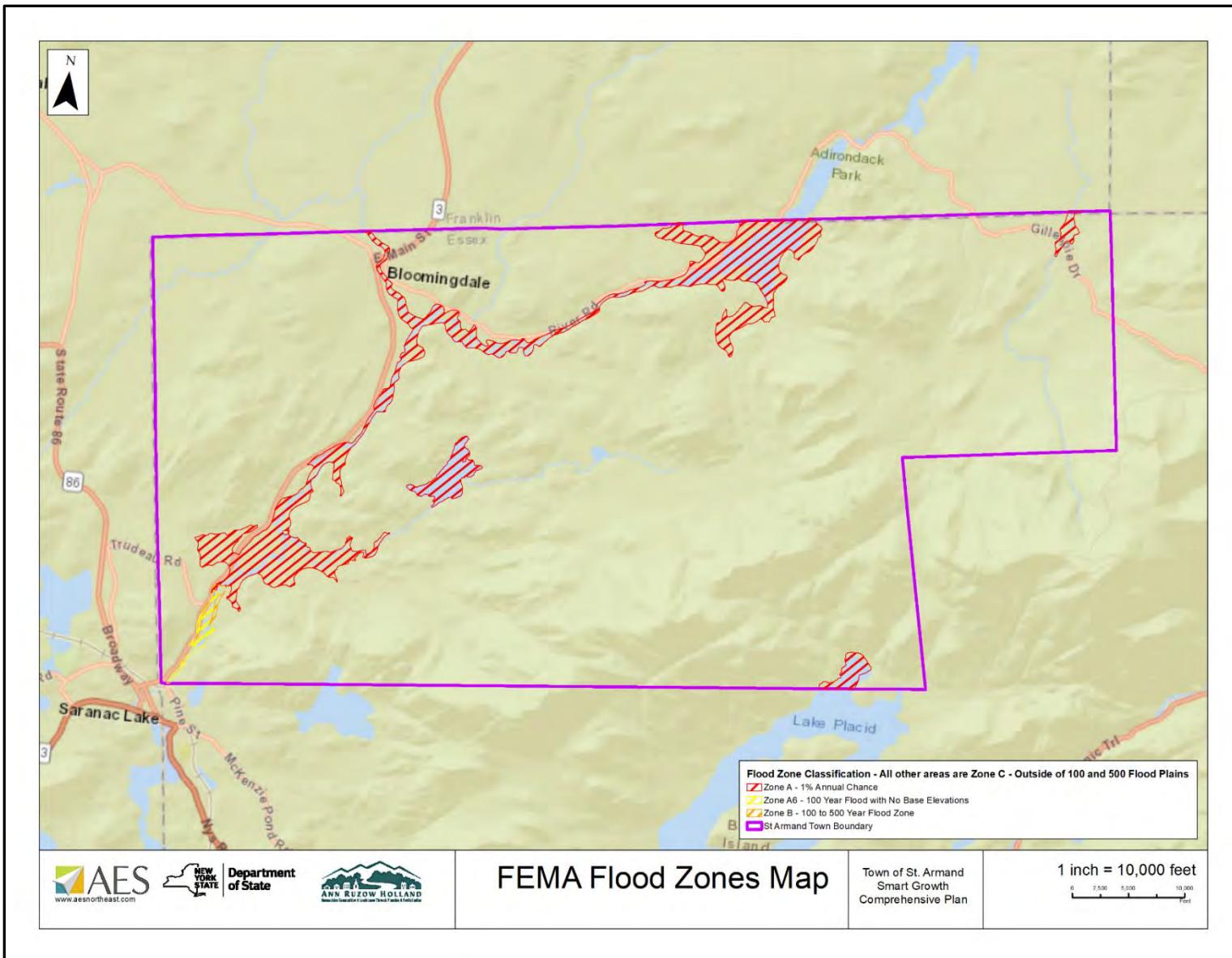


Figure 21 - FEMA Flood Zones Map

Flood Zone Classification - All other areas are Zone C - Outside of 100 and 500 Flood Plains

-  Zone A - 1% Annual Chance
-  Zone A6 - 100 Year Flood with No Base Elevations
-  Zone B - 100 to 500 Year Flood Zone
-  St Armand Town Boundary



FEMA Flood Zones Map

Town of St. Armand
Smart Growth
Comprehensive Plan

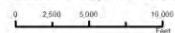
1 inch = 10,000 feet


Figure 22 - FEMA Flood Zones Map Legend

2.8 Scenic & Recreational Resources

St. Armand has a beautiful landscape, and this landscape is what attracts people to reside in and visit the town. Some defining characteristics of St. Armand include its rural atmosphere, expansive wilderness, and undeveloped open spaces --all of which are conducive to tourism and add to the popularity of outdoor recreational amenities within the town.

Recreational Resources, including the town-owned Youth Field/Playground/Ballpark at 15 Roosevelt Lane and the Veterans Memorial Park, 1688 NYS Rt 3, Bloomingdale are discussed in detail in Chapter 1. Mt. Pisgah is in the Town of St. Armand, but it is operated by the Village of Saranac Lake.

Public lands comprise a majority of the town, and as noted in Chapter 1, provide a great number of recreational opportunities for residents and visitors alike. These lands also provide important scenic resources in the form of vistas, panoramic views, etc.



Figure 25 - Moose Pond, undated by D. Thurston



Figure 23 - Moose Pond, undated by D. Thurston



Figure 24 - 2006 J. Morency

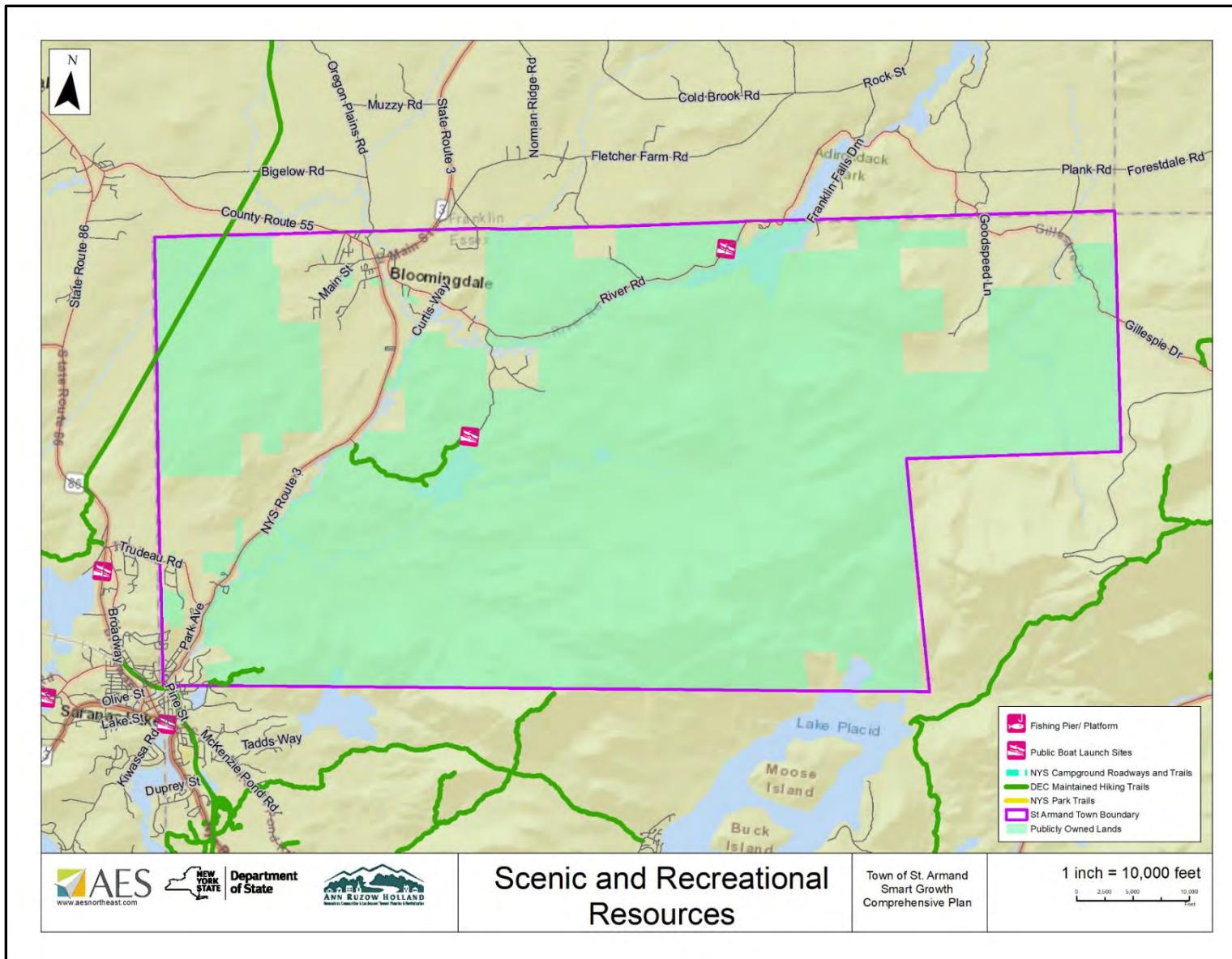


Figure 26 - Scenic & Recreational Resources

- Fishing Pier/ Platform
- Public Boat Launch Sites
- NYS Campground Roadways and Trails
- DEC Maintained Hiking Trails
- NYS Park Trails
- St Armand Town Boundary
- Publicly Owned Lands



Scenic and Recreational Resources

Town of St. Armand
Smart Growth
Comprehensive Plan

1 inch = 10,000 feet
0 2,500 5,000 10,000 feet

Figure 27 - Scenic & Recreational Resources Legend

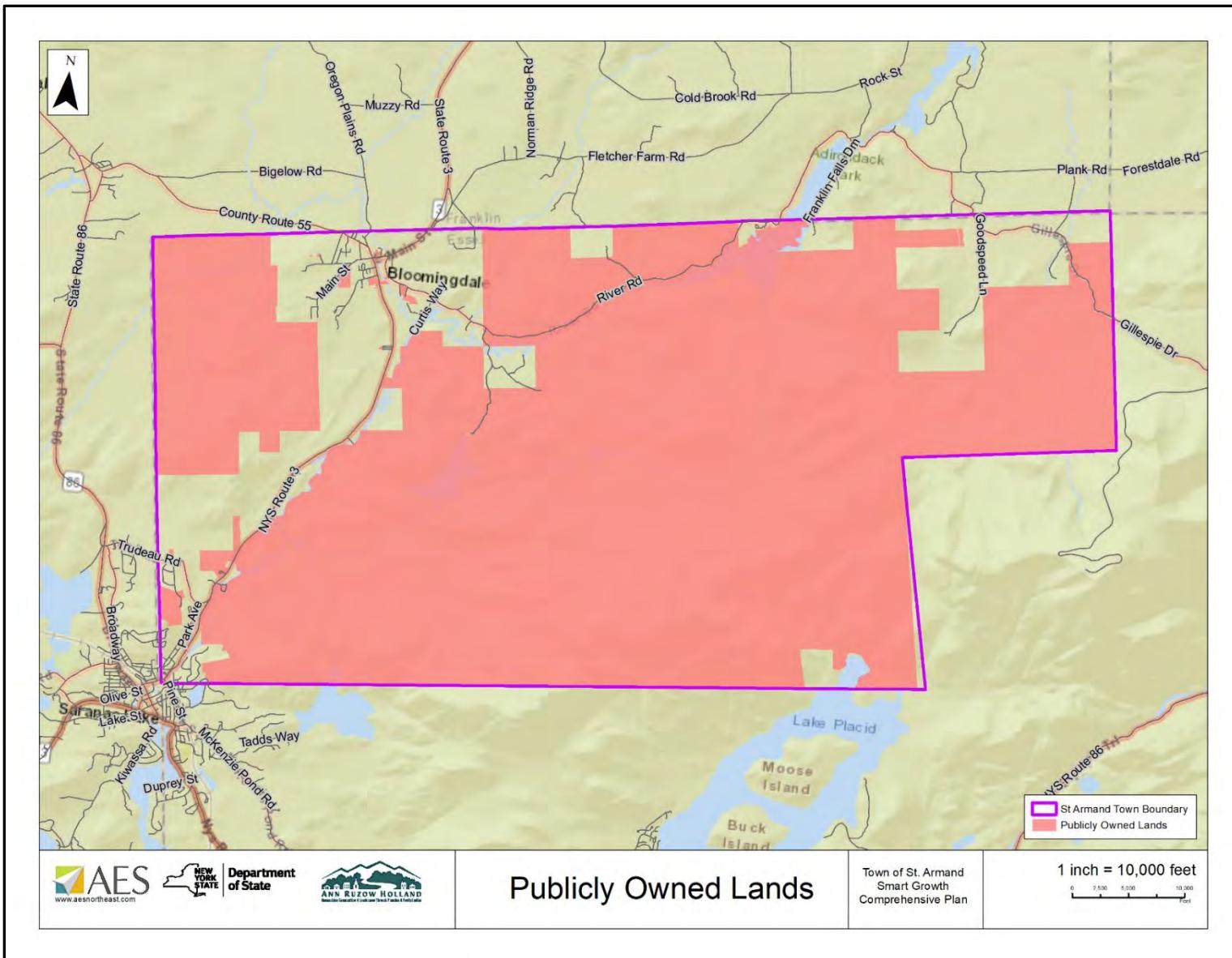


Figure 28 - Publicly Owned Lands



St Armand Town Boundary

Publicly Owned Lands



Publicly Owned Lands

Town of St. Armand
Smart Growth
Comprehensive Plan

1 inch = 10,000 feet

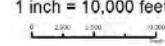


Figure 29 - Publicly Owned Lands Legend

2.9 Forest Cover

The character of St. Armand is shaped by its forests. The mountainous areas include large acreages of mixed hard and softwood forests that are relatively intact. Because they have very limited forest fragmentation, they have a healthy representation of characteristic flora, fauna, and diverse forest communities. Forests protect soils from erosion, provide extensive recreational opportunities, contribute to the health and happiness of the residents, and aid the economy as a visitor attraction. Forest cover provides open space and protects communities of plants and animals.

St. Armand and the Adirondacks are also part of the Northern Forest Region, a four-state area comprised of 30 million acres of forest lands traditionally known as the “Great North Woods.”

The region is also part of the Northern Appalachian Acadian Ecoregion. As part of the Adirondacks, the Northern Forest, and the Ecoregion, St. Armand’s forests play an integral role in the quality of the environment, habitats for natural communities, nature tourism, scenic vistas, outdoor education, the forestry business, protection of shorelines and more. And in today’s world of climate insecurity, the forests provide an important carbon “sink” that helps mitigate the effects of climate change.

Planning and land regulations should protect forests, reflect the expressed values of the citizens in their forests, attract visitors and assist the economy.

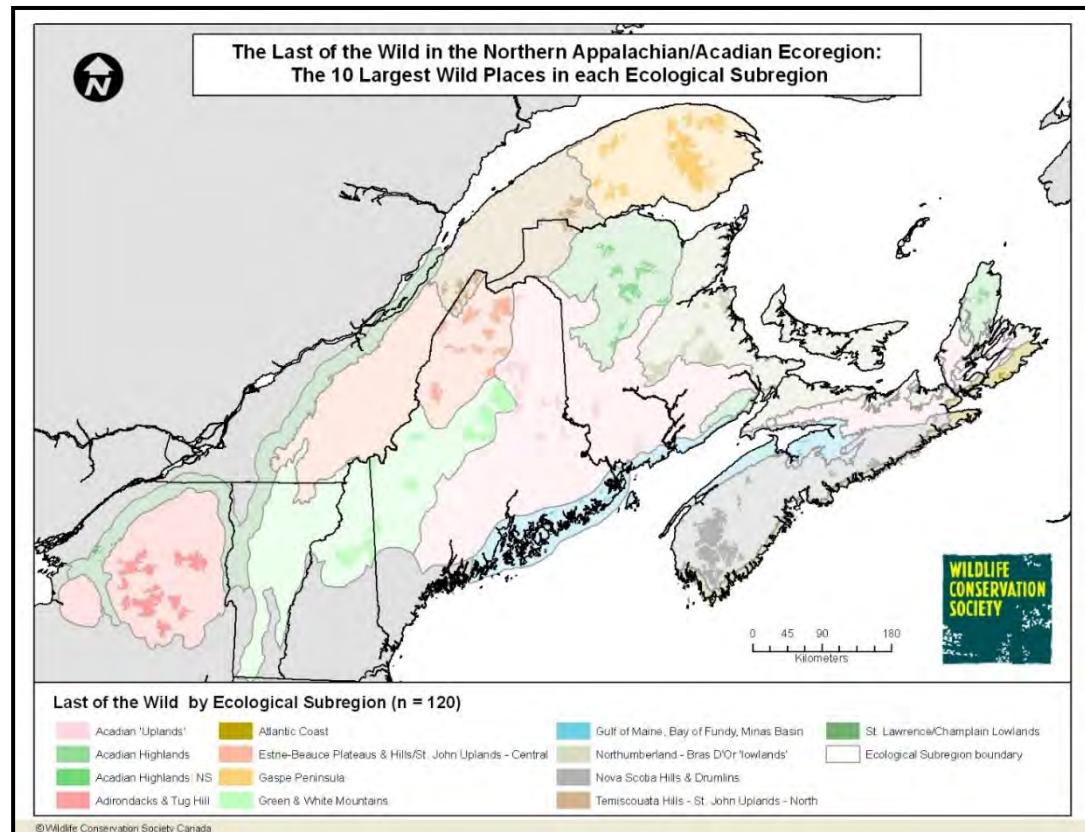


Figure 30 - 10 Largest Wild Places in each ecological subregion

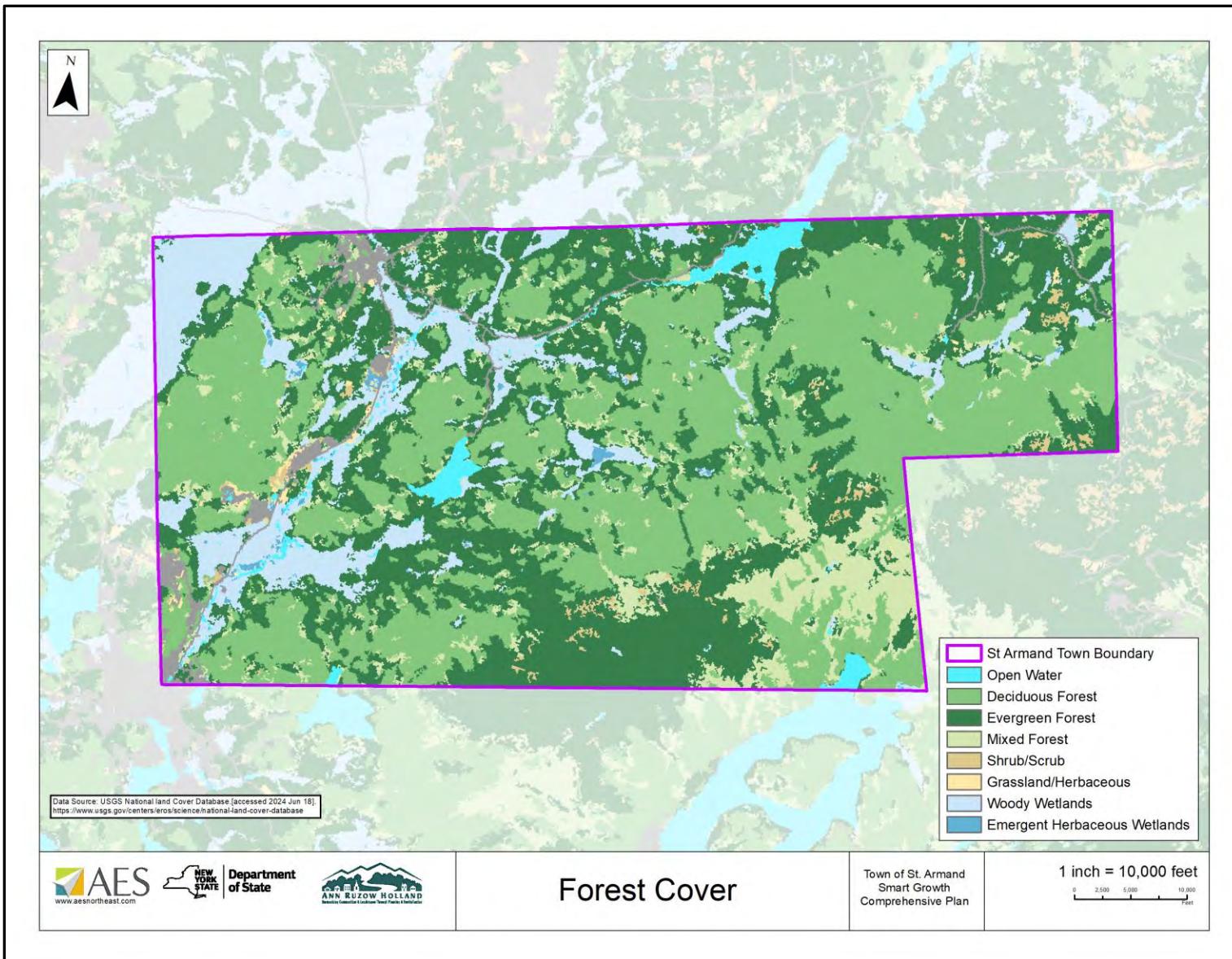


Figure 31 - Forest Cover

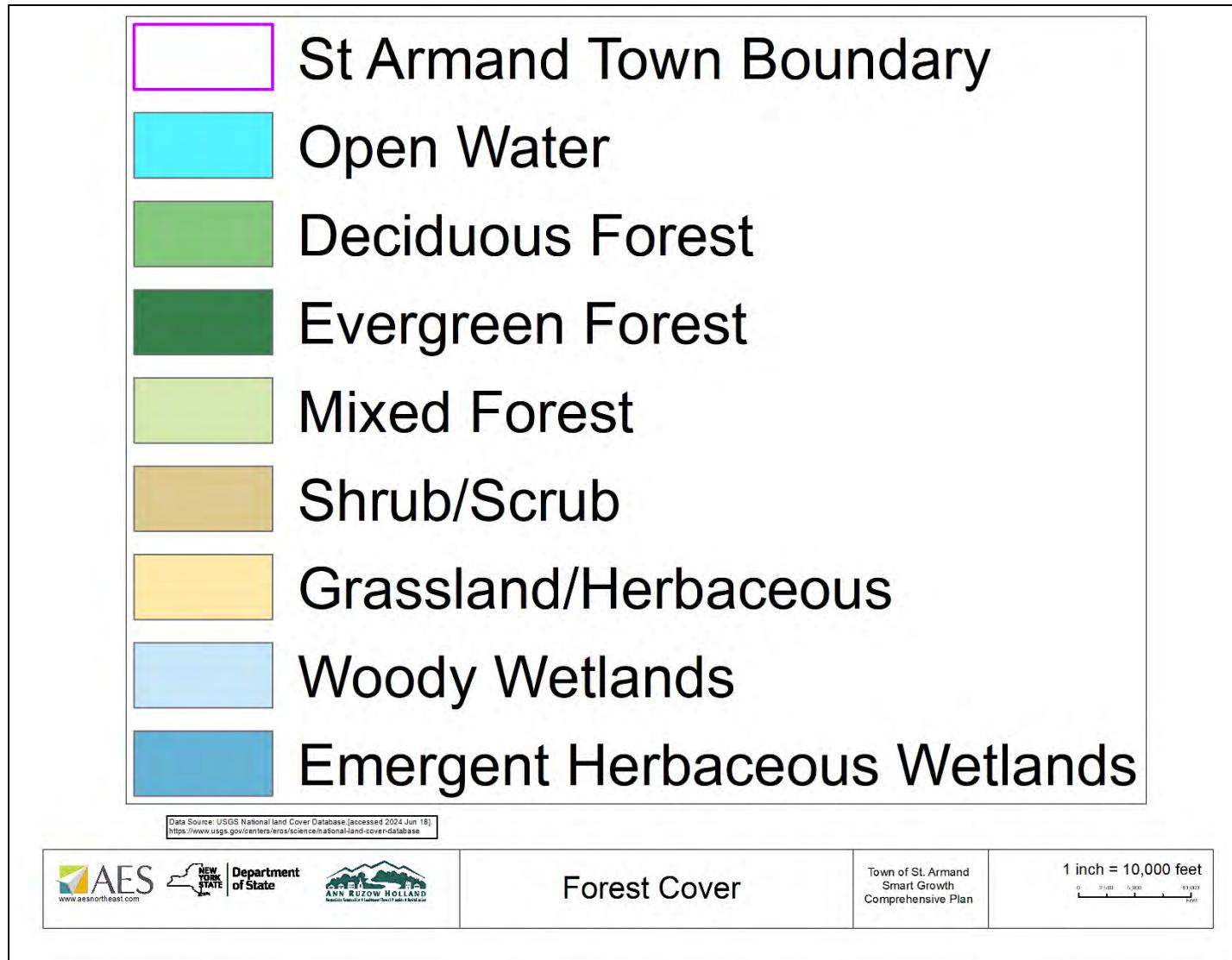


Figure 32 - Forest Cover Legend

2.10 Biological Diversity and Ecological Communities

Biological Diversity is a shorter term for “Biodiversity”. *Biology On Line* defines *Biodiversity* as, “*the measurement tool for all the variations (at all three levels namely genetic, species, and ecosystem) that exist in the different life forms inhabiting the Earth’s surface. It includes all microscopic and macroscopic forms of life.*”⁷ The concept of Biodiversity recognizes the scientific, economic, and social importance of a broad and variable ecological community comprised of plants, animals, and habitats.

Biodiversity is one of many *ecosystem services* provided by undeveloped places. The National Wildlife Federation notes, “*The value of nature to people has long been recognized, but in recent years, the concept of ecosystem services has been developed to describe these various benefits. An ecosystem service is any positive benefit that wildlife or ecosystems provide to people. The benefits can be direct or indirect—small or large.*”⁸ It is easy to forget that human health, water quality and quantity, and rural character—all of which are ecosystem services provided by plants, animals, and their habitats.

Biodiversity is also linked to the science of ecology through the concept of an *ecological community*. According to the NYS DEC, “*An ecological community is a variable assemblage of interacting plant and animal populations that share a common environment.*”⁹ Ecological communities serve as habitat for a wide range of plants and animals, both rare and common. Ecological communities in good condition provide ecological value and services. Unique ecological communities encompass natural features, such as geology, topography and climate combined with a history of low-intensity land use (limited development, forestry, and agriculture). The combination of these creates significant biodiversity throughout the Town.

NYS DEC maintains an inventory of NYS’s rare plants, animals, and places. The *New York Natural Heritage Program* inventory includes a classification and ranking system to help assess and protect the biological diversity of the state. The Program also as well as an up-to-date database of information on rare animals and plants, and significant natural communities. This inventory also provides a ranking system for determining priorities for conservation and management of New York State’s significant natural areas. The importance of the ecological communities of New York is underscored by the State’s use of scientific documentation, mapping, data compilation and designation of significant natural communities.

⁷ <https://www.biologyonline.com/dictionary/biodiversity>

⁸ <https://www.nwf.org/Educational-Resources/Wildlife-Guide/Understanding-Conservation/Ecosystem-Services>

⁹ <https://www.nynhp.org/ecological-communities/>

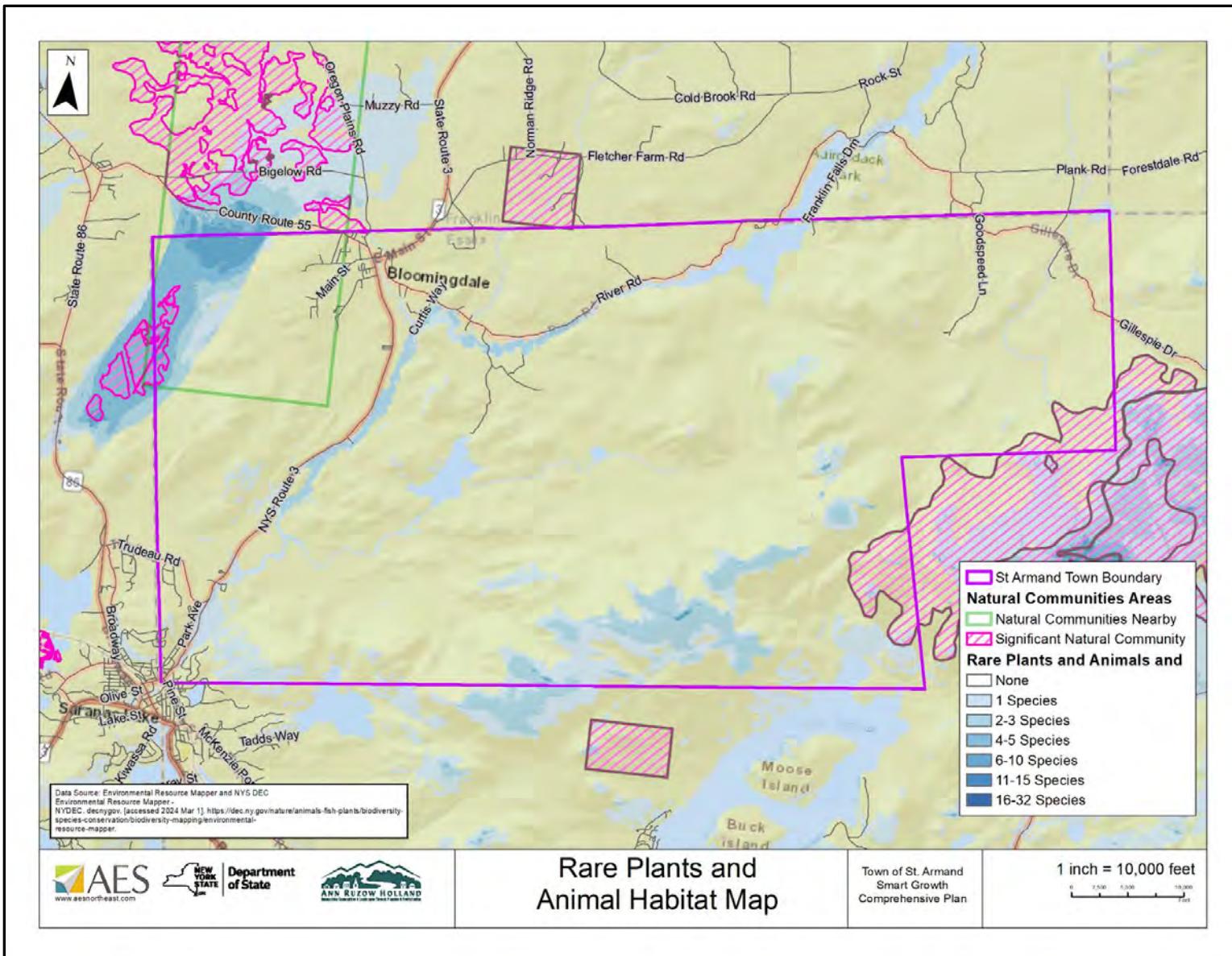
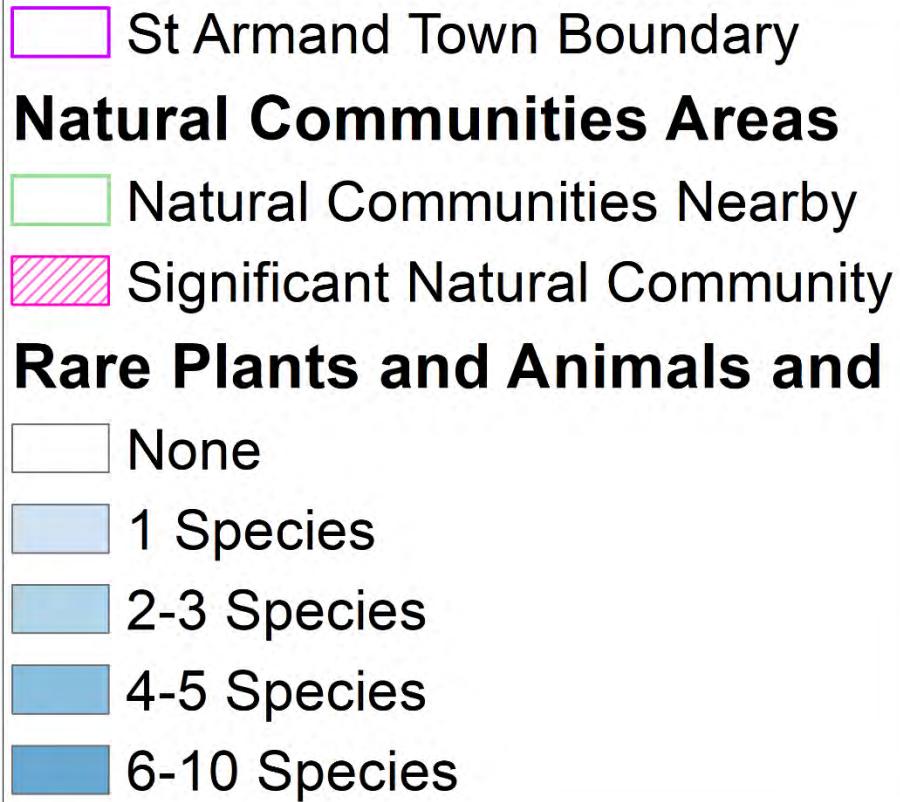


Figure 33 - Rare Plants & Animal Habitat Map



Data Source: Environmental Resource Mapper and NYS DEC Environmental Resource Mapper - NYS DEC (2023) [accessed 2024 Mar 1]. <https://dec.ny.gov/nature/animals-fish-plants/biodiversity-species-conservation/biodiversity-mapping/environmental-resource-mapper>.



Rare Plants and Animal Habitat Map

Town of St. Armand
Smart Growth
Comprehensive Plan

1 inch = 10,000 feet
0 2,500 5,000 10,000 feet

Figure 34 - Rare Plants & Animal Habitat Map Legend

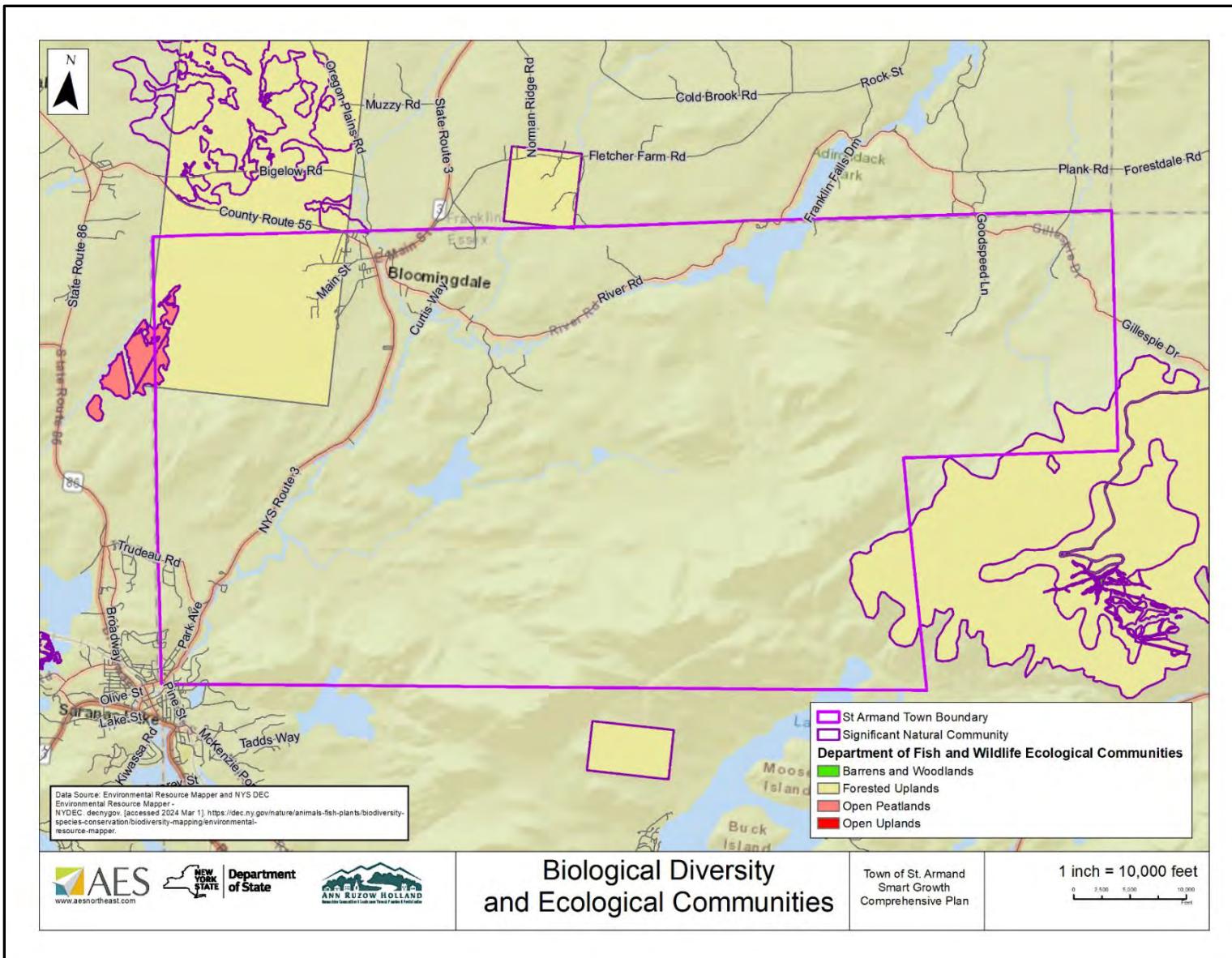


Figure 35 - Biological Diversity & Ecological Communities

- St Armand Town Boundary
- Significant Natural Community

Department of Fish and Wildlife Ecological Communities

- Barrens and Woodlands
- Forested Uplands
- Open Peatlands
- Open Uplands

Data Source: Environmental Resource Mapper and NYS DEC Environmental Resource Mapper - NYDEC .decny.gov. [accessed 2024 Mar 1]. <https://dec.ny.gov/nature/animals-fish-plants/biodiversity-species-conservation/biodiversity-mapping/environmental-resource-mapper>.



Biological Diversity and Ecological Communities

Town of St. Armand
Smart Growth
Comprehensive Plan

1 inch = 10,000 feet
0 2,500 5,000 10,000 (feet)

Figure 36 - Biological Diversity & Ecological Communities Legend

The U.S. Department of Fish and Wildlife identify imperiled plant and animal species. They are listed as Endangered, Threatened, or Species of Special Concern. Rare plants or animals are defined as having uncommon or rapid declines in population and meet the State of New York Designation criteria as rare or potentially rare. The designations are not static, but continually adjusted as the data informs the situations. Low population numbers make these identified plants and animals vulnerable to extinction. The specific locations of rare and endangered species are not disclosed to the public to protect them from poachers, exploitation, and harm. Even though specific species are listed, instead of protecting single species, scientists use a habitat, communities, or landscape conservation approach to protect Biodiversity. The table below presents the current listings for the Northeast Region of the US FWS.

Northeast Region (Region 5) Federal USFWS Listing			
Source: https://www.fws.gov/program/listing-and-classification			
Scientific Name	Common Name	Federal Listing Status	Where Listed
<i>Aeschynomene virginica</i>	Sensitive joint-vetch	Threatened	Wherever found
<i>Agalinis acuta</i>	Sandplain gerardia	Endangered	Wherever found
<i>Alasmidonta heterodon</i>	Dwarf wedgemussel	Endangered	Wherever found
<i>Antrolana lira</i>	Madison Cave isopod	Threatened	Wherever found
<i>Asplenium scolopendrium</i> var. <i>americanum</i>	American hart's-tongue fern	Threatened	Wherever found
<i>Astragalus robbinsii</i> var. <i>jesupii</i>	Jesup's milk-vetch	Endangered	Wherever found
<i>Betula uber</i>	Virginia round-leaf birch	Threatened	Wherever found
<i>Boechera serotina</i>	Shale barren rock cress	Endangered	Wherever found
<i>Calidris canutus</i> rufa	rufa red knot	Threatened	Wherever found
<i>Cambarus callainus</i>	Big Sandy crayfish	Threatened	Wherever found
<i>Cambarus veteranus</i>	Guyandotte River crayfish	Endangered	Wherever found
<i>Corynorhinus</i> (= <i>Plecotus</i>) <i>townsendii virginianus</i>	Virginia big-eared bat	Endangered	Wherever found
<i>Crystallaria cincotta</i>	diamond Darter	Endangered	Wherever found
<i>Elliptoptera puritana</i>	Puritan tiger beetle	Threatened	Wherever found

Northeast Region (Region 5) Federal USFWS Listing
 Source: <https://www.fws.gov/program/listing-and-classification>

Scientific Name	Common Name	Federal Listing Status	Where Listed
<i>Epioblasma rangiana</i>	Northern riffleshell	Endangered	Wherever found
<i>Etheostoma osburni</i>	Candy darter	Endangered	Wherever found
<i>Etheostoma sellare</i>	Maryland darter	Endangered	Wherever found
<i>Glyptemys muhlenbergii</i>	bog turtle	Threatened	Wherever found, except GA, NC, SC, TN, VA
<i>Habroscelimorpha dorsalis dorsalis</i>	Northeastern beach tiger beetle	Threatened	Wherever found
<i>Helenium virginicum</i>	Virginia sneezeweed	Threatened	Wherever found
<i>Helonias bullata</i>	Swamp pink	Threatened	Entire
<i>Hemileuca maia menyanthevora</i> (= <i>H. iroquois</i>)	bog buck moth	Endangered	Wherever found
<i>Iliamna corei</i>	Peter's Mountain mallow	Endangered	Wherever found
<i>Isotria medeoloides</i>	Small whorled pogonia	Threatened	Entire
<i>Lirceus usdagalun</i>	Lee County cave isopod	Endangered	Wherever found
<i>Novisuccinea chittenangoensis</i>	Chittenango ovate amber snail	Threatened	Wherever found
<i>Parvaspina collina</i>	James spiny mussel	Endangered	Wherever found
<i>Pedicularis furbishiae</i>	Furbish lousewort	Threatened	Entire
<i>Percina rex</i>	Roanoke logperch	Endangered	Wherever found
<i>Plethodon nettingi</i>	Cheat Mountain salamander	Threatened	Wherever found
<i>Plethodon shenandoah</i>	Shenandoah salamander	Endangered	Wherever found
<i>Pleurobema clava</i>	Clubshell	Endangered	Wherever found; Except where listed as Experimental Populations
<i>Polygyriscus virginianus</i>	Virginia fringed mountain snail	Endangered	Wherever found
<i>Pseudemys rubriventris bangsi</i>	Plymouth Redbelly Turtle = Plymouth Redbelly Cooter	Endangered	Wherever found

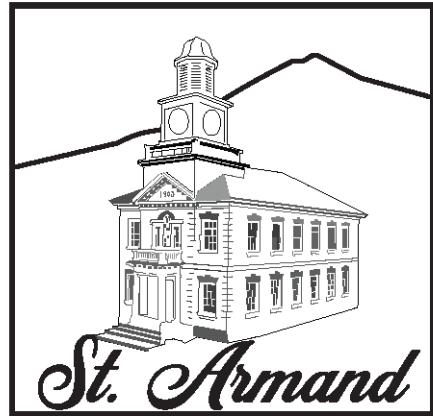
Northeast Region (Region 5) Federal USFWS Listing Source: https://www.fws.gov/program/listing-and-classification			
Scientific Name	Common Name	Federal Listing Status	Where Listed
<i>Ptilimnium nodosum</i>	Harperella	Endangered	Wherever found
<i>Quadrula cylindrica strigillata</i>	Rough rabbitsfoot	Endangered	Wherever found
<i>Rhynchospora knieskernii</i>	Knieskern's Beaked rush	Threatened	Wherever found
<i>Scirpus ancistrochaetus</i>	Northeastern bulrush	Endangered	Entire
<i>Spiraea virginiana</i>	Virginia spiraea	Threatened	Wherever found
<i>Stygobromus hayi</i>	Hay's Spring amphipod	Endangered	Wherever found
<i>Theliderma sparsa</i>	Appalachian monkeyface (pearlymussel)	Endangered	Wherever found
<i>Triodopsis platysayoides</i>	Flat-spired three-toothed Snail	Threatened	Wherever found
<i>Villosa perpurpurea</i>	Purple bean	Endangered	Wherever found

Table 5 - Northeast Region - Federal USFWS Listing

Smart Growth and Land Planning Issues for Ecological Communities and Biodiversity

All kinds of land can provide habitat and may host ecological communities. In general, development and buildings should be directed away from known significant ecological communities and wildlife corridors. Parcel characteristics that promote wildlife success are increasing the distance from and between buildings, less bare ground, and including protected riparian areas within the parcel.

Since we do not know with certainty the ecological and human consequences of species loss (medicines to fight disease, vector control, pollination, climate change etc.), it is essential to protect critical habitats upon which plants and animals depend. It is especially important to preserve sufficient habitat to ensure listed plants and animals are protected. We know through an extensive body of research that insufficient habitat due to poorly planned development is a primary cause of low or decreasing biodiversity.



**TOWN OF ST. ARMAND
SMART GROWTH COMPREHENSIVE PLAN
Community Profile (Task 9)
Chapter 3: Existing & Future Land Use**

November 2024



**Department
of State**

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Chapter 3: Existing and Future Land Use

3.1 Existing Land Use

The New York State Real Property Tax Classification system identifies how land is used in the town. Every parcel of land is assigned a land use code. The table below describes existing land uses by acres and percentage of land area. Following the table is a map depicting existing land use. It is notable that more than 80% of the Town's land area is conserved by NYS ownership or through conservation easements. The remaining areas in private ownership are very limited, concentrated around Bloomingdale and a few other neighborhoods, lakes, and riverfront areas in the Town.

Existing Land Use, Town of St. Armand (2023)		
(Retrieved 2024 Town of St Armand & Essex County Real Property Department)		
Land Use Category	Approx. Acreage	Percent of Total
Agriculture	36.19	0.10%
Vacant, former Agriculture	106.01	0.29%
Residential	2,204.33	6.06%
Commercial	165.82	0.46%
Recreation and Entertainment	76.67	0.21%
Community Services	72.08	0.20%
Industrial	320.12	0.88%
Public Services	40.74	0.11%
Wild, Forested and Conservation (includes public & private lands)	31,751.03	87.31%
Vacant	1,592.03	4.38%
Right of Ways etc.	0.00	0.00%
Total Land (inc. Village)	36,365.02	100.00%
Total Water	126.42	

Table 1 - Existing Land Use, Town of St. Armand

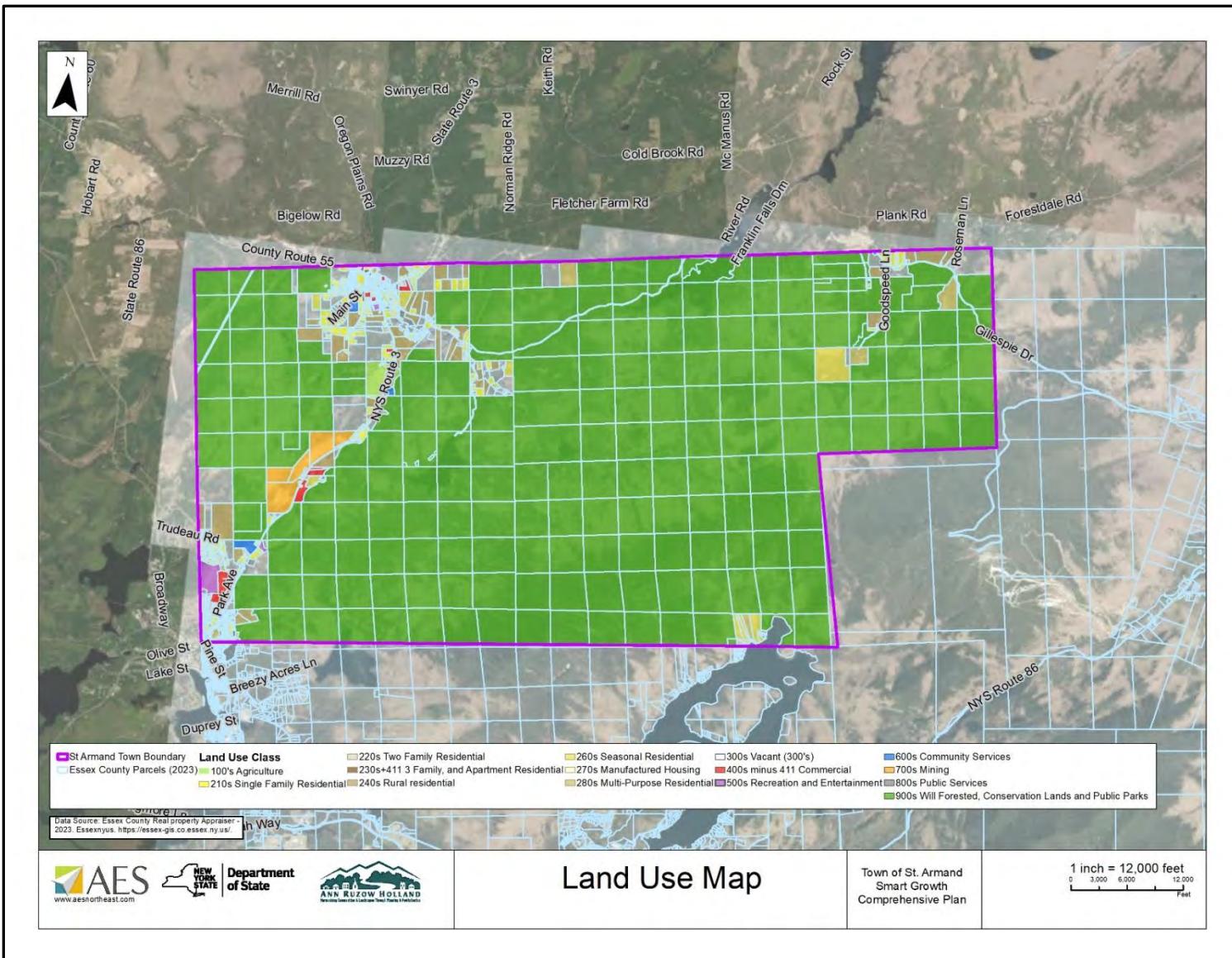


Figure 1 - Land Use Map



Data Source: Essex County Real property Appraiser -
2023. Essexny.us. <https://essex-gis.co.essex.ny.us/>



Land Use Map

Town of St. Armand
Smart Growth
Comprehensive Plan

1 inch = 12,000 feet
0 3,000 6,000 12,000
Feet

Figure 2 - Land Use Map Legend

A town-wide analysis of land use change and fragmentation was conducted. The number of parcels has slightly increased. Change has been generally unremarkable. Over 14 years, 28 new parcels were created through subdivision.

Land Use Changes over Time 2009 - 2023 (Retrieved 2024 from Essex County Real Property 2023)								
Year	Property Class (#) and Land Use Type	100/300/32 1	200/411	400/500	600/800	720	900	Grand Total
		Agricultural and Vacant Lands	Residential & Apartments	Commercial & Recreational	Community & Public Services	Mining	Wild, Forested, Conservation	
2023	Total Acres	1,734.22	2,217.68	229.15	112.83	320.12	31,751.03	36,365.03
	% Total of Acres	4.77%	6.10%	0.63%	0.31%	0.88%	87.31%	100.00%
	Number of Parcels	346.00	594.00	28.00	24.00	5.00	219.00	1,216.00
2022	Total Acres	1,692.11	2,278.46	222.96	112.84	320.115	31,751.03	36,377.52
	% Total of Acres	4.65%	6.26%	0.61%	0.31%	0.88%	87.28%	100.00%
	Number of Parcels	340.00	595.00	27.00	24.00	5.00	219.00	1,210.00
2021	Total Acres	1,646.37	2,059.45	150.01	176.89	319.73	30,723.11	35,075.56
	% Total of Acres	4.69%	5.87%	0.43%	0.50%	0.91%	87.59%	100.00%
	Number of Parcels	343.00	592.00	25.00	24.00	5.00	221.00	1,210.00
2019	Total Acres	1,725.20	1,982.03	150.01	176.89	319.73	30,723.11	35,076.97
	% Total of Acres	4.92%	5.65%	0.43%	0.50%	0.91%	87.59%	100.00%
	Number of Parcels	344.00	586.00	25.00	24.00	5.00	221.00	1,205.00
2016	Total Acres	2,437.85	2,019.27	154.01	176.52	273.59	30,011.99	35,073.23
	% Total of Acres	6.95%	5.76%	0.44%	0.50%	0.78%	85.57%	100.00%
	Number of Parcels	359.00	576.00	26.00	23.00	8.00	216.00	1,208.00
2009	Total Acres	2,700.94	1,919.84	231.87	159.72	193.39	29,875.78	35,081.54
	% Total of Acres	7.70%	5.47%	0.66%	0.46%	0.55%	85.16%	100.00%
	Number of Parcels	355.00	562.00	26.00	21.00	7.00	217.00	1,188.00

**Subdivided Land Use Change: Parcel Trends 2009
- 2023 (Retrieved 2024 from Essex County Real
Property 2023)**

Year	Prop. Class and Land Use	Grand Total
2023	Total Acres	36,365.03
	Number of Parcels	1,216.00
2022	Total Acres	36,377.52
	Number of Parcels	1,210.00
2021	Total Acres	35,075.56
	Number of Parcels	1,210.00
2019	Total Acres	35,076.97
	Number of Parcels	1,205.00
2016	Total Acres	35,073.23
	Number of Parcels	1,208.00
2009	Total Acres	35,081.54
	Number of Parcels	1,188.00

Table 2 - Land Use Changes Over Time 2009-2023

3.2 Private Land

Private land comprises a fraction of St. Armand's land area. An analysis of housing-related uses on private land was conducted and the results are presented in the following table. Most of the town's housing stock is in single family either in the hamlet area, seasonal in nature, and/or dispersed on larger acreage.

Taxable Residential Property by Density (Retrieved 2024 Essex County Real Property 2023)					
Use	Acres	%	Taxable	%	Assessed Value Per Acre
Single family	703.28	1.93%	\$98,391,900	44.34%	\$139,904
Two family	14.66	0.04%	\$2,253,900	1.02%	\$153,745
Three family	3.07	0.01%	\$778,700	0.35%	\$253,648
Rural res w/10+ acres	881.32	2.42%	\$9,435,900	4.25%	\$10,707
Seasonal residences	345.95	0.95%	\$10,899,000	4.91%	\$31,505
Mobile homes	42.61	0.12%	\$1,451,200	0.65%	\$34,058
Multiple mobile homes	212.98	0.59%	\$7,007,500	3.16%	\$32,902
Res multi-purpose	0	0.00%	\$0	0.00%	-
Total residential	2,204.33	6.06%	\$130,218,100	58.68%	\$59,074
Total All Uses	36,365.02	100.00%	\$221,899,330	100.00%	\$6,102

Table 3 - Taxable Residential Property by Density

Private agricultural, vacant, and forested lands represent significant natural resources, especially in these times of rapid climate change. St. Armand is fortunate to possess prime farmland as well as "Soils of Statewide Importance" that may contribute to food production as other areas of the country experience drought, fire, and flooding.

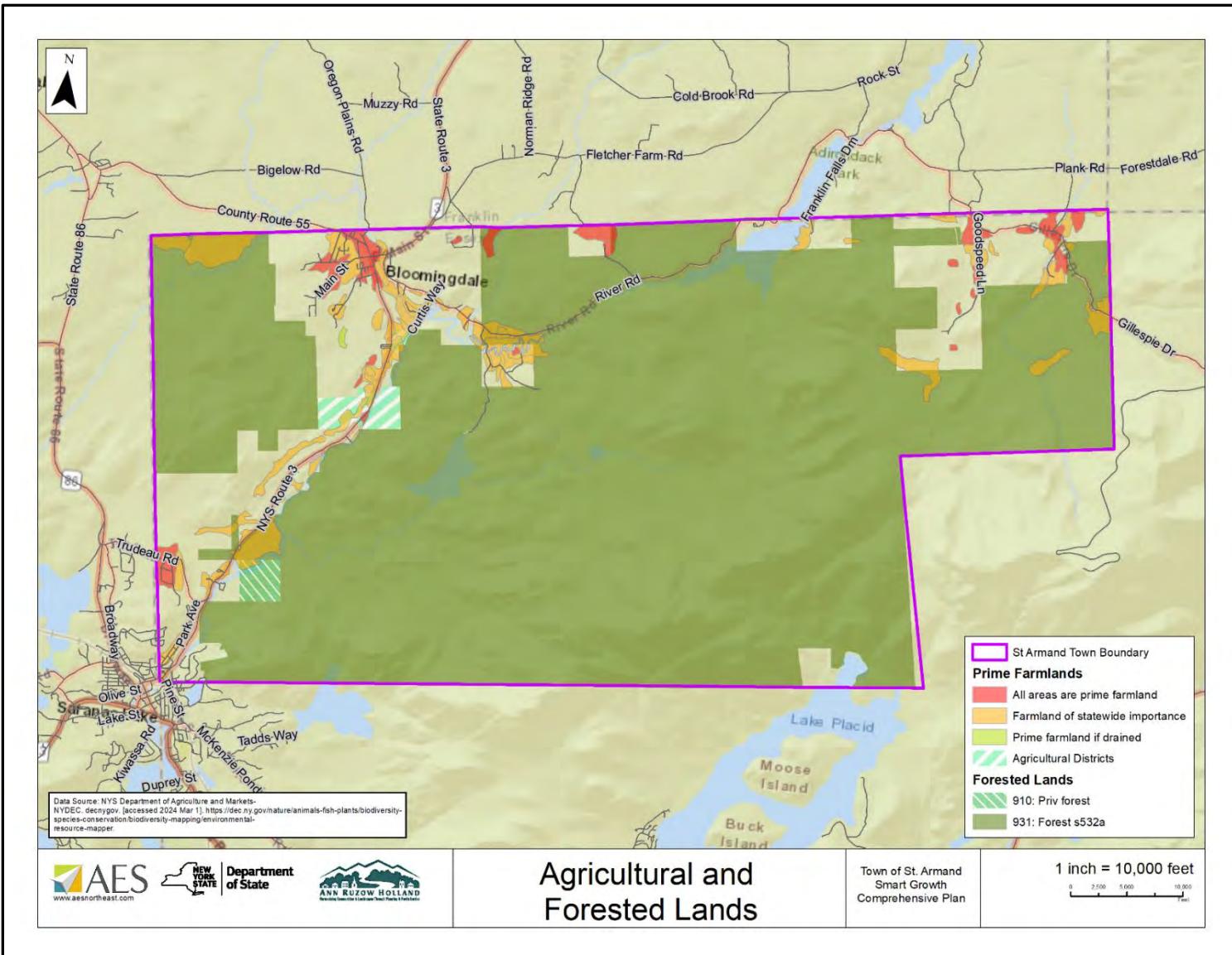


Figure 3 - Agricultural & Forested Lands

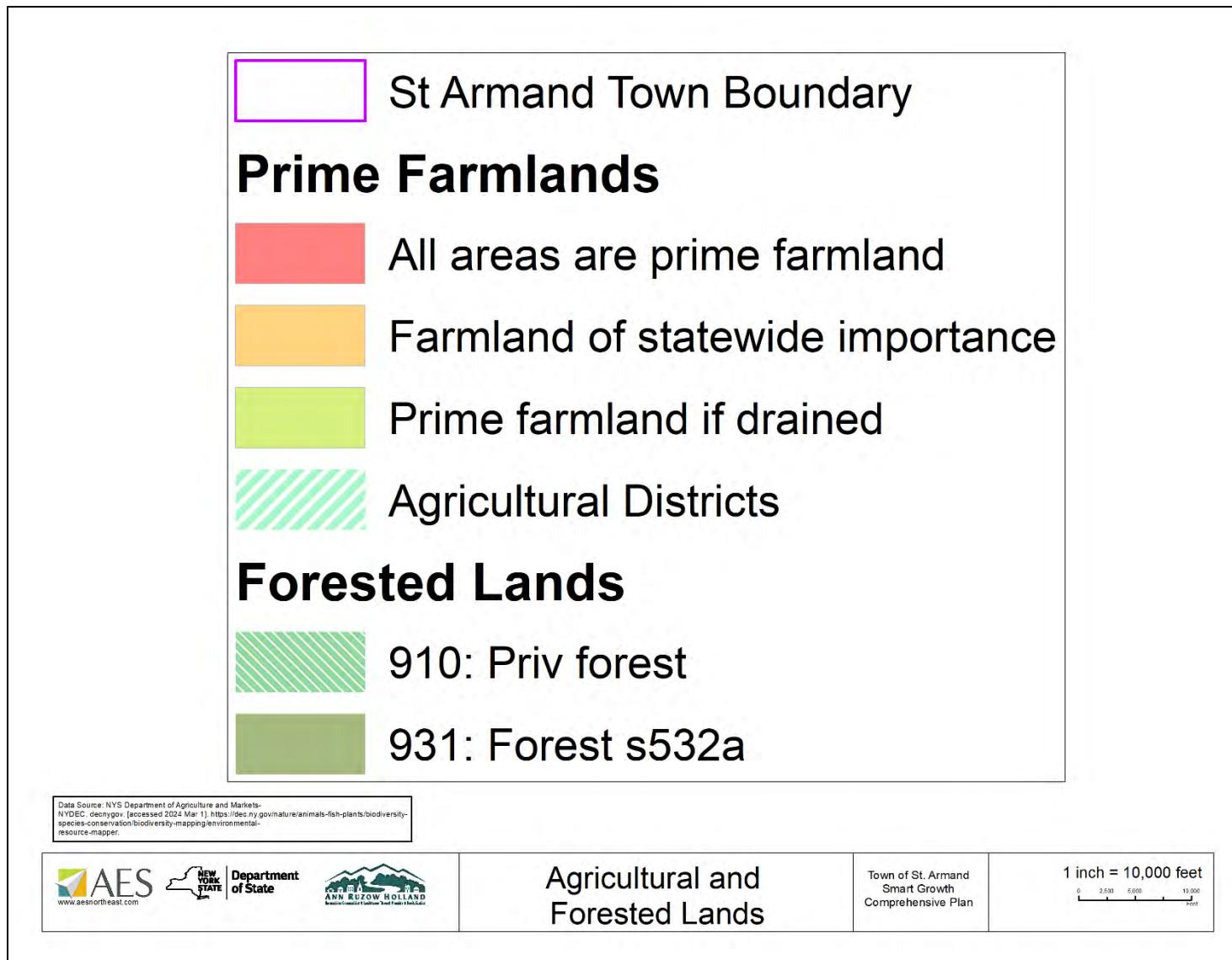


Figure 4 - St. Armand Town Boundary Legend

3.3 Public and Conserved Lands

Information on public and conserved lands was collected from several sources. More than 80% of St. Armand's land mass is conserved through public ownership, real property forest tax classifications, conservation easements. Six Unit Management Plans produced by NYS DEC in consultation with the Adirondack Park Agency impact lands located within the Town of St. Armand.

Publicly Owned and Conservation Easement Lands (Retrieved 2024 NYS DEC and Essex County Real Property)		
Land Classification	Acres	% of Total
		Acreage of Town
New York State Forested and Reforested Lands (931, 932, 941, 961)	29,328.38	80.65%
Other New York State Lands (NYS DOCS) Total State-Owned Lands	14.63	0.04%
NYS DEC Conservation Easements	327.92	0.90%
Town Owned	43.11	0.12%
Village of Saranac Lake Owned ¹	299.31	0.82%
St. Armand Central School	20.22	0.06%
All Other Lands (Private, etc.)	6,331.45	17.41%
Total Lands	36,365.02	100.00%

Table 4 - Publicly Owned & Conservation Easement Lands

¹ Owned by the Village of Saranac Lake, within the town limits and outside the village limits. (Source: Ben Kline 7/24/24)

23.328-1-1.00 is 12.25 acres for the village water treatment plant

23.3-1-32.000 is 49.56 acres that have the water supply wells for the village

23.3-1-19.000 is 158.05 acres behind the lots above

32.102-1-2000 is 71.82 acres for Mount Pisgah the village owned ski area.

