

**A
COMMUNITY DEVELOPMENT PLAN
FOR THE VILLAGE OF
LYONS FALLS
2010**



Prepared by the Snow Belt Housing Company, Inc.
for
The Village of Lyons Falls
Box 368, Lyons Falls, NY 13368-0368
June 1, 2010

Acknowledgements

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II. Executive Summary

A. Purpose

A well-prepared Community Development Strategic Plan is a tool that develops a vision for the community, identifies specific community development and revitalization goals, and sets forth clear steps that can be taken to implement and achieve these goals. The Plan can be used to understand changing economic conditions, identify community attitudes toward community characteristics and needs, and to identify development opportunities.

Residents and local officials recognize the need to develop a Strategic Plan to coordinate redevelopment activities. They also recognize the need to maximize their effectiveness by leveraging community assets with outside resources. By completing a strategic planning process for the Village of Lyons Falls, the community will benefit from an analysis of local issue and conditions. This analysis will assist the community in prioritizing community projects, developing timelines for completion, increasing local commitment, and identifying funding sources to support these projects.

The success of the Village of Lyons Falls' Community Development Strategic Plan will be gauged on the achievements reached by the Village Board and the business community as they strive toward fulfilling the publicly created community vision. The following Vision Statement was prepared based on feedback received from the Village Board and various public workshops:

B. Vision Statement

"We envision our area to be active with tourists visiting our rebuilt Black River Canal. Our downtown Village buildings will be inviting and historically preserved. The population in our area will be increasing along with our employment. Lyons Falls will maintain its stores and businesses and we will have new growth. We will have walking and biking trails for our community and visitors to enjoy. The Lyons Falls area will have family oriented activities for all of our beautiful seasons. Lyons Falls will be an area where people will like to raise their families and stay well after retirement."

C. Methodology

The development of the Community Development Strategic Plan began in the spring of 2009, when the Village of Lyons Falls was awarded an Office of Community Renewal Community Development Block Grant for the preparation of a Plan to coordinate the Village's revitalization efforts.

After determining the best way to proceed with the plan the Village Board appointed a *Planning Committee* in midsummer, 2009. The *Planning Committee* was created with the intent of representing a large cross section of the community, including members of the Village Board, and Village staff who are residents and business owners with a wide range of personal and

professional experiences. The Village Board and representatives from Lyons Falls ALIVE served as the *Planning Committee*.

During the initial meetings of the *Planning Committee*, it was determined that while the Plan focuses on the Village of Lyons Falls, an effort would be made to engage the larger community in the planning process, as all residents have a stake in the outcome of this Plan. The Plan will include goals and strategies primarily for the Village of Lyons Falls covering the topics of housing rehabilitation and development, community services, waterfront and economic development, main street revitalization with special design considerations, and infrastructure improvements. The Village of Lyons Falls has a Main Street that is intact, containing many existing buildings and civic institutions, and an interested and active local government. Main Street continues to be a venue for civic life, where community activities and special events take place.

The *Planning Committee* met regularly to determine key issues and develop recommendations to address the issues. The Snow Belt Housing Company conducted an inventory and analysis of the community resources as a basis for developing recommendations for the Plan. Field surveys provided documentation for the existing housing conditions, transportation and streetscape conditions, while demographic statistics and market research provided the background for a socio-economic analysis of the area.

To ensure effective community outreach and participation, the Village provided many opportunities for public participation. Residents were invited to respond at various targeted workshops and meetings. Notices of the public workshops were posted throughout the community.

Culling all the feedback from these efforts, an attempt was made to identify goals and strategies that best reflect the community's concerns and desires. With the feedback received by the *Planning Committee*, the goals and strategies were finalized and further tailored to better reflect the Village's desired vision of the future. These goals and strategies build on the assets of the community and capitalize on the many opportunities that were identified during the planning process for the Village. The following goals will provide local government, businesses, and citizens with a guide for future decisions, and will have a positive impact on the local economy. A complete list of goals and strategies are contained in *Section X - Implementation Matrix* of this document.

D. Goals

Downtown Revitalization - While this plan considers the entire community, special design and aesthetic considerations have been given to the Village's downtown. "Downtown America" has been, and still is, the most important venue for civic life, where parades and special events take place. Moreover, for many communities, it is the commercial hub, where residents conduct business. Downtown Lyons Falls, once a center of commercial and residential activity, has been experiencing a decline for decades.

Tourism and Recreation - The Village recognizes the importance of focusing its redevelopment and revitalization to recreation and tourism. Located at the junction of the Moose and Black Rivers, Lyons Falls is in a position to capitalize on the recreational opportunities offered by this geographical advantage. Communities all along the Black River have been working together to promote the river as a recreational designation.

Housing - The Village of Lyons Falls contains some of the oldest housing stock in the County. According to the 2000 Census, 67% of the Village's existing housing stock was constructed prior to 1939. With the exception of a 12-unit USDA 515 elderly housing complex built in 1988, the housing stock is a mixture of aged, single-family and two-family (conversion) structures generally of two-story wood frame construction on stone foundations.

Economic Development - There is potential for the Village to capitalize upon one of its major assets – the Black River and improve opportunities for increased recreational use. To do this requires the Village to improve its appearance and offer goods and services that will attract more tourist dollars into the community.

Community Services/Infrastructure - With the focus of redeveloping the Village's downtown guiding planning efforts, it is necessary to ensure the appropriate infrastructure, to not only support the existing businesses, but to plan for and encourage future economic growth within the community. Infrastructure investment preserves the market value of the community's physical assets, stabilizing the tax base. Visual improvement also creates pride in one's community and more of a willingness to work together to address other critical needs.

III. Introduction

The Village of Lyons Falls is located in southern Lewis County in the area known as the Black River Valley. Originally called High Falls, the Village has an altitude of 800 feet and is situated at the junction of the Moose and Black Rivers at the site of a 70-foot waterfall, furnishing extensive power for the paper mill industry. Lyons Falls was a small hamlet for many years but grew rapidly in 1855 when it became the terminus of the Black River Canal. The completion of the canal from Rome to Lyons Falls created new opportunities for trade, and the canal became the first carrier for commodities from the northern counties to city markets. Business on the canal was brisk until the building of the Black River Railroad in 1867. Cheaper freight rates and more rapid transportation provided keen competition to the canal. The railroad further added to the Village's population and importance as a trade center.

The founding of the Gould Paper Company in 1892 created another surge in population and an increase in housing facilities. When the paper and pulp mill was completed, it had a capacity of 70 tons of finished paper daily. The business expanded in 1900 to add a sulphite mill, eliminating the need for the outside purchase of sulphite. The mill rapidly became the largest industry in the Village and the cornerstone of the local economic base in the southern portion of the County. In 1956, the Lyons Falls Paper Corporation bought the mill and it was renamed Lyons Falls Pulp and Paper.

By the time the Village was incorporated in 1900, the population had grown to 470, and by 1960, the population had increased to 887. However, over the last fifty years the population has dropped almost 50%. According to 2008 population estimates from the US Census Bureau, the population stood at 537, having lost 66 residents in the previous eight years. With the loss of 187 jobs from the closure of Lyons Falls Pulp and Paper in January of 2002, the population loss is continuing. Dwindling employment prospects are forcing long-time residents to leave the area. Many residents regularly commute to employers in Utica, Rome, Syracuse, or Watertown, some traveling as much as 60 miles one-way.

A. What is a Community Development Strategic Plan?

Healthy communities require constant attention and nurturing. Communities become what they are based on choices people make over a long period of time. They are shaped by the decisions the community make or fail to make. Some are made with knowledge about their impacts, but others are not. Some lead to unanticipated outcomes. However, the lack of a decision also has consequences.

The strategic plan is a useful tool for any community that wishes to change and grow. A plan will help a community see where it wants to go and help make decisions on how to get there. This plan will help community members choose a path for their community. The community has created a vision of what they want their community to be like in the future; identified things that are preventing change and opportunities to move forward; and determined what actions are needed to make their vision a reality.

The community development process consists of three phases: strategic planning, implementation, and evaluation. Strategic planning, of which this document is the product, looks at the big picture and helps decide what is important. During implementation, the community will do the things that will get them where they want to be. After completing their activities, they will evaluate them to see how well they worked. Improvements in the strategic plan will be based on lessons learned.

A strategic plan lays out the blueprint for change within a community. It takes a community from a pie-in-the-sky vision to specific actions. Below are some of Lyons Falls' reasons for doing their strategic planning:

- To create a vision of what the community wants to become in the future.
- To see the big picture of how the community's economy, environment and people will be changed.
- To make sure that everyone in the community shares in its well-being.
- To select and agree on some common goals.
- To involve as many people and local organizations as possible in the process.
- To find out how much time, money, and other resources are needed to create change.
- To get the support of Federal, State, private and non-profit partners.

This Community Development Strategic Plan is the product of a collaborative process through which the Village of Lyons Falls sought to create a unified vision for its future development. It offered the people the opportunity to shape a variety of separate housing and community development issues into an effective coordinated strategy through citizen participation in a comprehensive context.

B. Focus Areas

This Plan focuses on the Village of Lyons Falls, although some recommendations will apply to the surrounding community.

While this plan considers the entire community, special design and aesthetic considerations have been given to the Village's downtown. "Downtown America" has been, and still is, the most important venue for civic life, where parades and special events take place. Moreover, for many communities, it is the commercial hub, where residents conduct business. Downtown Lyons Falls, once a center of commercial and residential activity, has been experiencing a decline for decades. Despite this, the Central Business District still houses several businesses and civic institutions, and Village Hall is located nearby.

- **Primary Focus Areas:** Main Street Revitalization, Comprehensive Housing Plan, and Economic Development - Tourism/Recreation.
- **Secondary Focus Areas:** Mill Site Development, Land Use Regulation, Community Center, Industrial Development, and Streetscape Improvements.

C. Updating and Amending the Plan

In order for the Community Development Strategic Plan to effectively guide development in a manner consistent with resident desires, it must be reviewed and updated on a regular basis. Ideas and attitudes change over time. Five years from now, a problem that may have been at the forefront of the public mind, may be resolved and something else may take its place. Therefore, it is recommended that the Village Board and Planning Committee, or other designated special board, annually review the Community Development Strategic Plan's goals, objectives, and strategies to ensure that they are relevant to the changing conditions within the Village. It is recommended that the entire Community Development Strategic Plan be reviewed at least once every five years, and be amended where needed. The Plan should be updated or re-written at least once every ten years.

D. Previous Planning Efforts

July 1988 Community Planning

During a community goals session held in Lyons Falls in July 1988, the group identified opportunities and issues to be addressed. They included:

- Black River Trail
- Creating more tourism opportunities
- Researching and applying for historic preservation grants
- Need for master planning
- Beautification
- Encouragement of business and recreation
- Building a sense of place
- Expanding the tax base

1992 Comprehensive Strategic Planning

In April of 1992, the Lyons Falls Village Board, with the assistance of the Tug Hill Commission, began a comprehensive strategic planning process. The goal of this process was to develop a list of strategies and activities that would improve the quality of life of Village residents. Twelve initiatives were listed as possible activities to pursue to accomplish the Village's goals.

2001 Comprehensive Strategic Planning

In 2001, the Village revisited the idea of undertaking a Comprehensive Strategic Plan that had first been suggesting in 1992. The draft list of initiatives that were brainstormed but never fleshed out into a plan includes:

- Initiate downtown beautification

- Improve river access
- Complete sewer system for the entire Village
- Make improvements to Village Park
- Plan and redevelop riverfront park at the site of the historic barge canal
- Repair and replace sidewalks
- Revitalize housing
- Develop plan for business revitalization in the Village
- Participate in Black River promotional events
- Participate in the development of a recreational trail from Lyons Falls to the Village of Lowville
- Improve water quality and serve as a model for other communities to do the same
- Maximize sources of outside financial aid to the Village

Since then, the Village has made a \$3 million investment in a sewage treatment plant, experienced the closure of its biggest manufacturing facility (Lyons Falls Pulp and Paper) and its subsequent reopening by Johnson Lumber, and invested over \$400,000 in housing renovation on Franklin Street.

2002 Town of West Turin Survey

The Village of Lyons Falls straddles the towns of Lyonsdale and West Turin. During the spring of 2002, portions of the Village participated in a survey conducted by the Town of West Turin and the Tug Hill Commission. The survey was a part of the West Turin Planning Board's process of updating their land use laws. They felt their current, up-to-date laws are the best tools for guiding growth in the town and protecting the character of life they all share.

Thirteen percent of the surveys were from Lyons Falls residents and the survey results reflected the consistently reported long-term concerns of the community. See *Appendix A 2002 Town of West Turin Survey - Final Report* for the full details.

2007 - Lyons Falls ALIVE

A group of concerned citizens, with the support of the Village Board, compiled and distributed a questionnaire to Village residents in the summer of 2007. The enthusiasm expressed by Village residents reinvigorated the group known as Lyons Falls ALIVE that had been inactive since the 1980s. Lyons Falls ALIVE was reborn and began implementing their vision of making Lyons Falls a better place to live. To assist with their efforts, the Village held a community-visioning workshop in June of 2008. The meeting, facilitated by staff from the Tug Hill Commission, sought to solicit opinions on the needs of the community and the direction the Village should take as it moves into the future. Participants identified perceived strengths and assets as well as challenges and negatives.

The outcome of the community visioning session was a draft "Lyons Falls Community Action Plan" that included three sections: Meeting Summary; Recommendations; and Funding Sources. The recommendation section listed items that would improve the Village's appearance and

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develop its potential for drawing more tourist activity into the Village. The outcome of the community visioning session was a draft “Lyons Falls Community Action Plan” that was adopted by the Village Board in October 2008. See *Appendix B - Lyons Falls Community Action Plan* for more information.

These recommendations were divided into two sections: Physical Improvement and Tourism & Recreation. Further planning efforts were suggested for both of these areas.

Physical Improvements:

- Main Street Revitalization Plan
- Mill Site Redevelopment Plan

Tourism & Recreation:

- 1) Local Trail Plan
- 2) Park Improvement Plan

In addition to the need for specific plans, participants identified a need for a community center, improved housing, and more niche retail that could serve Village residents as well as tourists. All of these things would improve the appearance and the quality of life in the Village. A number of the above recommendations in the Lyons Falls Community Action Plan are being undertaken by other agencies and/or organizations and the Village will continue to work with these groups. The Lewis County Development Corporation is working on a Mill Site Redevelopment Plan and the Lewis County Chamber of Commerce and the Tug Hill Commission are currently working with the Village on tourism and recreation issues. See *Appendix C - Lyons Falls Community Action Plan 2007 Survey and Comments* for more information.

Other Efforts

Over the last fifteen years, a number of initiatives have been completed. The most costly initiative has been the completion of the \$3.6 million Village-wide sewer system financed by USDA Rural Development and the State Revolving Loan Fund. The sewer project is part of a regional effort to clean up the Black River from Lyons Falls to Lake Ontario, ending the direct discharge of sewage into the river. The Village of Lyons Falls was the first community to implement a basin-wide approach to wastewater management in cleaning up the Black River. Since then a number of communities in Jefferson and Lewis Counties have initiated new sewer systems in response to a DEC mandate and a desire to clean up the river. The impact of the cost on Village residents is significant, with user fees of approximately \$340 per year for sewer. Municipal water adds an additional \$220 a year. The Village has also received funding to undertake improvements to the Village Park and is currently working on a redevelopment plan for the Turning Basin/Black River Canal Park in the center of the Village.

E. Reasons for a New Community Plans

With the closing of Lyons Falls Pulp & Paper, the Village's largest employer, in 2001, the Village has been in a severe state of decline. In December of 2007 the Village's only grocery store closed, further exacerbating an already desperate economic situation. The Village is transitioning from an industrial community to a community defining itself by its access to recreational opportunities, its history, and its overall quality of life. As a result, it needs to take stock of its current strengths and weaknesses as it prepares for the future.

After working haphazardly on planning activities for a number of years, a strategic planning grant application was submitted to the OFSC in 2005 to develop the list of initiatives into a strategic plan. Development of a plan would have enabled the community to take advantage of partnerships and funding opportunities more quickly and efficiently as well as help the Village effectively apply its limited resources to projects that will best benefit the community as a whole. Unfortunately, the application was not successful but the Village continued to work on the list of initiatives that were identified in 2001 and referenced above.

The community has now come to a point where it is ready to commit financial and in-kind resources to going through the process to develop a visionary Strategic Plan to start implementing some of the ideas that have been discussed over the years. Additionally, some larger planning efforts will be underway within the next few years that will complement or be integrated into the strategic plan. These include the Blueway Trail Development Plan for all of the communities along the Black River, the Black River Scenic Byway Corridor Management Plan, and the Brownfield Opportunity Grant.

IV. Community Outreach Process

The foundation of a good Community Development Plan is the incorporation of public input early and often throughout the plan's development. In order to develop an action plan built upon public consensus on key issues and common goals, receiving feedback from the Village's elected and appointed leaders, business owners, and residents is imperative. This section summarizes the public outreach and participation process that occurred during the winter of 2009 and the spring of 2010.

A. Lyons Falls Planning Committee

The Village Board consulted numerous times in recent years with the Snow Belt Housing Company on issues related to potential growth. With encouragement and assistance from Snow Belt, the Village Board applied for a technical assistance grant from the New York State Office of Community Renewal to create a new Community Development Strategic Plan. When that grant was awarded, the Village Board contracted with the Snow Belt Housing Company for administration of the grant. In the summer of 2009, with a commitment to ensuring representation from the entire community, the Village Board assembled a Planning Committee. The Planning Committee was comprised of residents who brought a wide range of experiences and local knowledge of the key issues concerning residents of the Village.

The Village had already held multiple scoping meetings and solicited public participation while developing the "Lyons Falls Community Action Plan." This participation was instrumental in determining the needs of the Village. The public participatory process continued throughout the development of the housing and downtown revitalization plans. The additional area where public participation is needed is in the development of the Community Center. While the need has been identified, it has not been well defined. Therefore, the Village continued to have scoping meetings for this activity and had more private meetings with stakeholders to determine exactly what is needed. Email and a website were utilized to encourage public participation in the process, including part time residents. Community meetings were scheduled to permit the broadest possible attendance. The facilitators disseminated meeting notes/minutes via electronic and other means following each community meeting, to help promote additional feedback.

Lyons Falls ALIVE developed a website (www.lewisfirst.com/LyonsFallsAlive) that helps to inform citizens of activities in the community. In addition, the Lewis County newspaper, the Journal and Republican, has a regular weekly column on Lyons Falls. This column is used to inform the community of public meetings and to solicit public comment.

The planning committee's work has identified the following list of community strengths and assets. This was developed in the scoping session in 2008.

Social Capital

- Ecumenical church activities (3)
- Transportation efforts (churches)
- Good spirit of cooperation in the community
- Welcoming/friendly people to friends and new arrivals alike

- New people moving in (retirees)
- Community Christmas tree brings community together
- High level of safety
- Good school system
- Active community organizations

Access to basic services and retail

- Good sewer and water
- Medical clinic
- Pharmacy
- Volunteer ambulance and fire departments and auxiliary
- Library
- Appliance store – GE
- Bank
- Agway Feed Store
- Post Office, Laundromat
- Stewart’s store
- Hardware store/lumber
- Restaurants

Aesthetic resources

- Black River and Moose River
- Four seasons
- Village falls
- Turning Basin Park
- Scenic Vistas (From edge of Tug Hill looking across valley and toward Adirondack Mountains and looking down onto the Village)

Recreational resources

- Black River & Moose River:
 - Fishing
 - Canoeing/Kayaking
 - Village boat launch
- Village park(s):
 - Turning Basin Park
 - Community park and woodlands
- Proximity to Adirondacks and Tug Hill Plateau regional trail networks:
 - Snowmobiling
 - ATVs
 - Hiking, biking, cross-country skiing
- Proximity to recreation facilities:
 - Snow Ridge downhill ski area
 - Golf courses (2)
- Proximity to Brantingham Lake
- Organized recreation clubs

Tourism Assets

- Located on the Black River Trail Scenic Byway – Route 12
- Located on the Black River Blueway Trail
- Operating railroad – Utica to pharmacy (there to Lowville abandoned)
- Proximity to recreational resources: trails, river, boat launch, etc.
- Canal history (Turning Basin and last locks)

Economic Potential

- Otis Technologies – expanding and adding jobs
- Edge Hotel – expanding
- River Valley Inn re-opened
- Reasonable cost of living in comparison to other areas of New York & United States
- Real estate market steady
- Empty school has potential for housing
- County and Lewis County Development Corporation pursuing redevelopment of former Lyons Falls Pulp & Paper mill site

There is potential for the Village to capitalize upon one of its major assets – the Black River and improve opportunities for increased recreational use. To do this requires the Village to improve its appearance and offer goods and services that will attract more tourist dollars into the community.

The future of the Village depends on using its strengths as it goes forward.

One promising path to the future is to embrace eco-tourism. This would require Lyons Falls to become a hub of the region for hiking, trekking, biking, boating, snowmobiling and ATVs. Many of the trails for these activities converge in Lyons Falls. Promoting eco-tourism would create direct jobs in the tourism industry as well as spin-off jobs in stores and restaurants. This would also likely lead to the development of other secondary opportunities such as campgrounds.

A second path to the future is through manufacturing. Lyons Falls had a strong manufacturing base until 2001 when Lyons Falls Pulp and Paper closed. Now, the Lewis County Development Corporation is trying to purchase the plant, raze it, and create the only shovel-ready industrial area in the county. What is now a liability could transform itself into a significant asset. However, that site is not the only economic development project. The Village is also working with downtown merchants to keep marginal stores open and to expand profitable stores. After much effort, the community recruited a new grocery business to locate in the former Great American that closed a year earlier. This new anchor, opened in the spring of 2009, is boosting other commercial activity in the Village and contributing to the stability of the employment base.

Lyons Falls is short on high-paying jobs. They are needed to keep the Village moving forward. Fortunately, the Village and County have recognized this and are working to create new jobs in the Village.

This shortage has exacerbated the other issues with which the community is coping. If there were sufficient high-paying jobs, the need for housing rehabilitation would be mitigated. If there were sufficient high-paying jobs then the downtown would be lively and vibrant. The lack of income permeates the community. While this need is being addressed by county government, it is time for the Village to address the secondary impacts of it such as housing, parks, and infrastructure.

B. Key Issues

The Village of Lyons Falls needs many things. So far, the planning process has identified the following needs:

Deteriorated Infrastructure

- Sidewalks
- One bridge
- Parks
- Lack of natural gas on some streets
- Truck traffic to/from landfill on downtown streets
- Road conditions in Lyonsdale neighborhood

Deteriorated Buildings

- Downtown commercial buildings
- Vacant downtown lots
- Single family homes in need of rehabilitation
- Empty school

Lack of Jobs

- Paper mills closed and Lewis County Development Corporation hopes to redevelop the site
- Lack of good-paying jobs
- Eco-tourism via the trails and waterways needs to be boosted

Community Services

- Senior housing
- Community Center
- Lack of public transportation
- Lack of community college

C. Housing Conditions

According to the New York State Consolidated Plan, in the absence of more direct information, the age of the housing stock is a widely used indicator of housing condition. While age, in itself, is not a direct indicator of the condition of any specific housing unit, it does offer indications of potential housing problems. As noted in “National Analysis of Housing Affordability, Adequacy and Availability: A Framework for Local Housing Strategies: (Urban Institute: 1993), “Older

units tend to be more costly to repair or renovate, may not contain the amenities desired by households, and are much more likely to contain lead-paint hazards.”

According to the Center for Disease Control, childhood lead poisoning is “the most common environment disease of young children.” Today most children in the United States who are lead poisoned became so through ingestion by normal hand-to-mouth activity, usually from lead dust that comes from deteriorated lead-based paint.

Although the U.S. Consumer Products Safety Commission “banned” the residential use of lead-based paint of greater than 0.06% lead in 1978, millions of housing units built prior to 1978 continue to have lead-based paint that, if not maintained, poses a threat, particularly to young children. The likelihood, extent, and concentration of lead, as well as the potential for the paint to be in disrepair, all increase with the age of the building.

The NYS Consolidated Plan estimates that 90% of pre-1940 housing units contain lead based paint with 59% of these units occupied by low- and very low-income households. One method of assessing the extent of the hazards posed by lead-based paint considers the age of housing and the income of the households to estimate that portion of the housing stock that is both old and more likely to be poorly maintained.

The Village of Lyons Falls contains some of the oldest housing stock in the County. According to the 2000 Census, 67% of the Village’s existing housing stock was constructed prior to 1939. With the exception of a 12-unit USDA 515 elderly housing complex built in 1988, the housing stock is a mixture of aged, single-family and two-family (conversion) structures generally of two-story wood frame construction on stone foundations. The advanced age of the housing stock and the lack of code enforcement in earlier years have resulted in a deteriorating and blighting influence throughout the Village.

Low-income residents, especially low-income elderly, are more likely to live in these older homes. The 2000 Census reveals that 100% of the Village of Lyons Falls single-family homeowners whose incomes are below the poverty level live in homes built before 1939. Their low incomes preclude their ability to maintain and repair their homes, resulting in a continuing deterioration of the housing stock. This deterioration was quite evident during the windshield survey of housing conditions. Deferred maintenance and consistently fierce winter weather has caused major housing components (foundations, exterior walls, roof, etc.) to deteriorate on many homes.

Building Conditions Survey Results

To determine the extent of substandard housing in the Village, staff from the Snow Belt Housing Company conducted a windshield survey of housing conditions in February of 2010 as part of the Strategic Planning Grant. The structural standards outlined by the Office of Community Renewal were used to determine the condition of the housing units. The windshield survey identified 227 structures of which 107 or 47% were defined as moderately substandard and 45 or 20% were defined as significantly substandard. A map of the Village showing the location of the

standard and substandard housing units appears in *Appendix D – Building Conditions Survey and Map* in the Village.

Detailed Housing Deficiencies

Comprehensive systems inspections were then completed for a representative sample of the units to project the amount of work (and the level of investment) that would be required to rehabilitate each property. During this process, residents were interviewed about problems they might be experiencing with their homes. The representative sample consisted of three single-family homes and one three-family owner occupied building. A conceptual scope of work and cost estimate was prepared after each inspection in order to project the amount of work (and the level of investment) that would be required to rehabilitate each property. These write-ups and cost estimates in four buildings were reflected in the projections for rehabilitation activities to be funded under a potential housing rehabilitation program.

The cost estimates show the average cost of rehabilitating the substandard housing units in the Village to be \$30,338. See Appendix E for *Substandard Housing Work Scopes and Cost Estimates*.

D. Regional Setting

Lewis County

Lewis County, part of what is commonly referred to as the "North Country" of New York State, is located north of the New York State Thruway corridor and the Utica-Rome metropolitan area, east of Lake Ontario, and southeast of the City of Watertown. The primary organizing feature of the county is the Black River Valley that runs south-north through its center, and constitutes one of three primary geographic regions within the county. The Black River Valley is flanked by the other Tug Hill Plateau to the west and the Adirondack Foothills to the east. Eastern portions of five of the towns in the county are also within the Adirondack Park Blue-Line boundary.

The County can be roughly divided in half by the Black River, with six towns and two Villages located to the east, and 11 towns and five Villages located to the west. The remaining two villages (Lyons Falls and Port Leyden) straddle the Black River, each with portions located in multiple towns. The largest municipality by geographic area is Croghan (181 square miles), while the smallest in area is the Village of Castorland (0.27 square miles). Villages make up 28.9 percent of the population, while accounting for 0.6 percent of the geographic area. With a population density of 932 people per square mile, these urbanized areas are significantly denser than the surrounding towns.

Lewis County's location within the Adirondack Region and the abundance of natural resources from which the community can benefit for economic and recreational purposes creates a high quality of life for residents and visitors. The Tug Hill Plateau, Adirondack Foothills, and Black River Valley represent the three most influential environmental resource regions within Lewis County. The Tug Hill Region and Adirondack Park in their entirety provide more than 10,000 square miles of forests, mountains, rivers, and lakes throughout northern New York State.