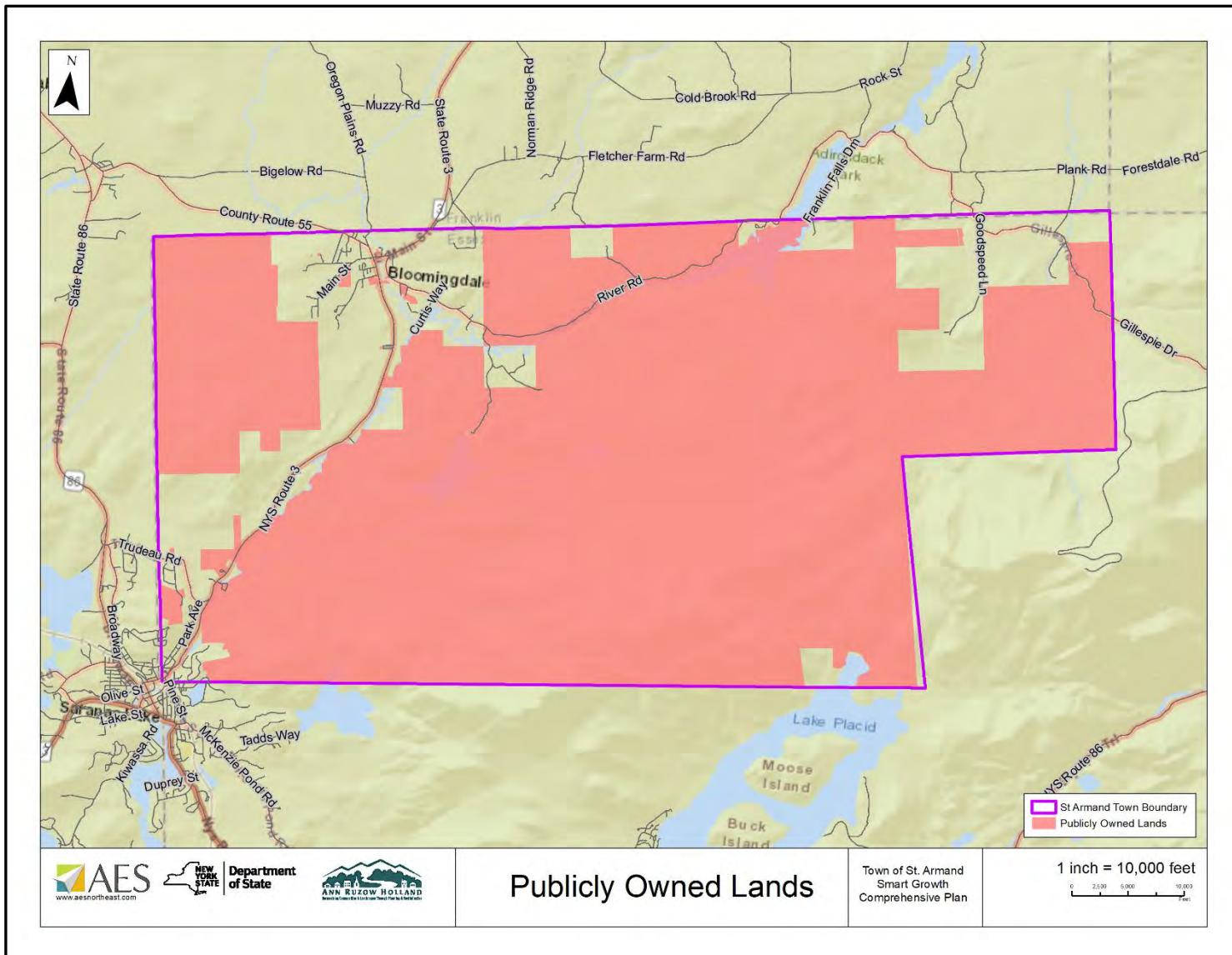


Figure 5 - Publicly Owned Lands



St Armand Town Boundary



Publicly Owned Lands



Department
of State



Publicly Owned Lands

Town of St. Armand
Smart Growth
Comprehensive Plan

1 inch = 10,000 feet

0 2,500 5,000 10,000
feet

Figure 6 - Publicly Owned Lands Legend

3.4 Environmental Issues

3.4.1 Environmental Risk

An inventory was conducted of sites that present environmental risk to humans and animals.

This map represents hazardous materials sites in the Town.

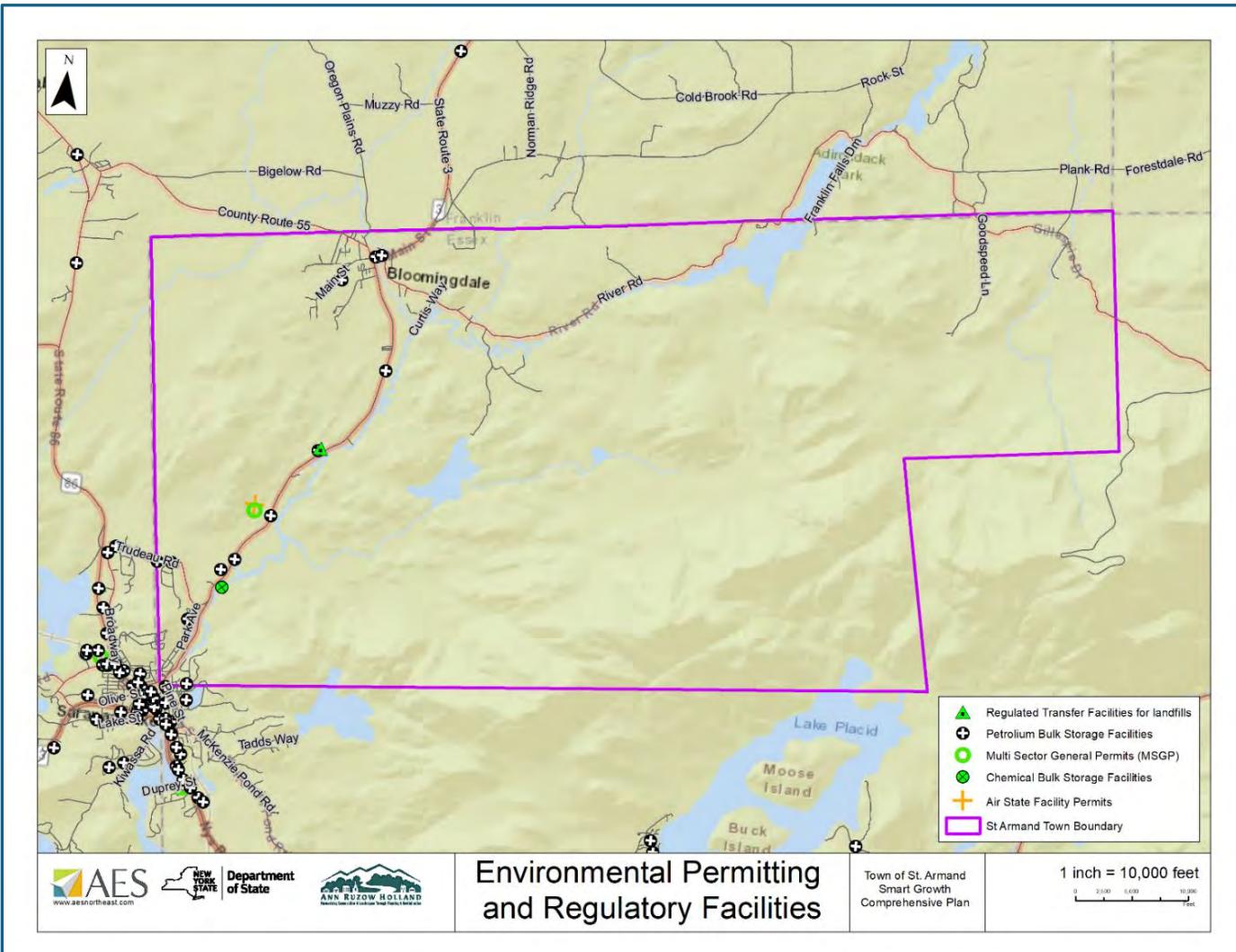


Figure 7 - Environmental Permitting & Regulatory Facilities

- MSGP Permits
- ▲ Regulated Transfer Facilities
- + State Air Facility Permits
- Chemical Bulk Storage Facilities
- Petroleum Storage Facilities



St Armand Town Boundary



Scenic and Recreational
Resources

Town of St. Armand
Smart Growth
Comprehensive Plan

1 inch = 10,000 feet
0 7,500 5,000 10,000
Feet

Figure 8 - Environmental Permitting & Regulatory Facilities Legend

3.4.2 NYS Wild, Scenic, and Recreational Rivers Act

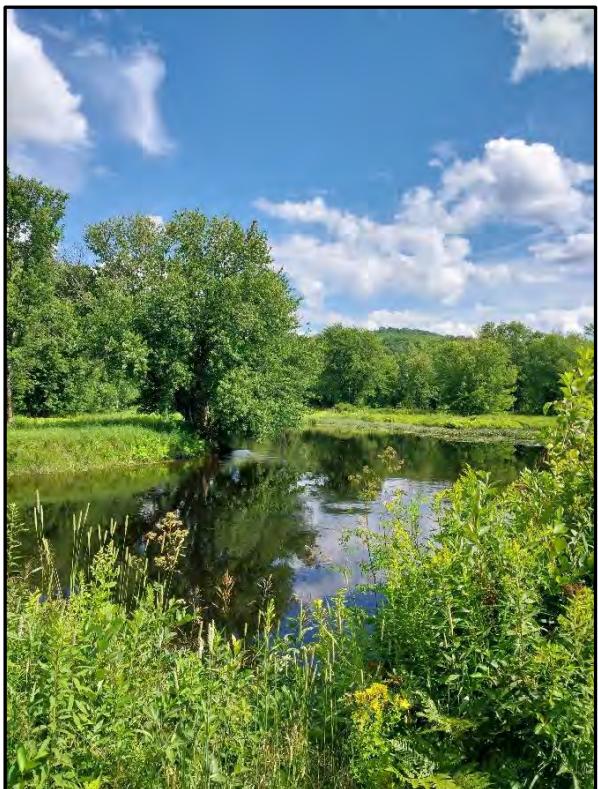


Figure 9 - Saranac River, D. Thurston

The state's Wild Scenic and Recreational Rivers Act protects those rivers of the state that possess outstanding scenic, ecological, recreational, historic, and scientific values. These attributes may include value derived from fish and wildlife and botanical resources, aesthetic quality, archaeological significance, and other cultural and historic features. State policy is to preserve designated rivers in a free-flowing condition, protecting them from improvident development and use. This policy is intended to preserve the enjoyment and benefits derived from these rivers for present and future generations. DEC's regulations implementing the Wild Scenic and Recreational Rivers Act affect management, protection, enhancement, and control, of land use and development on all designated river areas in New York State, excluding those on private lands within the Adirondack Park. They are subject to separate provisions pertaining only to lands within the park (9 NYCRR Part 577).²

Compliance measures for State and Federal requirements for Wild, Scenic and Recreational Rivers may include internal review of impacts and/or consultation with State and/or Federal agencies. When a project involves a possible adverse effect to the free-flowing nature of the river segment or to the actual or potential designation of a river, then avoidance and minimization efforts are needed during project design. If impacts are unavoidable, mitigation for lost benefits may be required.³

The main branch of the Saranac River which flows through the Town of St. Armand on its way to Lake Champlain, is designated as a *Recreational River* under the NYS Wild, Scenic, and Recreational Rivers Act.⁴

² <https://dec.ny.gov/regulatory/permits-licenses/waterways-coastlines-wetlands/wild-scenic-recreational-rivers-permit-program>

³ <https://www.dot.ny.gov/divisions/engineering/environmental-analysis/manuals-and-guidance/epm/repository/46chap.pdf>

⁴ <https://dec.ny.gov/regulatory/permits-licenses/waterways-coastlines-wetlands-permits/wild-scenic-recreational-rivers-permit-program/wild-scenic-recreational-rivers>

3.4.3 State Land Master Planning

Unit management plans (UMPs) assess the natural and physical resources present within a unit of state-owned land. They also identify opportunities for public use and recreation that are consistent with the classifications of these lands and consider the ability of the resources and ecosystems to accommodate such use. Recreation management plans (RMPs) are more limited in scope and identify public recreation and access opportunities on private lands where DEC has been granted such rights under an agreement called a Conservation Easement. UMPs and RMPs are written by DEC planners for lands managed by DEC. These lands include Forest Preserve, State Forests, Wildlife Management Areas (WMAs), Environmental Education Centers, Campgrounds (Intensive Use Areas) and Conservation Easements (lands on which DEC holds public recreation rights). In the Adirondack Park, UMPs are developed in consultation with the Adirondack Park Agency, which has responsibility for assuring plans are in compliance with Adirondack Park State Land Master Plan.⁵

St. Armand's public lands include four major properties that are "governed" Unit Management Plans overseen by NYS DEC. These include McKenzie Mountain Wilderness, Saranac Lakes Wild Forest, Wilmington Wild Forest, and Taylor Pond Wild Forest. These areas are major destinations for visitors who generate a great deal of recreational use throughout all seasons of the year.

According to the NYS DEC website, approved UMPs exist for Saranac Lakes Wild Forest⁶, Taylor Pond Management Complex (including Taylor Pong Wild Forest)⁷, and Wilmington Wild Forest⁸. The remaining areas currently do not have an adopted UMP. Without a UMP, the management of these public lands can easily become a series of uncoordinated reactions to immediate problems. A written plan stabilizes management despite changes in personnel and integrates related legislation, legal codes, rules and regulations, policies, and area specific information into a single reference document. In view of tight budgets and competition for monetary resources, plans that clearly identify area needs have greater potential for securing necessary funding, legislative support, and public acceptance.

It is important for the Town of St. Armand to work with NYS DEC Regional UMP Managers to promote and advocate for suitable improvements that are practical, appropriate for the type of public land classifications, and improve accessibility for recreational purposes and nature tourism. The chronic and long-term delays in the collaborative planning and development of UMP's for critical

⁵ <https://dec.ny.gov/nature/forests-trees/dec-land-stewardship/rmp-ump>

⁶ https://extapps.dec.ny.gov/docs/lands_forests_pdf/saranaclakesump.pdf

⁷ https://extapps.dec.ny.gov/docs/lands_forests_pdf/tpmcump.pdf

⁸ https://extapps.dec.ny.gov/docs/lands_forests_pdf/wwfdrftamend.pdf

key public lands located in the Town of St. Armand is very problematic. It significantly hampers the State's investment in improvements that enable Town and State Officials to properly plan and manage public access and use.

The text box below, clipped from the NYS DEC Website, illustrates the kind of information on several of the State Land parcels located within the Town of St. Armand.

Home > Find Places To Go > McKenzie Mountain Wilderness

On this page

Featured Activities

- **Open for Recreation:** Year-round
- **Fee:** Free
- **Contact Information:**
 - **General Information:** DEC Region 5 Ray Brook Office: 518-897-1200 (M-F, 8:30AM - 4:45PM); Info.R5@dec.ny.gov
 - Search, rescue, wildfire, and enforcement matters: 911 or 1-833-NYS-RANGERS (1-833-697-7264)
A [local Forest Ranger](#) is a valuable source of information for the state land you would like to visit.
- **Location:** Towns of North Elba and St. Armand, Essex County
- [Wildlife Management Unit](#): 5F
- **Map:** [McKenzie Mountain Wilderness Map \(GeoPDF\) - GeoPDF Instructions](#) || [Google Earth](#) || [DECinfo Locator](#)

Directions

Rules, Regulations and Outdoor Safety

Planning and Management

Nearby State Lands, Facilities, Amenities and Other Information

The 37,616-acre McKenzie Mountain Wilderness is part of the [Adirondack Forest Preserve](#). McKenzie Mountain forms the backbone and the name of the wilderness and features some of the best mountain views in the northern Adirondacks. The majority of the wilderness is trailless and not easily accessible.

Five sizable waterbodies border the wilderness: Lake Placid, McKenzie Pond, Moose Pond, Franklin Falls Pond and the Saranac River. There are a number of smaller ponds within this wilderness that range in size between 2 and 15 acres.

[Backcountry Information for the High Peaks Region](#) provides general information regarding backcountry and seasonal conditions; specific notices regarding closures and conditions of trails, roads, bridges and other infrastructure; and links to weather, state land use regulations, low impact recreation and more.

Figure 10 - Mckenzie Mountain Wilderness

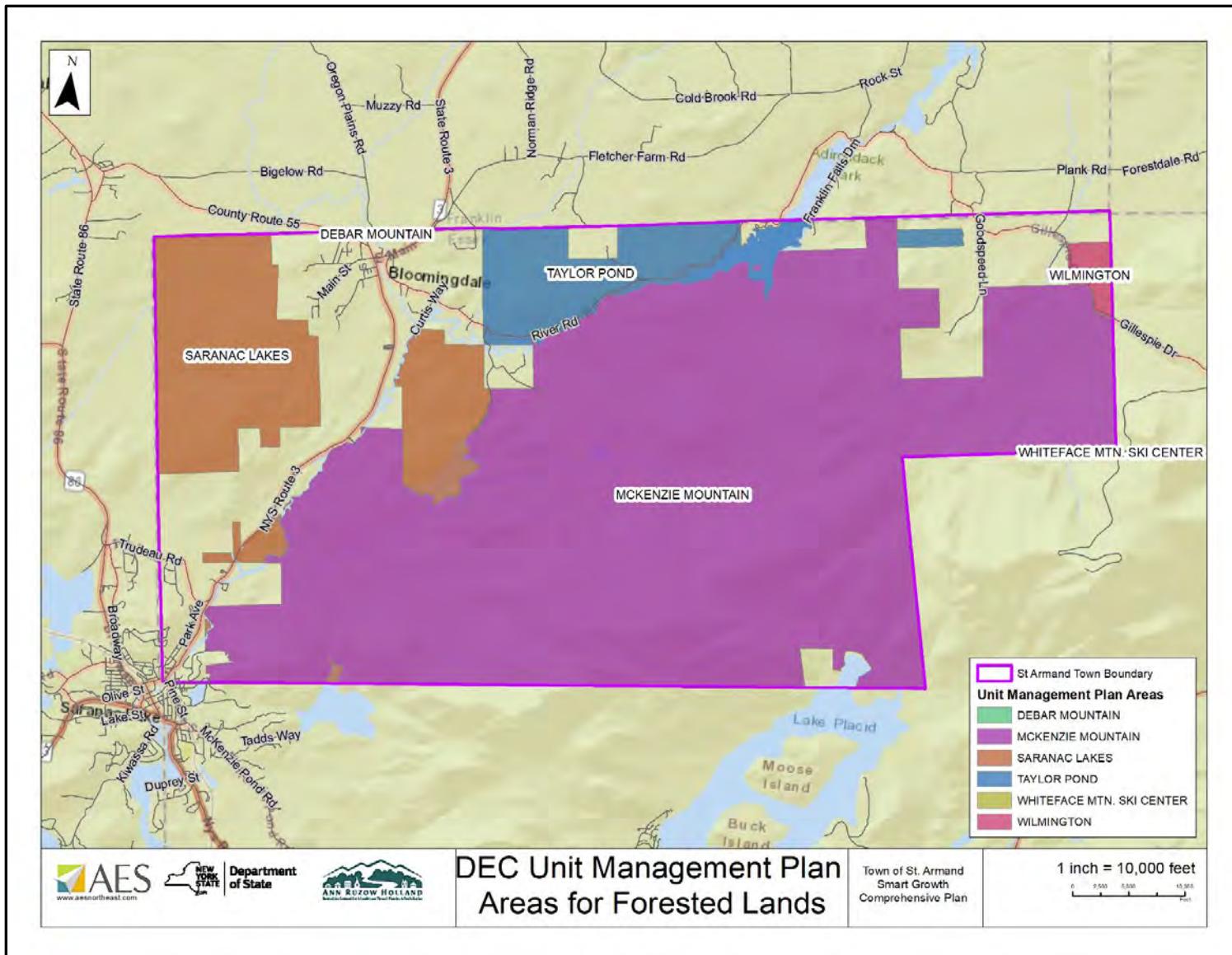


Figure 11 - DEC Unit Management Plan

St Armand Town Boundary

Unit Management Plan Areas

DEBAR MOUNTAIN

MCKENZIE MOUNTAIN

SARANAC LAKES

TAYLOR POND

WHITEFACE MTN. SKI CENTER

WILMINGTON



Department
of State



DEC Unit Management Plan
Areas for Forested Lands

Town of St. Armand
Smart Growth
Comprehensive Plan

1 inch = 10,000 feet
2,500 5,000 10,000
feet

Figure 12 - DEC Unit Management Plan Legend

3.4.4. NYS Freshwater Wetland Act Wetland Regulations

The State Legislature passed The Freshwater Wetlands Act (Environmental Conservation Law Article 24) in 1975 with the intent to preserve, protect and conserve freshwater wetlands and their benefits, consistent with the general welfare and beneficial economic, social, and agricultural development of the state. The Act identifies wetlands on the basis of vegetation because certain types of plants out-compete others when they are in wet soils, and so are good indicators of wet conditions over time. These characteristic plants include wetland trees and shrubs, such as willows and alders; emergent plants such as cattails and sedges; aquatic plants, such as water lily, and bog mat vegetation, such as sphagnum moss. To be protected under the Freshwater Wetlands Act, a wetland must be 12.4 acres (5 hectares or larger). Wetlands smaller than this may be protected if they are considered of unusual local importance. Around every wetland is an 'adjacent area' of 100 feet that is also regulated to provide protection for the wetland.

Certain activities are exempt from regulation; other activities that could have negative impact on wetlands are regulated. A permit is required to conduct any regulated activity in a protected wetland or its adjacent area. The permit standards in the regulations require that impacts to wetlands be avoided and minimized. If the proposed activity will not seriously affect the wetland, a permit with various conditions is usually issued. If the proposed activity will affect the wetland, the benefits gained by allowing the action to occur must outweigh the wetland benefits lost, in order for a permit to be issued. Compensatory mitigation often is required for significant impacts to wetlands. This may include creating or restoring wetlands to replace the benefits lost by the proposed project.

The U.S. Army Corps of Engineers (ACOE) also protects wetlands, irrespective of size, under Section 404 of the Clean Water Act. Although the ACOE definition of wetland is slightly different than the state definition, the Clean Water Act protects basically the same thing -- areas of water or wet soils that support wetland plants.

Amendments to Article 24

In 2022, New York's Freshwater Wetlands Act (Environmental Conservation Law Article 24) was amended to increase application fees and make several important changes to the way the program will be administered. The current NYS Freshwater Wetlands Maps will no longer limit DEC regulatory jurisdiction to wetlands depicted on those maps. Instead, maps will become informational, and any wetlands that meet the applicable definition and criteria will be regulated by DEC and subject to permitting, regardless of whether they appear on the informational maps. Effective January 1, 2025, Small wetlands of "unusual importance" will be regulated if they meet one of 11 newly established criteria listed in the new legislation. Effective January 1, 2028 - The default size threshold of regulated wetlands will decrease from 12.4 acres to 7.4 acres. Small wetlands of "unusual importance" will continue to be regulated if they meet one of the criteria listed in the new legislation. As a result of the statutory changes noted above, DEC will

be working to amend DEC's freshwater wetlands regulations and update procedural steps to implement these changes. Future opportunities for reviewing and providing comment on those efforts will be posted on the DEC website when they are available.

Wetland Maps

When enacted in 1975, The Freshwater Wetlands Act required DEC to map all those wetlands regulated by the Act with the exception of the Adirondack Park Region which is mapped by the Adirondack Park Agency (APA). This mapping requirement will be removed in January 2025 when the Amendments to Article 24 take effect.

However, the US Army Corps of Engineers (Corps) regulates most wetlands in New York State. There are no regulatory maps identifying wetlands regulated by the U.S. Army Corps of Engineers under the Clean Water Act. Wetlands shown on the DEC maps usually are also regulated by the Corps, but the Corps also regulates additional wetlands not shown on the DEC maps. That is because DEC does not map wetlands smaller than 12.4 acres in size unless they are designated as 'wetlands of unusual local importance' (ULI). The National Wetlands Inventory, prepared by the U.S. Fish and Wildlife Service, is a good source of information about where these smaller wetlands occur, but they are not regulatory maps and landowners should not rely on them exclusively.

Wetland Classification

Different wetlands provide different functions and benefits and to varying degrees. The Act requires DEC to rank wetlands in classes based on the benefits and values provided by each wetland. The wetland class helps to determine the best uses for each wetland. Higher class wetlands provide the greatest level of benefits and are afforded a higher level of protection. Lower class wetlands still provide important functions and benefits, but typically require less protection to continue to provide these functions. The permit requirements are more stringent for a higher-class wetland than for a lower-class wetland.

The Clean Water Act regulates activities in a similar manner but has slightly different requirements. Landowners are encouraged to contact the U.S. Army Corps of Engineers if they anticipate undertaking activities in or near wet areas.⁹

The following map depicts APA designated wetlands at the time of this publication. Please note there are no DEC-designated wetlands within the Adirondack Park that fall under the jurisdiction of the APA. National Wetland Inventory wetlands are designated; however, they also fall to local APA jurisdiction.

⁹ <https://dec.ny.gov/nature/waterbodies/wetlands/freshwater-wetlands-program>

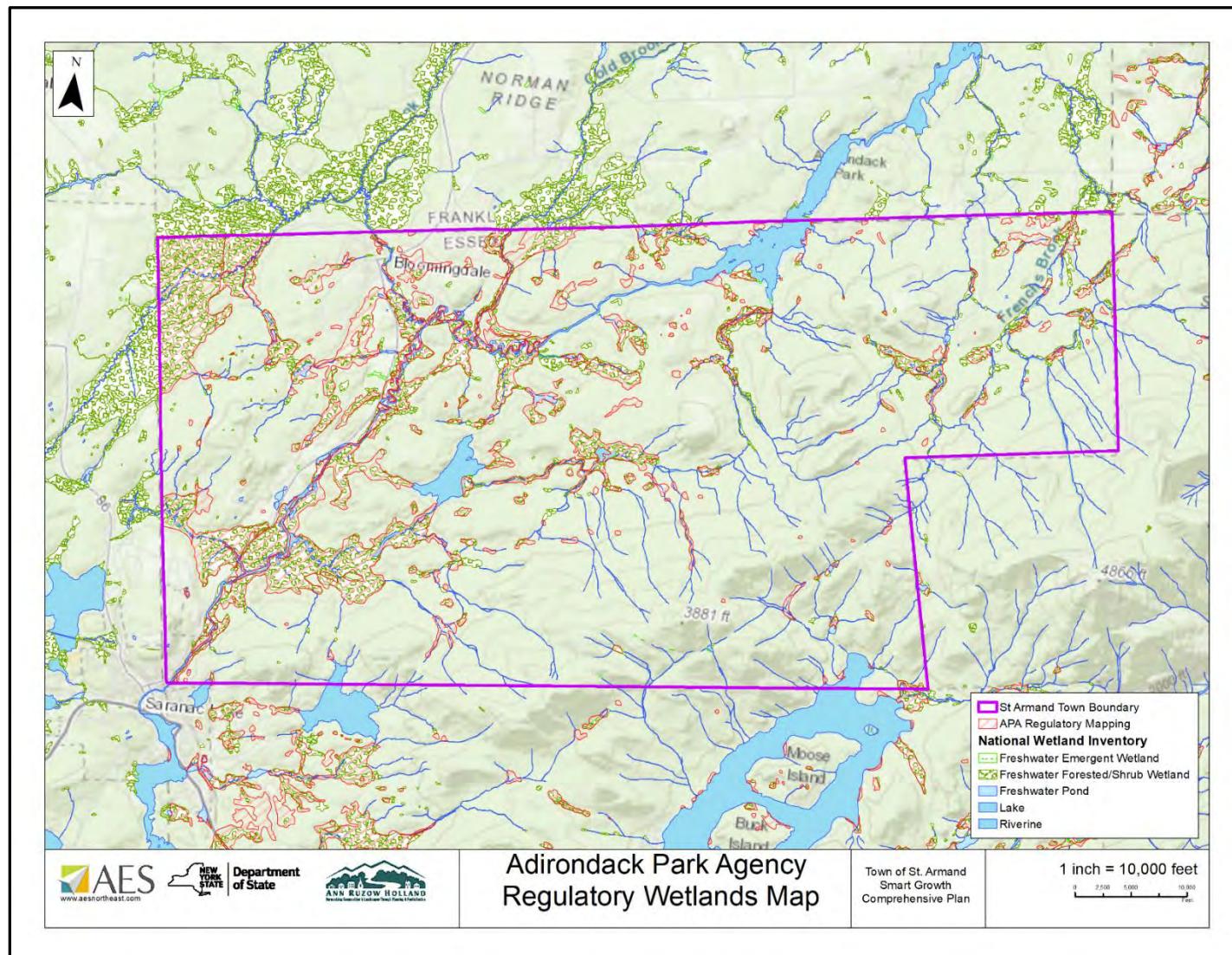


Figure 13 - APA Regulatory Wetlands Map



St Armand Town Boundary



APA Regulatory Mapping



Department
of State



ANN RUEZOW HOLLAND
American General Insurance Third Party Insurer

Adirondack Park Agency Regulatory Wetlands Map

Town of St. Armand
Smart Growth
Comprehensive Plan

1 inch = 10,000 feet
0 2,500 5,000 10,000
Feet

Figure 14 - APA Regulatory Wetlands Map Legend

3.5 St. Armand-Existing Land Use Related Regulations

3.5.1 Adirondack Park Agency Act and the Adirondack Park Land Use and Development Plan

The Town of St. Armand is wholly located within the Adirondack Park which is governed by the Adirondack Park Land Use and Development Plan. The Park's geographic area is larger than the Commonwealth of Massachusetts and contains over six million acres of public and private lands. The Park's unusual pattern of land uses is commonly referred to as a "patchwork quilt" of public and private lands. The boundaries of the jurisdiction of the APA are outlined in blue on the official state map and are commonly referred to as the "Blue Line"

More than half of the Adirondack Park is private land, devoted principally to the 105 towns and villages, farms, working forests, businesses, and communities. The Park is also home for 130,000 permanent and 200,000 seasonal residents dispersed in the settlements and countryside encompassed by the Park. More than 12.4 million visitors come to the region each year.¹⁰

The Adirondack Park Agency (APA) Act gives regional land use planning authority to an agency within the New York State Executive Department. The Adirondack Park Land Use and Development Plan regulates approximately 3.4 million acres of private land and is administered by the Adirondack Park Agency. The APA also administers, in consultation with the NYSDEC, the Adirondack State Land Master Plan for the over 2.7 million acres of state-owned lands in the Adirondack Park. In the Adirondack Park, the APA also administers the New York State Freshwaters Wetlands Act and the Wild, Scenic and Recreational Rivers Act. The Adirondack Park Land Use and Development Plan and the APA were both established in 1973.



Figure 15 - Existing Land Use Related Regulations

¹⁰ <https://www.adirondackcouncil.org/page/the-adirondack-park-19.html>

Density Guidelines and Land Use Classifications for the APA Land Use and Development Plan Land Use Zone and APA Land Use Plan Map Color	Maximum Principal Buildings/Square Mile	Acres/Dwelling
Moderate Intensity (RED)	500	1.3
Low Intensity (ORANGE)	200	3.2
Rural Use (YELLOW)	75	8.5
Resource Management (GREEN)	15	42.7
Hamlet (BROWN)	No Limits	No Limits
Industrial (PURPLE)	No Limits	No Limits

Table 5 - Density Guidelines & Land Use Classifications

Nothing prevents local governments from preparing land use regulations, with the understanding that they conform to and are consistent with (or are more restrictive than) the APA Act and New York State Law (Town or Village Law and General Municipal Law). A two-tiered land use planning system created incentives for more local government planning. One such incentive was the partial return of project review jurisdiction for Class B regional Projects. If a community receives APA approval for their local planning program, Class B projects can be devolved to the jurisdiction of local government for permitting. Local governments can prepare and submit local planning programs for approval to the APA. If they meet performance standards consistent with the Adirondack Park Land Use and Development Plan, then through program approval, Class B project review jurisdiction can be shared or delegated to the local government.

Can the Classification be Changed? Provisions are made in the APA Act for amendments to the Land Use and Development Plan Map under certain circumstances. These changes often occur through the preparation and adoption of a local government's zoning and land use program or at the request of a municipality. It is important for St. Armand to consider whether map amendments to expand the hamlet or other intense classifications to enable revitalization or development are necessary and appropriate.

Adirondack Land Use and Development Plan-
Land Classification, Town of St. Armand
(Retrieved 2024 Adirondack Park Association)

Classification	Intensity Guidelines	Total Acres	Percent of Total Town Area	Total Non-State Acres	Percent of Non-State Lands	Total State Owned	Percent of State Lands
Hamlet	No Limit	792.30	2.16%	683.01	86.21%	109.29	13.79%
Moderate Intensity	1.3 acre average lot size	619.02	1.68%	596.96	96.44%	22.06	3.56%
Low Intensity	3.2 acre average lot size	951.34	2.59%	906.69	95.31%	44.65	4.69%
Rural Use	8.5 acre average lot size	2988.06	8.13%	2988.06	100.00%	0	0.00%
Resource	42.7 acre average lot	994.09	2.70%	993.74	99.96%	0.35	0.04%
Industrial	No Limit	325.67	0.89%	325.67	100.00%	0	0.00%
Wilderness	No development	22870.32			0.00%	22870.32	100.00%
Wild Forest	No development	5590.94	62.22%	0.00	0.00%	5590.94	100.00%
Open Water	No development	1624.39	4.42%	0.00	0.00%	1624.39	100.00%
Total Acreage within Town		36,756	100.00%	6,494	18%	30,262	82%

Table 6 - Adirondack Land Use & Development Plan - Land Classification

Adirondack Park Agency:
Minimum St. Armand River Shoreline Lot Widths
and Setbacks
(Retrieved 2024 Town of St. Armand)

Land Use Classification	Minimum Lot	Minimum Structure
	Width (ft)	Setback (ft)
Hamlet	50	50
Moderate Intensity	100	50
Low Intensity	150	150
Rural	200	150
Resource Management	300	150
Industrial	No minimum	150

Table 7 - APA Minimum St. Armand River Shoreline Lot Widths & Setbacks

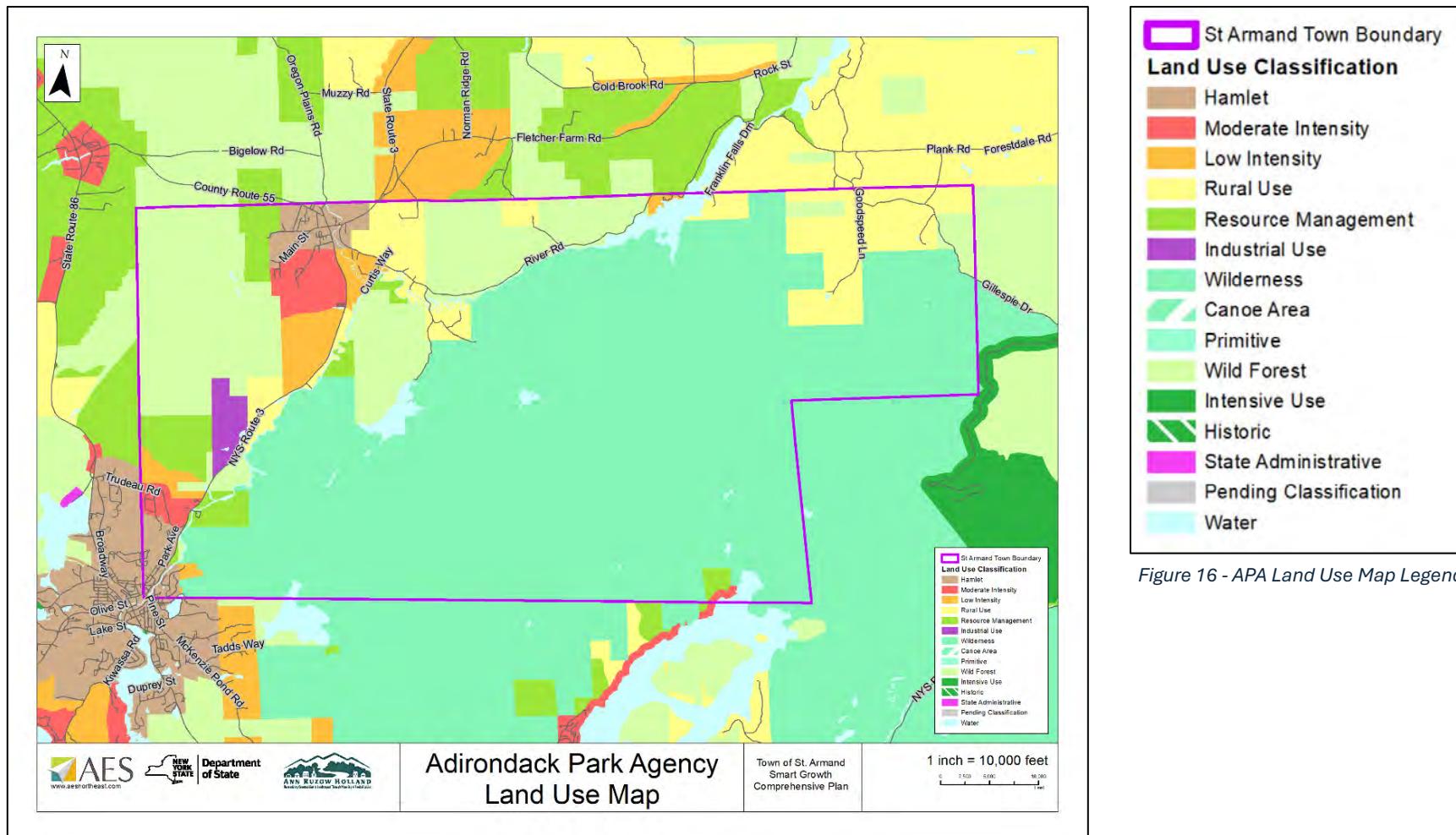


Figure 17 - APA Land Use Map

Figure 16 - APA Land Use Map Legend

3.5.2 St. Armand's Land Use Laws & Administration

Comprehensive Planning

Archival planning documents held by the Essex County Planning Office revealed early efforts to develop a Comprehensive Plan at the time the Adirondack Park Agency Act was instituted. No records indicated that a plan was ever adopted, and no planning documents appear to exist after these initial efforts in the 1970s and early 1980s.

Early History of Comprehensive Planning in the Town of St. Armand (Source: Ann Ruzow Holland, Ph.D. 2024 & Essex County Planning Office)		
1973	Land Development Capability for the Town of St. Armand	A land suitability report that focuses on soils prepared for the Town of St. Armand Planning Board.
1973	Existing Land Use for the Town of St. Armand	A very brief analysis of existing land use as of 12/1973 prepared for the Town of St. Armand Planning Board.
1973	Proposed Goals and Objectives as part of the Comprehensive Land Use Plan for the Town of St. Armand.	A set of goals and objectives derived through a community questionnaire (N=34) prepared for the Town of St. Armand Planning Board.
1974	Regional Impacts, Socio-Economic Considerations and Transportation Factors for the Town of St. Armand	An early, and still relevant planning analysis on the cross-jurisdictional relationships, issues, and concerns of St. Armand in the context of the APA Act.
1974	Natural Resources Information for the Town of St. Armand	An early, and still relevant planning analysis on Natural Resource data for St. Armand in the context of the APA Act.
1975	St. Armand Land Use Map	Map assumed to accompany Zoning Ordinance
1977	Land Use Ordinance and Development Regulations for the Town of St. Armand	Appears to be an inaugural Zoning Ordinance, Subdivision, and Sanitary Code for the Town without a Map
1981	Bloomingdale	Appears to be part of an updated Comprehensive Plan for the Village of Bloomingdale with Phase 1 Inventory and Analysis Separate Reports (Soil, Population, Housing, Economics), but only a partial documents, and similar to others development in association with the staff of the Essex County Planning Office in the 1970s and 80s.

Table 8 - Early History of Comprehensive Planning

Zoning, Subdivision, and Site Planning Laws

The Town of St. Armand does not possess any zoning or other relevant local development controls per se. The Town relies on the APA Land Use Plan, and the other laws and regulations enforced by the APA to provide development controls where applicable.

Single Purpose Ordinances & Laws

St. Armand enforces a menu of single purpose ordinances/laws that either directly affect land use and development in various ways.

Short Term Rental Local Law	Burning Refuse
Bed Tax Local Law	Cannabis Opt-Out Resolution
Water Or Sewer Line Permit Application	Public Nuisances
Solar Permit Application	Removal Of Unsafe Buildings
Highway ROW Application	Wastewater (Sewer) Collection Systems
St. Armand Water Ordinance	

State Codes

St. Armand administers the NYS Uniform Fire Prevention and Building Code. The Town is in charge of day-to-day administration, issues building permits and certificates of occupancy/completion.

St. Armand also complies with the NYS Sanitary Code with respect to on-site wastewater treatment systems.

3.6 Future Land Use: Development Resources and Constraints: Land Suitability Analysis Series

The *Land Suitability Analysis Series* represents one-way scientific data about where land could be developed is analyzed and presented. This is a sequence of maps best viewed in the steps that it took to make it. The scientific data collected was layered together in groups to create each of the five series maps. The final 6th map separates land suitable for development into three classes. These classes are based upon scientific information about the risks to nature and the environment (including water quality, water bodies, plants, animals, and soils) from building on the land. Decisions about where and how to build should factor in the risks.

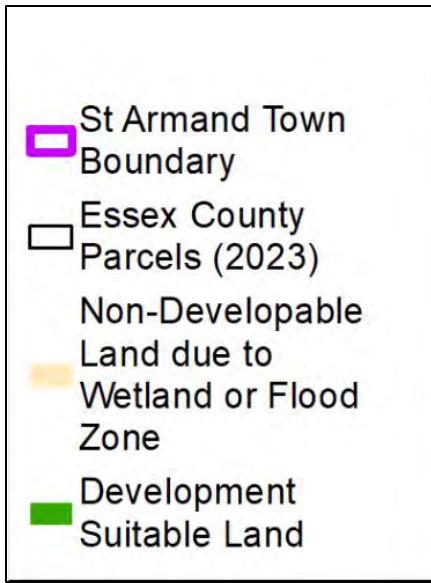


Figure 18 - Land Suitability Analysis Map 1 Legend

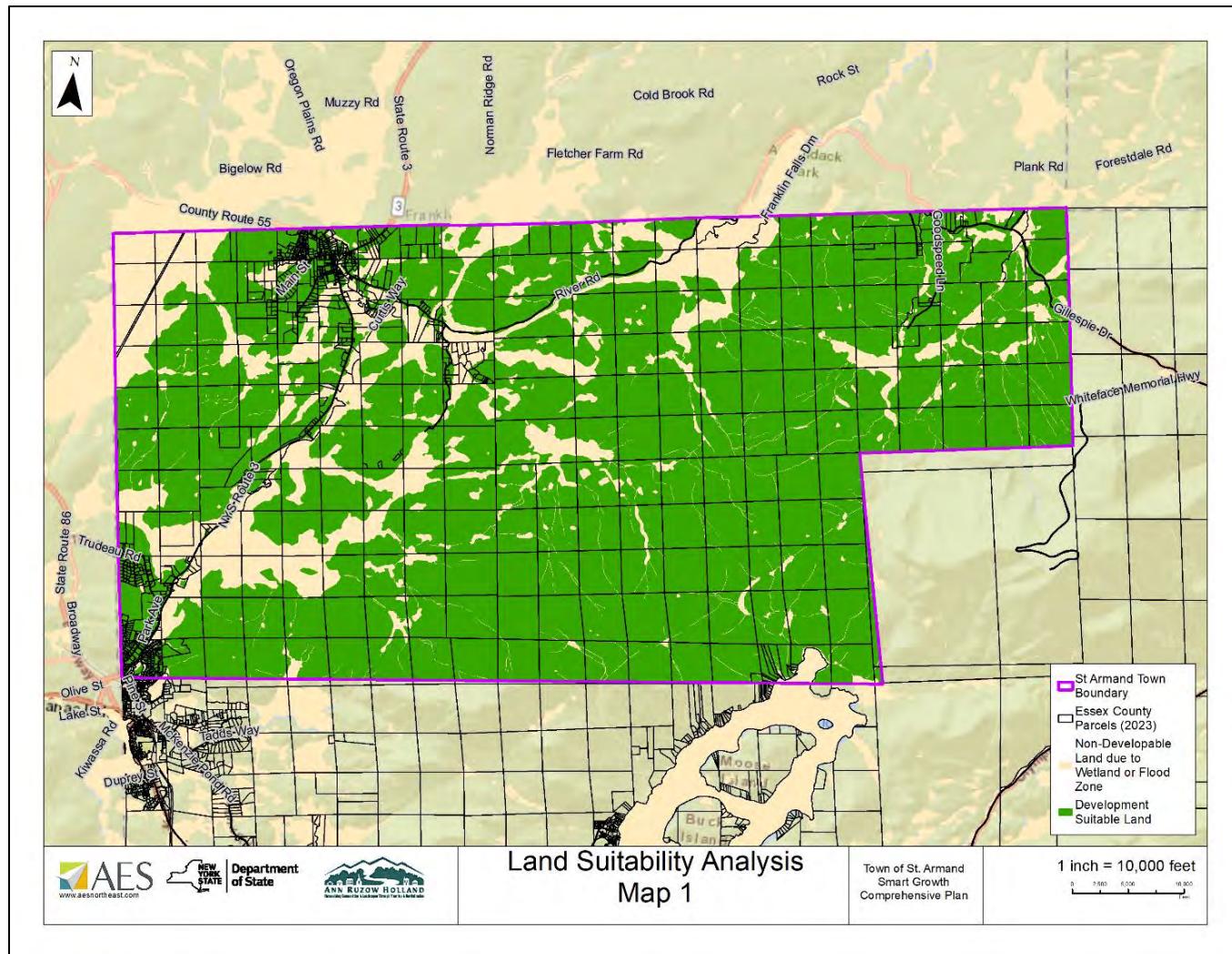


Figure 19 - Land Suitability Analysis Map 1

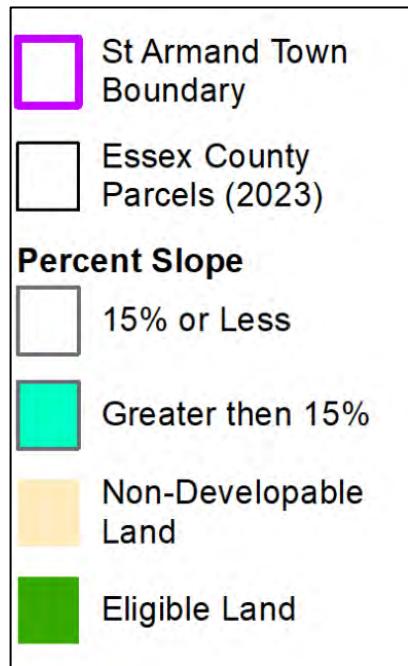


Figure 20 - Land Suitability Analysis Map 2 Legend

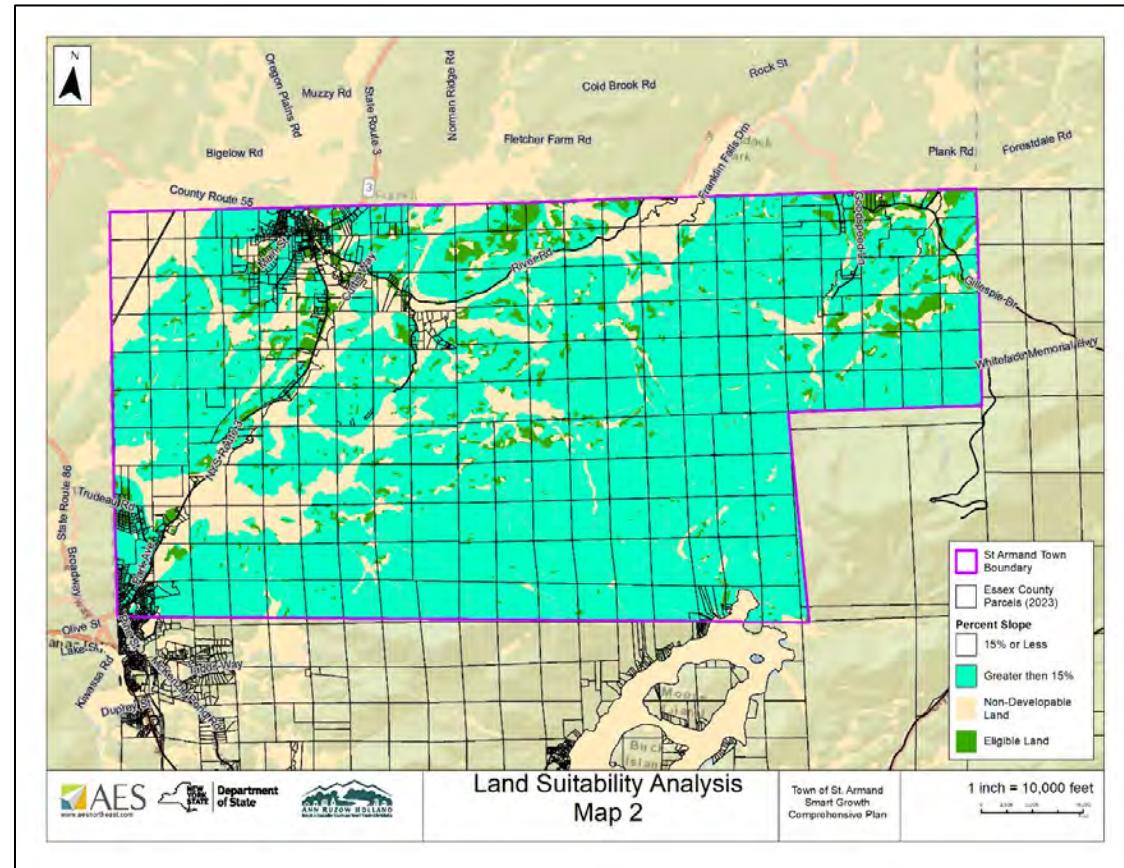


Figure 21 - Land Suitability Analysis Map 2



Figure 22 - Land Development Suitability Analysis Map 3 Legend

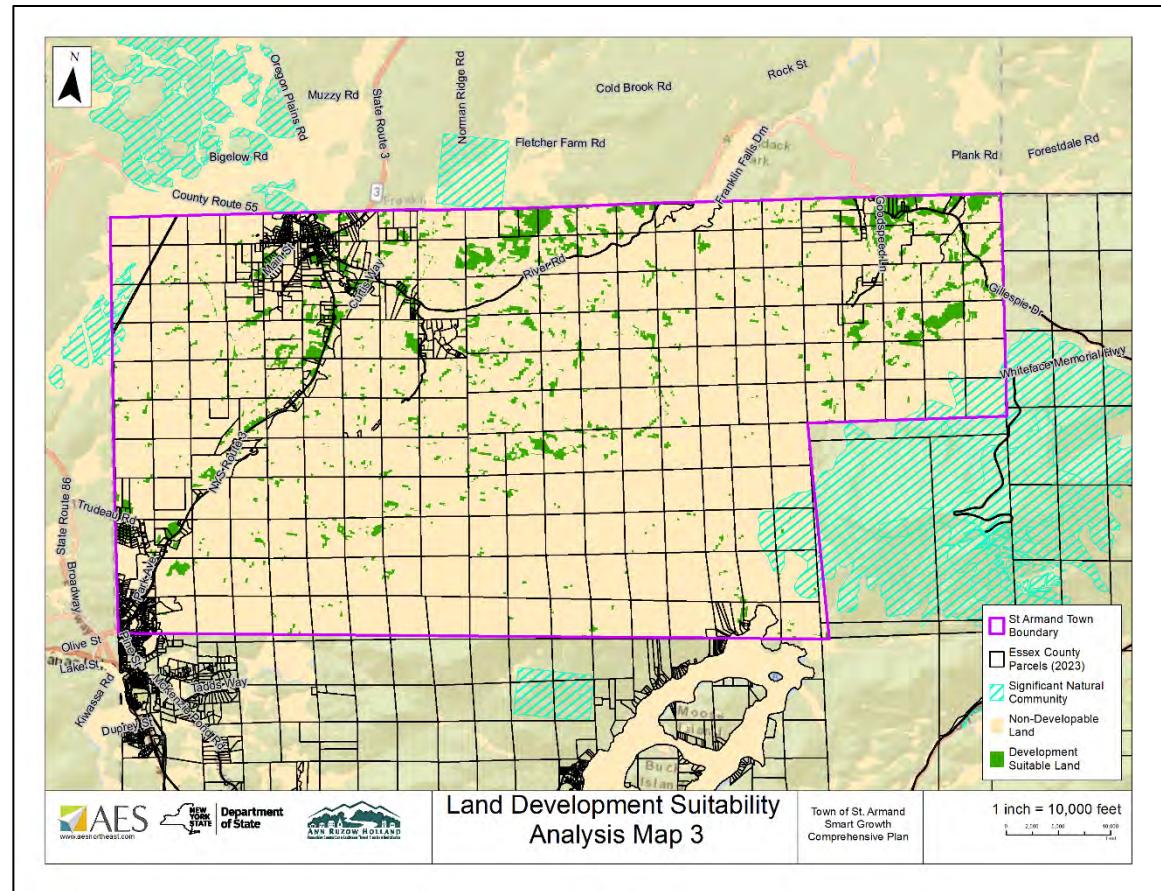


Figure 23 - Land Development Suitability Analysis Map 3

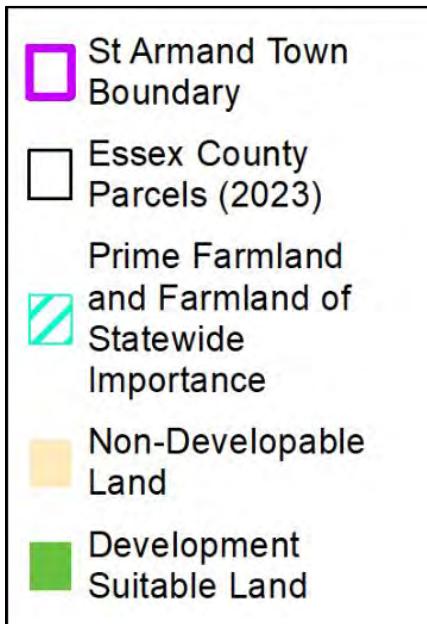


Figure 24 - Land Development Suitability Analysis Map 4 Legend

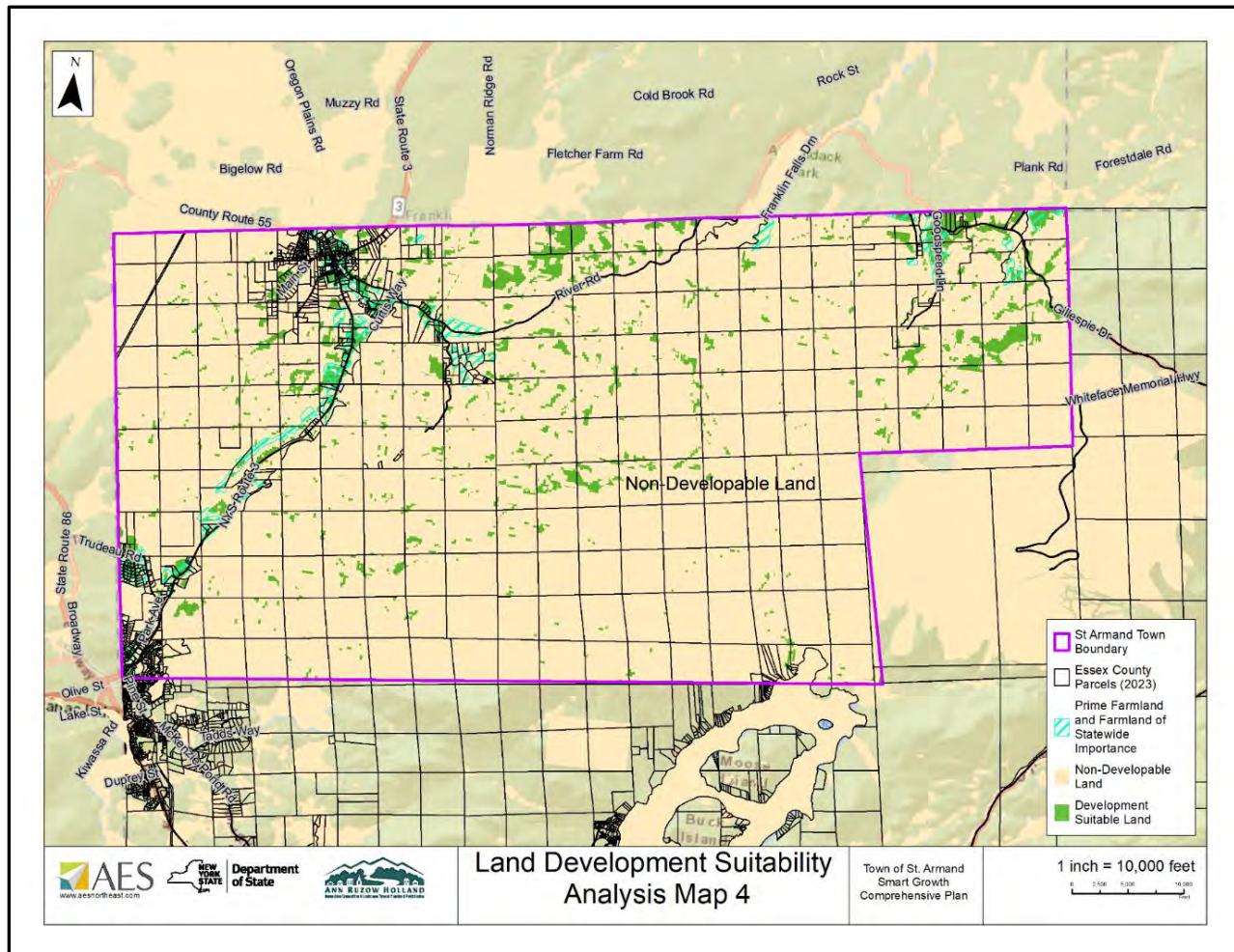


Figure 25 - Land Development Suitability Analysis Map 4

 St Armand Town Boundary

 Essex County Parcels (2023)

 Publicly Owned Lands

 Non-Developable Land

 Development Suitable Land

Figure 26 - Land Development Suitability Analysis Map Legend

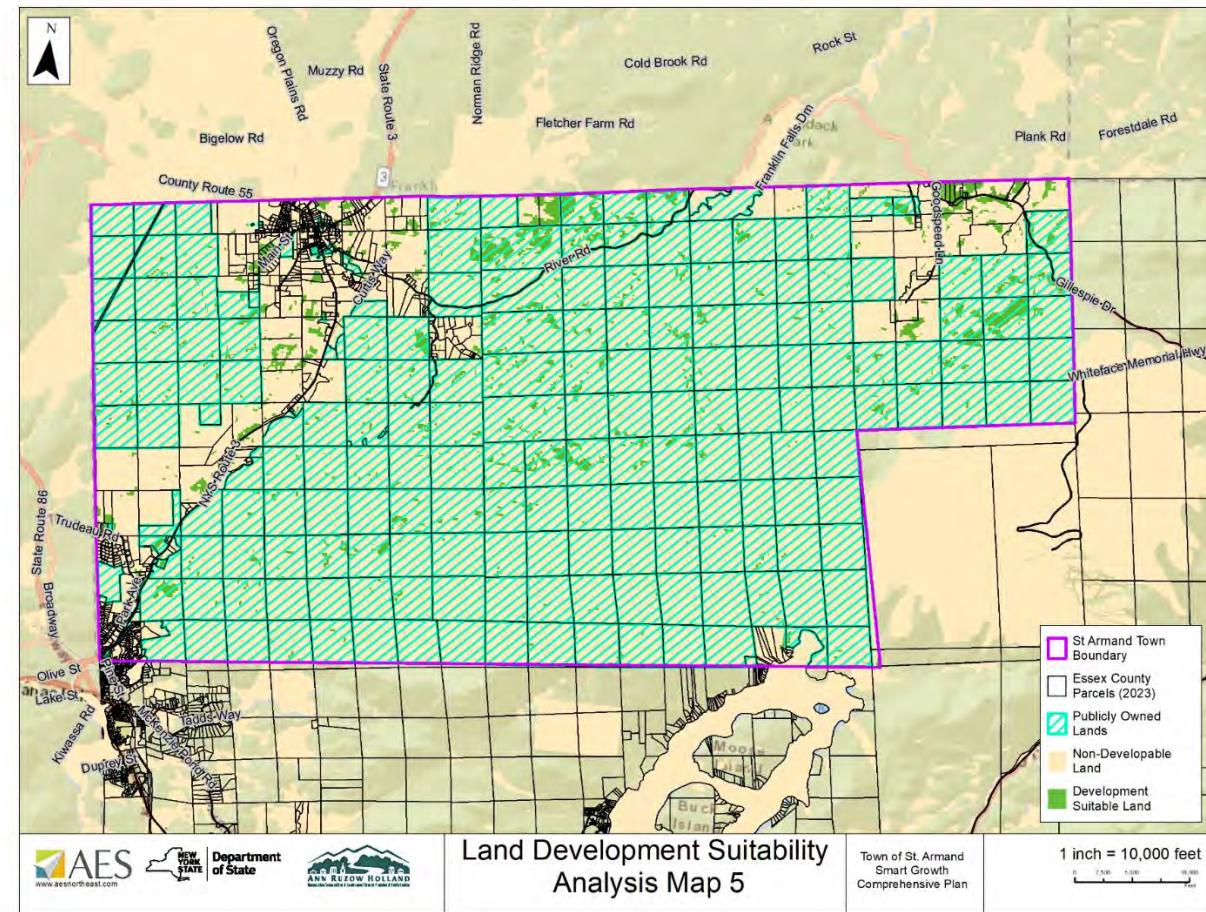


Figure 27 - Land Development Suitability Analysis Map 5



Figure 28 - Land Development Suitability Analysis Results Legend

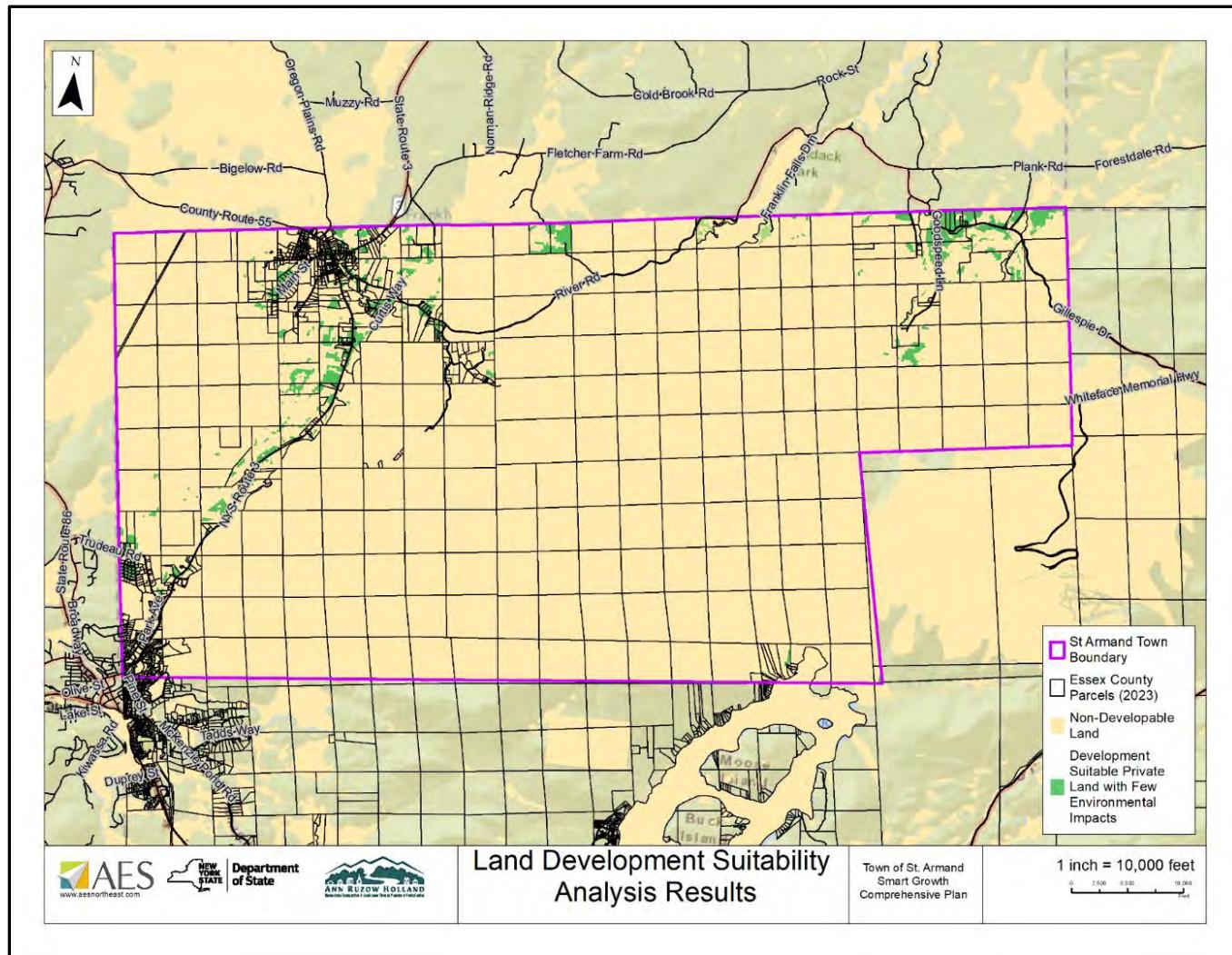
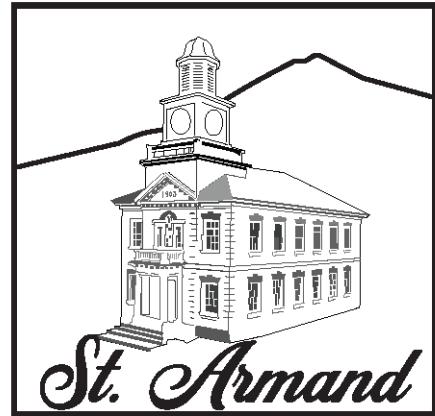


Figure 29 - Land Development Suitability Analysis Results



**TOWN OF ST. ARMAND
SMART GROWTH
COMPREHENSIVE PLAN
Community Profile (Task 9)
Chapter 4: Public Services & Facilities
November 2024**



**Department
of State**

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Chapter 4: Public Services and Facilities

4.1 Introduction

Public services and facilities provide an array of services including drinking water, wastewater treatment and disposal, storm water management, hazard mitigation, public spaces, including parks, recreation, cemeteries, public buildings, libraries, schools, street lighting, healthcare, and transportation services and systems. Publicly-regulated utilities provide telephone, electric and gas services. It is conducive to the wellbeing of the residents and the community as a whole for these services to be provided in an economically and environmentally safe manner.