Black River Valley

The Black River flows from its headwaters in the western Adirondacks, through Lewis County along the edge of the Tug Hill Plateau and into Lake Ontario. The River plays an important role in the economy of the North Country region, and was historically utilized to capitalize on waterpower that could be harnessed to run mills and transport goods. In addition, the Black River was a connection point for the Erie Canal at Lyons Falls via the Black River Canal. Today, the Black River is a recreational corridor used for fishing, canoeing, whitewater rafting, kayaking, and wildlife viewing along its 114-mile length. The 42-mile flatwater section through Lewis County from Lyons Falls to Carthage is known locally as the “Black River Flats.” The river drops only approximately 15-feet over the 42-mile distance. The river is in a broad open valley that is between two and five miles in width. Changes to the river’s cross-section created deep sections that flow at a slow to moderate pace, suitable for small boats such as canoes, kayaks, and shallow-draft motorboats.

Tug Hill Commission

Originally established in 1972 as a temporary body, the Tug Hill Commission (THC) was created to enable local governments, private organizations, and individuals to shape the future of the Tug Hill Region. The non-regulatory THC provides technical assistance to the region’s 62 local governments, economic development organizations, and other local groups in the areas of land use planning, community economic development, and natural resource management. The THC also provides training and information for local officials through workshops and issues papers on a variety of topics.

All municipalities within Lewis County west of the Black River are included within the Tug Hill Commission’s jurisdiction, of which participation is voluntary. These accounts for 18 of the county’s 26 municipalities, including: the towns of Denmark, Harrisburg, Lewis, Leyden, Lowville, Martinsburg, Montague, Osceola, Pinckney, Turin, and West Turin; and the Villages of Castorland, Constableville, Copenhagen, Lowville, Lyons Falls, , and Turin

E. Historical Overview

The Village of Lyons Falls is a small community located in southern Lewis County in the area known as the Black River Valley. Originally called High Falls, the Village is situated at the junction of the Moose and Black Rivers at the site of a 70-foot waterfall. Lyons Falls was a small hamlet for many years until 1855 when it became a terminal of the Black River Canal. The 35-mile long Black River Canal connected the Erie Canal at Rome, NY with the Black River at Lyons Falls. The canal was notable because of its 109 locks and its rise and fall of 1,079 feet. The Black River and the canal was the main artery to ship and receive goods into and out of Lewis County. It stimulated economic activity in an isolated region of the state and promoted the development of the wood products industry.

The founding of the Gould Paper Company in 1892 created a surge in population in the Village. The mill rapidly became the largest industry in the Village and the cornerstone of the local

economic base in the southern portion of the County. In 1956, Lyons Falls Paper Corporation bought the mill and it was renamed Lyons Falls Pulp and Paper. By the time the Village was incorporated in 1900, the population had grown to 470, and by 1960, the population had increased to 887. However, over the last forty years the population has dropped almost 50%. According to the 2000 Census, the population stood at 563, having lost 135 residents in the last ten years. The 2008-estimated population was even lower at 537. With the loss of 187 jobs from the closure of Lyons Falls Pulp and Paper in 2001, the population loss continues. At an average annual wage of \$35,000 a year, former employees are having a difficult time finding comparable jobs. The few employment prospects have forced many long-time residents move from the area, leaving behind an older, poorer population.

Since the closing of Lyons Falls Pulp and Paper, the largest employer in the Village and the third largest employer in Lewis County, the Village has been in a severe state of decline. With a shrinking industrial base, Village residents have a heavy tax burden.

F. Demographic Inventory

This section provides information about the Village of Lyons Falls in a variety of subject areas and will help paint a picture of the community’s current social, physical, and economic conditions. By examining the population, past present and future, recommendations can be made concerning the future land use and socio-economic make-up of the community. In addition to the village data provided in this section, comparisons to Village of Lyons Falls, Lewis County, and the State of New York have been made where appropriate. These comparisons will provide a level of context required to assimilate an understanding of past and future estimated growth patterns for the Village.

The information has been compiled utilizing data from the 1990 United States Census, 2000 Census Population and Housing. The data presented is the most up to date available at the time of printing and sources have been documented under each table and chart. Most data is from the 1990 and 2000 Decennial Census. Population projections were obtained from City-Data.com.

Population Trends

Local population growth or decline is often dependent upon several factors, including economic expansion, environmental capacity, housing suitability, varying generational needs, and overall regional desirability. The Village of Lyons Falls, Lewis County, and New York State have experienced some interesting population trends in recent years. **See Table 1.**

Table 1 - Population Changes

	1990	2000	2008 est.	Change	Percentage
Village of Lyons Falls	698	591	537	-66	-11.2%
Lewis County	26,796	26,944	26,157	787	-2.3%
New York State	17,990,778	18,976,457	NA	985,679	5.5%

Age Distribution

The 2000 Census also reported that approximately 20% of the population is over the age of 62, reflecting a demographic pattern characteristic of other upstate rural communities with an increasing elderly population. With the loss of 66 residents, most of whom were young families, the median age has risen to 40 years. See Table 2.

Table 2 - Age Distribution

Total population	591	100.0
SEX AND AGE		
Male	310	52.5
Female	281	47.5
Under 5 years	43	7.3
5 to 9 years	29	4.9
10 to 14 years	35	5.9
15 to 19 years	54	9.1
20 to 24 years	34	5.8
25 to 34 years	60	10.2
35 to 44 years	79	13.4
45 to 54 years	98	16.6
55 to 59 years	37	6.3
60 to 64 years	23	3.9
65 to 74 years	55	9.3
75 to 84 years	35	5.9
85 years and over	9	1.5
Median age (years)	40.0	(X)
18 years and over	451	76.3
Male	226	38.2
Female	225	38.1
21 years and over	422	71.4
62 years and over	118	20.0
65 years and over	99	16.8
Male	40	6.8
Female	59	10.0

Median Household Income

According to the 2000 Census, the median household income in the Village of Lyons Falls was \$27,375; 25% below the 2000 Lewis County median income of \$34,361 and 58.5% below the state median income of \$43,393. The 2000 Census also reported that 16.7% of Village residents

had incomes that were below poverty and 48% had incomes that would be considered low and moderate.

With the closing of the mill in Lyons Falls and the subsequent population drop, the Village believed that the 2000 Census no longer reflected current conditions in the Village. Therefore, a household characteristics survey was undertaken by the Rural Community Assistance Program (RCAP) to determine if this was correct. The income survey was a proposed activity in the Village’s OCR Strategic Planning Grant application. The survey determined that 47.9% of the households have incomes that would be considered low/moderate. Refer to Appendix F - RCAP Household Characteristics Survey and Analysis for full details.

The survey also determined that the median household income in the Village was \$33,994. A comparison of the survey results and the estimated 2008 median household income for Lewis County and New York State appears in the following table and confirms that Lyons Falls continues to lag behind both Lewis County and New York State. The table also notes the continuing disparity between Lewis County and the rest of the state. See Table 3.

Table 3 - Income Comparisons

	2008 Median Household Income	% Above Lyons Falls	2000 Median Household Income	% Above Lyons Falls
Village of Lyons Falls	\$33,994	--	\$27,735	--
Lewis County	\$42,201	24.1%	\$34,361	25.5%
New York State	\$55,980	64.6%	\$43,393	58.5%

G. Housing Resources

The availability, affordability, and condition of housing within a community are important factors that residents and employers consider when determining re-location. In addition, homeownership is directly linked to individual spending on services and supplies for home improvements, home furnishings, and other home-related items. Therefore, housing is a key factor in a community revitalization plan, as it contributes to the overall image and desirability of the community.

This section includes an overview of the housing inventory, including a discussion of the age, occupancy, and value of housing units in the Village of Lyons Falls, with comparisons to Lewis County.

According to the 2000 US Census, the housing stock in the Village of Lyons Falls consisted of 288 housing units, of which 85.1% were built in 1969 or earlier. See Table 4.

Table 4 - Age of Housing Stock

	Lyons Falls	Lyons Falls	Lewis Co.	Lewis Co.
YEAR STRUCTURE BUILT	Number	Percent	Number	Percent
1999 to March 2000	0	0.0	213	1.4
1995 to 1998	3	1.0	928	6.1
1990 to 1994	4	1.4	1,150	7.6
1980 to 1989	18	6.3	2,231	14.7
1970 to 1979	18	6.3	2,124	14.0
1960 to 1969	8	2.8	1,081	7.1
1940 to 1959	44	15.3	1,530	10.1
1939 or earlier	193	67.0	5,877	38.8

At the time of the 2000 US Census, the housing stock in the Village of Lyons Falls consisted of 288 housing units, of which approximately 80.9% were occupied. Approximately 59.2% of the occupied housing units were reported to be owner-occupied, and approximately 33.9% were renter occupied. A relatively large percentage (19.1%) of the total housing stock was vacant in the Village, as compared to a vacancy rate of 14.3% in Lewis County. See Table 5.

Table 5 - Housing Occupancy

	Lyons Falls	Lyons Falls	Lewis Co.	Lewis Co.
Characteristics				
Total Housing Units	288	100.0	15,134	100.0
Occupied Housing Units	233	80.9	10,040	66.3
Owner-Occupied housing	138	59.2	4,844	48.2
Renter Occupied housing	79	33.9	2,179	21.7
Vacant Housing Units	55	19.1	2,160	14.3

Table 6 provides an overview of owner-occupied housing unit values in the Village of Lyons Falls and Lewis County. In general, housing values appear to be significantly lower in the Village than in the County. According to the 2000 Census, nearly 44.9% of the Village’s owner-occupied housing stock was valued to be less than \$50,000, compared to 28.4% in the County. There were no owner-occupied housing units in the Village valued at \$150,000 or more.

Table 6 - Owner-Occupied Housing Unit Value

	Lyons Falls	Lyons Falls	Lewis Co.	Lewis Co.
Specified owner-occupied units	138	100.0	4,844	100.0
VALUE				
Less than \$50,000	62	44.9	1,376	28.4
\$50,000 to \$99,999	72	52.2	2,893	59.7
\$100,000 to \$149,999	4	2.9	422	8.7

	Lyons Falls	Lyons Falls	Lewis Co.	Lewis Co.
\$150,000 to \$199,999	0	0.0	88	1.8
\$200,000 to \$299,999	0	0.0	46	0.9
\$300,000 to \$499,999	0	0.0	4	0.1
\$500,000 to \$999,999	0	0.0	13	0.3
\$1,000,000 or more	0	0.0	2	0.0
Median (dollars)	52,900	(X)	63,600	(X)

H. Industrial Development

There is great potential for the Village to be home to new industry for Lewis County. Redevelopment of the former Lyons Falls Pulp & Paper mill site will bring jobs back to the community, and with those jobs, retail business will be revitalized. The Village has received NYS Brownfield Opportunity Area (BOA) funding and has completed the Nomination process for an approximate 627-acre area characterized with four potential brownfield sites located in the Village of Lyons Falls. The primary community revitalization objectives include redeveloping an abandoned mill site and other sites; providing affordable housing; and improving the Village's downtown and economy. See *Appendix G - BOA Pre-Nomination Study* for details.

The largest of the brownfield sites is the former Lyons Falls Pulp and Paper Mill, situated on 10 acres in the downtown, along the Black River. The mill has been closed since 2001, after having operated for over 100 years and employing up to 500 people. The redevelopment of the Lyons Falls Pulp and Paper Mill is the number one priority of the Lewis County Comprehensive Economic Development Strategy. Additional opportunities are presented by the former Alaskan Oil gas station, the former Lyons Falls School, and the former Agway property.

Additionally, the Lewis County Development Corporation is working with the Center for Brownfield Studies at SUNY ESF in Syracuse to redevelop the former Lyons Falls Pulp and Paper mill site. The Lewis County Development Corporation has made this redevelopment of the former Lyons Falls Pulp & Paper mill site their top priority. The vacant mill site is located on Center Street in the heart of the Village at the lower end of the New York Main Street target area and represents a blighting influence in the downtown business district.

I. Other Community Development Factors

Village of Lyons Falls and Lewis County Economic Development Efforts

While previous statistics point to the depressed conditions in the Village of Lyons Falls, as compared to Lewis County it is important to note that Lewis County lags behind New York State as a whole. Compared with the other counties in New York State, Lewis County had the second lowest per capita income in 2000 and continues to trail behind the rest of the state and the nation. The Bureau of Economic Analysis reported that Lewis County's 2003 per capita income at \$20,608 to be the third lowest in the state and is 57% of New York State (\$36,112) and 65% of

the United States (\$31,487). Only two counties, Alleghany and Franklin, had lower per capita incomes. In 2007, Lewis County's average weekly wage at \$591 was in the bottom five of the state's 62 counties.

Lewis County's depressed economy is also reflected in its unemployment rate. In January of 2008, the rate was 7.3%. In New York State, the rate was 5.6% during the same period. This rate difference is part of a long-term trend in which the County's unemployment rate averages between 1.5 to 4 points higher than the State's average per year. The County continues to lag behind the rest of the State as it attempts to pull out of a long-term period of economic decline.

The high unemployment rate stems from the severe loss of jobs due to plant closures in the County and adjacent municipalities. Since 1997 Lewis County has experienced a sudden and severe loss of jobs due to plant closures in the County and adjacent municipalities. One thousand five hundred and ninety-one (1,591) manufacturing jobs have been lost due to plant closures in Lewis County. Lyons Falls Pulp and Paper, the County's third largest employer at the time, accounted for 186 of the jobs lost. An additional 1,404 jobs were lost when six other manufacturing facilities closed on Lewis County's border, including 301 jobs at Ethan Allen in 2004. This does not include the estimated 672 indirect jobs lost from the seven plant closures. Taken together, the total job loss is 2,263, of which 839 (37%) are residents of Lewis County.

Because Lewis County is located at least 30 miles from the nearest interstate highway or city, it is critical that Lewis County's economy be self-sustaining. If Lewis County is to thrive, it must depend on a strong internal economic base. This economic base is heavily dependent on wood products manufacturing, accounting for approximately 70% of all manufacturing jobs. The closure of Lyons Falls Pulp and Paper and the other paper mills devastated the economy of Lewis County as well as the Village of Lyons Falls.

In an attempt to attract new industries to the Village, including a buyer for Lyons Falls Pulp and Paper, the Village Board asked the County to revise its Empire Zone to include the site occupied by the former mill and other developable sites in the Village. The Lewis County Board of Legislators responded by adopting a local law on March 13, 2001 amending the zone boundaries to include a portion of the Village of Lyons Falls in the Empire Zone. The zone amendment request to Empire State Development referenced the integration of the Lewis County economy along the Black River basin and State Routes 812 and 12 corridors. The population centers along these corridors, including Lyons Falls, depend on each other for services and activities. Community development in these population centers has a multiplier effect that affects the entire County.

The Lewis County Development Corporation has made redevelopment of the former Lyons Falls Pulp & Paper mill site their top priority. They are currently negotiating a purchase offer with the current owner to reclaim the site for future economic development. The goal is to develop a shovel-ready industrial park that would also offer hydroelectric power for future development. They expect to invest over \$1.5 million into this site over the next three years. Additional plans call for the sale of a portion of the site to Kruger Energy, who will invest more than \$30 million in a new generating facility. This facility could then provide power to new industrial users at a "green" industrial site.

V. Economic Development

A. Local Utilities.

Water and Sewer Services

The Village provides water services to all properties located in the Village and to some property owners outside of the Village. Water rates are established by the Village board and reviewed annually at budget time. Rates are established using a base household unit as one unit. Multiple properties and commercial establishments are assigned additional units. Correct rates are a unit charge of \$220 per year. The water rents are billed quarterly.

The Village provides sewer services to some areas of the Village. Properties having access to the sewer system share in the cost to pay for the system. Properties that do not have access do not pay a sewer rent charge. Sewer rates are based on the same unit system as water rents. The current rate for a single unit is \$340 a year. Sewer rents are billed quarterly with water rents.

B. Regional & County Economic Development Resources

In response to the severe economic situation in the County, a plan to develop a coordinated approach to economic development and community needs began in 1993 with the establishment of an Overall Economic Development Program (OEDP) Committee. The OEDP Committee was divided into six sub-committees to analyze in detail the major sectors of Lewis County's economy. The sectors are Industry, Commercial, Forest Products, Agriculture, Tourism, and Overall Community Services. The sub-committees consist of representatives from these various sectors of the Lewis County economy. An analysis of the strengths, weaknesses, opportunities, and threats (SWOT) was prepared for each sector. This analysis resulted in the development of a Comprehensive Economic Development Strategy (CEDS) that was most recently revised and updated in May of 2006 and endorsed by the Lewis County Board of Legislators in September of 2006.

The plan establishes a widely supported baseline for future economic development activities in Lewis County. It strives to provide a comprehensive approach to alleviate economic distress. It is a living document that will be continually revised and updated as some projects are completed and new needs identified. The Lewis County Economic Development Department is spearheading this ongoing process.

The plan details a series of strategies and objectives to help strengthen Lewis County's economy in the short and long term. The need for housing rehabilitation funding on a comprehensive basis throughout the County was identified as one of the community needs to be addressed. Objective 1 is to "Reduce operating and development costs". Strategy 1 under this objective is to pursue programs to reduce energy costs. This would include municipal power as well as

energy conservation measures to assist low- and moderate-income residents in reducing their energy costs. With the harsh North Country winters, energy costs can be prohibitive.

Objective 2 is to “Improve infrastructure and pursue facility development.” Strategy 1 under this objective notes the need to preserve and increase the supply of decent, safe, and affordable housing available to all low- and moderate-income households, and help identify and develop available resources to assist in the development of housing, and in the rehabilitation of owner-occupied substandard housing.

Strategy 2 under this same objective stresses the need to improve the ability of low- and moderate-income Lewis County residents to access rental housing and homeownership opportunities through rehabilitation and new construction of low-income rental housing and the pursuit of homebuyer assistance programs.

Economic Development (Empire) Zone

The economic difficulties befalling the County were so severe that Lewis County has received special designation from the State to assist in rebuilding the economy. The Economic Development Zone (EDZ) program takes a comprehensive approach in dealing with problems facing the Zone and its residents, including jobs, job training, housing, and infrastructure. The Empire Zone application was an initiative of the county Office of Economic Development Planning Committee.

The Village and Town of Lowville and the Town of Martinsburg were initially targeted for the EDZ because this area included the most highly concentrated population of socio-economically distressed people in the county. The zone was later expanded to include the site occupied by the former mill and other developable sites in the Village of Lyons Falls in an attempt to attract new industries to the Village, including a buyer for Lyons Falls Pulp and Paper. The EDZ application identified a need for owner and rental property rehabilitation and a need for new construction of affordable housing for low- and moderate-income people. The Lewis County Empire Zone Development Policy continues to identify the need for affordable housing as a zone priority.

Lewis County Department of Economic Development & Planning

The Department will provide assistance and resources to Lewis County municipalities and organizations for community development, project planning, zoning, and grant writing and administration. We will work with businesses to provide information and guidance to meet their business development needs and to create growth in our County. The Department will also provide general information and resources to citizens for various planning, zoning, and economic development issues.

Specific services provided by the Department of Economic Development & Planning:

- Site selection for new and expanding businesses county wide
- Coordination with the Lewis County IDA on development packages

- Business development resources including information about and administration of the Empire Zone program
- Grant writing and administrative services
- Technical assistance on planning and zoning issues to local municipalities and the public
- Information including census, demographic data, and flood plain data for local governments and the public
- Expertise on land use, comprehensive planning, community development
- Expertise on other topics related to agriculture, environmental impact assessment, housing and transportation, recreation and disaster recovery
- Administers the state directed Agricultural District Program, and Federal Housing Assistance
- Fulfills the statutory requirements for NYS General Municipal Law Article 239
- Provides staff support to Lewis County Planning Board and Lewis County Comprehensive Economic Development Strategy Committee.
- Provides county representation on regional boards

Lewis County Industrial Development Agency (LCIDA)

The County of Lewis Industrial Development Agency (LCIDA) was created by an act of the New York State Legislature in 1973, as a public a self funded public benefit corporation of the State of New York authorized under Article 18-A, Section 902-a of the General Municipal Law. The agency has the ability to undertake manufacturing, warehousing, research, industrial, commercial, industrial pollution control, recreation, horse racing, railroad, education, cultural, civic facilities projects, a life care community project, and to issue its bonds, either tax exempt or taxable, to help finance such project. The Board consists of five members, all appointed by the Lewis County Board of Legislators.

Mission:

Our mission is to attract and enhance industrial and economic development, help create jobs and maintain economic stability within Lewis County. To promote and enhance the economic conditions, recreational opportunities, prevent unemployment and economic deterioration, ensure the prosperity of the businesses, industries, communities, and citizens, leading to an overall better quality of life.

Local Initiatives: Empire Zone is ending so I deleted all these references to zone benefits.

- **Lower Interest Rates for Debt Incurred (IDA)** - (2-3% lower than the conventional cost of borrowing). Taxable or tax-exempt bonds can be issued for qualified companies, subject to the limitations imposed by the Internal Revenue Code. This also gives them access to the public financial markets (i.e. GE Credit, Mutual Funds, & Investment Houses). Linked-Deposit loans are also available.
- **Real Property Tax Abatements (IDA)** - Payment in Lieu of Tax (PILOT) Agreements can exempt a qualified company from normal real property taxes, including school taxes. The PILOT will usually require the applicant to pay a portion

- of what it would normally pay in real property taxes, especially in the earlier years of the project. This can act as a safety net for real property tax credits in case the company no longer qualifies for those credits.
- **Sales & Use Tax Exemption (IDA)** - The Sales & Use Tax in Lewis County is 7.75%. A qualified company can purchase the equipment, materials & services needed to acquire, construct, reconstruct and/or equip the project without having to pay sales & use taxes.
 - **Mortgage Recording Tax Exemption (IDA)** - In New York State, mortgagor must pay a 1.00% mortgage recording tax – a significant expense. A qualifying company can receive this benefit.
 - **County Employment & Training** – On-the-job training contracts. A qualified company may be reimbursed 50% of a new employee’s wages for a specified period. Employees must be Workforce Investment Act eligible.
 - **Technical Assistance** – Site Selection/Start Ups, Business Planning/Analysis, Assistance with Local, State, & Federal programs.

NYS Tug Hill Commission

The Commission provides technical assistance to local governments, economic development organizations, and other local groups in the areas of land use planning, community economic development, and natural resource management. The Commission also provides skill development and information for local officials through workshops and issues papers on a variety of topics. The Commission utilizes a model “circuit rider” program and helps local governments cut costs and save public funds through use of its computerized (GIS) mapping system and by fostering intermunicipal cooperation.

Development Authority of the North Country (DANC)

The Development Authority was created to institute a comprehensive, coordinated program of economic development activities in Jefferson, Lewis, and St. Lawrence Counties, which surround the United States Army base at Fort Drum, in order to provide the region with the capability to effectively plan and develop the infrastructure needs of the region required by the population increase due to the expansion at Fort Drum. The Development Authority is notable among public authorities in New York State because it serves multiple purposes - to address the infrastructure needs and promote economic development in the North Country.

The mission of the Development Authority of the North Country is to serve the common interests of Jefferson, Lewis, and St. Lawrence Counties by providing technical services and infrastructure, which will enhance economic opportunities in the region and promote the health and well-being of its communities. The Development Authority staff provides technical services and financing to businesses, municipalities, and area organizations in order to promote community development.

Cornell Cooperative Extension (CCE)

Community and Economic Vitality - Cornell Cooperative Extension's community and economic vitality programs seek to build the capacity of local leaders and communities to direct their own futures as they negotiate changes in economic structures, transportation and residential patterns, demographics, communication technologies and other challenges and opportunities that affect communities.

CCE engages New Yorkers in land use training, inter-municipal collaboration on shared municipal services, leadership training, workforce development, local food regional economic impact strategies, not-for-profit development, and small business education.

Lewis County Chamber of Commerce

The Lewis County Chamber of Commerce was organized in 1945 to promote business and economic activity in Lewis County through the efforts of its membership and staff. As such, the Chamber administers county, state, and federal grant programs whose funding is designated for business, economic development, and tourism purposes.

VI. Tourism and Recreation

A. Overview

Located at the junction of the Moose and Black Rivers, Lyons Falls is in a position to capitalize on the recreational opportunities offered by this geographical advantage. The recently designated Black River Blueway Trail project will benefit the Village as it seeks to develop more recreational opportunities along the Black River. The project, funded by a \$27,000 EPF grant will assist 36 municipalities with their revitalization efforts along the Black River. The Blueway Trail Development Plan, completed in September 2007, will bring together all the individual projects along the river into a cohesive strategy for developing the full potential of the river as a regional economic asset. Subsequent Blueway Trail implementation grants are now funding access improvement projects, a signage plan for the river corridor, and new promotional materials. With a portion of these Blueway Trail funds and local fundraising, the Lyons Falls recreation committee recently completed a park around the Village's Turning Basin on the Black River Canal. The Village has also built two boat launches on the river, has made improvements to the Village Park, and is working with the Lewis County Chamber of Commerce to develop a recreational trail from Lyons Falls to the Village of Lowville. All of these activities are designed to promote tourism as well as improve the quality of life for Village residents.

B. Tourism and Recreational Resources

Black River Watershed Management Plan

The Black River Watershed Management Plan is funded by the NYS DOS Division of Coastal Resources and is focused on the development of recommendations to protect and restore water quality in the Black River and its tributaries. The water shed study area encompasses land in Lewis, Jefferson, Hamilton, Herkimer, and Oneida Counties. The plan is a multi-year planning effort to inventory the existing conditions, identify problems and opportunities, land use controls, and resource protection and management needs.

Black River Blueway Trail Development Plan

In order to capitalize on the assets of the Black River, the Town of Martinsburg, on behalf of 37 municipalities along the Black River, spanning Oneida, Jefferson, and Lewis Counties, submitted a joint EPF application in 2005 for funding to develop a Blueway Trail Plan. The plan, completed in September 2007, unites all the individual projects along the river into a cohesive strategy for developing the full potential of the river as a regional economic asset. Elements of the plan address promotion strategies for attracting targeted market groups; physical improvements to enhance river access and its appearance as a destination; and signage.

Lyons Falls ALIVE

OUR MISSION: To nurture and promote commercial, recreational and community activities that embraces the quality of life for our Village and surrounding area while preserving and developing our historical environment.

OUR VISION: We envision our area to be active with tourists visiting our rebuilt Black River Canal. Our downtown Village buildings will be inviting and historically preserved. The population in our area will be increasing along with our employment. Lyons Falls will maintain its stores and businesses and we will have new growth. We will have walking and biking trails for our community and visitors to enjoy. The Lyons Falls area will have family oriented activities for all of our beautiful seasons. Lyons Falls will be an area where people will like to raise their families and stay well after retirement.

VII. Streetscape and Downtown

A. Main Street Revitalization Plan

The ongoing Main Street Revitalization Plan consists of two parts: First, a landscape design to determine the type of streetscape enhancements to undertake and the potential costs. Secondly, a downtown business owner survey was conducted to assess the viability of downtown businesses, and the potential for tourist-related goods and services to be supplied locally and/or to be provided by others by offering incentives to fill downtown vacant commercial spaces. In order to capitalize on the recreational opportunities offered by the Black River, the Village needs to have a variety of goods and services that will encourage tourists to stop and shop. If these goods and services are not available locally, then incentives must be offered to encourage new businesses to locate in the Village or to convince existing businesses to change their product mix.

One goal of a Main Street Revitalization Plan is to enhance the appearance of the Village for residents and visitors and to encourage private investment. Another goal is to support the preservation and growth of local enterprises, increasing the tax base. A potential outcome of the downtown business owner survey and the retail market analysis could be a need for a micro-enterprise program that will focus on tourism related businesses. This could be combined with a countywide effort, targeting communities along the Black River.

A survey of Lyons Falls businesses was conducted in February of 2010 to assess the viability of existing businesses; identify gaps in tourist-oriented goods and services; and the need for new businesses to fill vacant commercial space. Eighteen businesses responded, representing 95% of the businesses in Lyons Falls. Fix building facades and improve streetscapes were identified as very important initiatives that could be undertaken to revitalize Lyons Falls. New enterprises that the businesses would like to see locate to Lyons Falls include a grocery store, bakers and delicatessens, entertainment and manufacturing businesses. See Appendix H - *Business Survey* and Appendix I - *Business Survey Results*.

To address the issues of downtown revitalization, the Snow Belt Housing Company submitted a successful New York Main Street grant application in the fall of 2008. Under the New York Main Street program, one vacant building downtown has been renovated into a heating business on the first floor and an apartment on the second floor. Funds were also used to renovate the vacant grocery store into a Dollar General as an anchor project. The developer of this property invested over \$350,000 in the building and received an additional \$127,000 from the NY Main Street Program. Additional projects are ongoing including installation of a handicapped accessible entrance for the local pharmacy.

A major component of the strategic planning grant was a landscape and community plan for the Village.. A schematic landscape plan has been completed and includes suggestions for street lighting, trees, and development of site amenities. Streetscape funds from the New York Main Street grant are being used to implement the some of the recommendations of the landscape plan (See *Appendix J- Lyons Falls Streetscape Improvement Plans*.)

Community Landscape plans were developed which identified ways in which the Village landscape setting can support tourism in the Village and in the wider Black River Recreation Corridor. The Black River Canal Park plan proposes, “to restore the operation of the four surviving locks that are located along a section of the Black River Canal. Not only would restored lock operations provide a significant destination point for a wide range of public interests, including historic interpretation, lock engineering, and operations but they would also broaden the appeal of recreational boating on the river by providing an absolutely unique opportunity for canoeist and kayakers to actually ‘lock up and down’ through the canal from the river to the boat basin in the center of the Village. The historic value and the recreational potential would certainly make a visit to Lyons Falls part of many trip itineraries.”

The Black River Canal Park plan also identifies opportunities for recreational trail development along the former black river canal. The recreational trail would follow the original canal alignment through the Village to the intersection of the Black River just above the falls and would intersect at the former mill site.

Another landscape plan is the High Falls Lodge a Conference Retreat plan that proposes an alternative use of the former mill site if efforts to locate a new industry to the site do not materialize. This alternative would transform the mill site into a hospitality-based industry that could take advantage of the aesthetic assets of the falls and river to promote tourism and provide a destination itself. A lodge, conference center, and health spa could provide programs and services for tourists and visitors would capitalize on the natural beauty and power of Lyons Falls. This concept could provide support to local interests as well as encourage visitors.

Both of these community landscape plans are presented in the Concept Summary Plan. See *Appendix K - Community Landscape Plans*.

VIII. Consultant Observations

Communities across the country want to get the most out of future growth and development. Residents and leaders from all types of communities - from urban to suburban to rural - want to achieve the best possible economic, social, environmental, and public health outcomes. This desire is particularly evident in rural communities that may be experiencing changes in their traditional landscapes and ways of life. In communities with less diverse economies, the choices between “what was” and “what could be” are critical. The reverberations of simple decisions or even of inaction can be relatively dramatic.

Rural economies may be booming, in decline, or simply in flux - this status shapes priorities and frames the local debate. In communities facing growth pressures, there is often a struggle to maintain farmland or natural landscapes, small-town traditions, and rural character while still benefiting from development. Growth can bring traffic congestion and conflicts between the natural resources economy and residential lifestyles not dependent upon working lands. Where local economies are struggling to stay afloat, however, the focus is more often on development strategies that will attract public and private investments.

This planning process was designed to provide decision-makers with a resource for balancing competing goals while creating a more vibrant, sustainable community. It relied heavily on an approach often called “smart growth.” The planning revolved around three overriding goals:

1. Support the rural landscape by creating an economic climate that enhances the viability of working lands and conserves natural lands;
2. Help existing places thrive by taking care of assets and investments such as downtowns, Main Streets, existing infrastructure, and places that the community values; and
3. Create great new places by building vibrant, enduring neighborhoods and communities that people, especially young people, do not want to leave.

A rural community that uses smart growth approaches has a vibrant downtown, with historical buildings that have been preserved, a walkable Main Street or two, and compact neighborhoods surrounding the downtown. It is a place with a small-town feel and sense of community that develop when you know your neighbors. Residents gather in town for important events, to shop, and to participate in civic activities. The local economy - whether it is built on resource extraction, tourism, or new economic opportunities that have evolved in rural America - celebrates, protects, and supports the use of the land. Local businesses are encouraged to flourish, particularly those that support the community’s rural identity. Housing options support a variety of financial and lifestyle choices, whether old or newly constructed, in town or the countryside, in modest apartment buildings or single-family homes. Underutilized lots in already developed areas are reused whenever possible, especially before using valuable undeveloped property for new construction, to control infrastructure costs, to preserve pristine land, and to provide more options for transportation.

Through this process, the community has articulated its joint vision for the future in policy documents so that developers and the broader stakeholder community alike have some predictability. With such a vision in mind, it becomes clear that smart growth strategies detailed here will enable the entire community to benefit from its local rural heritage and resources, just as all can share jointly in its development and conservation.

IX. Implementation Matrix

A Community Development Plan is the product of a collaborative process through which a community creates a unified vision for its future development. It offers the people the opportunity to shape a variety of separate housing and community development issues into an effective coordinated strategy through citizen participation in a comprehensive context. This Plan, like every other plan, is only a collection of well-intentioned ideas – unless it is adopted and implemented. Meaningful implementation will require land use regulations, public investment and cooperation, and/or the formation of public - private partnerships.

Once the Community Development Plan is accepted, it is recommended that the Village Board appoint a Community Revitalization Steering Committee of at least 10 individuals whose mission it will be to monitor implementation of the updated development plan. It is easy for a Village Board, which already has a full agenda of immediate needs, to lose sight of future goals. As active participants in the creation of the Community Development Plan, members of the Planning Committee interested in helping this plan be realized will be an important foundation upon which to build the steering committee should they chose to continue to serve. A Village staff member or member of the Village Board should serve as a liaison for the Steering Committee and the Committee should report to the Village Board on a regular basis.

The proposed Steering Committee should utilize the Implementation Matrix as the “road map” for the revitalization program. The Committee should work on each strategy in the order of importance established by the “time frames” given within the matrix; however, it is likely that priorities may change with the availability of funding sources for particular projects.

A time frame has been estimated each Strategy, projecting when the action should be accomplished. The time frame covers the next five years and is indicated by the following code:

- S** Short-term: 0 - 1 Year - By the end of year 2011.
- I** Intermediate-term: 1 - 3 Years - By the end of year 2013.
- L** Long-term: 3 - 5 Years - By the end of year 2015.
- O** On-going: 0 - 5 - To be addressed continuously or at any time over the next five years.

IMPLEMENTATION MATRIX

The following acronyms may be used in the Implementation Matrix:

Acronyms	Full Name
Local	The Village of Lyons Falls
BOA	Brownfields Opportunity Grant
CCE	Cornell Cooperative Extension
CDBG	Community Development Block Grant
ESDC	Empire State Development Corporation
ESDC-URBF	ESDC – Upstate Regional Blueprint Fund
GROW-NY	Grow NY through NYS-AG
LC	Lewis County
LC-Chamber	Lewis County Chamber of Commerce
LCDEDP	Lewis County Department of Economic Development and Planning
LFA	Lyons Falls ALIVE
IDA	Lewis County Industrial Development Agency
NG	National Grid Resource Center for Economic Development
NYS-AG	NYS Agriculture and Markets
NYS-BDC	NYS Business Development Corporation
NYS-CA	NYS Council on the Arts
NYS-DHCR	NYS Division of Housing and Community Renewal
NYS-DOS	NYS Department of State
NYS-DOS-QC	NYS-DOS Quality Communities Technical Assistance Program
NYS-ED	NYS Department of Education
NYMS	NYS Main Street
NYS-OPRHP	NYS Office of Parks, Recreation and Historic Preservation
NYS-OSC	NYS Office of the State Comptroller
PF	Private Funding/Foundation Sources
Restore NY	ESDC Restore NY Communities Initiative
SMSI	NYS-DOS Shared Municipality Services Incentive Program
THC	Tug Hill Commission

IMPLEMENTATION MATRIX

Strategy/Task	Time Frame	Responsible Party	Possible Funding Source
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0 Community Revitalization Steering Committee

0.0	The Village Board should appoint a Community Revitalization Steering Committee whose mission it will be to monitor implementation of the updated development plan.	S	Village Board, Planning Board	Local
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1 Downtown Revitalization

1.1	Village Welcome Signs - Refurbish or replace the Village welcome signs at the primary and secondary entryways to the Village. Should the cost be prohibitive, phase in the installation of new Village welcome signs over 2 to 3 years, installing one sign per year at each of the main Village entrances.	I	Village Board, Revitalization Committee	Local, NYMS
1.2	Organize regular Village clean-up events - Brush trimming, planting flowers, cleaning up the park, etc. Such events can help build community pride and can serve as an enjoyable social event.	S	Village Board, Revitalization Committee	Local, LFA
1.3	Develop a sidewalk improvement plan - Significant sidewalk improvements are already planned through several funded programs. Once these are completed, the issue should be revisited to determine improvements needed. At the same time, the Village may want to examine its sidewalk maintenance policy to see if it is up to date and in keeping with desired practices. The NYS Tug Hill Commission or Lewis County Department of Economic Development and Planning may be able to provide models or assistance.	I	Village Board, Revitalization Committee	Local, CDBG, NYS-DHCR, NYS-HFA
1.4	Main Street Revitalization - The Village is working with Snow Belt Housing on a New York Main Street Program, administered by the Office of Community Renewal. This program provides 75/25 in matching funds for façade rehabilitation or stabilization/renovation of downtown commercial properties (including for upper story housing above storefronts). Although the emphasis of the program is on downtown buildings, a small portion of New York Main Street grant is also being used toward public streetscape improvements. Once the Main Street program is completed, the issue should be revisited to determine improvements needed.	L	Village Board, Revitalization Committee	Local, CDBG, ESDC, SBA, NYS-BDC, IDA, NG,NYMS
1.5	Turning Basin Park - Develop future improvements, such as a gate and walkway access from Center Street, to the Turning Basin Park	L	Village Board, Revitalization Committee	Local, LFA, NYS-OPRHP,NYMS

IMPLEMENTATION MATRIX

	Strategy/Task	Time Frame	Responsible Party	Possible Funding Source
1.6	Mill Site Redevelopment - The Lewis County Department of Economic Development (LCDC) and Planning and the Lewis County Development Corporation are investigating strategies for redeveloping the site of the former Lyons Falls Pulp & Paper Company.	O	Village Board, Revitalization Committee	Local, LFA, NYS-OPRHP, CDBG
1.7	Train Depot Restoration - The Lyons Falls Historical Association is investigating plans to purchase the former train depot, restore it, and then use it as a possible tourist welcome center and museum.	O	Village Board, Revitalization Committee	Local, LFA, NYS-OPRHP

2 Tourism and Recreation

2.1	Consider empanelling the Recreation Commission to oversee recreational development, planning, programming, and funding for the Village.	S	Village Board	Local
2.2	Continue to maintain, and upgrade if possible, current recreational resources in so far as possible with the limited resources available.	S	Village Board, Revitalization Committee, Recreation Commission	Local
2.3	Research and identify ways to improve promotion of the Village’s existing parks and recreation programs to ensure residents are aware of available programs and utilize the parks as an economic development attraction.	I	Village Board, Revitalization Committee, Recreation Commission	Local, NYS-OPRHP
2.4	The Recreation Commission should facilitate long range planning for the further development of recreational opportunities within the Village <ul style="list-style-type: none"> • improving the community’s parks and walking/biking trails, • developing greater access to the Black River, and • create more adult recreation opportunities. 	L	Recreation Commission	Local, NYS-OPRHP
2.5	Consider appointing an Activities Director (Volunteer or Part Time) to be responsible for program development and involving the public in community activities and programs.	S	Village Board, Steering Committee, Recreation Commission	Local, NYS-OPRHP
2.6	“Historic Attractions” Sign and/or Information Kiosk - An attractive information kiosk on Route 12 could encourage travelers to stop for information, after which they may be more likely to venture downtown. Another kiosk in an appropriate downtown location could highlight the local community, its history, and points of interest and local pride. Funding for such a kiosk may be available through the Scenic Byway Program or the Blueway Trail project.	I	Village Board, Revitalization Committee	Local, LFA, NYS-OPRHP

IMPLEMENTATION MATRIX

Strategy/Task	Time Frame	Responsible Party	Possible Funding Source
<p>2.7</p> <p>Develop Woodland Area Adjacent to the Village Park, Bird Watching - The Village has a large acreage of undeveloped forest sandwiched between the community park and the Black River that may have some potential. The Village should engage the services of a consultant with expertise on birding habitat and develop a plan for enhancing that property as an attractive bird watching area. Consider trail development (to improve access), interpretive signage, a site guide, and habitat enhancements.</p> <p>Horse Racing Track - There is an old horse racing track that could be enhanced as part of a trail network. There appears to be some historic connection to Constable Hall. Whether this proves true or not, some historic interpretation regarding the track (and the grave of a local racehorse on the property) could provide some historical interest to visitors.</p> <p>River Access - This wooded property is bordered along one side by the Black River. A viewing deck on the river could provide opportunities for bird watching from the riverbank and for passive viewing enjoyment of the river.</p>	L	Village Board, Revitalization Committee	Local, LFA, NYS-OPRHP
<p>2.8</p> <p>Develop a local trail plan Improve linkages to local snowmobile and/or ATV trails and develop pedestrian trails in the community. Explore possibility of trail linkages to Port Leyden and Boonville.</p> <p>Position the Village as a “gateway” community from which people may access the larger regional trail networks in Tug Hill and the Adirondacks. Pursue development of a recreation trail along the Black River from Boonville to Lowville, through Lyons Falls. (Refer to Appendix K for Community Landscape Plans)</p>	L	Village Board, Revitalization Committee	Local, LFA, NYS-OPRHP

3 Housing

<p>3.1</p>	<p>Develop a Housing Rehabilitation Program. There are several homes identified in the Village that need rehabilitation. Rehabilitation of existing residential structures will improve the Village’s tax base, improve the appearance of the community, and provide safe, quality housing for residents. Housing that is in a severely deteriorated condition should be demolished. Secure funding for the rehabilitation of housing in the Village. Continue to apply for grant assistance through other federal, state, county, local, and philanthropic organizations.</p>	S	Village Board Planning Board	Local, CDBG, NYS-DHCR, NYS-HFA
<p>3.2</p>	<p>Encourage future development that is of quality design and construction, and maintain clean, desirable neighborhoods.</p>	O	Village Board Planning Board	Local

IMPLEMENTATION MATRIX

Strategy/Task		Time Frame	Responsible Party	Possible Funding Source
3.3	Be consistent with the enforcement of existing building codes. Develop, expand, and embrace current codes regarding noise, trash and junk vehicle removal, sewage disposal, and other violations of the building code. Establish clear procedures for enforcement	S/O	Village Board, Code Enforcement Officer	Local, NYS-DOS, NYS-OSC
3.4	Enforce the New York State Building Code with relation to substandard or dilapidated mobile homes. Seek funding from local, federal, and state sources to rehabilitate or replace sub-standard mobile homes.	S/O	Village Board, Code Enforcement Officer	Local, NYS-DHCR, NYS-HFA

4 Economic Development

4.1	Appoint a Village liaison to communicate with regional economic development and tourism agencies to foster economic development. The Village should work jointly with the Lewis County Economic Development Office and the Lewis County Chamber of Commerce to stay abreast of the regional economic development programs.	S/O	Village Board	Local
4.2	Cooperate with local and regional governments on mutual goals, coordinated efforts for economic development, and follow-through on implementation strategies. Cooperate with adjacent, Villages, Lewis County, and others to promote economic development in the greater region. Bring leaders together to discuss mutual concerns and goals.	S/O	Village Board	Local
4.3	Keep the media informed of the activities, progress, and successes of the revitalization efforts. Appoint a public relations person to prepare media releases, provide interviews, and one-an-one contact in order to better keep the public involved and aware of successes.	S/O	Village Board	Local
4.4	Use and promote an annual/biannual flea market/craft sale/mineral show or other type of event as a regional attraction. Tourists enjoy visiting a community that offers sale of local produce and crafts. The farmers market would provide a local venue for farmers, provide residents with fresh produce, hand-made crafts and contribute to the tourism industry.	I/O	Village Board, Planning Board	Local, GROW-NY, CCE, NYS-AG
4.5	Participate in regional events, programs, and services that appeal to tourists. A regional tourism industry already exists and it is important for Lyons Falls to participate in every regional event to secure its place in a regional economy.	O	Village Board, Revitalization Committee	Local, LC-Chamber, PF
4.6	Continue to create and promote a variety of local cultural and recreational events in the Village. Examples include Village parties, fall festivals, craft fairs, ice festivals, Village-wide garage sales, and holiday parties that can attract tourists throughout the year.	O	Village Board, Revitalization Committee	Local, NYS-CA, PF

IMPLEMENTATION MATRIX

Strategy/Task		Time Frame	Responsible Party	Possible Funding Source
4.7	The Village should revive that zoning effort with assistance from the Lewis County Dept. of Economic Development and Planning and/or the Tug Hill Commission. As the Village seeks to promote growth and revitalization, its zoning should encourage and facilitate quality growth that serves the vision, needs, and interests of the Village and its residents. Effective zoning can serve as a tool for economic development by minimizing land use conflicts and setting standards that create predictability for potential developers.	S/O	Village Board	Local, LCDEDP
4.8	Continue to work with the BOA steering committee to develop and implement recommendations for revitalization	O	County DEDP, LCDC, Snow Belt	ESDC, PF, EPA, BOA

5 Community Services/Infrastructure

5.1	Appoint a Community Revitalization Program Steering Committee. The Steering Committee should be composed of at least ten community residents. A Village staff member or member of the Village Board should serve as a liaison for the Steering Committee and the Committee will report to the Village Board on a regular basis.	S/O	Village Board Revitalization Committee	Local
5.2	The proposed Community Revitalization Steering Committee should utilize the Implementation Matrix contained within this Community Development Plan as the “road map” for the revitalization program. Based on available funding, the timeframe of the strategies listed in the Implementation Matrix may be changed.	S/O	Village Board Revitalization Committee	Local
5.3	Create an inventory of vacant buildings and vacant land. The inventory should include the gross floor area of the building or size of the parcel, selling price, contact information, and development constraints (land use or other). This will also be useful for potential business development.	I	Village Board, Planning Board	Local, CDBG, ESDC, SBA, NYS-BDC, IDA, NG
5.4	Consider using eminent domain powers to acquire dilapidated buildings. If necessary, and after proper notification, utilize available Village resources to secure dilapidated properties, leverage local resources with available state and/or federal funds, and either remove or rehabilitate eyesore buildings and structures throughout the community.	O	Village Board	Local, Restore NY

X. Appendices

2002 Town of West Turin Survey

Appendix A:

**Final Report
May 16, 2002**

Compiled by the NYS Tug Hill Commission

848 surveys were mailed out and 137 returned and tabulated, generating a response rate of 16%

Q-1: From the following list, what characteristics of the Town of West Turin do you like or dislike?

	Like		Dislike		No opinion		Did not respond	
	Sum	%	Sum	%	Sum	%	Sum	%
1. Rural atmosphere	135	99%	1	1%	1	1%	0	0
2. Small population	131	96%	0	0	3	2%	3	2%
3. Farmland	121	88%	0	0	14	10%	2	1%
4. Small town government	107	78%	8	6%	17	12%	5	4%
5. Low cost of land/housing	111	81%	4	3%	16	12%	6	4%
6. Recreational resources	94	69%	17	12%	21	15%	5	4%
7. Absence of public water & sewer	45	33%	27	20%	50	36%	15	11%
8. Absence of stores	44	32%	55	40%	27	20%	11	8%
9. Absence of industry	42	31%	73	53%	12	9%	10	7%

Comments on Q-1

- Need improvements in local politicians' interest. Employers of town should not be so tightly related (there's concern). Mayor should not have strip bar and serve minors alcohol. Drugs seem to be a problem, need more aggressive solutions.
- Could have more stores.
- I do not feel there is an absence of stores. (4)
- I feel there are a variety of stores with basics and with improving technology (internet) and close location to metropolitan areas this is basically a non-issue. I do not feel there is an absence of stores. (4)
- Too many snowmobiles.
- Country, not residentially crowded.
- Would like something to move into Lyons Falls Pulp and Paper! (3)
- Room for "recreational industry" such as guide businesses, outdoor stores, bed and breakfasts, snowmobile/bike rentals, etc.
- I live out of town and out of state. I like the isolation.
- Lack of industry obviously a concern because of high unemployment in county, but I chose to live in an area without a lot of big industries.
- More soft industry defrays taxes.
- Cottage type industry permitted.
- "Recreational resources" means ATV's and snowmobiles ruining the air, making terrible noise and drawing a most unattractive crowd of bar hoppers.
- We came to the country to enjoy the country.
- Could use some hi-tech business in the town, not just in Lyons Falls.
- Nature, freedom, clean water & air, it is required to preserve these aspects & more, with the private sector.
- I don't think that taxpayers should have to ask to use their land.
- I have personally witnessed the slow but steady loss or decline of all of the above in my home state of New Jersey, while the price of real estate went up, the quality of life went down.
- It's nice to have a few small stores close by and small local business would be fine.
- #5 - buying property is not a good investment compared to other areas!
- On question 1-#7, we pay taxes, but get no public water/sewer. Plus, the local snowplough ploughs up 5-7 ft. walls in front of our driveway. As I am basically a "small town" person I appreciate the village atmosphere and friendliness of West Turin.
- Recreational resources should not include private lands that snowmobiles and 4 wheelers destroy and do not respect.
- Instead of promoting tourism which is dependent on weather, etc., promote industry.
- I don't think recreation is the key to good employment. We need to focus on more full time industrial jobs.
- We need to do all we can to bring new business to area. (2)
- Dislike absence of recreational resources.
- We have both public water and sewer. (6)

- Low cost of land/housing? The people from out of state are paying exuberant, that most people around the area can't afford, much less pay their taxes.
- 3. Farmland-It would be nice if used for farming instead of lying dormant.
- 9. Industry, in the village of C-ville, you would have to go back to the 20's - 30's when the steam mills were on Sugar River. I haven't seen any since.
- The current approach to draw more snowmobiles and or ATV's in the area by our local politicians is not the answer.
- Most enjoy the clean air and natural places. I am more opposed to polluting such a beautiful place.
- We like the area "as is" and would prefer no changes. (2)
- That's why we live out here; we don't want "conveniences." We don't want people-we want nature, peace and quiet.
- I would like the opportunity to be connected with town sewer as we live in the village of Constableville.
- Employment opportunities are limited because of limited industry unfortunately. If Lyons Falls pulp & paper isn't sold in short order, arrangements should be started to dismantle the buildings.
- I believe in small and private business, and that they are better managed and better for community rather than big chain store and big industry.
- Let's keep from becoming a strong-arm government.
- The snowmobiler's are out of control.
- Work with your environment.

Q-2: What other things about the town do you really LIKE?

- The relaxed and pleasant atmosphere. (4)
- The small population. (3)
- Good ambulance and fire company. (2)
- The roads, which I think are very well maintained. (4)
- The remoteness, wildlife, people.
- Roads open to ATV's.
- Country, not residentially crowded.
- New motel on Route 12.
- Low crime (although my house was broken into), no strip development, good clean environment.
- Historical significance.
- The only land I have in West Turin is a garlic field.
- Peace and quiet. (4)
- Pristine water.
- People are friendly and willing to help others. (8)
- Emergency services.
- We have stores, restaurants and a motel.
- The roads are fairly good. (2)
- Your voice is heard.
- From a camp owners view all of the above Q-1 and the people.
- Environment
- That I can leave car and doors unlocked. The silent beauty.
- Lots of land to hunt & fish.
- Clean air (8)
- Highway dept. seems to be doing a good job.
- Recreation, hunting, fishing, snowmobiling and ATVing.
- Visiting friends and relatives. Annual parade and field day.
- The country atmosphere. (2)
- The people are hard working. Business really cares and does the best for their customers.
- Absence of traffic.
- The ability to come and go, visit, not be pressured by (sub) urban issues.
- The fellowship and unity of the people.
- This survey is the perfect example of what I like about West Turin. You care about your future and cherish the special nature of your area. The people are warm and genuine if they let you get to know them.

- Many fishing streams. (2)
- The forest and wildlife.
- The small town atmosphere. (4)
- Community atmosphere.
- What is there in Lyons Falls, (nothing) to be proud of?
- Open space.
- Natural beauty, water & Adirondack views.
- I like it when it is peaceful-not overrun with disrespectful snowmobilers.
- A good place to live and raise a family. (4)
- Small local school.
- Citizen patrol, highway department-snow plowing and road maintenance are excellent considering weather. (2)
- The friendly people. (11)
- Atmosphere and safety.
- No heavy industry, except in Lyons Falls. Wide spacious views. Like the way people have opened their houses to sports lovers.
- The way it is.
- The people. (3)
- Post office, that mailman is so sweet.
- Love the atmosphere when snowmobilers aren't here.
- For the most part quiet surroundings.
- Independent spirit of most citizens. The fact that every property is not identical to the next.
- Low taxes.
- Rural atmosphere. (2)
- New fire hall and recreation building, skating rink, etc.
- The tight knitted community and how this community works together in events and charity.
- Excellent care of roads.
- The things the way they are without the wrong type of change.
- Things the way they are.
- Quiet, friendly people.
- The natural and acquired demographics.
- Quiet and very friendly people.
- The people and the land around.
- The small town atmosphere and honesty of most people.

Q-3: What other things about the town do you really DISLIKE?

- Town needs to protect themselves from possible growth and unwanted problems associated with quick development.
- The lack of industry and jobs. (5)
- Roads.
- No more welfare housing or low income housing please!
- The lack of dog control, especially in villages. (5)
- Road qualities on main routes, West Rd and John St are terrible and have a lot of traffic.
- Two tax assessors are needed or a tax service.
- I don't like underage drinking and strippers in town. Don't let people drag down the nice town we have.
- No recycling and trash station available locally. (2)
- Don't like drugs, underage drinking.
- Too many abandoned farms/houses.
- More stores if possible.
- Narrow streets in Constableville.
- Major sub-development pressure, possibility of dump in West Leyden and lack of economic development for Q-1 #10.
- Condition of East Road and others that need repair.
- Too much agricultural land being lost or unused.

- Negativity regarding economic change.
- Time was when there was little cooperation with villages. Has this improved?
- Main street of Lyons Falls and Cville are unattractive.
- General summer maintenance of the town roads, especially the Michigan Mills Road.
- Junk outside in view. Barns in disrepair.
- Poverty.
- That not enough is done to keep rowdy hunters, ATVers, snowmobiles out - and that a bar with a repulsive name was given a permit to establish itself across from the library.
- Too many bars.
- The snowmobile outrage, they are uncontrolled, cause damage and upset our way of life.
- There is little thought given to future, town meeting place.
- Too many snowmobiles.
- How the government continues to ignore the area economy, yet hastens to put dumps in it. Overtaxing it, trying to force us to develop it.
- It has been stole by the snowmobile lovers.
- The streets, pavement, sidewalks & property pride are in a state of disrepair. (2)
- There is nothing we dislike. (3)
- I have never felt welcomed in all the years I have been frequenting the area for short hunting trips. I have always felt like an outsider, like I don't belong, not wanted.
- All the logging off our watershed and some snowmobilers who think they own everything here.
- Developing of new housing.
- County legislators trying to run the county without expert advice (We need a county manager.)
- Too much snowmobiling & ATV activity w/o proper monitoring (abiding to laws-respect for others) lack of specific government guidelines for small town living. "Good Ole Boys" syndrome alive and well!
- Lack of a coordinated effort to attract people i.e. maintain snowmobile trails even if you must charge.
- Lack of public water and sewer.
- Dislike Robert Cataldo (Mayor)
- The increase of arrogant, disrespectful snowmobilers and ATV riders.
- Historic landmarks could be better advertised for public tours and awareness.
- I have only visited West Turin twice. I would appreciate a good restaurant/bar.
- The clicky "old gang" atmosphere.
- Snowmobiles running sidewalks and streets. Ruining black top on private property and roads.
- Main street needs to be repaved.
- Junk yards, abandoned vehicles, dogs chasing cars, loggers leaving abandoned equipment (old skidder and truck tires, broken parts, etc.) should rough grade and clean area in sight of town roads and right of ways.
- Lack of things to do.
- Lack of alternate employment.
- Too many people moving in from other areas and making laws on where, what and how to build.
- Land use is too strict.
- The way this town is run.
- The industry.
- I heard the DEC want to regulate more than they already do!
- Too many snowmobiles, ATV's. (4)
- We do not need a local strip club! (5)
- How the bars and businesses promote more recreation in area-making "rules" for locals too.
- Winter.
- Dumps and garbage on side of roads, household garbage should be billed to everyone in taxes, then there would be reason to throw out along the road.
- Cemetery care is terrible, poor up keep, snowmobilers running anywhere they want including over my trees. Also mayor C-ville needs to go, along with the strippers.
- Poor road and street conditions. (2)
- Soiling of roadways with manure, litter and beer cans, collapsed barn and building and autos should be removed, as well as debris from logging.
- The junk and clutter law.