Public works projects begin to deteriorate from the day the construction is completed and the ribbon-cutting ceremony takes place. Maintaining government-owned public facilities requires an intensive and regular investment by the various facility owners. Many projects take Town Board attention, project planning, and taxpayer money. St. Armand annually examines its capital investment program and how it employs ongoing maintenance, repair, and replacement-- as a necessary practice for each and every public facility and system in the Town. The Town recognizes that deferred maintenance is expensive, yet it is a challenge to employ a Town-wide program of capital investment and annual maintenance while making annual loan payments on public works projects.

St. Armand's public buildings, spaces, and services are located on the maps in this chapter. Most of the mapped facilities provide multiple opportunities for the Town. The maps illustrate that most town facilities are centrally located or available in nearby communities.



Figure 1 - St. Armand Town Hall

4.2 Town Government

4.2.1 Introduction

Everyone in New York who lives outside a city, or an Indian reservation lives in a town. There are more towns in New York than there are cities and villages combined¹. "A town is a municipal corporation comprising the inhabitants within its boundaries and formed with the purpose of exercising such powers and discharging such duties of local government and administration of public affairs as have been, or maybe conferred or imposed upon it by law." (Section 2, Town Law)

Members of a Town Board and the Town Supervisor oversee the Town of St. Armand. The Town Law does not provide for a separate executive branch of the town government. Because the supervisor occupies the leader's position on the town board, and because town residents often turn to the supervisor with their problems, many people think the supervisor's position is the executive position of town government. But the supervisor is part of the legislative branch and acts as a member and presiding officer of the town board. He or she acts as a full member of the board, voting on all questions and having no additional tie-breaking or veto power. The supervisor is more of an administrator than an executive. The supervisor's duties under law are to:

- act as treasurer and have care and custody of monies belonging to the town.
- disburse monies.
- keep an accurate and complete account of all monies.
- make reports as required.
- pay fixed salaries and other claims; and
- lease, sell, and convey properties of the town when so directed by the town board.

The basic source of the supervisor's power lies in the position's traditional political leadership and the holder's ability to use this leadership. Familiarity with day-to-day problems of the town often enables the supervisor to influence the policy decisions of the town board.²

¹ https://video.dos.ny.gov/lg/handbook/html/town_government.html

² https://video.dos.ny.gov/lg/handbook/html/town_government.html

4.2.2 Town Operations & Services

The Town of St. Armand's Fiscal Year is based on the Calendar Year.

Town Board Meetings generally occur on the third Tuesday of the month at 6:30 PM, unless otherwise advertised on the Town Website. Records of the Town Board (Minutes, Budgets, Etc.) can also be found on the Town Website, which is regularly maintained and updated. <https://townofstarmandny.gov/>

Employees of, and Appointments for the Town generally include:

Town Supervisor
Deputy Town Supervisor
Town Board Member (s): #3
Town Clerk
Water & Sewer Clerk
Town Book Keeper
Clerk to the Supervisor
Town Justice
Town Code Enforcement Officer
Town Assessor
Town Tax Collector

Town Highway Superintendent
Town Highway Crew
St. Armand Wastewater Superintendent
St. Armand Water Superintendent
Town Historian
Transfer Station/Garbage Removal
Town Health Officer
Youth Building/Field/Skating Rink
Town Attorney
Dog Control Officer/Tri-Lakes Humane Society
Town Custodian

Townwide Organizations and Services

Elections
Tax Assessment
Code Enforcement
Fire Protection

Special Districts and Special Improvement Districts

Lighting
Wastewater
Drinking Water
EMS

4.2.3 St. Armand Town Hall

St. Armand's Town Hall was built in 1843 on Union Street in Bloomingdale but was lost to fire in 1883. Then a small house on Mill Street in Bloomingdale served as the Town Hall from 1883 to 1903 at which time the existing Town Hall was built at 1702 NYS Route 3, at its current location. The town purchased the lot from Elizabeth Titus in 1902 for \$200.00. The original clock tower houses 4 still functioning clocks which were donated in 1965 by Betty and Alfred Currier. After a fire in 1971 extensive repairs were made, estimated at \$40,000.00. Starting in 1986 the Town Hall has been hosting lunches in the Board Room provided to senior citizens by the ACAP nutrition Program for the Elderly. Parking was added to an adjacent lot in 1995. Over the years, upkeep, improvements, and maintenance have continued. The second floor, which had been closed to the public in 1968 was restored and made fire safe in 2013 and has housed all records of historic value as well as necessary accounting records, since. Currently the first floor of the Town Hall houses Town Officials and is ADA accessible.

Since 2014 the Town Hall has taken on a 30% increase in court proceedings due to the dissolution of the Saranac Lake Village Court. This has severely impacted the space restrictions in an already cramped and overutilized building. Additionally, the Town Hall is utilized for local polling, which crowds the building and shuts down the other offices for those days.

The Board Room is the only meeting room due to space constraints in the offices and does not provide the privacy that some of the more sensitive topics residents may need to discuss.

In 2022 the Town received a reconstruction grant in the amount of \$300K to bring the Town Hall into ADA compliance. This work included a remodel of the second floor, including a new office for the Judge, a new office in the clock tower room, and a new inmate holding room. A handicap lift was installed that can transport individuals from the first to the second floor. Additionally main floor upgrades included widening of all office doors, painting, and installation of new flooring. The Justice Court was awarded a grant in the amount of \$25,560.00 in January of 2022 to pay for upgrades to the new court room on the second floor.

The reconstruction of the Town Hall is complete.

4.2.4 Town Characteristics and Fiscal Condition

Municipal Town	Population	Land Area (Square Miles)	Density (Person/Square Mile)	Full Value	Full value/person
Town of Chesterfield	2,476.00	104.87	23.61	5,113,322.00	2,065.15
Town of Crown Point	2,042.00	81.61	25.02	8,741,042.00	4,280.63
Town of Elizabethtown	1,203.00	82.21	14.63	17,827,814.00	14,819.46
Town of Essex	621.00	37.14	16.72	3,557,574.00	5,728.78
Town of Jay	2,486.00	69.72	35.66	5,178,300.00	2,082.98
Town of Keene	1,144.00	156.02	7.33	116,312,282.00	101,671.58
Town of Lewis	1,293.00	84.13	15.37	6,847,140.00	5,295.55
Town of Minerva	773.00	158.75	4.87	225,845,740.00	292,167.84
Town of Moriah	4,716.00	72.30	65.23	6,714,244.00	1,423.72
Town of Newcomb	418.00	231.91	1.80	226,272,937.00	541,322.82
Town of North Elba	7,480.00	156.19	47.89	209,994,916.00	28,074.19
Town of North Hudson	250.00	187.13	1.34	79,103,826.00	316,415.30
Town of Schroon	1,880.00	141.91	13.25	84,445,588.00	44,917.87
Town of St. Armand	1,446.00	57.43	25.18	41,243,725.00	28,522.63
Town of Ticonderoga	4,789.00	88.05	54.39	22,954,090.00	4,793.09
Town of Westport	1,320.00	66.69	19.79	6,986,317.00	5,292.66
Town of Wilmington	1,139.00	65.46	17.40	166,710.00	146.37
Town of Willsboro	1,905.00	73.48	25.93	60,745,090.00	31,887.19
Totals	37,381.00	1,915.00	415.40	1,128,050,657.00	1,430,907.79
Average	2,076.72	106.39	23.08	62,669,480.94	79,494.88

Table 1 - Town Characteristics & Fiscal Condition

Taxable Residential Property by Type (Retrieved 2024 Essex County Real Property 2023)					
Use	Acres	%	Taxable	%	Assessed Value Per Acre
Single family	703.28	1.93%	\$98,391,900	44.34%	\$139,904
Two family	14.66	0.04%	\$2,253,900	1.02%	\$153,745
Three family	3.07	0.01%	\$778,700	0.35%	\$253,648
Rural res w/ 10+ acres	881.32	2.42%	\$9,435,900	4.25%	\$10,707
Seasonal residences	345.95	0.95%	\$10,899,000	4.91%	\$31,505
Mobile homes	42.61	0.12%	\$1,451,200	0.65%	\$34,058
Multiple mobile homes	212.98	0.59%	\$7,007,500	3.16%	\$32,902
Res multi-purpose	0	0.00%	\$0	0.00%	-
Total residential	2,204.33	6.06%	\$130,218,100	58.68%	\$59,074
Total All Uses	36,365.02	100.00%	\$221,899,330	100.00%	*\$6,102

Table 2 - Taxable Residential Property by Type

*Note: Public Land is either exempt from taxes or valued fairly low.

Fiscal Analysis Essex County Towns Comparison Value/Levy/Rate (Retrieved 2024 Essex County Real Property Tax Rolls 2023)				
Municipality	Full Value	Tax Levy	Tax Rate	Full Value per Acre
Town of North Hudson	\$160,015,562	\$1,444,966.20	3.25	\$1,336.10
Town of Minerva	\$379,621,324	\$3,287,185.10	3.03	\$3,736.43
Town of Crown Point	\$202,809,147	\$2,085,262.50	2.47	\$3,882.97
Town of Newcomb	\$603,665,358	\$5,657,386.13	2.31	\$4,067.21
Town of Lewis	\$220,500,488	\$1,058,874.39	1.28	\$4,095.23
Town of Elizabethtown	\$264,946,149	\$1,926,481.15	2.31	\$5,035.01
Town of Chesterfield	\$350,412,177	\$3,351,245.81	2.18	\$5,220.93
Town of Keene	\$586,096,711	\$4,641,121.32	1.92	\$5,869.61
Town of St. Armand	\$235,275,783	\$1,874,466.46	2.26	\$6,401.16
Town of Moriah	\$330,404,556	\$3,973,699.75	5.1	\$7,140.49
Town of Westport	\$352,913,086	\$2,619,319.03	2.17	\$8,268.51
Town of Essex	\$207,186,854	\$1,598,242.34	2.36	\$8,714.12
Town of Jay	\$440,212,594	\$4,130,481.45	2.12	\$9,865.64
Town of Wilmington	\$441,378,347	\$2,842,789.27	2.37	\$10,535.50
Town of Schroon	\$968,625,092	\$6,263,019.02	2.05	\$10,665.05
Town of Willsboro	\$501,895,297	\$3,168,153.61	1.64	\$10,672.45
Town of Ticonderoga	\$787,787,272	\$8,103,449.40	5.33	\$13,979.76
Town of North Elba	\$4,022,091,284	\$14,266,351.83	0.44	\$40,236.36

Table 3 - Fiscal Analysis

4.3 Transportation

Transportation services and systems determine the movement of people and goods to and from a town. They also provide access for visitors and tourists and move residents to workplaces. Transportation systems link the region together.

Automobiles and trucks are the dominant form of transportation in St. Armand.

St. Armand's 56.2 miles of roads and 5 bridges are owned either by New York State, Essex County, or the Town.

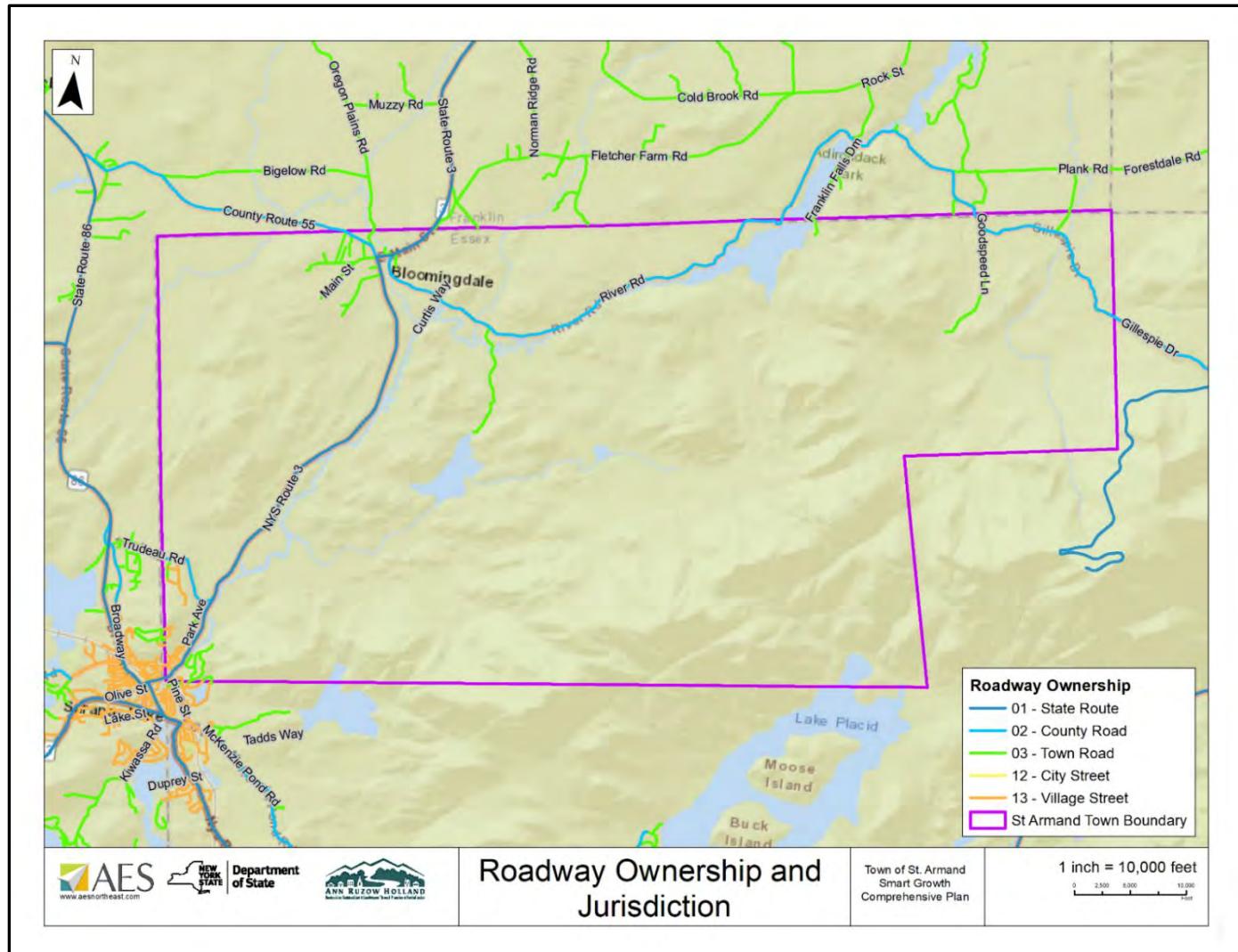


Figure 2 - Roadway Ownership & Jurisdiction

Roadway Ownership

- 01 - State Route
- 02 - County Road
- 03 - Town Road
- 12 - City Street
- 13 - Village Street
- St Armand Town Boundary



Roadway Ownership and Jurisdiction

Town of St. Armand
Smart Growth
Comprehensive Plan

1 inch = 10,000 feet


Figure 3 - Roadway Ownership & Jurisdiction Legend

The Town owns 18.20 lane miles, Essex County owns 23.40 lane miles and New York State owns 14.6 lane miles. Essex County owns all of the bridges in St. Armand. These include:

- Moose Pond Road Bridge
- Bridge Culvert adjacent to Saranac Lake Fish and Game Club
- Sumner Brook Bridge – NYS Route 3
- Sumner Brook Bridge - Oregon Plains Road
- East Pine Street Bridge – 2

During May through October roadways also belong to bicyclists and pedestrians. Road safety concerns on State-Owned Route 3 in the hamlet of Bloomingdale include road sharing/crowding of bicycles and excessive auto speeds.

Annual Average Daily Travel Route 3					
	2021	% Change 2021-2022	2022	% Change 2022-2023	2023
NY3 from ST REGIS ST to Essex/Frank Co Line	3369	0.83%	3397	1.24%	3439
NY3 from CR 20 TRUDEAU RD to ST REGIS ST	4615	0.82%	4653	-6.23%	4363

Table 4 - Annual Average Daily Travel Route 3

Route 3, the main route through St. Armand moves from Saranac Lake through St. Armand and on to Franklin Town. NYS Department of Transportation (DOT) reports only one active project that was apparently completed in 2023 for guiderails (Roadway Project 181094). No other publicly-listed DOT projects are noted and repaving projects generally do not get publicized.

4.3.1 Alternative Transportation Options

Greyhound Transportation services the nearby Village of Saranac Lake. There are no bus services that currently have a direct route to or from the Town of St. Armand. In order to access county or national bus transportation options, a rider would have to first find their way to one of the neighboring towns or villages that have designated arrival and departures scheduled.

Both Franklin and Essex County Public Transportation provide regional bus services connecting Saranac Lake and Lake Placid. Clinton County Public Transportation travels as far as Redford (Clinton County Line). None of the County public transit services appear to connect Saranac Lake to Plattsburgh via Bloomingdale.

There are Uber services within the Town provided by private citizens. Users can access the service via the App or by calling ADK Express which is a taxi service out of Saranac Lake that serves the neighboring towns. Additionally, Northern Lights Taxi and Delivery Services stationed out of Vermontville services the area and accommodates reservations.

Adirondack Regional Airport (SLK) is a full-service airport offering daily commercial flights to JFK and Boston, charter flights, and a full-service private aircraft facility. Lake Placid Airport (LKP) is located minutes from town and accommodates small private or corporate aircraft. Air service from Plattsburgh is now regularly available. The Plattsburgh International Airport is a forty-minute drive from St. Armand. The Plattsburgh International Airport is a successful and growing business, continually adding destinations.

4.3.2 Automobile Commuting

As of 2021 the mean travel time to work was 22.5 minutes. According to the FGEIS/Master Travel Corridor Unit Management Plan for the Adirondack Park, the “estimates from the Census Bureau (2014 ACS data sets) indicate that private automobile is the most popular means of commuting to work in the Adirondack Park. The data suggests that over 80% of the Park’s population drive a personal automobile to work alone (70%) or with others (10%). The growth of carpooling in the park is supported by web-based commuter boards such as iPool2 and Adirondack Regional Rideshare. Mass transit (excluding taxicab) is the fourth most popular commuter mode (0.5%), behind pedestrian (4%), but ahead of bicycle (0.3%) and motorcycle (0.12%).”

4.4 Drinking Water

In the late 1890’s, land owned by Paul Smith was made available to the Village of Bloomingdale for their water source. This was a handshake agreement, where Paul Smith wrote in the Village Minute book giving permission for them to use the land for their water source. The property was called “Crystal Springs on the Hill.” Several groundwater springs were dammed up with stone and concrete. Water was piped via wooden ducts and people filled buckets at the springs.

As early as 1903 when the Village of Bloomingdale was incorporated, a water system and reservoir were constructed. The water mains installed at that time extended to the “Four Corners”—a short distance down NYS Route 3/Saranac Avenue, State Street and St. Regis Avenue and up West Main Street to Maple Lane. In 1910, the lot where the current Water Treatment Plant still stands was purchased and a well was drilled. In 1910, a well was drilled and a wooden water tower was installed on the hill above Maple Lane.

The water remained unfiltered and untreated until 1964 when the Mayor of the Village of Bloomingdale applied for and gained approval plans to install an intake at Sumner Brook (which in preceding years served as an emergency source of water, directly pumping from the stream) and treatment works to provide for filtration and chlorination of all waters. By 1979 the Village of Bloomingdale had an extensive water system.

In 1981 the Village of Bloomingdale signed a 50-year lease with Paul Smith's for a 41.83-acre lot for the purpose of installing drilled wells to supply the drinking water to the residents of Bloomingdale. This was required in order to apply for the grant funds, as the Town did not officially own the land, just had permission to use it for the water source.

The St. Armand Water District was established in 1985 after the dissolution of the Village of Bloomingdale. The Town also took on the debt that the Village had previously incurred amounting to \$252,000.00. Bloomingdale Water District No. 1 was established in 1986.

Due to multiple incidents in which the reservoir was drained, an application was made for a US Department of Housing and Urban Development Small Cities Community Development Block Grant in 1996, requesting funds for a new water storage facility with associated plumbing and connection lines. In 1998 the Town was awarded \$400,000.00 to fund the design and construction of the new water storage tank and transmission main for the water district, with a requirement of the Town making a matching contribution of \$56,408.00.

Several extensions of the water district have occurred over the years, in addition to a myriad of other improvements to the district, the reservoir, pump house, hydrants and other related mechanisms and facilities of the district. Currently as of 2024, the water district serves a total of 395 users (Water Units: 349 full, 46 half-seasonal).

Rockledge Park Subdivision – Within walking distance of both the Saranac River and Moody Pond, the long-established Rockledge Park Subdivision sits just northeast of the Village of Saranac Lake. After its inception in 1911, a record of a century's worth of efforts to streamline the water and sewer main systems that serve the neighborhood has followed. Currently, the Town of St. Armand retains ownership of the water mains, and the homeowners retain ownership of the sewer mains. Starting from 1914 when the lines were first established, with the Village of Saranac Lake as the unwritten provider of water and sewer services, to a 2019 engineers report by MJ Engineering which outlined the need for upgrades and repairs to the water infrastructure, there has been much debate as to the best long-term solution in meeting these needs. Steps have been taken to create a Rockledge Sewer District and in early 2023 a Request for Quotes was approved by the town board.

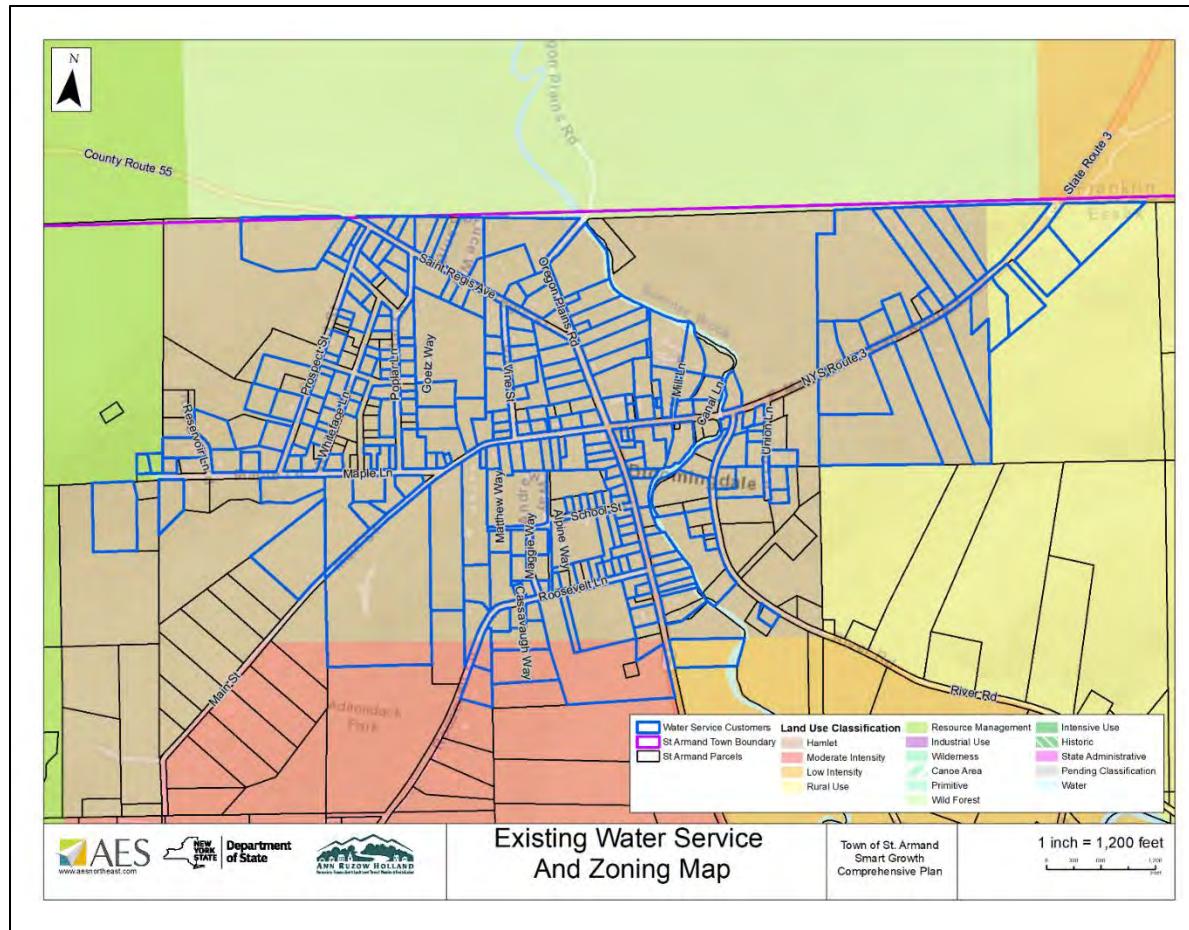


Figure 4 - Existing Water Service & Zoning Map



Figure 5 - Existing Water Service and Zoning Map Legend

4.5 On-site and Centralized Wastewater Treatment and Disposal

Wastewater treatment in the Town is a combination of public centralized collection and treatment, and private on-site wastewater systems. Projections from the 2020 Census and Town Records indicate there are currently approximately 781 housing units in the Town. Approximately 42% (Sewer Units: 302 full, 24 half-seasonal) are connected to the centralized wastewater treatment system and 58% (455) depend upon on-site wastewater treatment systems. The Sewer District covers most of Bloomingdale, which benefits many public facilities and most commercial businesses.

4.5.1 Centralized Wastewater Treatment and Disposal

Formed in the 1930's, treatment type is aerated lagoon system, 2 clarifiers, pretreatment building for grit and screening removal, 5 Reed Beds, Biological treatment with a bit of chemical flocking agent, capacity is 60,000 gallons per day with an annual demand of 22,000 gallons per day. Wastewater flows to the facility by a combination of gravity and booster pumps. Once at the facility, Wastewater goes through intake structures that remove a large portion of incoming solids and then through a grit chamber. The influent is then pumped to aeration basins where large amounts of air are introduced to help mix the wastewater with bacteria and microorganisms. The water then enters a clarifier that allows for any remaining solids to drop to the bottom of the basin and clean effluent to raise up and exit the clarifier to the receiving stream.³

According to the Town,... the needs of the wastewater district coupled with increasing DEC requirements continually causes significant financial strain on the users of the system. Compounding this issue is the fact that the typical match requirement for most state and federal grant programs ranges from 25% to 40%. This makes it nearly impossible to justify further improvements to infrastructure when the burden of affording these costs lands squarely on the shoulders of our community members. Potential homebuyers have indicated the high cost of water and sewer as a deterrent to settling in St. Armand. Current residents have voiced concerns about their ability to remain in our community. Furthermore, the Town needs to provide affordable housing and a reasonable cost of living to the citizens of St. Armand in order to support population growth and local business development. Before any of that can be achieved, however, the Town must address our Town's water and sewer infrastructure needs in a way that is affordable to the residents.⁴

³ Town of St. Armand Bloomingdale Wastewater District Energy Assessment August 2019

⁴ 02/04/2020 Memo to Robert Stegmann from Town Supervisor

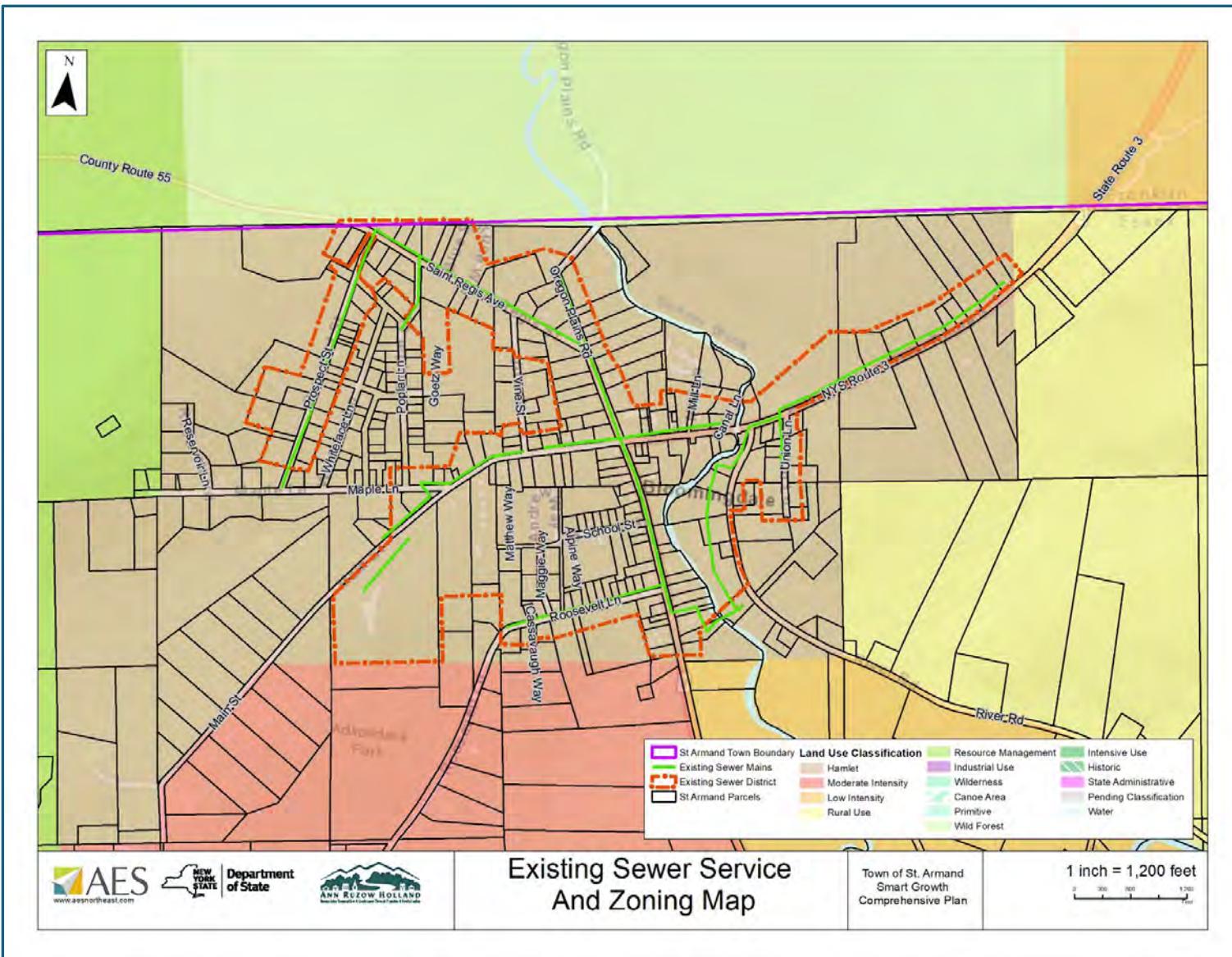


Figure 6 - Existing Sewer Service & Zoning Map

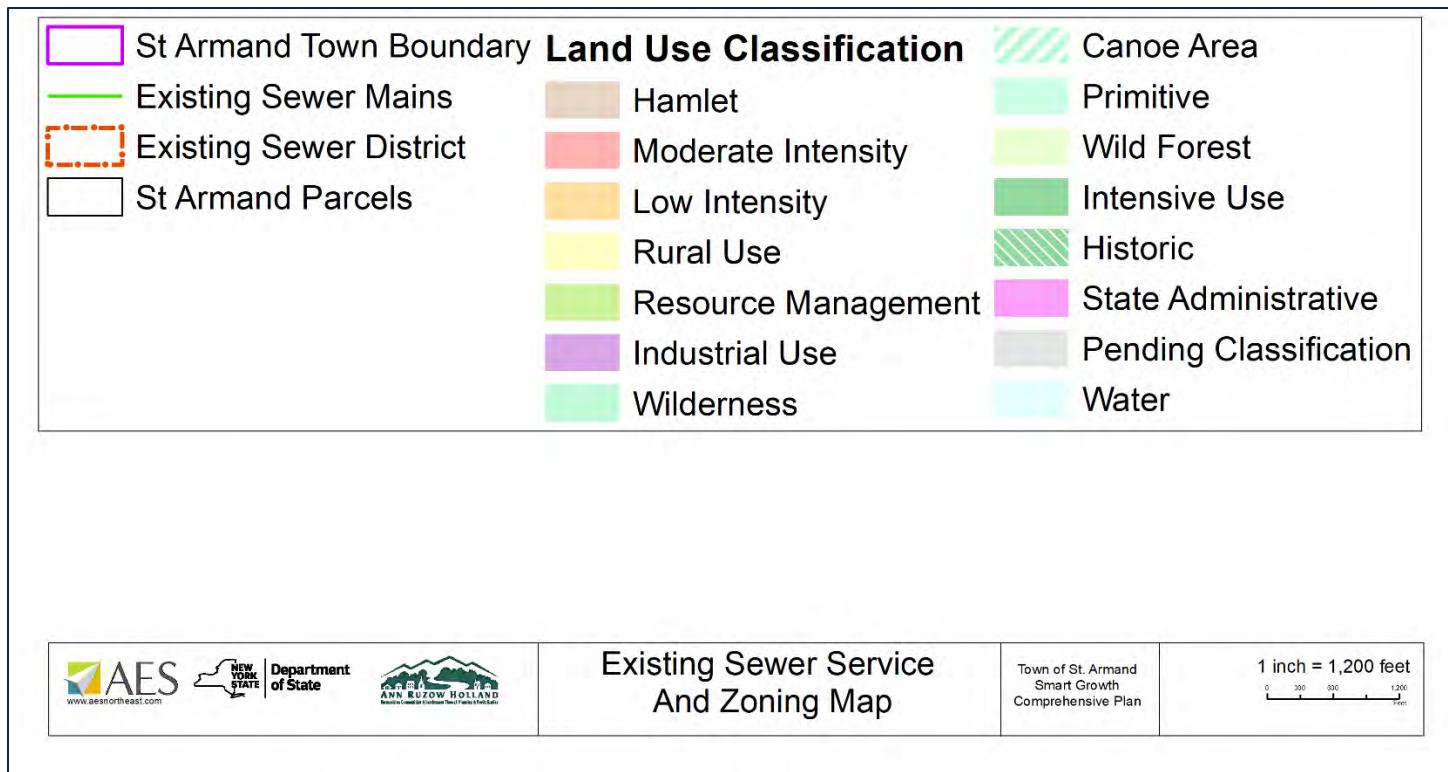


Figure 7 - Existing Sewer Service & Zoning Map Legend

4.5.2 On-Site Wastewater Treatment and Disposal

The quality and environmental safety of on-site systems depends on the surrounding soils and on the owners' maintenance. Soil septic suitability, slope, surficial geology and the presence of wetlands and aquifers reveal a wide range of conditions that makes modern, on-site wastewater challenging to successfully design. New York State does not require routine inspections or routine maintenance of private septic systems. Individual responsibility and management programs are means of ensuring clean functioning systems to protect the natural systems. However, site specific planning may require compliance with regulations promulgated by local building codes, NYS Department of Health, and Adirondack Park Agency (APA) for on-site wastewater treatment systems. The local Code Enforcement Officer determines which rules apply to individual situations. Deep-hole test pit soil examination and percolation tests are required for each proposed on-site wastewater treatment system.

Aged or outdated on-site wastewater systems may not operate properly and could contaminate ground and surface waters. From 2021-2024 seven (7) new septic systems were installed in St. Armand⁵. While this number is small, trends are worth annual attention from the Town to determine whether and where on-site wastewater treatment is occurring—and whether wastewater district expansion is economically feasible and suitable as an alternative to on-site wastewater treatment.

A comparative analysis was conducted of on-site soil suitability to the APA Land Use Classifications (APA) and to compare the APA Land Use Classifications to the Sewer District boundaries. These analyses should help the Town determine directions for development and potential APA map amendment requests.

For the purposes of this limited analysis, "suitability" is defined in terms of soils only, and does not take into account slope or any other criteria.

⁵ Town of St. Armand 2024 Code Records

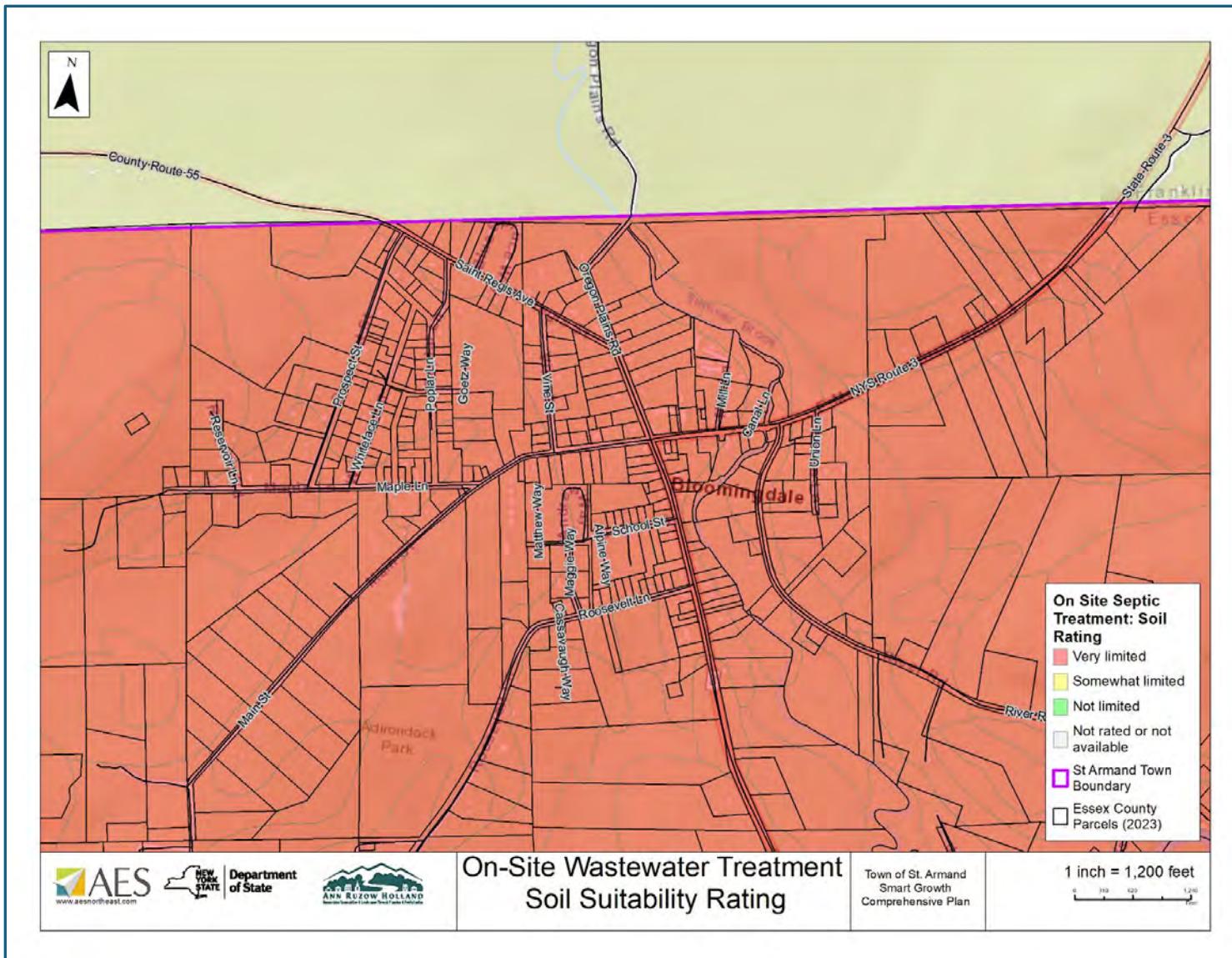


Figure 8 - On-Site Wastewater Treatment Soil Suitability Rating

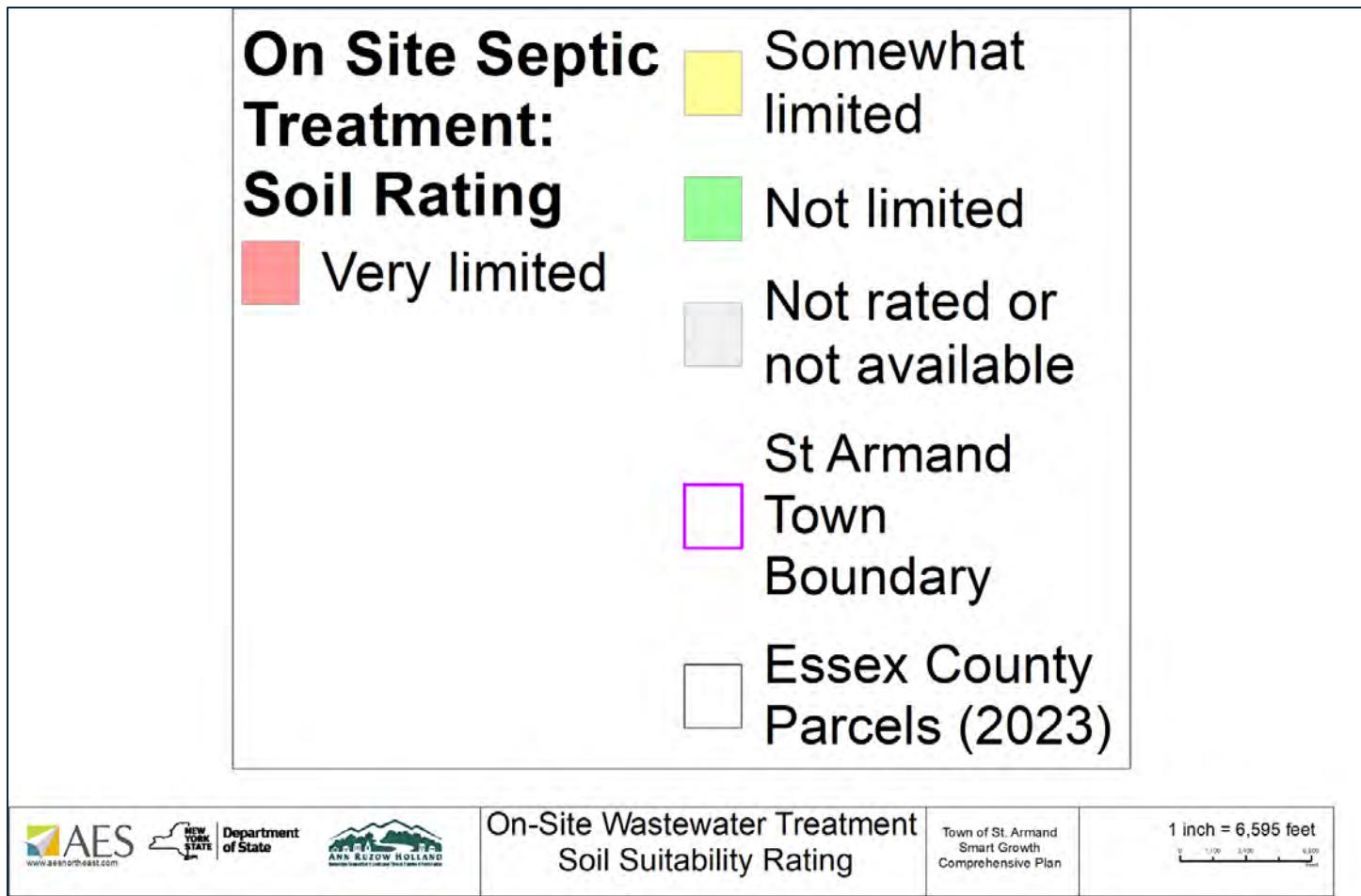


Figure 9 - On-Site Wastewater Treatment Soil Suitability Rating Legend

4.6 Hazard Identification and Risk Assessment

The Town of St. Armand encompasses an area of 57 square miles in the northwest corner of Essex County. The town is bordered by the Village of Saranac Lake and the town of Harrietstown to the west, the town of North Elba to the south, the town of Franklin to the north and the town of Wilmington to the east. The population is concentrated in the village of Saranac Lake and the hamlet of Bloomingdale, both of which are located near the dynamic Saranac River. Mountains in the southwestern part of town comprise the watershed for various streams and ponds that contribute to flooding on a regular basis.⁶ The Saranac River, which originates in the central Adirondack Uplands near Saranac Lake, drains a small area (about 5 percent) of the county in the very northwest corner.

The 2019 Essex County, NY Hazard Mitigation Plan identified 16 potential hazards affecting Essex County communities.

The report also devotes an entire section to the Town of St. Armand (and the Village of Saranac Lake). While the report cannot be reiterated in its entirety here, it is suggested that the Town continually update its emergency response and hazard plans and strategies on a regular basis.

St. Armand will continue to implement projects and programs to reduce the effects of hazards to the town. The floodplain ordinance will continue to be enforced to ensure new construction is built to resist flood damages. Building codes must continue to be implemented to reduce damage from wind events and snow loads on structures. Current fire suppression programs, led by the DEC, will continue to ensure that wildfires mitigation occurs.

Hazards Addressed in 2019 Essex County Hazard Mitigation Plan	
Avalanche	Climate Change
Droughts	Dam Failures
Extreme Temperatures	Earthquakes
Floods	Hail Events
Hurricanes	Ice Storms
Landslides	Land Subsidence
Rail Events	Severe Winter Storms
Wind Events	Wildfires

Table 5 - Hazards Addressed in 2019 Essex County Hazard Mitigation Plan

⁶ <https://www.co.essex.ny.us/downloads/2019%20Hazard%20Mitigation%20Plan.pdf>

St. Armand Hazard-Self Rankings	
(Source: 2019 Essex County Hazard Mitigation Plan)	
High Hazard	Drought, extreme temperatures, hail storms, high winds, ice storms, severe winter storms, wildfires
Medium Hazards	Earthquakes
Low Hazards	Avalanche, hurricanes, land subsidence and expansive soils, landslides, rail events

Table 6 - St. Armand Hazard-Self Rankings

5.6.1 Flooding

Critical facilities flood vulnerability was assessed (i.e., located in the 500-year floodplain, if the facility has been flooded in the past, and if any kind of mitigation has been completed to reduce the flood potential to these structures). Generator capabilities were also assessed to determine if these facilities could function without electric power, a common issue for critical facilities during disaster events. The drinking water and waste water plants may be susceptible to a 500-year flood. These facilities have a generator in case of loss of electricity. The fire station and emergency operations center are not located in the 500-year floodplain; they possess generators. The school is not located in the 500-year floodplain, the town officials are not aware if this facility has a generator.

The town identified one area that can be used for temporary housing after a disaster--the St. Armand Youth Field (15 Roosevelt Lane, Bloomingdale). This site has water, sewer, electricity, two bathrooms and a kitchen, but is not handicapped accessible. The elementary school is an ARC designated shelter.

The Town notes particular concerns with Inflow and Infiltration of stormwater runoff, leaking manholes, and root infiltration which causes leaks in sewer mains. As higher precipitation events continue to occur, the Town will need to address these concerns through mitigation and related improvement.

According to the Hazard Mitigation Plan, "St. Armand will continue to manage their floodplains in the future. They will review and approve new developments in the special flood hazard areas to ensure these structures are built compliant with the local floodplain ordinance. As the new FIRM [maps] are updated by FEMA, meetings will occur with floodplain managers, town supervisors and

village mayors to provide training on the national flood insurance program. Compliance will be discussed at these meetings. Floodplain managers of the most vulnerable communities will be encouraged to join the state floodplain manager association to continue to increase their understanding of how to manage their flood vulnerable areas.⁷

4.7 Communications & Utilities

Electric Utilities are provided by National Grid.

All the areas of the St. Armand are served With Cable TV and "Broadband". The current cable provider is "Spectrum, Verizon, and Frontier."

Mobile phone servers include AT&T, Verizon and Sprint.

Many believe economic progress may be hampered by intermittent cell phone/wireless service and limited high speed/Broadband internet access. However, St. Armand has good Broadband, just a few areas need to be added and improved. The Town is on the waiting list for regional broadband investments.

4.8 Solid Waste

The Town of St. Armand Transfer Station is located at 112 River Road - Bloomingdale, NY 12913. This is not a Zero Sort Facility.

4.9 Lighting District

St. Armand has a small lighting district. Lighting in a town provides visibility for safety and helps to promote facilities, events and businesses. In the Adirondack Park and other places of natural beauty there are lighting pollution considerations and regulations. An overabundance of artificial light screens views of the night skies. The Lighting District, like the Sewer District, is not large in regards to percentage of the town, but it benefits the same areas, where it is most needed for the public.

⁷ <https://www.co.essex.ny.us/downloads/2019%20Hazard%20Mitigation%20Plan.pdf>

4.10 Public Health and Safety

4.10.1 Public Health

Data on Public Health is not available per se for the Town of St. Armand. However community health assessments (CHA) are routinely conducted by the Essex County Department of Public Health, along with its partner organizations. The most recent CHA was published in 2022.⁸ The purpose of the Essex County, NY 2022 Community Health Assessment (CHA) and 2022-2024 Community Health Improvement Plan (CHIP) is to demonstrate a collective, comprehensive understanding of the significant health needs of Essex County residents and the actions necessary to address these gaps. Health needs were identified through a systematic analysis of multi-source health indicator data, community and stakeholder feedback, and demographic, socioeconomic, and other factors that influence health and lead to inequities and disparities in health outcomes.

Working within the 2019-2024 New York State Prevention Agenda framework, which is made up of five Priority Areas, the following three priorities were selected by Essex County Health Partnership:

- Prevent Chronic Disease
- Promote Well Being, Prevent Mental Health and Substance Use Disorders
- Promote Healthy Women, Infants, and Children

Disparities, identified as part of the stakeholder survey summary review process and through the process of in-depth data analysis, included age, geography (rurality), and populations living in poverty and/or those with mental health or substance use disorders. Access to healthcare was identified as the overarching, cross-cutting disparity for Essex County residents based on the totality of the data review and feedback garnered.



Figure 10 - Essex County Top Priority Areas

⁸ https://essexcountyny.gov/Health/wp-content/uploads/Essex-County-NY-CHA-2022_CHIP-2022-2024.pdf

4.10.2 Access to Medical Care

The nearest medical care providers are in Saranac Lake, seven miles from Bloomingdale and include primary care, specialties, and acute care. Adirondack Medical Center, Saranac Lake Health Center (Adirondack Health), and Saranac Lake Family Health Center (Hudson Headwaters Health Network), all provide accessible services to residents and visitors in St. Armand. University of Vermont Elizabethtown Community Hospital (45 minutes) and Champlain Valley Physicians Hospital in Plattsburgh (40 minutes) also provide regional network medical services and specialties to area residents. Veterans can also access a VA Clinic in Saranac Lake, as well as Westport, and Plattsburgh.

4.10.3 Fire and Ambulance

Bloomingdale Volunteer Fire Department is an all-volunteer fire department with 35 members that serve both the Town of Franklin and the Town of St. Armand, in both Franklin and Essex Counties. BVFD provides round-the-clock fire and rescue protection to 2,518 residents and 1,019 households, covering 232 square miles. Each year, the department hosts fundraising events in an effort to offer quality and reliable service, while keeping the tax base low for residents. The BVFD responds to approximately 60 calls annually and continues to be the primary mutual department for the Saranac Lake and Paul Smiths-Gabriel's Volunteer Fire Departments.⁹

EMS Services are provided via an annual contract with the Saranac Lake Rescue squad.

4.11 Public Education

US Census 2020 data on educational characteristics of the population can be found in Chapter 1 of the Community Profile.

This section in Chapter 4 presents data specific to the school district and related educational services providing direct services to students in the Town of St. Armand.

In addition to home schooling, which is a growing phenomenon, St. Armand students have access to pre-K/K services at the Northern Lights School and for K-5 education, the St. Bernard's parochial school-both located in Saranac Lake.

North Country Community College is also located in Saranac Lake. Plattsburgh hosts Clinton Community College and Plattsburgh State University.

Public Education is provided at the Bloomingdale Elementary School (K-5) which is located in the Town of St. Armand and the Hamlet of Bloomingdale. The school is a part of the Saranac Lake Central School District (SLCSD). A recent report conducted by the

⁹ <https://www.cloudsplitter.org/projects/bloomingdale-volunteer-fire-department/>

Saranac Lake Central School District entitled, Building Enrollment Feasibility Study-Phase 1 Elementary Schools (March 2024) was utilized to profile public education in the St. Armand area. Some of the findings from the Executive Summary are presented below.

- The Saranac Lake CSD area population has decreased 5.02 % from 2010 to 2020 and is projected to decrease by an additional 6.53% through 2030 before stabilizing at that level.
- Birth rates have decreased by approximately 28% since 2010 and are projected to continue to decrease over the next several years and then stabilize at that level.
- Elementary School enrollments have declined by approximately 18.6% over the past five years and by approximately 11.5% over the past two years.
- District enrollment has decreased approximately 9.56 % over the past 5 years with a decrease of approximately 2.3% from last year. Based upon current population decreases and our assumptions previously stated, we expect this trend to continue for the next several years before stabilizing.

DISTRICT HISTORICAL ENROLLMENT													
SCHOOL	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	
HIGH SCHOOL	445	444	419	414	398	355	348	365	352	362	383	371	
MIDDLE SCHOOL	337	309	286	271	271	283	281	300	299	289	275	275	
PETROVA ES	345	357	361	342	376	365	358	377	344	344	309	297	
BLOOMINGDALE ES	199	201	176	172	142	139	126	108	95	101	98	97	
TOTAL:	1326	1311	1242	1199	1187	1142	1113	1150	1090	1096	1065	1040	
	-1.1%	-5.3%	-3.5%	-1.0%	-3.8%	-2.5%	3.3%	-5.2%	0.6%	-2.8%	-2.3%		

Table 7 - District Historical Enrollment

**ENROLLMENT: HISTORICAL & PROJECTED DISTRICT ENROLLMENT
(2013-2032)**

YEAR	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23
PROJECTED DISTRICT ENROLLMENT	1326	1311	1242	1199	1187	1142	1113	1150	1090	1092	1065
		-1.13%	-5.26%	-3.46%	-1.00%	-3.79%	-2.54%	3.32%	-5.22%	0.18%	-2.47%

YEAR	2023-24*	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
PROJECTED DISTRICT ENROLLMENT	1040	1004	974	920	886	861	809	777	765	745
	-2.25%	-3.55%	-2.99%	-5.54%	-3.70%	-2.82%	-6.04%	-3.96%	-1.54%	-2.61%

*Enrollment as of 2-28-2024

Table 8 - Enrollment: Historical & Projected District Enrollment (2013-2032)

SARANAC LAKE CSD GRADUATION RATE DATA 4 YEAR OUTCOME AS OF AUGUST 2023

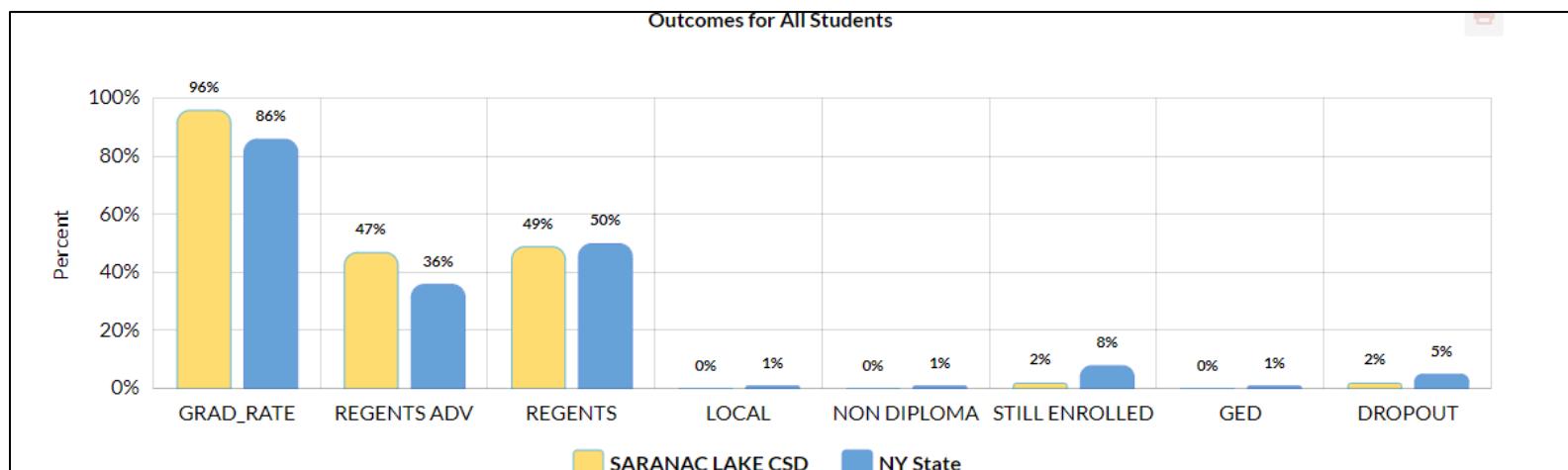


Table 9 - Saranac Lake CSD Graduation Rate Data

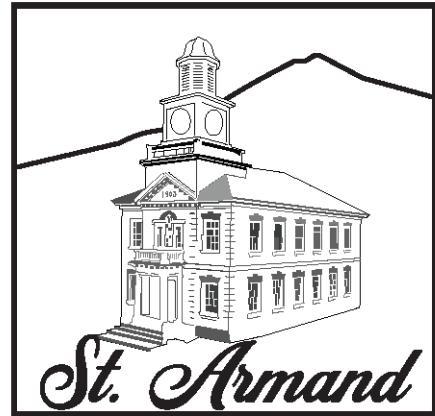
POSTSECONDARY ENROLLMENT RATE (2022-23)

Students who graduated in the 2022 calendar year and enrolled within 16 months at a New York State or out-of-state two- or four-year postsecondary institution.

Subgroup	Graduates	NYS Public				NYS Private				Out-of-State			
		2-year		4-year		≤ 2-year		4-year		≤ 2-year		4-year	
		#	%	#	%	#	%	#	%	#	%	#	%
All Students	80	13	16	19	24	0	0	10	13	0	0	12	15
Female	42	11	26	10	24	0	0	7	17	0	0	6	14
Male	38	2	5	9	24	0	0	3	8	0	0	6	16
General Education Students	67	11	16	16	24	0	0	10	15	0	0	12	18
Students with Disabilities	13	2	15	3	23	0	0	0	0	0	0	0	0
White	77	—	—	—	—	—	—	—	—	—	—	—	—
Multiracial	3	—	—	—	—	—	—	—	—	—	—	—	—
Small Group Total: Race & Ethnicity	80	13	16	19	24	0	0	10	13	0	0	12	15
Economically Disadvantaged	26	5	19	6	23	0	0	1	4	0	0	2	8
Not Economically Disadvantaged	54	8	15	13	24	0	0	9	17	0	0	10	19
Non-English Language Learner	80	13	16	19	24	0	0	10	13	0	0	12	15
Not in Foster Care	80	13	16	19	24	0	0	10	13	0	0	12	15
Not Homeless	80	13	16	19	24	0	0	10	13	0	0	12	15
Not Migrant	80	13	16	19	24	0	0	10	13	0	0	12	15
Parent Not in Armed Forces	80	13	16	19	24	0	0	10	13	0	0	12	15

Table 10 - Postsecondary Enrollment Rate (2022-23)¹⁰¹¹

¹⁰ <https://data.nysesd.gov/essa.php?year=2023&instid=800000051779>



**TOWN OF ST. ARMAND
SMART GROWTH
COMPREHENSIVE PLAN
Community Profile (Task 9)
Chapter 5: Smart Growth Considerations
November 2024**



**Department
of State**

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Introduction

Richard Moe, President of the National Trust for Historic Preservation, distinguished public servant, and leader in the planning field once commented, “Communities can be shaped by choice, or they can be shaped by chance. We can keep on accepting the kind of communities we get, or we can start creating the kind of communities we want.”¹

David Goldberg, a longtime executive at *Smart Growth America*, (the leading advocate for the national Smart Growth movement) made the following recommendation regarding the marriage of local comprehensive planning and consideration of Smart Growth Principles:

“The surest way to create towns worthy of passing on to our children is to engage the full, informed participation of the people who live in them making planning and development more collaborative and less adversarial. That is perhaps more important today than ever before. Over the last decade, people all across the country have grown increasingly worried about the consequences of rapid growth and poorly planned development. In search of a better way, many of those concerned citizens have been working with forward-looking professionals in planning, design, real estate, and related fields to figure out how to be smarter about growth.”²

The Town of St. Armand Smart Growth Comprehensive Plan (Our Plan) uses an approach to land planning that continues to promote growth and infrastructure improvements in the Hamlet and Moderate Intensity APA land use classifications. This location of development and investment will support the build-out of compact, healthy, and walkable neighborhoods. Furthermore, it will encourage complete use of roads for biking, pedestrians, and autos. Finally, it will incentivize mixed-use development with a range of housing choices. St. Armand intends to preserve and protect its unique sense of community and place that overlays its abundant natural and cultural resources. Our Plan is consistent with Smart Growth core values that emphasize long-range, regional considerations of sustainability and cumulative effects.

We chose NOT to parse out various Smart Growth Principles and try to “shoehorn” them into the previous four subject-based chapters. Instead, we have devoted a fifth and final chapter within the Town of St. Armand Community Profile to a synthesized and relevant discussion of how smart growth considerations can be practiced by the Town of St. Armand. Not all the principles of Smart Growth apply to the town and therefore some principles are described and explained in greater detail than others. Some will certainly be more important and useful to inform the findings and recommendations to be developed within the formal Comprehensive Plan document.

¹ <https://www.cityofhuntington.com/residents/americas-best-communities>

² <https://smartgrowthamerica.org/resources/smart-growth-implementation-toolkit/>

Our Plan will put into practice many Smart Growth principles that closely tie to the goals of the community. We will use careful consideration and caution in land use decisions to maintain St. Armand's rural charm, natural beauty, and small-town character. Wherever possible, we will encourage adaptive reuse and recycling of existing buildings while conserving countryside and protection of natural resources for this and the next generation to enjoy. St. Armand will also support affordable housing and the use of fair and representative community participation activities to encourage residents, businesses, and visitors to enjoy life here.

Smart Growth in New York State

Smart growth looks different from place to place. It is an overall approach to development that encourages a mix of building types and uses, diverse housing and transportation options, development within existing neighborhoods, and robust community engagement. The 10 principles are considered the foundation of a smart growth approach.

1. Mix land uses
2. Take advantage of compact design
3. Create a range of housing opportunities and choices
4. Create walkable neighborhoods
5. Foster distinctive, attractive communities with a strong sense of place
6. Preserve open space, farmland, natural beauty, and critical environmental areas
7. Direct development towards existing communities
8. Provide a variety of transportation choices
9. Make development decisions predictable, fair, and cost-effective
10. Encourage community and stakeholder collaboration in development decisions

Figure 1 - Smart Growth in NYS (Smart Growth America 2024, n.d.)

Smart Growth in the Adirondack Park-A Different Paradigm

The framework for Smart growth in the Adirondacks is very different than one might find outside of a protected area. Ideally, “Adirondack hamlet remains compact, walkable, well defined, and connected to neighboring hamlets. Smart hamlets provide job opportunities and year-round, affordable, workforce housing for Adirondackers. Smart growth in the Adirondacks steers new development toward existing hamlet infrastructure or facilitates new infrastructure investments. It respects a community’s form and place as well as the natural features of the park. Smart plans for hamlet expansion are prepared publicly, creatively, and in concert with the state’s park-wide land use and development regulations. The visual character of Adirondack smart growth is rooted in 19th century architecture and building traditions brought into a modern age of energy efficiency and independence.³

- *PRINCIPLE: WELL-DEFINED BOUNDARIES PREVENT HAMLET SPRAWL AND PROTECT NATURAL RESOURCES.*
- *PRINCIPLE: WALKABLE PUBLIC SPACES PROMOTE SOCIAL INTERACTION AT A HUMAN SCALE, ENERGIZING HAMLET ACTIVITIES.*
- *PRINCIPLE: ACCESS TO NATURE PROVIDES MANY WITH THE AUTHENTIC ADIRONDACK EXPERIENCE.*
- *PRINCIPLE: STRONG HAMLET CENTERS SUPPORT DENSITY AND PROVIDE A COMPACT MIX OF USES.*
- *PRINCIPLE: ENERGY EFFICIENCY IS ACHIEVED THROUGH GREEN DESIGN AND SUSTAINABLE LAND USE.*
- *PRINCIPLE: JOBS AND HOUSING GO HAND IN HAND.*
- *PRINCIPLE: REVIVING OLD RAILROADS WOULD GREATLY EXPAND TRAVEL OPTIONS.*
- *PRINCIPLE: HIGH VISUAL QUALITY ATTRACTS INVESTMENT AND REFLECTS HAMLET'S HISTORY.*
- *PRINCIPLE: CRITICAL RESOURCES ARE PRESERVED THROUGH GOOD PLANNING.*
- *PRINCIPLE: COLLECTIVE DECISION-MAKING IS PRUDENT WHEN GROWTH IS SLOW AND INCREMENTAL.*

³ Roger Trancik, Hamlets 3 <https://apa.ny.gov/Documents/Reports/Hamlets/index.html>

The Five Tests of Smart Growth⁴

The Community Profile Chapters 1-4 take a very comprehensive look at all the conditions that influence land use and community planning in St. Armand. The results present both inventories and analysis of existing and past trends in a wide range of subject areas that influence Smart Growth. In developing St. Armand's future forward recommendations, the content of the Community Profile serves as the foundation for action. The Five Tests of Smart Growth can also serve to help shape new development, redevelopment, and infrastructure priorities, helping to envision where we are headed over the next few years.

1. Popsicle Test:

Can you walk home from the store before your popsicle melts?
Can walking or biking meet most daily needs?

2. Smooch Test:

Is the place comfortable, safe, attractive, and intimate, suitable for a date-night stroll?
Are people—and their ears—shielded from high-speed car traffic?
Would you feel good about taking a visitor there?

3. Kid Test:

Can children safely explore a world beyond their own backyards?
Can older kids get around on their own, safely developing a sense of self-reliance and autonomy?