- Cars speeding and unauthorized dumping.
- Snowmobilers from out-of-town. The locals are respectful. (2)
- The increasing population on the hill.
- County politics and political machinery trying to control and micro manage local government.
- Inconsiderate snowmobilers, high speed traveling, travel on village streets and sidewalks and drive in restricted areas. (9)
- Mobile home, cheap housing.
- People who move into the area and want to change the small town atmosphere.

Q-4: How do you feel about developing more recreational opportunities in the Town of West Turin?

	Strongly Encourage		Encourage		No Opinion		Discourage		Strongly Discourage		Did not respond	
	Sum	%	Sum	%	Sum	%	Sum	%	Sum	%	Sum	%
1. For yourself?	35	26%	30	22%	34	25%	11	8%	16	12%	11	8%
2. For local landowners?	32	23%	36	26%	27	20%	11	8%	19	14%	12	9%
3. For visitors?	38	28%	28	20%	24	18%	14	10%	23	17%	10	7%

Please suggest the types of recreation you would like to see.

- Improvements to our snowmobile system. Speed enforcement! Snowmobile system that is property owner friendly.
- Four wheelers and snowmobiles controlled good.
- More summer programs at Snow Ridge such as the Celtic festival, bluegrass, etc. Bring back Lyons Falls 4th of July celebration, more activities at Gould house (bands, ice cream socials, town picnic). Also river activities.
- A year-round interlinking system of developed trails (using roads only when absolutely necessary) for hiking, mountain biking, cross-country skiing, 4 wheeling, snowmobiling. Trail pass required for both local and visitors to support-heavy fines for use without pass. Landowners pass could be lower cost, but should still be on fee system.
- Snowmobiling. (2)
- Recreation park.
- Swimming areas (2)
- Playground equipment, roller skating/ice skating facilities and exercise gyms.
- Kayaking
- Youth facilities (7), a place for teens to go with good supervision and leadership such as YMCA's, summer activities for youth and children.
- Utilize state trails and roads for mountain biking-maps of all trails, canoe access points, businesses and website.
- I can make my own.
- Boating areas.
- Wilderness atmosphere is enough! It's what we moved here for.
- Expansion of existing recreation. (2)
- Possibly a nature trail.
- Horseback riding trails. (2)
- More snowmobile trails, open local roads. It's difficult to get to the trails from many areas. Work with landowners to lessen problems.
- Open more state land for snowmobile trails taking them off the roads.
- I'm not a recreation person. I don't like to meet young children or 3 and 4 wheelers on the roads.
- Develop and provide park/camp areas for summer recreation visitors.
- Depends what type! Post school hours accessibility to gyms and pools at high school; longer, more frequent library hours would be great. No more snowmobile and ATV's.
- More local and state government support for winter sports (snowmobiling, skiing.)
- Hunting and non-motorized things.
- Picnic areas. (3)
- Snowshoeing area.

- With recreation comes structure, regulations, some areas serve best if left to themselves; that's what makes it beautiful. People who like that, stay, those who don't go elsewhere.
- The taxpayers should be paid for use of their land.
- I am very involved in school sports so I have recreation, kids use Snow Ridge, and we are very busy.
- Public hunting lands-parking areas, welcome signs, information and trout fishing.
- More fishing areas. (4)
- You already have what I like woods, streams, and peace and quiet. Development will only make these qualities worse.
- A "boilermaker" type of event for snowmobilers and friends during the winter.
- Depends what you see as "recreational". More cultural activities for young people. Less motorized brainless activities.
- Snowmobile races, community sports league-softball, soccer, football, everyone plays-all ages.
- The people and landowners who live here are harassed by the snowmobilers & 4 wheelers and law enforcement lacks, and there is no control over this.
- No motorized vehicles.
- Not too many more snowmobilies.
- Small park with multi-use trails and playing fields.
- Tennis, swimming, etc.
- There are too many bars already, many of the out of town people feel this is free range, they come to raise hell!
- Mountain bike trails and nature trails w/rest stops/picnic facilities (no fires).
- More organized snowmobiling and 4 wheeling.
- Would like to see snow sled and 4 wheelers off of roads and pay for repairs where they cross the roads.
- Keep snow sleds off the streets. Check the speeders.
- Things for kids to do-skateboard park, bike park.
- If we didn't encourage outsiders to come here, maybe we could enjoy our area more.
- Recreational activities that have a low impact on the environment, cross country skiing, fishing, etc.
- No more! (2)
- Water activities.
- It would be great for locals but we all know that every asshole from N.J. to Mass. ends up using it, destroying, trespassing and thinking they own it all. Yeah what about the litter? What protects farmers that have constant trespassing?
- Trail fees should be charged for out of towners to repair road damage and property damage. Example Allen Rd. crossing.
- More ATV trails for local people, not outsiders who won't stay on trail anyhow.
- Bars, restaurants, and gas stations profit, the rest of us are put at danger with the high traffic of snowmobilers.
- More money spent on snowmobile and ATV trails.
- Access to river, etc. for water recreation.
- One of the main reasons most of us are here is that the rest of the world isn't. Let's keep it that way!
- Snowmobiles have reached the saturation point. The traffic from ATV's is getting to that point. I would suggest non-impact types of recreation (hiking, skiing, bird watching, photography) for visitors.
- Stock the streams with trout again.
- Things are nice the way they are. Note: won't object to see more parking developed where possible, it's needed. Note: Let public be creative with small business ideas, gas, food, lodging, etc.
- We do not understand this question. (2)
- I hate snowmobilers and ATV riders.
- A town park with tennis courts, basketball courts, swings for kids.
- Winter sports.
- Create a county regulated trail grooming system, one of paid groomers not volunteer, so that all trails would be groomed equally. We could do it with 1/3 of the groomers if they would pay to run them.
- Camping area (s) (3)
- Trails for hiking (7)
- Trails for biking (8)
- Trails for ATV's (7)
- Cross country ski trails (11)
- Walking trails (3)

Q-5: Is the open disposal of trash and other waste material around the town a problem?

	Sum	%
Yes	44	32%
No	84	61%
Did not Respond	9	7%

Q-5 Comments

- Only if everyone takes trash to the proper location, not around their house.
- Burning barrels a problem.
- In places.
- In the village.
- A "reasonable" cost to the people should be available, to make it cheaper & self-satisfying to do the right things instead of wrong, but not controlled by county(s) or state government.
- We do not enforce junk laws. Properties allowed to accumulate endless amounts-old cars, trucks, camping trailers and household junk.
- Snowmobilers and 4 wheelers throw trash everywhere.
- It depends.
- If you are referring to farmers who park the old equipment, it's on their property and not costing anyone. Garbage belongs in dumps.
- Enforce current rules.
- Some of our neighbors have junk in their yard and they don't pick up.

Q-6: Currently, the town has a junkyard law as well as a, clutter, litter and debris law on the books. Do you think these laws:

	Sum	%
1. Should be enforced more vigorously	70	51%
2. Are enforced about right	51	37%
3. Are too strict	7	5%
4. Did not respond	9	7%

Q-6 Comments

- Too many farmers are allowed to keep debris and junk around.
- I'm not sure, but everyone is accountable for keeping the environment clean.
- Example: Corner of Fish Creek Road and Byrons Corners Road.
- No matter who the person may be or what \$ they have.
- Owners of junked vehicles should be required to remove these eyesores from private property.
- They are not enforced.
- What a joke! Take a ride over Mohawk hill Route 26, lot of junk. Has anyone ever enforced this law?

Q-7: In which district/area do you own property?

	Sum	%
1. Hamlet	8	6%
2. Rural Residential	23	17%
3. Agriculture	63	46%
4. Forest	36	26%
5. Village of Constableville	31	23%
6. Village of Lyons Falls	18	13%

Q-8: The Rural Residential district requires a minimum lot size of 1½ acres (and 210 feet of road frontage). Do you think this lot size is:

	Sum	%
1. Too small	34	25%
2. Too big	16	12%
3. Just right	77	56%
4. Did not respond	10	7%

Q-9: The Agricultural district requires a minimum lot size of 2 acres (and 300 feet of road frontage). Do you think this lot size is:

	Sum	%
1. Too small	36	26%
2. Too big	22	16%
3. Just right	66	48%
4. Did not respond	13	9%

Q-10: The Hamlet district does not require a minimum lot size, but does require a minimum lot frontage along the road of 200 feet. Do you think this minimum lot frontage is:

	Sum	%
1. Too small	17	12%
2. Too big	20	15%
3. Just right	82	60%
4. Did not respond	18	13%

Q-11: The Forest district does not require a minimum lot size, but does require a minimum lot frontage along the road of 500 feet. Do you think this minimum lot frontage is:

	Sum	%
1. Too small	24	18%
2. Too big	27	20%
3. Just right	74	54%
4. Did not respond	12	9%

Q-12: Should the town board be actively encouraging growth or finding jobs for the area?

	Sum	%
Yes	97	71%
No	26	19%
Did Not Respond	14	10%

Q-12: Please give some examples of growth or jobs you would like to see:

- Growth is necessary but remember there is always a price to pay, more services demanded means higher taxes. Jobs are needed, but safe, clean-industry is the answer. Zoning concerns must be addressed first, make ourselves aware of what might happen. Slow down development until zoning is addressed.
- More opportunities for professional jobs, RN's, teachers, doctors or just minimum wage employment. NO Prisons!
- Recreation related (3), including hotels/restaurants especially recreation activities need to be more regulated, like snowmobile trails-a pass system is needed. Currently, I would not ride on trails on a Saturday night, all the out of town drunks are out then, I would think we all need to pay for good multi-use trails.
- Give breaks to new businesses or existing businesses to encourage growth.
- Any kind of industry.

- Need to entice industry to the area for jobs.
- Computer services and department stores.
- Repeat something to take over LFPP area!
- Agricultural breaks for existing farms (taxes, etc.) New stores or YMCA's to open new jobs.
- More small business, more industrial services and encourage public/private managed parks/campgrounds.
- Expand highway crew or develop "park staff" to develop, mark, and maintain trail system. Research economic development money for recreational, "traditional industry" type businesses-such as woodworking, agricultural services, and organic farming.
- Tourism. (2)
- None. (3)
- Industry.
- Create tech jobs.
- More recreational home sites, these people are here only seasonally.
- Tourism, kayaking, ATV, snowmobiles and computer jobs of any kind.
- An Olive Garden restaurant.
- Encourage motel/hotel facilities to attract and keep visitors who enjoy outdoor recreation such as hunting, fishing, ATV and snowmobiles.
- Tourism all year round, outdoor activities, specialty shops, perhaps large flea market, antique shows, craft fairs, perhaps a community college.
- The area is ideal for people who work out of their homes. Especially retirees starting new careers. Also small businesses of 2-15 employees.
- Something that would provide value added to the logs that we have in the area.
- Wind power generator, some medium size stores or business.
- The town should advertise itself to bring in new business. Small businesses better than no business.
- We need manufacturing jobs. The state needs to assist us in attractive industry. We have power, water and workers.
- Small businesses that can provide local people local jobs.
- Industry etc should only be allowed to occur in certain areas, to maintain nature's balance. If 3 areas existed, plant A may be okay for area #2, but not for #1, or #3.
- Centralized growth in or near village and hamlets only. Try to attract an up and coming quality mail order business along the lines of Orvis or LL Bean (someday), water bottling companies, dairy (ice cream), and maple syrup.
- I would like to see a General Store in Constableville, with hardware, lumber and electrical supplies.
- The town should support and encourage what you already have-such as farming, forest industry, small related business like sawmills, farm supplies, etc. Let the country and state handle trying to lure new industry to the county.
- Due to the major loss of jobs for Lyons Falls and C-ville, it should have a few jobs to keep our families and children here in the future.
- Small industry for Lyons Falls school, tear down the mill.
- Manufacturing is no longer an area we can rely on. High-tech, service, non-polluting businesses should be encouraged.
- Use of your natural resources i.e., water and snow and make sure it is maintained to attract visitors.
- Wood industry-paper mill, lumber Dairy industry-Dairy products-milk, butter, etc. Recreation industry-parks, water, snow, etc.
- Encourage dairy farming.
- Return of paper mill in Lyons Falls. (3)
- Recreational tours for all age groups, to capitalize on the area's natural beauty.
- Entertainment and restaurants/bar. Encouragement of small businesses and entrepreneurs.
- Very technical machine shop type sub-contractors to military and defense.
- County should quit their party politics and get industry up here-we are dying but tourism is hit and miss.
- Any new business.
- Hydroelectric for old mill in Lyons Falls? Fish hatchery, game farms. Restoration.
- Industries and stores.
- It is nice the way it is except for Lyons Falls. Would like to see the mill taken over.
- The forest industry is a good start. Trying to get paper mills that are down, up and operating.
- More farms.
- Small industries that would hire 20 - 50 people each, such as assembly lines or baking or small canning factory.

- Promote historical richness of area, agricultural diversity and forest industry-past and present.
- Shouldn't have pushed so many dairy farms out of business.
- We need to bring industry back in this area. That way more than just a few bars would benefit.
- Considering the corporate environment, corporations are looking to take advantage and at the lands and local people's expense. Corporations should only be allowed in if they give concessions and are regulated heavy.
- None-thank you, we moved here 14 years ago to get away from hustle and busy towns, don't make it that way.
- Shopping and restaurants.
- None-we don't want it: with it comes crime, littering, lowering of moral standards and general public that is not native and disrespectful to the area.
- Reopening of paper mill-example of large employer. Example of small business-Baruth's Garage oil change place or weld and machine shop, there is a need and farm mill processor with store to get fresh products.
- It's really hard to attract business to a town with a mayor joke we have and the poor road conditions we also have. Also maybe you could do something about all the junk in this town.
- Businesses need better incentives to establish in our area, electric and tax reduction.
- Jobs need to be something that will support workers not tourism! Tourism jobs are seasonal and low pay. We need some solid, full-time jobs, which can support our citizens.
- Road systems are adequate to travel 20 - 30 miles for employment which most do now.
- Industry of all sorts.
- Electrical, mechanical and plumbing.
- Would like to see Lyons Falls paper mill open to some business. (2)
- Any job with an income would help.
- One fast food restaurant, example: KFC or McDonalds.
- Forest industry related.
- Any recreational resources should be run by the town's people, a share in the business.
- Snowmobile industry, lodging, grooming, etc. A minimum security prison, work gangs to maintain and create trail systems, cut firewood and lumber on state land.

Q-13: Please describe your thoughts for the future of the town.

- Lot size requirements must be increased or rapid development may occur. Stores must be clean, attractive and quaint. Search out state grants to encourage businesses to improve.
- I hope to see the town continue to work as well as in the past.
- Keep small town government and population down.
- We need a community college in Lewis County. Factory outlets in Lyons Falls Pulp & Paper mill or antique mall.
- I moved here because of the excellent outdoor recreation activities, I retired here for the same reason; we need to keep our rural, small town mix, but regulate recreation better.
- The lot frontage on agriculture if changed to 225' from 300' would yield 4 lots instead of 3 in 900'.
- It's nice to be a small town. Don't need any more bars and strippers!
- Would like to see town remain sparsely inhabited. To be able to provide jobs for local people.
- Unfortunately, the future as far as jobs/growth looks bleak. Possibly more wilderness vacation areas are possible.
- Given the natural resources we have, I believe we should encourage tourism-winter and summer sports, ATV, snowmobiles and skiing.
- Keep the farms in operation. Give incentives to fix and furnish older buildings.
- With the loss of Lyons Falls Pulp & Paper taxes may be a problem for Lyons Falls. We should be actively seeking new industry to help with this relief.
- If recreational activities are to be encouraged, the townships should be sure of adequate parking areas for snowmobilers (not in front of fire hall, etc.) fishermen and hunters, skiers and sightseers.
- I have lived (currently in Maine) throughout New England and Alaska-and there is no place like the Tug Hill. We need to protect the open space feel, have development on perm. Road frontage for year round housing only, and think about future generations.
- I like it as it is.
- The Town should not encourage undue expansion of residential, industrial or commercial without careful consideration of the costs of services involved.

- This country is running out of "down home" rural atmosphere. C'ville is one of the few that can still claim that. Leave it alone.
- Would like to see the expansion of the economic liability of the town.
- Loss of farms and industry will need to be replaced with jobs for telecommuters or in the tourist area.
- Our future is in recreation and its many farms. Keep the town clean and attractive and people will want to come and play.
- I worry about the impact of the Ava landfill on the quality of life in the Lyons Falls area.
- A town with large lot size zoning to keep open space high and population low-low population keeps school taxes down.
- West Turin is centrally located to Rome, Utica, Watertown, Old Forge just as we drive away to work-others would drive here.
- New York State has programs encouraging people from outside the state to visit and enjoy the natural resources of the state; it makes sense for the town to do likewise.
- Thank you for including us in your survey. We feel the people who live in West Turin are best qualified to answer the towns future.
- To keep more people in area something soon will have to develop.
- A lot of artists, writers, etc no longer can afford the cities. Utica offers a lot of attractions with its coed college and MWP link to Pratt. We have numbers of older farmhouses that are ideal studios and publicity and maybe some cheap restoration loans would attract such.
- Leave it as is, why spoil it?
- About 30 years ago a gas/oil well was drilled in High Market, the well struck gas but in quantities not economical at the time, maybe markets and drilling techniques have changed today. Perhaps we could pursue this; New York State has info on file on this oil/gas well. I hope that any changes made will not reflect property taxes.
- Keep it like it is, so others can enjoy it as much as we do.
- We need to look at the current growth of the town (more camps). These camps will some day become full time homes when baby boomers retire. We need to be ready for the future growth.
- Keep it rural.
- The area has become a destination for snowmobilers. It will continue to grow it needs to be managed/controlled. Need to change trail fees to support infrastructure that will be needed in future.
- Modest growth preserving the beauty of the forest and farmland.
- Be careful! It is so easy to be fooled on paper, but stung with reality. This area is already successful, it has survived. Money should not be the priority-those who own & live here know this and receive joy from all the other things in life.
- A polluted stink hole.
- There needs to be more property pride, abandoned buildings should be removed and cleaned-up. Sometimes this village looks horrible, Main Street is discouraging.
- We would like to see it stay as it is.
- Keep the rural flavor. Clean up the yards and farmyards, it spoils the incredible scenery. The fall season is spectacular. Promote your natural beauty and improve it, maintain it, preserve it. Establish hiking trails. Make visitors feel more welcome. Promote antique shops, farm tours and restaurants.
- I plan to retire to Highmarket in 2004, and I like it just the way it is, except the comment below.
- The economic backbone of this town as well as many others in that state has been agriculture and forest products. Both of these are encountering hard times and one of the main reasons is over regulation at all levels of government. Unless this trend changes I see no bright future for the town.
- Our major resources here are hunting, fishing and snowmobiles, so I guess we have to capitalize on what we have to work with, also agriculture.
- I see more interest in settling in Lyons Falls since the mill closed. Better use of our waterfronts.
- Consistent enforcement of current regulations & building codes is a start to correct current problems. Inter-cooperative actions between all local governments are necessary. Think of the bigger and more global picture. For our communities to be successful! County legislature (Republicans) are an embarrassment.
- Town needs to encourage growth if it is to survive. However, the growth must be balanced with the high quality of life in the area.
- New mayor

- We do not need change simply for the sake of change. We have to many snowmobiles & ATV's already and we don't need any more.
- Keep it low-key. Let's not get run over by tourists.
- Maintain an emphasis on environmental issues and conservation of clean air, water and the safe guarding of state forests and preservation of wildlife; thus insuring future habitat for hunting and fishing recreation.
- Preserve open space as best as possible including wooded areas.
- I hope West Turin can build up its business community while still retaining its village atmosphere and quality of life for its residents.
- Clean it up! Fix it up-help the farmers with barn restoration grants, etc.
- I would like to see snowmobiling put on a ballot so every voter could voice their opinion, I hear more people complaining, the only locals that are happy are the restaurants, bars and motels, but there needs to be control.
- Promote high speed data/telecommunication infrastructure to accommodate the (work at home) employee now popular with business and corporations. Promote higher education facilities.
- More blue collar jobs.
- The town/village life is nice small town America.
- I think the town has potential for recreation along with ag and rural living.
- Codes on building should only apply to contractors, not to individuals for own use unless they are building for a business, rental or resale.
- Would like to see go back to pre 1986 laws on land usage.
- You need a leader that can get grants from state and federal to help build town back. Roads, streets and homes.
- Hopefully more opportunity for employment, especially industry. I do not think the officials of Lewis County did enough to save Lyons Falls mill. The state senators didn't help much either.
- Keep it rural as much as possible.
- These meetings should not decide the outcome or ruling of privately owned properties. Everything should be voted on by the people who own the land!
- I like it the way it is. (4)
- I would like to think that we can come to our senses on the stupidity of promoting snowmobiles, and ATV's and bring some industry back, and promote agriculture again.
- In such difficult times, I would guess that forestry cooperatives, organic food co-ops and renewable resource industries could put C-ville at the cutting edge of future survival without the toxic environments that exist in urban areas.
- Please leave everything the way it is-love it now and don't want any changes.
- Keep it small, well-painted and beautiful, safe for anyone to walk or go trick or treating, it's precious the way it is.
- The reason for living here is the absence of houses on top of each other. The only way to stop them from being on top of each other is make the frontage increased.
- New mayor to start, new town highway supervisor who can put his time into road care not personal business. The roads are never sanded, also let employees plow driveways with town trucks, and would like to see better care of cemeteries.
- Constableville is a historic town however Main St is an embarrassment, we could do a lot to improve street conditions and "spruce" it up.
- Work together with other towns/villages to keep cost down. Lobby state to impose higher penalties for snowmobile violations so laws have teeth and community can haul some control over operation.
- If snowmobiling is "here to stay" we need to make it pay for itself and we need to ensure property owners are protected from damage and spacious lawsuits. We should charge a fee of some sort-local registration or trail fee and require clubs to carry bonding to prevent lawsuits against property owners. We don't believe that snowmobiling is the savior of southern Lewis county but we're apparently the minority. If we keep promoting this, we need enforcement in place before 30-40,000 sleds hit our trails.
- The town should concentrate on aesthetically improving what it has. Mega farms are soiling the roads in an every widening area. New ways to handle this manure is imperative. There will be less area left as they need more and more land to dispose of their waste. Snowmobile and ATV noise are a problem all over town. Steps should be taken to prevent this by not allowing modifications to these vehicles that are used here. There should also be a fee to help cover damage to roads and litter.
- I suggest finding a lawyer that is to be more responsive to town matters and guidance. In a more prompt way.
- Work more with the people in the towns.

- I would like to believe the town has a future, but as of now, it does not look good. Too much big city influence showing up.
- Zoning to prevent trailers and commercial ventures in otherwise residential areas. Must be some restrictions to prevent abandoned trailers from disintegrating in place! Dumping on Powell Road should be addressed, old cars towed away, etc.
- I will be leaving this town if you don't get the snowmobiling problem under control.
- I would like to see job growth in the area; however I feel any new construction should be in hamlet areas as to not spoil the true rural area, which are a very positive, plus for the town.
- With a limited budget, I feel the town does a pretty good job especially in today's financial times.
- I see our land becoming a playground for endless track vehicles and our residents a slave to the \$ diverted from the much ballyhooed "Ripple Effect" created by this so called "Economic Boom."
- As far as possible, it should remain as it has always been.
- It looks good, needs more advertising about the village and their attractions.
- Ski recreation, fishing, hunting, lumber, etc. The town's people should have the final say because they live here.
- If a pay trail system is created, the landowner could be compensated. The wood from the state lands could be donated to the elderly and poor for heat.

Q-14: Additional comments

- I don't want to see trailers placed everywhere and anywhere. The smaller the lots the more chance of village center living instead of a rural life.
- Village wide garage sales for Lyons Falls. Town Festival.
- An important type of development would be multi-use not just one type of activity. Also logging, farming are the basic industry which should be encouraged along with tourism, motels, restaurants, parking for outdoor tourism activities.
- The historical buildings in the village of C-vile could lead to "The Lake Placid" of Tug Hill if the residents would work together to improve the village, look at Sackets Harbor for an example.
- Maine is losing its rural lifestyle and becoming urban especially along interstate routes. West Turin has the advantage of being a distance from urban areas and interstates. People are looking for rural and quiet places to recreate and spend money. Snowmobiles are a given. How about mountain bike races, canoe races, dogsled races, etc. to bring people in?
- I cannot comment too much as I live about 400 miles away.
- Village of Constableville; explore the possibilities (if not so done) of becoming a historic district, obtaining grants for refurbishing buildings some of the oldest in Lewis County.
- We have been proud owners of camp for 23 years and enjoy the rural atmosphere summer and winter.
- I think that like many New Hampshire and Vermont towns we have all to attract retirees, and younger people tired of cities. Our schools alone are a treat. Why not work at attracting year round quiet, intelligent folk rather than rowdies?
- I don't like our representatives making decisions to increase snowmobiling because the local bars and businesses like it. Try listening to the average taxpayer!
- A town hall would be a good idea; maybe if the town had a better meeting place, more town people may come to the meetings. Stop using the town barn for meetings, there is too much liability for the town.
- In the future, water will become more of an attraction to entice industries. We need to get this message out there. We have labor, which is not available in other parts of the country.
- Support conservation efforts and organizations such as Tug Hill Tomorrow Land Trust.
- The main culprit for this area would be people-to many people, with diverse opinions, self-serving motives, and the leveraging of people and land to get it. Big money, greed & lies would divide and conquer. Better to have a few who you know and trust, than be lost in a crowd of wandering fools.
- I am still waiting for land use permit I argued for 11-15-99.
- You should have much pride in your geography, natural beauty and rural flavor. Clean up the area. Grow carefully with attention to aesthetics and curb appeal. Promote good clean tourism with an emphasis on hiking, trout fishing, and fall splendor. Farm tours, environmental education, don't push anymore snowmobiling, that's all you will have.
- I think that zoning would be a priority. Nuisance businesses such as Barrows sled shop on High Market Rd., should not be allowed in a residential area. I am curious how that was allowed when he doesn't meet the minimum lot size requirement for the Forest District?

- The town and county let the DEC drive your biggest employers out of business, with hardly a whimper of protest, now DEC is doing its best to do the same to farmers and loggers. If the town doesn't become proactive in trying to save what you have left, you'll soon have nothing left to save.
- I think it is a great place to live and raise families. Being a deprived area as we are called is really not bad but a good thing.
- Perhaps the hotel people can cooperate and organize a golf journey for tourists-one round at each course, I'll be glad to help organize it.
- As a taxpayer I don't want to subsidize new business, bar rooms, snowmobilers or ATVs.
- You are doing a good job!
- Please discourage suburban sprawl from our town especially to limit the development of subdivisions and strip malls and other retail honky-tonk.
- My compliments to the road supervisor and his crew throughout the winter.
- My husband and I work in New York City, so we much appreciate West Turin, Constableville and Boonville, when we come up on weekends and holidays. Please keep the country roads beautiful.
- You people take too much for granted-people who own property here should be told when, and asked to vote on everything described herein-it is definitely not your privilege to decide what we can and cannot do with our properties. Okay?
- The snowmobile clubs should charge for riding trails, the county should set a fee and all trails should be off roads and streets. It cost the county more for the law enforcement than any money that stays in the county until there is some control, which costs a lot, we should not encourage tourism.
- Encourage homeowners to paint and fix-up and remove all junk in their yards.
- Getting the paper mill up and operating to get them to take over some of the tax load.
- I think the frontage requirement is way too much, also the set back, after all we pay taxes from the center of the road.
- To strict on building codes.
- Keep snowmobiles off roads.
- Thank you for sending out this survey.
- The only thing that will save this community economically is a push to encourage a forest product industry and agriculture. These are more than just "fair weather" boons.
- West Turin is a beautiful place that has many treasures. It would be a shame to see it polluted and damaged for money.
- Local shops, clothing, dry goods, ice cream shop, etc.
- None, dairy farms are being pushed out and all the old barns are falling down, help, get a grant to fix old barns and do not promote "recreation" it is the downfall to all that's beautiful.
- Catch and fine the litters, go thru garbage get names and punish. Leave out of sight garbage and litter alone in sight. Clamp down some maybe will help, don't be vigilante but firm and work with the parties involved.
- We love living here, for most of the people, atmosphere, but we need to start thinking of the people who aren't all for the snowmobiles. We also pay taxes, and they run over our trees and throw their garbage on our land. Get rid of the longhaired, perverted mayor, and get a new highway supervisor.
- It has been shared with me that grants are available for small towns like ours-let's look into this!
- The junkyard law needs to be enforced. Based on what I have seen in the community, I didn't think such a law existed.
- Clean air, good school, no garbage, and good roads, keep the rural atmosphere.
- I feel the landowner has lost a lot of right. Don't need any new restrictions.
- I would like to see the people able to live together, without big brother standing on their shoulders watching.
- All and any trash is a problem; I am not familiar with the junkyard law so am unable to comment.
- My father Irving Lothridge has passed away, the property on Smith Rd was willed to my brother, and me we are now the owners.
- You have a lot of snow winter sports, start small work together and slowly expand.
- Our three main resources are farmland, snow and woods. The farming economy sucks; the lumber industry has butchered off Tug Hill and moved off so it will be years before the land is useful for lumber, so all we have is snow.