4. Seniors Test:

Are elder citizens a welcome part of the mix of residents?
Are they engaged and active?
Can they get out and about and get their needs met when driving is no longer an option?

5. Commons Test:

Does the development contribute to the overall community something greater than what it takes in terms of natural and community resources?
Will it age gracefully and adapt to future uses, or is it designed to be disposable?
What does it leave for future generations?

⁴ <https://smartgrowthamerica.org/wp-content/uploads/2016/08/choosing-our-communitys-future.pdf>

St. Armand's Consideration of Adirondack Smart Growth Principles

Principle(s): Collective decision-making is prudent when growth is slow and incremental.

- *Critical Resources are preserved through good Planning.*
- *Development decisions are predictable, fair, and cost-effective.*

Unprepared municipalities are often confronted with piecemeal development in the form of project permit proposals from well-financed applicants and often find themselves anxiously (and on short notice) trying to equip themselves to do battle with well-paid teams of experts paid by property developers. Interim measures are adopted to stave off development as Comprehensive planning programs and zoning re-writes are fast tracked towards adoption.⁵ Piecemeal planning replaces Comprehensive Planning.

The Comprehensive Plan can act as the keystone in the structural foundation of a local planning program. Local governments (And the APA) guide private land use decisions and reflective planning can routinely occur. When this happens people enthusiastically give of their time to make sure that development projects measure up to the town's vision of its future. Citizens enter a meeting room with the intent to participate in an ongoing local land use planning program, and bring with them a wealth of knowledge, a morality that establishes some value for nature and a relationship with their neighbors and the landscape. Community Leadership and citizens follow through in project permitting and decision making. Center-stage to this alternative future is the script: the continually updated, highly respected and hopefully dog-eared community Comprehensive Plan. It acts as the mirror to reflect and remind citizens that place-making is about community self-determination and rowing the boat in the same direction.⁶

Incremental Smart Growth in the Adirondacks Requires Local Planning

Rural communities tend to build-out slowly and in small, incremental steps. This is particularly so in St. Armand and is reflected in the small but consistent number of building permits issued year over year. This slow and gradual growth can and should be planned for through initial and periodic comprehensive and capital planning efforts by the Town of St. Armand. The Town already has a capital plan for roads and sidewalks, as well as which grant-funded projects need attention. These efforts are admirable. In the future, both comprehensive and capital plans should be updated to reflect changing local conditions and regional market forces.

⁵ New York State Commission on Rural Resources 2008

⁶ Ann Ruzow Holland, November 2008

Tools and techniques available to St. Armand to support Incremental Smart Growth include (Cited in Hamlets 3):

APA regulations

Within the regulatory structure of the Adirondack Park Agency are several methods to facilitate smart growth expansion. APA land use classifications have specific regulatory guidelines that projects must adhere to. For any given parcel, for example, the APA

sets a maximum number of principal buildings for a specific number of acres. These structures can be clustered together, however, to support smart growth principles, while maintaining the allowed parcel density.

APA map amendments

It is possible to amend APA land use classifications. The amendment process can be initiated by a private landowner, a town, or as the result of a comprehensive planning process or APA-approved local land use program. Based on an inventory of natural constraints, including slopes, soils, wetlands, and other features, the Agency determines if the amended classification fits the land. The APA uses regionally identifiable boundaries such as roads or streams, not private property lines, as land use classification boundaries.

Map amendments are best used to increase density to support smart growth. Hamlet

classification, probably the most desired map amendment, cuts two ways – though free of almost all APA jurisdiction, it potentially opens up a community to undesirable development unless local land use controls are in place.

Density transfers

Depending upon legal circumstances, a hamlet that desires additional density for an area may be able to use one of three kinds of density transfers. First, a landowner has the ability to transfer density on a given parcel of land. This enables clustering development on the most appropriate areas while avoiding development on least. Second, if density transfer is provided for in the local zoning law and is part of an APA-approved local land use program, two land owners can transfer density between them. If density transfer is not part of an approved local land use program, transfers are limited to adjacent properties. This limitation may be overcome by means of a complicated scheme of transferring density from one property to another in a kind of fireman's bucket brigade. Third, a municipality may transfer density as part of an approved local land use program as an alternative to an APA map amendment.

Zoning

Cities, towns, and villages in New York State are authorized by state statutes (called "zoning enabling laws") to regulate the use of land by enacting what is commonly referred to as "zoning." Zoning governs the way land in a municipality is used and developed. Its goal is to carry out the municipality's long range land use objectives. Zoning regulates the uses to which

property may be devoted, the siting of development on land, and the density of development on property.⁷ Where it is most successful, zoning is written in a way that compliments the planning goals of communities and addresses the needs of residents and businesses in the municipality.

Zoning protects health and safety and property values. Zoning separates potentially incompatible uses. A well-written zoning regulation permits appropriate uses in each zone and can even regulate the location of the development on the site and its building design. If applied this way, zoning can preserve or even enhance the character of a neighborhood or community. On the other hand, if not well-tailored to the needs of the community, zoning can needlessly separate compatible mixed uses and result in monotonous patterns of development.

Some landowners oppose zoning because of the restrictions it places on the ability to use their land or believe it diminishes their ability to sell the land to someone for a high price.

Balanced against this concern is the recognition that zoned properties often retain their value precisely because landowners know that nearby properties can only be occupied by compatible uses.⁸

Incentive zoning provides rewards for development, such as affordable housing or public space, which meets specified hamlet development goals.

Overlay districts

Overlay districts are drawn on a map over existing zoning to address the special needs of a particular area within a hamlet. Common examples include historic districts, road corridor standards, agricultural protection, watershed protection, and scenic view protection zones. These zones can preserve community character, promote mixed-use development or higher density development, encourage affordable housing, and achieve other community-desired results.

Subdivisions

When a landowner or developer wishes to subdivide an existing parcel, it offers a community the opportunity to ensure this expansion reflects smart growth principles. A town board can empower a local planning board to do subdivision review and adopt regulations, such as requiring that a certain percentage of a site be conserved by clustering structures. A design review board can exist independent of zoning laws.

⁷ <https://dos.ny.gov/system/files/documents/2023/01/adopting-zoning-for-the-first-time.pdf>

⁸ <https://dos.ny.gov/system/files/documents/2023/01/adopting-zoning-for-the-first-time.pdf>

Official map

An official map is a powerful, yet often underutilized planning tool. Town boards are legally empowered to create an official map delineating streets, highways, parks, and drainage systems, built and unbuilt. A town can draw out streets and other elements that do not currently exist to create a compact hamlet form following smart growth principles and design strategies. When a developer or landowner develops a piece of land, their plans will be legally bound to the features on the official map. Official maps are not straightjackets, though. They are a starting point for a rational layout of roads and other infrastructure and can be revised by a town board. If a land developer has a different idea that results in a logical and efficient layout of roads and other infrastructure, he/she can submit that idea to the town board for its action to revise the official map.⁹

Principle(s): Strong hamlet centers support density and provide a compact mix of uses.

- *Create complete neighborhoods where daily needs are nearby.*
- *High visual quality attracts investment and reflects a hamlet's history.*
- *Walkable public spaces promote social interaction on a human scale, energizing hamlet activities.*
- *Strengthen existing communities and direct development towards them. Make efficient use of public investments in infrastructure, schools, and services.*

In the Post-Covid Era, St. Armand has experienced a trend that mirrors circumstances in the Adirondacks, New England, and the Northern Forest Region. Local real estate prices have skyrocketed, primarily because COVID refugees- mostly urban dwellers--have bought up property--far away from the cities --in order to escape COVID—and reside where density was low, environmental quality was high, outdoor opportunities were abundant, and exposure to disease was limited. In addition, many people have reconsidered what they want. And it is something more than isolated housing subdivisions. With the popularity of remote work, employees are no longer wedded to office parks and downtown skyscrapers.

The national trends are clear—and are mirrored by the results of the 2024 St. Armand Community Survey, Stakeholder Interviews and Visioning Workshops. Folks want ready access to jobs, daily necessities, and fun, with less time in traffic. Jobs near housing, housing near jobs. People who want to drive should be able to. Places with a center point, a “downstreet, “walkable streets, energized gathering places, green space, parks, trails, and face-to-face social events are thriving. St. Armand wants to be a place where people who work from home can invest in the community by attending and participating in

⁹ <https://apa.ny.gov/Documents/Reports/Hamlets/6-Achieving-Success.pdf>

community life, raise children in a safe environment, buy local, engage with neighbors at the local café or store, walk to get the mail, then community “home” and back to work.

The following recommendations from Hamlets 3¹⁰ encourage compact, incremental smart growth.

“Communities should plan their road network via the official map to encourage compact patterns of development near an existing hamlet center. The community or a developer may finance and build these roads individually or in partnership.

Roads and utility placement within and near a hamlet center encourages infill development and the reconfiguration and densification of inner hamlet lots.

Building utilities and utility districts first guides the location of new growth and prevents unplanned linear strip development.

Special overlay districts, such as a business improvement district (BID), requiring a critical mass of businesses, may come subsequently. When a hamlet core is fully built out, it may be necessary to obtain a [an APA] map amendment upgrade for suitable adjacent land.”¹¹

Principle(s): Jobs and housing go hand in hand.

Energy Efficiency is achieved through Green Design and Sustainable Land Use.

Create a range of housing opportunities and choices.

Put jobs and good schools within reach of all who need them.

According to Hamlets “3”, “Smart projects shouldn’t just bring a lot more of what already exists. “Hamlets that position themselves with an eye to long-term sustainability will succeed in their quest for new investment.”¹²

¹⁰ Roger Trancik, Hamlets 3 <https://apa.ny.gov/Documents/Reports/Hamlets/index.html>

¹¹ <https://apa.ny.gov/Documents/Reports/Hamlets/6-Achieving-Success.pdf>

¹² <https://apa.ny.gov/Documents/Reports/Hamlets/6-Achieving-Success.pdf>

Projects that incorporate mixed uses (shops and housing, or offices and retail) are growing in popularity. During the recent and gradual build out of Bloomingdale, emerging forms of investment have supported increasing diversity in retail and service sectors. Locally sourced food, a restaurant/brewery, and a child care center are now available.

St. Armand is part of a larger regional economy that needs to attract and house a younger and more diversified labor force that is available to fill all job sectors. As noted in other sections of the Community Profile, Bloomingdale has great potential to serve as a community hub where residents and businesses support one-another through investment, spending, and revitalization activities.

Good planning ought to allow for housing for the full population in a way that is fair to homeowners, home-seekers of all incomes and to local jurisdictions." St. Armand will strive to incentivize an equitable, appropriate (to Bloomingdale scale), and necessary mix of affordable, senior, and workforce housing that address regional housing market needs. The mix of housing will attract new residents at various stages of life and include new construction townhouse-style condominiums or rentals, adaptive reuse of structures for single or multi-family units, accessory dwelling units, and senior independent living. This would encourage continued development of St. Armand as a bedroom community to Saranac Lake.

Any child, no matter where he or she lives, should have access to good schools, a safe environment, and opportunities for advancement.

Great quality of life begins at the street or neighborhood scale, though one size doesn't fit all. There's no reason we can't have all the qualities we want in St. Armand.

Principle: Well-defined boundaries prevent hamlet sprawl and protect natural resources.

Keeping development compact helps preserve water quality and natural resources in a number of ways and contributes in a meaningful way to enhancing the ecosystem services provided by nature. Compact development can help preserve continuous areas of open space important for climate mitigation, protecting water and air quality. It reduces the amount of impervious surface that covers the land and shunts stormwater and pollutants into nearby rivers and streams.

Multi-story buildings with smaller parking lots cover less land than spread-out single-story developments with big parking lots. Compact development also makes it easier to protect critical water resources from development, such as wetlands, vegetated buffers along streambeds, river corridors, and floodplains.

In the case of St. Armand, 80% of the land is in public trust and not available for development. Accordingly, only 20% of the land mass is in private hands and development is strictly limited by the Adirondack Park Land Use and Development Plan. St. Armand's hamlets, industrial, moderate, and rural use intensity classifications are isolated to this small amount of private land.

Principle: Access to nature provides many with the authentic Adirondack experience.

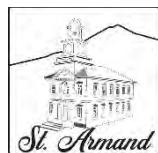
➤ Preserve natural beauty, parks, farmland, and environmentally critical areas.

Protected areas, such as New York's Adirondack Park, constitute natural resource-rich amenity islands, isolated in a sea of development, and hence are particularly threatened by land transformation. As such, they are in great danger from market forces because they possess great scenic beauty and recreational opportunities. On the other hand, these special amenities increase private land values enhancing the tax base.

The large tracts of NYS-owned land and conservation easement lands located in the Town of St. Armand provide extensive and considerable environmental services to the Town, the region, and the rest of the country in terms of open space, water quality and its indirect benefits to the tourist and recreation economic sectors. St. Armand's public lands have the potential to offer residents and visitors exceptional recreational opportunities. If and when NYS drafts and completes Unit Management Plans for the various public tracts, St. Armand can contribute ideas, suggestions, and recommendations for access points that connect, improve, and facilitate access and enjoyment for residents and visitors.

St. Armand has done an outstanding job capitalizing on and transforming the natural features and open space within and nearby Bloomingdale into community amenities, such as parks and recreational spaces. More can always be done, and further actions are on the drawing board. A comprehensive recreational plan for the Town of St. Armand might bring together all the existing and possible community amenities and evaluate ways that low impact multi-use trails and greenbelts can enhance the connections between public lands and nearby communities. These actions can also attract development and investment into the community.

Charming, picturesque, beautiful are words describing the landscape of St. Armand. If it were not for the way farming once sculpted and framed the geography along the Saranac River, one might not see the lakes, rivers, and mountains for the abundance of trees. With the advent of climate change, the bread baskets of the USA are drying out and becoming inhospitable. Our region has the ability to feed itself. The regional agricultural economy has great potential to feed, and provide non-food resources, perhaps export food resources to food-scarce regions of the world. The local foods and food security movement are important entrance points for making the argument to residents for protecting local farmland which is also conserved open space. When new development occurs on farms or other open land, as most of it does, those resources are gone for good. How St. Armand's residents decide when such growth is appropriate, and push for change when it isn't is an important consideration in the future.



**Department
of State**



Town of St. Armand Smart Growth Comprehensive Plan

NYS Contract T1002070

Task 7a – Community Survey Final Report

August 2024

Prepared by AES Northeast and Ann Ruzow Holland, Ph.D. AICP

Introduction

The Town of St. Armand Smart Growth Comprehensive Planning process included a written Community Survey that consisted of 31 questions developed with the assistance of the Town of St. Armand Comprehensive Planning Committee. The questions were grouped in topics that included: Visioning, Demographics, Infrastructure, Land Use, Recreation, Housing, and General. The survey was mailed to all 540 residential and business addresses in the Town on February 27, 2024 and made available online simultaneously. The respondents were asked to submit their responses by March 29, 2024. The Town received 102 responses (51 by hand and 51 online). This report will be included as an appendix to the Town of St. Armand Comprehensive Plan.

During the Community Survey, AES Northeast's subconsultant Ann Ruzow Holland, Ph.D. AICP conducted one on one stakeholder interviews. Dr. Ruzow-Holland's Report will also be included as a separate appendix to the Comprehensive Plan.

The first section of this report contains the Community Survey and tabulated responses. The second section contains a summary and analysis of the responses.

This document was prepared with funding provided by the New York State Department of State Environmental Protection Fund.

Section 1 – Community Survey Questions and Responses

VISION

1. The future of the town is in the planning. Please describe, in a few words, the improvements you would like to see (add additional sheets as necessary):

17 responses advocated for improving sidewalks/walkability.

9 responses advocated for having some form of zoning/land use regulations in place.

6 responses advocated for reducing junk storage on private properties

5 responses advocated for improving broadband/high speed internet/cell phone service.

5 responses advocated for adding a grocery store or convenience store to the town.

5 responses advocated for improving parking and other amenities at the town park/recreational field behind the fire dept. (e.g. – improve existing facilities; add cooking grills; summer music series).

5 responses advocated for improving existing roads (e.g. – fixing potholes, lowering speed limits

4 responses advocated for improving the public water system.

4 responses advocated for improving streetscapes with plantings.

4 responses advocated for improving access to public lands (primarily Moody Pond)

4 responses advocated for adding a gas station to the town.

4 responses advocated for finding a reuse of the former Norman's Store building.

3 responses advocated for improving the public sewer system.

3 responses advocated for having more restaurant/dining choices available.

2 responses advocated for adding more senior housing.

2 responses advocated for garbage/recycling pick-up services.

2 responses advocated for not increasing or lowering taxes.

2 responses advocated for medical services in town.

2 responses advocated for access to public transportation.

2 responses advocated for finding a reuse for the Methodist Church (e.g. - after school access; daycare; senior daycare; community activities, etc.)

1 response advocated for a Town periodic newsletter.

1 response advocated for a community garden space.

1 response advocated for more security/police presence in place.

1 response advocated for more streetlights.

1 response advocated for a community center (former Norman's or former Methodist Church).

1 response advocated for making the noise ordinance more enforceable.

1 response advocated for more community events.

1 response advocated for charging stations for electric vehicles.

1 response advocated for increasing the amount of agricultural lands and crop/livestock production.

1 response advocated for increasing the amount of affordable housing.

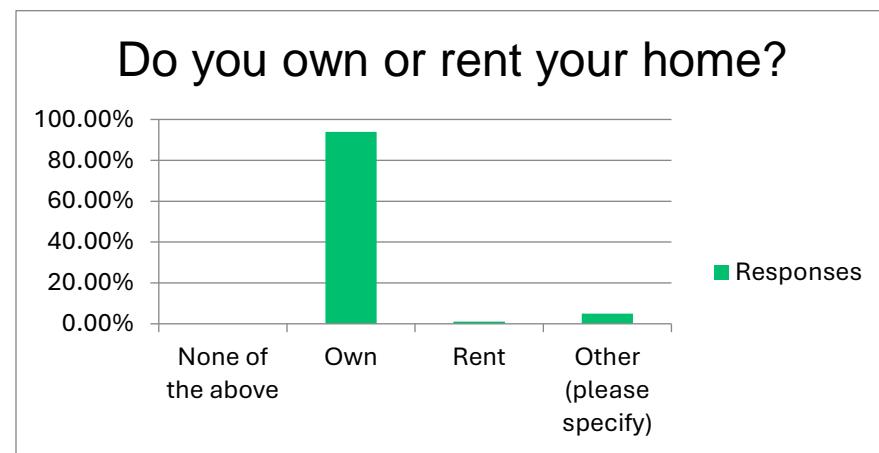
1 response advocated for reducing the amount of road salt used on roads.

1 response advocated for applying for more grant funds to offer to home owners for improving the exterior of their homes.

DEMOGRAPHICS

2. Do you own or rent your home?

Answer Choices	Responses	
None of the above	0.00%	0
Own	94.00%	94
Rent	1.00%	1
Other (please specify)	5.00%	5
	Answered	100
	Skipped	2

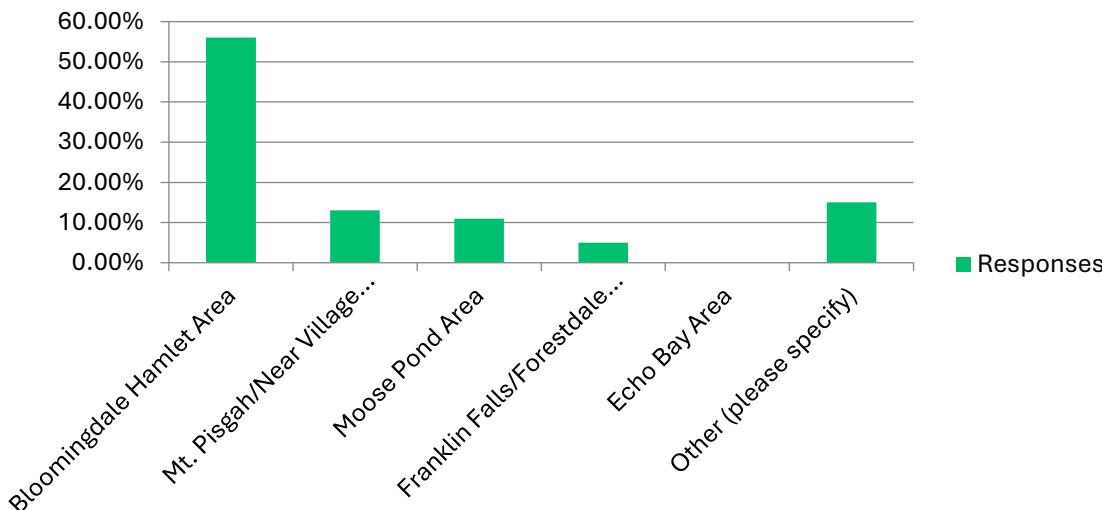


Responses under "Other" included: life use, executor of estate, camp, live with parents.

3. What neighborhood do you live in/associate with?

Answer Choices	Responses	
Bloomingdale Hamlet Area	56.00%	56
Mt. Pisgah/Near Village of Saranac Lake/Route 3 South of Bloomingdale/Southwestern portion of the Town	13.00%	13
Moose Pond Area	11.00%	11
Franklin Falls/Forestdale Area	5.00%	5
Echo Bay Area	0.00%	0
Other (please specify)	15.00%	15
	Answered	100
	Skipped	2

What neighborhood do you live in/associate with?



Responses under "Other" included: Rockledge (3), Route 3, Moody Pond(3), Route 3 North, Stevenson Lane, River Rd (2), Park Ave.

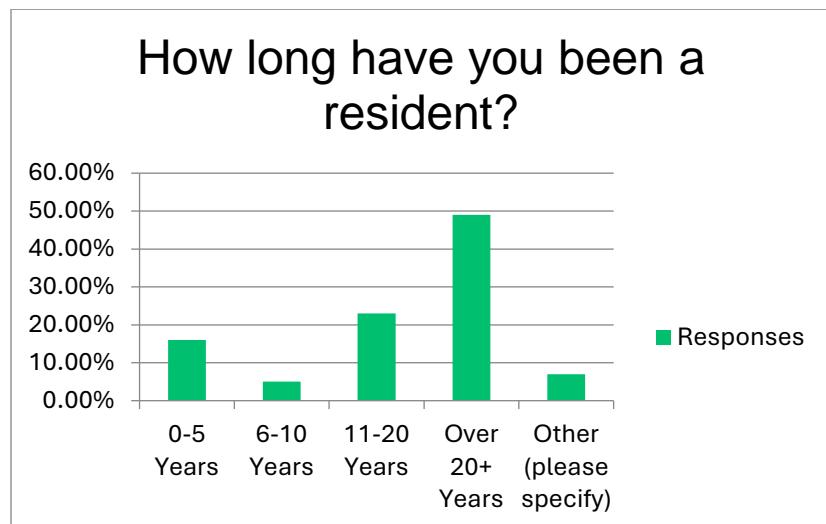
4. If you like, please tell us the name of the street on which you live:

Answers included:

Route 3 (15), River Road (12), Roosevelt Lane (4), Curtis Way (3), Goodspeed Lane (3), Moose Pond Lane (3), Mt. Pisgah Lane (3), Rockledge Lane (3), Saranac Lane (3), Alina Way (2), Main Street (2), Poplar Lane (2), Trudeau Road (2), Union Lane (2), Vine Street (2), Bloomingdale Avenue (1), Campion Way (1), George Downs Lane (1), Gillespie Drive (1), James Way (1), Ledge Lane (1), Maple Lane (1), Old Military Road (1), Oregon Plains Rd (1), Park Avenue (1), Prospect Street (1), St. Regis (1), Union Lane (1), Vista Drive (1), Whiteface Lane (1)

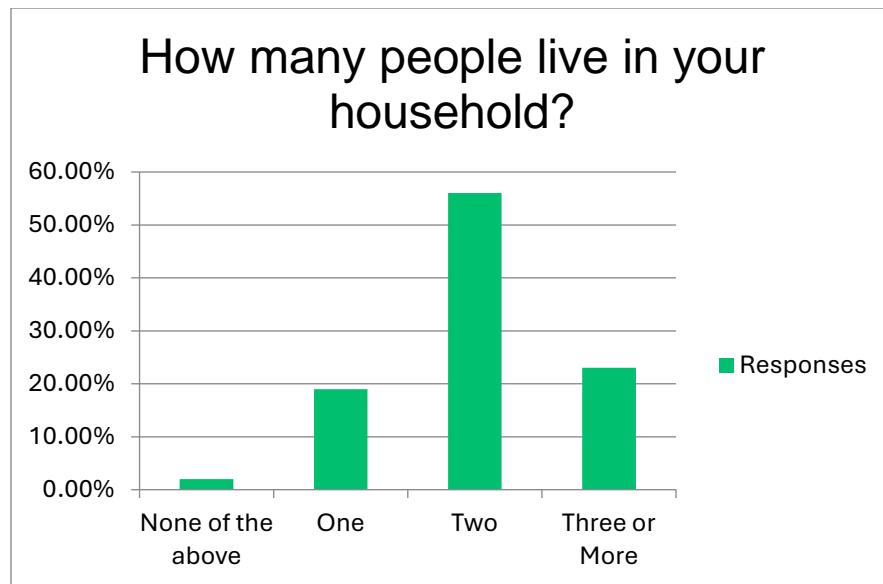
5. How long have you been a resident?

Answer Choices	Responses	
0-5 Years	16.00%	16
6-10 Years	5.00%	5
11-20 Years	23.00%	23
Over 20+ Years	49.00%	49
Other (please specify)	7.00%	7
	Answered	100
	Skipped	2



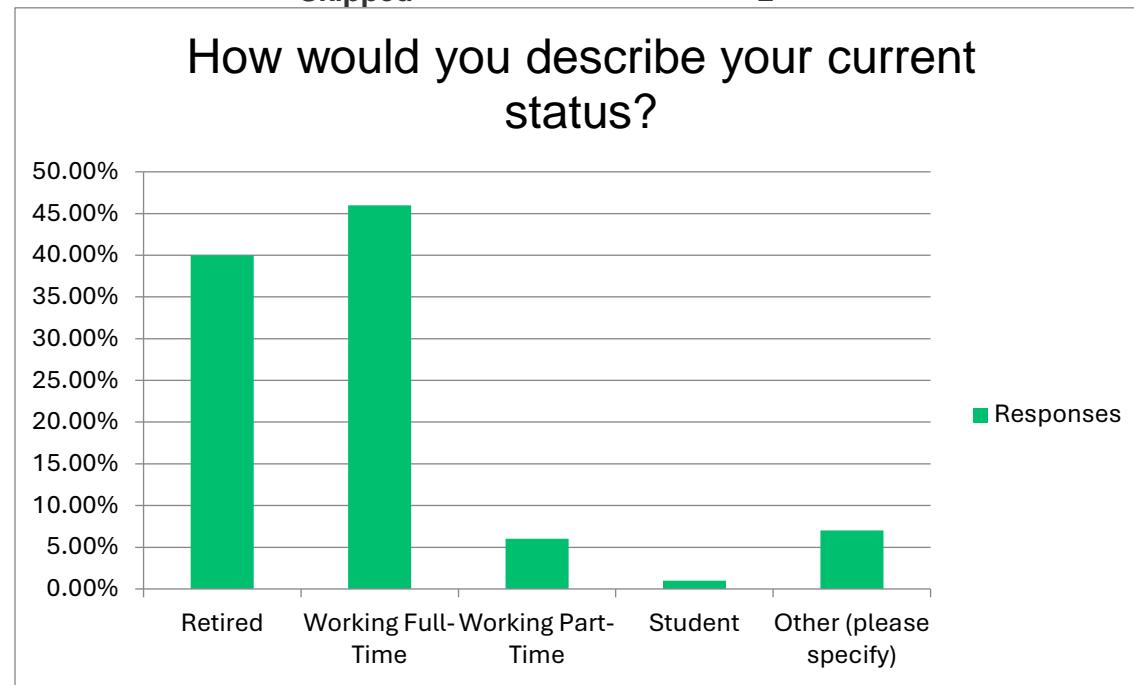
6. How many people live in your household?

Answer Choices	Responses	
None of the above	2.00%	2
One	19.00%	19
Two	56.00%	56
Three or More	23.00%	23
Answered	100	
Skipped	2	



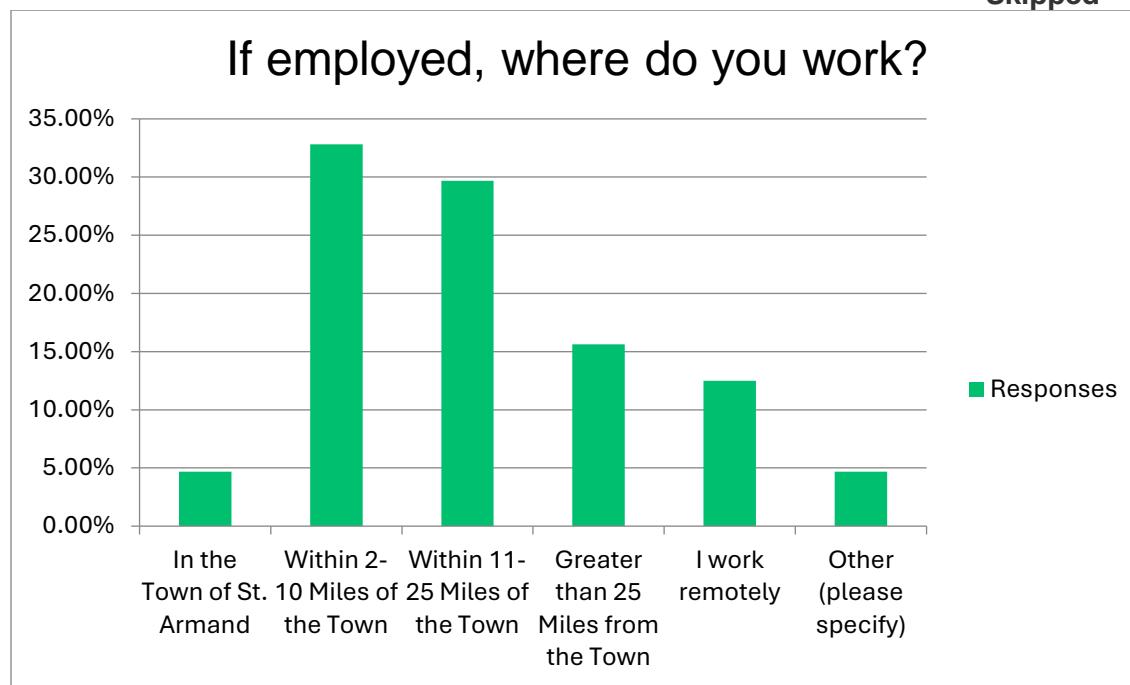
7. How would you describe your current status?

Answer Choices	Responses	
Retired	40.00%	40
Working Full-Time	46.00%	46
Working Part-Time	6.00%	6
Student	1.00%	1
Other (please specify)	7.00%	7
Answered	100	
Skipped	2	



8. If employed, where do you work?

Answer Choices	Responses	
In the Town of St. Armand	4.69%	3
Within 2-10 Miles of the Town	32.81%	21
Within 11-25 Miles of the Town	29.69%	19
Greater than 25 Miles from the Town	15.63%	10
I work remotely	12.50%	8
Other (please specify)	4.69%	3
	Answered	64
	Skipped	38

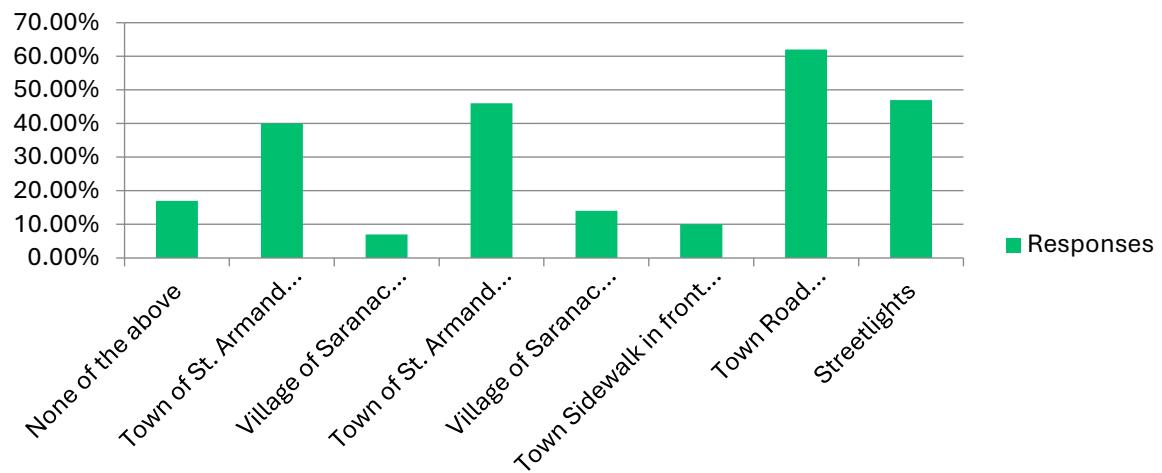


INFRASTRUCTURE

9. Are you served by any of the following (check all that apply)?

Answer Choices	Responses	
None of the above	17.00%	17
Town of St. Armand Sewer Connection	40.00%	40
Village of Saranac Lake Sewer Connection	7.00%	7
Town of St. Armand Water Connection	46.00%	46
Village of Saranac Lake Water Connection	14.00%	14
Town Sidewalk in front of my residence and/or business	10.00%	10
Town Road (maintained by the Town Highway Department) in front of my residence and/or business	62.00%	62
Streetlights	47.00%	47
	Answered	100
	Skipped	2

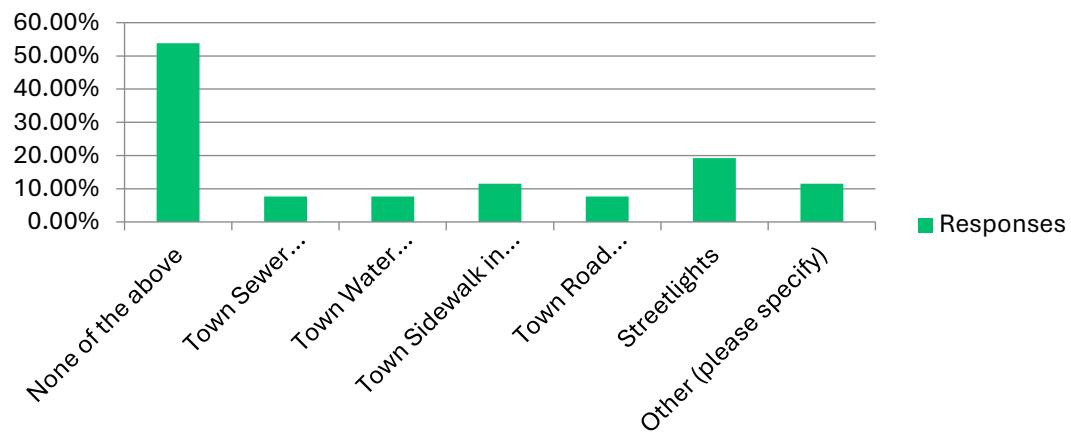
**Are you served by any of the following
(check all that apply)?**



10. If you responded “None of the above” to the above question, please check the services you would like to receive from the Town:

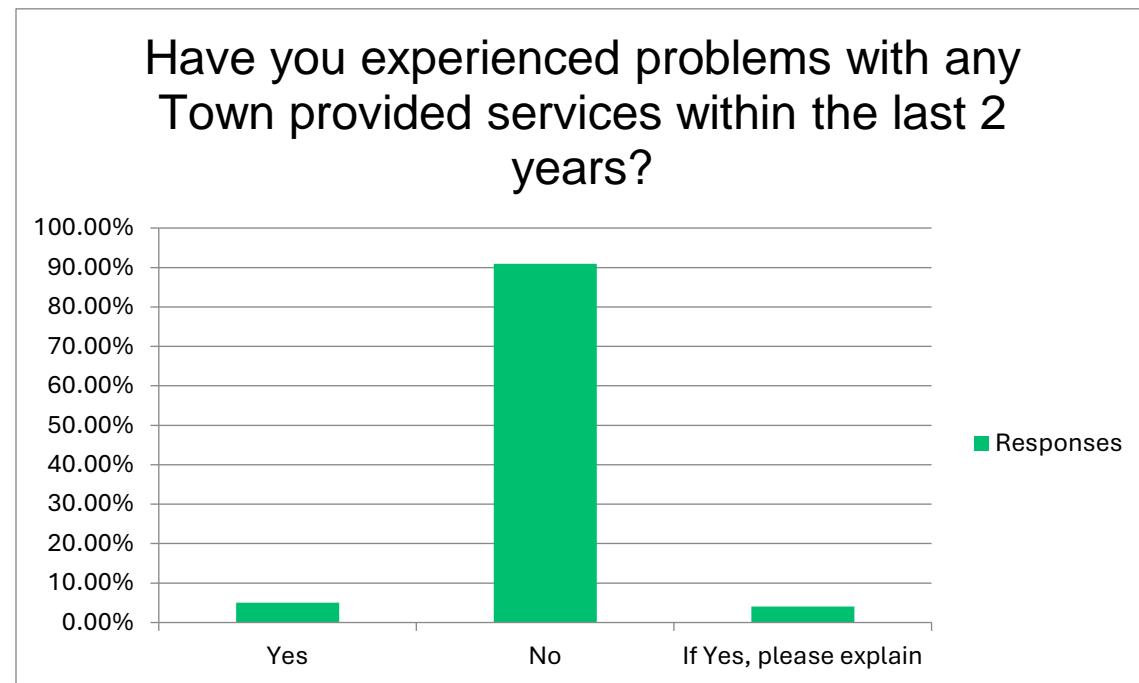
Answer Choices	Responses	
None of the above	53.85%	14
Town Sewer Connection	7.69%	2
Town Water Connection	7.69%	2
Town Sidewalk in front of my residence and/or place of business	11.54%	3
Town Road (maintained by the Town Highway Department) in front of my residence and/or place of business	7.69%	2
Streetlights	19.23%	5
Other (please specify)	11.54%	3
	Answered	26
	Skipped	76

If you responded “None of the above” to the above question, please check the services you would like to receive from the Town.



11. Have you experienced problems with any Town provided services within the last 2 years?

Answer Choices	Responses	
Yes	5.05%	5
No	90.91%	90
If Yes, please explain	4.04%	4
Answered		99
Skipped		3

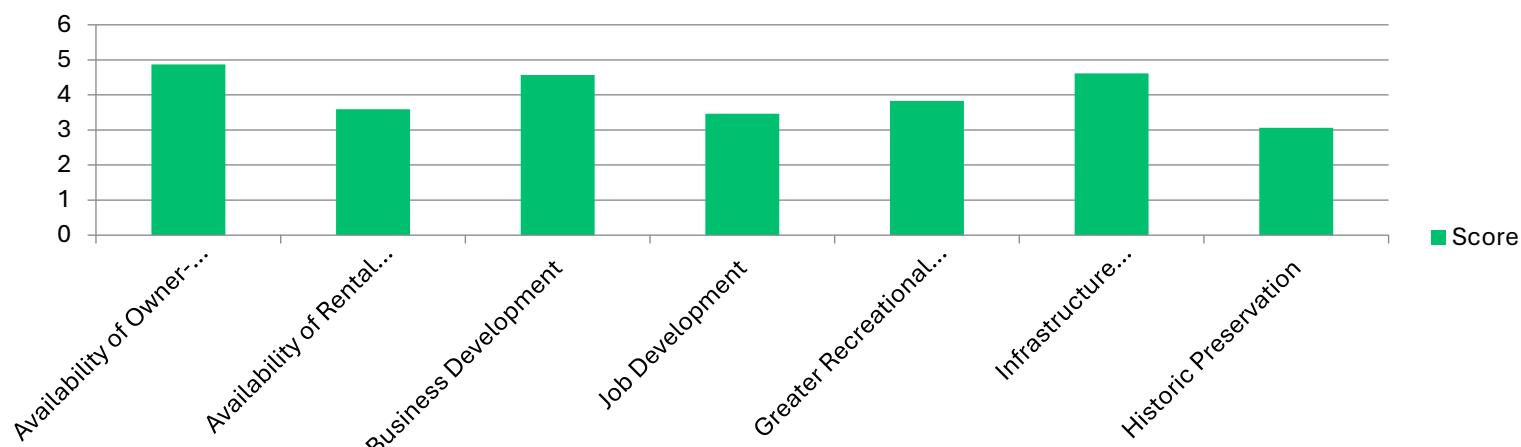


LAND USE

12. Please rank the importance of these topics in relation to the Town of St. Armand (1 being most important, 7 being least important).

	1	2	3	4	5	6	7	Total	Score							
Availability of Owner-Occupied Housing	27.78%	15	22.22%	12	16.67%	9	3.70%	2	11.11%	6	9.26%	5	9.26%	5	54	4.87
Availability of Rental Housing	9.26%	5	18.52%	10	5.56%	3	16.67%	9	9.26%	5	20.37%	11	20.37%	11	54	3.59
Business Development	9.26%	5	22.22%	12	20.37%	11	22.22%	12	16.67%	9	9.26%	5	0.00%	0	54	4.57
Job Development	1.85%	1	1.85%	1	16.67%	9	29.63%	16	29.63%	16	11.11%	6	9.26%	5	54	3.46
Greater Recreational Opportunities	20.37%	11	5.56%	3	18.52%	10	5.56%	3	11.11%	6	20.37%	11	18.52%	10	54	3.83
Infrastructure Improvements	25.93%	14	18.52%	10	9.26%	5	12.96%	7	11.11%	6	14.81%	8	7.41%	4	54	4.61
Historic Preservation	5.56%	3	11.11%	6	12.96%	7	9.26%	5	11.11%	6	14.81%	8	35.19%	19	54	3.06
															Answered	54
															Skipped	48

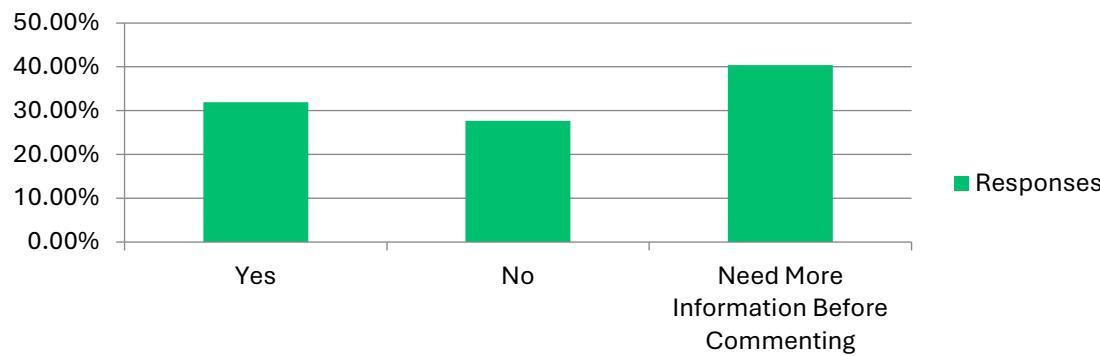
Please rank the importance of these topics in relation to the Town of St. Armand (1 being the most important and 7 being the least important). Use the up and down arrows to move the topics into their order of importance.



13. The Town does not currently have zoning regulations (except within the portion of the Town within the Village of Saranac Lake). Do you think the Town should have zoning regulations?

Answer Choices	Responses	
Yes	31.91%	30
No	27.66%	26
Need More Information Before Commenting	40.43%	38
Please add comments (if any)		15
	Answered	94
	Skipped	8

The Town does not currently have zoning regulations (except within the portion of the Town within the Village of Saranac Lake). Do you think the Town should have zoning regulations?



Should the Town have Zoning Regulations? *Comments included the following:*

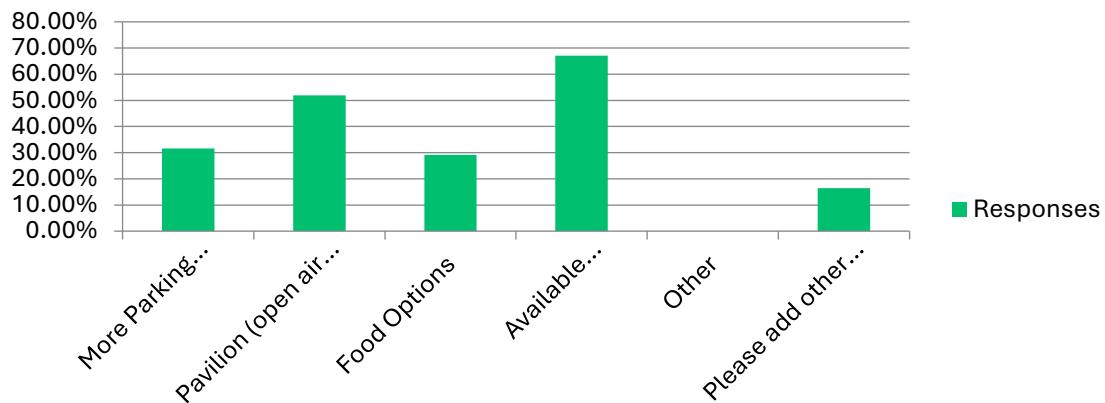
<i>Probably a good idea. I don't believe I'd want to live near a fish-n-game hunting club shooting range.</i>
<i>No. The Park Agency is more than enough</i>
<i>What is encompassed by zoning regulations</i>
<i>Basic zoning is necessary for the downtown area to come back to its heyday.</i>
<i>One of Bloomingdale's greatest assets used to be its historic and charming character. Any new construction in the center should be compatible with the picturesque historic flavor. The more attractive Bloomingdale is, the better with essential services and recreational opportunities, the more likely potential residents will agree with higher standards.</i>
<i>zoning is required for new buildings construction, property usage, property border setbacks, excessive noise, visual detriments, Waste management, hazardous materials, Health and safety issues.</i>
<i>There should be some zoning. If this is a question pertaining to short term rentals, they can be allowed and regulated in a responsible way, without it being restrictive. People should be able to use their properties as they see fit. This is a tourist economy, and we invite tourists here to spend money. We cannot have it both ways, no STR's and have the benefit of a tourist economy. People like to rent homes to stay when they are vacationing. I have done it myself many times. It brings money to a community.</i>
<i>Also, laws should be in place to preserve the integrity of neighborhoods, i.e. junk, old cars, trailers, tarps, garbage, etc...</i>
<i>Yes!! Lack of town planning has led to development that could have been more attractive and better purposed. It will enhance business and residential properties.</i>
<i>Too many slumlords providing unsafe living conditions. This may be more of a code enforcement issue but I believe they are related.</i>
<i>Concerned about STR's.</i>
<i>Limit STRs</i>
<i>This is so necessary.</i>
<i>Town should adopt an APA approved comprehensive zoning plan without delay.</i>
<i>Some rules need to be in place to at least allow for public review.</i>

RECREATION

14. What would you like to see at the athletic fields (also known as the Youth Field, park/playground area) behind the fire department?

Answer Choices	Responses	
More Parking Spaces	31.65%	25
Pavilion (open air seating under a roof)	51.90%	41
Food Options	29.11%	23
Available Services/Bathroom Facility	67.09%	53
Other	0.00%	0
Please add other options	16.46%	13
Answered		79
Skipped		23

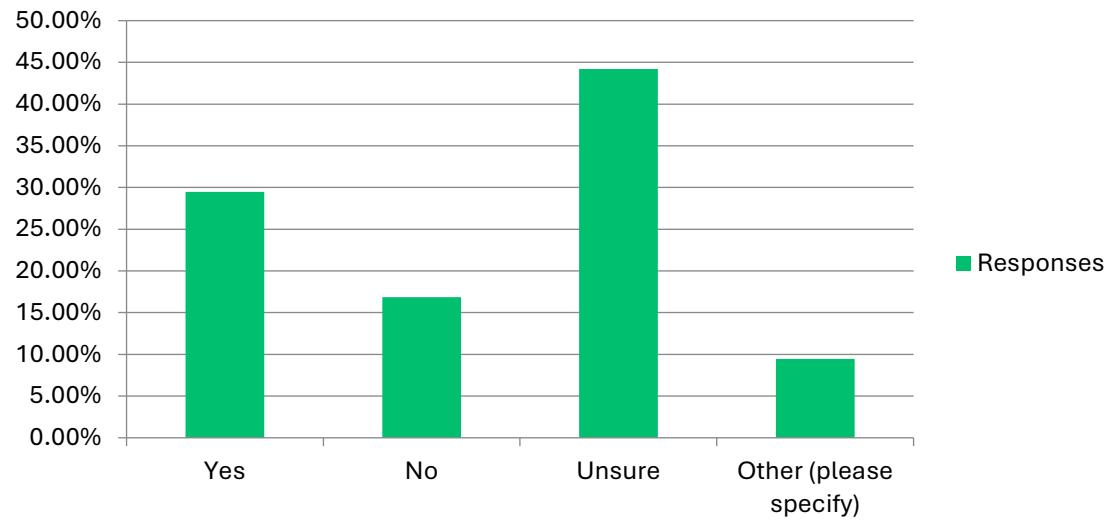
What would you like to see at the athletic fields (also known as the Youth Field, park/playground area) behind the fire department?



15. Do you feel that there is a need for a Community Center in Bloomingdale?

Answer Choices	Responses	
Yes	29.47%	28
No	16.84%	16
Unsure	44.21%	42
Other (please specify)	9.47%	9
Answered	95	
Skipped	7	

Do you feel that there is a need for a Community Center in Bloomingdale?



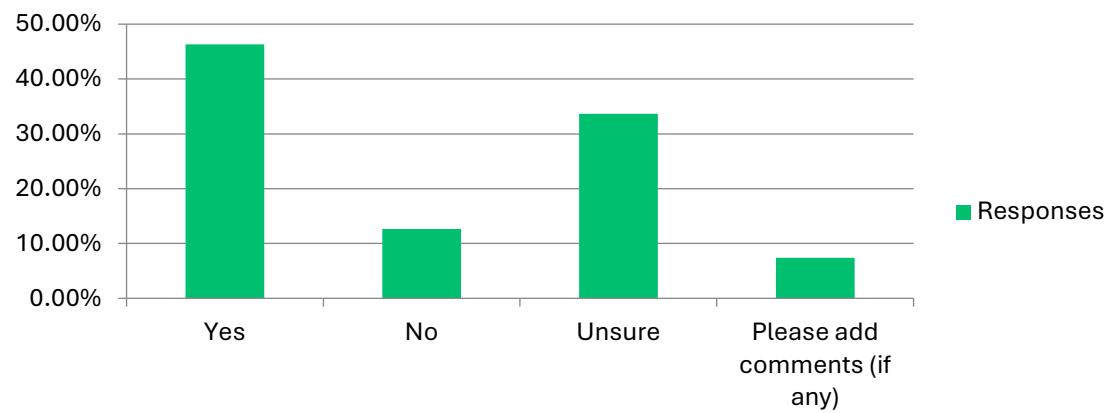
Other" comments included:

Yes because the public social spaces of the Town Hall were taken over by offices but existing buildings should be repurposed. The Methodist Church or Norman's represents an excellent opportunity for being an adjunct to the Town Hall for after-school, for senior use, for daycare, for potential senior daycare, for potential use of the church sanctuary for performance arts, for meetings and meals. The Fire Department Building should be taken into consideration.
Might be nice to have especially if people could "rent out" / sign up for use of the the space for various activities like crafting, book clubs, meetings for various clubs/organizations.
I feel the upstairs at the fire department is underutilized and could host more community events instead of building another building. The pavilion there could be used more by those at the park.
Need more information
No knowledge
Maybe the fire department could be used as a community center. No need to build another building that may not get used a lot
Could definitely benefit, but they also seem okay without

16. 80% of the Town is State owned public land. Do you feel that the State owned public lands are accessible enough to town residents and the public in general?

Answer Choices	Responses	
Yes	46.32%	44
No	12.63%	12
Unsure	33.68%	32
Please add comments (if any)	7.37%	7
Answered	95	
Skipped	7	

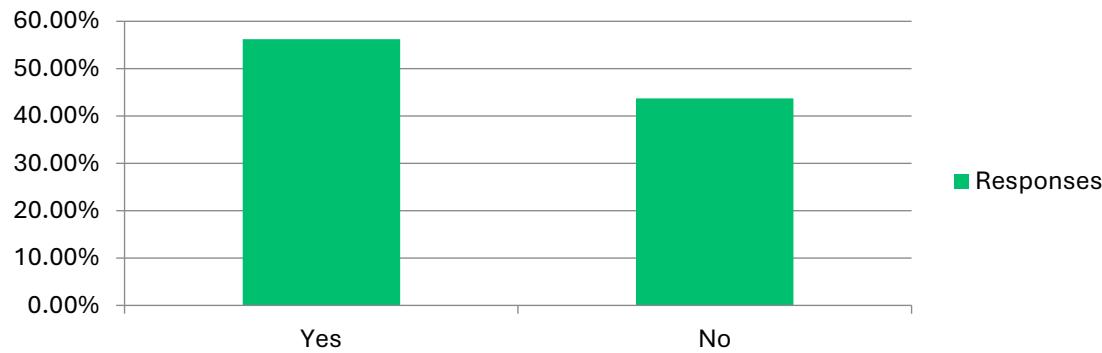
80% of the Town is State owned public land. Do you feel that the State owned public lands are accessible enough to town residents and the public in general?



17. Have you canoed, kayaked, or paddled any of the water bodies in the Town of St. Armand at least once in the past year (Saranac River, Franklin Falls, Moose Pond, McKenzie Pond)?

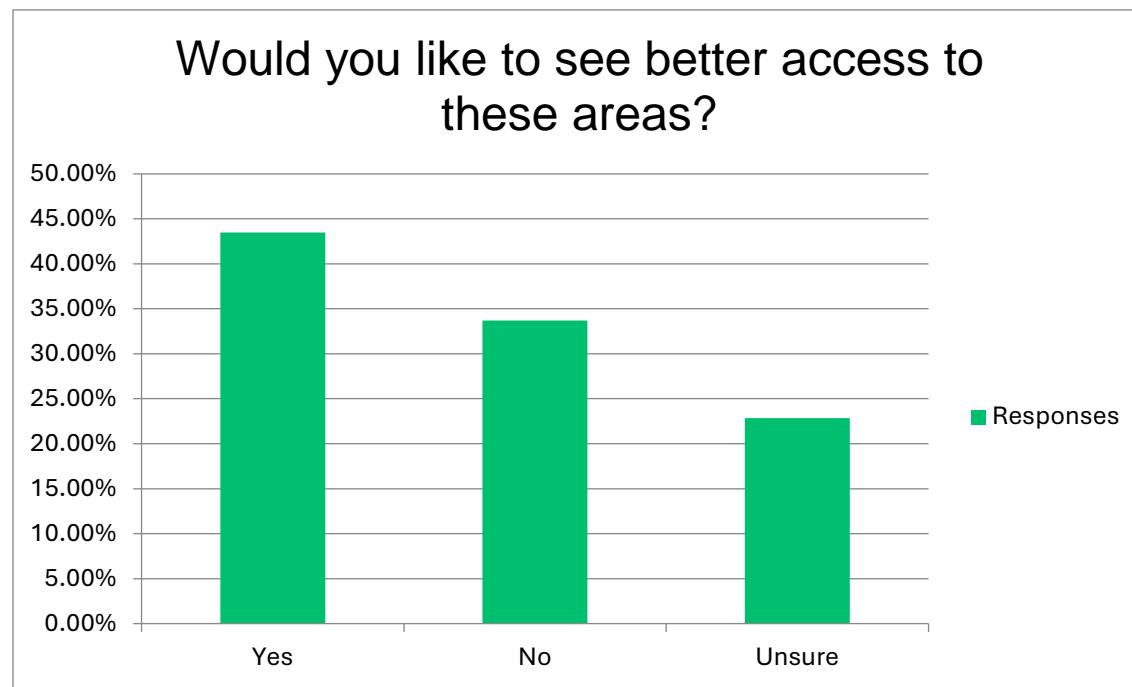
Answer Choices	Responses	
Yes	56.25%	54
No	43.75%	42
Answered		96
Skipped		6

Have you canoed, kayaked, or paddled any of the water bodies in the Town of St. Armand at least once in the past year (Saranac River, Franklin Falls, Moose Pond, McKenzie Pond)?



18. Would you like to see better access to these (see 17) areas?

Answer Choices	Responses	
Yes	43.48%	40
No	33.70%	31
Unsure	22.83%	21
Please explain your answer:		26
Answered	92	
Skipped	10	



Explanations to the above answer included the following:

Actual parking spots should be created on Moody Pond. Remove all the nasty signs... Very unwelcoming.

No definite signage to define private of DEC property. No local access near town or in town

My son uses all these bodies of water. It would be nice to have better launching

Why?

Roads and trails are in bad shape.

Do not want to attract outsiders, to pollute and wear out access areas

Adequate as they are now.

seems fine as is

parking lot at Moose Pond needs expansion and surface improvement: parking area for Moose Pond off Bloomingdale Road is inadequate and dangerous.

see above

see response to State Land Access

Better parking for Moose Pond trail head. Moose Pond boat launch frequently has dumped trash. Grading and gravel at Franklin ponds boat launch.

I know how to access Moose Pond, but Saranac River off Route 3 I believe is private but I see people accessing it there frequently. WOULD be great to have areas marked with porta-potty available.

Mountain biking and e-bike trails would be a great addition to the community. In addition to cross country ski trails

A nicer canoe/kayak slip at Denny park would be nice.

more put ins and out on the river with parking

Not saying access is poor, but we could always improve!

Surely I do not want to see our forests and waterways so accessible that they lose their "feeling of remoteness". Sometimes it does one good to reach a not so accessible outdoor location and feel a sense of accomplishment. Taking it to the 'nth degree, for example, having a paved highway to your favorite fishing or hunting land is not what is wanted. Keep our wilderness and wild forest the way they were envisioned by our early visionaries.

Canoe access to McKenzie? Parking? Do you have to hike in all that way or trespass?

We need a solution to the parking issue at McKenzie Pond. I used to love to park & walk around the pond, but now I avoid it due to the parking issue/very crowded road around it. It would be nice if there were easier/more accessible launch points for canoes & Kayaks along area rivers & ponds.

We've never had an issue accessing any of these.

Unsure mainly because these areas are overused already at times.

The access is fine.

Better access would only benefit tourism, not the local population. Expansion of parking access to the bodies of water would result in crowding at access points.

There are few parking areas which in turn provides little access to the McKenzie Wilderness, Moose Pond and state lands.

19. Please add any other comments regarding recreational opportunities:

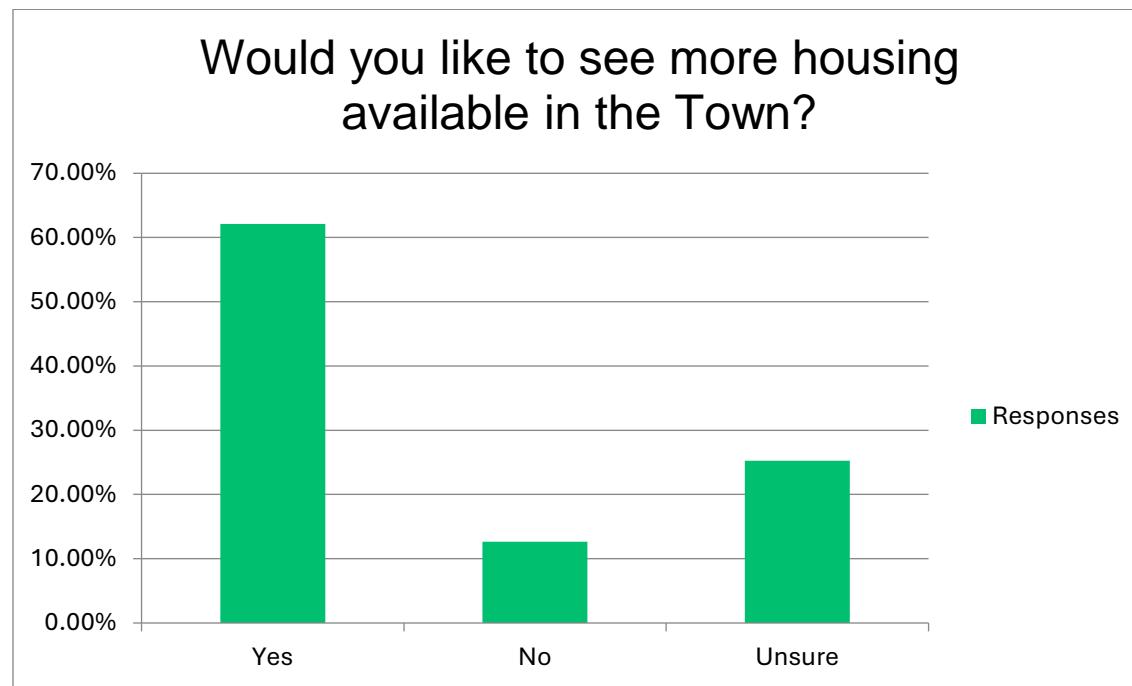
Answered	14
Skipped	88

<p>If you load up to go out on a lake you might as well go to the larger lakes and put the energy into an incredible water feature and opportunity. I would love to take a walk to the "river" but where can I investigate? The bridge? The other Bridge? That is it.</p>
<p>Better path to back ball field, make stairs to get down hill, better the 2 playing fields.</p>
<p>Some places are so busy that locals don't want to be there. i.e. Moose Pond. The tourists have taken over.</p>
<p>Happy to see pickleball. Glad you did that.</p>
<p>Moose Pond Ski Trail/Hiking Trail desperately needs a parking lot! It needs to be paved for winter parking!! Push DEC to implement UMP for extension of Moose Pond Ski Trail!</p>
<p>Possible community garden area/park</p>
<p>Would Love to see more OUTDOOR RECREATION RETAILERS . Canoeing, Kayaking adventure tours, Recreational Horseback riding trails, Fishing, Hunting, camping.</p>
<p>I don't think there is any problems. Again, if you are going to make these areas more accessible and friendly, make sure to not put up the welcome signs...i.e. no parking, tow away zone, pick up your car at Maddens....</p>
<p>As I mentioned before, a listing of what is available, where , and for what activities would be great.</p>
<p>Atv trails or allowing their use on side streets would be nice.</p>
<p>I would also love to see boardwalk type walking features around/across/near Moose Pond or along the Saranac River similar to what they have at The Wild Center or the VIC. This would allow more people to get out and enjoy the beautiful scenery without having to walk through the woods. It would allow more opportunities for families and/or older/disabled people.</p>
<p>There are plenty.</p>
<p>Dog Park possibility?</p>

HOUSING

20. Would you like to see more housing available in the Town?

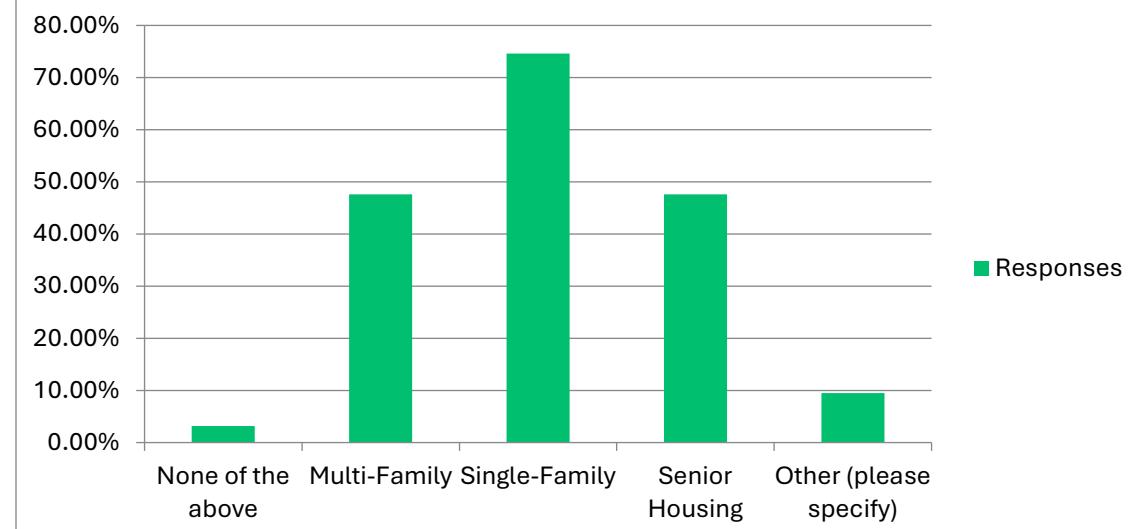
Answer Choices	Responses	
Yes	62.11%	59
No	12.63%	12
Unsure	25.26%	24
Answered		95
Skipped		7



21. If you answered Yes above, what type of housing would you like to see?

Answer Choices	Responses	
None of the above	3.17%	2
Multi-Family	47.62%	30
Single-Family	74.60%	47
Senior Housing	47.62%	30
Other (please specify)	9.52%	6
Answered	63	
Skipped	39	

If you answered Yes above, what type of housing would you like to see?



“Other” responses included the following:

<i>Always a need for senior housing. Please don't pack the housing together, like they did Wesvalley Road in Lake Placid... They are practically built one on top of the other...it looks awful</i>
<i>Bed & Breakfast</i>
<i>Affordable housing for the young people who want to live here. We need to have young people to have vibrant communities...teachers, firemen, restaurant workers, healthy schools, etc...</i>
<i>This area (Including SL, LP) is super short for housing. When we moved here in 2020, there was very little available. They were extremes really, small, not in great shape, or nicer, larger and super expensive. WOuld be nice if young families could have nice, affordable options available to them.</i>
<i>Affordable housing</i>
<i>Affordable</i>

GENERAL

22. In which community do you buy most of your groceries?

Answered	96
Skipped	6

64 said Saranac Lake

14 said Lake Placid

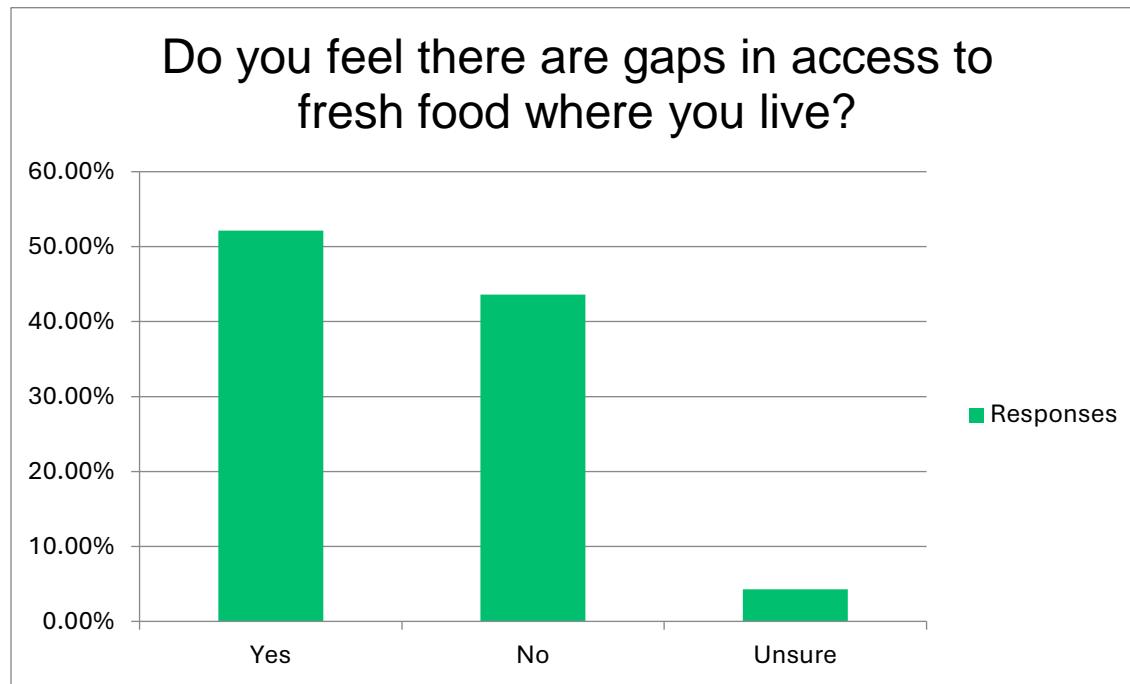
10 said Saranac Lake or Lake Placid

4 said Plattsburgh

4 said Lake Placid or Plattsburgh

23. Do you feel there are gaps in access to fresh food where you live?

Answer Choices	Responses	
Yes	52.13%	49
No	43.62%	41
Unsure	4.26%	4
Answered		94
Skipped		8



24. What is one thing you love about the Town?

Answered	81
Skipped	21

Responses:

<i>Everything</i>
<i>Deer</i>
<i>It's a quiet affordable place to live</i>
<i>Quiet and not too far away</i>
<i>Quiet</i>
<i>The family oriented feeling the town has</i>
<i>Very tight knit community</i>
<i>Dead end street, park, ROAD CREW. I pay my taxes for them! They need a RAISE. Can't say enough! Hard working. No problems! Respectful. Super. You guy's rock! yeah, Great Job!</i>
<i>Community oriented, small, friendly, Dollar General has been an asset</i>
<i>How rural it is</i>
<i>Everyone knows each other. Love the Vets signs</i>
<i>Great Outdoor Activities</i>
<i>Hex & Hops</i>
<i>Usually very quiet</i>
<i>Bloomingdale Sucks</i>
<i>Efforts in improvement</i>
<i>Everyone in charge is always available if i need anything answered or information. They love the Town and do a great job. I have lived here over 60 years and am attached to it!</i>
<i>The people and neighbors</i>
<i>Small community</i>
<i>Know everyone</i>
<i>Low crime rate</i>
<i>Peaceful</i>
<i>It is peaceful and most folks are friendly.</i>

<i>Small and quiet</i>
<i>Peace and safety</i>
<i>Small</i>
<i>The quietness and beauty</i>
<i>Rural Environment</i>
<i>Community spirit</i>
<i>Community support of activities</i>
<i>Peaceful, friendly, and Davina!</i>
<i>quiet</i>
<i>Affordability</i>
<i>Residential Atmosphere</i>
<i>It's not commercialized.</i>
<i>Small town and low crime</i>
<i>Don't get a lot of surveys to fill out</i>
<i>Peaceful!</i>
<i>Community grit and help</i>
<i>Bodies of water</i>
<i>This is the town where I learned Community Values. The Methodist and Catholic Churches sponsored joint dinners in the Town Hall. People looked after each other and worked together. There were community activities. I get the feeling that people mostly drive up their driveways and maybe only talk occasionally to their immediate neighbors because that is how it is on my street.</i>
<i>Small Town community , Privacy</i>
<i>scenic views</i>
<i>Small, friendly</i>
<i>Dedicated town officials and employees.</i>
<i>Peaceful Not a lot of traffic</i>
<i>The small hometown feel.</i>
<i>I love the fact that the town is safe. Also appreciate how there are not junk cars and old stuff at people's houses or close to the road.</i>
<i>I love that my children get to have a free range childhood where they can explore/experience their youth in a mostly safe environment much like we did as kids. They can ride bikes to the park or go fishing on the brooks without supervision. Neighbors still know each other so the kids know that if they misbehave, word will get back home before they do.</i>
<i>Quiet friendly neighborhoods. Sense of community support.</i>

<p>The small town feel - I would love for Norman's Store to be purchased and restored and be the focal point of our community. We were always fortunate to have raised our 2 boys in Bloomingdale and the Bloomingdale Park was a great place for them.</p>
<p>Friendly residents and a spirit of caring.</p>
<p>Small town feel</p>
<p>Access to nature</p>
<p>The town is in the Adirondacks and has a lot of untouched state land.</p>
<p>People help each other when needed.</p>
<p>Fishing the Saranac</p>
<p>The friendly atmosphere of the community.</p>
<p>The "small town" and friendly atmosphere</p>
<p>Small, generally walkable.</p>
<p>Public land access Moody Pond</p>
<p>knowing many residents</p>
<p>small community feeling</p>
<p>The people</p>
<p>friendly community</p>
<p>Quite area</p>
<p>It's quaint and quiet but has some businesses available.</p>
<p>Peaceful atmosphere</p>
<p>Usually it is quiet.</p>
<p>People are friendly, love small town feel</p>
<p>The people!</p>
<p>Quiet</p>
<p>The Saranac River</p>
<p>That it's so quiet and local! Prefer not to become a tourist destination. Also am happy to see access for services recently added (Dollar General and Hex and Hops)</p>
<p>Community</p>
<p>Relatively lower taxes and rural feel.</p>
<p>Scenic views, the people</p>
<p>How well they maintain the roads in the winter. They do an excellent job!</p>
<p>This community is very helpful to each other.</p>
<p>Close knit and various age groups and interests</p>

25. What is one thing you dislike about the Town?

Answered	63
Skipped	39

Responses:

<i>The cold</i>
<i>Can't shoot deer in yard</i>
<i>I don't have any dislikes</i>
<i>Sidewalks Bridge and to SL general</i>
<i>No gas station or grocery store</i>
<i>Sidewalks are in disrepair</i>
<i>Not all people who served have flags or have flags or are unknown whereabouts</i>
<i>Lack of Zoning</i>
<i>The speeding</i>
<i>People think they know my business</i>
<i>Lack of eateries</i>
<i>No stores/Gas stations</i>
<i>No gas station or year-round coffee stop</i>
<i>Nothing</i>
<i>No trash pick-up</i>
<i>Lack of year-round dining. No gas station.</i>
<i>No general store (Norman's)</i>
<i>Not enough shopping choices</i>
<i>Lack of zoning. Neighborhood & business noise.</i>
<i>People who litter on the streets!</i>
<i>The way people let their properties run down.</i>
<i>Nothing now</i>
<i>All is well</i>
<i>No zoning, unkempt housing/buildings</i>
<i>Lack of gas and grocery store</i>

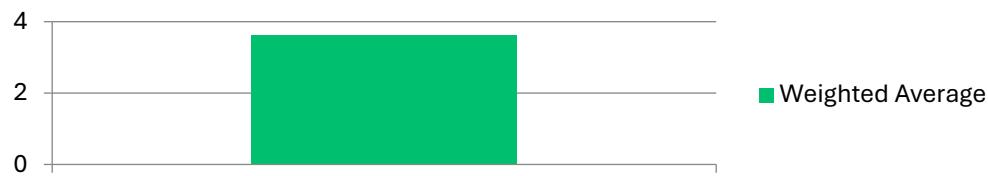
Bloomingdale looks so sad, dilapidated, and dirty. It looks as if people just drive in to the post office and out and there is no community.
Growing pains . People move here because they love the small community and then they try to change it buy development .
Too much sand and salts on the roads. Preserve the waterways and peoples wells
Trashy properties, unorganized development.
Not enough eating establishments (restaurants, coffee shops) Miss the Bloomin' Market
The drug problem and spike in crime associated with it.
I know Norman's is supposed to be a historic spot, but that space but could much better utilized if taken down and allowed to be something like a Stewarts or Maplefields. The main building and surrounding buildings are an eye sore and I just think of how much better the space could be,
Condition of the streets, under utilized areas. Welcome inviting decor throughout the village
I am worried about some of the people who are moving into our community from a crime standpoint. In the last year, I have had a chainsaw taken from my truck and I work part-time for the Town of St. Armand maintaining the cemetery (I am also a school teacher) and the shed has been broken into where I store supplies.
Need better areas to walk safely.
Overlap between Town and Village for services
Feels a little frumpy these days
Housing prices
Houses that are not in good repair.
tax
Not enough community events.
No place to buy good milk. The DG milk tastes awful. LOL
Garbage being thrown on back roads; The continual and excessive amounts of barking dogs ; The amount of salt and sand that is put down on side roads
All the uncontrolled barking dogs; Garbage being thrown where it shouldn't be
Amount of barking dogs in St Regis Ave/ Vine St area!!!
Not much in the way of eateries for those with limited income.
Rancor about moody pond parking!
the crime in the area, drug user and the crimes that follow them
a lot of rift raft coming in making the streets unsafe
No gas station
How far it is to grocery shopping/clothes shopping. That there is no enforcement of noise nuisances such as people shooting off fireworks and/or guns.
Lack of speed limit enforcement on state route 3
The close gunshots (obviously target practice), fireworks (occasionally at random times), and our post office is in serious need of improvement (simple things like flooring, paint, and cleanliness).

As a long term resident, our water bills are still incredibly higher than other towns nearby.
Would love to see more business come in town and there be more community gatherings
Lack of gas station and grocery store
Lack of any type of real "Main Street" area. As a resident of the Saranac Lake side of town I feel almost no connection the "center" of town, because there is really nothing to do besides Hex and Hop.
Small minded people.
Would be nice to see some younger people involved making more decisions for the community who will be here for years to come.
Lack of zoning is hurting once nice areas.
The box store
Lake of Dining and Take out options.
Stupid political signs. It's one thing to have a sign for a favorite during election time, but awful to see signs up all year bashing other candidates. Unfortunately, it's not just this town that has that issue.
Some in the area don't want change

26. On a scale of 1 to 5 (1 being the lowest, 5 being the highest) how would you rate the overall appeal of the Town?

	Not Appealing		Slightly Appealing		Moderately Appealing		Very Appealing		Exceptionally Appealing		Total	Weighted Average
Other (please specify)	1.08%	1	10.75%	10	30.11%	28	39.78%	37	18.28%	17	93	3.63
											27	
											Answered	93
											Skipped	9

On a scale of 1 to 5 (1 being the lowest, 5 being the highest) how...



27. What new businesses would you like to see come into the town?

Answered	73
Skipped	29

- Restaurant (25)/Pizza Restaurant (2) (27)
- Grocery/Fresh Food Market (25)
- Gas (16)
- General Store/Meat Market (4)
- Deli/Mom & pop (3)
- Convenience Store (2)
- Bus Stop/Transportation (2)
- Child Care (2)
- Doctors Office/Medical Care/Urgent Care (3)
- Farmers Market/Roadside Stand (2)
- Hardware Store (2)
- Workspace (2)
- Bed and Breakfasts (1)
- Big Box Store (1)
- Bookstore (1)
- Car Wash (1)
- Co-op (1)
- Drug Store (1)
- Fast Food (1)
- Horse Stable (1)
- Library (1)
- Movie Theater (1)
- Outdoor Recreation (1)
- Post Office – New (1)
- Specialized Retail (1)
- Specialty food/meats Store (1)

28. Please use this space to provide any additional input or information you would like the Comprehensive Plan Committee to consider as they develop the Comprehensive Plan.

Answered	23
Skipped	79

Please ensure I can continue with village water
Cut taxes for elderly
Please always consider keeping the "cost-of-living" affordable... (For example - Lake Placid has become so unaffordable there are hardly any locals left that can afford to live there)
The bridge in winter can be very dangerous to walker and to
1. Sidewalks, 2. Barking dogs all hours of day and night - need to enforce nuisance law.
Keep Bloomingdale School alive
Roads coming into town, buildings look unkempt even on main
Day Care was great idea need more community events/better information about events
Please try to consider how rapidly energy consumption is changing. Over the next 40 years it will change our landscape.
I would like to see improvement on my and other peoples water and sewer bills.
On Route 3, from Trudeau Rd. to the 1st intersection in Bloomingdale Ave, there is no cell service. Verizon changed something in the tower above us about 3 years ago and we lost our service. The neck pendants if I fall and need help are all based on cell service.
Sidewalk to Dollar Store
Please do not consider a dollar store!
Do not sacrifice the Town for more revenue. Keep it small.
We are concerned about drug use in the area. Can camera surveillance be placed at the youth field, especially if a community center is put in. Is it possible to have a neighborhood phone number to report on questionable things going on.
None
- Street and trees
-Zoning and code requirements for property upkeep downtown
-more historical signage, kiosks
-veteran's park pavillion
Community center or park so we could have community events, farmers market, etc.
Perhaps one reason why people seem to treat Bloomingdale as simply a post office and place to drive through is that everyone must drive. If the area had public transportation running early and late enough to allow people to be employed in another town or visit doctors or grocery stores, it would be of huge benefit to the citizens and each of the locations along the route. When I hear of all the money being invested in public transportation downstate, I remember how there used to be daily buses coming through Bloomingdale and it had to have had something to do with the town's viability.

<i>It would be great if more grant funding could be obtained to allow for the replacement of the trailer parks with modern multi family townhomes for sale or rent.</i>
<i>Access to fiber optic internet</i>
<i>Improved communication infrastructure - how can I get a text or call in an emergency when there is no cell service at my home</i>
<i>I would love to see a space for community gardens. It can get people outside and access to fresh food. A dog park would also be great. There isn't any dog park for miles around and I think many people in this community and surrounding communities would love to see fenced in area where dogs can play with other dogs and owners can socialize. There is a group in SL trying to get a dog park going for example.</i>
<i>Maintaining assessments at 100 percent to ensure the tax burden is distributed equitably. Once's allowed to fall below 100 percent it is very difficult to return to full value.</i>

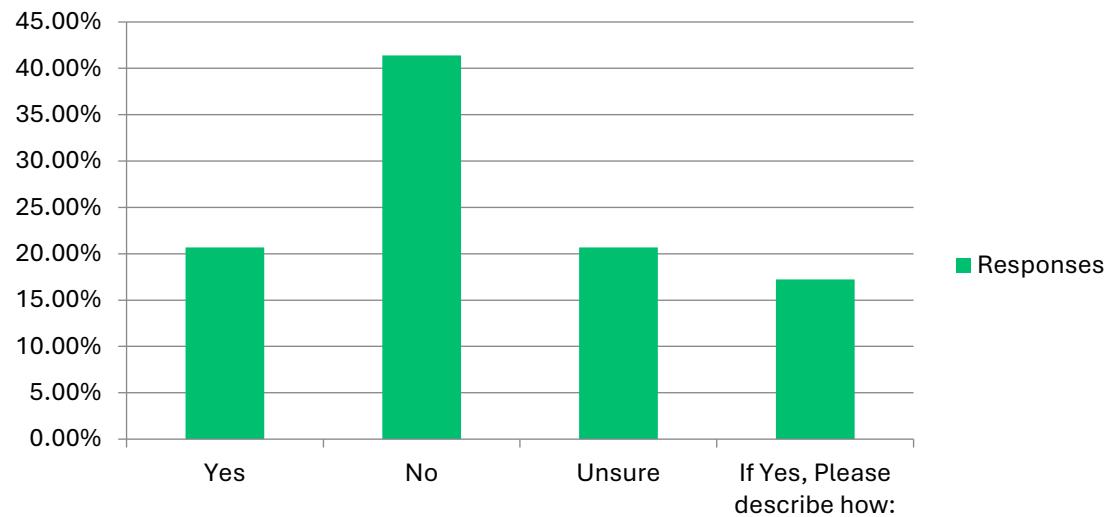
29. Would you like to participate in a stakeholder interview regarding the Comprehensive Plan within the coming few months?

Answer Choices	Responses	
Yes	8.24%	7
No	81.18%	69

30. Would you be willing to volunteer to serve the community in some capacity?

Answer Choices	Responses	
Yes	20.69%	18
No	41.38%	36
Unsure	20.69%	18
If Yes, Please describe how:	17.24%	15
Answered	87	
Skipped	15	

Would you be willing to volunteer to serve the community in some capacity?



<i>If able to fulfill a need</i>
<i>Seasonally with any community activity.</i>
<i>I enjoy physical labor, operating machinery,</i>
<i>Would depend on the plans and needs. I am very good at organizing and planning and would be happy to help improve our community.</i>
<i>Already on the committee.</i>
<i>Not sure what's available but I'm always willing to help my community.</i>
<i>After I retire in a few years.</i>
<i>We have been involved with youth sports and will likely continue in that capacity in the next few years.</i>
<i>Not sure how or what I could do.</i>

As needed.

Whenever there's an opportunity!

I think there is a huge lack of communication when it comes to certain events/planning and organizing. (Maybe it's just unknown to us?)

Most of your community members are very active on social media, maybe send out st Armand newsletters, something to get more people involved.

Unsure of current needs

Already am

Continue to assist on committees and working groups

END OF SURVEY QUESTIONAIRRE

Section 2 – Summary and Analysis

Vision

Many respondents like the quiet, small, peaceful, tight knit community atmosphere that St. Armand offers.

The survey indicates significant desire to

- improve walkability within the town by adding and updating pedestrian sidewalks
- form zoning/land use regulations
- cleanup unkempt properties
- improve infrastructure with emphasis on highspeed internet and better cellular coverage
- attract new businesses including a convenience type grocery store, gasoline sales, and dining options
- improve the availability of owner-occupied housing
- expand recreational opportunities

Demographics

The survey indicates that most of the respondents

- own their home
- reside in the hamlet of Bloomingdale
- have lived in the town for over 20 years
- are two person households
- work full time within 2 to 10 miles of the town

Infrastructure

60% of respondents are served by public water and 47% are served by public sewer. 47% of respondents are served by streetlights. Only 10% of respondents have sidewalks in front of their residence. For those not served by streetlights, 19% wanted

streetlights. For those not served by sidewalks, 12% wanted sidewalks. For those not served by public water/sewer, less than 7% wanted public water/sewer. 91% of respondents said they were satisfied with Town provided services within the last 2 years.

Land Use

32% of respondents think the town should adopt zoning regulations. 27% do not. 41% are undecided.

Recreation

The youth field, park/playground area behind the fire department is an important community asset. The majority of respondents would like to see bathroom facilities added, followed by a pavilion, followed by more parking.

A majority of the respondents have paddled the major water bodies available in the town. 43% would like to see access to waterbodies improved. 34% would not. 23% are unsure.

Housing

62% of respondents think there is NOT enough housing available in the town. Of those respondents, $\frac{3}{4}$ think that the greatest need is for single family homes followed by multi-family and senior housing.

General

The majority of respondents

- buy their groceries in Saranac Lake
- feel that access to fresh food is lacking
- would like to see a restaurant, grocery store, and gasoline sales available in town.

Task 8 - Review Local and Regional Planning: St. Armand Comprehensive Plan T1002070 - Final Draft for NYS DOS Review
 Prepared by Ann Ruzow Holland, Ph.D. AICP-- in consultation with the AES Community Planning Advisory Team
 aholland@grantplanact.com



Initiative Database in Chronological Order

Project Name	Project Description	Key Word	Geography	Date
Land Development Capability for the Town of St. Armand	A land suitability report that focuses on soils prepared for the Town of St. Armand Planning Board.	Land Use	Town	1973
Existing Land Use for the Town of St. Armand	A very brief analysis of existing land use as of 12/1973 prepared for the Town of St. Armand Planning Board.	Land Use	Town	1973
Proposed Goals and Objectives as part of the Comprehensive Land Use Plan for the Town of St. Armand.	A set of goals and objectives derived through a community questionnaire (N=34) prepared for the Town of St. Armand Planning Board. <i>NOTE: it would be very interesting to compare the results of the 1973 Community Survey to any current survey results.</i>	Land Use	Town	1973
Regional Impacts, Socio-Economic Considerations and Transportation Factors for the Town of St. Armand	An early, and still relevant planning analysis on the cross-jurisdictional relationships, issues and concerns of St. Armand in the context of the APA Act.	Transportation	Region	1974
Natural Resources Information for the Town of St. Armand	An early, and still relevant planning analysis on Natural Resource data for St. Armand in the context of the APA Act.	Land Use	Town	1974
St. Armand Land Use Map	Map assumed to accompany Zoning Ordinance	Land Use	Town	1975
Land Use Ordinance and Development Regulations for the Town of St. Armand	Appears to be an inaugural Zoning Ordinance, Subdivision, and Sanitary Code for the Town without a Map	Land Use	Town	1977
Bloomingdale	Appears to be part of an updated Comprehensive Plan for the Village of Bloomingdale with Phase 1 Inventory and Analysis Separate Reports (Soil, Population, Housing, Economics), but only a partial documents, and similar to others development in association with the staff of the Essex County Planning Office in the 1970s and 80s.	Comp Plan	Town	1981
Feasibility Study: Repairs and Renovations to the Town of St. Armand Town Hall	A feasibility study for repairs and renovations to the Town Hall-Interesting that the cost/sq.ft.=\$38.00	Public Facilities & Services	Town	1995
Adirondack Park Trends Analysis Plan	A useful cross reference to the T. St. Armand Community Profile data sets. This document is intended to propose a process embodied in a plan for development of Trends Analyses of key Adirondack Park cultural and natural resources. The Plan is to be endorsed by the Adirondack Park Agency in its capacity as a forum for critical issues shaping the Park. It is intended that the Plan should be embraced by other Adirondack organizations and agencies that will participate in trends monitoring and share their expertise. Throughout its more than a quarter-century of operation, the Adirondack Park Agency has built scientific, geographic, and planning databases to be able to serve the public more effectively and efficiently. As the databases have grown, so has the appreciation for quality data to aid decision-making. Currently, however, a Park-wide database that compiles historic and present-day data is lacking.	Comp Plan	Region	2001

Project Name	Project Description	Key Word	Geography	Date
Village of Saranac Lake Local Waterfront Revitalization Program	<p>Local Waterfront Revitalization Program Update</p> <p>The Village of Saranac Lake has begun the process of updating its Local Waterfront Revitalization Program (LWRP) to guide appropriate development and investment. The LWRP will express the Village's vision for its waterfront areas and outline a program for achieving that vision. The LWRP will promote public access to recreational opportunities, identify sustainable approaches to mitigate climate change impacts, stimulate economic development, and plan connections to and between recreational amenities and downtown. This process is supported with funding provided by the New York State Department of State under Title 11 of the Environmental Protection Fund.</p> <p>The primary waterfront issues to be addressed by the Village in the LWRP have been preliminarily identified as increasing and improving access to water resources; stimulating economic development in downtown Saranac Lake; protecting and enhancing natural resources; and improving pedestrian safety to and from waterfront areas. The Village's LWRP will identify potential projects and actions that will articulate a vision for the waterfront areas.</p>	Comp Plan	Village	Jun-05
Olympic Trail Scenic Byway Corridor Management Plan	Saranac Lake is part of the focus, but not necessarily Bloomingdale or the Town of St. Armand. The Olympic Scenic Byway Corridor Management Plan identifies and describes the Byway corridor and its resources. It outlines the public participation process used in creating the document and contains strategies presented by Byway communities that support the realization of regional and local visions and the accomplishment of plan goals. The document details plans for economic development that promote tourism while preserving the Byway's natural, historical, cultural and recreational resources. It also describes how to maintain and enhance the Byway and proposes numerous regional and local projects and actions. Recommendations for future implementation are also included.	Tourism	Region	2004
Village of Saranac Lake Local Waterfront Revitalization Program	The Village of Saranac Lake Local Waterfront Revitalization Program (LWRP) is a locally prepared comprehensive land and water use plan for the Village's natural, public, and developed waterfront resources along the Saranac Lake. The Village of Saranac Lake LWRP provides a comprehensive framework within which critical waterfront issues can be addressed, and planned waterfront improvement projects can be pursued and implemented. The Village of Saranac Lake LWRP was adopted by the Village Board of Trustees on October 27, 2003 and approved by the New York State Secretary of State on January 6, 2004.	Comp Plan	Village	2004
Community Services Report for the Town of St. Armand	An early inventory and analysis of needs and issues associated with community services for the express purposes of reviewing needs for community based development in land use planning.	Public Facilities & Services	Town	Jun-05
Community Needs Assessment Survey	PPT Summary. 72 people filled out the survey. Various Data and Analytics based upon questionnaire. Conclusions Note: Economic development and housing were by far the largest concerns for the community. Farmers markets and food trucks were the most requested when polling for activities in St. Armand. New businesses such as a gas station, convenience store, and a restaurant were highly requested throughout the survey. Affordable housing and single family homes were the most requested when polling for housing needs. Comments about political and confederate flags were also mentioned in the survey. These comments correlate with a national trend. MIIGHT BE INTERESTING TO USE THE SAME QUESTIONS IN 2024 SURVEY.	Survey	Town	Jun-05
McKenzie Mountain Wilderness Area: A Case Study in Unit Management Planning	This exploratory research used a multimethod approach to study planning and management within the Adirondack Forest Preserve. The first method, a single case study, was conducted on the McKenzie Mountain Wilderness Area (MMWA) Unit Management Plan. The researcher acted as participant and observer while writing and coordinating the team draft of the MMWA UMP. The second method, nonscheduled standardized interviews, was conducted with participants and observers of the UMP process for planning and management in the Adirondack Forest Preserve. These addressed the two purposes of the study: (1) to participate through the case study research design in the UMP process and to assess its effectiveness, and (2) to interview UMP participants and observers to assess the UMP process in the context of the framework/process established for planning and management for the Adirondack Forest Preserve UMPs.	State Land	Region	2005
SNOWMOBILE PLAN FOR THE ADIRONDACK PARK/FINAL GENERIC ENVIRONMENTAL IMPACT STATEMENT	This document is the Final Conceptual Snowmobile Plan for the Adirondack Park/Generic Environmental Impact Statement (Final Plan/GEIS). It is a supplement of the State of New York Snowmobile Trail Plan (Statewide Snowmobile Plan), adopted by the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) in 1989. As part of the planning and environmental process, the existing snowmobile trail system was assessed and various alternatives for the development of snowmobile trails in the Adirondack Park were analyzed with the assistance of a Snowmobile Focus Group (see description, page 7). As a result of this analysis, a preferred alternative was selected and is described in the Final Plan/GEIS. The Final Plan/GEIS includes a recommendation for a conceptual plan to create a system of snowmobile trail connections between communities in the Park. Key to this concept is the reconfiguration of the existing system to ensure protection of sensitive resources on both public and private land. In recognition of this, the Final Plan/GEIS outlines guidelines and criteria for how snowmobile trails and trail segments will be developed and maintained, particularly when and if they are located on Forest Preserve lands within the Park. The concepts in the Final Plan/GEIS are put forth in recognition that snowmobiling is a winter recreation activity that is critical to supporting the economies of the communities in the Park. Further, the Final Plan/GEIS recognizes that motorized winter recreation in and among the wild lands that make up the Forest Preserve and on sensitive private lands must be configured in a manner that protects the wild forest values that these areas have been set aside for and are managed as. Therefore, the Final Plan/GEIS proposes the concept that, in establishing a snowmobile trail system that connects communities in the Park, it is essential to create a net benefit to the Forest Preserve lands. This net benefit will result through the reconfiguration of the existing snowmobile trail system, with a focus on shifting snowmobile trails to the periphery of the Forest Preserve, re-designating existing snowmobile trails in the interior for non-motorized use and avoiding sensitive private lands. The Final Plan/GEIS is a concept document. It does not in itself designate snowmobile trails nor will it result in the implementation of specific, on the ground activities. It is intended to establish a framework for discussion through a public process to implement specific proposals. Implementation will require DEC policy revisions and will require approval (for specific activities on Forest Preserve lands) through the Unit Management Planning process established in the APSLMP, including determinations by APA regarding APSLMP conformance. Both of these processes require additional review pursuant to the State Environmental Quality Review Act (SEQRA) and further analysis with respect to all governing authorities.	Recreation	Region	2006

Project Name	Project Description	Key Word	Geography	Date
Route 3 Travel Corridor Unit Management Plan	<p>The New York State Department of Transportation is leading an effort to develop and implement a Travel Corridor Unit Management Plan (TCUMP) for the Route 3 Travel Corridor in the Adirondack Park. State Route 3 extends 107 miles through the Adirondack Park through St. Lawrence, Franklin, Essex and Clinton counties. State highway corridors in the Adirondack Park frame the visitor experience, and as gateways provide community character and access to public lands and waters. They are an important interface with significant natural resources, serve as important connections between communities for many types of recreation and public infrastructure, and are an essential determinate of the image and entire atmosphere of the Park for many visitors. Travel corridors also serve by their linear nature to segment natural systems, impede wildlife migration, disseminate non-native and sometimes invasive species, and introduce air and water borne pollutants. State highway corridors in the Adirondack Park are recognized as fundamentally different from highway corridors in the rest of the state in that they traverse a landscape that is legislatively recognized for having unique physical, biological and hydrological features protected by and for the citizens of the state for their inherent uniqueness and wild character.</p> <p>We recognize that the coordinated planning, management and design of the travel corridors in the Adirondack Park serve the best interests of the People of the State, state and local governments, residents and park visitors as well as the park's natural and cultural resources.</p> <p style="text-align: center;">IT WOULD BE GOOD TO KNOW WHAT IS PLANNED FOR ROUTE 3: Contact NYSDOT Adirondack Park Manager (Still Ed Frantz?)</p>	Transportation	Region	2010
Taylor Pond Management Complex Taylor Pond Wild Forest Unit Management Plan	<p>TAYLOR POND WILD FOREST</p> <p>The Taylor Pond Management Complex is spread over a 567 square mile area and consists of 26 separate parcels of state land totaling 53,280 acres. Of this, 45,637 acres are Forest Preserve, 6,314 acres are State Forest and 1,329 acres are Wildlife Management Area. All of the lands subject to this Unit Management Plan (UMP) are classified as Wild Forest by the Adirondack Park State Land Master Plan (APSLMP). This UMP has been broken down into separate smaller localized geographical units (<i>compartments</i>) with like management requirements.</p>	Public Land	Region	Jul-05
Village of Saranac Lake Final Bicycle + Pedestrian Trail Master Plan	<p>A local study area boundary is a circle with a two mile radius from the center of the Village. This local boundary includes the Village, portions of the Towns of Harrietstown, North Elba, and St. Armand, and the three surrounding mountain peaks, Mount Pisgah, Dewey Mountain, and Baker Mountain. A greater focus is placed on the local boundary to propose pedestrian, bicycle, and trail opportunities. Specific destinations are considered including local schools, trailheads, and shopping centers. See Figure 1 for the Local Study Area Boundary Map.</p> <p>THIS DOCUMENT IDENTIFIES existing and proposed recommendations that spill over into St. Armand and further evaluation and documentation in the St. Armand CP process is needed to determine which recommendations affect both communities.</p>	Recreation	Village	2013
MCKENZIE MOUNTAIN Unit Management Plan	<p>MCKENZIE MOUNTAIN WILDERNESS MCKENZIE MOUNTAIN Unit Management Plan</p> <p>This area does not yet have an adopted Unit Management Plan. Without a UMP, the management of these public lands can easily become a series of uncoordinated reactions to immediate problems. A written plan stabilizes management despite changes in personnel and integrates related legislation, legal codes, rules and regulations, policies, and area specific information into a single reference document. In view of tight budgets and competition for monetary resources, plans that clearly identify area needs have greater potential for securing necessary funding, legislative support, and public acceptance.</p> <p>McKenzie Mountain Wilderness area (MMWA) is located in the Northeast corner of the Adirondack Park. It is in Essex County in the towns of St. Armand, North Elba, Saranac Lake, Lake Placid, and Wilmington. These areas are major destinations for visitors who generate a great deal of recreational use in MMWA throughout all seasons of the year. There are numerous trailheads to the 37,616-acre wilderness area providing public access from all sides. MMWA is densely forested with mixed hardwoods and softwoods at lower elevations, while spruce and fir dominate the forest above 2,500 feet. The area is composed of steep and rugged terrain and the elevation ranges from 1,463 feet to 4,869 feet with excellent views from atop McKenzie, Haystack, Baker, and Moose Mountains. There are eight bodies of water and numerous pristine brooks and streams contributing to the lush ecosystems found in the valleys of MMWA. Six trailheads provide access to destinations within MMWA such as Moose Pond, Mt Baker, Jackrabbit trail (east and west), Haystack / McKenzie mountains, and the Connery Pond trail which provides access to Whiteface Mountain. Spring, summer, and fall use in this area include hiking, camping, rock climbing, hunting, and fishing (APSLMP 2001).</p> <p>Mountain area statistics: State Lands 37,214 Acres Private Inholdings (1) 184 Acres</p> <p style="text-align: right;">McKenzie</p>	Public Land	Region	2014
WILMINGTON WILD FOREST Amendment to the 2005 Wilmington Wild Forest Unit Management Plan	<p>WILMINGTON WILD FOREST</p> <p>The Wilmington Wild Forest (WWF) is located in the Towns of Wilmington, Jay, Keene, and Saint Armand in Essex County and the Town of Black Brook in Clinton County. A Unit Management Plan (UMP) for the area was completed in October of 2005. The 2005 UMP continues to guide the Department of Environmental Conservation's (Department) management of the WWF. The 2005 UMP provided for the design and construction of multiple-use recreational trails. Over the past 10 years these trails have been built and the area has seen a growth in recreational use, particularly by mountain bikers. This UMP Amendment proposes the establishment of additional recreational trails that build upon the 2005 UMP and addresses management issues that have been identified over the past 10 years. The proposed trail layout in this Amendment will maximize the user experience, while still conforming to Wild Forest guidelines. It will also limit the amount of maintenance needed to keep the trails in the best condition possible. This UMP Amendment will allow for better trail connections to the local communities, provide more trails that would be appropriate for beginner mountain bike riders, increase the recreational opportunities for persons with disabilities, and relocate some trail segments to better protect natural resources.</p> <p>This UMP Amendment also updates some information from the 2005 UMP. Unless otherwise specified in this Amendment the management actions contained in the 2005 UMP remain in effect, as</p>	Public Land	Region	2016

Project Name	Project Description	Key Word	Geography	Date
CONSERVING OPEN SPACE IN NEW YORK STATE NEW YORK STATE OPEN SPACE CONSERVATION PLAN	<p>The Open Space Conservation Plan (OSP) is a comprehensive statewide plan that describes current open space conservation goals, actions, tools, resources and programs administered by state and federal agencies and conservation nonprofits. Since 1992, the Open Space Conservation Plan has served as the blueprint for the State's Open Space Program, guiding the investment of land protection funds from the Environmental Protection Fund. As required by law, the Plan is updated periodically, relying heavily on the work of the nine Regional Advisory Committees. Goals of the 2016 OSP</p> <p>Protect water quality Provide accessible, quality, outdoor recreation Protect wildlife habitats for diversity Improve the quality of life and the health of our communities Maintain critical natural resource-based industries (ex: agriculture and forest products) Address climate change through forest, wetland, and riparian area stewardship, ecosystem protection, urban and community forestry, and community planning Provide places for education and research Protect and enhance scenic, historic, and cultural resources</p>	Comp Plan	NYS	2016
St. Armand "Book"	A picture/narrative "tour" from the perspective of the local community of the highlights of life and lifestyle in Town of St. Armand.	Sense of Place	Town	2019
State of New York Adirondack Park State Land Master Plan	<p>THIS DOCUMENT SETS FORTH the master plan for all state lands within the Adirondack Park. The classification system and guidelines set forth in Chapter II and the attached map are designed to guide the preservation, management and use of these lands by all interested state agencies in the future. The Act clearly recognizes the unique land ownership pattern within the Adirondack Park -- the intermingling of public and private lands in a checkerboard pattern -- and mandates the Agency to reflect in this master plan the actual and projected uses of private lands within the Park. The State has acquired over the years a variety of conservation easements and less than fee interests which serve an important public purpose in preserving the natural character of the land for the benefit of the Park. Although the State owns various rights on these lands, the land remains in private ownership and is therefore not subject to the State land classification system and guidelines of the Master Plan. Major reviews of the master plan will take place every five years by the Agency in consultation with the Department of Environmental Conservation, as required by statute, and with other interested state agencies. Nine basic categories result from this classification:</p> <p>Wilderness Primitive Canoe Wild Forest Intensive Use Historic State Administrative Wild, Scenic and Recreational Rivers Travel Corridors</p> <p>The Wild, Scenic and Recreational Rivers and Travel Corridors classifications are essentially corridor overlays to the basic land classification(s) through which the corridor passes. Guidelines for the lands falling within each major classification and various special management guidelines for unique resources within these major classifications are set forth in the remaining portions of this chapter.</p>	Public Land	Region	2019
SARANAC LAKES WILD FOREST Final Environmental Impact Statement	<p>The Department formed a Citizen Discussion Group to help in the development of this UMP. The Discussion Group was composed of representatives from local towns and sportspersons, and environmental organizations. The information gathered from the group assisted in understanding the various perspectives that exist in order that appropriate management options were developed. The Discussion Group members shared their ideas, concerns, facts, and opinions during their candid discussions of the issues. The meetings not only provided good information for the DEC but also allowed the individuals to learn more about each other and the interests they represent. While there were differing opinions on many issues, there was agreement on some of the most important issues, including the importance of stewardship of the lands and waters in the SLWF. There are four pages of recommendations suggested by the group.</p>	Public Land	Region	2019

Project Name	Project Description	Key Word	Geography	Date
NEW YORK STATE Statewide Comprehensive Outdoor Recreation Plan	The Statewide Comprehensive Outdoor Recreation Plan (SCORP) is prepared periodically by the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) to provide statewide policy direction and to fulfill the agency's recreation and preservation mandate. The updated SCORP serves as a status report and as an overall guidance document for recreation, resource preservation, planning, and development from 2020 through 2025. The document is also used to guide the allocation of state and federal funds for recreation and open space projects. The direction for recreation in New York State is guided by several themes, with associated goals and recommended actions. As a road map for recreation decision-making, these themes provide structure and support for planning and inform administrative and legislative action. These themes are: 1. Keep the outdoor recreation system welcoming, safe, affordable, and accessible; 2. Improve the visitor experience; 3. Restore and enhance the State outdoor recreation system with an emphasis on conservation and resiliency; and 4. Celebrate and teach history while promoting historic preservation efforts across the State. Potential environmental impacts associated with adoption and implementation of the plan, as well as mitigation measures that could be taken to reduce potential impacts, are included as a part of the Plan which, in its entirety, constitutes a Final Generic Environmental Impact Statement. The Final SCORP/GEIS contains a comments and responses chapter as well as provides updates and additions to the Draft SCORP/GEIS as necessary.	Recreation	NYS	2019
DEBAR MOUNTAIN COMPLEX Including: DEBAR MOUNTAIN WILD FOREST PROPOSED DEBAR LODGE INTENSIVE USE AREA MADAWASKA FLOW/QUEBEC BROOK PRIMITIVE AREA DEER RIVER PRIMITIVE	DEBAR MOUNTAIN WILD FOREST The DMC is spread over a vast landscape with diverse terrain features and habitat types. These include large wetland complexes, rolling hills, and higher mountains. Various forest types and ecological communities can be found across the unit. Approximately 30 miles of trails on the unit offer opportunities for hiking, cross country skiing, snowshoeing, horseback riding, mountain biking, and snowmobiling. Popular destinations within the unit include Debar Mountain, Azure Mountain, and Hays Brook. Three lean-tos and numerous primitive tent sites offer opportunities for camping near ponds and along trails. Opportunities for undeveloped camping, away from established sites, abound across the unit. Other popular uses of the unit include hunting, fishing, canoeing, and boating. Access to the unit's water resources is available at Meacham Lake Campground and Buck Pond Campground, as well as on the St. Regis River, Osaoad Pond, Jones.	Public Land	Region	2020
St. Armand Supervisor's Year End Report 2020	Wastewater and Water System Improvements, Hamlet Expansion-APA Map Amendment, Sidewalk Improvements, Town Hall Renovation, Cemetery, Recreational Improvements, create several working task forces on Highway Garage, Affordable Housing, Veterans Park, and Youth.	Project List	Town	2020
FGEIS/Master Travel Corridor Unit Management Plan – Adirondack Park	Unit Management Plan for the Adirondack Park Travel Corridors FGEIS/Master Travel Corridor Unit Management Plan – Adirondack Park State Highway as Main Street=Bloomingdale	Comp Plan	Region	2021
St. Armand Supervisor's Year End Report 2021	Moody Pond and Baker Mountain Trailhead Parking Issues, Camp Woodsmoke Property, Updates to unsafe buildings and junk local laws/actions; Possibility of Zoning, Dollar General Store opened, Activity in Task Force Committees (Housing, Veterans Memorial Park); activity in Town Hall Renovations, Wastewater/Water System Improvements, Highway actions; Recreational Improvements, Cemeteries, and Building permit/codes issues.	Project List	Town	2021
Leisure Travel Study	Data and Analytics on a variety of tourism-related subjects. Key Impacts: The highest ranking attraction to visit the region continued to be outdoor activities, with 62% of respondents selecting this draw to visit. "Relaxing, dining and shopping" remained another frequently expressed reason to visit the area by 58% of respondents. Sightseeing (47%) and visiting friends (27%) rounded out the top four areas of interest. Thirteen percent (13%) of respondents reported visiting Olympic sites and events as an attraction. Reported interest in heritage attractions rose slightly from prior year to 12%. Seventy-nine percent (79%) of respondents who indicated that they came to the area for outdoor activities stated that hiking was an activity of interest. Reported interest in canoeing or kayaking was the next most common reported outdoor interest (35%), followed by boating (16%). Fishing was expressed as an outdoor activity of interest by 13% of respondents. Eleven percent (11%) of respondents indicated interest in birding and ten percent (10%) indicated interest in cross-country skiing/snowshoeing. A question regarding hiking preferences continues to indicate a strong preference in casual hiking, with 71% of respondents indicating interest in day hikes, 31% leisure and hard surface hiking and 24% family hikes. Forty-sixer level hike interest raised in 2022, to 21% of respondents.	Tourism	Region	2022
Sustainability Survey Analysis - April 2022	Conclusion While sustainability has been a focus within ROOST for many years, this is the first year that a survey was conducted to gauge information specific to visitor perceptions regarding sustainability. The initial data provides interesting indications of priorities that may be applied in the near term and compared to future results if the survey is repeated. Now more than ever, guests are looking for proven-green experiences. Green hotels are positioned to capture the burgeoning interest in wellness tourism, which is growing markedly faster than overall. And with leading corporations, governments and associations making green meetings a requirement, earning a sustainability certification is a valuable differentiator that unlocks lucrative business opportunities. The Adirondack region is extremely well poised to utilize sustainable practices as a marketing tool to the individual and group markets moving forward. Travel experts emphasize that sustainability is a growing concern expressed by an increasing proportion of visitors. Younger visitors may, in general, have a different expectation and understanding of sustainability in comparison to older generations. This baseline data is useful in moving forward with better understanding visitor preference in this topic area.	Tourism	Region	2022

Project Name	Project Description	Key Word	Geography	Date
ROOST DESTINATION MARKETING+ MANAGEMENT PLAN 2023-25	<p>This Destination Marketing and Management Plan centers on reducing the recreational impacts on our lands and waterways. You will also notice continued attention to balancing the seasonality of travel and diversifying our storytelling.</p> <p>Additionally, throughout the region-specific section of this plan (Saranac Lake Region)-- you will find a variety of initiatives focused on destination management and sustainable destination development that meet the varying needs of our communities.</p> <p>Bloomingdale Bog Trail: The Bloomingdale Bog Trail is a scenic, end-to-end path that follows an old railroad corridor that connects Saranac Lake to Bloomingdale. The entire route is wide, level, and mostly straight, making it perfect for a casual stroll or bike ride.</p> <p>Other "Honorable Mention: Like the community's slogan states: Saranac Lake is Decidedly Different, and so are its geographic boundaries. Saranac Lake is part of the towns of North Elba and St. Armand in Essex County, and Harrietstown in Franklin County.</p> <p>It is also the central hub for the surrounding region which is made up of several smaller hamlets and their distinctive communities. We look forward to continuing to work with all of these entities to support and advance the Saranac Lake Region.</p>	Tourism	Region	2022
ESSEX COUNTY Demographic and Housing Report with Town Profiles	<p>Essex County has commissioned Asterhill Research Company to compile a Housing Data Report (HDR) about the county and its towns. This report reviewed Essex County population and housing data to identify trends, market, and housing changes. Overall, the report found the county population declining, growing tourism, and seasonal recreation housing increasing. It is projected that Essex County's population will decline by 3% by 2030. There is an unmet demand for affordable housing in Essex County. T. St. Armand is broken-out. Information incorporated into Community Profile.</p>	Housing	Town Region	2022
2022-2027 CEDS Lake Champlain Lake George Regional Planning Board	<p>The CEDS is a regional, five county economic development planning tool. While Essex County Data is called out in terms of data, analytics, and recommendations, the Town of St. Armand is NOT specified.</p> <ol style="list-style-type: none"> 1. Develop & Modernize Regional Infrastructure to Promote Equitable Economic Opportunities 2. Enhance Quality of Life and Support Vibrant Community Centers 3. Promote Regional Collaboration & Outreach 4. Support Entrepreneurship & Business Development Opportunities 5. Improve Workforce Readiness 6. Preserve Natural Resources & Expand Recreational Opportunities 	Economic Development	Region	2022
St. Armand Supervisor's Year End Report 2022	<p>Pedestrian Signage, Baker Mt. Trailhead Parking Issues, Engaged in Tri-Lakes Heat Smart Community Campaign; Town Hall Renovation, Water/Wastewater Improvement Progress, Cemetery, Highway and Recreational improvements, Youth and Veterans Park Task Force Active and developing projects.</p>	Project List	Town	2022
Affordable Housing	<p>In January 2020, the Town of St. Armand made efforts to solicit volunteers for an Affordable Housing Task Force to create a plan to address the needs of residents by quantifying the need for affordable housing, creating a plan to address those needs and compiling data to assist with grant funding applications. Working with HAPEC — Housing Assistance Program of Essex County — for funding and implementation of recommended projects. That task force is comprised of Ben Kline, -----</p> <p>As of now there is only one option for affordable housing, of which only permits residents within a specific criteria, as noted below. Senior Citizens Overlook Apartments – These units have rent subsidy options where tenants are required to pay 30% of their income. The community consists of senior citizens and disabled or handicapped individuals, serving seniors 62 years of age and older as well as handicapped/disabled persons 18 years or older.</p>	Housing	Town	2023
Short Term Rentals	<p>The Town of St. Armand has been exploring the use of STR, with residents on both sides of the debate. The input of the APA as a regulatory agency will remain an important factor in these discussions as will any state legislation relative to STR regulations throughout the state and regions. On August 15th the Town introduced Resolution # 56 of 2023 introducing Local Law No. 1 and at the Town Meeting on September 19, 2023 the town passed Resolution # 56 of 2023 introducing Local Law No. 1 of 2023- REGULATING SHORT TERM RENTALS IN THE TOWN OF ST. ARMAND.</p>	Housing	Town	2023
Short Term Rental Local Law	<p>A local law regulating short term rentals to address housing issues in the Town. STATUS?</p>	Housing	Town	2023
Town of St. Armand: About our Town	<p>A local "WIKI" compiled and annotated history of the Town of St. Armand</p>	History	Town	2023
ROOST's Efforts in supporting Tourism	<p>A webpage for marketing, research, and reporting associated with leisure tourism marketing and planning for Essex County by sub-region.</p>	Tourism	Region	2023
A Summary of the Comprehensive Plan for the Town of St. Armand	<p>A brief summary of the Comprehensive Plan filed with the Town.</p>	Comp Plan	Town	
St. Armand Forms and Documents	<p>A Summary and set of links to forms and documents from the Town. (Might be from the Website)</p>	Public Services	Town	

Project Name	Project Description	Key Word	Geography	Date
Town of St. Armand: About our Town	A very brief web page (?) with photos.	Sense of Place	Town	
A History of the Town of St. Armand	A brief summary of the history of the Town of St. Armand	History	Town	
A Cultural Resources Architectural Survey Report	Unable to obtain the report for the purposes of the review.	Cultural Resources	Town	
A History of the Town of St. Armand	A brief summary of the history of the Town of St. Armand	History	Town	
Whiteface Mountain Ski Center - Unit Management Plan	WHITEFACE MOUNTAIN SKI CENTER The NY Olympic Regional Development Authority (ORDA) proposes to amend the 2004 Unit Management Plan (UMP) for the Whiteface Mountain Ski Center Intensive Use Area (Whiteface).	Public Land	Region	
Village of Saranac Lake Draft Comprehensive Plan	Village of Saranac Lake Draft Comprehensive Plan The Village of Saranac Lake is currently in the process of updating their previously approved Comprehensive Plan.	Comp Plan	Village	
Adirondack Park Trends Analysis Plan	Adirondack Park Trends Analysis Plan The Plan identifies inventories, determines trends and analyzes the Park's natural, cultural and other resources of special significance. This database aids APA's decision-making process and can be used in the TCUMP process. The Plan identifies four resource categories: <ul style="list-style-type: none">• Economic, fiscal and cultural resources• Park character resources• Physical resources• Biological resources These categories are intentionally multidisciplinary and encourage the development of partnerships with other agencies, municipalities, researchers, volunteers and other potential partners.	Land Use	Region	
<p><i>This document was prepared with funding provided by the New York State Department of State under Title 3 of the Environmental Protection Fund.</i></p>				

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Initiative Database

Project Name	Project Description	Key Word	Geography	Date
Affordable Housing	<p>In January 2020, the Town of St. Armand made efforts to solicit volunteers for an Affordable Housing Task Force to create a plan to address the needs of residents by quantifying the need for affordable housing, creating a plan to address those needs and compiling data to assist with grant funding applications. Working with HAPEC — Housing Assistance Program of Essex County — for funding and implementation of recommended projects. That task force is comprised of Ben Kline, -----</p> <p>As of now there is only one option for affordable housing, of which only permits residents within a specific criteria, as noted below. Senior Citizens Overlook Apartments – These units have rent subsidy options where tenants are required to pay 30% of their income. The community consists of senior citizens and disabled or handicapped individuals, serving seniors 62 years of age and older as well as handicapped/disabled persons 18 years or older.</p>	Housing	Town	2023
Short Term Rentals	The Town of St. Armand has been exploring the use of STR, with residents on both sides of the debate. The input of the APA as a regulatory agency will remain an important factor in these discussions as will any state legislation relative to STR regulations throughout the state and regions. On August 15th the Town introduced Resolution # 56 of 2023 introducing Local Law No. 1 and at the Town Meeting on September 19, 2023 the town passed Resolution # 56 of 2023 introducing Local Law No. 1 of 2023— REGULATING SHORT TERM RENTALS IN THE TOWN OF ST. ARMAND.	Housing	Town	2023
Regional Impacts, Socio-Economic Considerations and Transportation Factors for the Town of St. Armand	An early, and still relevant planning analysis on the cross-jurisdictional relationships, issues and concerns of St. Armand in the context of the APA Act.	Transportation	Region	1974
Natural Resources Information for the Town of St. Armand	An early, and still relevant planning analysis on Natural Resource data for St. Armand in the context of the APA Act.	Land Use	Town	1974
Land Development Capability for the Town of St. Armand	A land suitability report that focuses on soils prepared for the Town of St. Armand Planning Board.	Land Use	Town	1973
Existing Land Use for the Town of St. Armand	A very brief analysis of existing land use as of 12/1973 prepared for the Town of St. Armand Planning Board.	Land Use	Town	1973
Proposed Goals and Objectives as part of the Comprehensive Land Use Plan for the Town of St. Armand.	A set of goals and objectives derived through a community questionnaire (N=34) prepared for the Town of St. Armand Planning Board. <i>NOTE: it would be very interesting to compare the results of the 1973 Community Survey to any current survey results.</i>	Land Use	Town	1973
Land Use Ordinance and Development Regulations for the Town of St. Armand	Appears to be an inaugural Zoning Ordinance, Subdivision, and Sanitary Code for the Town without a Map	Land Use	Town	1977
A Summary of the Comprehensive Plan for the Town of St. Armand	A brief summary of the Comprehensive Plan filed with the Town.	Comp Plan	Town	
St. Armand Land Use Map	Map assumed to accompany Zoning Ordinance	Land Use	Town	1975
Feasibility Study: Repairs and Renovations to the Town of St. Armand Town Hall	A feasibility study for repairs and renovations to the Town Hall-Interesting that the cost/sq.ft.=\$38.00	Public Facilities & Services	Town	1995
Bloomingdale	Appears to be part of an updated Comprehensive Plan for the Village of Bloomingdale with Phase 1 Inventory and Analysis Separate Reports (Soil, Population, Housing, Economics), but only a partial documents, and similar to others development in association with the staff of the Essex County Planning Office in the 1970s and 80s.	Comp Plan	Town	1981
Community Services Report for the Town of St. Armand	An early inventory and analysis of needs and issues associated with community services for the express purposes of reviewing needs for community based development in land use planning.	Public Facilities & Services	Town	Jun-05
St. Armand "Book"	A picture/narrative "tour" from the perspective of the local community of the highlights of life and lifestyle in Town of St. Armand.	Sense of Place	Town	2019

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Project Name	Project Description	Key Word	Geography	Date
Community Needs Assessment Survey	PPT Summary. 72 people filled out the survey. Various Data and Analytics based upon questionnaire. Conclusions Note: Economic development and housing were by far the largest concerns for the community. Farmers markets and food trucks were the most requested when polling for activities in St. Armand. New businesses such as a gas station, convenience store, and a restaurant were highly requested throughout the survey. Affordable housing and single family homes were the most requested when polling for housing needs. Comments about political and confederate flags were also mentioned in the survey. These comments correlate with a national trend. MIGHT BE INTERESTING TO USE THE SAME QUESTIONS IN 2024 SURVEY.	Survey	Town	Jun-05
Short Term Rental Local Law	A local law regulating short term rentals to address housing issues in the Town. STATUS?	Housing	Town	2023
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Sustainability Survey Analysis - April 2022	Conclusion While sustainability has been a focus within ROOST for many years, this is the first year that a survey was conducted to gauge information specific to visitor perceptions regarding sustainability. The initial data provides interesting indications of priorities that may be applied in the near term and compared to future results if the survey is repeated. Now more than ever, guests are looking for proven-green experiences. Green hotels are positioned to capture the burgeoning interest in wellness tourism, which is growing markedly faster than overall. And with leading corporations, governments and associations making green meetings a requirement, earning a sustainability certification is a valuable differentiator that unlocks lucrative business opportunities. The Adirondack region is extremely well poised to utilize sustainable practices as a marketing tool to the individual and group markets moving forward. Travel experts emphasize that sustainability is a growing concern expressed by an increasing proportion of visitors. Younger visitors may, in general, have a different expectation and understanding of sustainability in comparison to older generations. This baseline data is useful in moving forward with better understanding visitor preference in this topic area.	Tourism	Region	2022

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Olympic Trail Scenic Byway Corridor Management Plan	Saranac Lake is part of the focus, but not necessarily Bloomingdale or the Town of St. Armand. The Olympic Scenic Byway Corridor Management Plan identifies and describes the Byway corridor and its resources. It outlines the public participation process used in creating the document and contains strategies presented by Byway communities that support the realization of regional and local visions and the accomplishment of plan goals. The document details plans for economic development that promote tourism while preserving the Byway's natural, historical, cultural and recreational resources. It also describes how to maintain and enhance the Byway and proposes numerous regional and local projects and actions. Recommendations for future implementation are also included.	Tourism	Region	2004
ESSEX COUNTY Demographic and Housing Report with Town Profiles	Essex County has commissioned Asterhill Research Company to compile a Housing Data Report (HDR) about the county and its towns. This report reviewed Essex County population and housing data to identify trends, market, and housing changes. Overall, the report found the county population declining, growing tourism, and seasonal recreation housing increasing. It is projected that Essex County's population will decline by 3% by 2030. There is an unmet demand for affordable housing in Essex County. T. St. Armand is broken-out. Information incorporated into Community Profile.	Housing	Town Region	2022
2022-2027 CEDS Lake Champlain Lake George Regional Planning Board	<p>The CEDS is a regional, five county economic development planning tool. While Essex County Data is called out in terms of data, analytics, and recommendations, the Town of St. Armand is NOT specified.</p> <ol style="list-style-type: none"> 1. Develop & Modernize Regional Infrastructure to Promote Equitable Economic Opportunities 2. Enhance Quality of Life and Support Vibrant Community Centers 3. Promote Regional Collaboration & Outreach 4. Support Entrepreneurship & Business Development Opportunities 5. Improve Workforce Readiness 6. Preserve Natural Resources & Expand Recreational Opportunities 	Economic Development	Region	2022

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Initiative Database

Project Name	Project Description	Key Word	Geography	Date
State of New York Adirondack Park State Land Master Plan	<p>THIS DOCUMENT SETS FORTH the master plan for all state lands within the Adirondack Park. The classification system and guidelines set forth in Chapter II and the attached map are designed to guide the preservation, management and use of these lands by all interested state agencies in the future. The Act clearly recognizes the unique land ownership pattern within the Adirondack Park -- the intermingling of public and private lands in a checkerboard pattern -- and mandates the Agency to reflect in this master plan the actual and projected uses of private lands within the Park. The State has acquired over the years a variety of conservation easements and less than fee interests which serve an important public purpose in preserving the natural character of the land for the benefit of the Park. Although the State owns various rights on these lands, the land remains in private ownership and is therefore not subject to the State land classification system and guidelines of the Master Plan. Major reviews of the master plan will take place every five years by the Agency in consultation with the Department of Environmental Conservation, as required by statute, and with other interested state agencies. Nine basic categories result from this classification:</p> <p>Wilderness Primitive Canoe Wild Forest Intensive Use Historic State Administrative Wild, Scenic and Recreational Rivers Travel Corridors</p> <p>The Wild, Scenic and Recreational Rivers and Travel Corridors classifications are essentially corridor overlays to the basic land classification(s) through which the corridor passes. Guidelines for the lands falling within each major classification and various special management guidelines for unique resources within these major classifications are set forth in the remaining portions of this chapter.</p>	Public Land	Region	2019
MCKENZIE MOUNTAIN Unit Management Plan	<p>MCKENZIE MOUNTAIN WILDERNESS MCKENZIE MOUNTAIN Unit Management Plan This area does not yet have an adopted Unit Management Plan. Without a UMP, the management of these public lands can easily become a series of uncoordinated reactions to immediate problems. A written plan stabilizes management despite changes in personnel and integrates related legislation, legal codes, rules and regulations, policies, and area specific information into a single reference document. In view of tight budgets and competition for monetary resources, plans that clearly identify area needs have greater potential for securing necessary funding, legislative support, and public acceptance.</p> <p>McKenzie Mountain Wilderness area (MMWA) is located in the Northeast corner of the Adirondack Park. It is in Essex County in the towns of St. Armand, North Elba, Saranac Lake, Lake Placid, and Wilmington. These areas are major destinations for visitors who generate a great deal of recreational use in MMWA throughout all seasons of the year. There are numerous trailheads to the 37,616-acre wilderness area providing public access from all sides. MMWA is densely forested with mixed hardwoods and softwoods at lower elevations, while spruce and fir dominate the forest above 2,500 feet. The area is composed of steep and rugged terrain and the elevation ranges from 1,463 feet to 4,869 feet with excellent views from atop McKenzie, Haystack, Baker, and Moose Mountains. There are eight bodies of water and numerous pristine brooks and streams contributing to the lush ecosystems found in the valleys of MMWA. Six trailheads provide access to destinations within MMWA such as Moose Pond, Mt Baker, Jackrabbit trail (east and west), Haystack / McKenzie mountains, and the Connery Pond trail which provides access to Whiteface Mountain. Spring, summer, and fall use in this area include hiking, camping, rock climbing, hunting, and fishing (APSLMP 2001).</p> <p>McKenzie Mountain area statistics:</p>	Public Land	Region	2014
SARANAC LAKES WILD FOREST Final Environmental Impact Statement	<p>The Department formed a Citizen Discussion Group to help in the development of this UMP. The Discussion Group was composed of representatives from local towns and sportspersons, and environmental organizations. The information gathered from the group assisted in understanding the various perspectives that exist in order that appropriate management options were developed. The Discussion Group members shared their ideas, concerns, facts, and opinions during their candid discussions of the issues. The meetings not only provided good information for the DEC but also allowed the individuals to learn more about each other and the interests they represent. While there were differing opinions on many issues, there was agreement on some of the most important issues, including the importance of stewardship of the lands and waters in the SLWF. There are four pages of recommendations suggested by the group.</p>	Public Land	Region	2019

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Initiative Database

Project Name	Project Description	Key Word	Geography	Date
WILMINGTON WILD FOREST Amendment to the 2005 Wilmington Wild Forest Unit Management Plan	WILMINGTON WILD FOREST The Wilmington Wild Forest (WWF) is located in the Towns of Wilmington, Jay, Keene, and Saint Armand in Essex County and the Town of Black Brook in Clinton County. A Unit Management Plan (UMP) for the area was completed in October of 2005. The 2005 UMP continues to guide the Department of Environmental Conservation's (Department) management of the WWF. The 2005 UMP provided for the design and construction of multiple-use recreational trails. Over the past 10 years these trails have been built and the area has seen a growth in recreational use, particularly by mountain bikers. This UMP Amendment proposes the establishment of additional recreational trails that build upon the 2005 UMP and addresses management issues that have been identified over the past 10 years. The proposed trail layout in this Amendment will maximize the user experience, while still conforming to Wild Forest guidelines. It will also limit the amount of maintenance needed to keep the trails in the best condition possible. This UMP Amendment will allow for better trail connections to the local communities, provide more trails that would be appropriate for beginner mountain bike riders, increase the recreational opportunities for persons with disabilities, and relocate some trail segments to better protect natural resources. This UMP Amendment also updates some information from the 2005 UMP. Unless otherwise specified in this Amendment the management actions contained in the 2005 UMP remain in effect, as approved.	Public Land	Region	2016
Whiteface Mountain Ski Center - Unit Management Plan	WHITEFACE MOUNTAIN SKI CENTER The NY Olympic Regional Development Authority (ORDA) proposes to amend the 2004 Unit Management Plan (UMP) for the Whiteface Mountain Ski Center Intensive Use Area (Whiteface).	Public Land	Region	
DEBAR MOUNTAIN COMPLEX Including: DEBAR MOUNTAIN WILD FOREST PROPOSED DEBAR LODGE INTENSIVE USE AREA MADAWASKA FLOW/QUEBEC BROOK PRIMITIVE AREA DEER RIVER PRIMITIVE AREA Draft Unit Management Plan Draft Generic Environmental Impact Statement Draft River Area Management Plans Deer River, East Branch Saint Regis River, and Saint Regis Rive	DEBAR MOUNTAIN WILD FOREST The DMC is spread over a vast landscape with diverse terrain features and habitat types. These include large wetland complexes, rolling hills, and higher mountains. Various forest types and ecological communities can be found across the unit. Approximately 30 miles of trails on the unit offer opportunities for hiking, cross country skiing, snowshoeing, horseback riding, mountain biking, and snowmobiling. Popular destinations within the unit include Debar Mountain, Azure Mountain, and Hays Brook. Three lean-tos and numerous primitive tent sites offer opportunities for camping near ponds and along trails. Opportunities for undeveloped camping, away from established sites, abound across the unit. Other popular uses of the unit include hunting, fishing, canoeing, and boating. Access to the unit's water resources is available at Meacham Lake Campground and Buck Pond Campground, as well as on the St. Regis River, Osgood Pond, Jones Pond, Deer River Flow, Mountain Pond, and Lake Kushaqua. Vehicle access to the DMC is provided primarily via NYS Routes 3, 30, and 458. Important local roads for access include County Route 26 (Old Route 99), Red Tavern Road, Kushaqua-Mud Pond Road, Gabriels-Onchiota Road, Blue Mountain Road, and Oregon Plains Road. The Debar Mountain Complex (DMC) covers 88,300 acres of public Forest Preserve that includes the 80,400-acre Debar Mountain Wild Forest, the 6,000-acre Madawaska Pond/ Quebec Brook Primitive Area, and the 1,900-acre Deer River Primitive Area. The draft Unit Management Plan (UMP), the first for this area in the 48 years since the Adirondack Park State Land Master Plan was approved and required UMPs. The Debar Mountain Wild Forest UMP has been a long time coming. We understand this the Department of Environmental Conservation (DEC) has been working on this UMP for 17 years. (Protect the ADKS Jan 2021)	Public Land	Region	2020
Taylor Pond Management Complex Taylor Pond Wild Forest Unit Management Plan	TAYLOR POND WILD FOREST The Taylor Pond Management Complex is spread over a 567 square mile area and consists of 26 separate parcels of state land totaling 53,280 acres. Of this, 45,637 acres are Forest Preserve, 6,314 acres are State Forest and 1,329 acres are Wildlife Management Area. All of the lands subject to this Unit Management Plan (UMP) are classified as Wild Forest by the Adirondack Park State Land Master Plan (APSLMP). This UMP has been broken down into separate smaller localized geographical units (compartments) with like management requirements. The Franklin Falls Timber Company, Inc. Conservation Easement Tracts, Lassiter Properties, Inc. Conservation Easement Cook Mountain Tract, Alderbrook Park Conservation Easement and Lyme Adirondack Timber Lands LLC easement lands are all geographically located within the Taylor Pond Management Complex Unit boundary, and are occasionally referenced throughout this UMP for the purpose of continuity. These conservation easements, however, are not subject to any management proposals or recommendations found within this UMP, nor are they subject to the Unit Management Plan.	Public Land	Region	Jul-05
McKenzie Mountain Wilderness Area: A Case Study in Unit Management Planning	This exploratory research used a multimethod approach to study planning and management within the Adirondack Forest Preserve. The first method, a single case study, was conducted on the McKenzie Mountain Wilderness Area (MMWA) Unit Management Plan. The researcher acted as participant and observer while writing and coordinating the team draft of the MMWA UMP. The second method, nonscheduled standardized interviews, was conducted with participants and observers of the UMP process for planning and management in the Adirondack Forest Preserve. These addressed the two purposes of the study: (1) to participate through the case study research design in the UMP process and to assess its effectiveness, and (2) to interview UMP participants and observers to assess the UMP process in the context of the framework/process established for planning and management for the Adirondack Forest Preserve UMPs.	State Land	Region	2005