Appendix B: Lyons Falls Community Action Plan

Lyons Falls Community Action Plan

Format

This is not a detailed comprehensive plan. Rather, it is intended to identify a variety of strategies and to provide initial recommendations for getting started on those actions the community determines to be of highest priority. The document is organized as follows:

- I. Meeting Summary:** Summarizes input from a public meeting held at the Village fire hall on June 17, 2008, and facilitated by staff from the NYS Tug Hill Commission.
- II. Recommendations:** Recommendations for improving the Village's appearance and developing its potential for drawing more tourist activity into the Village.
- III. Funding Sources:** List of funding sources as they might apply to potential projects in Lyons Falls.

Part I – MEETING SUMMARY

Community Snapshot

Attendees felt that the Village of Lyons Falls has transitioned from an industrial community to a community defined by its access to recreational opportunities, its history, and its overall quality of life. Although the Village is in need of a “facelift” to improve its appearance, residents feel it is a good place in which to raise a family or retire. There is a strong spirit of “community” and enthusiasm seems to be growing for efforts to develop the Village's potential.

Participants generated the following list of community strengths and assets.

Strengths / Assets

Social Capital

- Ecumenical church activities (3)
- Transportation efforts (churches)
- Good spirit of cooperation in the community
- Welcoming/friendly people to friends and new arrivals alike
- New people moving in (retirees)
- Community Christmas tree brings community together
- High level of safety
- Good school system
- Active community organizations

Access to basic services and retail

- Good sewer and water
- Medical clinic
- Pharmacy
- Volunteer ambulance and fire departments and auxiliary
- Library
- Appliance store – GE
- Bank
- Agway
- Liquor store
- Post Office, Laundromat
- Stewart’s store
- Hardware store/lumber
- Restaurants

Aesthetic resources

- Black River and Moose River
- Four seasons
- Village falls
- Turning Basin Park
- Scenic Vistas (From edge of Tug Hill looking across valley and toward Adirondack Mountains and looking down onto the Village)

Recreational resources

- Black River & Moose River:
 - Fishing
 - Canoeing/Kayaking
 - Village boat launch
- Village park(s):
 - Turning Basin Park
 - Community park and woodlands
- Proximity to Adirondacks and Tug Hill Plateau regional trail networks:
 - Snowmobiling
 - ATVs
 - Hiking, biking, cross-country skiing
- Proximity to recreation facilities:
 - Snow Ridge downhill ski area
 - Golf courses (2)
 - Camp Aldersgate (camping & retreats)
- Proximity to Brantingham Lake
- Organized rec. clubs

Tourism Assets

- Located on the Black River Trail Scenic Byway – Route 12
- Located on the Black River Blueway Trail
- Operating railroad – Utica to pharmacy (there to Lowville abandoned)
- One of last drive-ins in United States – Valley Brook
- Proximity to recreational resources: trails, river, boat launch, etc.
- Canal history (Turning Basin and last locks)

Economic Potential

- Otis Technologies – expanding and adding jobs
- Edge Hotel – expanding
- River Valley Inn re-opened
- Reasonable cost of living in comparison to other areas of New York & United States
- Real estate market steady
- Empty school has potential for housing
- County and Lewis County Development Corporation in process of purchasing and redeveloping former Lyons Falls Pulp & Paper mill site
- Dollar General is moving into the former Great American and will offer a grocery-oriented inventory, with plans to open by April 2009.

Challenges / Negatives

- Aging population
- No grocery store!
- Lack of good jobs
- Abandoned mill !!!
- Rundown downtown
 - Eyesore buildings – old Sunoco station
- Village sidewalks are rough / plowed snow accum. Cherry St. / 12D
- No community college
- Lack of public transit
- Lack of senior housing
- No elementary school in the Village
- Lack of natural gas on some streets
- Some speeding – loud trucks
- Landfill truck traffic
- Road conditions in Lyonsdale
- Need winter rec. for kids
- Phone and Internet issues outside Village
- Cell phone service not good
- Need a community center
- Easy to pass by Lyons Falls on Route 12.

What Participants would like to see in five years

- Annual winter festival / event – utilize river
- Mill gone - redevelopment or new development
- More niche retail – recreation
 - Kayaks – sales and rentals
 - Old Forge October weekend – portage two miles from Village
 - Flatwater recreation developed
- Center Street (at least) buildings improved
- Sidewalks/roads/homes in good condition – well-maintained
- Vacant lots occupied and generating tax revenue
- Places to camp
- Continued riverfest, drive-it foliage tour, expanded tree lighting and caroling events, ski events, moe-down

Action Steps that participants would take if they had to pick one

- Connect biking / hiking trail on canal – Boonville – Lyons Falls
- Multi-use, Rails to Trails
- Trail development – Burdick’s Crossing to Falls Pharmacy - connect to sidewalks
- Logging industry museum, river interpretive history museum - Lyons Falls History Assoc.
- Joint efforts between Lyons Falls, Port Leyden, and Lyonsdale
- Improve ball fields, picnicking facilities, build pool at Village park, firepit(s), skating rink
- Senior citizen housing
- Recruit grocery store
- Develop community facility at old mill – indoor winter recreation – indoor tennis or racquetball
- Lyons Falls Alive → 501(c) 3
- Interpretive signage
- Community clean-up (in next year) - safety, eyesores

Local Organizations / Potential Partners

Depending on the project and their level of stakeholder interest, these are groups that may be able to supply leadership or provide cash or in-kind support to various community projects.

- Lyons Falls Alive
- Village board
- Lyons Falls Historic Assoc.
- Churches
- Lyonsdale Town Board
- Library board

- S. Lewis Lions
- Knights of Columbus
- Lewis County
- Otis Technologies
- Lyons Falls Fire Department
- Community human resources
- Lyons Falls Alumni Assoc.
- Snowmobile clubs – Brantingham
- ATV clubs
- Lewis County Chamber
- BOCES
- Cooperative Extension
- Boy / Girl Scouts
- Future Farmers of America?
- Local businesses

PART II – RECOMMENDATIONS

1. Physical Improvements

Lyons Falls Alive and the Village have worked on various “sprucing up” projects, most notably the improvements and plantings at Turning Basin Park. This project creates an attractive area to sit while also highlighting local canal history. Continued Village improvements would increase community pride while further improving the Village’s appearance and the image it presents to visitors and potential businesses.

1.1 Erect new Village welcome signs.

A Village welcome sign is generally the community’s first opportunity to communicate the image it wishes to present to visitors, particularly when it has some claim to fame such as being the home of some unique thing or event, or the birthplace of a famous person. The idea of welcome signs was also suggested in a 2007 Lyons Falls Alive community survey. These signs could be placed in State Route 12. They might use a phrase highlighting a unique physical or historical aspect of the Village, or utilize artwork illustrating the Village falls. The Village should work with a good sign maker to design a sign that conveys the desirable image. Most sign makers will take a community’s information and present it with several alternative drawings from which to choose.

Invest in good quality signs and maintain them so they last. Some sign makers also offer a maintenance program where they will provide touch-up work to the sign as needed. Should the cost be prohibitive, the Village could phase in the installation of new Village welcome signs over 2 to 3 years, installing one sign per year at each of the main Village entrances. A price break on each additional sign after the first might also be available.

1.2 Organize a Village clean-up event.

An easy, short-term action would be to organize a Village-wide clean-up day. Could involve brush trimming, planting flowers, cleaning up the park, etc. Such events can help build community pride and can serve as an enjoyable social event. The Village already does a household junk pick-up twice each year (spring and fall). If the community agrees, adding the above activities could enhance community involvement.

1.3 Develop a sidewalk improvement plan

Several complaints were made about the condition of sidewalks in some portions of the Village. Sidewalks can be a significant expense. A sidewalk improvement plan can help Village officials budget sidewalk improvements in phases over a multi-year period.

A Village-appointed committee, or a committee of Lyons Falls Alive volunteers, could work with the Village DPW to inventory the condition of sidewalks in the Village, prioritize those sections in greatest need of improvement, and provide estimated costs. If possible, the Village could then budget a limited number of projects each year. The plan could be presented to the public to ensure that there is public support for such an effort. Sidewalk improvements might also be included as an element of any street repairs or infrastructure projects.

At the same time, the Village may want to examine its sidewalk maintenance policy to see if it is up to date and in keeping with desired practices. The NYS Tug Hill Commission or Lewis County Department of Economic Development and Planning may be able to provide models or assistance.

1.4 Main Street Revitalization

The Village has worked with Snowbelt Housing, Inc. to pursue Small Cities funding for a housing rehabilitation project in the Village. Although unsuccessful, another possible source of funding for property rehabilitation in the Village is the New York Main Street Program, also administered by the Office of Community Renewal. This program provides 50/50 matching funds for façade rehabilitation or stabilization/renovation of downtown commercial properties (including for upper story housing above storefronts). Although the emphasis of the program is on downtown buildings, a small portion of New York Main Street grant can also be used toward public streetscape improvements.

Village officials and interested businesses should meet with staff from Snowbelt Housing, Lewis County Department of Economic Development and Planning, and/or the NYS Tug Hill Commission to determine the level of property owner interest and strategies for pursuing grant funds.

1.5 Turning Basin Park

Recent improvements at Turning Basin Park contribute to the attractiveness of the Village center, provide a relaxing place to sit, and highlight history of the Black River Canal. Future improvements include a gate and walkway access from Center Street.

1.6 Mill Site Redevelopment

The Lewis County Department of Economic Development (LCDC) and Planning and the Lewis County Development Corporation are investigating strategies for redeveloping the site of the former Lyons Falls Pulp & Paper Company. The LCDC has signed a purchase offer for the property and expects to close in early November 2008. Hydro company plans to build new hydro facility and rebuild the power house. LCDC may be able to use availability of low-cost power as an incentive for redevelopment. The site is also in the Empire Zone. There may be an opportunity to provide public viewing access to the falls after new hydro facility is complete in 2-3 years. Any project(s) on that site is likely to be long-term and will require persistence on the part of all parties involved.

1.7 Train Depot Restoration

The Lyons Falls Historical Association is investigating plans to purchase the former train depot, restore it, and then use it as a possible tourist welcome center and museum. They should plan now by obtaining cost estimates for acquisition and redevelopment (see Part III – Funding Sources). If raising local match is a challenge, the group could apply for acquisition funding first, and then apply in a later round for funding to renovate building.

1.8 Water/Wastewater infrastructure

Lewis County is just wrapping up a countywide water system study, which includes an assessment of individual community systems such as Lyons Falls. Overall, the water system is in good shape, and Village officials should review the county report.

The county is also beginning a wastewater study. Lyons Falls seems to be in good shape here as well. The primary issue is a pump house that has not been working properly, although the Village already contracted with an engineering firm and has received their recommendations for correcting the problem.

2. Tourism & Recreation

The Village recognizes the importance of focusing its redevelopment and revitalization to recreation and tourism. To stimulate tourism development and also to help pay for the cost of municipal infrastructure, the Village approved water and sewer easements for the construction of the Edge Motel on Route 12 on the outskirts of the Village. The motel offers 51 units with a restaurant opening later this year and a banquet hall projected for the future.

Located at the junction of the Moose and Black Rivers, Lyons Falls is in a position to capitalize on the recreational opportunities offered by this geographical advantage. Communities all along the Black River have been working together to promote the river as a recreational designation. In 2005, the Black River was designated as one of New York State's inland waterways. Expanding awareness of the river's potential and a growing interest in intermunicipal cooperation to enhance and promote the river led 37 communities to successfully seek an EPF

grant to complete the Black River Blueway Trail Development Plan. As a result of the plan and two subsequent implementation grants, the Village of Lyons Falls received \$9,000 for improvements to the Canal Basin Park. The Lyons Falls Basin Committee and the Village are working together to clean up and preserve the historic turning basin and the series of locks that connected the Village to the Black River Canal. Historically, the canal boats would dock in the Canal Basin to exchange goods or passengers before returning to the Black River via three locks along a short towpath.

With the focus of redeveloping the Village's downtown guiding planning efforts, it is necessary to ensure the appropriate infrastructure, to not only support the existing businesses, but to plan for and encourage future economic growth within the community. Infrastructure investment preserves the market value of the community's physical assets, stabilizing the tax base. Visual improvement also creates pride in one's community and more of a willingness to work together to address other critical needs.

The Village was recently approved for a \$99,000 Rural Business Enterprise Grant for the replacement of the Center Street bridge (culvert) which was constructed over the Canal Basin and the installation of new sidewalks in the immediate area. The bridge is a classic "jack-arch" style bridge which the NYS DOT, by virtue of its length, has classified as a culvert. The bridge (culvert) is severely deteriorated, represents a health and safety hazard to Village residents, and is detrimental to the Village's efforts to revitalize its downtown. The sidewalks are also in poor condition and represent trip hazards to elderly residents and visitors to the downtown.

A Corridor Management Plan for developing and promoting the entire Byway is nearly complete (Prepared by the NYS Tug Hill Commission and the Adirondack North Country Association). The Village does not need to spend a large sum of money on advertising and promotion. With limited resources, it can simply tag onto promotion and marketing efforts for the Scenic Byway as a whole. The most effective promotion, statistically, is word-of-mouth. If the community is proactive and capitalizes on existing opportunities, and visitors have a good experience, they will return and will encourage others to come as well.

Similarly, the Village is located on another regional asset - i.e. the *Black River Blueway Trail*. A regional plan for the waterway has identified a number of projects and strategies to make the river a more attractive destination for recreationists. Lyons Falls has already been the recipient of funding through this program for its Turning Basin Park.

2.1 Install an attractive "Historic Attractions" sign and/or information kiosk.

An attractive information kiosk on Route 12 could encourage travelers to stop for information, after which they may be more likely to venture downtown. Another kiosk in an appropriate downtown location could highlight the local community, its history, and points of interest and local pride. Funding for such a kiosk may be available through the Scenic Byway Program or the Blueway Trail project.

2.2 Develop woodland area adjacent to the Village park.

Bird Watching. Bird watching is a tourist activity that can stimulate significant economic activity. The Village has a large acreage of undeveloped forest sandwiched between the community park and the Black River that may have some potential. The Village should engage the services of a consultant with expertise on birding habitat and develop a plan for enhancing that property as an attractive bird watching area. That plan might then provide the cost estimates and steps necessary to seek grant funding or technical assistance to develop an attractive birding area. Activities might include trail development (to improve access), interpretive signage, a site guide, and habitat enhancements. Visiting birders might patronize local lodging and dining establishments and perhaps purchase outdoor equipment or local food and craft products.

Horse Racing Track. There is an old horse racing track on this parcel that could be enhanced as part of a trail network. There appears to be some historic connection to Constable Hall. Whether this proves true or not, some historic interpretation regarding the track (and the grave of a local racehorse on the property) could provide some historical interest to visitors.

River Access. This wooded property is bordered along one side by the Black River. A viewing deck on the river could provide opportunities for bird watching from the riverbank and for passive viewing enjoyment of the river.

2.3 Develop a local trail plan

Lyons Falls is located near a number of trail systems. Yet, residents felt more could be done to improve linkages to local snowmobile and ATV trails, and that there were opportunities to develop pedestrian trails in the community. They also noted the possibility of trail linkages to Port Leyden and Boonville.

The Lewis County Trail Coordinator is working on a countywide trail plan, and Lyons Falls Alive has already met with him once. Lyons Falls' residents and recreation groups could take the initiative to hold follow-up meetings with the Trail Coordinator, discuss ideas for improved linkages, and then help to speed the process along by drafting their own plan for the Lyons Falls area. The countywide plan may take some time. In preparing its own plan, Lyons Falls could then identify self-help strategies to help them begin implementing some parts of the plan—perhaps in partnership with local clubs. They could also submit their plan for inclusion in the county plan. The Village might then be better positioned as a “gateway” community from which people would access the larger regional trail networks in Tug Hill and the Adirondacks. With this initial plan in place, Lyons Falls could identify its highest priority trail(s) and, if necessary, pursue grant funding to develop or improve those trails. One suggestion was to develop a recreation trail along the Black River from Boonville to Lowville, on which Lyons Falls would also be located.

2.4 Park Improvement Plan

Some recent improvements have already been started at the Community Park pavilion, though participants at the June 17th meeting, and respondents to a 2007 community survey, indicated their desire for additional improvements at the Village park. The Village applied for an

Environmental Protection Fund Parks Grant in 2007, though it was not funded. One reason cited was the lack of a Village recreation plan.

Should the community wish to again pursue grant funding for park development, it should first identify and prioritize the desired improvements. A low cost way to start such an effort is for the Village or some community group to gather public input, develop a plan, and then obtain cost estimates for the desired improvements (The Village should also address Village-wide recreation needs and opportunities). Improvements could be phased in over time depending on the availability of local resources and grant funding. Funding sources might include the Environmental Protection Fund, Iroquois Land Enhancement and Acquisition Fund, or private foundation funding (Pratt-Northam Foundation or Northern New York Community Foundation).

3. Zoning

Several years ago, the Village had begun to work on its zoning with the former Lewis County Planning Director. That effort stalled when she left the county for a new post, leaving the county understaffed for a brief period. However, the Village does have a junk ordinance in place.

The Village should revive that zoning effort with assistance from the Lewis County Dept. of Economic Development and Planning and/or the Tug Hill Commission. As the Village seeks to promote growth and revitalization, its zoning should encourage and facilitate quality growth that serves the vision, needs, and interests of the Village and its residents. Effective zoning can indeed serve as a tool for economic development by minimizing land use conflicts and setting standards that create predictability for potential developers. The Lewis County Comprehensive Plan is projected for completion by the end of 2009, and could provide some guidance in this area.

4. Utilize Partnerships

Depending on their available resources, talents, and areas of interest, different groups may assume leadership of different initiatives, thereby taking a “divide and conquer” approach to community revitalization. Regardless of the project lead, however, groups should look to partner wherever possible. First, this makes more efficient use of limited resources. Secondly, having multiple partners demonstrates community support and strengthens any grant applications. Several groups pooling their cash and in-kind resources also helps to meet the local match requirement for many grants, increasing the amount of funding you can request. In order to establish more regular communication with the Village, Lyons Falls Alive could ask the Village board to appoint a liaison to attend Lyons Falls Alive meetings.

PART III – FUNDING SOURCES

Environmental Protection Fund (EPF)

NOTE. There are several programs under the state EPF. The most relevant programs for Lyons Falls’ purposes are those listed below, which are administered by the NYS Department of State and the NYS Office of Parks, Recreation, and Historic Preservation. Program guidelines and

applications for all categories are generally announced in the spring with a mid-summer deadline.

NYS Department of State

http://nyswaterfronts.com/grantopps_EPF.asp

Local Waterfront Revitalization Program (LWRPP). There are two possible categories of funding under this program. All categories provide 50% funding. Projects related to promoting the Black River or improving scenic or recreational access to the river, in support of implementing the goals of the Black River Blueway Trail Development Plan, are eligible for Blueway Trail funding. The Village has already received some funding from this program for the Turning Basin Park. (A copy of the plan is available at <http://www.tughill.org/BRBlueway.htm>)

The LWRP program also provides funding to community visioning and strategy development, development of a waterfront or Village revitalization plan, and/or interpretation of waterfront resources. Such a plan could focus on broader community revitalization activities, including design work or a redevelopment plan for vacant properties.

NYS Office of Parks, Recreation and Historic Preservation (OPRHP)

www.nysparks.com/grants

Parks Program. A 50% matching grant program for the acquisition or development of parks and recreational facilities for projects to preserve, rehabilitate or restore lands, waters or structures for park, recreation or conservation purposes. Funds may be awarded to municipalities or not-for-profits with an ownership interest, for indoor or outdoor projects and must reflect the priorities established in the New York State Comprehensive Outdoor Recreation Plan (SCORP). This program could be suitable for improvements at Turning Basin Park, Lyons Falls Community Park, or the adjacent woodland property.

Historic Preservation. A 50% matching grant program to improve, protect, preserve, rehabilitate or restore properties listed on the National or State Registers of Historic Places. Funds are available to municipalities or not-for-profits with an ownership interest.

Acquisition Program. A 50% matching grant program for the acquisition of a permanent easement or fee title to lands, waters or structures for use by all segments of the population for park, recreation, conservation or preservation purposes. To be used for all either of the above program areas where acquisition is of a more significant element of the project than development.

Recreational Trails Program (RTP).

NYS Office of Parks, Recreation and Historic Preservation (OPRHP)

www.nysparks.com/grants

An 80% grant program (20% local match) for the acquisition, development, rehabilitation, and maintenance of trails and trail-related projects. Funds are available to non-profit organizations, municipal, state, and federal agencies, Indian tribal governments and other public agencies and authorities. Funded projects must be identified in, or further a specific goal of, the SCORP and must be available to the general public. Source of funds: Federal Highway Administration. Beyond that, the timing and availability of funding for future rounds is dependent on federal legislation and is therefore currently unknown.

Transportation Enhancements Program (TEP)

NYS Department of Transportation (DOT)

<https://www.nysdot.gov/programs/tep>

This is a federal program administered by NYSDOT that provides funding for transportation-related projects of cultural, aesthetic, historic, or environmental significance. Funding is 80% grant and 20% local match. Categories include provision of bicycle and pedestrian facilities; acquisition of scenic easements and scenic or historic sites; provision of safety and educational activities for pedestrians and bicyclists, provision of tourist and welcome center facilities (such as along NYS Route 12); landscaping and other scenic beautification; rehabilitation and operation of historic transportation buildings, structures, or facilities (including historic railroad facilities and canals); and preservation of abandoned railway corridors (including conversion and use for pedestrian and bicycle trails). The timing and availability of funding for future rounds is dependent on federal legislation and is therefore currently unknown.

New York Main Street Program

NYS Office of Community Renewal

www.nymainstreet.org

The New York Main Street Program provides funding for façade renovation (50% funding up to a \$10,000 per building); building stabilization (50% funding up to \$50,000 per bldg.); downtown anchor development (25% funding up to \$100,000 per building); and up to \$25,000 additional funding for streetscape improvements in the project area. Downtown properties of both commercial and residential nature are eligible for funding. A small amount of funding (up to \$25,000) is also available for public streetscape improvements as part of a larger revitalization project addressing facades or building stabilization. The applicant may be a non-profit corporation or unit of local government. The next application deadline is November 13, 2008.

Community Development Block Grant Program (CDBG)

NYS Office of Community Renewal

www.nysocr.org

The annual CDBG program (usually with an April deadline) provides funding for economic development, housing rehabilitation, and public utilities (sewer or water) where the at least 50% of the project benefit goes to people of low-to-moderate income.

The CDBG program also has a Technical Assistance Strategic Planning Grant program that requires a 40% local match for strategic planning efforts. Maximum grants under this program are \$25,000. Lyons Falls did apply to this program previously, but was unsuccessful.

Local Government Efficiency Grants (for shared services)

NYS Department of State
www.dos.state.ny.us/lgss/

Provides 90% funding (requires 10% local cash match) to study or implement opportunities for shared services or functional consolidation between two or more municipalities, counties, school districts, and/or fire districts. Maximum grant awards are determined by the category of project (study or implementation) and the number of municipalities involved. The deadline for the current round is January 14, 2009.

Environmental Restoration and Brownfield Clean Up Programs

NYS Department of State
http://www.nyswaterfronts.com/grantopps_BOA.asp

The **Brownfield Opportunity Area Program (BOA)** provides 90% funding to identify, inventory, and assess brownfield sites within a specified area and to develop a redevelopment plan for those properties. Lewis County is currently writing an application to this program that would focus on brownfield sites in Lyons Falls.

NYS Department of Environmental Conservation
www.dec.ny.gov/chemical/brownfields.html

The **Environmental Restoration Program (ERP)** provides 90% funding to municipalities for investigating and remediating brownfield sites under municipal ownership. This could be a potential source of funding if the Village took ownership of the former Marino's Gas Station & Convenience Store. Unfortunately, there is no funding in that program at this time. However, municipalities may still submit applications in order to be one of the first in line should funds again become available.

The **Brownfields Clean Up Program** provides tax credit incentives to private sector owners of contaminated properties in order to encourage the redevelopment and reuse of those properties. Three tax credits are available: 1) the Brownfield Redevelopment Credit, 2) the Remediated Brownfield Credit for Real Property Taxes, and 3) the Environmental Remediation Insurance Credit.

Land Enhancement and Acquisition Fund (LEAF)

Administered by Iroquois Gas Transmission Company.
www.iroquois.com/CommunityCommitment/communitygrantpgm.asp

Focus areas:

- **Primary Focus Areas:** Environmental Initiatives (Preservation, Enhancement, Education) and Passive Recreation.
- **Secondary Focus Areas:** Historic Preservation, Civic & Community, Targeted Arts and Culture.

The LEAF program could be a good source of funding particularly for outdoor-based projects such as trails, recreation, or pursuing creative uses of the Village owned woodlands adjacent to the community park. Lyons Falls was previously successful in obtaining LEAF funding for the Turning Basin, so the community has a good record of accomplishment with Iroquois.

Iroquois reviews grant requests two times per year. While applications may be submitted at any time, deadlines for the two funding cycles are as follows.

	<u>Application Deadline</u>	<u>Funding Decisions</u>
Cycle One	May 15	June 30
Cycle Two	Nov. 15	Dec. 30

Scenic Byway Program

Adirondack North Country Association (ANCA) and the NYS Dept. of Transportation
www.adirondack.org

As noted, Lyons Falls is located on the Black River Trail Scenic Byway. A Corridor Management Plan (CMP) is currently under development by the Tug Hill Commission in partnership with ANCA, and should be completed in October 2008. Once the CMP is completed and approved, Byway projects along this route will then be eligible for byway implementation funding by working in partnership with ANCA. Byway funding could potentially support signage, kiosks, tourist facilities, or marketing. Check draft CMP documents on the Tug Hill Commission website at <http://www.tughill.org/projects.htm>.

Pratt-Northam Foundation

<http://prattnortham.thrivingdesigns.com>

The Pratt-Northam Foundation, Lowville, is a private foundation that makes grants to non-profit organizations in the Black River Valley from Boonville to Carthage. They have a particular interest in youth, recreation, and cultural projects and activities. The foundation has no regular deadline and requests are taken on an ongoing basis. It is best to first meet with a foundation representative to review their guidelines, discuss a potential project, and to get a better sense of what will strengthen your request in their eyes when they review it.

Northern New York Community Foundation

www.nnycf.org

The NNY Community Foundation, Watertown, funds a great variety of projects in Jefferson, Lewis, and St. Lawrence Counties. The foundation reviews funding requests several times during the year. It is best to first meet with a foundation representative to review their guidelines, discuss a potential project, and to get a better sense of what will strengthen your request in their eyes when they review it.

Empire Zone

Lewis County Department of Economic Development

Projects within the Lewis County Empire Zone (including the former mill site and the train depot) may provide incentives or tax benefits to developers or donors.

Appendix C: Lyons Falls Community Action Plan 2007 Survey and Comments

Forest Presbyterian Church is conducting this survey to investigate possible future projects that people in our community feel needs attention. This should come before the Lyons Falls Community Action Plan as it preceded the plan.