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Initiative Database

Project Name	Project Description	Key Word	Geography	Date
Village of Saranac Lake Local Waterfront Revitalization Program	<p>The Village of Saranac Lake Local Waterfront Revitalization Program (LWRP) is a locally prepared comprehensive land and water use plan for the Village's natural, public, and developed waterfront resources along the Saranac Lake.</p> <p>The Village of Saranac Lake LWRP provides a comprehensive framework within which critical waterfront issues can be addressed, and planned waterfront improvement projects can be pursued and implemented. The Village of Saranac Lake LWRP was adopted by the Village Board of Trustees on October 27, 2003 and approved by the New York State Secretary of State on January 6, 2004.</p>	Comp Plan	Village	2004
Village of Saranac Lake Local Waterfront Revitalization Program	<p>Local Waterfront Revitalization Program Update</p> <p>The Village of Saranac Lake has begun the process of updating its Local Waterfront Revitalization Program (LWRP) to guide appropriate development and investment. The LWRP will express the Village's vision for its waterfront areas and outline a program for achieving that vision. The LWRP will promote public access to recreational opportunities, identify sustainable approaches to mitigate climate change impacts, stimulate economic development, and plan connections to and between recreational amenities and downtown. This process is supported with funding provided by the New York State Department of State under Title 11 of the Environmental Protection Fund.</p> <p>The primary waterfront issues to be addressed by the Village in the LWRP have been preliminarily identified as increasing and improving access to water resources; stimulating economic development in downtown Saranac Lake; protecting and enhancing natural resources; and improving pedestrian safety to and from waterfront areas. The Village's LWRP will identify potential projects and actions that will articulate a vision for the waterfront areas.</p> <p>This effort is a community-driven planning effort to ensure community-supported implementation. To support this approach, there will be consistent communication with the Waterfront Advisory Committee (WAC), the public, and various stakeholders throughout the process.</p>	Comp Plan	Village	Jun-05
Village of Saranac Lake Final Bicycle + Pedestrian Trail Master Plan	<p>A local study area boundary is a circle with a two mile radius from the center of the Village. This local boundary includes the Village, portions of the Towns of Harrietstown, North Elba, and St. Armand, and the three surrounding mountain peaks, Mount Pisgah, Dewey Mountain, and Baker Mountain. A greater focus is placed on the local boundary to propose pedestrian, bicycle, and trail opportunities. Specific destinations are considered including local schools, trailheads, and shopping centers. See Figure 1 for the Local Study Area Boundary Map.</p> <p>THIS DOCUMENT IDENTIFIES existing and proposed recommendations that spill over into St. Armand and further evaluation and documentation in the St. Armand CP process is needed to determine which recommendations affect both communities.</p>	Recreation	Village	2013
Village of Saranac Lake Draft Comprehensive Plan	<p>Village of Saranac Lake Draft Comprehensive Plan</p> <p>The Village of Saranac Lake is currently in the process of updating their previously approved Comprehensive Plan.</p>			
FGEIS/Master Travel Corridor Unit Management Plan – Adirondack Park	<p>Unit Management Plan for the Adirondack Park Travel Corridors FGEIS/Master Travel Corridor Unit Management Plan – Adirondack Park</p> <p style="text-align: right;">State Highway as Main Street=Bloomingdale</p>	Comp Plan	Region	2021
Route 3 Travel Corridor Unit Management Plan	<p>The New York State Department of Transportation is leading an effort to develop and implement a Travel Corridor Unit Management Plan (TCUMP) for the Route 3 Travel Corridor in the Adirondack Park. State Route 3 extends 107 miles through the Adirondack Park through St. Lawrence, Franklin, Essex and Clinton counties. State highway corridors in the Adirondack Park frame the visitor experience, and as gateways provide community character and access to public lands and waters. They are an important interface with significant natural resources, serve as important connections between communities for many types of recreation and public infrastructure, and are an essential determinate of the image and entire atmosphere of the Park for many visitors. Travel corridors also serve by their linear nature to segment natural systems, impede wildlife migration, disseminate non-native and sometimes invasive species, and introduce air and water borne pollutants. State highway corridors in the Adirondack Park are recognized as fundamentally different from highway corridors in the rest of the state in that they traverse a landscape that is legislatively recognized for having unique physical, biological and hydrological features protected by and for the citizens of the state for their inherent uniqueness and wild character.</p> <p>We recognize that the coordinated planning, management and design of the travel corridors in the Adirondack Park serve the best interests of the People of the State, state and local governments, residents and park visitors as well as the park's natural and cultural resources.</p> <p style="text-align: right;">IT WOULD BE GOOD TO KNOW WHAT IS PLANNED FOR ROUTE 3: Contact NYSDOT Adirondack Park Manager (Still Ed Frantz?)</p>	Transportation	Region	2010

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Project Name	Project Description	Key Word	Geography	Date
Adirondack Park Trends Analysis Plan	<p>Adirondack Park Trends Analysis Plan20F2F 23</p> <p>The Plan identifies inventories, determines trends and analyzes the Park's natural, cultural and other resources of special significance. This database aids APA's decision-making process and can be used in the TCUMP process. The Plan identifies four resource categories:</p> <ul style="list-style-type: none"> • Economic, fiscal and cultural resources • Park character resources • Physical resources • Biological resources <p>These categories are intentionally multidisciplinary and encourage the development of partnerships with other agencies, municipalities, researchers, volunteers and other potential partners.</p>			
SNOWMOBILE PLAN FOR THE ADIRONDACK PARK/FINAL GENERIC ENVIRONMENTAL IMPACT STATEMENT	<p>This document is the Final Conceptual Snowmobile Plan for the Adirondack Park/Generic Environmental Impact Statement (Final Plan/GEIS). It is a supplement of the State of New York Snowmobile Trail Plan (Statewide Snowmobile Plan), adopted by the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) in 1989. As part of the planning and environmental process, the existing snowmobile trail system was assessed and various alternatives for the development of snowmobile trails in the Adirondack Park were analyzed with the assistance of a Snowmobile Focus Group (see description, page 7). As a result of this analysis, a preferred alternative was selected and is described in the Final Plan/ GEIS. The Final Plan/GEIS includes a recommendation for a conceptual plan to create a system of snowmobile trail connections between communities in the Park. Key to this concept is the reconfiguration of the existing system to ensure protection of sensitive resources on both public and private land. In recognition of this, the Final Plan/GEIS outlines guidelines and criteria for how snowmobile trails and trail segments will be developed and maintained, particularly when and if they are located on Forest Preserve lands within the Park. The concepts in the Final Plan/GEIS are put forth in recognition that snowmobiling is a winter recreation activity that is critical to supporting the economies of the communities in the Park. Further, the Final Plan/GEIS recognizes that motorized winter recreation in and among the wild lands that make up the Forest Preserve and on sensitive private lands must be configured in a manner that protects the wild forest values that these areas have been set aside for and are managed as. Therefore, the Final Plan/GEIS proposes the concept that, in establishing a snowmobile trail system that connects communities in the Park, it is essential to create a net benefit to the Forest Preserve lands. This net benefit will result through the reconfiguration of the existing snowmobile trail system, with a focus on shifting snowmobile trails to the periphery of the Forest Preserve, re-designating existing snowmobile trails in the interior for non-motorized use and avoiding sensitive private lands. The Final Plan/GEIS is a concept document. It does not in itself designate snowmobile trails nor will it result in the implementation of specific, on the ground activities. It is intended to establish a framework for discussion through a public process to implement specific proposals. Implementation will require DEC policy revisions and will require approval (for specific activities on Forest Preserve lands) through the Unit Management Planning process established in the APSLMP, including determinations by APA regarding APSLMP conformance. Both of these processes require additional review pursuant to the State Environmental Quality Review Act (SEQRA) and further analysis with respect to all governing authorities.</p>	Recreation	Region	2006
NEW YORK STATE Statewide Comprehensive Outdoor Recreation Plan	<p>The Statewide Comprehensive Outdoor Recreation Plan (SCORP) is prepared periodically by the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) to provide statewide policy direction and to fulfill the agency's recreation and preservation mandate. The updated SCORP serves as a status report and as an overall guidance document for recreation, resource preservation, planning, and development from 2020 through 2025. The document is also used to guide the allocation of state and federal funds for recreation and open space projects. The direction for recreation in New York State is guided by several themes, with associated goals and recommended actions. As a road map for recreation decision-making, these themes provide structure and support for planning and inform administrative and legislative action. These themes are: 1. Keep the outdoor recreation system welcoming, safe, affordable, and accessible; 2. Improve the visitor experience; 3. Restore and enhance the State outdoor recreation system with an emphasis on conservation and resiliency; and 4. Celebrate and teach history while promoting historic preservation efforts across the State. Potential environmental impacts associated with adoption and implementation of the plan, as well as mitigation measures that could be taken to reduce potential impacts, are included as a part of the Plan which, in its entirety, constitutes a Final Generic Environmental Impact Statement. The Final SCORP/GEIS contains a comments and responses chapter as well as provides updates and additions to the Draft SCORP/GEIS as necessary.</p>	Recreation	NYS	2019

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Project Name	Project Description	Key Word	Geography	Date
CONSERVING OPEN SPACE IN NEW YORK STATE NEW YORK STATE OPEN SPACE CONSERVATION PLAN	<p>The Open Space Conservation Plan (OSP) is a comprehensive statewide plan that describes current open space conservation goals, actions, tools, resources and programs administered by state and federal agencies and conservation nonprofits. Since 1992, the Open Space Conservation Plan has served as the blueprint for the State's Open Space Program, guiding the investment of land protection funds from the Environmental Protection Fund. As required by law, the Plan is updated periodically, relying heavily on the work of the nine Regional Advisory Committees. Goals of the 2016 OSP</p> <p>Protect water quality Provide accessible, quality, outdoor recreation Protect wildlife habitats for diversity Improve the quality of life and the health of our communities Maintain critical natural resource-based industries (ex: agriculture and forest products) Address climate change through forest, wetland, and riparian area stewardship, ecosystem protection, urban and community forestry, and community planning Provide places for education and research Protect and enhance scenic, historic, and cultural resources</p>	Comp Plan	NYS	2016
Adirondack Park Trends Analysis Plan	<p>A useful cross reference to the T. St. Armand Community Profile data sets. This document is intended to propose a process embodied in a plan for development of Trends Analyses of key Adirondack Park cultural and natural resources. The Plan is to be endorsed by the Adirondack Park Agency in its capacity as a forum for critical issues shaping the Park. It is intended that the Plan should be embraced by other Adirondack organizations and agencies that will participate in trends monitoring and share their expertise.</p> <p>Throughout its more than a quarter-century of operation, the Adirondack Park Agency has built scientific, geographic, and planning databases to be able to serve the public more effectively and efficiently. As the databases have grown, so has the appreciation for quality data to aid decision-making. Currently, however, a Park-wide database that compiles historic and present-day data is lacking.</p>	Comp Plan	Region	2001
St. Armand Supervisor's Year End Report 2020	Wastewater and Water System Improvements, Hamlet Expansion-APA Map Amendment, Sidewalk Improvements, Town Hall Renovation, Cemetery, Recreational Improvements, create several working task forces on Highway Garage, Affordable Housing, Veterans Park, and Youth.	Project List	Town	2020
St. Armand Supervisor's Year End Report 2021	Moody Pond and Baker Mountain Trailhead Parking Issues, Camp Woodsmoke Property, Updates to unsafe buildings and junk local laws/actions; Possibility of Zoning, Dollar General Store opened, Activity in Task Force Committees (Housing, Veterans Memorial Park); activity in Town Hall Renovations, Wastewater/Water System Improvements, Highway actions; Recreational Improvements, Cemeteries, and Building permit/codes issues.	Project List	Town	2021
St. Armand Supervisor's Year End Report 2022	Pedestrian Signage, Baker Mt. Trailhead Parking Issues, Engaged in Tri-Lakes Heat Smart Community Campaign; Town Hall Renovation, Water/Wastewater Improvement Progress, Cemetery, Highway and Recreational improvements, Youth and Veterans Park Task Force Active and developing projects.	Project List	Town	2022

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Initiative Database		Bibliography	
Project Name	Project Description	Title	Author
Affordable Housing	<p>In January 2020, the Town of St. Armand made efforts to solicit volunteers for an Affordable Housing Task Force to create a plan to address the needs of residents by quantifying the need for affordable housing, creating a plan to address those needs and compiling data to assist with grant funding applications. Working with HAPEC — Housing Assistance Program of Essex County — for funding and implementation of recommended projects. That task force is comprised of Ben Kline, -----</p> <p>As of now there is only one option for affordable housing, of which only permits residents within a specific criteria, as noted below. Senior Citizens Overlook Apartments – These units have rent subsidy options where tenants are required to pay 30% of their income. The community consists of senior citizens and disabled or handicapped individuals, serving seniors 62 years of age and older as well as handicapped/disabled persons 18 years or older.</p>	N/A	N/A
Short Term Rentals	<p>The Town of St. Armand has been exploring the use of STR, with residents on both sides of the debate. The input of the APA as a regulatory agency will remain an important factor in these discussions as will any state legislation relative to STR regulations throughout the state and regions. On August 15th the Town introduced Resolution # 56 of 2023 introducing Local Law No. 1 and at the Town Meeting on September 19, 2023 the town passed Resolution # 56 of 2023 introducing Local Law No. 1 of 2023– REGULATING SHORT TERM RENTALS IN THE TOWN OF ST. ARMAND.</p>		<p>2023</p> <p>Adirondack Daily Enterprise October 3, 2023 - St. Armand Seeks Volunteers for Various Tasks: https://www.adirondackdailyenterprise.com/opinion/letters-to-the-editor/2020/01/st-armand-seeks-volunteers-for-various-tasks/</p> <p>Town of St. Armand Facebook Post: https://www.facebook.com/groups/1546464482256608/posts/2607284532841259/</p> <p>The Adirondack housing crisis is pricing out local families and workers https://www.northcountrypublicradio.org/news/story/44036/20210630/the-adirondack-housing-crisis-is-pricing-out-local-families-and-workers</p>

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Project Name	Project Description	Title	Author
Regional Impacts, Socio-Economic Considerations and Transportation Factors for the Town of St. Armand	An early, and still relevant planning analysis on the cross-jurisdictional relationships, issues and concerns of St. Armand in the context of the APA Act.	<u>Regional Impacts, Socio-Economic Considerations and Transportation Factors for the Town of St. Armand</u>	Hans Klunder Associates
Natural Resources Information for the Town of St. Armand	An early, and still relevant planning analysis on Natural Resource data for St. Armand in the context of the APA Act.	<u>Natural Resources Information for the Town of St. Armand</u>	Hans Klunder Associates
Land Development Capability for the Town of St. Armand	A land suitability report that focuses on soils prepared for the Town of St. Armand Planning Board.	<u>Land Development Capability for the Town of St. Armand</u>	Hans Klunder Associates
Existing Land Use for the Town of St. Armand	A very brief analysis of existing land use as of 12/1973 prepared for the Town of St. Armand Planning Board.	<u>Existing Land Use for the Town of St. Armand</u>	Hans Klunder Associates

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Project Name	Project Description	Title	Author
Proposed Goals and Objectives as part of the Comprehensive Land Use Plan for the Town of St. Armand.	A set of goals and objectives derived through a community questionnaire (N=34) prepared for the Town of St. Armand Planning Board. NOTE: it would be very interesting to compare the results of the 1973 Community Survey to any current survey results.	<u>Proposed Goals and Objectives as part of the Comprehensive Land Use Plan for the Town of St. Armand.</u>	Hans Klunder Associates
Land Use Ordinance and Development Regulations for the Town of St. Armand	Appears to be an inaugural Zoning Ordinance, Subdivision, and Sanitary Code for the Town without a Map	<u>Parts 1 and 2: Land Use Ordinance and Development Regulations for the Town of St. Armand</u>	Hans Klunder Associates
A Summary of the Comprehensive Plan for the Town of St. Armand	A brief summary of the Comprehensive Plan filed with the Town.	<u>A Summary of the Comprehensive Plan for the Town of St. Armand</u>	Hans Klunder Associates
St. Armand Land Use Map	Map assumed to accompany Zoning Ordinance	<u>St. Armand Land Use Map</u>	Hans Klunder Associates

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Project Name	Project Description	Title	Author
Feasibility Study: Repairs and Renovations to the Town of St. Armand Town Hall	A feasibility study for repairs and renovations to the Town Hall-Interesting that the cost/sq.ft.=\$38.00	<u>Feasibility Study: Repairs and Renovations to the Town of St. Armand Town Hall</u>	Wareham Delair Architects
Bloomingdale	Appears to be part of an updated Comprehensive Plan for the Village of Bloomingdale with Phase 1 Inventory and Analysis Separate Reports (Soil, Population, Housing, Economics), but only a partial documents, and similar to others development in association with the staff of the Essex County Planning Office in the 1970s and 80s.	<u>Bloomingdale</u>	Possibly ECPO
Community Services Report for the Town of St. Armand	An early inventory and analysis of needs and issues associated with community services for the express purposes of reviewing needs for community based development in land use planning.	<u>Community Services Report for the Town of St. Armand</u>	Hans Klunder Associates
St. Armand "Book"	A picture/narrative "tour" from the perspective of the local community of the highlights of life and lifestyle in Town of St. Armand.	<u>St. Armand "Book"</u>	Unknown
Community Needs Assessment Survey	PPT Summary. 72 people filled out the survey. Various Data and Analytics based upon questionnaire. Conclusions Note: Economic development and housing were by far the largest concerns for the community. Farmers markets and food trucks were the most requested when polling for activities in St. Armand. New businesses such as a gas station, convenience store, and a restaurant were highly requested throughout the survey. Affordable housing and single family homes were the most requested when polling for housing needs. Comments about political and confederate flags were also mentioned in the survey. These comments correlate with a national trend. MIGHT BE INTERESTING TO USE THE SAME QUESTIONS IN 2024 SURVEY.	<u>Community Needs Assessment Survey Results</u>	Jillian Kara and Jennifer Stanton SUNY Plattsburgh
Short Term Rental Local Law	A local law regulating short term rentals to address housing issues in the Town. STATUS?	Short Term Rentals Local Law	Unknown

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				Initiative Database		Bibliography	
Project Name	Project Description			Title	Author	Date	Link
St. Armand Forms and Documents	A Summary and set of links to forms and documents from the Town. (Might be from the Website)			<u>St. Armand Forms and Documents</u>	Town	Undated	
Town of St. Armand: About our Town	A very brief web page (?) with photos.			<u>Town of St. Armand: About our Town</u>	Town	Undated	
Town of St. Armand: About our Town	A local "WIKI" compiled and annotated history of the Town of St. Armand			<u>Town of St. Armand</u>	Historic Saranac Lake	retrieved 2023	
A History of the Town of St. Armand	A brief summary of the history of the Town of St. Armand			<u>A History of the Town of St. Armand</u>	Adirondack Daily Enterprise	Undated	
A Cultural Resources Architectural Survey Report	Unable to obtain the report for the purposes of the review.			<u>A Cultural Resources Architectural Survey Report for PIN 1809.39, NY 3 Old Mill Race/Culvert (C120003), Town of Saint Armand, Hamlet of Bloomingdale, Essex County, New York</u>	NYS Museum	Unknown	
A History of the Town of St. Armand	A brief summary of the history of the Town of St. Armand			Town of St. Armand	Adirondack History Museum	Unknown	

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Initiative Database				Bibliography
Project Name	Project Description	Title	Author	Date
ROOST's Efforts in supporting Tourism	A webpage for marketing, research, and reporting associated with leisure tourism marketing and planning for Essex County by sub-region.	ROOST Essex County Lake Placid High Peaks Region Webpage	ROOST	July, 2023
Leisure Travel Study	Data and Analytics on a variety of tourism-related subjects. Key Impacts: The highest ranking attraction to visit the region continued to be outdoor activities, with 62% of respondents selecting this draw to visit. "Relaxing, dining and shopping" remained another frequently expressed reason to visit the area by 58% of respondents. Sightseeing (47%) and visiting friends (27%) rounded out the top four areas of interest. Thirteen percent (13%) of respondents reported visiting Olympic sites and events as an attraction. Reported interest in heritage attractions rose slightly from prior year to 12%. Seventy-nine percent (79%) of respondents who indicated that they came to the area for outdoor activities stated that hiking was an activity of interest. Reported interest in canoeing or kayaking was the next most common reported outdoor interest (35%), followed by boating (16%). Fishing was expressed as an outdoor activity of interest by 13% of respondents. Eleven percent (11%) of respondents indicated interest in birding and ten percent (10%) indicated interest in cross-country skiing/snowshoeing. A question regarding hiking preferences continues to indicate a strong preference in casual hiking, with 71% of respondents indicating interest in day hikes, 31% leisure and hard surface hiking and 24% family hikes. Forty-sixer level hike interest raised in 2022, to 21% of respondents.	Leisure Travel Study	Place Making	2022

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Sustainability Survey Analysis - April 2022	<p>Conclusion</p> <p>While sustainability has been a focus within ROOST for many years, this is the first year that a survey was conducted to gauge information specific to visitor perceptions regarding sustainability. The initial data provides interesting indications of priorities that may be applied in the near term and compared to future results if the survey is repeated. Now more than ever, guests are looking for proven-green experiences. Green hotels are positioned to capture the burgeoning interest in wellness tourism, which is growing markedly faster than overall tourism. And with leading corporations, governments and associations making green meetings a requirement, earning a sustainability certification is a valuable differentiator that unlocks lucrative business opportunities. The Adirondack region is extremely well poised to utilize sustainable practices as a marketing tool to the individual and group markets moving forward. Travel experts emphasize that sustainability is a growing concern expressed by an increasing proportion of visitors. Younger visitors may, in general, have a different expectation and understanding of sustainability in comparison to older generations. This baseline data is useful in moving forward with better understanding visitor preference in this topic area.</p>	Sustainability Survey Analysis - April 2022	ROOST	April, 2022	https://www.roostadk.com/wp-content/uploads/2023/06/2022-Sustainability-Survey-Analysis-Executive-Summary.pdf
ROOST DESTINATION MARKETING+ MANAGEMENT PLAN 2023-25	<p>This Destination Marketing and Management Plan centers on reducing the recreational impacts on our lands and waterways. You will also notice continued attention to balancing the seasonality of travel and diversifying our storytelling. Additionally, throughout the region-specific section of this plan (Saranac Lake Region)-- you will find a variety of initiatives focused on destination management and sustainable destination development that meet the varying needs of our communities.</p> <p>Bloomingdale Bog Trail: The Bloomingdale Bog Trail is a scenic, end-to-end path that follows an old railroad corridor that connects Saranac Lake to Bloomingdale. The entire route is wide, level, and mostly straight, making it perfect for a casual stroll or bike ride.</p> <p>Other</p> <p>"Honorable Mention: Like the community's slogan states: Saranac Lake is Decidedly Different, and so are its geographic boundaries. Saranac Lake is part of the towns of North Elba and St. Armand in Essex County, and Harrietstown in Franklin County.</p> <p>It is also the central hub for the surrounding region which is made up of several smaller hamlets and their distinctive communities. We look forward to continuing to work with all of these entities to support and advance the Saranac Lake Region.</p>	ROOST DESTINATION MARKETING+ MANAGEMENT PLAN 2023-25 v. 2 2 1 2 2 0	ROOST	2022-2023	https://www.roostadk.com/wp-content/uploads/2023/03/2023-25-ROOST-DMMP.pdf

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Olympic Trail Scenic Byway Corridor Management Plan	<p>Saranac Lake is part of the focus, but not necessarily Bloomingdale or the Town of St. Armand. The Olympic Scenic Byway Corridor Management Plan identifies and describes the Byway corridor and its resources. It outlines the public participation process used in creating the document and contains strategies presented by Byway communities that support the realization of regional and local visions and the accomplishment of plan goals. The document details plans for economic development that promote tourism while preserving the Byway's natural, historical, cultural and recreational resources. It also describes how to maintain and enhance the Byway and proposes numerous regional and local projects and actions. Recommendations for future implementation are also included.</p>	Olympic Trail Scenic Byway Corridor Management Plan	ANCA		2004
ESSEX COUNTY Demographic and Housing Report with Town Profiles	<p>Essex County has commissioned Asterhill Research Company to compile a Housing Data Report (HDR) about the county and its towns. This report reviewed Essex County population and housing data to identify trends, market, and housing changes. Overall, the report found the county population declining, growing tourism, and seasonal recreation housing increasing. It is projected that Essex County's population will decline by 3% by 2030. There is an unmet demand for affordable housing in Essex County. T. St. Armand is broken-out. Information incorporated into Community Profile.</p>	ESSEX COUNTY Demographic and Housing Report with Town Profiles	Asterhill Research Company	May, 2022	ECPO
2022-2027 CEDS Lake Champlain Lake George Regional Planning Board	<p>The CEDS is a regional, five county economic development planning tool. While Essex County Data is called out in terms of data, analytics, and recommendations, the Town of St. Armand is NOT specified.</p> <ol style="list-style-type: none"> 1. Develop & Modernize Regional Infrastructure to Promote Equitable Economic Opportunities 2. Enhance Quality of Life and Support Vibrant Community Centers 3. Promote Regional Collaboration & Outreach 4. Support Entrepreneurship & Business Development Opportunities 5. Improve Workforce Readiness 6. Preserve Natural Resources & Expand Recreational Opportunities 	2022-2027 CEDS Lake Champlain Lake George Regional Planning Board	Lake Champlain Lake George Regional Planning Board		2022

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State of New York Adirondack Park State Land Master Plan	<p>THIS DOCUMENT SETS FORTH the master plan for all state lands within the Adirondack Park. The classification system and guidelines set forth in Chapter II and the attached map are designed to guide the preservation, management and use of these lands by all interested state agencies in the future. The Act clearly recognizes the unique land ownership pattern within the Adirondack Park -- the intermingling of public and private lands in a checkerboard pattern -- and mandates the Agency to reflect in this master plan the actual and projected uses of private lands within the Park. The State has acquired over the years a variety of conservation easements and less than fee interests which serve an important public purpose in preserving the natural character of the land for the benefit of the Park. Although the State owns various rights on these lands, the land remains in private ownership and is therefore not subject to the State land classification system and guidelines of the Master Plan. Major reviews of the master plan will take place every five years by the</p> <p>Agency in consultation with the Department of Environmental Conservation, as required by statute, and with other interested state agencies. Nine basic categories result from</p>	State of New York Adirondack Park State Land Master Plan	ADIRONDACK PARK AGENCY P.O. BOX 99, RAY BROOK, NEW YORK 12977 518-891-4050 www.apa.ny.gov	August, 2019	https://apa.ny.gov/documents/Laws_Regs/APSLM_P.pdf	
	<p>this classification:</p> <p>Wilderness</p> <p>Primitive</p> <p>Canoe</p> <p>Wild Forest</p> <p>Intensive Use</p> <p>Historic</p> <p>State Administrative</p> <p>Wild, Scenic and Recreational Rivers</p> <p>Travel Corridors</p> <p>The Wild, Scenic and Recreational Rivers and Travel Corridors classifications are essentially corridor overlays to the basic land classification(s) through which the corridor passes.</p> <p>Guidelines for the lands falling within each major classification and various special management guidelines for unique resources within these major classifications are set forth in the remaining portions of this chapter.</p>					

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MCKENZIE MOUNTAIN Unit Management Plan	<p>MCKENZIE MOUNTAIN WILDERNESS MCKENZIE MOUNTAIN Unit Management Plan This area does not yet have an adopted Unit Management Plan. Without a UMP, the management of these public lands can easily become a series of uncoordinated reactions to immediate problems. A written plan stabilizes management despite changes in personnel and integrates related legislation, legal codes, rules and regulations, policies, and area specific information into a single reference document. In view of tight budgets and competition for monetary resources, plans that clearly identify area needs have greater potential for securing necessary funding, legislative support, and public acceptance.</p> <p>McKenzie Mountain Wilderness area (MMWA) is located in the Northeast corner of the Adirondack Park. It is in Essex County in the towns of St. Armand, North Elba, Saranac Lake, Lake Placid, and Wilmington. These areas are major destinations for visitors who generate a great deal of recreational use in MMWA throughout all seasons of the year. There are numerous trailheads to the 37,616-acre wilderness area providing public access from all sides. MMWA is densely forested with mixed hardwoods and softwoods at lower elevations, while spruce and fir dominate the forest above 2,500 feet. The area is composed of steep and rugged terrain and the elevation ranges from 1,463 feet to 4,869 feet with excellent views from atop McKenzie, Haystack, Baker, and Moose Mountains. There are eight bodies of water in the MMWA.</p>	<p>MCKENZIE MOUNTAIN Unit Management Plan McKenzie Mountain Wilderness Area State Land Master Plan February 2014 Description</p>	<p>NYS DEC NYS APA</p>
SARANAC LAKES WILD FOREST Final Environmental Impact Statement	<p>The Department formed a Citizen Discussion Group to help in the development of this UMP. The Discussion Group was composed of representatives from local towns and sportspersons, and environmental organizations. The information gathered from the group assisted in understanding the various perspectives that exist in order that appropriate management options were developed. The Discussion Group members shared their ideas, concerns, facts, and opinions during their candid discussions of the issues. The meetings not only provided good information for the DEC but also allowed the individuals to learn more about each other and the interests they represent. While there were differing opinions on many issues, there was agreement on some of the most important issues, including the importance of stewardship of the lands and waters in the SLWF. There are four pages of recommendations suggested by the group.</p>	<p>SARANAC LAKES WILD FOREST and Lake Placid Boat Launch Lake Flower Boat Launch Upper Saranac Lake Boat Launch Raquette River Boat Launches Unit Management Plan River Area Management Plans</p>	<p>NYS DEC NYS APA</p>

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WILMINGTON WILD FOREST Amendment to the 2005 Wilmington Wild Forest Unit Management Plan	<p>WILMINGTON WILD FOREST The Wilmington Wild Forest (WWF) is located in the Towns of Wilmington, Jay, Keene, and Saint Armand in Essex County and the Town of Black Brook in Clinton County. A Unit Management Plan (UMP) for the area was completed in October of 2005. The 2005 UMP continues to guide the Department of Environmental Conservation's (Department) management of the WWF. The 2005 UMP provided for the design and construction of multiple-use recreational trails. Over the past 10 years these trails have been built and the area has seen a growth in recreational use, particularly by mountain bikers. This UMP Amendment proposes the establishment of additional recreational trails that build upon the 2005 UMP and addresses management issues that have been identified over the past 10 years. The proposed trail layout in this Amendment will maximize the user experience, while still conforming to Wild Forest guidelines. It will also limit the amount of maintenance needed to keep the trails in the best condition possible. This UMP Amendment will allow for better trail connections to the local communities, provide more trails that would be appropriate for beginner mountain bike riders, increase the recreational opportunities for persons with disabilities, and relocate some trail segments to better protect natural resources. This UMP Amendment also updates some information from the 2005 UMP. Unless otherwise specified in this Amendment the management actions contained in the 2005 UMP remain in effect, as approved.</p>	WILMINGTON WILD FOREST Amendment to the 2005 Wilmington Wild Forest Unit Management Plan	NYS DEC	August, 2016	https://www.dec.ny.gov/docs/lands_forests_pdf/wwwfdrtamend.pdf
Whiteface Mountain Ski Center - Unit Management Plan	WHITEFACE MOUNTAIN SKI CENTER The NY Olympic Regional Development Authority (ORDA) proposes to amend the 2004 Unit Management Plan (UMP) for the Whiteface Mountain Ski Center Intensive Use Area (Whiteface).	Whiteface Mountain Ski Center - Unit Management Plan	NYS DEC		https://www.dec.ny.gov/lands/90459.html

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DEBAR MOUNTAIN COMPLEX Including: DEBAR MOUNTAIN WILD FOREST PROPOSED DEBAR LODGE INTENSIVE USE AREA MADAWASKA FLOW/QUEBEC BROOK PRIMITIVE AREA DEER RIVER PRIMITIVE AREA Draft Unit Management Plan Draft Generic Environmental Impact Statement Draft River Area Management Plans Deer River, East Branch Saint Regis River, and Saint Regis River	<p>DEBAR MOUNTAIN WILD FOREST The DMC is spread over a vast landscape with diverse terrain features and habitat types. These include large wetland complexes, rolling hills, and higher mountains. Various forest types and ecological communities can be found across the unit. Approximately 30 miles of trails on the unit offer opportunities for hiking, cross country skiing, snowshoeing, horseback riding, mountain biking, and snowmobiling. Popular destinations within the unit include Debar Mountain, Azure Mountain, and Hays Brook. Three lean-tos and numerous primitive tent sites offer opportunities for camping near ponds and along trails. Opportunities for undeveloped camping, away from established sites, abound across the unit. Other popular uses of the unit include hunting, fishing, canoeing, and boating. Access to the unit's water resources is available at Meacham Lake Campground and Buck Pond Campground, as well as on the St. Regis River, Osgood Pond, Jones Pond, Deer River Flow, Mountain Pond, and Lake Kushaqua. Vehicle access to the DMC is provided primarily via NYS Routes 3, 30, and 458. Important local roads for access include County Route 26 (Old Route 99), Red Tavern Road, Kushaqua-Mud Pond Road, Gabriels-Onchiota Road, Blue Mountain Road, and Oregon Plains Road. The Debar Mountain Complex (DMC) covers 88,300 acres of public Forest Preserve that includes the 80,400-acre Debar Mountain Wild Forest, the 6,000-acre Madawaska Pond/ Quebec Brook Primitive Area, and the 1,900-acre Deer River Primitive Area. The draft Unit Management Plan (UMP), the first for this area in the 48 years since the Adirondack Park State Land Master Plan was approved and required UMPS. The Debar Mountain Wild Forest UMP has been a long time coming. We understand this the Department of Environmental Conservation (DEC) has been working on this UMP for 17 years. (Protect the ADKS Jan 2021)</p>	DEBAR MOUNTAIN COMPLEX Including: DEBAR MOUNTAIN WILD FOREST PROPOSED DEBAR LODGE INTENSIVE USE AREA MADAWASKA FLOW/QUEBEC BROOK PRIMITIVE AREA DEER RIVER PRIMITIVE AREA Draft Unit Management Plan Draft Generic Environmental Impact Statement Draft River Area Management Plans Deer River, East Branch Saint Regis River, and Saint Regis River	<p>NYS DEC</p>	December, 2020	https://www.dec.ny.gov/docs/lands_forests_pdf/debarump.pdf

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Taylor Pond Management Complex Taylor Pond Wild Forest Unit Management Plan	<p>TAYLOR POND WILD FOREST</p> <p>The Taylor Pond Management Complex is spread over a 567 square mile area and consists of 26 separate parcels of state land totaling 53,280 acres. Of this, 45,637 acres are Forest Preserve, 6,314 acres are State Forest and 1,329 acres are Wildlife Management Area. All of the lands subject to this Unit Management Plan (UMP) are classified as Wild Forest by the Adirondack Park State Land Master Plan (APSLMP). This UMP has been broken down into separate smaller localized geographical units (compartments) with like management requirements.</p> <p>The Franklin Falls Timber Company, Inc. Conservation Easement Tracts, Lassiter Properties, Inc. Conservation Easement Cook Mountain Tract, Alderbrook Park Conservation Easement and Lyme Adirondack Timberlands LLC conservation lands are all geographically located within the Taylor Pond</p>			Taylor Pond Management Complex Taylor Pond Wild Forest Unit Management Plan	NYS DEC	Feb-13	https://www.dec.ny.gov/docs/lands_forests_pdf/pmcump.pdf	
McKenzie Mountain Wilderness Area: A Case Study in Unit Management Planning	<p>This exploratory research used a multimethod approach to study planning and management within the Adirondack Forest Preserve. The first method, a single case study, was conducted on the McKenzie Mountain Wilderness Area (MMWA) Unit Management Plan. The researcher acted as participant and observer while writing and coordinating the team draft of the MMWA UMP. The second method, nonscheduled standardized interviews, was conducted with participants and observers of the UMP process for planning and management in the Adirondack Forest Preserve. These addressed the two purposes of the study: (1) to participate through the case study research design in the UMP process and to assess its effectiveness, and (2) to interview UMP participants and observers to assess the UMP process in the context of the framework/process established for planning and management for the Adirondack Forest Preserve UMPs.</p>			McKenzie Mountain Wilderness Area: A Case Study in Unit Management Planning	Zachary D. Odell	May, 2005	https://experts.esf.edu/esploro/outputs/graduate/McKenzie-Mountain-Wilderness-Area-A-case/99889986204826	
Village of Saranac Lake Local Waterfront Revitalization Program	<p>The Village of Saranac Lake Local Waterfront Revitalization Program (LWRP) is a locally prepared comprehensive land and water use plan for the Village's natural, public, and developed waterfront resources along the Saranac Lake.</p> <p>The Village of Saranac Lake LWRP provides a comprehensive framework within which critical waterfront issues can be addressed, and planned waterfront improvement projects can be pursued and implemented. The Village of Saranac Lake LWRP was adopted by the Village Board of Trustees on October 27, 2003 and approved by the New York State Secretary of State on January 6, 2004.</p>			Village of Saranac Lake Local Waterfront Revitalization Program		January, 2004	https://docs.dos.ny.gov/opd-lwrp/lwrp/Saranac%20Lake_V/Original/Village%20of%20Saranac%20Lake.pdf	

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Village of Saranac Lake Local Waterfront Revitalization Program	<p>Local Waterfront Revitalization Program Update The Village of Saranac Lake has begun the process of updating its Local Waterfront Revitalization Program (LWRP) to guide appropriate development and investment. The LWRP will express the Village's vision for its waterfront areas and outline a program for achieving that vision. The LWRP will promote public access to recreational opportunities, identify sustainable approaches to mitigate climate change impacts, stimulate economic development, and plan connections to and between recreational amenities and downtown. This process is supported with funding provided by the New York State Department of State under Title 11 of the Environmental Protection Fund. The primary waterfront issues to be addressed by the Village in the LWRP have been preliminarily identified as increasing and improving access to water resources; stimulating economic development in downtown Saranac Lake; protecting and enhancing natural resources; and improving pedestrian safety to and from waterfront areas. The Village's LWRP will identify potential projects and actions that will articulate a vision for the waterfront areas. This effort is a community-driven planning effort to ensure community-supported implementation. To support this approach, there will be consistent communication with the Waterfront Advisory Committee (WAC), the public, and various stakeholders throughout the process.</p>	Village of Saranac Lake Local Waterfront Revitalization Program	LA Group	Jun-02	https://saranaclakeNY.gov/index.php?section=projects-module&projectsection=14&project=124	
Village of Saranac Lake Final Bicycle + Pedestrian Trail Master Plan	A local study area boundary is a circle with a two mile radius from the center of the Village. This local boundary includes the Village, portions of the Towns of Harrietstown, North Elba, and St. Armand, and the three surrounding mountain peaks, Mount Pisgah, Dewey Mountain, and Baker Mountain. A greater focus is placed on the local boundary to propose pedestrian, bicycle, and trail opportunities. Specific destinations are considered including local schools, trailheads, and shopping centers. See Figure 1 for the Local Study Area Boundary Map. THIS DOCUMENT IDENTIFIES existing and proposed recommendations that spill over into St. Armand and further evaluation and documentation in the St. Armand CP process is needed to determine which recommendations affect both communities.	Village of Saranac Lake Final Bicycle + Pedestrian Trail Master Plan	Alta Planning + Design	May, 2013	https://saranaclakeNY.gov/corecode/uploads/document6/uploaded_pdfs/corecode/Bicycle-and-Pedestrian-Trail-Master-Plan-reduced_35.pdf	
	<p>Village of Saranac Lake Draft Comprehensive Plan The Village of Saranac Lake is currently in the process of updating their previously approved Comprehensive Plan.</p>					

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FGEIS/Master Travel Corridor Unit Management Plan – Adirondack Park	Unit Management Plan for the Adirondack Park Travel Corridors FGEIS/Master Travel Corridor Unit Management Plan – Adirondack Park	State Highway as Main Street=Bloomingdale	Title Author Date Link
			FGEIS/Master Travel Corridor Unit Management Plan – Adirondack Park NYS DOT October, 2021 https://www.dot.ny.gov/divisions/engineering/environmental-analysis/manuals-and-guidance/epm/repository/TCUMP_MASTER%20FINAL%2010-29-2021_reducedfilesize.pdf

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Route 3 Travel Corridor Unit Management Plan	<p>The New York State Department of Transportation is leading an effort to develop and implement a Travel Corridor Unit Management Plan (TCUMP) for the Route 3 Travel Corridor in the Adirondack Park. State Route 3 extends 107 miles through the Adirondack Park through St. Lawrence, Franklin, Essex and Clinton counties. State highway corridors in the Adirondack Park frame the visitor experience, and as gateways provide community character and access to public lands and waters. They are an important interface with significant natural resources, serve as important connections between communities for many types of recreation and public infrastructure, and are an essential determinate of the image and entire atmosphere of the Park for many visitors. Travel corridors also serve by their linear nature to segment natural systems, impede wildlife migration, disseminate non-native and sometimes invasive species, and introduce air and water borne pollutants. State highway corridors in the Adirondack Park are recognized as fundamentally different from highway corridors in the rest of the state in that they traverse a landscape that is legislatively recognized for having unique physical, biological and hydrological features protected by and for the citizens of the state for their inherent uniqueness and wild character. We recognize that the coordinated planning, management and design of the travel corridors in the Adirondack Park serve the best interests of the People of the State, state and local governments, residents and park visitors as well as the park's natural and cultural resources. <u>IT WOULD BE</u></p> <p><u>GOOD TO KNOW WHAT IS PLANNED FOR ROUTE 3: Contact NYSDOT Adirondack Park Manager (Still Ed Frantz?)</u></p>	Route 3 Travel Corridor Unit Management Plan	<p>NYSDOT For more information, or to provide comment, contact:</p> <p>Ed Frantz</p> <p>Adirondack Park and Forest Preserve Manager, NYSDOT</p> <p>207 Genesee Street</p> <p>Utica, NY 13501</p> <p>(315) 793-2421</p> <p>efrantz@dot.state.ny.us</p>	August, 2010	https://www.dot.ny.gov/route3corridor

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	<p>Adirondack Park Trends Analysis Plan20F2F 23</p> <p>The Plan identifies inventories, determines trends and analyzes the Park's natural, cultural and other resources of special significance. This database aids APA's decision-making process and can be used in the TCUMP process. The Plan identifies four resource categories:</p> <ul style="list-style-type: none"> • Economic, fiscal and cultural resources • Park character resources • Physical resources • Biological resources <p>These categories are intentionally multidisciplinary and encourage the development of partnerships with other agencies, municipalities, researchers, volunteers and other potential partners.</p>			

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SNOWMOBILE PLAN FOR THE ADIRONDACK PARK/FINAL GENERIC ENVIRONMENTAL IMPACT STATEMENT	<p>This document is the Final Conceptual Snowmobile Plan for the Adirondack Park/Generic Environmental Impact Statement (Final Plan/GEIS). It is a supplement of the State of New York Snowmobile Trail Plan (Statewide Snowmobile Plan), adopted by the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) in 1989. As part of the planning and environmental process, the existing snowmobile trail system was assessed and various alternatives for the development of snowmobile trails in the Adirondack Park were analyzed with the assistance of a Snowmobile Focus Group (see description, page 7). As a result of this analysis, a preferred alternative was selected and is described in the Final Plan/ GEIS. The Final Plan/GEIS includes a recommendation for a conceptual plan to create a system of snowmobile trail connections between communities in the Park. Key to this concept is the reconfiguration of the existing system to ensure protection of sensitive resources on both public and private land. In recognition of this, the Final Plan/GEIS outlines guidelines and criteria for how snowmobile trails and trail segments will be developed and maintained, particularly when and if they are located on Forest Preserve lands within the Park. The concepts in the Final Plan/GEIS are put forth in recognition that snowmobiling is a winter recreation activity that is critical to supporting the economies of the communities in the Park. Further, the Final Plan/GEIS recognizes that motorized winter recreation in and among the wild lands that make up the Forest Preserve and on sensitive private lands must be configured in a manner that protects the wild forest values that these areas have been set aside for and are managed as. Therefore, the Final Plan/GEIS proposes the concept that, in establishing a snowmobile trail system that connects communities in the Park, it is essential to create a net benefit to the Forest Preserve lands. This net benefit will result through the reconfiguration of the existing snowmobile trail system, with a focus on shifting snowmobile trails to the periphery of the Forest Preserve, re-designating existing snowmobile trails in the interior for non-motorized use and avoiding sensitive private lands. The Final Plan/GEIS is a concept document. It does not in itself designate snowmobile trails nor will it result in the implementation of specific, on the ground activities. It is intended to establish a framework for discussion through a public process to implement specific proposals. Implementation will require DEC policy revisions and will require approval (for specific activities on Forest Preserve lands) through the Unit Management Planning process established in the APSLMP, including determinations by APA regarding APSLMP conformance. Both of these processes require additional review pursuant to the State Environmental Quality Review Act (SEQRA) and further analysis with respect to all governing authorities.</p>	SNOWMOBILE PLAN FOR THE ADIRONDACK PARK/FINAL GENERIC ENVIRONMENTAL IMPACT STATEMENT	NYS DEC	October, 2006	https://www.dec.ny.gov/docs/lands_forests_pdf/snpfni.pdf

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Project Description		Author
N E W Y O R K S T A T E Statewide Comprehensive Outdoor Recreation Plan		Date
<p>The Statewide Comprehensive Outdoor Recreation Plan (SCORP) is prepared periodically by the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) to provide statewide policy direction and to fulfill the agency's recreation and preservation mandate. The updated SCORP serves as a status report and as an overall guidance document for recreation, resource preservation, planning, and development from 2020 through 2025. The document is also used to guide the allocation of state and federal funds for recreation and open space projects. The direction for recreation in New York State is guided by several themes, with associated goals and recommended actions. As a road map for recreation decision-making, these themes provide structure and support for planning and inform administrative and legislative action. These themes are: 1. Keep the outdoor recreation system welcoming, safe, affordable, and accessible; 2. Improve the visitor experience; 3. Restore and enhance the State outdoor recreation system with an emphasis on conservation and resiliency; and 4. Celebrate and teach history while promoting historic preservation efforts across the State. Potential environmental impacts associated with adoption and implementation of the plan, as well as mitigation measures that could be taken to reduce potential impacts, are included as a part of the Plan which, in its entirety, constitutes a Final Generic Environmental Impact Statement. The Final SCORP/GEIS contains a comments and responses chapter as well as provides updates and additions to the Draft SCORP/GEIS as necessary.</p>		Link
N E W Y O R K S T A T E Statewide Comprehensive Outdoor Recreation Plan		https://parks.ny.gov/documents/inside-our-agency/20202025StatewideComprehensiveOutdoorRecreationPlan.pdf

Task 8 - Review Local and Regional Planning: St. Armand Comprehensive Plan T1002070 - Final Draft for NYS DOS Review

Prepared by Ann Ruzow Holland, Ph.D. AICP-- in consultation with the AES Community Planning Advisory Team

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Initiative Database			Bibliography
Project Name	Project Description	Title	Author
CONSERVING OPEN SPACE IN NEW YORK STATE NEW YORK STATE OPEN SPACE CONSERVATION PLAN	<p>The Open Space Conservation Plan (OSP) is a comprehensive statewide plan that describes current open space conservation goals, actions, tools, resources and programs administered by state and federal agencies and conservation nonprofits. Since 1992, the Open Space Conservation Plan has served as the blueprint for the State's Open Space Program, guiding the investment of land protection funds from the Environmental Protection Fund. As required by law, the Plan is updated periodically, relying heavily on the work of the nine Regional Advisory Committees. Goals of the 2016 OSP</p> <p>Protect water quality</p> <p>Provide accessible, quality, outdoor recreation</p> <p>Protect wildlife habitats for diversity</p> <p>Improve the quality of life and the health of our communities</p> <p>Maintain critical natural resource-based industries (ex: agriculture and forest products)</p> <p>Address climate change through forest, wetland, and riparian area stewardship, ecosystem protection, urban and community forestry, and community planning</p> <p>Provide places for education and research</p> <p>Protect and enhance scenic, historic, and cultural resources</p>	CONSERVING OPEN SPACE IN NEW YORK STATE NEW YORK STATE OPEN SPACE CONSERVATION PLAN	NYS DEC
			2016
			https://www.dec.ny.gov/docs/lands_forests_pdf/ospsummary.pdf

Task 8 - Review Local and Regional Planning: St. Armand Comprehensive Plan T1002070 - Final Draft for NYS DOS Review
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Adirondack Park Trends Analysis Plan	<p>A useful cross reference to the T. St. Armand Community Profile data sets. This document is intended to propose a process embodied in a plan for development of Trends Analyses of key Adirondack Park cultural and natural resources. The Plan is to be endorsed by the Adirondack Park Agency in its capacity as a forum for critical issues shaping the Park. It is intended that the Plan should be embraced by other Adirondack organizations and agencies that will participate in trends monitoring and share their expertise.</p> <p>Throughout its more than a quarter-century of operation, the Adirondack Park Agency has built scientific, geographic, and planning databases to be able to serve the public more effectively and efficiently. As the databases have grown, so has the appreciation for quality data to aid decision-making. Currently, however, a Park-wide database that compiles historic and present-day data is lacking.</p>	Adirondack Park Trends Analysis Plan	NYS APA
St. Armand Supervisor's Year End Report 2020	Wastewater and Water System Improvements, Hamlet Expansion-APA Map Amendment, Sidewalk Improvements, Town Hall Renovation, Cemetery, Recreational Improvements, create several working task forces on Highway Garage, Affordable Housing, Veterans Park, and Youth.	St. Armand Supervisor's Year End Report 2020	Davina Winemiller
St. Armand Supervisor's Year End Report 2021	Moody Pond and Baker Mountain Trailhead Parking Issues, Camp Woodsmoke Property, Updates to unsafe buildings and junk local laws/actions; Possibility of Zoning, Dollar General Store opened, Activity in Task Force Committees (Housing, Veterans Memorial Park); activity in Town Hall Renovations, Wastewater/Water System Improvements, Highway actions; Recreational Improvements, Cemeteries, and Building permit/codes issues.	St. Armand Supervisor's Year End Report 2021	Davina Winemiller
St. Armand Supervisor's Year End Report 2022	Pedestrian Signage, Baker Mt. Trailhead Parking Issues, Engaged in Tri-Lakes Heat Smart Community Campaign; Town Hall Renovation, Water/Wastewater Improvement Progress, Cemetery, Highway and Recreational improvements, Youth and Veterans Park Task Force Active and developing projects.	St. Armand Supervisor's Year End Report 2022	Davina Winemiller
			2001 https://apa.ny.gov/documents/Reports/trendsdoc.pdf
			2020 Supervisor Email
			2021 Supervisor Email
			2022 Supervisor Email

Project Name	Project Description	Applicable Smart Growth Principles									
		Mixed Land Uses	Range of HSG Choice	Target Growth to Locations w/ Sustainable Infrastructure	Strong Sense of Place with social equity, community collaboration, & stakeholder engagement	Well-planned and placed public spaces	Sustainable compact neighborhoods	Mobility, Circulation and Connectivity; Walkable/Bikeable	Greenhouse Gas Reduction, Clean Energy Opportunities	Engagement in Green Infrastructure	Climate Resiliency
Affordable Housing	In January 2020, the Town of St. Armand made efforts to solicit volunteers for an Affordable Housing Task Force to create a plan to address the needs of residents by quantifying the need for affordable housing, creating a plan to address those needs and compiling data to assist with grant funding applications. Working with HAPEC — Housing Assistance Program of Essex County — for funding and implementation of recommended projects. That task force is comprised of Ben Kline, ----- As of now there is only one option for affordable housing, of which only permits residents within a specific criteria, as noted below. Senior Citizens Overlook Apartments – These units have rent subsidy options where tenants are required to pay 30% of their income. The community consists of senior citizens and disabled or handicapped individuals, serving seniors 62 years of age and older as well as handicapped/disabled persons 18 years or older.	1									
Short Term Rentals	The Town of St. Armand has been exploring the use of STR, with residents on both sides of the debate. The input of the APA as a regulatory agency will remain an important factor in these discussions as will any state legislation relative to STR regulations throughout the state and regions. On August 15th the Town introduced Resolution # 56 of 2023 introducing Local Law No. 1 and at the Town Meeting on September 19, 2023 the town passed Resolution # 56 of 2023 introducing Local Law No. 1 of 2023— REGULATING SHORT TERM RENTALS IN THE TOWN OF ST. ARMAND.	1		1							
Regional Impacts, Socio-Economic Considerations and Transportation Factors for the Town of St. Armand	An early, and still relevant planning analysis on the cross-jurisdictional relationships, issues and concerns of St. Armand in the context of the APA Act.			1	1			1			1
Natural Resources Information for the Town of St. Armand	An early, and still relevant planning analysis on Natural Resource data for St. Armand in the context of the APA Act.			1					1	1	
Land Development Capability for the Town of St. Armand	A land suitability report that focuses on soils prepared for the Town of St. Armand Planning Board.			1		1	1		1	1	
Existing Land Use for the Town of St. Armand	A very brief analysis of existing land use as of 12/1973 prepared for the Town of St. Armand Planning Board.	1		1	1		1			1	
Proposed Goals and Objectives as part of the Comprehensive Land Use Plan for the Town of St. Armand.	A set of goals and objectives derived through a community questionnaire (N=34) prepared for the Town of St. Armand Planning Board. <i>NOTE: it would be very interesting to compare the results of the 1973 Community Survey to any current survey results.</i>			1	1	1	1				
Land Use Ordinance and Development Regulations for the Town of St. Armand	Appears to be an inaugural Zoning Ordinance, Subdivision, and Sanitary Code for the Town without a Map	1	1	1	1	1	1	1	1	1	1

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		Mixed Land Uses	Range of HSG Choice	Target Growth to Locations w/ Sustainable Infrastructure	Strong Sense of Place with social equity, community collaboration, & stakeholder engagement	Well-planned and placed public spaces	Sustainable compact neighborhoods	Mobility, Circulation and Connectivity; Walkable/Bikeable	Greenhouse Gas Reduction, Clean Energy Opportunities	Engagement in Green Infrastructure	Climate Resiliency	Effective and Sustainable Cross-Jurisdictional Engagement	
A Summary of the Comprehensive Plan for the Town of St. Armand	A brief summary of the Comprehensive Plan filed with the Town.				1								
St. Armand Land Use Map	Map assumed to accompany Zoning Ordinance	1	1			1							
Feasibility Study: Repairs and Renovations to the Town of St. Armand Town Hall	A feasibility study for repairs and renovations to the Town Hall-Interesting that the cost/sq.ft.=\$38.00					1							
Bloomingdale	Appears to be part of an updated Comprehensive Plan for the Village of Bloomingdale with Phase 1 Inventory and Analysis Separate Reports (Soil, Population, Housing, Economics), but only a partial documents, and similar to others development in association with the staff of the Essex County Planning Office in the 1970s and 80s.				1								
Community Services Report for the Town of St. Armand	An early inventory and analysis of needs and issues associated with community services for the express purposes of reviewing needs for community based development in land use planning.				1	1							
St. Armand "Book"	A picture/narrative "tour" from the perspective of the local community of the highlights of life and lifestyle in Town of St. Armand.				1								
Community Needs Assessment Survey	PPT Summary. 72 people filled out the survey. Various Data and Analytics based upon questionnaire. Conclusions Note: Economic development and housing were by far the largest concerns for the community. Farmers markets and food trucks were the most requested when polling for activities in St. Armand. New businesses such as a gas station, convenience store, and a restaurant were highly requested throughout the survey. Affordable housing and single family homes were the most requested when polling for housing needs. Comments about political and confederate flags were also mentioned in the survey. These comments correlate with a national trend. MIIGHT BE INTERESTING TO USE THE SAME QUESTIONS IN 2024 SURVEY.				1								
Short Term Rental Local Law	A local law regulating short term rentals to address housing issues in the Town. STATUS?	1	1										
St. Armand Forms and Documents	A Summary and set of links to forms and documents from the Town. (Might be from the Website)				1								
Town of St. Armand: About our Town	A very brief web page (?) with photos.				1								
Town of St. Armand: About our Town	A local "WIKI" compiled and annotated history of the Town of St. Armand				1								
A History of the Town of St. Armand	A brief summary of the history of the Town of St. Armand				1								
A Cultural Resources Architectural Survey Report	Unable to obtain the report for the purposes of the review.				1								



		Initiative Database												Applicable Smart Growth Principles						
Project Name	Project Description	Mixed Land Uses	Range of HSG Choice	Target Growth to Locations w/ Sustainable Infrastructure	Strong Sense of Place with social equity, community collaboration, & stakeholder engagement	Well-planned and placed public spaces	Sustainable compact neighborhoods	Mobility, Circulation and Connectivity; Walkable/Bikeable	Greenhouse Gas Reduction, Clean Energy Opportunities	Engagement in Green Infrastructure	Climate Resiliency	Effective and Sustainable Cross-Jurisdictional Engagement								
A History of the Town of St. Armand	A brief summary of the history of the Town of St. Armand				1															
ROOST's Efforts in supporting Tourism	A webpage for marketing, research, and reporting associated with leisure tourism marketing and planning for Essex County by sub-region.				1	1				1		1								
Leisure Travel Study	Data and Analytics on a variety of tourism-related subjects. Key Impacts: The highest ranking attraction to visit the region continued to be outdoor activities, with 62% of respondents selecting this draw to visit. "Relaxing, dining and shopping" remained another frequently expressed reason to visit the area by 58% of respondents. Sightseeing (47%) and visiting friends (27%) rounded out the top four areas of interest. Thirteen percent (13%) of respondents reported visiting Olympic sites and events as an attraction. Reported interest in heritage attractions rose slightly from prior year to 12%. Seventy-nine percent (79%) of respondents who indicated that they came to the area for outdoor activities stated that hiking was an activity of interest. Reported interest in canoeing or kayaking was the next most common reported outdoor interest (35%), followed by boating (16%). Fishing was expressed as an outdoor activity of interest by 13% of respondents. Eleven percent (11%) of respondents indicated interest in birding and ten percent (10%) indicated interest in cross-country skiing/snowshoeing. A question regarding hiking preferences continues to indicate a strong preference in casual hiking, with 71% of respondents indicating interest in day hikes, 31% leisure and hard surface hiking and 24% family hikes. Forty-sixer level hike interest raised in 2022, to 21% of respondents.			1	1		1		1											
Sustainability Survey Analysis - April 2022	Conclusion While sustainability has been a focus within ROOST for many years, this is the first year that a survey was conducted to gauge information specific to visitor perceptions regarding sustainability. The initial data provides interesting indications of priorities that may be applied in the near term and compared to future results if the survey is repeated. Now more than ever, guests are looking for proven-green experiences. Green hotels are positioned to capture the burgeoning interest in wellness tourism, which is growing markedly faster tourism overall. And with leading corporations, governments and associations making green meetings a requirement, earning a sustainability certification is a valuable differentiator that unlocks lucrative business opportunities. The Adirondack region is extremely well poised to utilize sustainable practices as a marketing tool to the individual and group markets moving forward. Travel experts emphasize that sustainability is a growing concern expressed by an increasing proportion of visitors. Younger visitors may, in general, have a different expectation and understanding of sustainability in comparison to older generations. This baseline data is useful in moving forward with better understanding visitor preference in this topic area.			1	1	1				1		1								
ROOST DESTINATION MARKETING+ MANAGEMENT PLAN 2023-25	This Destination Marketing and Management Plan centers on reducing the recreational impacts on our lands and waterways. You will also notice continued attention to balancing the seasonality of travel and diversifying our storytelling. Additionally, throughout the region-specific section of this plan (Saranac Lake Region)-- you will find a variety of initiatives focused on destination management and sustainable destination development that meet the varying needs of our communities. Bloomingdale Bog Trail: The Bloomingdale Bog Trail is a scenic, end-to-end path that follows an old railroad corridor that connects Saranac Lake to Bloomingdale. The entire route is wide, level, and mostly straight, making it perfect for a casual stroll or bike ride. Other "Honorable Mention: Like the community's slogan states: Saranac Lake is Decidedly Different, and so are its geographic boundaries. Saranac Lake is part of the towns of North Elba and St. Armand in Essex County, and Harrietstown in Franklin County. It is also the central hub for the surrounding region which is made up of several smaller hamlets and their distinctive communities. We look forward to continuing to work with all of these entities to support and advance the Saranac Lake Region.			1	1	1				1		1								
Olympic Trail Scenic Byway Corridor Management Plan	Saranac Lake is part of the focus, but not necessarily Bloomingdale or the Town of St. Armand. The Olympic Scenic Byway Corridor Management Plan identifies and describes the Byway corridor and its resources. It outlines the public participation process used in creating the document and contains strategies presented by Byway communities that support the realization of regional and local visions and the accomplishment of plan goals. The document details plans for economic development that promote tourism while preserving the Byway's natural, historical, cultural and recreational resources. It also describes how to maintain and enhance the Byway and proposes numerous regional and local projects and actions. Recommendations for future implementation are also included.							1				1								

Initiative Database											
Project Name	Project Description										
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ESSEX COUNTY Demographic and Housing Report with Town Profiles	Essex County has commissioned Asterhill Research Company to compile a Housing Data Report (HDR) about the county and its towns. This report reviewed Essex County population and housing data to identify trends, market, and housing changes. Overall, the report found the county population declining, growing tourism, and seasonal recreation housing increasing. It is projected that Essex County's population will decline by 3% by 2030. There is an unmet demand for affordable housing in Essex County. T. St. Armand is broken-out. Information incorporated into Community Profile.										
2022-2027 CEDS Lake Champlain Lake George Regional Planning Board	The CEDS is a regional, five county economic development planning tool. While Essex County Data is called out in terms of data, analytics, and recommendations, the Town of St. Armand is NOT specified. 1. Develop & Modernize Regional Infrastructure to Promote Equitable Economic Opportunities 2. Enhance Quality of Life and Support Vibrant Community Centers 3. Promote Regional Collaboration & Outreach 4. Support Entrepreneurship & Business Development Opportunities 5. Improve Workforce Readiness 6. Preserve Natural Resources & Expand Recreational Opportunities										
State of New York Adirondack Park State Land Master Plan	THIS DOCUMENT SETS FORTH the master plan for all state lands within the Adirondack Park. The classification system and guidelines set forth in Chapter II and the attached map are designed to guide the preservation, management and use of these lands by all interested state agencies in the future. The Act clearly recognizes the unique land ownership pattern within the Adirondack Park -- the intermingling of public and private lands in a checkerboard pattern -- and mandates the Agency to reflect in this master plan the actual and projected uses of private lands within the Park. The State has acquired over the years a variety of conservation easements and less than fee interests which serve an important public purpose in preserving the natural character of the land for the benefit of the Park. Although the State owns various rights on these lands, the land remains in private ownership and is therefore not subject to the State land classification system and guidelines of the Master Plan. Major reviews of the master plan will take place every five years by the Agency in consultation with the Department of Environmental Conservation, as required by statute, and with other interested state agencies. Nine basic categories result from this classification: Wilderness Primitive Canoe Wild Forest Intensive Use Historic State Administrative Wild, Scenic and Recreational Rivers Travel Corridors The Wild, Scenic and Recreational Rivers and Travel Corridors classifications are essentially corridor overlays to the basic land classification(s) through which the corridor passes. Guidelines for the lands falling within each major classification and various special management guidelines for unique resources within these major classifications are set forth in the remaining portions of this chapter.										

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						Well-planned and placed public spaces	Sustainable compact neighborhoods	Mobility, Circulation and Connectivity; Walkable/Bikeable	Greenhouse Gas Reduction, Clean Energy Opportunities	Engagement in Green Infrastructure	Climate Resiliency	Effective and Sustainable Cross-Jurisdictional Engagement
MCKENZIE MOUNTAIN Unit Management Plan	<p>MCKENZIE MOUNTAIN WILDERNESS MCKENZIE MOUNTAIN Unit Management Plan This area does not yet have an adopted Unit Management Plan. Without a UMP, the management of these public lands can easily become a series of uncoordinated reactions to immediate problems. A written plan stabilizes management despite changes in personnel and integrates related legislation, legal codes, rules and regulations, policies, and area specific information into a single reference document. In view of tight budgets and competition for monetary resources, plans that clearly identify area needs have greater potential for securing necessary funding, legislative support, and public acceptance.</p> <p>McKenzie Mountain Wilderness area (MMWA) is located in the Northeast corner of the Adirondack Park. It is in Essex County in the towns of St. Armand, North Elba, Saranac Lake, Lake Placid, and Wilmington. These areas are major destinations for visitors who generate a great deal of recreational use in MMWA throughout all seasons of the year. There are numerous trailheads to the 37,616-acre wilderness area providing public access from all sides. MMWA is densely forested with mixed hardwoods and softwoods at lower elevations, while spruce and fir dominate the forest above 2,500 feet. The area is composed of steep and rugged terrain and the elevation ranges from 1,463 feet to 4,869 feet with excellent views from atop McKenzie, Haystack, Baker, and Moose Mountains. There are eight bodies of water and numerous pristine brooks and streams contributing to the lush ecosystems found in the valleys of MMWA. Six trailheads provide access to destinations within MMWA such as Moose Pond, Mt. Baker, Jackrabbit trail (east and west), Haystack / McKenzie mountains, and the Connery Pond trail which provides access to Whiteface Mountain. Spring, summer, and fall use in this area include hiking, camping, rock climbing, hunting, and fishing (APSLMP 2001).</p> <p>McKenzie Mountain area statistics:</p> <ul style="list-style-type: none"> State Lands 37,214 Acres Private Inholdings (1) 184 Acres Bodies of Water (17) 96 Acres Elevation (minimum) 1,320 Feet (maximum) 4,869 Feet Foot Trails 18.4 Miles Lean-tos 1 Non-conforming Uses: None 				1	1			1	1	1	1
SARANAC LAKES WILD FOREST Final Environmental Impact Statement	The Department formed a Citizen Discussion Group to help in the development of this UMP. The Discussion Group was composed of representatives from local towns and sportspersons, and environmental organizations. The information gathered from the group assisted in understanding the various perspectives that exist in order that appropriate management options were developed. The Discussion Group members shared their ideas, concerns, facts, and opinions during their candid discussions of the issues. The meetings not only provided good information for the DEC but also allowed the individuals to learn more about each other and the interests they represent. While there were differing opinions on many issues, there was agreement on some of the most important issues, including the importance of stewardship of the lands and waters in the SLWF. There are four pages of recommendations suggested by the group.				1	1			1	1	1	1
WILMINGTON WILD FOREST Amendment to the 2005 Wilmington Wild Forest Unit Management Plan	WILMINGTON WILD FOREST The Wilmington Wild Forest (WWF) is located in the Towns of Wilmington, Jay, Keene, and Saint Armand in Essex County and the Town of Black Brook in Clinton County. A Unit Management Plan (UMP) for the area was completed in October of 2005. The 2005 UMP continues to guide the Department of Environmental Conservation's (Department) management of the WWF. The 2005 UMP provided for the design and construction of multiple-use recreational trails. Over the past 10 years these trails have been built and the area has seen a growth in recreational use, particularly by mountain bikers. This UMP Amendment proposes the establishment of additional recreational trails that build upon the 2005 UMP and addresses management issues that have been identified over the past 10 years. The proposed trail layout in this Amendment will maximize the user experience, while still conforming to Wild Forest guidelines. It will also limit the amount of maintenance needed to keep the trails in the best condition possible. This UMP Amendment will allow for better trail connections to the local communities, provide more trails that would be appropriate for beginner mountain bike riders, increase the recreational opportunities for persons with disabilities, and relocate some trail segments to better protect natural resources. This UMP Amendment also updates some information from the 2005 UMP. Unless otherwise specified in this Amendment the management actions contained in the 2005 UMP remain in effect, as approved.				1	1			1	1	1	1
Whiteface Mountain Ski Center - Unit Management Plan	WHITEFACE MOUNTAIN SKI CENTER The NY Olympic Regional Development Authority (ORDA) proposes to amend the 2004 Unit Management Plan (UMP) for the Whiteface Mountain Ski Center Intensive Use Area (Whiteface).				1	1			1	1	1	1

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DEBAR MOUNTAIN COMPLEX Including: DEBAR MOUNTAIN WILD FOREST PROPOSED DEBAR LODGE INTENSIVE USE AREA MADAWASKA FLOW/QUEBEC BROOK PRIMITIVE AREA DEER RIVER PRIMITIVE AREA Draft Unit Management Plan Draft Generic Environmental Impact Statement Draft River Area Management Plans Deer River, East Branch Saint Regis River, and Saint Regis River	DEBAR MOUNTAIN WILD FOREST The DMC is spread over a vast landscape with diverse terrain features and habitat types. These include large wetland complexes, rolling hills, and higher mountains. Various forest types and ecological communities can be found across the unit. Approximately 30 miles of trails on the unit offer opportunities for hiking, cross country skiing, snowshoeing, horseback riding, mountain biking, and snowmobiling. Popular destinations within the unit include Debar Mountain, Azure Mountain, and Hays Brook. Three lean-tos and numerous primitive tent sites offer opportunities for camping near ponds and along trails. Opportunities for undeveloped camping, away from established sites, abound across the unit. Other popular uses of the unit include hunting, fishing, canoeing, and boating. Access to the unit's water resources is available at Meacham Lake Campground and Buck Pond Campground, as well as on the St. Regis River, Osgood Pond, Jones Pond, Deer River Flow, Mountain Pond, and Lake Kushqua. Vehicle access to the DMC is provided primarily via NYS Routes 3, 30, and 458. Important local roads for access include County Route 26 (Old Route 99), Red Tavern Road, Kushqua-Mud Pond Road, Gabriels-Onchiota Road, Blue Mountain Road, and Oregon Plains Road. The Debar Mountain Complex (DMC) covers 88,300 acres of public Forest Preserve that includes the 80,400-acre Debar Mountain Wild Forest, the 6,000-acre Madawaska Pond/ Quebec Brook Primitive Area, and the 1,900-acre Deer River Primitive Area. The draft Unit Management Plan (UMP), the first for this area in the 48 years since the Adirondack Park State Land Master Plan was approved and required UMPS. The Debar Mountain Wild Forest UMP has been a long time coming. We understand this the Department of Environmental Conservation (DEC) has been working on this UMP for 17 years. (Protect the ADKS Jan 2021)			1	1			1	1	1	1	
Taylor Pond Management Complex Taylor Pond Wild Forest Unit Management Plan	TAYLOR POND WILD FOREST The Taylor Pond Management Complex is spread over a 567 square mile area and consists of 26 separate parcels of state land totaling 53,280 acres. Of this, 45,637 acres are Forest Preserve, 6,314 acres are State Forest and 1,329 acres are Wildlife Management Area. All of the lands subject to this Unit Management Plan (UMP) are classified as Wild Forest by the Adirondack Park State Land Master Plan (APSLMP). This UMP has been broken down into separate smaller localized geographical units (compartments) with like management requirements. The Franklin Falls Timber Company, Inc. Conservation Easement Tracts, Lassiter Properties, Inc. Conservation Easement Cook Mountain Tract, Alderbrook Park Conservation Easement and Lyme Adirondack Timber Lands LLC easement lands are all geographically located within the Taylor Pond Management Complex Unit boundary, and are occasionally referenced throughout this UMP for the purpose of continuity. These conservation easements, however, are not subject to any management proposals or recommendations found within this UMP, nor are they subject to the Unit Management Plan.			1	1			1	1	1	1	
McKenzie Mountain Wilderness Area: A Case Study in Unit Management Planning	This exploratory research used a multimethod approach to study planning and management within the Adirondack Forest Preserve. The first method, a single case study, was conducted on the McKenzie Mountain Wilderness Area (MMWA) Unit Management Plan. The researcher acted as participant and observer while writing and coordinating the team draft of the MMWA UMP. The second method, nonscheduled standardized interviews, was conducted with participants and observers of the UMP process for planning and management in the Adirondack Forest Preserve. These addressed the two purposes of the study: (1) to participate through the case study research design in the UMP process and to assess its effectiveness, and (2) to interview UMP participants and observers to assess the UMP process in the context of the framework/process established for planning and management for the Adirondack Forest Preserve UMPs.			1	1			1	1	1	1	1
Village of Saranac Lake Local Waterfront Revitalization Program	The Village of Saranac Lake Local Waterfront Revitalization Program (LWRP) is a locally prepared comprehensive land and water use plan for the Village's natural, public, and developed waterfront resources along the Saranac Lake. The Village of Saranac Lake LWRP provides a comprehensive framework within which critical waterfront issues can be addressed, and planned waterfront improvement projects can be pursued and implemented. The Village of Saranac Lake LWRP was adopted by the Village Board of Trustees on October 27, 2003 and approved by the New York State Secretary of State on January 6, 2004.			1	1			1	1	1	1	1

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Village of Saranac Lake Local Waterfront Revitalization Program	Local Waterfront Revitalization Program Update The Village of Saranac Lake has begun the process of updating its Local Waterfront Revitalization Program (LWRP) to guide appropriate development and investment. The LWRP will express the Village's vision for its waterfront areas and outline a program for achieving that vision. The LWRP will promote public access to recreational opportunities, identify sustainable approaches to mitigate climate change impacts, stimulate economic development, and plan connections to and between recreational amenities and downtown. This process is supported with funding provided by the New York State Department of State under Title 11 of the Environmental Protection Fund. The primary waterfront issues to be addressed by the Village in the LWRP have been preliminarily identified as increasing and improving access to water resources; stimulating economic development in downtown Saranac Lake; protecting and enhancing natural resources; and improving pedestrian safety to and from waterfront areas. The Village's LWRP will identify potential projects and actions that will articulate a vision for the waterfront areas. This effort is a community-driven planning effort to ensure community-supported implementation. To support this approach, there will be consistent communication with the Waterfront Advisory Committee (WAC), the public, and various stakeholders throughout the process.				1	1		1		1		1
Village of Saranac Lake Final Bicycle + Pedestrian Trail Master Plan	A local study area boundary is a circle with a two mile radius from the center of the Village. This local boundary includes the Village, portions of the Towns of Harrietstown, North Elba, and St. Armand, and the three surrounding mountain peaks, Mount Pisgah, Dewey Mountain, and Baker Mountain. A greater focus is placed on the local boundary to propose pedestrian, bicycle, and trail opportunities. Specific destinations are considered including local schools, trailheads, and shopping centers. See Figure 1 for the Local Study Area Boundary Map. THIS DOCUMENT IDENTIFIES existing and proposed recommendations that spill over into St. Armand and further evaluation and documentation in the St. Armand CP process is needed to determine which recommendations affect both communities.				1	1		1		1		1
	Village of Saranac Lake Draft Comprehensive Plan The Village of Saranac Lake is currently in the process of updating their previously approved Comprehensive Plan.											1
FGEIS/Master Travel Corridor Unit Management Plan – Adirondack Park	Unit Management Plan for the Adirondack Park Travel Corridors FGEIS/Master Travel Corridor Unit Management Plan – Adirondack Park State Highway as Main Street=Bloomingdale							1				1
Route 3 Travel Corridor Unit Management Plan	The New York State Department of Transportation is leading an effort to develop and implement a Travel Corridor Unit Management Plan (TCUMP) for the Route 3 Travel Corridor in the Adirondack Park. State Route 3 extends 107 miles through the Adirondack Park through St. Lawrence, Franklin, Essex and Clinton counties. State highway corridors in the Adirondack Park frame the visitor experience, and as gateways provide community character and access to public lands and waters. They are an important interface with significant natural resources, serve as important connections between communities for many types of recreation and public infrastructure, and are an essential determinate of the image and entire atmosphere of the Park for many visitors. Travel corridors also serve by their linear nature to segment natural systems, impede wildlife migration, disseminate non-native and sometimes invasive species, and introduce air and water borne pollutants. State highway corridors in the Adirondack Park are recognized as fundamentally different from highway corridors in the rest of the state in that they traverse a landscape that is legislatively recognized for having unique physical, biological and hydrological features protected by and for the citizens of the state for their inherent uniqueness and wild character. We recognize that the coordinated planning, management and design of the travel corridors in the Adirondack Park serve the best interests of the People of the State, state and local governments, residents and park visitors as well as the park's natural and cultural resources. IT WOULD BE GOOD TO KNOW WHAT IS PLANNED FOR ROUTE 3: Contact NYSDOT Adirondack Park Manager (Still Ed Frantz?)							1				1

Project Name	Project Description	Applicable Smart Growth Principles									
		Mixed Land Uses	Range of HSG Choice	Target Growth to Locations w/ Sustainable Infrastructure	Strong Sense of Place with social equity, community collaboration, & stakeholder engagement	Well-planned and placed public spaces	Sustainable compact neighborhoods	Mobility, Circulation and Connectivity; Walkable/Bikeable	Greenhouse Gas Reduction, Clean Energy Opportunities	Engagement in Green Infrastructure	Climate Resiliency
Adirondack Park Trends Analysis Plan20F2F 23	The Plan identifies inventories, determines trends and analyzes the Park's natural, cultural and other resources of special significance. This database aids APA's decision-making process and can be used in the TCUMP process. The Plan identifies four resource categories: • Economic, fiscal and cultural resources • Park character resources • Physical resources • Biological resources These categories are intentionally multidisciplinary and encourage the development of partnerships with other agencies, municipalities, researchers, volunteers and other potential partners.				1						1
SNOWMOBILE PLAN FOR THE ADIRONDACK PARK/FINAL GENERIC ENVIRONMENTAL IMPACT STATEMENT	This document is the Final Conceptual Snowmobile Plan for the Adirondack Park/Generic Environmental Impact Statement (Final Plan/GEIS). It is a supplement of the State of New York Snowmobile Trail Plan (Statewide Snowmobile Plan), adopted by the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) in 1989. As part of the planning and environmental process, the existing snowmobile trail system was assessed and various alternatives for the development of snowmobile trails in the Adirondack Park were analyzed with the assistance of a Snowmobile Focus Group (see description, page 7). As a result of this analysis, a preferred alternative was selected and is described in the Final Plan/ GEIS. The Final Plan/GEIS includes a recommendation for a conceptual plan to create a system of snowmobile trail connections between communities in the Park. Key to this concept is the reconfiguration of the existing system to ensure protection of sensitive resources on both public and private land. In recognition of this, the Final Plan/GEIS outlines guidelines and criteria for how snowmobile trails and trail segments will be developed and maintained, particularly when and if they are located on Forest Preserve lands within the Park. The concepts in the Final Plan/GEIS are put forth in recognition that snowmobiling is a winter recreation activity that is critical to supporting the economies of the communities in the Park. Further, the Final Plan/GEIS recognizes that motorized winter recreation in and among the wild lands that make up the Forest Preserve and on sensitive private lands must be configured in a manner that protects the wild forest values that these areas have been set aside for and are managed as. Therefore, the Final Plan/GEIS proposes the concept that, in establishing a snowmobile trail system that connects communities in the Park, it is essential to create a net benefit to the Forest Preserve lands. This net benefit will result through the reconfiguration of the existing snowmobile trail system, with a focus on shifting snowmobile trails to the periphery of the Forest Preserve, re-designating existing snowmobile trails in the interior for non-motorized use and avoiding sensitive private lands. The Final Plan/GEIS is a concept document. It does not in itself designate snowmobile trails nor will it result in the implementation of specific, on the ground activities. It is intended to establish a framework for discussion through a public process to implement specific proposals. Implementation will require DEC policy revisions and will require approval (for specific activities on Forest Preserve lands) through the Unit Management Planning process established in the APSLMP, including determinations by APA regarding APSLMP conformance. Both of these processes require additional review pursuant to the State Environmental Quality Review Act (SEQRA) and further analysis with respect to all governing authorities.				1				1		
NEW YORK STATE Statewide Comprehensive Outdoor Recreation Plan	The Statewide Comprehensive Outdoor Recreation Plan (SCORP) is prepared periodically by the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) to provide statewide policy direction and to fulfill the agency's recreation and preservation mandate. The updated SCORP serves as a status report and as an overall guidance document for recreation, resource preservation, planning, and development from 2020 through 2025. The document is also used to guide the allocation of state and federal funds for recreation and open space projects. The direction for recreation in New York State is guided by several themes, with associated goals and recommended actions. As a road map for recreation decision-making, these themes provide structure and support for planning and inform administrative and legislative action. These themes are: 1. Keep the outdoor recreation system welcoming, safe, affordable, and accessible; 2. Improve the visitor experience; 3. Restore and enhance the State outdoor recreation system with an emphasis on conservation and resiliency; and 4. Celebrate and teach history while promoting historic preservation efforts across the State. Potential environmental impacts associated with adoption and implementation of the plan, as well as mitigation measures that could be taken to reduce potential impacts, are included as a part of the Plan which, in its entirety, constitutes a Final Generic Environmental Impact Statement. The Final SCORP/GEIS contains a comments and responses chapter as well as provides updates and additions to the Draft SCORP/GEIS as necessary.				1	1		1	1	1	

Initiative Database													Applicable Smart Growth Principles						
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CONSERVING OPEN SPACE IN NEW YORK STATE NEW YORK STATE OPEN SPACE CONSERVATION PLAN	The Open Space Conservation Plan (OSP) is a comprehensive statewide plan that describes current open space conservation goals, actions, tools, resources and programs administered by state and federal agencies and conservation nonprofits. Since 1992, the Open Space Conservation Plan has served as the blueprint for the State's Open Space Program, guiding the investment of land protection funds from the Environmental Protection Fund. As required by law, the Plan is updated periodically, relying heavily on the work of the nine Regional Advisory Committees. Goals of the 2016 OSP Protect water quality Provide accessible, quality, outdoor recreation Protect wildlife habitats for diversity Improve the quality of life and the health of our communities Maintain critical natural resource-based industries (ex: agriculture and forest products) Address climate change through forest, wetland, and riparian area stewardship, ecosystem protection, urban and community forestry, and community planning Provide places for education and research Protect and enhance scenic, historic, and cultural resources				1				1	1	1	1							
Adirondack Park Trends Analysis Plan	A useful cross reference to the T. St. Armand Community Profile data sets. This document is intended to propose a process embodied in a plan for development of Trends Analyses of key Adirondack Park cultural and natural resources. The Plan is to be endorsed by the Adirondack Park Agency in its capacity as a forum for critical issues shaping the Park. It is intended that the Plan should be embraced by other Adirondack organizations and agencies that will participate in trends monitoring and share their expertise. Throughout its more than a quarter-century of operation, the Adirondack Park Agency has built scientific, geographic, and planning databases to be able to serve the public more effectively and efficiently. As the databases have grown, so has the appreciation for quality data to aid decision-making. Currently, however, a Park-wide database that compiles historic and present-day data is lacking.				1							1							
St. Armand Supervisor's Year End Report 2020	Wastewater and Water System Improvements, Hamlet Expansion-APA Map Amendment, Sidewalk Improvements, Town Hall Renovation, Cemetery, Recreational Improvements, create several working task forces on Highway Garage, Affordable Housing, Veterans Park, and Youth.	1	1	1	1	1	1	1	1	1	1	1							
St. Armand Supervisor's Year End Report 2021	Moody Pond and Baker Mountain Trailhead Parking Issues, Camp Woodsmoke Property, Updates to unsafe buildings and junk local laws/actions; Possibility of Zoning, Dollar General Store opened, Activity in Task Force Committees (Housing, Veterans Memorial Park); activity in Town Hall Renovations, Wastewater/Water System Improvements, Highway actions; Recreational Improvements, Cemeteries, and Building permit/codes issues.	1	1	1	1	1	1	1	1	1	1	1							
St. Armand Supervisor's Year End Report 2022	Pedestrian Signage, Baker Mt. Trailhead Parking Issues, Engaged in Tri-Lakes Heat Smart Community Campaign; Town Hall Renovation, Water/Wastewater Improvement Progress, Cemetery, Highway and Recreational improvements, Youth and Veterans Park Task Force Active and developing projects.	1	1	1	1	1	1	1	1	1	1	1							
		8	8	14	39	27	10	15	12	26	16	30							

Task 8 - Review Local and Regional Planning: St. Armand Comprehensive Plan T1002070 - Final Draft for NYS DOS Review													Prepared by Ann											
Ruzow Holland, Ph.D. AICP-- in consultation with the AES Community Planning Advisory Team																								
													aholland@grantplanact.com											
	  																							
<u>Initiative Database</u>													<u>Applicable Smart Growth Principles</u>											
Project Name	Project Description													Mixed Land Uses	Range of HSG Choice	Target Growth to Locations w/ Sustainable Infrastructure	Strong Sense of Place with social equity, community collaboration, & stakeholder engagement	Well-planned and placed public spaces	Sustainable compact neighborhoods	Mobility, Circulation and Connectivity; Walkable/Bikeable	Greenhouse Gas Reduction, Clean Energy Opportunities	Engagement in Green Infrastructure	Climate Resiliency	Effective and Sustainable Cross-Jurisdictional Engagement
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Affordable Housing	In January 2020, the Town of St. Armand made efforts to solicit volunteers for an Affordable Housing Task Force to create a plan to address the needs of residents by quantifying the need for affordable housing, creating a plan to address those needs and compiling data to assist with grant funding applications. Working with HAPEC — Housing Assistance Program of Essex County — for funding and implementation of recommended projects. That task force is comprised of Ben Kline, ----- As of now there is only one option for affordable housing, of which only permits residents within a specific criteria, as noted below. Senior Citizens Overlook Apartments – These units have rent subsidy options where tenants are required to pay 30% of their income. The community consists of senior citizens and disabled or handicapped individuals, serving seniors 62 years of age and older as well as handicapped/disabled persons 18 years or older.	Housing	Town	N/A	N/A	2023	https://www.adirondackdailyenterprise.com/opinion/letters-to-the-editor/2020/01/st-armand-seeks-volunteers-for/		1																		
Short Term Rentals	The Town of St. Armand has been exploring the use of STR, with residents on both sides of the debate. The input of the APA as a regulatory agency will remain an important factor in these discussions as will any state legislation relative to STR regulations throughout the state and regions. On August 15th the Town introduced Resolution # 56 of 2023 introducing Local Law No. 1 and at the Town Meeting on September 19, 2023 the town passed Resolution # 56 of 2023 introducing Local Law No. 1 of 2023– REGULATING SHORT TERM RENTALS IN THE TOWN OF ST. ARMAND.	Housing	Town			2023	https://www.adirondackdailyenterprise.com/opinion/letters-to-the-editor/2023/08/15/st-armand-8-15-23-meeting-minutes-resolution-56-of-2023-st-armand-to-consider-str-permit-system/		1			1															
Regional Impacts, Socio-Economic Considerations and Transportation Factors for the Town of St. Armand	An early, and still relevant planning analysis on the cross-jurisdictional relationships, issues and concerns of St. Armand in the context of the APA Act.	Transportation	Region	https://www.dropbox.com/s/c1f0f/lyyu8u3vec03pk73tkh7rikey=qbxcx7dnbc5strm5gn2u2xe6d1=0 https://www.dropbox.com/s/c1f0f/lyyu8u3vec03pk73tkh7rikey=qbxcx7dnbc5strm5gn2u2xe6d1=0	Hans Klunder Associates	January, 1974					1	1				1									1		
Natural Resources Information for the Town of St. Armand	An early, and still relevant planning analysis on Natural Resource data for St. Armand in the context of the APA Act.	Land Use	Town	https://www.dropbox.com/s/c1f0f/lyyu8u3vec03pk73tkh7rikey=qbxcx7dnbc5strm5gn2u2xe6d1=0	Hans Klunder Associates	January, 1974	https://www.dropbox.com/s/c1f0f/lyyu8u3vec03pk73tkh7rikey=qbxcx7dnbc5strm5gn2u2xe6d1=0				1										1	1					
Land Development Capability for the Town of St. Armand	A land suitability report that focuses on soils prepared for the Town of St. Armand Planning Board.	Land Use	Town	https://www.dropbox.com/s/c1f0f/lyyu8u3vec03pk73tkh7rikey=qbxcx7dnbc5strm5gn2u2xe6d1=0	Hans Klunder Associates	November, 1973	https://www.dropbox.com/s/c1f0f/lyyu8u3vec03pk73tkh7rikey=qbxcx7dnbc5strm5gn2u2xe6d1=0				1				1	1					1	1					
Existing Land Use for the Town of St. Armand	A very brief analysis of existing land use as of 12/1973 prepared for the Town of St. Armand Planning Board.	Land Use	Town	https://www.dropbox.com/s/c1f0f/lyyu8u3vec03pk73tkh7rikey=qbxcx7dnbc5strm5gn2u2xe6d1=0	Hans Klunder Associates	December, 1973	https://www.dropbox.com/s/c1f0f/lyyu8u3vec03pk73tkh7rikey=qbxcx7dnbc5strm5gn2u2xe6d1=0	1			1	1			1						1	1					

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Proposed Goals and Objectives as part of the Comprehensive Land Use Plan for the Town of St. Armand.	A set of goals and objectives derived through a community questionnaire (N=34) prepared for the Town of St. Armand Planning Board. <i>NOTE: it would be very interesting to compare the results of the 1973 Community Survey to any current survey results.</i>	Land Use	Town	<i>Proposed Goals and Objectives as part of the Comprehensive Land Use Plan for the Town of St. Armand.</i>	Hans Klunder Associates	December, 1973	https://www.dropbox.com/s/clfo/lyyyu8u3vecr03pk73tkh7rikey=qpbxc7dnch5trm5gn2u2xe6dl=0			1	1	1	1	1				
Land Use Ordinance and Development Regulations for the Town of St. Armand	Appears to be an inaugural Zoning Ordinance, Subdivision, and Sanitary Code for the Town without a Map	Land Use	Town	<i>Parts 1 and 2: Land Use Ordinance and Development Regulations for the Town of St. Armand</i>	Hans Klunder Associates	January/February, 1977	https://www.dropbox.com/s/clfo/lyyyu8u3vecr03pk73tkh7rikey=qpbxc7dnch5trm5gn2u2xe6dl=0	1	1	1	1	1	1	1	1	1	1	
A Summary of the Comprehensive Plan for the Town of St. Armand	A brief summary of the Comprehensive Plan filed with the Town.	Comp Plan	Town	<i>A Summary of the Comprehensive Plan for the Town of St. Armand</i>	Hans Klunder Associates	Undated	https://www.dropbox.com/s/clfo/lyyyu8u3vecr03pk73tkh7rikey=qpbxc7dnch5trm5gn2u2xe6dl=0				1							
St. Armand Land Use Map	Map assumed to accompany Zoning Ordinance	Land Use	Town	<i>St. Armand Land Use Map</i>	Hans Klunder Associates	1975	https://www.dropbox.com/s/clfo/lyyyu8u3vecr03pk73tkh7rikey=qpbxc7dnch5trm5gn2u2xe6dl=0	1		1			1					
Feasibility Study: Repairs and Renovations to the Town of St. Armand Town Hall	A feasibility study for repairs and renovations to the Town Hall-Interesting that the cost/sq.ft.=\$38.00	Public Facilities & Services	Town	<i>Feasibility Study: Repairs and Renovations to the Town of St. Armand Town Hall</i>	Wareham Delair Architects	January, 1995						1						
Bloomingdale	Appears to be part of an updated Comprehensive Plan for the Village of Bloomingdale with Phase 1 Inventory and Analysis Separate Reports (Soil, Population, Housing, Economics), but only a partial documents, and similar to others development in association with the staff of the Essex County Planning Office in the 1970s and 80s.	Comp Plan	Town	<i>Bloomingdale</i>	Possibly ECPO	1981	https://www.dropbox.com/s/clfo/lyyyu8u3vecr03pk73tkh7rikey=qpbxc7dnch5trm5gn2u2xe6dl=0				1							
Community Services Report for the Town of St. Armand	An early inventory and analysis of needs and issues associated with community services for the express purposes of reviewing needs for community based development in land use planning.	Public Facilities & Services	Town	<i>Community Services Report for the Town of St. Armand</i>	Hans Klunder Associates	May-75	https://www.dropbox.com/s/clfo/lyyyu8u3vecr03pk73tkh7rikey=qpbxc7dnch5trm5gn2u2xe6dl=0				1	1						
St. Armand "Book"	A picture/narrative "tour" from the perspective of the local community of the highlights of life and lifestyle in Town of St. Armand.	Sense of Place	Town	<i>St. Armand "Book"</i>	Unknown	2019						1						

Initiative Database															Bibliography										Applicable Smart Growth Principles														
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Community Needs Assessment Survey	PPT Summary. 72 people filled out the survey. Various Data and Analytics based upon questionnaire. Conclusions Note: Economic development and housing were by far the largest concerns for the community. Farmers markets and food trucks were the most requested when polling for activities in St. Armand. New businesses such as a gas station, convenience store, and a restaurant were highly requested throughout the survey. Affordable housing and single family homes were the most requested when polling for housing needs. Comments about political and confederate flags were also mentioned in the survey. These comments correlate with a national trend. MEIGHT BE INTERESTING TO USE THE SAME QUESTIONS IN 2024 SURVEY.	Survey	Town	Community Needs Assessment Survey Results	Jillian Kara and Jennifer Stanton SUNY Plattsburgh	Mar-21	https://www.dropbox.com/s/d/ff0/lyyu8u3vecr03pk73tkh7n7rkey=qqbxcd7dnbc5tmt5gn2u2xe6d0																																
Short Term Rental Local Law	A local law regulating short term rentals to address housing issues in the Town. STATUS?	Housing	Town	Short Term Rentals Local Law	Unknown	July, 2023			1	1																													
St. Armand Forms and Documents	A Summary and set of links to forms and documents from the Town. (Might be from the Website)	Public Services	Town	St. Armand Forms and Documents	Town	Undated																																	
Town of St. Armand: About our Town	A very brief web page (?) with photos.	Sense of Place	Town	Town of St. Armand: About our Town	Town	Undated																																	
Town of St. Armand: About our Town	A local "WIKI" compiled and annotated history of the Town of St. Armand	History	Town	Town of St. Armand	Historic Saranac Lake	retrieved 2023																																	
A History of the Town of St. Armand	A brief summary of the history of the Town of St. Armand	History	Town	A History of the Town of St. Armand	Adirondack Daily Enterprise	Undated																																	
A Cultural Resources Architectural Survey Report	Unable to obtain the report for the purposes of the review.	Cultural Resources	Town	A Cultural Resources Architectural Survey Report for PIN 1809.39, NY 3 Old Mill Race/Culvert (C120003), Town of Saint Armand, Hamlet of Bloomingdale, Essex County, New York	NYS Museum	Unknown																																	
A History of the Town of St. Armand	A brief summary of the history of the Town of St. Armand	History	Town	Town of St. Armand	Adirondack History Museum	Unknown																																	
ROOST's Efforts in supporting Tourism	A webpage for marketing, research, and reporting associated with leisure tourism marketing and planning for Essex County by sub-region.	Tourism	Region	ROOST Essex County Lake Placid High Peaks Region Webpage	ROOST	July, 2023	https://www.roosted.com/lake-placid-high-peaks																							1	1								

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Leisure Travel Study	Data and Analytics on a variety of tourism-related subjects. Key Impacts: The highest ranking attraction to visit the region continued to be outdoor activities, with 62% of respondents selecting this draw to visit. "Relaxing, dining and shopping" remained another frequently expressed reason to visit the area by 58% of respondents. Sightseeing (47%) and visiting friends (27%) rounded out the top four areas of interest. Thirteen percent (13%) of respondents reported visiting Olympic sites and events as an attraction. Reported interest in heritage attractions rose slightly from prior year to 12%. Seventy-nine percent (79%) of respondents who indicated that they came to the area for outdoor activities stated that hiking was an activity of interest. Reported interest in canoeing or kayaking was the next most common reported outdoor interest (35%), followed by boating (16%). Fishing was expressed as an outdoor activity of interest by 13% of respondents. Eleven percent (11%) of respondents indicated interest in birding and ten percent (10%) indicated interest in cross-country skiing/snowshoeing. A question regarding hiking preferences continues to indicate a strong preference in casual hiking, with 71% of respondents indicating interest in day hikes, 31% leisure and hard surface hiking and 24% family hikes. Forty-six percent of hikers raised in 2022, to 21% of respondents.	Tourism	Region	Leisure Travel Study	Place Making	2022	https://www.rpostadk.com/wp-content/uploads/2023/06/2022-Essex-County-leisure-travel-study.pdf					1	1		1		1		1		1		1																
Sustainability Survey Analysis - April 2022	Conclusion While sustainability has been a focus within ROOST for many years, this is the first year that a survey was conducted to gauge information specific to visitor perceptions regarding sustainability. The initial data provides interesting indications of priorities that may be applied in the near term and compared to future results if the survey is repeated. Now more than ever, guests are looking for proven-green experiences. Green hotels are positioned to capture the burgeoning interest in wellness tourism, which is growing markedly faster than overall tourism. And with leading corporations, governments and associations making green meetings a requirement, earning a sustainability certification is a valuable differentiator that unlocks lucrative business opportunities. The Adirondack region is extremely well poised to utilize sustainable practices as a marketing tool to the individual and group markets moving forward. Travel experts emphasize that sustainability is a growing concern expressed by an increasing proportion of visitors. Younger visitors may, in general, have a different expectation and understanding of sustainability in comparison to older generations. This baseline data is useful in moving forward with better understanding visitor preference in this topic area.	Tourism	Region	Sustainability Survey Analysis - April 2022	ROOST	April, 2022	https://www.rpostadk.com/wp-content/uploads/2023/06/2022-Sustainability-Survey-Analysis-Executive-Summary.pdf					1	1	1																									

Task 8 - Review Local and Regional Planning: St. Armand Comprehensive Plan T1002070 - Final Draft for NYS DOS Review															Prepared by Ann Ruzow Holland, aholland@grantplanact.com			
		AES Northeast	Department of State	Ann Ruzow Holland														
		Initiative Database	Bibliography	Applicable Smart Growth Principles														
Project Name	Project Description	Key Word	Geography	Title	Author	Date	Link	Mixed Land Uses	Range of HSG Choice	Target Growth to Locations w/ Sustainable Infrastructure	Strong Sense of Place with social equity, community collaboration, & stakeholder engagement	Well-planned and placed public spaces	Sustainable compact neighborhoods	Mobility, Circulation and Connectivity; Walkable/Bikeable	Greenhouse Gas Reduction, Clean Energy Opportunities	Engagement in Green Infrastructure	Climate Resiliency	Effective and Sustainable Cross-Jurisdictional Engagement
ROOST DESTINATION MARKETING+ MANAGEMENT PLAN 2023-25	This Destination Marketing and Management Plan centers on reducing the recreational impacts on our lands and waterways. You will also notice continued attention to balancing the seasonality of travel and diversifying our storytelling. Additionally, throughout the region-specific section of this plan (Saranac Lake Region)– you will find a variety of initiatives focused on destination management and sustainable destination development that meet the varying needs of our communities. Bloomingdale Bog Trail: The Bloomingdale Bog Trail is a scenic, end-to-end path that follows an old railroad corridor that connects Saranac Lake to Bloomingdale. The entire route is wide, level, and mostly straight, making it perfect for a casual stroll or bike ride. Other "Honorable Mention: Like the community's slogan states: Saranac Lake is Decidedly Different, and so are its geographic boundaries. Saranac Lake is part of the towns of North Elba and St. Armand in Essex County, and Harrietstown in Franklin County. It is also the central hub for the surrounding region which is made up of several smaller hamlets and their distinctive communities. We look forward to continuing to work with all of these entities to support and advance the Saranac Lake Region.	Tourism	Region	ROOST DESTINATION MARKETING+ MANAGEMENT PLAN 2023-25 v. 2 2 1 2 2 0	ROOST	2022-2023	https://www.nyspostadr.com/wp-content/uploads/2023/01/2023-25-ROOST-DMMP.pdf			1	1	1			1		1	
Olympic Trail Scenic Byway Corridor Management Plan	Saranac Lake is part of the focus, but not necessarily Bloomingdale or the Town of St. Armand. The Olympic Scenic Byway Corridor Management Plan identifies and describes the Byway corridor and its resources. It outlines the public participation process used in creating the document and contains strategies presented by Byway communities that support the realization of regional and local visions and the accomplishment of plan goals. The document details plans for economic development that promote tourism while preserving the Byway's natural, historical, cultural and recreational resources. It also describes how to maintain and enhance the Byway and proposes numerous regional and local projects and actions. Recommendations for future implementation are also included.	Tourism	Region	Olympic Trail Scenic Byway Corridor Management Plan	ANCA	2004	https://www.essexcountyny.gov/engineering/ScenicByways/Byways/ResourceRepository/OlympicScenicByway-CMP.pdf							1			1	
ESSEX COUNTY Demographic and Housing Report with Town Profiles	Essex County has commissioned Asterhill Research Company to compile a Housing Data Report (HDR) about the county and its towns. This report reviewed Essex County population and housing data to identify trends, market, and housing changes. Overall, the report found the county population declining, growing tourism, and seasonal recreation housing increasing. It is projected that Essex County's population will decline by 3% by 2030. There is an unmet demand for affordable housing in Essex County. T. St. Armand is broken-out. Information incorporated into Community Profile.	Housing	Town Region	ESSEX COUNTY Demographic and Housing Report with Town Profiles	Asterhill Research Company	May, 2022	ECPO		1	1	1	1	1	1	1			1
2022-2027 CEDS Lake Champlain Lake George Regional Planning Board	The CEDS is a regional, five county economic development planning tool. While Essex County Data is called out in terms of data, analytics, and recommendations, the Town of St. Armand is NOT specified. 1. Develop & Modernize Regional Infrastructure to Promote Equitable Economic Opportunities 2. Enhance Quality of Life and Support Vibrant Community Centers 3. Promote Regional Collaboration & Outreach 4. Support Entrepreneurship & Business Development Opportunities 5. Improve Workforce Readiness 6. Preserve Natural Resources & Expand Recreational Opportunities	Economic Development	Region	2022-2027 CEDS Lake Champlain Lake George Regional Planning Board	Lake Champlain Lake George Regional Planning Board	2022	https://www.lclrb.org/comprehensive-economic-development-strategy	1		1	1	1	1	1	1	1	1	

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State of New York Adirondack Park State Land Master Plan	THIS DOCUMENT SETS FORTH the master plan for all state lands within the Adirondack Park. The classification system and guidelines set forth in Chapter II and the attached map are designed to guide the preservation, management and use of these lands by all interested state agencies in the future. The Act clearly recognizes the unique land ownership pattern within the Adirondack Park -- the intermingling of public and private lands in a checkerboard pattern -- and mandates the Agency to reflect in this master plan the actual and projected uses of private lands within the Park. The State has acquired over the years a variety of conservation easements and less than fee interests which serve an important public purpose in preserving the natural character of the land for the benefit of the Park. Although the State owns various rights on these lands, the land remains in private ownership and is therefore not subject to the State land classification system and guidelines of the Master Plan. Major reviews of the master plan will take place every five years by the Agency in consultation with the Department of Environmental Conservation, as required by statute, and with other interested state agencies. Nine basic categories result from this classification: Wilderness Primitive Canoe Wild Forest Intensive Use Historic State Administrative Wild, Scenic and Recreational Rivers Travel Corridors The Wild, Scenic and Recreational Rivers and Travel Corridors classifications are essentially	Public Land	Region	State of New York Adirondack Park State Land Master Plan	ADIRONDACK PARK AGENCY P.O. BOX 99, RAY BROOK, NEW YORK 12977 518-891-4050 www.apa.ny.gov	August, 2019	https://apa.ny.gov/documents/2/Laws_Regs/APSLMP.pdf					1	1									1	1	1					
MCKENZIE MOUNTAIN Unit Management Plan	MCKENZIE MOUNTAIN WILDERNESS MCKENZIE MOUNTAIN Unit Management Plan This area does not yet have an adopted Unit Management Plan. Without a UMP, the management of these public lands can easily become a series of uncoordinated reactions to immediate problems. A written plan stabilizes management despite changes in personnel and integrates related legislation, legal codes, rules and regulations, policies, and area specific information into a single reference document. In view of tight budgets and competition for monetary resources, plans that clearly identify area needs have greater potential for securing necessary funding, legislative support, and public acceptance.	Public Land	Region	MCKENZIE MOUNTAIN Unit Management Plan McKenzie Mountain Wilderness Area State Land Master Plan February 2014 Description	NYS DEC NYS APA	2014	https://apa.ny.gov/state_land/assets/WildernessMcKenzieMtn.htm					1	1									1	1	1					

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SARANAC LAKES WILD FOREST	The Department formed a Citizen Discussion Group to help in the development of this UMP. The Discussion Group was composed of representatives from local towns and sportspersons, and environmental organizations. The information gathered from the group assisted in understanding the various perspectives that exist in order that appropriate management options were developed. The Discussion Group members shared their ideas, concerns, facts, and opinions during their candid discussions of the issues. The meetings not only provided good information for the DEC but also allowed the individuals to learn more about each other and the interests they represent. While there were differing opinions on many issues, there was agreement on some of the most important issues, including the importance of stewardship of the lands and waters in the SLWF. There are four pages of recommendations suggested by the group.	Public Land	Region	SARANAC LAKES WILD FOREST and Lake Placid Boat Launch Lake Flower Boat Launch Upper Saranac Lake Boat Launch Raquette River Boat Launches Unit Management Plan River Area Management Plans	NYS DEC NYS APA	April, 2019	https://www.dec.ny.gov/docs/lands_forests_pdf/saranac_lakesump.pdf					1	1							1	1	1	1								
Final Environmental Impact Statement																															
WILMINGTON WILD FOREST Amendment to the 2005 Wilmington Wild Forest Unit Management Plan	WILMINGTON WILD FOREST The Wilmington Wild Forest (WWF) is located in the Towns of Wilmington, Jay, Keene, and Saint Armand in Essex County and the Town of Black Brook in Clinton County. A Unit Management Plan (UMP) for the area was completed in October of 2005. The 2005 UMP continues to guide the Department of Environmental Conservation's (Department) management of the WWF. The 2005 UMP provided for the design and construction of multiple-use recreational trails. Over the past 10 years these trails have been built and the area has seen a growth in recreational use, particularly by mountain bikers. This UMP Amendment proposes the establishment of additional recreational trails that build upon the 2005 UMP and addresses management issues that have been identified over the past 10 years. The proposed trail layout in this Amendment will maximize the user experience, while still conforming to Wild Forest guidelines. It will also limit the amount of maintenance needed to keep the trails in the best condition possible. This UMP Amendment will allow for better trail connections to the local communities, provide more trails that would be appropriate for beginner mountain bike riders, increase	Public Land	Region	WILMINGTON WILD FOREST Amendment to the 2005 Wilmington Wild Forest Unit Management Plan	NYS DEC	August, 2016	https://www.dec.ny.gov/docs/lands_forests_pdf/wwfdrfta.mend.pdf					1	1						1	1	1	1									
Whiteface Mountain Ski Center - Unit Management Plan	WHITEFACE MOUNTAIN SKI CENTER The NY Olympic Regional Development Authority (ORDA) proposes to amend the 2004 Unit Management Plan (UMP) for the Whiteface Mountain Ski Center Intensive Use Area (Whiteface).	Public Land	Region	Whiteface Mountain Ski Center - Unit Management Plan	NYS DEC		https://www.dec.ny.gov/land/90459.html					1	1						1	1	1	1									

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DEBAR MOUNTAIN COMPLEX Including: DEBAR MOUNTAIN WILD FOREST PROPOSED DEBAR LODGE INTENSIVE USE AREA MADAWASKA FLOW/QUEBEC BROOK PRIMITIVE AREA DEER RIVER PRIMITIVE AREA Draft Unit Management Plan Draft Generic Environmental Impact Statement Draft River Area Management Plans Deer River, East Branch Saint Regis River, and Saint Regis River	DEBAR MOUNTAIN WILD FOREST The DMC is spread over a vast landscape with diverse terrain features and habitat types. These include large wetland complexes, rolling hills, and higher mountains. Various forest types and ecological communities can be found across the unit. Approximately 30 miles of trails on the unit offer opportunities for hiking, cross country skiing, snowshoeing, horseback riding, mountain biking, and snowmobiling. Popular destinations within the unit include Debar Mountain, Azure Mountain, and Hays Brook. Three lean-tos and numerous primitive tent sites offer opportunities for camping near ponds and along trails. Opportunities for undeveloped camping, away from established sites, abound across the unit. Other popular uses of the unit include hunting, fishing, canoeing, and boating. Access to the unit's water resources is available at Meacham Lake Campground and Buck Pond Campground, as well as on the St. Regis River, Osgood Pond, Jones Pond, Deer River Flow, Mountain Pond, and Lake Kushqua. Vehicle access to the DMC is provided primarily via NYS Routes 3, 30, and 458 . Important local roads for access include County Route 26 (Old Route 99), Red Tavern Road, Kushqua-Mud Pond Road, Gabriels-Onchiota Road, Blue Mountain Road, and Oregon Plains Road. The Debar Mountain Complex (DMC) covers 88,300 acres of public Forest Preserve that includes the 80,400-acre Debar Mountain Wild Forest, the 6,000-acre Madawaska Pond/ Quebec Brook Primitive Area, and the 1,900-acre Deer River Primitive Area. The draft Unit Management Plan (UMP), the first for this area in the 48 years since the Adirondack Park State Land Master Plan was approved and required UMPs. The Debar Mountain Wild Forest UMP has been a long time coming. We understand this the Department of Environmental Conservation (DEC) has been working on this UMP for 17 years. (Protect the ADKS Jan 2021)	Public Land	Region	DEBAR MOUNTAIN COMPLEX Including: DEBAR MOUNTAIN WILD FOREST PROPOSED DEBAR LODGE INTENSIVE USE AREA MADAWASKA FLOW/QUEBEC BROOK PRIMITIVE AREA DEER RIVER PRIMITIVE AREA Draft Unit Management Plan Draft Generic Environmental Impact Statement Draft River Area Management Plans Deer River, East Branch Saint Regis River, and Saint Regis River	NYS DEC	December, 2020	https://www.dec.ny.gov/docs/lands_forests_pdf/debarum.pdf				1	1			1	1	1	1
Taylor Pond Management Complex Taylor Pond Wild Forest Unit Management Plan	TAYLOR POND WILD FOREST The Taylor Pond Management Complex is spread over a 567 square mile area and consists of 26 separate parcels of state land totaling 53,280 acres. Of this, 45,637 acres are Forest Preserve, 6,314 acres are State Forest and 1,329 acres are Wildlife Management Area. All of the lands subject to this Unit Management Plan (UMP) are classified as Wild Forest by the Adirondack Park State Land Master Plan (APSLMP). This UMP has been broken down into separate smaller localized geographical units (compartments) with like management	Public Land	Region	Taylor Pond Management Complex Taylor Pond Wild Forest Unit Management Plan	NYS DEC	Feb-13	https://www.dec.ny.gov/docs/lands_forests_pdf/tmcum.pdf				1	1			1	1	1	1
McKenzie Mountain Wilderness Area: A Case Study in Unit Management Planning	This exploratory research used a multimethod approach to study planning and management within the Adirondack Forest Preserve. The first method, a single case study, was conducted on the McKenzie Mountain Wilderness Area (MMWA) Unit Management Plan. The researcher acted as participant and observer while writing and coordinating the team draft of the MMWA UMP. The second method, nonscheduled standardized interviews, was conducted with participants and observers of the UMP process for planning and management in the Adirondack Forest Preserve. These addressed the two purposes of the study: (1) to participate through the case study research design in the UMP process and to assess its effectiveness, and (2) to interview UMP participants and observers to assess the UMP process in the context of the framework/process established for planning and management for the Adirondack Forest Preserve UMPs.	State Land	Region	McKenzie Mountain Wilderness Area: A Case Study in Unit Management Planning	Zachary D. Odell	May, 2005	https://enviroes.esf.edu/espolab/output/graduate/Mckenzie-Mountain-Wilderness-Area-A-case-study.pdf				1	1			1	1	1	1

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Village of Saranac Lake Local Waterfront Revitalization Program	<p>The Village of Saranac Lake Local Waterfront Revitalization Program (LWRP) is a locally prepared comprehensive land and water use plan for the Village's natural, public, and developed waterfront resources along the Saranac Lake.</p> <p>The Village of Saranac Lake LWRP provides a comprehensive framework within which critical waterfront issues can be addressed, and planned waterfront improvement projects can be pursued and implemented. The Village of Saranac Lake LWRP was adopted by the Village Board of Trustees on October 27, 2003 and approved by the New York State Secretary of State on January 6, 2004.</p>	Comp Plan	Village	Village of Saranac Lake Local Waterfront Revitalization Program		January, 2004	https://docs.dos.ny.gov/adopted/2004/2004-01-06/V/Original/Village%20of%20Saranac%20Lake.pdf					1	1			1		1		1									
Village of Saranac Lake Local Waterfront Revitalization Program	<p>Local Waterfront Revitalization Program Update</p> <p>The Village of Saranac Lake has begun the process of updating its Local Waterfront Revitalization Program (LWRP) to guide appropriate development and investment. The LWRP will express the Village's vision for its waterfront areas and outline a program for achieving that vision. The LWRP will promote public access to recreational opportunities, identify sustainable approaches to mitigate climate change impacts, stimulate economic development, and plan connections to and between recreational amenities and downtown. This process is supported with funding provided by the New York State Department of State under Title 11 of the Environmental Protection Fund.</p> <p>The primary waterfront issues to be addressed by the Village in the LWRP have been preliminarily identified as increasing and improving access to water resources; stimulating economic development in downtown Saranac Lake; protecting and enhancing natural resources; and improving pedestrian safety to and from waterfront areas. The Village's LWRP will identify potential projects and actions that will articulate a vision for the waterfront areas.</p> <p>This effort is a community-driven planning effort to ensure community-supported implementation. To support this approach, there will be consistent communication with the Waterfront Advisory Committee (WAC), the public, and various stakeholders throughout the process.</p>	Comp Plan	Village	Village of Saranac Lake Local Waterfront Revitalization Program	LA Group	Jun-02	https://saranaclake.ny.gov/index.php?section=projects&module=project&section=14&project=124					1	1			1		1		1		1							
Village of Saranac Lake Final Bicycle + Pedestrian Trail Master Plan	<p>A local study area boundary is a circle with a two mile radius from the center of the Village. This local boundary includes the Village, portions of the Towns of Harrietstown, North Elba, and St. Armand, and the three surrounding mountain peaks, Mount Pisgah, Dewey Mountain, and Baker Mountain. A greater focus is placed on the local boundary to propose pedestrian, bicycle, and trail opportunities. Specific destinations are considered including local schools, trailheads, and shopping centers. See Figure 1 for the Local Study Area Boundary Map. THIS DOCUMENT IDENTIFIES existing and proposed recommendations that spill over into St. Armand and further evaluation and documentation in the St. Armand CP process is needed to determine which recommendations affect both communities.</p>	Recreation	Village	Village of Saranac Lake Final Bicycle + Pedestrian Trail Master Plan	Alta Planning + Design	May, 2013	https://saranaclake.ny.gov/codes/ uploaded/documents/ uploaded.pdfs/ corecode/Bicycle-and-Pedestrian-Trail-Master-Plan-reduced_35.pdf					1	1			1		1		1		1			1				
	Village of Saranac Lake Draft Comprehensive Plan																												1

Task 8 - Review Local and Regional Planning: St. Armand Comprehensive Plan T1002070 - Final Draft for NYS DOS Review
 Ph.D. AICP-- in consultation with the AES Community Planning Advisory Team

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FGEIS/Master Travel Corridor Unit Management Plan – Adirondack Park	Unit Management Plan for the Adirondack Park Travel Corridors FGEIS/Master Travel Corridor Unit Management Plan – Adirondack Park State Highway as Main Street=Bloomingdale	Comp Plan	Region	FGEIS/Master Travel Corridor Unit Management Plan – Adirondack Park	NYS DOT	October, 2021	https://www.dot.ny.gov/divisions/engineering/environmental-analysis/analysis-and-guidance/transportation/TCUMP-MASTER-N20FINAL2021-10-29-reduced									1									1						
Route 3 Travel Corridor Unit Management Plan	The New York State Department of Transportation is leading an effort to develop and implement a Travel Corridor Unit Management Plan (TCUMP) for the Route 3 Travel Corridor in the Adirondack Park. State Route 3 extends 107 miles through the Adirondack Park through St. Lawrence, Franklin, Essex and Clinton counties. State highway corridors in the Adirondack Park frame the visitor experience, and as gateways provide community character and access to public lands and waters. They are an important interface with significant natural resources, serve as important connections between communities for many types of recreation and public infrastructure, and are an essential determinate of the image and entire atmosphere of the Park for many visitors. Travel corridors also serve by their linear nature to segment natural systems, impede wildlife migration, disseminate non-native and sometimes invasive species, and introduce air and water borne pollutants. State highway corridors in the Adirondack Park are recognized as fundamentally different from highway corridors in the rest of the state in that they traverse a landscape that is legislatively recognized for having unique physical, biological and hydrological features protected by and for the citizens of the state for their inherent uniqueness and wild character. We recognize that the coordinated planning, management and design of the travel corridors in the Adirondack Park serve the best interests of the People of the State, state and local governments, residents and park visitors as well as the park's natural and cultural resources. IT WOULD BE GOOD TO KNOW WHAT IS PLANNED FOR ROUTE 3: Contact NYSDOT Adirondack Park Manager (Still Ed Frantz?)	Transportation	Region	Route 3 Travel Corridor Unit Management Plan	NYSDOT For more information, or to provide comment, contact: Ed Frantz Adirondack Park and Forest Preserve Manager, NYSDOT 207 Genesee Street Utica, NY 13501 (315) 793-2421 efrantz@dot.state.ny.us	August, 2010	https://www.dot.ny.gov/divisions/engineering/environmental-analysis/analysis-and-guidance/transportation/TCUMP-MASTER-N20FINAL2021-10-29-reduced									1								1							

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	Adirondack Park Trends Analysis Plan20F2F 23 The Plan identifies inventories, determines trends and analyzes the Park's natural, cultural and other resources of special significance. This database aids APA's decision-making process and can be used in the TCUMP process. The Plan identifies four resource categories: <ul style="list-style-type: none">• Economic, fiscal and cultural resources• Park character resources• Physical resources• Biological resources These categories are intentionally multidisciplinary and encourage the development of partnerships with other agencies, municipalities, researchers, volunteers and other potential partners.										1													1
SNOWMOBILE PLAN FOR THE ADIRONDACK PARK/FINAL GENERIC ENVIRONMENTAL IMPACT STATEMENT	This document is the Final Conceptual Snowmobile Plan for the Adirondack Park/Generic Environmental Impact Statement (Final Plan/GEIS). It is a supplement of the State of New York Snowmobile Trail Plan (Statewide Snowmobile Plan), adopted by the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) in 1989. As part of the planning and environmental process, the existing snowmobile trail system was assessed and various alternatives for the development of snowmobile trails in the Adirondack Park were analyzed with the assistance of a Snowmobile Focus Group (see description, page 7). As a result of this analysis, a preferred alternative was selected and is described in the Final Plan/ GEIS. The Final Plan/GEIS includes a recommendation for a conceptual plan to create a system of snowmobile trail connections between communities in the Park. Key to this concept is the reconfiguration of the existing system to ensure protection of sensitive resources on both public and private land. In recognition of this, the Final Plan/GEIS outlines guidelines and criteria for how snowmobile trails and trail segments will be developed and maintained, particularly when and if they are located on Forest Preserve lands within the Park. The concepts in the Final Plan/GEIS are put forth in recognition that snowmobiling is a winter recreation activity that is critical to supporting the economies of the communities in the Park. Further, the Final Plan/GEIS recognizes that motorized winter recreation in and among the wild lands that make up the Forest Preserve and on sensitive private lands must be configured in a manner that protects the wild forest values that these areas have been set aside for and are managed as. Therefore, the Final Plan/GEIS proposes the concept that, in establishing a snowmobile trail system that connects communities in the Park, it is essential to create a net benefit to the Forest Preserve lands. This net benefit will result through the reconfiguration of the existing snowmobile trail system, with a focus on shifting snowmobile trails to the periphery of the Forest Preserve, re-designating existing snowmobile trails in the interior for non-motorized use and avoiding sensitive private lands. The Final Plan/GEIS is a concept document. It does not in	Recreation	Region	SNOWMOBILE PLAN FOR THE ADIRONDACK PARK/FINAL GENERIC ENVIRONMENTAL IMPACT STATEMENT	NYS DEC	October, 2006	https://www.dec.ny.gov/docs/lands_forests_pdf/snpfnl.pdf						1								1			

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NEW YORK STATE Statewide Comprehensive Outdoor Recreation Plan	The Statewide Comprehensive Outdoor Recreation Plan (SCORP) is prepared periodically by the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) to provide statewide policy direction and to fulfill the agency's recreation and preservation mandate. The updated SCORP serves as a status report and as an overall guidance document for recreation, resource preservation, planning, and development from 2020 through 2025. The document is also used to guide the allocation of state and federal funds for recreation and open space projects. The direction for recreation in New York State is guided by several themes, with associated goals and recommended actions. As a road map for recreation decision-making, these themes provide structure and support for planning and inform administrative and legislative action. These themes are: 1. Keep the outdoor recreation system welcoming, safe, affordable, and accessible; 2. Improve the visitor experience; 3. Restore and enhance the State outdoor recreation system with an emphasis on conservation and resiliency; and 4. Celebrate and teach history while promoting historic preservation efforts across the State. Potential environmental impacts associated with adoption and implementation of the plan, as well as mitigation measures that could be taken to reduce potential impacts, are included as a part of the Plan which, in its entirety, constitutes a Final Generic Environmental Impact Statement. The Final SCORP/GEIS contains a comments and responses chapter as well as provides updates and additions to the Draft SCORP/GEIS as necessary.	Recreation	NYS	NEW YORK STATE Statewide Comprehensive Outdoor Recreation Plan	NYS OPRHP	August, 2019	https://parks.ny.gov/documents/inside-our-agency/2020-075/Statewide-Comprehensive-Outdoor-RecreationPlan.pdf					1	1			1		1	1	1																			
CONSERVING OPEN SPACE IN NEW YORK STATE NEW YORK STATE OPEN SPACE CONSERVATION PLAN	The Open Space Conservation Plan (OSP) is a comprehensive statewide plan that describes current open space conservation goals, actions, tools, resources and programs administered by state and federal agencies and conservation nonprofits. Since 1992, the Open Space Conservation Plan has served as the blueprint for the State's Open Space Program, guiding the investment of land protection funds from the Environmental Protection Fund. As required by law, the Plan is updated periodically, relying heavily on the work of the nine Regional Advisory Committees. Goals of the 2016 OSP Protect water quality Provide accessible, quality, outdoor recreation Protect wildlife habitats for diversity Improve the quality of life and the health of our communities Maintain critical natural resource-based industries (ex: agriculture and forest products) Address climate change through forest, wetland, and riparian area stewardship, ecosystem protection, urban and community forestry, and community planning Provide places for education and research Protect and enhance scenic, historic, and cultural resources	Comp Plan	NYS	CONSERVING OPEN SPACE IN NEW YORK STATE NEW YORK STATE OPEN SPACE CONSERVATION PLAN	NYS DEC	2016	https://www.dec.ny.gov/lands/forests/_pdf/ospsummary.pdf						1				1		1	1	1																		

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Adirondack Park Trends Analysis Plan	<p>A useful cross reference to the T. St. Armand Community Profile data sets. This document is intended to propose a process embodied in a plan for development of Trends Analyses of key Adirondack Park cultural and natural resources. The Plan is to be endorsed by the Adirondack Park Agency in its capacity as a forum for critical issues shaping the Park. It is intended that the Plan should be embraced by other Adirondack organizations and agencies that will participate in trends monitoring and share their expertise. Throughout its more than a quarter-century of operation, the Adirondack Park Agency has built scientific, geographic, and planning databases to be able to serve the public more effectively and efficiently. As the databases have grown, so has the appreciation for quality data to aid decision-making. Currently, however, a Park-wide database that compiles historic and present-day data is lacking.</p>	Comp Plan	Region	Adirondack Park Trends Analysis Plan	NYS APA	2001	https://apa.ny.gov/documents/s/reports/tren/dsdoc.pdf					1																				1		
St. Armand Supervisor's Year End Report 2020	Wastewater and Water System Improvements, Hamlet Expansion-APA Map Amendment, Sidewalk Improvements, Town Hall Renovation, Cemetery, Recreational Improvements, create several working task forces on Highway Garage, Affordable Housing, Veterans Park, and Youth.	Project List	Town	St. Armand Supervisor's Year End Report 2020	Davina Winemiller	2020	Supervisor Email	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
St. Armand Supervisor's Year End Report 2021	Moody Pond and Baker Mountain Trailhead Parking Issues, Camp Woodsmoke Property, Updates to unsafe buildings and junk local laws/actions; Possibility of Zoning, Dollar General Store opened, Activity in Task Force Committees (Housing, Veterans Memorial Park); activity in Town Hall Renovations, Wastewater/Water System Improvements, Highway actions; Recreational Improvements, Cemeteries, and Building permit/codes issues.	Project List	Town	St. Armand Supervisor's Year End Report 2021	Davina Winemiller	2021	Supervisor Email	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
St. Armand Supervisor's Year End Report 2022	Pedestrian Signage, Baker Mt. Trailhead Parking Issues, Engaged in Tri-Lakes Heat Smart Community Campaign; Town Hall Renovation, Water/Wastewater Improvement Progress, Cemetery, Highway and Recreational improvements, Youth and Veterans Park Task Force Active and developing projects.	Project List	Town	St. Armand Supervisor's Year End Report 2022	Davina Winemiller	2022	Supervisor Email	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		



Department
of State



St. Armand Smart Growth Comprehensive Plan

NYS Contract T1002070

Task 7b-Interested Party (Stakeholder) Interview Report

May 2024 (Updated July 2024)

Prepared by Ann Ruzow Holland, Ph.D. AICP AES Consultant

Introduction

The Town of St. Armand Smart Growth Comprehensive Planning process included ten stakeholder interviews that were held between February 2024 and July 2024. The participants were selected and contacted by Town Supervisor Davina Thurston in consultation with the Town Comprehensive Planning Committee. In addition, as part of the online Community Survey, respondents were given the opportunity to request a stakeholder interview. One additional survey respondent was interviewed. Interview questions were drafted by Dr. Ruzow Holland and reviewed by the Town Comprehensive Planning Committee. Dr. Ruzow Holland was responsible for conducting the interviews, compiling, and analyzing the results.

These materials should be reviewed, presented, and discussed by the Town Comprehensive Planning Committee.

This Report has two major sections. The first section provides interview results in the participant's own words organized by each interview question. Efforts have been made to protect the confidentiality of each interview participant. However, folks "talk" and the transcripts have that informal feel to them. Grammatical errors will appear because commentary is oral and not edited *per se* or recorded.

This document was prepared with funding provided by the New York State Department of State Environmental Protection Fund.

The second section of the report presents the SWOT approach with Generative Themes and illustrative quotes that can be used to inform the Comprehensive Plan document as it is developed. Generative themes, including a Vision Statement are based on quotes.

While this report can serve as an “appendix” to the Comprehensive Plan document, excerpts will be used to inform the plan document as it evolves and rolls out. A comparison between the Community Survey and the Stakeholder Interviews will be one of the next steps to determine the consistency of community input.

Stakeholder Interview Participants February 2024-May 2024

Tim Woodruff, Resident, Chief of the Bloomingdale Vol. Fire Dept.