Please return this questionnaire to Forest Church; 4019 Center St., Lyons Falls, or drop it in the box provided at; Forest Finds, Falls Pharmacy, Millie's Great American, Dorrity's Restaurant, or Citizen's Bank, or email us at fpchurch@westelcom.com with your comments.

Please check the answer that comes closest to your opinion and add comments if desired, thank you.

1. Our area needs transportation for people with no cars, or do not drive in the winter or after dark.
_____ yes _____ No Comment: _____

2. If we had transportation available I would give a donation for using it.
_____ yes _____ No Comment: _____

3. Our area needs biking and hiking trails.
_____ yes _____ No Comment: _____

4. Lyons Falls needs more beautification.
_____ yes _____ No Comment: _____

5. Our area needs senior activities.
_____ yes _____ No Comment: _____

6. Our area needs a community center.
_____ yes _____ No Comment: _____

7. I would like to volunteer to help with one or more of the above projects.
_____ yes _____ No Comment: _____

8. I feel Lyons Falls and area needs the following:

Name & Contact Information (optional) _____

Please use the back of questionnaire for further comments, thank you.

Survey Comments

- Welcoming signs at each end of town on Rt.12 really added a lot to Port Leyden when they did that. I think that is a good idea for our town also.
- The young people need biking and hiking trails as there is little for them to do in their spare time.
- The basin project and towpath are wonderful. Can you finish the basin and get the tree out of the water.
- In the past years the Village made a skating rink during the winter months on Edgewood. This would be nice to do again. Perhaps the fire company could help. Young and old would enjoy this. How about a sledding hill for the kids too.
- Free tutoring for children might be a good thing, could be done evenings during the school year in the old manse or library.
- I have told the Village for 15 years that the Village needs a community center.
- Transportation even to do errands like groceries and drug store.
- Encourage people to rid their yards of trash and old cars especially Franklin St.
- Have more people involved not just a few to share the work and responsibility.
- Transportation.....yes a need, or a way to help those people learn how to drive, at no or low cost expenses to them.
- To keep the kids off the street we need to organize activities like basketball, baseball tournaments.
- I feel LF needs more stores, and more jobs.
- Our area needs biking and hiking trails, non motorized trails (only 3 exist in Lewis County, less than 20 miles total.
- LF does need more beautification, requires master plan and coordinator. The ransacked mill needs to be dealt with.
- No beautification will help if the sidewalks stay in such bad condition (Center St.)
- I am most interested in Lyons Falls-Lowville rails to trails project which is dead in the water at this time.
- I have a disabled veteran son who is currently not allowed to drive. This reduces his independence to a great degree.
- The old paper mill needs to be painted and made more attractive
- I don't know what services are available to senior citizens.
- I would like to see more activities for a person in their mid-twenties. Also an indoor fitness center/pool would be ideal for the whole family.
- I would like to volunteer if you have a grant writing committee then I would help out, Verlinda Ruble.
- A place to rent canoes or paddle boats is what our area needs.
- We have a community center at the Library!!
- I would like to volunteer with projects as advisory, John Burrow.
- Lyons Falls needs the following: that remains for a committee of Lyons Falls is Alive to decide.
- LF needs to fix the sidewalks.
- I feel LF needs to fix the holes on the bridge over Black River.
- Transportation for those in need would be great for the economy.

- Exercise is good, regarding bike and hiking trail.
- We need more roads and trails open to 4-wheelers.
- Our area needs biking and hiking trails from Cherry St. to Marino's.
- We need a street light near the DOT on Great American side of the street. It's an unlighted section.
- The efforts made so far have improved things. The mill area is unattractive but I'm not sure what anyone but the owner could do there.
- Continue to maintain and update the facilities at the park.
- Regarding biking and hiking trails there should be strict controls to keep out parties.
- LF beautification.....right now good progress is being made. Keep it up!
- Yes to community center but not dedicated to youth alone.
- I feel LF and area needs to discourage low cost housing for Social Services recipients, to be brought in from elsewhere. They degrade environment and disregard noise and trash disposal. I am not referring to local people.
- Car pooling? Small bus to transport people to Boonville or Lowville shopping-doctor-dentist-AARP meetings etc.
- Improve the old horse racing track and connect park roads.
- Remove the mill. If the steam plant, storage tanks, trestle etc. were removed the parking lot could be a viewing area of the river and the falls. Some houses need fixing up-corner of Gorham St. by the church, etc.
- Need community center; old school? Mill finishing room? Roller skating, dances, recreation hall?
- Feel Lyons Falls needs to bring back 4th of July celebration-fireworks, ballgames, food stands.
- Feel LF needs transportation charter.
- Feel not enough people need transportation.
- Area for biking and hiking; a place where people of all ages get to relax.
- Feel there is plenty of senior activities.
- We need a place besides the park where children of all ages to have fun.
- Comments from Steve and Caroline Matula: God bless the Forest Presbyterian Church!! We hope and pray that people who are able to help with these needs as we are in our 80's and disabled. God Bless Lyons Falls!! No better place in the world. The paper mill is a heart break-I could cry! Relatives and neighbors worked for a living there. The unions for higher pay and pollution expenses drove it out. I hope everyone will appreciate what businesses we have in Lyons Falls and support them. "That old guy Tom Leveque" he does so much for Lyons Falls, he deserves appreciation. We lived here for years, its home, great country and town. We are in our 80's, hanging by a string. So far it's still a blessed home to us. We need a monument sort of sign on Rt. 12, "Lyons Falls Foot hills of the great Adirondack great area to live." "Home of former Georgia Pacific founded by Gould".
- We need welcoming signs at each end of town on Rt. 12, really added a lot to Port Leyden when they did that. I think that is a good idea for our town also.
- I would support a car pool of volunteers to transport folks with transportation needs, Dave Petteys.
- LF needs more flowers and scrubs

- Senior activities; get togethers, parties, picnics etc. Events such a small boat regatta on the basin, block party.
- Need a recreation center with pool (indoor).
- People with medical problems really need transportation around this area.
- Need flowers outside the fence of Village Park. It needs to look more inviting to the children.
- LF needs single parent group to get together and share ideas, have coffee and just talk and understand each other. It's very hard being a single parent and there are a lot of us in the world. We need to help each other, some people do not understand.
- Finish cleaning up the mill. The old Marino's building and others that are dilapidated, unsafe and should be torn down and are not of historical value.
- Feel area needs Waffle House or something that stays open all night.
- Area needs youth activities, not senior activities.
- Feel LF and area needs cleaner environment!!!
- A Day for a Lyons Falls Garage Sale Day.
- Beautiful place to live, we need to have the natural beauty of the river- we need to play off that.
- Many seniors enjoyed Bingo-but that's gone- just like the field days-a tradition that used to be.
- We need a community center as long as it does not become a hangout for kids who are looking for trouble –the kids whose parents are not keeping track of what their own kids are doing.
- I would volunteer to drive someone who needs it, and other projects too, Mary Fawcett.
- Use the “disabled program's” van for transportation
- With the different Village areas and gardens we could have an “adopt a garden program” to water and weed.

Appendix D: Building Condition Survey and Map

BUILDING CONDITION SURVEY

Address: _____ Units: _____

COMPONENT & PROBLEM DESCRIPTION (% of item requiring replacement)	SOUND (0-10%)	MINOR (10-20%)	MAJOR (20-50%)	CRITICAL (>50%)
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PRIMARY BUILDING COMPONENT

<u>COMPONENT:</u>	SOUND	MINOR	MAJOR	CRITICAL
FOUNDATION:				
EXTERIOR WALL STRUCTURE:				
ROOF STRUCTURE:				
FLOOR STRUCTURE:				
STRUCTURAL SUPPORTS:				

MECHANICAL COMPONENTS

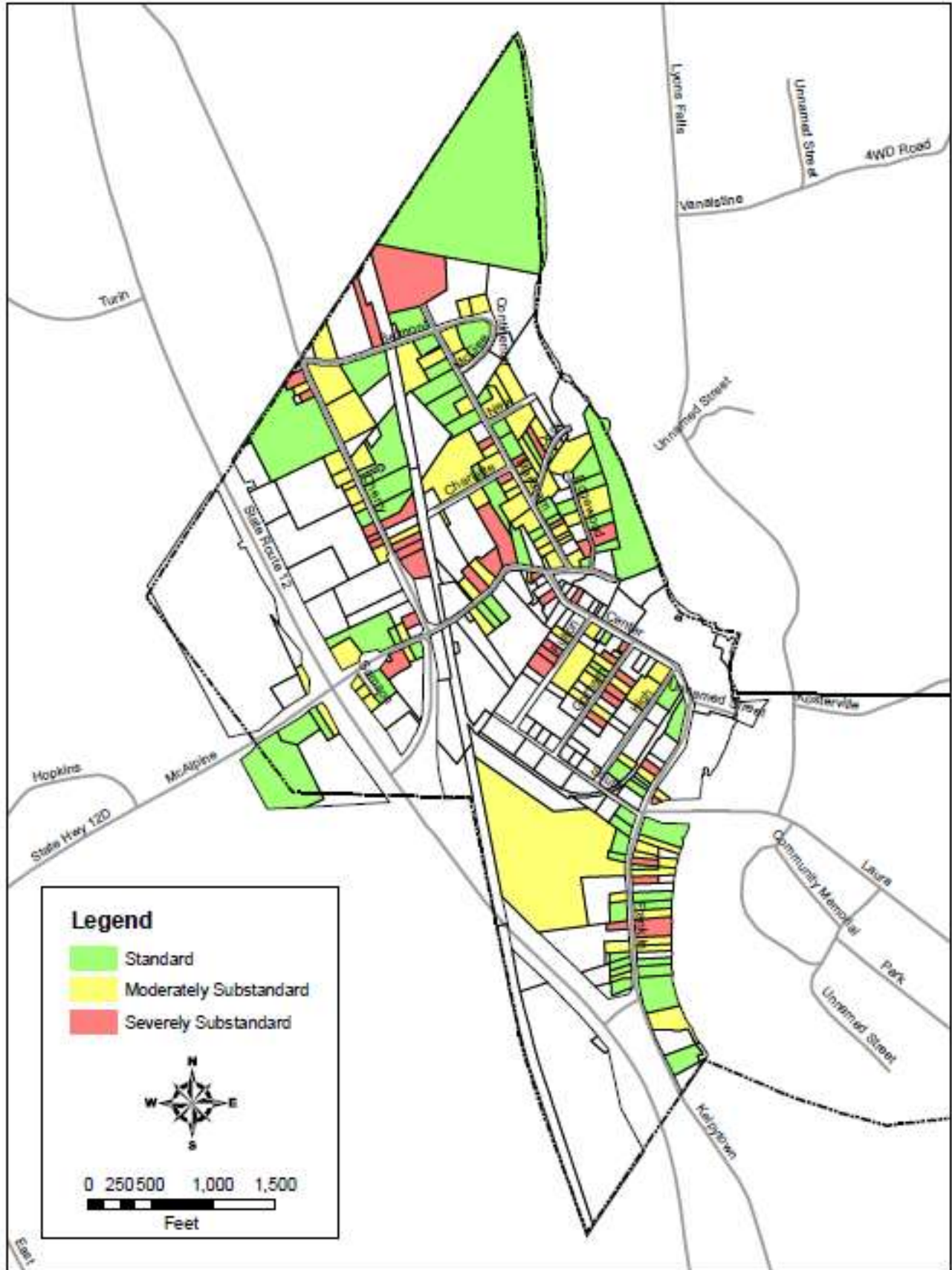
<u>COMPONENT:</u>	SOUND	MINOR	MAJOR	CRITICAL
WINDOWS & DOORS:				
ELECTRICAL SYSTEM:				
PLUMBING:				
HEATING/INSULATION:				
WATER SYSTEM:				
WASTE WATER SYSTEM:				

SECONDARY BUILDING COMPONENTS

<u>COMPONENT</u>	SOUND	MINOR	MAJOR	CRITICAL
SIDING MATERIALS:				
ROOFING MATERIALS:				
PORCHES & EXTERIOR STAIRS:				
CHIMNEYS:				
FLOORING MATERIALS:				
CEILINGS:				
INTERIOR STAIRS & RAILINGS:				
LIGHTING & VENTILATION:				
LEAD-BASED PAINT:				

BUILDING CONDITION RATING

- STANDARD (minor defects requiring routine maintenance). _____
- MODERATELY SUBSTANDARD (2 or 3 MAJOR defects in any COMPONENT) _____
- SEVERELY SUBSTANDARD (3+ CRITICAL defects in any COMPONENT) _____
- DILAPIDATED (3+ CRITICAL defects in a PRIMARY COMPONENT, that requires clearance or cannot be repaired for a reasonable cost) _____



APRIL 10, 2010

COST OPINION FOR CONCEPTUAL SCOPE OF REPAIRS TO:
 4021 MARKUM ST - APT #1
 LYONS FALLS, NY

C. W. AUGUSTINE, INC.
 3470 US HWY 11
 DEKALB JCT, NY 13630

10

1)	CORRECTION OF ELECTRICAL VIOLATIONS - UPDATE ELECTRICAL DISTRIBUTION SYSTEM, GFCI PROTECTION IN BATHROOMS AND KITCHEN, SMOKE AND CARBON MONOXIDE DETECTORS, ALL CIRCUITS AND RECEPTACLES TO BE GROUNDED.	\$4,075,000
2)	PROVIDE "SISTER" JOISTS FOR STRUCTURALLY UNSOUND JOISTS. REINFORCE CARRIER BEAMS/GIRDERS AS NECESSARY, INCLUDING ADDITIONAL COLUMNS AND CONCRETE SUPPORT PADS. POINT/PATCH FOUNDATION AND SEAL ALL MUD SILLS, RIM JOISTS AND RELATED OR ASSOCIATED COMPONENTS. (PRORATED SHARE OF COMMON ELEMENT)	\$2,825,000
3)	REPAIR SIDING AND ROOFING. (PRORATED SHARE OF COMMON ELEMENT)	\$1,450,000
4)	REPLACE FRONT [CONCRETE] STEPS (PRORATED SHARE OF COMMON ELEMENT)	\$3,850,000
5)	INSULATE 2ND FLOOR CEILINGS AND VENTILATE REAR BEDROOM ADDITION ATTIC SPACE.	\$2,825,000
6)	REPLACE TWELVE WINDOWS AND ONE EXTERIOR ENTRY DOOR.	\$5,400,000
	SUBTOTAL	\$20,425,000
II.)	LEAD HAZARD CONTROL WORK - PAINT FILM STABILIZATION OF ALL RADIATORS AND WINDOW TRIM, GENERAL LEAD SAFE WORK PRACTICES, CLEAN TO CLEARANCE	\$4,550,000
	TOTAL ESTIMATED COST FOR ABOVE REPAIRS	\$24,975,000
	ALL WORK TO BE PERFORMED CONSISTENT WITH FEDERAL, TITLE X, LEAD-BASED PAINT REGULATIONS	
	ENERGY STAR RATED APPLIANCES, DOORS, WINDOWS, ETC ARE TO BE SPECIFIED FOR ALL WORK	
	Costs are calculated with unit pricing based upon bids received for like work, from reputable contractors, in the Tri-County area for the period 1/1/05 - 1/1/08 cross referenced to RSMeans Cost Data 2001 and/or Walker's Building Estimator's Reference Book, 22nd Edition. Our bid experience is +/- 5%.	

C. W. AUGUSTINE, INC.
 3470 US HWY 11
 DEKALB JCT, NY 13630

COST OPINION FOR CONCEPTUAL SCOPE OF
 REPAIRS TO:
 4021 MARKUM ST - APT #2
 LYONS FALLS, NY

APRIL 10, 2010

1)	CORRECTION OF ELECTRICAL VIOLATIONS - UPDATE ELECTRICAL DISTRIBUTION SYSTEM. GFCI PROTECTIONS IN BATHROOMS AND KITCHEN, SMOKE AND CARBON MONOXIDE DETECTORS, ALL CIRCUITS AND RECEPTACLES TO BE GROUNDED.	\$3,875.00
2)	PROVIDE "SISTER" JOISTS FOR STRUCTURALLY UNSOUND JOISTS. REINFORCE CARRIER BEAMS/GIRDERS AS NECESSARY, INCLUDING ADDITIONAL COLUMNS AND CONCRETE SUPPORT PADS. POINT/PATCH FOUNDATION AND SEAL ALL MUD SILLS, RIM JOISTS AND RELATED OR ASSOCIATED COMPONENTS. (PRORATED SHARE OF COMMON ELEMENT)	\$2,625.00
3)	REPAIR SIDING AND ROOFING. (PRORATED SHARE OF COMMON ELEMENT)	\$1,150.00
4)	REPLACE FRONT [CONCRETE] STEPS (PRORATED SHARE OF COMMON ELEMENT)	\$3,150.00
5)	INSULATE 2ND FLOOR CEILINGS AND VENTILATE REAR ADDITION ATTIC SPACE.	\$2,125.00
6)	REPLACE SEVEN WINDOWS AND ONE EXTERIOR ENTRY DOOR.	\$3,600.00
7)	REPAIR WATER DAMAGED CEILING FINISHES, PRIME PAINT.	\$1,650.00
	SUBTOTAL	\$18,175.00
	LEAD HAZARD CONTROL WORK - PAINT FILM STABILIZATION OF ALL RADIATORS, CEILINGS AND WINDOW TRIM. GENERAL LEAD SAFE WORK PRACTICES, CLEAN TO CLEARANCE	\$4,750.00
	TOTAL ESTIMATED COST FOR ABOVE REPAIRS	\$22,925.00
	ALL WORK TO BE PERFORMED CONSISTENT WITH FEDERAL, TITLE X, LEAD-BASED PAINT REGULATIONS	
	ENERGY STAR RATED APPLIANCES, DOORS, WINDOWS, ETC ARE TO BE SPECIFIED FOR ALL WORK	
	Costs are calculated with unit pricing based upon bids received for like work, from reputable contractors, in the Tri-County area for the period 1/1/05 - 1/1/08 cross referenced to RSM Means Cost Data 2001 and/or Walker's Building Estimator's Reference Book, 22nd Edition. Our bid experience is +/- 5%.	

C. W. AUGUSTINE, INC.
 3470 US HWY 11
 DEKALB JCT, NY 13630

COST OPINION FOR CONCEPTUAL SCOPE OF
 REPAIRS TO:
 4021 MARKUM ST - APT #3
 LYONS FALLS, NY

APRIL 10, 2010

1)	CORRECTION OF ELECTRICAL VIOLATIONS - UPDATE ELECTRICAL DISTRIBUTION SYSTEM GFCI PROTECTIONS IN BATHROOMS AND KITCHEN, SMOKE AND CARBON MON-OXIDE DETECTORS, ALL CIRCUITS AND RECEPTACLES TO BE GROUNDED.	\$3,875.00
2)	PROVIDE "SISTER" JOISTS FOR STRUCTURALLY UNSOUND JOISTS. REINFORCE CARRIER BEAMS/GIRDERS AS NECESSARY, INCLUDING ADDITIONAL COLUMNS AND CONCRETE SUPPORT PADS. POINT/PATCH FOUNDATION AND SEAL ALL MUD SILLS, RIM JOISTS AND RELATED OR ASSOCIATED COMPONENTS. (PRORATED SHARE OF COMMON ELEMENT)	\$2,825.00
3)	REPAIR SIDING AND ROOFING. (PRORATED SHARE OF COMMON ELEMENT)	\$1,525.00
4)	REPLACE FRONT (CONCRETE) STEPS (PRORATED SHARE OF COMMON ELEMENT)	\$3,850.00
5)	INSULATE 2ND FLOOR CEILINGS	\$1,950.00
6)	REPLACE THIRTEEN WINDOWS AND ONE DOOR.	\$5,600.00
	SUBTOTAL	\$19,625.00
IL)	LEAD HAZARD CONTROL WORK - PAINT FILM STABILIZATION OF ALL RADIATORS AND WINDOW TRIM, GENERAL LEAD-SAFE WORK PRACTICES, CLEAN TO CLEARANCE	\$3,850.00
	TOTAL ESTIMATED COST FOR ABOVE REPAIRS	\$23,475.00
	ALL WORK TO BE PERFORMED CONSISTENT WITH FEDERAL, TITLE X, LEAD-BASED PAINT REGULATIONS	
	ENERGY STAR RATED APPLIANCES, DOORS, WINDOWS, ETC ARE TO BE SPECIFIED FOR ALL WORK	
	Costs are calculated with unit pricing based upon bids received for like work, from reputable contractors, in the Tri-County area for the period 1/1/05 - 1/1/08 cross referenced to RSMeans Cost Data 2001 and/or Walker's Building Estimator's Reference Book, 22nd Edition. Our bid experience is +/- 5%.	

2/25/10

COST OPINION FOR CONCEPTUAL SCOPE OF REPAIRS TO:
 4051 MARKHAM STREET
 LYONS FALLS, NY

C. W. AUGUSTINE, INC.
 3470 US HWY 11
 DEKALB JCT, NY 13630

1)	CORRECTION OF ELECTRICAL VIOLATIONS - REPLACE ENTRANCE, UPDATE ELECTRICAL DISTRIBUTION SYSTEM, GFCI PROTECTION IN BATHROOMS AND KITCHEN, SMOKE AND CARBON MONOXIDE DETECTORS, ALL CIRCUITS AND RECEPTACLES TO BE GROUNDED.	\$5,400.00
2)	REPAIR SIDING AND TRIM COMPONENTS TO A SOUND CONDITION	\$2,500.00
3)	REPAIR AND RECOAT THE METAL ROOF	\$2,900.00
4)	REPLACE 18 WINDOWS	\$6,300.00
5)	RESECURE THE FRONT PORCH CEILING AND REPLACE THE STEPS INCLUDING HANDRAILS.	\$1,350.00
6)	INSTALL DENSE-PACK CELLULOSE INSULATION FOR ALL EXTERIOR WALLS OF THE MAIN STRUCTURE AND INSULATE ALL CEILINGS WITH ATTIC SPACE TO R-49 OR THE MAXIMUM PRACTICAL.	\$3,725.00
7)	REPLACE THE ENTRY DOOR AND THE STORM DOOR AT THE RIGHT SIDE ENTRANCE	\$950.00
8)	REPLACE THE OIL FIRED FURNACE WITH A HIGH EFFICIENCY OIL FIRED FURNACE	\$3,250.00
9)	POINT AND PATCH THE CHIMNEY AND FOUNDATION AS NECESSARY	\$1,050.00
10)	REPLACE THE LAVATORY IN THE SECOND FLOOR BATHROOM.	\$750.00
11)	LEAD HAZARD CONTROL WORK - PAINT FILM STABILIZATION OF ALL EXTERIOR COMPONENT SURFACES, GENERAL LEAD SAFE WORK PRACTICES, CLEAN TO CLEARANCE	\$7,800.00
	IT IS ASSUMED THAT THIS STRUCTURE IS ELIGIBLE FOR LISTING ON THE HISTORIC REGISTER. REPAIRS (PER THE SECRETARY OF THE INTERIOR'S STANDARDS) AND COSTS ARE PREDICATED ON THIS ASSUMPTION.	
	TOTAL ESTIMATED COST FOR ABOVE REPAIRS	\$35,575.00
	ALL WORK TO BE PERFORMED CONSISTENT WITH FEDERAL, TITLE X, LEAD-BASED PAINT REGULATIONS *ENERGY STAR* RATED APPLIANCES, DOORS, WINDOWS, ETC ARE TO BE SPECIFIED FOR ALL WORK	

2/23/10

COST OPINION FOR CONCEPTUAL SCOPE OF REPAIRS TO:
 4075 FRANKLIN STREET
 LYONS FALLS, NY

C. W. AUGUSTINE, INC.
 3470 US HWY 11
 DEKALB JCT, NY 13630

1)	CORRECTION OF ELECTRICAL VIOLATIONS - UPDATE ELECTRICAL DISTRIBUTION SYSTEM, GFCI PROTECTION IN BATHROOMS AND KITCHEN, SMOKE AND CARBON MONOXIDE DETECTORS, ALL CIRCUITS AND RECEPTACLES TO BE GROUNDED	\$4,100.00
2)	DEMO EXISTING MASONRY CHIMNEY AND REPLACE WITH A POWER VENT SYSTEM. RESTORE ALL FINISHES. REPLACE THE OIL FIRED FURNACE WITH A HIGH EFFICIENCY OIL FIRED FURNACE.	\$4,750.00
3)	REHABILITATE BATHROOMS; FIRST FLOOR: REPLACE FIXTURES (ADA TOILET & SHOWER UNIT), REPAIR WATER DAMAGED FLOOR COMPONENTS, INSTALL VINYL FLOORING, SHEET ROCK AND FINISH WALLS. SECOND FLOOR: REPAIR AND REPAINT WALLS, NEW TOILET AND LAVATORY, INSTALL VINYL FLOORING	\$8,000.00
4)	REPLACE EIGHT WINDOWS.	\$2,900.00
5)	REROOF WITH ASPHALT SHINGLES	\$7,325.00
6)	INSTALL DENSE-PACK CELLULOSE INSULATION FOR ALL EXTERIOR WALLS OF THE MAIN STRUCTURE AND INSULATE ALL CEILINGS WITH ATTIC SPACE TO R-38 OR THE MAXIMUM PRACTICAL	\$4,275.00
7)	REPAIR AND REPAINT ALL SOFFIT AND FACIA	\$3,200.00
8)	REPLACE HANDRAILS AT THE BASEMENT AND SECOND FLOOR STAIRWAYS	\$850.00
9)	REPAIR/REPLACE SHEETROCK WALLS AND CEILING FINISHES THROUGHOUT; ALL REPAIRS COMPLETED TO SMOOTH FINISH	\$4,500.00
10)	Replace support columns under the main girder, in the basement. If necessary, jack the main girder to as near its original elevation as is practical prior to installing columns.	
	"Sister" unsound floor joists in basement.	\$2,200.00
11)	LEAD HAZARD CONTROL WORK - PAINT FILM STABILIZATION; WINDOWS AND FRONT PORCH. GENERAL LEAD SAFE WORK PRACTICES, CLEAN TO CLEARANCE	\$5,550.00
	TOTAL ESTIMATED COST FOR ABOVE REPAIRS	\$47,450.00
	ALL WORK TO BE PERFORMED CONSISTENT WITH FEDERAL, TITLE X, LEAD BASED PAINT REGULATIONS	
	ENERGY STAR RATED APPLIANCES, DOORS, WINDOWS, ETC ARE TO BE SPECIFIED FOR ALL WORK	
	Costs are calculated with unit pricing based upon bids received for like work, from reputable contractors, in the Tri-County area for the period 1/1/08 - 1/1/10 cross referenced to RSM Means Cost Data 2009 and/or Walker's Building Estimator's Reference Book, 22nd Edition. Our bid experience is +/- 5%.	

C. W. AUGUSTINE, INC.
 3470 US HWY 11
 DEKALB JCT, NY 13630

COST OPINION FOR CONCEPTUAL SCOPE OF
 REPAIRS TO:
 3966 GORHAM STREET
 LYONS FALLS, NY

FEBRUARY 10, 2010

1)	CORRECTION OF ELECTRICAL VIOLATIONS - UPDATE ELECTRICAL DISTRIBUTION SYSTEM, GFCI PROTECTION IN BATHROOMS AND KITCHEN, SMOKE AND CARBON MONOXIDE DETECTORS, ALL CIRCUITS AND RECEPTACLES TO BE GROUNDED.	\$5,225.00
2)	DEMO EXISTING MASONRY CHIMNEY AND REPLACE WITH AN ALL FUEL STAINLESS STEEL. RESTORE ALL FINISHES.	\$3,850.00
3)	REHABILITATE BATHROOM; REPLACE FIXTURES (ADA TOILET & SHOWER UNIT), REPAIR WATER DAMAGED FLOOR COMPONENTS, INSTALL VINYL FLOORING.	\$5,375.00
4)	REPLACE FOURTEEN WINDOWS.	\$4,200.00
5)	REPLACE ALL SUPPLY AND WASTE PIPING	\$2,750.00
6)	REPLACE BASEMENT STAIRS, COMPLETE WITH HANDRAIL. INSTALL HANDRAIL AT 2ND FLOOR STAIRS.	\$875.00
1L)	LEAD HAZARD CONTROL WORK - PAINT FILM STABILIZATION; WINDOWS AND FRONT PORCH. GENERAL LEAD SAFE WORK PRACTICES, CLEAN TO CLEARANCE.	\$5,350.00
	TOTAL ESTIMATED COST FOR ABOVE REPAIRS	\$27,625.00
	ALL WORK TO BE PERFORMED CONSISTENT WITH FEDERAL, TITLE X, LEAD BASED PAINT REGULATIONS.	
	*ENERGY STAR® RATED APPLIANCES, DOORS, WINDOWS, ETC ARE TO BE SPECIFIED FOR ALL WORK	
	Costs are calculated with unit pricing based upon bids received for like work, from reputable contractors, in the Tri-County area for the period 1/1/05 - 1/1/08 cross referenced to RSMeans Cost Data 2001 and/or Walker's Building Estimator's Reference Book, 22nd Edition. Our bid experience is +/- 5%.	

Appendix F: RCAP Household Characteristics Survey and Analysis



May 17, 2010

Hon. Catherine Liendecker, Mayor
Village of Lyons Falls
6085 McAlpine St.
Lyons Falls, NY 13368

Dear Mayor Liendecker,

As you know, on April 15 I transmitted to the Village a final report on the outcome of the household characteristics survey which was performed in the Village of Lyons Falls between October 2009 and April 2010. While that report indicated that the Village had surpassed the Small Cities CDBG threshold of 51% low to moderate income persons, we later found several summation errors in the program that was used to generate the statistical summary for that final report.

In light of these program errors which were detected, I regret to inform you that based on the survey just conducted, the Village does not in fact surpass the Small Cities income eligibility threshold. I am attaching herewith a corrected printout from the program used to tabulate the data, which shows that the Village as a whole is only 47.79% low to moderate income.

Based on the corrected outcome of this survey effort, the Village of Lyons Falls will *not* be income-eligible to file an application for the Small Cities CDBG program administered by the NYS Office for Community Renewal. Regrettably, my letter of April 15, 2010 addressed to you as mayor of the Village must be rescinded.

I have followed up with additional information for your grantwriter to help explain the source of the errors which were found. Again, please accept my apologies for the incorrect information of a few days ago. If I can be of further assistance, please do not hesitate to give me a call at any time.

Sincerely,

A handwritten signature in black ink that reads "Christian A. Nill".

Christian A. Nill
Sr. Community Development Specialist

cc: Cheryl Shenkle-O'Neill

13 State St., Manchester, NY 14504
Ph: 585.289.3319 • Fx: [same]
www.rcapsolutions.org



April 15, 2010

Hon. Catherine Liendecker, Mayor
Village of Lyons Falls
6085 McAlpine St.
Lyons Falls, NY 13368

RE: Household characteristics survey

Dear Mayor Liendecker,

The purpose of this letter is to transmit to you the final results of the household characteristics survey that was conducted in the Village of Lyons Falls. This final report transmittal includes five (5) attachments: a) a statistical summary of survey outcomes; b) sample survey instrument and survey cover letter(s); c) a description of the survey methodology; d) a copy of the relevant income limits used in this survey; and e) a copy of the relevant community data profile from the 2000 Census, against which the results of this survey may be compared.

This survey was conducted between September 2009 and April 2010. In accordance with the terms of a Community Service Agreement dated Sept. 9, 2009, technical assistance was provided to the Village by RCAP Solutions, Inc. Local coordination (including development of the survey master list, door-to-door and telephone follow-up, and other activities) was provided by the staff of Snow Belt Housing Co., Inc.

The "universe" of households for this survey comprises all 272 living units that are known to exist within the Village at the present time. A master list of households located within the Village of Lyons Falls was developed in October 2009, and revised again in April 2010, by Snow Belt Housing. The household universe utilized in this report is the final household count reported by Snow Belt Housing on April 11, 2010.

The survey methodology that was followed is described in Attachment C. Most survey responses were either mailed in by the respondent or collected through door-to-door follow-up by local volunteers. Although survey response by telephone was not contemplated in the original survey methodology, some responses were collected in this manner by the personnel of Snow Belt Housing. An addendum to the survey methodology in Attachment C describes the telephone procedure that was followed.

13 State St., Manchester, NY 14504
Ph: 585.289.3319 • Fax: 585.289-3319
www.rcapsolutions.org

The completed survey forms that RCAP Solutions has collected and tabulated can be summarized as follows:

Response Rate : 75.00%
Percent Low to Moderate Income Individuals : 57.32%
Median household income : \$33,994

In utilizing this report of income survey outcomes, please note the following:

1. The attached statistical summary is presented in a format compatible with NY Small Cities documentation requirements. In preparing a funding application, this cover letter, along with all five attachments, should be included in the application.
2. This household characteristics survey was undertaken because the LMI data for the Village of Lyons Falls based on the 2000 Census – recorded as 48.1% -- was believed to be an inaccurate representation of current conditions in the Village.
3. In addition to this summary report on the survey effort, I am also enclosing a complete set of original survey returns that were received and tabulated by RCAP Solutions. Current NY Small Cities program guidelines require that the original survey returns remain on file in the offices of the program applicant. In addition, new program guidelines require that copies of the original survey returns be included in a confidential section of the community's program application.

Should you have any questions concerning this household characteristics survey, please do not hesitate to contact me for further clarification.

Sincerely,



Christian A. Nill
Sr. Community Development Specialist

Encl.

cc: Cheryl L. Shenle-O'Neill, Snow Belt Housing Co., Inc.

13 State St., Manchester, NY 14504
Ph: 585.289.3319 • Fax: 585.289-3319
www.rcasolutions.org

Attachment A

Village of Lyons Falls:
Income Survey Statistical Summary

**INCOME SURVEY RESULTS: Village of Lyons Falls CDBG Study Area
(Village Only)**

SURVEY ID:	
MOST RECENT UPDATE:	4/20/2010
TOTAL NUMBER OF HOUSEHOLDS:	272
TOTAL NUMBER OF RESPONSES:	204
RESPONSE RATE:	75.00%
NUMBER LOW/MOD INCOME HOUSEHOLDS:	110
NUMBER HOUSEHOLDS ABOVE LOW/MOD:	94
PERCENT LOW/MOD HOUSEHOLDS:	53.92%
PERCENT NON LOW/MOD HOUSEHOLDS:	46.08%
NUMBER OF INDIVIDUALS:	475
NUMBER OF LOW/MOD INDIVIDUALS:	227
NUMBER OF NON LOW/MOD INDIVIDUALS:	248
PERCENT LOW/MOD INDIVIDUALS:	47.79%
AVERAGE LOW/MOD HOUSEHOLD SIZE:	2.33
AVERAGE NON LOW/MOD HOUSEHOLD SIZE:	2.64
ESTIMATED TOTAL LOW/MOD HOUSEHOLDS:	147
ESTIMATED TOTAL ABOVE LOW/MOD HOUSEHOLDS:	125
ESTIMATED TOTAL LOW/MOD INDIVIDUALS:	303
ESTIMATED TOTAL ABOVE LOW/MOD INDIVIDUALS:	331
NUMBER LOW INCOME HOUSEHOLDS:	50
PERCENT LOW INCOME HOUSEHOLDS:	24.51%
NUMBER LOW INCOME INDIVIDUALS:	90
PERCENT LOW INCOME INDIVIDUALS:	18.95%
ESTIMATED TOTAL INDIVIDUALS:	633
MEDIAN HOUSEHOLD INCOME:	\$33,994

INCOME SURVEY RESULTS: Village of Lyons Falls CDBG Study Area

ADDITIONAL INCOME SURVEY DATA REQUIRED FOR SMALL CITIES REPORTING:

VERY LOW INCOME POPULATION:

NUMBER OF HOUSEHOLDS SURVEYED @ 0- 30% OF HAMFI:	23
PERCENT OF HOUSEHOLDS @ 0-30% OF HAMFI:	11.27%
ESTIMATED TOTAL HOUSEHOLDS @ 0-30% OF HAMFI:	31
NUMBER OF INDIVIDUALS SURVEYED @ 0-30% OF HAMFI:	39
PERCENT OF INDIVIDUALS @ 0-30% OF HAMFI:	8.21%
ESTIMATED TOTAL INDIVIDUALS @ 0-30% OF HAMFI:	52

LOW INCOME POPULATION:

NUMBER OF HOUSEHOLDS SURVEYED @ 31-50% OF HAMFI:	27
PERCENT OF HOUSEHOLDS @ 31-50% OF HAMFI:	13.24%
ESTIMATED TOTAL HOUSEHOLDS @ 31-50% OF HAMFI:	36
NUMBER OF INDIVIDUALS SURVEYED @ 31-50% OF HAMFI:	51
PERCENT OF INDIVIDUALS @ 31-50% OF HAMFI:	10.74%
ESTIMATED TOTAL INDIVIDUALS @ 31-50% OF HAMFI:	68

MODERATE INCOME POPULATION:

NUMBER OF HOUSEHOLDS SURVEYED @ 51-80% OF HAMFI:	80
PERCENT OF HOUSEHOLDS @ 51-80% OF HAMFI:	29.41%
ESTIMATED TOTAL HOUSEHOLDS @ 51-80% OF HAMFI:	80
NUMBER OF INDIVIDUALS SURVEYED @ 51-80% OF HAMFI:	137
PERCENT OF INDIVIDUALS @ 51-80% OF HAMFI:	28.84%
ESTIMATED TOTAL INDIVIDUALS @ 51-80% OF HAMFI:	183

ABOVE LOW/MOD INCOME POPULATION:

NUMBER OF HOUSEHOLDS SURVEYED @ =>81% OF HAMFI:	94
PERCENT OF HOUSEHOLDS @ =>81% OF HAMFI:	46.08%
ESTIMATED TOTAL HOUSEHOLDS @ =>81% OF HAMFI:	125
NUMBER OF INDIVIDUALS SURVEYED @ =>81% OF HAMFI:	248
PERCENT OF INDIVIDUALS @ =>81% OF HAMFI:	52.21%
ESTIMATED TOTAL INDIVIDUALS @ =>81% OF HAMFI:	331

Attachment B

Survey Instrument

Village of Lyons Falls
4059 Cherry St.
Lyons Falls, NY 13368

September 9, 2009

RE: Enclosed Survey

Dear Village Resident:

The Village needs your help! The Village of Lyons Falls is working to revitalize your Village and continue the synergistic effect on the other economic development activities currently underway in your community. As part of this effort, a study is needed for use in applying for Federal funding in the form of a grant for these projects. Future endeavors could include a new culvert on Center Street, park improvements, infrastructure upgrades (i.e. water and/or sewer improvements), downtown revitalization projects, and a potential industrial park. Such funding is needed to keep costs reasonable for residents benefiting from the project.

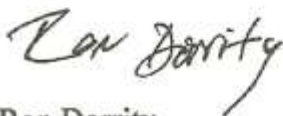
In order for the proposed projects to be eligible for a grant or low interest loan, we must conduct an income survey of those households that would be serviced by the project. This includes your residence whether you own or rent. Everyone needs to be included. Our goal is to calculate the average income per household -- not information about individual households. Your name will not go on the survey form! **THE SURVEY FORM IS TOTALLY CONFIDENTIAL!**

To maintain total confidentiality, the surveys will be tabulated by the Rural Community Assistance Program located in Gardner, Massachusetts. No local officials will see your survey! The only information the Village receives will be the average per household income level for the entire village as a whole.

It is very important that each household respond to the survey as soon as possible. If you fail to respond, the Village and/or the District (in the case of water upgrades) will automatically be ineligible for any State or Federal assistance since we need to have 100% of this data collected.

If you have any questions regarding this survey, please contact Monique Branagan at 315-376-2639 ext. 2. Thank you for your time and consideration.

Sincerely,



Ron Dorrity
Mayor

Snow Belt Housing Company, Inc.

Cheryl L. Shenkle-O'Neill • Executive Director

7500 South State Street • Lowville, New York 13367 • (315) 376-2639 • (315) 376-2518 fax
NYS Relay Service No. - TTD 1-800-662-1220 • e-mail: cheryl@snowbelt.org

March 25, 2010

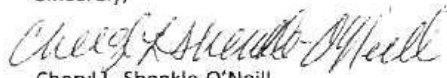
Dear Village of Lyons Falls Resident:

The Village needs your help! The Village is interested in applying for grant funding to replace the Center Street Bridge that crosses the Black River. New York State DOT has told the Village that it is their responsibility to fix the bridge or it will be closed. If this bridge is closed, it will significantly impact the downtown businesses as well as village residents since there will be no traffic allowed to cross the bridge. This is a serious situation that requires immediate attention.

In order to obtain this grant funding the Village must complete an income survey. This survey was started in November of last year and many Village residents responded to the survey which asked questions about household size, age, and income. However, the Village needs to receive as close to a 100% response rate as possible in order to be eligible to apply for this funding. Our goal is to calculate the average income per household -- not information about individual households. Your name will not go on the survey form! **THE SURVEY FORM IS TOTALLY CONFIDENTIAL!** Also the individual surveys are not subject to Freedom of Information Act requirements so the information cannot be publicly disclosed.

Please fill out the enclosed survey and return it to us as soon as possible so that the Village can obtain this funding. If the Village is unable to secure grants, the money must come from the general fund which means increased taxes or increased rents (if you are renting). If you enjoy living in Lyons Falls then please help us by completing the survey. Return the survey by April 4 to Snow Belt Housing in the enclosed stamped envelope. If you have any questions, feel free to contact me at 376-2639, ext. 1. Thank you for your time and consideration.

Sincerely,



Cheryl L. Shenkle-O'Neill
Executive Director

Enclosures



Equal Housing
Opportunity

VILLAGE OF LYONS FALLS

HOUSEHOLD CHARACTERISTICS SURVEY

Please answer all questions completely and accurately.

This information will be used in support of the Village's application for State and Federal assistance to assist in undertaking essential water supply improvements.

This information will be compiled by RCAP Solutions, Inc. in Gardiner, MA, and will remain *strictly confidential*.

(1) Type of dwelling unit (check one)

One-family Two-family Multi-family

(2) Do you own or rent your residence? Own Rent

(3) How many persons, including yourself, live in your household?

_____ Number of Occupants

(4) How many residents living in your household are 62 or older?

_____ Number of residents 62 or older

(5) What is your *total annual household income*? Household income is the total income of all money earners in the household. The figure to be reported should include all earned and unearned income, plus social security, unemployment compensation and retirement income for the year 2008.

_____ Gross household income

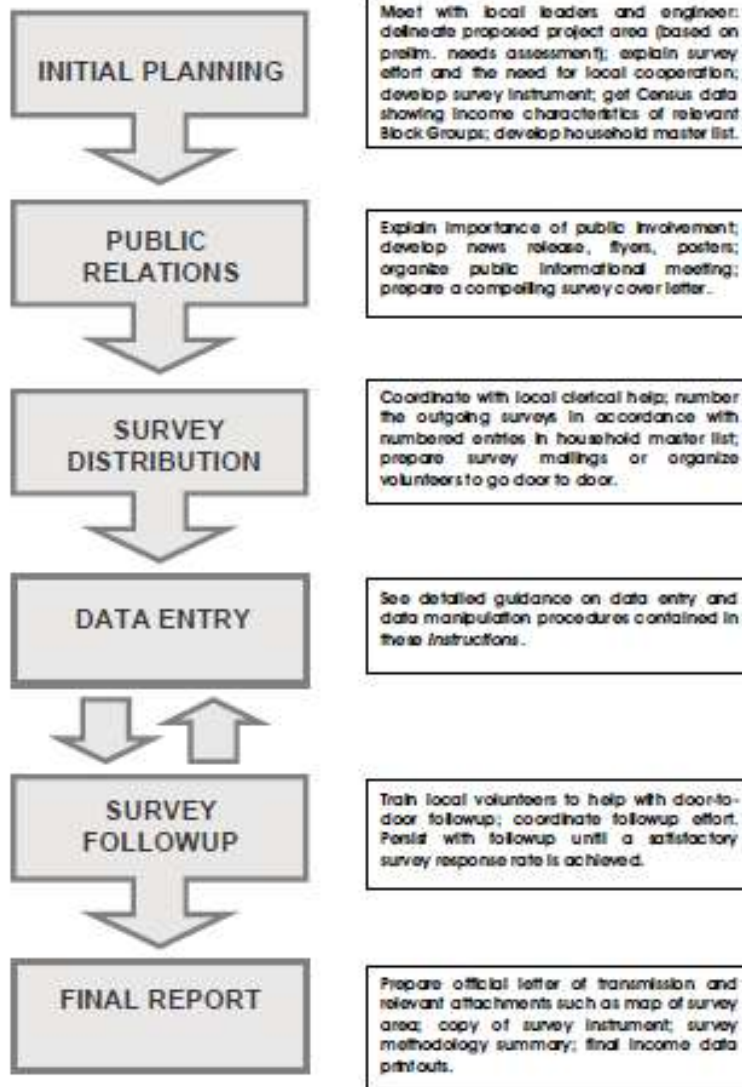
To protect the privacy of this information, please put the survey form in the pre-addressed, stamped envelope provided and seal. The sealed envelope will be opened by data processing staff of RCAP Solutions, Inc.

THANK YOU FOR YOUR COOPERATION!

Attachment C

Survey Methodology

General Methodology for Community Income Surveys



INCOME SURVEY METHODOLOGY



1. Prepare map of project area: A general map outlining the proposed project area needs to be prepared first. The project engineer usually performs this task, in consultation with municipal officials. A master list for the income survey will be prepared on the basis of this map. The map will basically show who's "in" and who's "out" of the project.

2. Obtain authorization to conduct the survey: In some cases it may be necessary to secure prior written authorization from funding agency officials before undertaking an income survey. Your RCAP technical assistance provider can advise you as to whether this will be necessary in your case. Whenever such authorization is required, it is generally wise not to proceed any further with the steps below until the authorization is secured.

3. Prepare survey master list: An accurate master list for the income survey must be assembled, based on the map of the proposed project area. The list must show names and addresses of all residential households in the project area. This includes homeowners as well as occupied rental units. Each household will then be assigned an arbitrary number (numbering them "1" through "n" is generally the easiest), to help in tracking who has responded and who hasn't.

The income survey aims to determine the income level of people who live in the proposed service area. In preparing the master list, DO NOT include any non-residential units such as stores, shops, offices, etc., unless someone also maintains a household there. In multiple dwelling units such as duplexes and apartment buildings, each occupied living unit counts as a unique household. By "occupied," we mean occupied *at the time of the survey*.

Also bear in mind: Each apartment unit, besides being assigned a unique number, must be clearly identified on the master list as to where it is physically located in the building. This is especially important if it is an unnumbered apartment – e.g., one of three unnumbered apartments located above a store. Whoever does followup canvassing door-to-door will need to know exactly which doors to go to.

As you can see, your income survey master list, when completed, will *not* look like a list of service connections, so be careful not to confuse the two. Service connections will include businesses, which we do not want to survey; conversely, duplexes which may represent two or more households would have only one service connection, but we'll need two or more survey responses from them.

4. Publicity: Choose a newspaper of general circulation in the area, as well as perhaps a shopping circular like the Pennysaver. Be sure to submit copy to the news media with sufficient lead time.

5. Public meeting: It's often a good idea to have one, to explain the reason for the income survey, and to answer any questions and allay any concerns regarding the confidentiality of the data to be collected. The RCAP representative can help facilitate this type of meeting.

6. Cover letter: See samples, attached. Especially if you do a mail survey for the "first cut," it is extremely important to prepare a concise but compelling cover letter.

PLEASE NOTE: In all communications with the public (whether by news release, public meeting, or survey cover letter), it is important to explain the general purpose of this survey. **HOWEVER**, it is strictly forbidden to suggest or imply to the public how they should respond to the income question, other than to say that they must report a good-faith, accurate estimate of their total annual household income from all sources for the last complete tax year.

7. Prepare materials: The municipality must supply pre-addressed envelopes and stamps if a mail survey will be done for the first cut. (Also, even when going door-to-door, a few respondents will insist on mailing in their survey.)

8. Select and train canvassers: Local volunteers (4-8, depending on the size of the survey area) need to be assembled to help with door-to-door canvassing. The RCAP Solutions representative will meet with this group to provide vital information regarding survey technique.

9. Conduct survey: In doing the door-to-door part, make sure everyone does the canvassing at an appropriate time of day when people are more likely to be home.

10. Data collection and tabulation: This will be performed by RCAP Solutions, using a database program designed for this purpose. RCAP Solutions will provide interim data summaries as needed to help in tracking the response rate and to determine the need for additional followup.

11. Followup: As needed, generally door-to-door, until a sufficiently high response rate is attained.

12. Final report: RCAP Solutions, Inc. will render a final report once we have an adequate response rate (generally, 75-90%, depending on the size of the survey area). After all is said and done (and depending, of course, on factors such as the availability of volunteer help), it can take anywhere from 1 to 3 months between launching a survey and obtaining a final report.

13. VERY IMPORTANT: If the income survey administered by RCAP Solutions, Inc. is to be used to support an application for NY Small Cities Community Development Block Grant funding, and if said application is successful in winning any amount of CDBG funding, then the city, town or village receiving said grant funding will be required by NYSOCR to retain any and all income survey records (including all original survey questionnaires completed by local residents) *within the offices of said municipality*. Under these circumstances, RCAP Solutions cannot be held responsible for protecting the confidentiality of survey records once they have been surrendered.

See Methodology Addendum on following page.

Survey Methodology Addendum: **Telephone Surveys**

In addition to the income survey methodology described in the preceding pages, during the survey follow-up phase a number of household responses were collected by telephone. All telephone retrieval of survey responses was performed by personnel of Snow Belt Housing Co., Inc. In each case, the Snow Belt Housing staff member strictly adhered to the following procedure in conducting the telephone call:

The call was made and the household was read the survey questions exactly as stated on the survey form. The household was told we were asking for the annual household income for all household members. If they didn't know the exact amount they were asked for a good faith estimate. If they still did not know they were asked if the income was below or above the income range for their household size. In most cases this jogged their memory so they could remember and answer with a good faith estimate. In two cases the household gave us a monthly amount which was noted on the survey form. In one case the household was not sure and actually called us back to give us the exact figure.

I/we hereby attest that this is a true and accurate description of the manner in which each and every instance of telephone retrieval of income survey responses was performed.

Cheryl L. Shenkle-O'Neill
Executive Director, Snow Belt Housing Co., Inc.

Attachment D

Income Limits Used in this Survey

----- I N C O M E L I M I T S -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON	9 PERSON
Columbia County, NY FY 2009 MFI: 65400	30% OF MEDIAN VERY LOW INCOME LOW-INCOME	13700 22900 36600	15700 26150 41850	17650 29450 47050	19600 32700 52300	21150 35300 56500	22750 37950 60650	24300 40550 64850	25850 43150 69050
Cortland County, NY FY 2009 MFI: 56800	30% OF MEDIAN VERY LOW INCOME LOW-INCOME	11950 19900 31800	13650 22700 36350	15350 25550 40900	17050 28400 45450	18400 30650 49100	19800 32950 52700	21150 35200 56350	22500 37500 60000
Delaware County, NY FY 2009 MFI: 51700	30% OF MEDIAN VERY LOW INCOME LOW-INCOME	11500 19200 30750	13150 21950 35100	14800 24700 39500	16450 27450 43900	17750 29650 47400	19100 31850 50900	20400 34050 54450	21700 36250 57950
Essex County, NY FY 2009 MFI: 55200	30% OF MEDIAN VERY LOW INCOME LOW-INCOME	11600 19300 30900	13250 22100 35300	14900 24850 39750	16550 27600 44150	17850 29800 47700	19200 32000 51200	20500 34200 54750	21850 36450 58300
Franklin County, NY FY 2009 MFI: 50200	30% OF MEDIAN VERY LOW INCOME LOW-INCOME	11500 19200 30750	13150 21950 35100	14800 24700 39500	16450 27450 43900	17750 29650 47400	19100 31850 50900	20400 34050 54450	21700 36250 57950
Fulton County, NY FY 2009 MFI: 50900	30% OF MEDIAN VERY LOW INCOME LOW-INCOME	11500 19200 30750	13150 21950 35100	14800 24700 39500	16450 27450 43900	17750 29650 47400	19100 31850 50900	20400 34050 54450	21700 36250 57950
Genesee County, NY FY 2009 MFI: 59200	30% OF MEDIAN VERY LOW INCOME LOW-INCOME	13050 21750 34800	14900 24850 39750	16800 27950 44750	18650 31050 49700	20150 33550 53700	21650 36000 57650	23150 38500 61650	24600 41000 65600
Greene County, NY FY 2009 MFI: 57500	30% OF MEDIAN VERY LOW INCOME LOW-INCOME	12100 20150 32200	13800 23000 36800	15550 25900 41400	17250 28750 46000	18650 31050 49700	20000 33350 53350	21400 35650 57050	22750 37950 60700
Hamilton County, NY FY 2009 MFI: 52100	30% OF MEDIAN VERY LOW INCOME LOW-INCOME	11500 19200 30750	13150 21950 35100	14800 24700 39500	16450 27450 43900	17750 29650 47400	19100 31850 50900	20400 34050 54450	21700 36250 57950
Jefferson County, NY FY 2009 MFI: 51200	30% OF MEDIAN VERY LOW INCOME LOW-INCOME	11500 19200 30750	13150 21950 35100	14800 24700 39500	16450 27450 43900	17750 29650 47400	19100 31850 50900	20400 34050 54450	21700 36250 57950
Lewis County, NY FY 2009 MFI: 50200	30% OF MEDIAN VERY LOW INCOME LOW-INCOME	11500 19200 30750	13150 21950 35100	14800 24700 39500	16450 27450 43900	17750 29650 47400	19100 31850 50900	20400 34050 54450	21700 36250 57950

Attachment E

Village of Lyons Falls:
Census 2000 Data Profile

LMI = 48.1%

Table DP-1. Profile of General Demographic Characteristics: 2000

Geographic area: Lyons Falls village, New York

[For information on confidentiality protection, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
Total population	591	100.0	HISPANIC OR LATINO AND RACE		
SEX AND AGE			Total population	591	100.0
Male.....	310	52.5	Hispanic or Latino (of any race).....	1	0.2
Female.....	281	47.5	Mexican.....	1	-
Under 5 years.....	43	7.3	Puerto Rican.....	1	0.2
5 to 9 years.....	29	4.9	Cuban.....	-	-
10 to 14 years.....	35	5.9	Other Hispanic or Latino.....	-	-
15 to 19 years.....	54	9.1	Not Hispanic or Latino.....	590	99.8
20 to 24 years.....	34	5.8	White alone.....	584	98.8
25 to 34 years.....	60	10.2	RELATIONSHIP		
35 to 44 years.....	79	13.4	Total population	591	100.0
45 to 54 years.....	98	16.6	In households.....	591	100.0
55 to 59 years.....	37	6.3	Householder.....	238	40.3
60 to 64 years.....	23	3.9	Spouse.....	116	19.6
65 to 74 years.....	55	9.3	Child.....	178	30.1
75 to 84 years.....	35	5.9	Own child under 18 years.....	127	21.5
85 years and over.....	9	1.5	Other relatives.....	21	3.6
Median age (years).....	40.0	(X)	Under 18 years.....	7	1.2
18 years and over.....	451	76.3	Nonrelatives.....	38	6.4
Male.....	226	38.2	Unmarried partner.....	22	3.7
Female.....	225	38.1	In group quarters.....	-	-
21 years and over.....	422	71.4	Institutionalized population.....	-	-
62 years and over.....	118	20.0	Noninstitutionalized population.....	-	-
85 years and over.....	99	16.8	HOUSEHOLD BY TYPE		
Male.....	40	6.8	Total households	238	100.0
Female.....	59	10.0	Family households (families).....	157	66.0
RACE			With own children under 18 years.....	64	26.9
One race.....	588	99.5	Married-couple family.....	116	48.7
White.....	584	98.8	With own children under 18 years.....	42	17.6
Black or African American.....	-	-	Female householder, no husband present.....	28	11.8
American Indian and Alaska Native.....	-	-	With own children under 18 years.....	12	5.0
Asian.....	-	-	Nonfamily households.....	81	34.0
Asian Indian.....	-	-	Householder living alone.....	66	27.7
Chinese.....	-	-	Householder 65 years and over.....	40	16.8
Filipino.....	-	-	Households with individuals under 18 years.....	69	29.0
Japanese.....	-	-	Households with individuals 65 years and over.....	77	32.4
Korean.....	-	-	Average household size.....	2.48	(X)
Vietnamese.....	-	-	Average family size.....	3.01	(X)
Other Asian ¹	-	-	HOUSING OCCUPANCY		
Native Hawaiian and Other Pacific Islander.....	-	-	Total housing units	294	100.0
Native Hawaiian.....	-	-	Occupied housing units.....	238	81.0
Guamanian or Chamorro.....	-	-	Vacant housing units.....	56	19.0
Samoan.....	-	-	For seasonal, recreational, or		
Other Pacific Islander ²	-	-	occasional use.....	4	1.4
Some other race.....	4	0.7	Homeowner vacancy rate (percent).....	5.4	(X)
Two or more races.....	3	0.5	Rental vacancy rate (percent).....	16.0	(X)
Race alone or in combination with one			HOUSING TENURE		
or more other races: ³			Occupied housing units	238	100.0
White.....	587	99.3	Owner-occupied housing units.....	159	66.8
Black or African American.....	-	-	Renter-occupied housing units.....	79	33.2
American Indian and Alaska Native.....	2	0.3	Average household size of owner-occupied units.....	2.60	(X)
Asian.....	-	-	Average household size of renter-occupied units.....	2.25	(X)
Native Hawaiian and Other Pacific Islander.....	-	-			
Some other race.....	5	0.8			

- Represents zero or rounds to zero. (X) Not applicable.