Diane Fox, Non-Resident, Principal of the Saranac Lake School District

Ethan Mikesell, Non-Resident, Business Owner - Hex and Hop Brewery

Sandy Hayes, Resident, Real Estate Broker, and Life-long resident

Mark Legeza, Resident and Property Owner

Andy Testo, Mt. Pisgah Manager, Non-Resident

Joe Fisher, Resident, Retired

Susan Nolde, Resident, Retired

Ralf Hartmann, Resident, Retired

Tim Fortune, Resident, Artist, and Studio Owner

Section 1: Question-by-Question Interview Results

1. What is your connection to St. Armand?

- *Moved here in 2008.*
- *Moved here in 2013.*
- *Moved here in 2018.*
- *Moved here in 2002.*
- *Moved here in 2001.*
- *Don't live in St. Armand (#3) (Work here)*
- *Born and raised here/Saranac Lake (#2)*

2. Why did you choose to live here?

- *Looking more land, hoping for some mountain views, not particularly St. Armand; more in the Saranac Lake area.*
- *Interest in living in ADKS, fairly close to Saranac Lake, body of water, some land, near Lake Placid, Availability of land, finding land, met my needs; didn't want lakefront.*
- *At Plattsburgh State to go to SUNY School; met husband, graduated, never anticipated staying here, raised child here, so here we go.*
- *Family, Aunt, and family business here, place to stay, small area, didn't want to leave to bigger cities, etc.*
- *Live in SL and have the business in Bloomingdale.*
- *Lived first 4 years in St. Armand*
- *Neither one grew up; sometimes by chance you find a house that is affordable, and don't want to leave. How that ended up.*
- *Had to come home early; got roped in to staying here.*
- *Bought property, live in the Va. Saranac Lake portion of St. Armand.*

3. What is your favorite place (street, space, building, etc.) in St. Armand?

- *Moose Pond, Franklin Falls Reservoir, Bloomingdale bog.*
- *Moose Pond Lane-the river and the lakes are, border state land,*
- *Roosevelt because of the ball fields, intergenerational baseball, skating rink (best thing)*
- *Playground*
- *Baker Mountain*
- *Pisgah Mountain*
- *Noman's' grocery store is the centerpiece building-lots of history. A really good place.*
- *Hex and Hop*
- *Access to the trails and lakes down river road, bog trail*
- *St. Regis Avenue nice and quiet*

4. Are there other special places worth highlighting?

- *Cobble lookout-?*
- *Plank Road...*
- *General area, not really a special place, love the area.*
- *School k-5*

- *Bloomingdale Bog.*
- *DEC Buck Pond Campground:*
- *Mt. Pisgah,*
- *Moose Pond Trail,*
- *Franklin Falls Pond,*
- *Bloomingdale-hamlet is developing., nice to see storefronts.*
- *Elementary School and the land around it*
- *Norman's Store*
- *Town Hall*
- *Methodist church.*
- *SL and Bloomingdale section; prefer the Bloomingdale section over the village part.*

5. Please imagine for a moment, then share with me what your community could be at its very best.

- *A clean, hospitable, residential community; we don't need much if any commercialism, (factories or plants) and every inch is all developed and not much room for further development; don't have room to expand into anything.*
- *Character of the community being of residential/bedroom six miles from SL and 10 miles to Placid; primarily residential and convenient.*
- *See something in the General Store, perhaps a café and/or community space.*
- *Funny thing thinking of it from southwest portion area; metropolitan areas, room for improvement ski area, year round utilization of that; potential to further develop recreational access/assets, a lot of state land, work with DEC on Mt. Baker, contention multi-municipal nature of it, but working groups are helpful—proponent recreational access, pedestrian and bike access; finding better ways to link the multi municipal access trails, moody pond, mt. baker and SL.*
- *Bloomingdale, the rest of the area is quite nice, not very busy, maintaining low traffic volumes, Bloomingdale to make it better, more beautification street trees, zoning, and code enforcement,*
- *Black fly control...mixed feelings*
- *Community crime free, number one, good neighbors, number 2, property maintenance, number 3, keep properties up; items in crime drug related, we have good neighbors where we live, there are good people, one rotten apple, could, properties need to be cleaned up, get rid of junk; little better, arrests, heard people, theft close to downtown, bicycles, petty theft, youth? Too idle?*
- *Drug issues and arrests, concerning...enough smoke to illegal drug activity.*

- *Hopefully stays as a small, close-knit community, everybody knows everybody, getting a bit away from that, not too big. Grow purposefully, like a small environment, for family life.*
- *Dollar general added a much-needed service. Love to see corridor between dollar general and firehall grow a little bit; additional services; record store, ice cream parlor there, store still stands empty; ampersand electric; lovely to see something fill that store front (NORMANS).*
- *Getting past eclectic store, more of essentials, dollar general is a big box, provides essential services, unlikely to get fuel back, could be better services, laundry, Norman's competes with dollar general.*
- *Davina pours a lot into the veterans and family support.*
- *Solar company in the town now. Reasonably, kind of build/develop any kind you want, love to see community side of things grow as the investment continues to increase, a lot of people working hard on it,*
- *Services people in town need—provide a community space, place for people to hang out on the entertainment, as more people move in, tax dollars flow in, civic works, veterans park, places for people that don't serve alcohol, more general store, laundromat.*
- *Family community: something that is a nice spot for small businesses to cultivate that; great place for families bringing up our kids, great experiences. In general, Bloomingdale hamlet section, family type community,*

6. **If you are traveling (away) and someone asks you about your home town, what do you say?**

- *Wonderful doesn't have traffic and congestion and poor drivers that big cities do; we have far more friends up here, didn't have in the big cities; everybody knows everybody. It has wonderful snow, fabulous summers...great recreational opportunities.*
- *We live in a large park with lots of rules and restrictions, Adirondack Park, talk about where we like it and there are restrictions, no dry cleaning; largest park; rules no billboards, etc. 40sq feet; this is okay, we like living in a park; controlled but not to the extent that you cannot enjoy it.*
- *Broader view adk park state and private land—led me back here, with state land.*
- *Skating rink since I've been a kid, still kids hang out at the ballpark.*
- *16 miles from Lake Placid, 1980 Winter Olympics*
- *It beautiful; right next to Lake Placid...*
- *Up in the mountains, closer to Canada more than New York, colder than Canada*
- *Outdoors experiences out here.*

- *Explain where we sit in the ADKS, quiet town, have our issues with drugs, make it a better place, always referenced as a place to raise a family and for people starting out to end up; wanting to start a family young couple, first kid, etc. nice draw for people.*
- *Live in a small rural community that is a great place to raise children. Out of bigger communities where there is more apt to be drug activities and more going on.*
- *A lot to do around here, hiking, biking, food scene isn't huge.*

7. **What do you think are St. Armand's strengths?**

- *Low traffic; beauty; environmental beauty, the town itself Bloomingdale needs work; town scenic beauty is a major strength.*
- *Buildability; there's room for expansion for single-family homes.*
- *Like the fact, some additional retail to give it a bit of identity as an action place. No here here, does give Bloomingdale a "here."*
- *Good infrastructure , good water, and wastewater system- that's important not drilling wells and septic systems; in our community we do not have to deal with those two items. Expanding sewer district and work on grants, putting sewers on smaller streets, we've got a good solid infrastructure.*
- *Government local is good mix of local people who have the community interest at heart, seem to be managing it quite well.*
- *Great highway department pretty important to our rural people.*
- *Feel safe traveling on our roads 365 days or nights a year.*
- *Don't know much; don't follow; birds eye view is state wilderness pretty incredible as a tax base, NYS paying for land inside your township, all the outdoor recreational uses all available.*
- *Community in general, willing to help one another, neighbor helping neighbor.*
- *Reason we are in the town; property values are up-secondary property for them; town is interested in development, zoning is non-existent, no zoning, code is helpful, room to find a building in Bloomingdale. Businesses existing in the community, people, people tried to help out, charities, very tight knit, not secrets, and community focused. Much smaller can be an asset and then a weakness ---Very low population, low foot traffic, seasonally adjusted.*
- *Close to nature*
- *Low population-because that why I came here, around the world-lived around seeing other communities, coming here you can make comparisons. People want to move here in peace and quiet, enjoy life. In the future, this place may not look the same, it might look very different. Park-*
- *Caring people-everybody cares for one another.*

- *Quiet town*
- *Family roots there, multi-generational*
- *More people coming in purchasing/renting, which is kind of nice.*
- *New folks always good, breaks up, I've lived here forever and that is not how we do things-mentality; breaks up that mantra....*
- *We have unfortunately, lately getting better, tough for younger people to get involved with town board and politics,*
- *Group of people, Bloomingdale side, who are that way, --what did you do then that you could have done differently---timing, reopening their mind, better ways of doing that—getting better....*
- *So many families' small businesses, along lumber industries, tree work, carpentry, operate out of the town, kind of nice; encourage small businesses to succeed and we make compromises by doing that.*
- *Discussion-no zoning rules in the town-is that good or bad? No rules i.e., dollar general; on the other hand-would we have the small businesses we have now; talk about with other people; still a struggle, if we expand or grown, limitation we may want to impose, right kind of expansion. Control your destiny.*
- *Administration of the apa has changed to control the overreach-latest criticism don't get involved at all-most people don't really understand that APA-i.e., dollar general-how come the apa is letting it happen. Doesn't have jurisdiction in hamlet. Interesting eye opener.*
- *On a good track now, with hex and hop, new gallery across the street, Clyde Rabideau's efforts, he is probably the contractor with Norman's store, use as his offices, a nice little convergency, teddy's stand, strengths of Bloomingdale, tv program Andy Griffiths, mayberry, kids with fishing poles, this is really nice small-town atmosphere,*
- *Sense of community to maintain them.*
- *Use existing buildings and structures to their full advantage of social interconnecting of network of meeting other people in the town, concerts, farmers market, firehouse, so terrific, vendors band, chicken, which is what builds community that creates a dynamic, now what we can do? What can we do for the kids? Can't get to different dynamics until folks are using various structures, abandoned antique store, church, etc.*
- *Playground ??/ Bloomingdale school has a nice land for a fenced in area.*
- *When you have a place, the second floor of the town hall, prime opportunity for a gathering place, imaginations are sparked by space—by people looking at a space, asking them, what might be good here? That approach as opposed, let's build a community center there.*
- *Space, particularly in Bloomingdale, which could provide more housing, since there is a huge housing problem in the Tri-Lakes area, more affordable housing, single, duplex, multi, town could facilitate housing development.*

8. What adjectives would you use to describe Bloomingdale today?

- *Growing-bedroom community to SL*
- *Quaint, quiet, growing, revitalization a stretch at the moment, historic, storefronts and households.*
- *Unnoticed heard of LP, close to LP, South of Montreal...*
- *Expanding, yet the student population from Bloomingdale is decreasing.*
- *Community focused*
- *Business friendly*
- *Growing and struggling at the same time.—trying to reinvent/reinvigorate, without hanging on to our past, but just the past to help us get to the next step as well.*
- *Hodgepodge*
- *Not shabby, worn out, lack of upkeep of some places, not everywhere, bothers me the most, lack of zoning,*
- *house, car repair, housing next to industrial commercial uses, no feeling of attractiveness.*
- *Hospitable*
- *Content, welcoming to strangers.*
- *Post Office gathering place strangers meet locals.*
- *Many local residents are willing to volunteer for community programs.*
- *Tight knit*
- *Not bustling by any means*
- *A good place to live.*
- *Residents lending a helping hand.*

9. What do you think are folks' reasons for living in St. Armand?

- *Peace and quiet.*
- *Privacy*
- *Nature*
- *Close to SL for commuting*
- *Affordable Housing*
- *Affordable Taxes*
- *Multi-generational families*
- *pride in place, people talk about being from Bloomingdale.*
- *Not busy*
- *Small Town*
- *Clean, hospitable, safe,*
- *proximity to places of work*
- *residential but not in a bigger area.*
- *appreciate the fact they can get in their car and go home and be a quiet community,*
- *comfortable*

- *Affordable--compared to neighboring communities, water/sewer/taxes cheaper than neighboring, crime is not too bad, becoming a problem in the community, but bearable.*
- *Where people grew up.*
- *Locals who know a 10–15-minute drive are worth the community scenic views and nature.*

10. If you had to list St. Armand's assets, what resources much be included on your list?

- *Public Land and natural resources,*
- *Two hamlets*
- *Private entities,*
- *fish and game clubs,*
- *businesses, quarries, and distributers,*
- *Nestled near North Elba and SL, ski areas as well.*
- *Possibly LP is an asset, it feels far away,*
- *Wilmington, Whiteface, pretty close to that.*
- *Caring population*
- *Good government-board of assessment review.*
- *Part of a community*
- *A lot different than Plattsburgh, don't need an appointment.*
- *Feel like a person not a number.*
- *Friendliness*
- *Small Town Rural Living*
- *Highway department, water/sewer depts,*
- *school,*
- *local churches (2).*

- *Family friendly,*
- *pretty good cost of living in the area,*
- *Mostly for the space, it is not "in town."*
- *Elbow room, own space.*
- *good for raising a family-not all a pretty picture.*

the land that might be available, opportunities-bring business to somebody else?

- *Public Lands, Baker, Pisgah, McKenzie, Moose Pond, Saranac River*
- *Norman's store is an asset-not the asset people think it is.*

11. **What changes will really affect the community in the next 15 years?**

- ❖ *Influx of people without financial assets-inbound people without financial resources, declining property conditions, they should have money.*
- ❖ *Encouraging people who are either already or planning to become young families is critical for schools, tax base as a whole-changing demographics, inside the hamlets themselves.*
- ❖ *I don't see our infrastructure at being at great risk from Climate; bridge Sumner brook washed out 100 years ago; that hasn't come close; Saranac River, subdivision behind Sumner brook and springtime flooding when the river is high, three or four of the property have flood issues where the two converge in our town, don't see anything like that.*
- ❖ *Lacks restaurants, deli, like the blooming market; can't make myself go to family dollar, hex and hops a wonderful addition; art gallery, Clyde Rabideau, not lasting---catering NYC tourists, won't survive that market capture; nice to have more food available and less industrial/commercial, right downtown.*
- ❖ *Geographics of our town, no expansion available. Saranac Lake Area, in Rockledge Trudeau Road, those areas are already fully developed. Just not a lot of space to grow or develop.*
- ❖ *Housing comes up -ensuring that there is quality housing stock for people to living in.*
- ❖ *Climate Change? Definitely an issue for me, it is an issue for a lot of folks in different ways, Winter recreation is challenging. Changes day to day plans, bigger storms. THIS year is definitely challenging.*
- ❖ *Increase in taxation, progress offers more services, bedroom community syndrome, will increase taxation, better roads, water, etc.*
- ❖ *Global warming more intense storms, less snow—hurricanes Irene-come closer to us.*
- ❖ *More people will likely be coming up from the south-population growth, climate migrants; zoning and infrastructure to manage future growth.*
- ❖ *The district (school) is doing a facilities study; looking at decrease in number of students in the district; looking at how utilization will change with existing buildings.*
- ❖ *Demographic changes-work supporting facility study; birthrate district wide= death rate at the present time—that is not good news for a community that is trying to grow. Birthrates don't mean that they will stay here when they grow; demographics*

from the north country; not all children stay; we are seeing the number moving in, older and/or without school age children. Decrease overall in population long term. Older populations have different needs than children with younger children.

- ❖ *Not as many kids growing up in the community, having one or two kids, all the families were big: smaller family size, not as many people.*
- ❖ *Crime is everywhere, but crime is spreading out to smaller communities-drugs, property crimes, government bail reform, some people need to go to jail, rearresting them.*
- ❖ *Ton of changes-build bigger need to do something with sewer/water-if we build the community up, what is the capacity of the water/sewer systems to handle?*
- ❖ *Developers are going to spill over, short term rentals will spill over, need for housing is going sky-high, city residents wanting remote, can't find housing in SL, land and buildings are going to be flipped in Bloomingdale, increase in people, more tax revenues, next five years in Bloomingdale.*
- ❖ *Rabideau-3-4 housing units into; perfect example, lot with barnful, two houses on it, renovated antique store, just happened see more and more.*
- ❖ *Private land, who owns it? Large parcels? Control over time???*
- ❖ *PSC properties-rumors going around—sell/close? Hasn't don't that yet-alumni would prevent that from happening. Paul Smiths College 2-4 year-is an influential impact on St. Armand.*
- ❖ *Magic...sidewalks, infrastructure wise, project below ground do things above ground, need people to walk the sidewalks, done some pretty smart things-how long before we need to do something else to sustain our water and sewer projects?*
- ❖ *Economic development issues, food pantry, WIC issues, a lot of participate in those. Dollar General-walk there safely from hamlet to dollar general-safety issues that could be brought up.*
- ❖ *Day care will bring in more folks-might be a good place to live.*
- ❖ *Folks that want affordable housing, but Clyde Rabideau might work rehabbed, fast sales, too bad, all you need is a businessperson to make it work.*
- ❖ *Don't know what next big goal are should be. Don't have a single thing.*
- ❖ *Livability, housing is a challenge, affordable housing demand, professionals moving in can't find a decent home that is affordable, threat would come from housing crisis, developer will build an ugly apt complex that blight is the landscape; Use what you have, improve the housing supply there, what is already built, one building at a time, zombie properties, etc.*
- ❖ *Right now, the people don't see,*
- ❖ *Dollar store go in, I understand they fill a certain need, they prey on rural small communities, struggling, flag, we are a poor community, we have nothing much to offer, so we have a dollar store,*

- ❖ *We used to have a grocery store, fuel pumps there, on the way to Gabriel's, convenience stores, sandwich shop would be great in our community, finding a location for so small and not a lot of options, threats coming from outside, see an opportunity, perhaps in the housing segment, that would be terrific as long as we control the size, location, design.*
- ❖ *Take control of the future*
- ❖ *What if questions should be asked of the community*
- ❖ *Walmart tore SL apart Lee Keet bought the property; price went up. He bought the land, nixed the whole deal. Dead downtown-results*
- ❖ *The prospect of Walmart would impact any small effort or small business in Bloomingdale.*
- ❖ *All that "space" will be replaced by building in the area.*
- ❖ *Good or bad housing is still a key issue, if you want to stay and can't afford to live here or find housing.*
- ❖ *Decent housing will be a challenge, there are slum lords and squalor.*
- ❖ *Investment in housing.*

12. What type of uses and future development would you like to see in the Town?

- *Not a particular thing probably more existential, not one single place to hang our hat, better understanding of business model, what is necessary to keep a business open. we need another retail type of business, food to grocery type thing, more than one reason to come...related-kinds of businesses....chance that they could make a businesses on the land—look what type of thing to we want...everyone is a dreamer—Bloomingdale in particular-open up Norman's –go out and get your LLC and investment-no prince charming will come in and transform properties into business, but it takes an entrepreneur;*
- *Norman's store, replacing what exists and putting something in there, without a tear down.*
- *No potential for future development*
- *Dollar General was not intended to be a commercial development, whole resident of subdivision only one empty lot.*
- *Property enhancement-village Bloomingdale, what did they do to that place, landscape, animals, paint, etc. future development, building inspector, more visible, not many rules here, there should be more rules. There are places that need repair.*
- *Housing, especially focusing storefronts/properties there; any other support services for families, day care, playgrounds, recreational infrastructure that supports families.*
- *Clean up-town itself isn't dirty, cans, cigarette buts, sides of the road; do see it once in a while. Walk it and see junk on the sides of the road.*

- *Youth Facility with mentoring, not just building and full time mentoring to guide youth, would help the community. Youth here that are idle and get into mischief, teenagers. Etown social center -dedicated staff. Endowment for staff and facilities--. Besides sports, intergenerational.*
- *Stay in private holdings 20% private lands; all for DEC, willing to sell to the state, wouldn't be opposed connecting some of the DEC parcels, more contiguous DEC parcels.*
- *Better parking for DEC facilities, Moose Pond Ski area, isn't room, State offer to buy the land, or lease land for parking; plow for cross country ski area, parking places because area caters to ice fishing and downhill skiing and snowmobilers, doesn't put much effort into cross country, resource-based recreation, winter dispersed recreation they don't address, Moose Pond parking lot and ski trail within St. Armand. Same thing with Baker Mt. and that is a summer recreation- problems.*
- *Attract some grants for Bloomingdale beautification, main street street trees, work.*
- *NYSDOT—Urban Forestry Program-capital planning,*
- *Expanding retail/housing to reinforce an identity in the town.*
- *We probably if there is money out there, add on to the senior housing, live more comfortably older population in Bloomingdale, price of everything, people are living paycheck to paycheck, not sure they can do it where it is located, the older people-do something so they can stay here.*
- *Nice to do-upgrades at the ball field, always do some stuff wants to put tennis and pickle ball court, closed pavilion for hockey/basketball –pole barn kind of building, enclosed, keep the kids out of the weather-expense thing.*
- *Youth field can have soccer nets-*
- *Helps community come along, public services, long term residential housing, needed services.*
- *Chamber of commerce point of view; advertise ourselves to attract business, attracting families so far, interesting massive fire, solar farm ended in Bloomingdale coincidental; potential buyers for Norman's story. Maybe there is another thing we could help attracting businesses, water/sewer infrastructure what can it support/sustain...*
- *What kind of infrastructure restrictions are there?*
- *Some just because we can keep a business going in Bloomingdale, someone else may not stay there, had to move brewery part to SL, if it was me, somebody, I can make twice as much money moving to SL 10 miles down the road.*
- *We need to ask: Why do you stay? Businesses all the businesses, why are you here? Why keep you here? What can the town do for you, is there an incentive for you to stay?*
- *Housing, Café, Need for FOOD, doesn't need to be a bustling little town.*
- *Trudeau Sanitorium Property-repurposed and used.*
- *Park over by AMA is very pretty.*
- *Mt. Pisgah is awesome.*

13. What opportunities should the Town consider for new growth and development?

- *Zoning -Town has to consider zoning ordinance, big fight with our neighbors, no zoning and mixed commercial, grow start talking about things.*
- *code enforcement.*
- *Upkeep*
- *Continued law enforcement here, State Police has been asked to check speed, law enforcement more visible, need something in the town, oversight.*
- *Grants for youth and mentoring development. That would be great.*
- *Small businesses like blooming market or Norman's store. Nice to have the dollar general here, but nice to have a locally owned business in your community.*
- *Infrastructure has to be prepared for growth.*

14. What should the future of each of St. Armands, smaller hamlets or neighborhoods be like?

- *Don't see it. Trudeau Road and Rockledge were all built out.*
- *Trudeau Institute being reverted back to public housing, helpful to see, tax base and opportunities for growth.*
- *Quiet, no livestock within the old village limits. Odor, farm smells.*
- *Not really, don't see issues with those places. Status quo on those places.*
- *Kanzes property for take-out-Moose Pond Road.- parking.*
- *Take out on NF Canoe Trail-parking is not good there.*
- *Keeping it simple and safe!*
- *Applaud the reduction in the use of salt around the town, side roads have gone to sand and not salt, we really like that.*
- *Subdivisions*
- *Saranac Lake-Trudeau Sanitorium repurposed and used.*

15. What threatens the future you see for St. Armand?

- *Climate change dynamic shift on winter recreation as a whole.*
- *No room to grow boundaries fixed and built out.*
- *Nothing neglected or needs to be rejuvenated perhaps a house here or there.*
- *Newer, nicer, more expensive homes,*

- *Vacant lot here or there, owned or developed or held for the future.*
- *Influx of homebuyers without appropriate fundings.*
- *Aging Population, people aging out. 75 in January; St. Armand, quite a few elderly, if you bring people in, they keep their properties up, trailers ? not good.*
- *Don't have zoning.*
- *Changing demographics*
- *Facility/school reuse plans*
- *Volunteerism is down difficult for towns/villages who rely on volunteers.*
- *Growth and traffic, global warming-such denial*
- *Lose Bloomingdale School elementary school-*
- *Narrow minded people, income limitations, afford more environmentally friendly solar power, cars, incentives for clean heat, incentivizing, maintain, lose those we have a big threat. Preaching electric cars, people are just limitations are concerned about range anxiety and price threaten peoples' ability to do the right thing.*
- *Incorporate solar panels on Highway Department, lack of these, the more global warming we get.*
- *SL side is different fighting over water lines and land, different group of people, money to buy property, or have been there forever, more associated with SL not St. Armand. Associated with the Village...Bloomingdale side? Is a different identity; some people , economic issue, some folks, trailer parks, very run down areas, part of some drug activity is centralized, other spots in the town where people are underemployed; people don't see those parts when they drive through Route 3; after you live there awhile, but why some people are there –no place else to go...*
- *Crime rising, out of control.*
- *Younger kids see this, thinking it's cool and not acceptable.*
- *Always be cognizant of drinking water threats, issues of salt in groundwater.*
- *Climate change will affect us all, climate refugees start moving in, how electricity demand seems to impact air conditioning, etc.*

16. Are there specific barriers to achieving what you would like to see?

- *Funding sources, so much of what is out there is competitive and it's very difficult to be competitive with our demographics.*
- *Yes, open-mindedness; income, no excuse for people doing better at this.*

- *Multi-municipality decision making on assets; challenging, making sure there are bigger working groups that bridge is needed.*
- *Availability of land to build on, to purchase homes in close proximity to the center.*
- *Building inspections should facilitate progress, work with investors, same vision.*
- *Water is incredibly expensive; metering should be implemented.*

17. What other barriers does the St. Armand face for future development?

- *Funding, the town gets grants, always money; 20-30\$ million Davina would come up to it.*
- *A number of people don't want zoning or code enforcement, it's my property and I'll do what I want with it. No compassion for how it impacts your neighbors or the neighborhood.*
- *The threat issue-under the table money that don't report their true income.*
- *Not paying a fair share of taxes. Had more money, we could implement some of these things. Major issue up here.*
- *Access to public funds and grants-price they want v. what it needs; can't make a profit; town needs to aggressively meet Norman store, have to restore, grants for shovel ready—brownfield, rotting from the inside out—*
- *Turned over and more general, services provided to the community; need to find money to move these along.*
- *All kinds of cool buildings, churches tucked, complex behind Normans; off the main street, find a laundromat, businesses that need to be on route 3.*
- *Drug issues are prevalent thing-cars broken into; things we need to do; social thing—is a problem with that tied to some of our housing connected to lower rent district, not because they live there, low rents, can afford to live there. Not so much in your face, it doesn't -get after police can't fix overnight; can tell you everybody by name.*
- *Ultimately need to continue supporting the role, keep people on the Town Board and subcommittee, development committee, we need to have people notice that there are opportunities to be more actively involved. Continuation committees task forces that exist, better job engaging people we don't know.*

18. What type of housing units should be added to the community and where they should go?

- *Senior housing of some sort.*
- *More single-family homes need property close to the center. short-term housing, Single families focused on family.*
- *subsidized housing.*
- *Some affordable housing units, even multifamily even apts, have no idea where they should go.*

- *Family housing; age in place, both sides; where? Not sure would be a good location, but there is always potential for it to create places, townhouses,*
- *The whole area needs to be part of the solutions. Ebike into SL; Bike lanes in Route 3*
- *Wouldn't personally like multiunit residential area for apartments, increase number of people who can't really afford to live here.*
- *Grants for repair/revitalization, clean up existing property. Downtown revitalization.*
- *Heard some rumors possible Bloomingdale elementary has closing potential for development up there—that's a big parcel; could do something up there, developer interested.*
- *Incredibly limited for single families, Bloomingdale run down or not going to work for us.*
- *Trudeau is massive and could serve as a prime location for apartments.*
- *Neighborhoods should be talking about this question, NIMBYs could be problematic.*
- *Others may say rentals...under the age for 30 will afford housing.*
- *Tension point in terms of housing supply/condition/affordability.*
- *Sure; housing development area, low-income housing? Be careful, real estate developers, or just folks who need affordable housing, look at what we got and take what we already have and flip them, encourage that.*
- *We should be asking existing property owners---what can we do to help you do something better with that property?*

19. **What types of recreational facilities or services should be added to the community and where should they go?**

- *Soccer nets; lacrosse nets, soccer/lacrosse wall.*
- *Pavilion*
- *Nothing needed added except the parking lots, Moose Pond, Ski Trail, and Baker, SL River*
- *They have quite a bit, used all the time.*
- *Do we need more? Services side community building, adults, and youth, to not so much recreational, more opportunities social/program, who is our audience? I don't think so.*
- *Link to the SL rail trail; creating a direct route from rail trail to forest hill area, Mr. Baker Road, Moody Pond, certainly be utilized, finding ways to use that productively.*
- *Mt. Bike Trail development.*

- *Really good trail development in the variety of hamlets in the area that are helpful to both food and beverage establishments, drawn people into rentals and homeowner and desire to live, different recreational opportunities, network has been built out in the last 10 years, a lot of potential in this kind of outdoor recreation development.*
- *Plenty of facilities at that playground; controversial discussion with the TB and adjoining property owner, TB wanted to purchase additional lands, including undevelopable wetlands property; APA involved. We've developed all we can, don't see need or room for expansion.*
- *Canoe or Kayak access on the Saranac River, in Bloomingdale, so folks could put-in/take out and patronize local venues.*

20. **What types of businesses might be supported by the community and where should they go?**

- *Barber Shop Beauty Salon*
- *Car Wash*
- *A lot of drive through traffic, going to Pburgh, SL and LP*
- *Small medical facilities-urgent care-primary care, satellite, draw people from Saranac.*
- *Beer/Liquor Store/Wine Store*
- *Retail*
- *Restaurant, deli,*
- *Small mom and pop store-old Norman's store, most of the space in the village is taken, not a lot of space around. Norman's is a likely spot.*
- *Food and beverage*
- *Bike rentals, canoe/kayak rentals??? Pine Street Bridge. Property is limited.*
- *Café, Housing, Grocery, Fresh Food*
- *4 corners*

21. **Should the Town consider expanding drinking water or wastewater systems to accommodate growth and, if so, where should expansion occur?**

- *???? Don't know.*
- *Unsure*
- *??*
- *Wells on Moose Pond, that's fine for us.*
- *Side streets.*
- *Not sure are we maxed out or not sure,*
- *If we push for senior housing, do we have capacity?*
- *The new business next to the town hall used to be a diner-reuse the buildings that are there as there isn't a lot of property anymore.*

- *Sewer is over capacity, infiltration, and inflow.*
- *Electricity is reasonably reliable inside Bloomingdale.*
- *Water is interesting at Ollies bursts every year—without water every day for a year.*
- *Metered water would be nice.*
- *Plow guys do a pretty good job.*
- *Good infrastructure for transportation for the size of the place.*
- *Other than salt pollution for the wells, consideration along Route 3; don't know about our well; upgrade sewer system not too long ago, don't know about drinking water in the hamlet, haven't heard any complaints about wells in the outlying areas are about; One neighbor has a septic issue and he has tried to address it. River Pollution, outhouses in the camps, and lack of water treatment all near the river.*

22. In the time remaining, please identify the issues that did not get covered that are important to the town's future.

- *The perception that the town is very supportive of its youngest members; do different leagues, day care center going in which is a huge need.*
- *Single family homes that Clyde built; some more additional building; in many ways just naturally becomes a town center of sorts; should there be a change in the use of that building, the town should really think about how and where to replace that hub.*
- *Vehicle traffic Control-main corner left hand turn no stop sign, accidents? From SL into Bloomingdale, from Paul Smiths? Stop signs. 4-way stop??*
- *Illicit drug use and control; nip it in the bud it would be good for the town. See and don't say-after a while it becomes a bigger problem. Hard to control-money don't have the funds-unless dealing drugs-don't want to see that here-more knowledge-police, investigators.*
- *No; limited potential for expansion/development.*
- *Elementary School Property outcomes are important potential for either housing, housing conversion. Only place in town.*
- *Don't build new where you have old to organically grow uses,*
- *have event annual that is different than other communities, Garage sales regional annual events. Craft walk, traveling, sell crafts and homemade items, different parts of the "Old Time Folkcraft Fair" what can we don't.*
- *One block at a time, destitute and take one block, underutilized and fixed up-then grew, hook or several from which to grow.*
- *They are a long way away from overgrowth to happen, building codes have to be very strict, you want a dollar store fine, see it coming down, do we want anything like that in our community?*

- *I don't know muffler shop that shouldn't have been allowed, codes can be written certain things, restrictions-footprint, building height, etc. put in place to prevent large buildings.*
- *In favor of bringing things to the community, but not in favor or placing the burden on the taxpayer. Davina like/loves grants adamant about accessing grants. Definitely works hard, especially on the grants. Taxpayers burden.*
- *Very different communities in St. Armand, Park Ave, up on the hill, etc. pockets of very different people, getting everyone's' buy in. Different politics, income levels, different everything.*
- *Most covered, more importantly, what are we going to do with the plan, implementation planning, review every two years, what has changed (or not).*
- *Convenience store.*
- *The third place, home, work, "third place" congregate, talk to other people. Normans supplied that for years, so origin coffee "third place" blooming café, Free Wi-Fi, young people especially to gather, meet, the village place relaxed, congregate to chat, Stewarts provides that-segment, but origins is upscale, a different segment.*
- *Various economic levels. Bloomingdale has a brewery, a restaurant, an outdoor space- go to them do you want to grow? Do you want to improve the area? How can we support that? What you already have. That will make them feel really good. Engage community members help that operation "grow."*
- *One project at a time.*
- *No grand scheme, organically, building on your strength, take pride, what is here, school, etc. sense of pride and place by exchanges between people talking about real issues, providing opportunities. People getting together, refreshments, drinks, talk informally about these like to see happening.*
- *Facebook page, not everyone uses....promotion of visioning workshop was questioned.*
- *Come in to speak from various communities, people coming in, specific experiences in hamlet revitalization, give a chat, etc.*
- *Nothing new, didn't work,idea some communities old guard, we tried that didn't work.*

23. What are the most important, critical (NOT TO BE LEFT OUT) issues to present to and hear back from the community?

- ✓ *Left Blank? Drug use, up and coming issue, need to look at now, fire in older homes, making meth there (rumor)-concerning. Feedback in the community, Davina, opinion about marijuana shop in town, results, nothing happened. Neighborhood Watches? Maybe? Town Hall, is focused....don't see-robber or thief where would I steal? Need a couple of retreats, dead end road? Caring after the fact-they are there-proactive will walk the other way. Need people to ...for this community benefit from*

having a one-day seminar experts and can teach/inform the community on how you should handle that. Strategizing solutions and remediation.

- ✓ *Elementary School Property redevelopment if it happens. Elementary school building reuse planning (stay tuned)*
- ✓ *Normans and the 4 corners. Serious interest future use for it, potential buyers' inspections, three hazmat type issues, put us back; whole corner, warehouse not included in the store, Asbestos siding on warehouse, buried fuel tanks for gas station; asbestos, ammonia in compressor, wrapped pipes. Brownfields application to clean it up? Shovel-ready,*
- ✓ *Keep the community small, closeknit, affordable, smaller families and start out their life, as much as possible.*
- ✓ *Zoning -it won't fix the current problems, but zoning use changes, non-conforming uses that is when it can be changes. Trudeau's big potato fields zoned not commercial to avoid Walmart. Town board has struggled with some form of zoning, site plan review, Options that are there to control development. Whether it be a review process, any new business a public review or hearing or comment, binding or not, but people having a say in things-stipulations for development. Are various tools available, open forum and some binding things?*
- ✓ *Maintaining balance of being both community focused and business friendly-HOW???*
- ✓ *Incentivize development-*
- ✓ *Implementation of the plan??What happens after the plan/road map, should be taking Ann's work very seriously.*
- ✓ *Communication is so key to the community at large, every way let people know what is going on? Every resident may not know. Ongoing...*
- ✓ *What are "they" not "we"—engaged and their idea-bottom up more democratic and messy-top down is efficient and dumb, messy, and smart.*
- ✓ *First time I've talked to someone about St. Armand; Mr. Pisgah, capacity –If there are opportunities for work together, grants, funding, projects, etc. please think about Mr. Pisgah.*
- ✓ *HOUSING, very critical to invest in affordable, mid-range housing to keep people here, to live, grow.*
- ✓ *Trudeau Sanitorium Reuse.*

Section 2: Generative Themes and illustrative quotes in SWOT Form (Strengths/Weaknesses/Opportunities/Threats) that can be used to inform the Comprehensive Plan

Vision For St. Armand's Future (A Strawman to Consider) :

We are proud to be a clean, kid-friendly, hospitable, close-knit, affordable, and quiet residential community. We like being small and beautiful-- and having just enough—and well placed-- housing, recreational opportunities, services, and businesses for easy access and convenience. Our proximity to Saranac Lake and Lake Placid for work opportunities and other services, as well as the abundance of public lands and natural resources allows us to grow purposefully and carefully.

<u>Strengths</u>	<u>Opportunities</u>
<ul style="list-style-type: none">• SCENIC BEAUTY-Natural Resources• Extensive Recreational Resources, including Town and State properties.• Incredible Public Lands• Small, family and kid-friendly, hospitable, close-knit, affordable, and quiet/peaceful residential community• Public Facilities, Government & Infrastructure-good systems (Good Government/Youth-Veterans Task Force, etc.)• Neighborly-Small & personable social-Tight Knit-Caring• Incredibly supportive of its youngest members of the community.• Core group of volunteers• Good mix of newcomers and multi-generational residents/businesses• Affordable Housing	<ul style="list-style-type: none">• Particular Parcels of Private Land-Development/Buildability (TRUDEAU SANITORIUM)• Paul Smiths College Lands• Norman's Store• Bloomingdale Elementary Property-Reuse• Existing properties-adaptive reuse• Developer Interest• Promote “Third Place” projects.• Route 3 Major Corridor• Improve access to public lands- better parking and cooperation for access/parking/etc.• Engage in recreational master planning for Town and State public lands.• Multi-municipal decision-making on shared assets-especially recreational ones

<ul style="list-style-type: none"> • Affordable Taxes • Pride of Place • Close to Saranac Lake and Lake Placid & Whiteface • Town embraces Grants -strong grant utilization • Existing businesses and services • Historic and cultural properties-All kinds of “cool” buildings around town • A long way from “overgrowth” 	<ul style="list-style-type: none"> • Keep people engaged in subcommittees and task forces-recruit new/younger/diverse folks-better engagement of people “we” don’t know. • Embrace appropriate and suitable land use controls. • Approach APA about map amendments for hamlet expansion for affordable housing development. • Multi-Inter-generational social center development • Communication-Community Engagement-Conversations about what’s next. • Law enforcement and crime mitigation • Solar and Green Energy/Heat • Event development • Incentivize Development-help with shovel ready-brownfields, ideas, capital, etc.
<p>Weaknesses</p> <ul style="list-style-type: none"> • Limited Expansion Capacity-Limited Private Land-Fixed Boundaries & Built-Out • Lack of Land Use Control -no zoning, no site plan review, • limited code enforcement-on private lands • Fewer Volunteers • Recruitment of mix of residents to get involved. • Hod-podge/Worn Out in Places-deferred maintenance-clean up. • Lack of Street Trees and Sidewalks on Route 3 • Need for a “Main Street” Hamlet Revitalization Strategy • Noise, Odor, Incompatible Uses • Limited Sidewalks -Bikeways • Parking Congestion and Access at Recreational Areas. • Lack of Affordable Housing • In-fighting in Saranac Lake side of Town 	<p>Threats</p> <ul style="list-style-type: none"> • Drugs and illicit activities/Crime • Traffic control at 4 corners/speed enforcement • Influx of people without financial assets • Climate Migrants • Climate Change-less snow, more storms, etc. • Declining property conditions-not everywhere, but in a few places • Loss of Elementary School • Demographic changes in the US and locally-less children, more aging in place. • Lack of “Third Place” retail establishments • Short Term Rentals? • Growth and Traffic • Narrow-Minded People

<ul style="list-style-type: none">• Not always competitive when applying for grants -grant amounts are never enough.• Lack of compassion by property owners about neighborhood impacts• Limited public access to Facebook and needing other ways of getting the word out.	<ul style="list-style-type: none">• Lack of Zoning or land use controls to allow public input into future development.• Adopting a Comp Plan and not implementing it and periodically reviewing it.
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**Department
of State**



St. Armand Smart Growth Comprehensive Plan

Task 10 Community Informational Meeting 10 29 24 Final Report

November 2024

Prepared by Ann Ruzow Holland, Ph.D. AICP AES Consultant

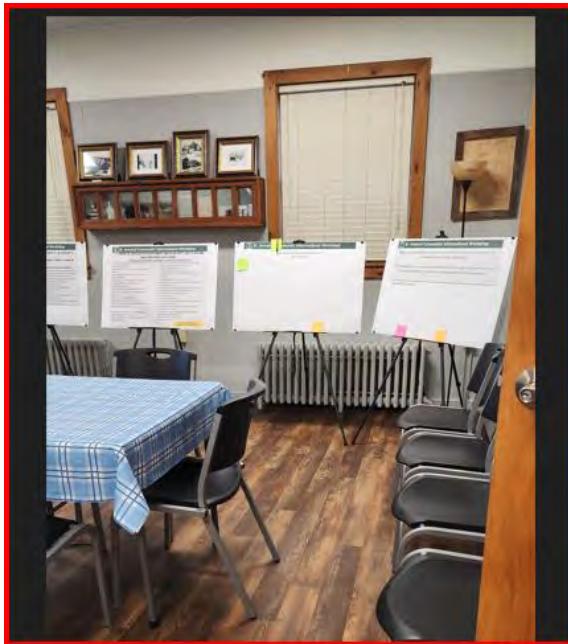
This project was prepared with funding provided by the New York State Department of State under Title 3 of the Environmental Protection Fund.

Introduction

The Town of St. Armand Smart Growth Comprehensive Planning process included two visioning workshops held on May 17, 2024, and August 3, 2024. The May Open House event, held at the Hex and Hop in Bloomingdale, was attended by 17 participants. The August event was hosted by the Town at the Annual Block Party and 13 people participated.

A third and final event, characterized as a Community Informational Meeting was hosted by the Town on October 29, 2024. Approximately 22 residents attended including 8 members of the planning committee, Town leaders, and their consultants. At all events members of the Town and Comprehensive Planning Committee acted as hosts and interacted with participants. All participants were offered opportunities to contribute their ideas by commenting using post it notes and stars to indicate agreement with various statements located on presentation boards distributed throughout the meeting space.



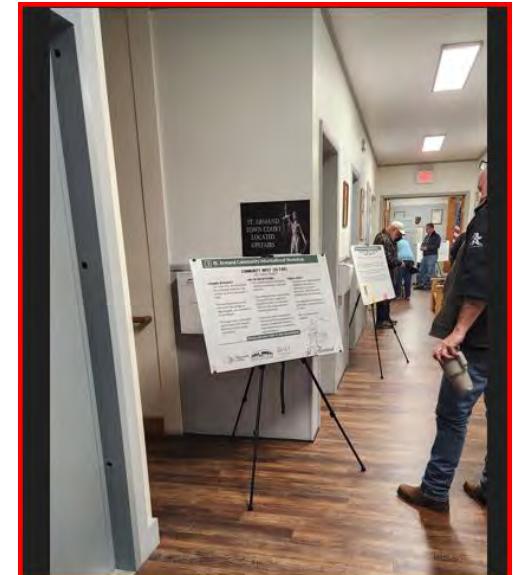


This report has three major sections. The first section provides commentary attached to various presentation boards as well as statements receiving “stars” from attendees. Full versions of the presentation boards are attached at the end of the report. The second section of the report presents a cumulative generative Strengths/Weaknesses/Opportunities/Threats (SWOT) statement based upon the results of all three public engagement events. It includes Generative Themes and illustrative quotes that showcase both the stakeholder interview results (from the July report) overlayed with the visioning contributions from the May and August Visioning events and culminating with the October 29 event. Generative themes, including the Vision Statement are based on quotes. The third section offers some conclusions and recommendations.

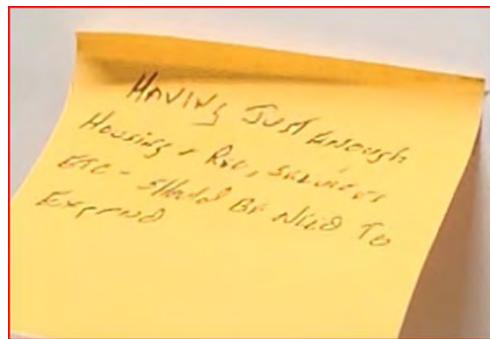
Together with the results of the community

survey and other engagement activities, these can be used to inform the Comprehensive Plan document as it is developed.

While this report can serve as an “appendix” to the Comprehensive Plan document, excerpts will be used to inform the plan document as it evolves and rolls out. A comparison between the Community Survey, Visioning and Community Information Events, Stakeholder Interviews, and other community engagement results will help determine the consistency of community input over the various public participation avenues.



Section 1: Commentary and Topics Receiving Agreement

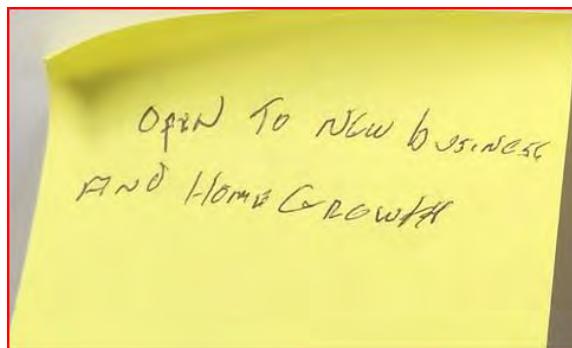


On the Visioning Statement Presentation Board (Board #2), one attendee commented that, "Having just enough housing, recreation, and services, etc. should be allowed to expand."

A Working Vision Statement for St. Armand's Future:

We are proud to be a clean, kid-friendly, hospitable, close-knit, affordable, and quiet residential community. We like being a beautiful place for families to call home--and having just enough--and well placed-- housing, recreational opportunities, services, and businesses for easy access and convenience. Our proximity to work opportunities and other services, as well as the abundance of public lands and natural resources allows us to grow purposefully and carefully. St. Armand is THE place where families --at all ages and stages of life-- can live a satisfying life.

On the Assets/Strengths Presentation Board (Board #3), one attendee commented, "Open to new businesses and home growth."



[3] St. Armand Community Informational Workshop

ST. ARMAND HAS MANY STRENGTHS.

THE VOICES HEARD (SO FAR) EXPRESS THE FOLLOWING LIST OF ASSETS AND STRENGTHS:

- SCENIC BEAUTY-Natural Resources
- Extensive Recreational Resources, including Town and State properties.
- Incredible Public Lands
- Small, family and kid-friendly, hospitable, close-knit, affordable, and quiet/peaceful residential community
- Public Facilities, Government & Infrastructure-good systems (Good Government/Youth-Veterans Task Force, etc.)
- Neighborly-Small & personable social-Tight Knit-Caring
- Core group of volunteers
- Good mix of newcomers and multi-generational residents/businesses
- Affordable Housing
- Affordable Taxes
- Pride of Place
- Close to Saranac Lake, Lake Placid & Whiteface
- Strong grant utilization
- Existing businesses and services
- A long way from "overgrowth"
- Incredibly supportive of its youngest members of the community.
- Historic and cultural properties-All kinds of "cool" buildings!

What might you want to add to this list?

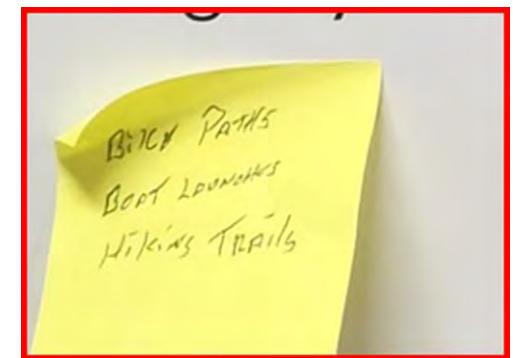
SHARE WITH US WHAT YOU BELIEVE IS NEEDED FOR ST. ARMAND TO ACHIEVE ITS VISION

THE VOICES HEARD SO FAR EXPRESS A SIGNIFICANT DESIRE TO:

- Improve walkability within the town by adding and updating pedestrian sidewalks and infrastructure to accommodate for walkers, bicycles, and children. ★★
- Form zoning/land use regulations.
- Cleanup unkempt properties ★
- Improve infrastructure with emphasis on highspeed internet and better cellular coverage.
- Attract new businesses including a convenience type grocery store, gasoline sales, and dining.
- Improve the availability and mix of several kinds of affordable housing.
- Expand recreational opportunities in general.
- Add bathroom facilities, a pavilion, and parking to the youth field, park/playground area by the town department. ★★★
- Improve access and parking to State-owned lands as well as waterbodies.

comment that stated, "Bike Paths, Boat Launches, Hiking Trails."

On the Presentation Board (Board #4) that queried, "Share with us what you believe is needed for St. Armand to achieve its vision." There were both stars added to specific statements and one



Presentation Board (Board #5) queried, "What factors offer opportunities or unexplored areas for the Town of St. Armand to change and grow (or remain the same?)" and "How must the Town of St. Armand adjust to achieve needs and prepare to take advantage of opportunities?" There were no comments made, however there were stars placed by specific statements as noted here.

5 St. Armand and Community Information

HOW MUST THE TOWN OF ST. ARMAND ADJUST TO ACHIEVE NEEDS AND OPPORTUNITIES?

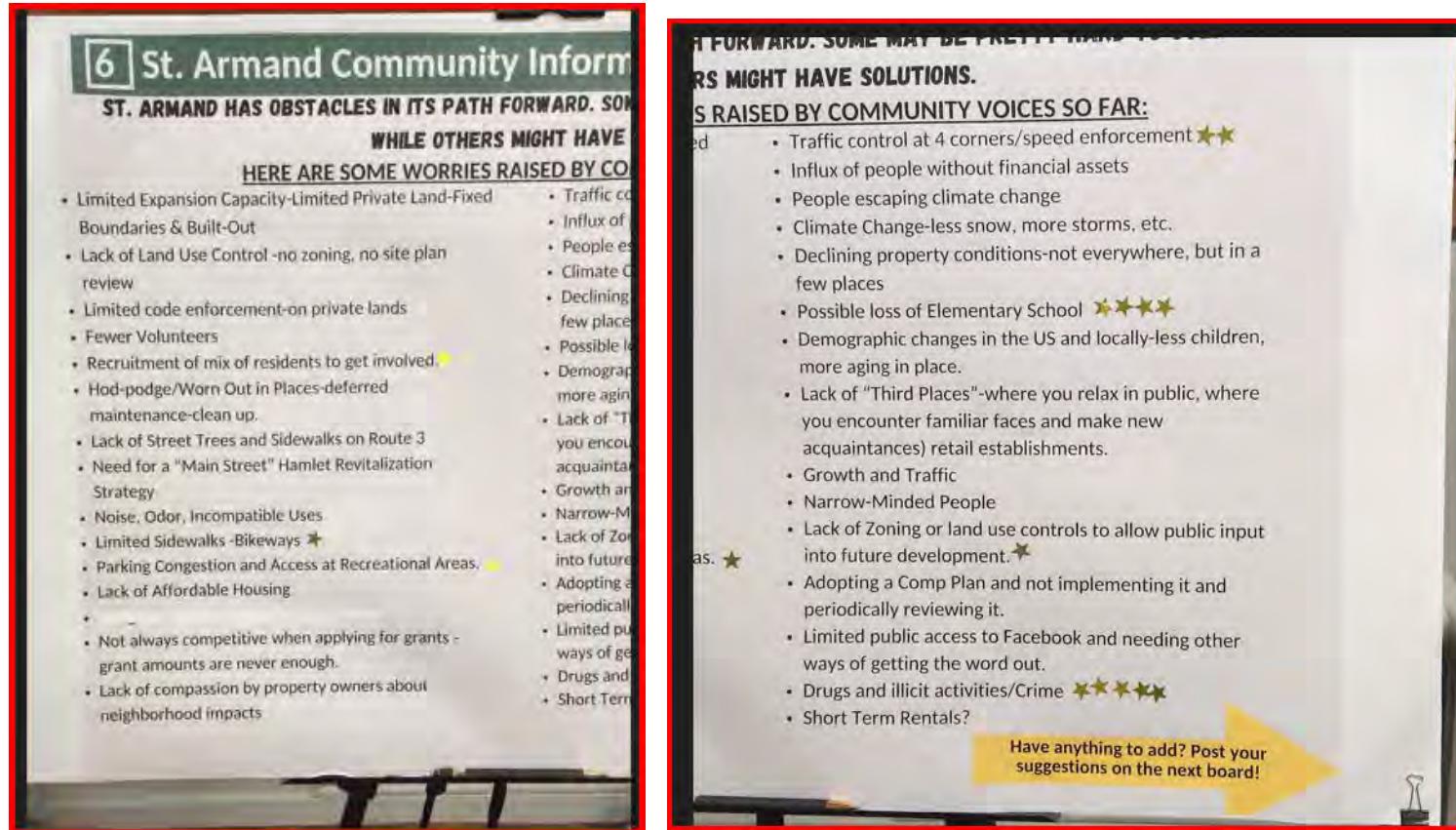
WHAT FACTORS OFFER OPPORTUNITIES OR UNEXPLORED AREAS FOR THE TOWN TO CHANGE AND GROW (OR REMAIN THE SAME)?

THE VOICES HEARD SO FAR EXPRESS THE FOLLOWING LIST OF AREAS

- Development/Buildability (TRUDEAU SANITORIUM)
- Paul Smiths College Lands
- Diner/Deli ★
- Bloomingdale Elementary School ★★★
- Existing properties-adaptive reuse
- Developer Interest
- Route 3 Major Corridor
- Improve access to public lands- better parking and cooperation for access/parking/etc.
- Keep people engaged in subcommittees and task forces-recruit new/younger/diverse folks-better engagement of people "we" don't know. ★★
- Embrace a
- Approach a
- expansion
- Multi-Inter
- Communica
- Conversatio
- Law enforce
- Solar and G
- Event devel
- Incentivize D
- brownfields
- Engage in re
- for Town an

What would you add to this list?

Presentation Board (Board #6) queried, "St. Armand has obstacles in its path forward. Some may be pretty hard to overcome, while others might have solutions. Here are some worries raised by community voices so far:" No written comments were received but stars were placed next to several statements as noted here.



The public did not comment on Presentation Boards 7, 8, or 9.

Section 2: Generative Themes and illustrative quotes in SWOT Form
(Strengths/Weaknesses/Opportunities/Threats) that can be used to inform the Comprehensive Plan

<p>Strengths <i>(Bolded statements represent Agreement by all 3 Public Workshop Respondents)</i></p>	<p>Opportunities <i>(Bolded statements represent Agreement by all 3 Public Workshop Respondents)</i></p>
<ul style="list-style-type: none"> • SCENIC BEAUTY-Natural Resources • Extensive Recreational Resources, including Town and State properties. • Incredible Public Lands • Small, family and kid-friendly, hospitable, close-knit, affordable, and quiet/peaceful residential community • Public Facilities, Government & Infrastructure-good systems (Good Government/Youth-Veterans Task Force, etc.) • Neighborly-Small & personable social-Tight Knit-Caring • Incredibly supportive of its youngest members of the community. • Core group of volunteers • Good mix of newcomers and multi-generational residents/businesses • Affordable Housing • Affordable Taxes • Pride of Place • Close to Saranac Lake and Lake Placid & Whiteface • Town embraces Grants -strong grant utilization • Existing businesses and services 	<ul style="list-style-type: none"> • Particular Parcels of Private Land- Development/Buildability (TRUDEAU SANITORIUM) • Paul Smiths College Lands • Norman's Store • Bloomingdale Elementary Property-Reuse • Existing properties-adaptive reuse • Developer Interest • Promote "Third Place" projects. • Route 3 Major Corridor • Improve access to public lands- better parking and cooperation for access/parking/etc. • Engage in recreational master planning for Town and State public lands. • Multi-municipal decision-making on shared assets-especially recreational ones • Keep people engaged in subcommittees and task forces-recruit new/younger/diverse folks-better engagement of people "we" don't know. • Embrace appropriate and suitable land use controls. • Approach APA about map amendments for hamlet expansion for affordable housing development. • Multi-Inter-generational social center development

<ul style="list-style-type: none"> Historic and cultural properties-All kinds of “cool” buildings around town A long way from “overgrowth” 	<ul style="list-style-type: none"> Communication-Community Engagement- Conversations about what’s next. Law enforcement and crime mitigation Solar and Green Energy/Heat Event development Incentivize Development-help with shovel ready- brownfields, ideas, capital, etc.
<p>Weaknesses</p> <p><i>(Bolded statements represent Agreement by Visioning Workshop Respondents)</i></p> <ul style="list-style-type: none"> Walkability Limited Expansion Capacity-Limited Private Land-Fixed Boundaries & Built-Out Lack of Land Use Control -no zoning, no site plan review, limited code enforcement-on private lands Fewer Volunteers Recruitment of mix of residents to get involved. Hodgepodge/Worn Out in Places-deferred maintenance-clean up. Lack of Street Trees and Sidewalks on Route 3 Need for a “Main Street” Hamlet Revitalization Strategy Noise, Odor, Incompatible Uses Limited Sidewalks -Bikeways 	<p>Threats</p> <p><i>(Bolded statements represent Agreement by Visioning Workshop Respondents)</i></p> <ul style="list-style-type: none"> Drugs and illicit activities/Crime Traffic control at 4 corners/speed enforcement Influx of people without financial assets People escaping climate change. Climate Change-less snow, more storms, etc. Declining property conditions-not everywhere, but in a few places Loss of Elementary School Demographic changes in the US and locally-less children, more aging in place. Lack of “Third Place” (where you relax in public, where you encounter familiar faces and make new acquaintances) retail establishments¹ Short Term Rentals? Growth and Traffic Narrow-Minded People

¹ One's "first place" is the home and the people the person lives with. The "second place" is the workplace—where people may actually spend most of their time. Third places, then, are "anchors" of community life and facilitate and foster broader, more creative interaction. In other words, "your third place is where you relax in public, where you encounter familiar faces and make new acquaintances." From: The Great Good Place by Ray Oldenburg (1989).

<ul style="list-style-type: none">• Parking Congestion and Access at Recreational Areas.• Lack of Affordable Housing• In-fighting in Saranac Lake side of Town• Not always competitive when applying for grants - grant amounts are never enough.• Lack of compassion by property owners about neighborhood impacts• Limited public access to Facebook and needing other ways of getting the word out.	<ul style="list-style-type: none">• Lack of Zoning or land use controls to allow public input into future development.• Adopting a Comp Plan and not implementing it and periodically reviewing it.
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Section 3: Conclusions and Recommendations

The report encapsulates the results of three community engagement activities that occurred in 2024. Feedback was collected through discussions, comments on presentation boards, and interactive methods like "post-it notes" and star rankings. The presentation boards played a central role in collecting feedback. They visualized key themes and prompted discussions on strengths, needs, and obstacles. Participants highlighted gaps (e.g., sidewalks, zoning) and supported practical solutions (e.g., adaptive reuse of properties, green initiatives).

Key Sections

Visioning Statement: Residents desire a community that is clean, hospitable, and family-friendly, with balanced growth in housing, recreation, and services.

SWOT Analysis:

Strengths: Natural beauty, affordable housing, proximity to major attractions, supportive community, and strong grant utilization.

Weaknesses: Limited land use control, walkability challenges, deferred maintenance, lack of affordable housing, and insufficient zoning.

Opportunities: Reuse of key properties, expansion of recreational facilities, inter-municipal collaboration, and adoption of green energy.

Threats: Crime, climate change, traffic issues, demographic shifts, and risks of unimplemented planning.

Community Priorities:

- ✓ Infrastructure improvements (e.g., sidewalks, internet access).
- ✓ Expansion of recreational amenities.
- ✓ Zoning and land-use regulations.
- ✓ Encouraging new businesses and housing.

Recommendations

The community values its natural beauty, affordability, and close-knit environment while recognizing the need for strategic growth and infrastructure improvements. These recommendations aim to balance preserving St. Armand's charm with its growth aspirations.

Feedback consistently underscored the importance of:

- ✓ Sustainable development through zoning.
- ✓ Enhanced recreational and public access facilities.
- ✓ Proactive adaptation to social and environmental changes.
- ✓ Introduce zoning and land-use controls to guide development.
- ✓ Periodically review and adjust the Comprehensive Plan.
- ✓ Enhance Walkability and Accessibility:
 - Expand sidewalks and bike paths.
 - Improve parking and access to public lands.
 - Support Affordable Housing Initiatives:
- ✓ Develop new housing while preserving affordability.
- ✓ Collaborate with agencies for grant opportunities.
- ✓ Strengthen Community Engagement:
 - Diversify outreach efforts beyond Facebook.
 - Encourage younger and underrepresented voices in planning committees.
- ✓ Capitalize on Opportunities:
 - Leverage grant funding for key projects.
 - Reuse significant properties for multi-use developments.
- ✓ Mitigate Risks:
 - Focus on crime prevention and law enforcement.
 - Prepare for climate-related challenges by integrating green energy and resilience measures.

Appendix: Content of Presentation Boards.

Community Informational Workshop Board Number 1

Community Input (so far)- 142 Voices Heard

Public Survey

- ✓ The survey was mailed to all 540 residential and business addresses in the Town on February 27, 2024, and made available online simultaneously.
- ✓ The respondents were asked to submit their responses by March 29, 2024.
- ✓ The Town received 102 responses.

Visioning Workshops

- ✓ The Town of St. Armand hosted two visioning workshops held on May 17, 2024, and August 3, 2024.
- ✓ The May Open House event, held at the Hex and Hop in Bloomingdale, was attended by 17 participants.
- ✓ The August event was hosted by the Town at the Annual Block Party and 13 people participated.

One-On-One Interviews

- ✓ Ten stakeholder interviews were held between February 2024 and July 2024.
- ✓ The participants were selected and contacted by Town Supervisor Davina Thurston in consultation with the Town Comprehensive Planning Committee.
- ✓ Community Survey respondents were also given the opportunity to request a stakeholder interview. One additional survey respondent was interviewed.

Today-Please ADD your VOICE to the CONVERSATION!!!

Community Informational Workshop Board Number 2

Tell us what you think about this Vision Statement about St. Armand's Future:

We are proud to be a clean, kid-friendly, hospitable, close-knit, affordable, and quiet residential community.

We like being a beautiful place for families to call home—and having just enough—and well placed-- housing, recreational opportunities, services, and businesses for easy access and convenience.

Our proximity to work opportunities and other services, as well as the abundance of public lands and natural resources allows us to grow purposefully and carefully.

St. Armand is THE place where families --at all ages and stages of life-- can live a satisfying life.

Do you like the wording of this vision statement?

How might you change the wording of this vision statement?

Community Informational Workshop Board Number 3

St. Armand has many strengths and things going for it.

The voices heard so far express the following list of assets and strengths:

- SCENIC BEAUTY-Natural Resources
- Extensive Recreational Resources, including Town and State properties.
- Incredible Public Lands
- Small, family and kid-friendly, hospitable, close-knit, affordable, and quiet/peaceful residential community
- Public Facilities, Government & Infrastructure-good systems (Good Government/Youth-Veterans Task Force, etc.)
- Neighborly-Small & personable social-Tight Knit-Caring
- Incredibly supportive of its youngest members of the community.
- Core group of volunteers
- Good mix of newcomers and multi-generational residents/businesses
- Affordable Housing
- Affordable Taxes
- Pride of Place
- Close to Saranac Lake, Lake Placid & Whiteface
- Strong grant utilization
- Existing businesses and services
- Historic and cultural properties-All kinds of “cool” buildings!
- A long way from “overgrowth”

What would you add to this list?

Community Informational Workshop Board Number 4

Share with us what you believe is needed for St. Armand to achieve its vision.

The voices heard so far express a significant desire to:

- improve walkability within the town by adding and updating pedestrian sidewalks and improving safety for walkers, bicycles, and children.
- form zoning/land use regulations.

- cleanup unkempt properties
- improve infrastructure with emphasis on highspeed internet and better cellular coverage.
- attract new businesses including a convenience type grocery store, gasoline sales, and dining options.
- improve the availability and mix of several kinds of affordable housing.
- expand recreational opportunities in general.
- Add bathroom facilities, a pavilion, and parking to the youth field, park/playground area behind the fire department.
- improve access and parking to State-owned lands as well as waterbodies.

What might you want to add to this list?

Community Informational Workshop Board Number 5

? What factors offer opportunities or unexplored areas for the Town of St. Armand to change and grow (or remain the same?)

? How must the Town of St. Armand adjust to achieve needs and prepare to take advantage of opportunities?

The voices heard so far express the following list of areas for further exploration.

- Development/Buildability (TRUDEAU SANITORIUM)
- Paul Smiths College Lands
- Diner/Deli
- Bloomingdale Elementary School
- Existing properties-adaptive reuse
- Developer Interest
- Route 3 Major Corridor
- Improve access to public lands- better parking and cooperation for access/parking/etc.
- Engage in regional/local recreational master planning for Town and State public lands.
- Keep people engaged in subcommittees and task forces-recruit new/younger/diverse folks-better engagement of people “we” don’t know.
- Embrace appropriate and suitable land use controls.
- Approach APA about map amendments for hamlet expansion for affordable housing development.
- Multi-Inter-generational social center development
- Communication-Community Engagement-Conversations about what’s next.

- Law enforcement and crime mitigation
- Solar and Green Energy/Heat
- Event development
- Incentivize Development-help with shovel ready-brownfields, ideas, capital, etc.

What would you add to this list?

Community Informational Workshop Board Number 6

St. Armand has obstacles in its path forward. Some may be pretty hard to overcome, while others might have solutions.

Here are some worries raised by community voices so far:

- Limited Expansion Capacity-Limited Private Land-Fixed Boundaries & Built-Out
- Lack of Land Use Control -no zoning, no site plan review,
- limited code enforcement-on private lands
- Fewer Volunteers
- Recruitment of mix of residents to get involved.
- Hod-podge/Worn Out in Places-deferred maintenance-clean up.
- Lack of Street Trees and Sidewalks on Route 3
- Need for a “Main Street” Hamlet Revitalization Strategy
- Noise, Odor, Incompatible Uses
- Limited Sidewalks -Bikeways
- Parking Congestion and Access at Recreational Areas.
- Lack of Affordable Housing
- In-fighting in Saranac Lake side of Town
- Not always competitive when applying for grants -grant amounts are never enough.
- Lack of compassion by property owners about neighborhood impacts
- Limited public access to Facebook and needing other ways of getting the word out.
- Drugs and illicit activities/Crime
- Traffic control at 4 corners/speed enforcement
- Influx of people without financial assets
- People escaping climate change.
- Climate Change-less snow, more storms, etc.
- Declining property conditions-not everywhere, but in a few places
- Possible loss of Elementary School
- Demographic changes in the US and locally-less children, more aging in place.

- Lack of “Third Places”-where you relax in public, where you encounter familiar faces and make new acquaintances) retail establishments.
- Short Term Rentals?
- Growth and Traffic
- Narrow-Minded People
- Lack of Zoning or land use controls to allow public input into future development.
- Adopting a Comp Plan and not implementing it and periodically reviewing it.

Are there other worries or obstacles that you want to add to the list?

Community Informational Workshop Board Number 7

Before you go, please help us understand what YOU believe has been forgotten, not mentioned, or needs to be emphasized.

We are looking to you to help us understand the solutions, ideas, and projects that the Town should consider as part of its Comprehensive Plan recommendations.

Please don't forget....