¹ Other Asian alone, or two or more Asian categories.

² Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

³ In combination with one or more of the other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000.

APPENDICES

Table DP-2. Profile of Selected Social Characteristics: 2000

Geographic area: Lyons Falls village, New York

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
SCHOOL ENROLLMENT			NATIVITY AND PLACE OF BIRTH		
Population 3 years and over enrolled in school	128	100.0	Total population	563	100.0
Nursery school, preschool	2	1.6	Native	559	99.3
Kindergarten	6	4.7	Born in United States	557	98.9
Elementary school (grades 1-8)	67	52.3	State of residence	516	91.7
High school (grades 9-12)	43	33.6	Different state	41	7.3
College or graduate school	10	7.8	Born outside United States	2	0.4
EDUCATIONAL ATTAINMENT			Foreign born	4	0.7
Population 25 years and over	375	100.0	Entered 1990 to March 2000	-	-
Less than 9th grade	7	1.9	Naturalized citizen	2	0.4
9th to 12th grade, no diploma	44	11.7	Not a citizen	2	0.4
High school graduate (includes equivalency)	176	46.9	REGION OF BIRTH OF FOREIGN BORN		
Some college, no degree	47	12.5	Total (excluding born at sea)	4	100.0
Associate degree	32	8.5	Europe	4	100.0
Bachelor's degree	33	8.8	Asia	-	-
Graduate or professional degree	36	9.6	Africa	-	-
Percent high school graduate or higher	86.4	(X)	Oceania	-	-
Percent bachelor's degree or higher	18.4	(X)	Latin America	-	-
MARITAL STATUS			Northern America	-	-
Population 15 years and over	454	100.0	LANGUAGE SPOKEN AT HOME		
Never married	116	25.6	Population 5 years and over	525	100.0
Now married, except separated	235	51.8	English only	511	97.3
Separated	10	2.2	Language other than English	14	2.7
Widowed	51	11.2	Speak English less than "very well"	2	0.4
Female	39	8.6	Spanish	5	1.0
Divorced	42	9.3	Speak English less than "very well"	-	-
Female	19	4.2	Other Indo-European languages	9	1.7
GRANDPARENTS AS CAREGIVERS			Speak English less than "very well"	2	0.4
Grandparent living in household with one or more own grandchildren under 18 years	4	100.0	Asian and Pacific Island languages	-	-
Grandparent responsible for grandchildren	-	-	Speak English less than "very well"	-	-
VETERAN STATUS			ANCESTRY (single or multiple)		
Civilian population 18 years and over	416	100.0	Total population	563	100.0
Civilian veterans	82	19.7	Total ancestries reported	677	120.2
DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION			Arab	-	-
Population 5 to 20 years	123	100.0	Czech ¹	3	0.5
With a disability	7	5.7	Danish	9	1.6
Population 21 to 64 years	302	100.0	Dutch	37	6.6
With a disability	72	23.8	English	99	17.6
Percent employed	51.4	(X)	French (except Basque) ¹	71	12.6
No disability	230	76.2	French Canadian ¹	2	0.4
Percent employed	82.6	(X)	German	150	26.6
Population 65 years and over	98	100.0	Greek	-	-
With a disability	38	38.8	Hungarian	9	1.6
RESIDENCE IN 1995			Irish ¹	108	18.8
Population 5 years and over	525	100.0	Italian	27	4.8
Same house in 1995	388	73.9	Lithuanian	-	-
Different house in the U.S. in 1995	131	25.0	Norwegian	-	-
Same county	101	19.2	Polish	48	8.5
Different county	30	5.7	Portuguese	-	-
Same state	25	4.8	Russian	4	0.7
Different state	5	1.0	Scotch-Irish	13	2.3
Elsewhere in 1995	6	1.1	Scottish	14	2.5
			Slovak	-	-
			Subsaharan African	-	-
			Swedish	-	-
			Swiss	6	1.1
			Ukrainian	-	-
			United States or American	2	0.4
			Welsh	41	7.3
			West Indian (excluding Hispanic groups)	-	-
			Other ancestries	36	6.4

-Represents zero or rounds to zero. (X) Not applicable.

¹The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.

Source: U.S. Bureau of the Census, Census 2000.

2.

U.S. Census Bureau

APPENDICES

Subject	Number	Percent	Subject	Number	Percent
Total housing units	288	100.0	OCCUPANTS PER ROOM		
UNITS IN STRUCTURE			Occupied housing units.....	233	100.0
1-unit, detached.....	199	69.1	1.00 or less.....	223	95.7
1-unit, attached.....	8	2.8	1.01 to 1.50.....	7	3.0
2 units.....	15	5.2	1.51 or more.....	3	1.3
3 or 4 units.....	29	10.1			
5 to 9 units.....	5	1.7	Specified owner-occupied units.....	138	100.0
10 to 19 units.....	13	4.5	VALUE		
20 or more units.....	-	-	Less than \$50,000.....	62	44.9
Mobile home.....	19	6.6	\$50,000 to \$99,999.....	72	52.2
Boat, RV, van, etc.....	-	-	\$100,000 to \$149,999.....	4	2.9
			\$150,000 to \$199,999.....	-	-
YEAR STRUCTURE BUILT			\$200,000 to \$299,999.....	-	-
1999 to March 2000.....	-	-	\$300,000 to \$499,999.....	-	-
1995 to 1998.....	3	1.0	\$500,000 to \$999,999.....	-	-
1990 to 1994.....	4	1.4	\$1,000,000 or more.....	-	-
1980 to 1989.....	18	6.3	Median (dollars).....	52,900	(X)
1970 to 1979.....	18	6.3			
1960 to 1969.....	8	2.8	MORTGAGE STATUS AND SELECTED		
1940 to 1959.....	44	15.3	MONTHLY OWNER COSTS		
1939 or earlier.....	193	67.0	With a mortgage.....	75	54.3
			Less than \$300.....	-	-
ROOMS			\$300 to \$499.....	14	10.1
1 room.....	2	0.7	\$500 to \$699.....	25	18.1
2 rooms.....	3	1.0	\$700 to \$999.....	28	20.3
3 rooms.....	32	11.1	\$1,000 to \$1,499.....	8	5.8
4 rooms.....	35	12.2	\$1,500 to \$1,999.....	-	-
5 rooms.....	34	11.8	\$2,000 or more.....	-	-
6 rooms.....	46	16.0	Median (dollars).....	692	(X)
7 rooms.....	62	21.5	Not mortgaged.....	63	45.7
8 rooms.....	44	15.3	Median (dollars).....	298	(X)
9 or more rooms.....	30	10.4			
Median (rooms).....	8.3	(X)	SELECTED MONTHLY OWNER COSTS		
			AS A PERCENTAGE OF HOUSEHOLD		
			INCOME IN 1999		
Occupied housing units.....	233	100.0	Less than 15.0 percent.....	59	42.8
YEAR HOUSEHOLDER MOVED INTO UNIT			15.0 to 19.9 percent.....	23	16.7
1999 to March 2000.....	34	14.6	20.0 to 24.9 percent.....	20	14.5
1995 to 1998.....	41	17.6	25.0 to 29.9 percent.....	14	10.1
1990 to 1994.....	27	11.6	30.0 to 34.9 percent.....	10	7.2
1980 to 1989.....	40	17.2	35.0 percent or more.....	12	8.7
1970 to 1979.....	40	17.2	Not computed.....	-	-
1969 or earlier.....	51	21.9			
			Specified renter-occupied units.....	79	100.0
VEHICLES AVAILABLE			GROSS RENT		
None.....	6	2.6	Less than \$200.....	5	6.3
1.....	102	43.8	\$200 to \$299.....	5	6.3
2.....	90	38.6	\$300 to \$499.....	37	46.8
3 or more.....	35	15.0	\$500 to \$749.....	23	29.1
			\$750 to \$999.....	-	-
HOUSE HEATING FUEL			\$1,000 to \$1,499.....	-	-
Utility gas.....	7	3.0	\$1,500 or more.....	-	-
Bottled, tank, or LP gas.....	11	4.7	No cash rent.....	9	11.4
Electricity.....	17	7.3	Median (dollars).....	418	(X)
Fuel oil, kerosene, etc.....	187	80.3			
Coal or coke.....	-	-	GROSS RENT AS A PERCENTAGE OF		
Wood.....	11	4.7	HOUSEHOLD INCOME IN 1999		
Solar energy.....	-	-	Less than 15.0 percent.....	18	22.8
Other fuel.....	-	-	15.0 to 19.9 percent.....	4	5.1
No fuel used.....	-	-	20.0 to 24.9 percent.....	7	8.9
			25.0 to 29.9 percent.....	-	-
SELECTED CHARACTERISTICS			30.0 to 34.9 percent.....	7	8.9
Lacking complete plumbing facilities.....	2	0.9	35.0 percent or more.....	32	40.5
Lacking complete kitchen facilities.....	2	0.9	Not computed.....	11	13.9
No telephone service.....	13	5.6			

Appendix G: BOA Pre-Nomination Study

Lyons Falls Opportunity Area BOA Pre-Nomination Study



Prepared for the Village of Lyons Falls and County of Lewis

By the Lewis County Department of Economic Development and Planning

February 2009

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Community Overview and Description

The Village of Lyons Falls is a small community located in southern Lewis County. Situated at the junction of the Moose and Black Rivers, Lyons Falls has an estimated population of only 546. This is a decrease from 591 in 2000 and 698 in 1990. Lyons Falls is predominantly a residential community now, but for over 100 years it was a manufacturing stronghold for Lewis County. In 2001, the Lyons Falls Pulp & Paper Mill closed and the mill site now sits vacant and dilapidated along Center Street in the heart of the village. As a result of the closure, people of working age have been leaving the village, leaving behind an older, poorer population.

Lyons Falls was a small hamlet for many years, until 1855, when it became a terminal for the Black River Canal. The canal from Rome to Lyons Falls created new opportunities for commodities transportation from northern New York to city markets. In 1867, the Black River Railroad was established, which further added to the village's population and trade center significance. By 1900, the population of Lyons Falls had grown to 470, and by 1960, the population had risen to 887. However, over the last 40 years, the population has dropped almost 50% and according to the 2000 Census, the population was only 563. The 2007 estimated population was even lower at 546.

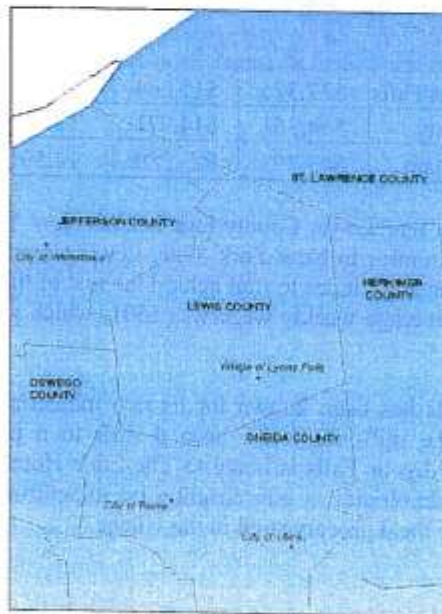


Figure 1. Lyons Falls BOA Study Area and Community Context Map

The village is experiencing economic hardships. According to the 2000 Census, the median household income of the village is \$27,375, which is significantly below the 2000 Lewis County median household income of \$34,361; the state median household income at that time was \$43,393. The unemployment rate in 2000 was 5.2%, which was slightly higher than Lewis County's unemployment rate of 5.1%. Employment opportunities are now much more limited in the area and most people are forced to travel south to Utica or Rome, or north to Watertown. Figure 1 shows the geographic location of the village in context with the surrounding counties.

According to the 2000 Census, 16.7% of village residents had incomes that fell below the poverty level and 48% were considered low- to moderate-income. These percentages increased significantly from the 1990 Census, in which 10.2% of village residents were below poverty level and 32.1% were considered low- to moderate-income. Approximately 20% of the population was over the age of 62, reflecting a demographic pattern characteristic of other upstate rural communities with an aging population. Table 1 compares some socioeconomic indicators of the village to Lewis County and New York State.

	Median Household Income	Per Capita Income	% Individuals Below Poverty	LMI Population
Village of Lyons Falls	\$27,375	\$17,204	16.70%	48.10%
Lewis County	\$34,361	\$14,971	13.20%	43.70%
New York State	\$43,393	\$23,389	14.50%	43.50%

It is important to stress that Lewis County lags behind New York State economically. Compared with other counties in New York State, Lewis County had the 2nd lowest per capita income in 2000 and continues to trail behind the rest of the state and the nation. In 2007, Lewis County's average weekly wage was \$591, which was in the bottom five of the state's 62 counties.

Historically, Lyons Falls has been known for its rich industrial employment; however, since the closure of the mill, there has been a shift to a predominantly residential community. Currently, Lyons Falls is home to The Edge Hotel, the largest hotel in the county and to Otis Technologies, a gun cleaning manufacturing business that employs 140 people. There is no local grocery store in the village.

Project Overview and Description

The proposed 627-acre Lyons Falls BOA project area encompasses the entire Village of Lyons Falls. There are four underutilized and potential brownfield sites within the village. The largest brownfield is the former Lyons Falls Pulp & Paper Mill, which is situated on a 10-acre site along the Black River. This site has potential to be an economic catalyst for the community, as well as Lewis County, and plans are being developed to remediate and redevelop this site for future industrial use. Having once been the employment site for over 500 locals, the village and county have made redeveloping the site an economic development priority. The Lewis County Comprehensive Economic Development Strategy (CEDS) Committee identified redevelopment of the Lyons Falls Pulp and Paper site as the number one economic development priority for the county. The Lewis County Development Corporation (LCDC) plans to acquire the property in early 2009 and redevelop the property to a "shovel ready" industrial park. The draft County Comprehensive Plan recommends the county investigate the potential for an alternative energy park that could provide tenants with low-cost power. The location of this brownfield site, adjacent to an existing hydro-power plant, supports the recommended "green" industrial park. Ultimately, the county hopes to establish employment for a minimum of 100 individuals at this site.



Figure 2. Lyons Falls Pulp and Paper Mill.

In addition to the economic needs for redeveloping the mill site, the existing buildings at this site are contaminated with asbestos and some are beginning to collapse into the Black River. The redevelopment of this site will improve the environmental quality of this portion of the village and the Black River.

The former Alaskan Oil property, located at the corner of Cherry Street and McAlpine Street, is a former fueling station that has a spill history. While the 0.25-acre property is no longer involved in the New York State Voluntary Cleanup Program, it is being managed under Spill Number 9606189 through the Department of Environmental Conservation. There has been no further cleanup of this site and it has sat idle for many years. It is situated on a corner lot adjacent to the former Great American supermarket. The location of these two vacant buildings is ideal for future commercial growth. Located just outside of the downtown area, redevelopment of these sites would be an economic benefit for the community.



Figure 3. Intersection of McAlpine and Cherry Streets.

The former Agway on Franklin Street is a former fueling station with a history of spills. This 1.2-acre property is sitting vacant at this time. There have been no environmental studies of the property to determine if there is additional contamination at the site. There have been recorded spills, but the Department of Environmental Conservation does not have an active record for this site.

The former school building located on McAlpine Street in the village is contaminated with asbestos; there are no other known environmental contaminants at the site. Because of its size (22,000 square feet and two stories) and central location on a five-acre lot in the village, its redevelopment is vital to the revitalization of the community.

In addition to the four sites listed above, the former Great American supermarket currently sits vacant on the corner across from the former Alaskan Oil gas station. The grocery store closed in 2007 and has sat idle since. The loss of the grocery store further reduced the tax base and left the village residents without access to essential goods. The property was purchased in January 2009 by a developer interested in renovating the structure and opening a new grocery store. Figure 3 shows the location of the former Alaskan Oil property.

The residents of the village lack sufficient disposable income to justify significant new investment and the retail/commercial variety in Lyons Falls is limited. The downtown business district includes a hardware store, a farm/feed store, hair salon, appliance/gun shop, bank, liquor store, two restaurants, bar, pharmacy and two churches. All of the businesses are quite small and employ three people or less. Because village residents are required to travel to another village or town for groceries, they shop for other things, go out to eat, and spend their dollars elsewhere.

There is a 33% commercial vacancy rate in the downtown and many former commercial properties in the downtown have been converted to residential uses. Because the village has no zoning, there is no legal means of maintaining commercial uses in the downtown. For this reason, zoning is necessary for the revitalization of this village.

The Village of Lyons Falls has great potential to become, once again, an employment center for the county. Having once been a center for industry in the county and region, the village is looking to reclaim the vitality it once experienced. The village plans to study potential environmental contamination of the identified sites and study the feasibility of the redevelopment of those sites. There is opportunity in the village to increase business and provide affordable housing. The redevelopment of the former mill to an industrial park will create employment opportunities for the village, county and region. Redevelopment of the sites identified will improve the environmental quality in the village and the overall quality of life for the village residents.

Community Vision and Goals and Objectives

The NYS Tug Hill Commission assisted the Village of Lyons Falls with a visioning activity that identified the strengths and weaknesses in the community. This process led to the Lyons Falls Action Plan, which recommends the village focus on being an economic engine for the county, as well as undergo a main street revitalization.

Additionally, Lewis County is known for outdoor recreation and the Village of Lyons Falls would like to serve the tourist population and seasonal residents who come to recreate outdoors (ATV and snowmobiles) by providing services and accommodations in the village.

The village sees a need to physically improve the condition of their community and make it more attractive for visitors as well as residents. As a result, the village has set the following goals for the revitalization of the community:

Industrial Development

There is great potential for the village to be the home to new industry for the county. The redevelopment of the former Lyons Falls Pulp & Paper Mill site will bring jobs back to the community, and with those jobs retail business will be revitalized. It is believed that redevelopment of the former mill to a shovel ready site will bring opportunity for jobs, business and economic vitality back to the community.

The redevelopment of the Lyons Falls Pulp & Paper Mill site is the first priority of the Lewis County Comprehensive Economic Development Strategy and is detailed as an economic development objective in the draft Lewis County Comprehensive Plan that is currently being developed. The LCDC is planning to purchase the property and through various brownfield grants (U.S. Environmental Protection Agency and National Grid), the LCDC plans to redevelop the property to a shovel ready site. One idea is to promote the site as a “green” industrial park, encouraging green industry.

Sidewalks

A recommendation from the Lyons Falls Action Plan is to develop a Sidewalk Improvement Plan that will help the village improve sidewalks over a multi-year period. At this time, the sidewalks in the village are in poor condition. In order for the village to revitalize itself as a destination for tourists and reinvent the downtown, sidewalks must be repaired and maintained.

Main Street

The village would like to encourage the facade rehabilitation or stabilization/renovation of downtown commercial properties through a Main Street Revitalization Plan. Rehabilitating the downtown properties will bring life back to the community and help make it a destination of choice. The Turning Basin Park is located in the downtown and improvements made to the surrounding properties will make the park more visible and inviting to visitors.



Figure 4. Vacant commercial space in downtown Lyons Falls.

Snow Belt Housing, a non-profit housing assistance organization in Lewis County, has secured \$400,000 through a 2008 Main Street Grant to improve facades and renovate commercial and residential buildings in the downtown.

Water/Wastewater Infrastructure

Currently, there is a capacity issue with the existing village wastewater system. Studies are being conducted to determine the best plan to remedy the lack of capacity, and the village has made upgrading and maintaining their water and wastewater infrastructure a priority.

Tourism/Recreation

The village has recognized the importance of focusing its redevelopment and revitalization to recreation and tourism. The village has the perfect opportunity to utilize its water resources and surrounding landscape to expand its appeal to recreational users. The Black River Blueway Trail Development Plan, prepared in 2007, will be used by the village to promote its relationship with the Black River Blueway Trail. The village will use the Blueway Trail Plan as guidance for proper recreational development along the river.

Secondly, the Black River Scenic Byway runs from Rome through the village and continues on a proposed route along the Black River to Lake Ontario. The village has made promoting its relationship with the Black River Scenic Byway a goal of the community.

The village has worked to develop and rehabilitate two parks within the community: Riverside Park and Turning Basin Park. Riverside Park, located on the eastern shoreline

of the Black River, is home to many recreational fields for area youth, while the Turning Basin Park, located in the downtown area, is a smaller recreational area. Both parks offer the opportunity for recreation by residents of the village as well as the surrounding area. The village plans to continue the park improvements through a Park Improvement Plan. This plan will focus on improvements and maintenance of the parks with the overall goal to make Lyons Falls a recreational destination for residents of southern Lewis County.



Figure 5. Riverside Park in Lyons Falls.

Lyons Falls has the opportunity to become an attractive and inviting community that will serve as an economic catalyst and recreational area of choice for the county. Focusing on job creation and economic development will bring the community more disposable income and an increased tax base it requires to thrive. Additionally, the relationship of the village with the neighboring Black River gives the village an opportunity to benefit from its natural resources. A secondary focus on tourism and recreation will make the community a destination of preference for many.

Zoning

The village recognizes the importance of proper future planning and while it does not have a zoning ordinance at this time, the village is interested in adopting zoning.

Plan or Strategy	Date Adopted
Lyons Falls Action Plan	October 2008
Lewis County Comprehensive Economic Development Strategy	September 2006
Lewis County Comprehensive Plan	November 2008 (Draft)
Blueway Trail Development Plan for the Black River	September 2007

Brownfield Opportunity Area Boundary Description and Justification

The boundary of the Lyons Falls proposed BOA is the village limits, because the redevelopment of the former mill site and proposed objectives to revitalize the downtown area and recreational areas will affect the entire village. Additionally, the entire village will benefit from the redevelopment of the identified brownfield sites and any revitalization of the community will benefit the whole village.

The project study area is approximately 627-acres; the main land use is residential as well as a large area of vacant properties. Map 2 in the Appendix graphically displays the Lyons Falls BOA boundary.

Community Participation

A Collaborative Effort

The Village of Lyons Falls is committed to the revitalization of the village and along with the County of Lewis, is proposing the Lyons Falls BOA. The village, through the assistance of the community-based organization, Lyons Falls Alive, has worked closely with planners from NYS Tug Hill Commission to develop a vision for the village. The village is committed to working with area organizations, planners and officials to implement the strategies and recommendations established in the Lyons Falls Action Plan.

As stated above, the community-based organization, Lyons Falls Alive, is a group of residents and other concerned citizens, dedicated to the revitalization of the Village of Lyons Falls. Comprised of approximately 30 members, Lyons Falls Alive has worked to develop a community park in the downtown and make improvements to other public amenities. Lyons Falls Alive is committed to the village in its efforts to revitalize the community through the BOA program.

The Lewis County Development Corporation (LCDC), a non-profit organization dedicated to redevelopment of properties within the county for economic development purposes, supports the efforts to revitalize Lyons Falls. The LCDC is seeking ownership of the former Lyons Falls Pulp & Paper Mill site and contracted with an engineering firm to conduct a Phase I assessment of the site. Additionally, the LCDC has applied for an EPA Brownfield Cleanup Grant, to cover a portion of the cost of asbestos removal from the facility. The LCDC is planning to seek other funding through National Grid and Restore NY for the redevelopment of the former mill site.

Snow Belt Housing is also dedicated to revitalizing the downtown and the development of affordable housing in the Village of Lyons Falls. Snow Belt has secured funding through the NY Main Street Program for building renovations and streetscaping. Snow Belt has also received funding through the Office of Community Renewal Community Planning Program for a Main Street Revitalization Plan, an income survey and a comprehensive housing plan.

As the village and county continue to analyze the Lyons Falls BOA, the LCDC, Lyons Falls Alive, Lyons Falls Historical Association, and Snow Belt Housing will be active partners in the revitalization plans. A steering committee comprised of members of all four groups, owners of specified properties, and the community will meet monthly to discuss the progress of the BOA.

Public Participation

In addition to the steering committee, Lewis County will post progress reports of the activities undertaken on the Department of Economic Development and Planning website. This will give the public an opportunity to review the project and comment on the progress.

There will also be periodic public meetings to divulge necessary information to the public and to receive feedback and thoughts from the village residents. The first stakeholder meeting was held on January 22, 2009, to introduce the BOA program to the group and allow them to offer ideas of the possibility of entering the program. A public hearing was held on January 26, 2009 to introduce the BOA program to the village residents.

Preliminary Analysis of the Brownfield Opportunity Area

Existing Land Use and Zoning

Location of Study Area

The Village of Lyons Falls is situated along the confluence of the Moose and Black Rivers in the southern part of Lewis County. The proposed BOA is the entire Village of Lyons Falls delineated by the village limits. The village has had a strong industrial history, but has experienced economic distress over the last couple of decades and has become a predominantly residential community. The total BOA is approximately 627 acres.

Land Area Description

The existing land use within the proposed BOA is predominantly residential and commercial. The table below details the land area committed to each land use category. Approximately 15% of the total land in the village is publicly owned. The use of this land is mainly parks and recreational areas, including Riverside Park. At this time, there is no zoning ordinance in the village. The village does plan to pursue zoning in the future.

Table 3. Lyons Falls Opportunity Area Land Uses		
Land Use	Area in Acres	Percentage
Agricultural	29	5%
Residential	263	46%
Commercial	37.6	7%
Recreation/Entertainment	54	10%
Community Services	8.8	2%
Industrial	22	4%
Public Services	16	3%
Vacant	167	29%
Total	568.4	

Proposed Brownfield Sites

The four proposed brownfield sites are all privately owned. Approximately 30% of the land in the village is vacant and the majority of that land is privately owned.

Special Districts

The Empire Zone program takes a comprehensive approach in dealing with problems facing the zone and its residents, including jobs, job training, housing and infrastructure. The Lewis County Empire Zone includes the former Lyons Falls Pulp & Paper Mill site and other developable sites in the Village of Lyons Falls. The former Lyons Falls School and Alaskan Oil properties are also included in the Lewis County Empire Zone. Map 3 of the Appendix displays the existing land use in Lyons Falls.

Brownfield, Abandoned and Vacant Sites

The Village of Lyons Falls has four potential brownfield sites within its limits. One has an outstanding environmental spill record with the NYS Department of Environmental Conservation and the other three have other environmental and economic development concerns.

Lyons Falls Pulp & Paper Mill (Site 1- Parcel 322.19-03-07.111) – The former pulp and paper mill is located on a 10-acre site along Center Street in the village. The Black River runs along the eastern property line of the mill. The mill was in operation for over 100 years, but closed in 2001. Johnson Industries, LLC, then purchased the property. At this time, the mill sits vacant and dilapidated. There were numerous documented spills during the lifespan of the mill, though there are no outstanding enforcement actions at this time. A closure report prepared in November 1998 details the removal of three underground storage tanks from the mill property. Soil samples were conducted at that time and no petroleum was detected.

The Lewis County Development Corporation (LCDC) plans to purchase and remediate the property. The LCDC is working with environmental firms to remove asbestos from the mill and demolish most of the complex. Other environmental concerns of the property include the partial collapse of the building into the Black River littering the riverbank with debris. The LCDC plans to purchase the property in early 2009.



Figure 6. View of the Lyons Falls Pulp & Paper Mill from the Black River.

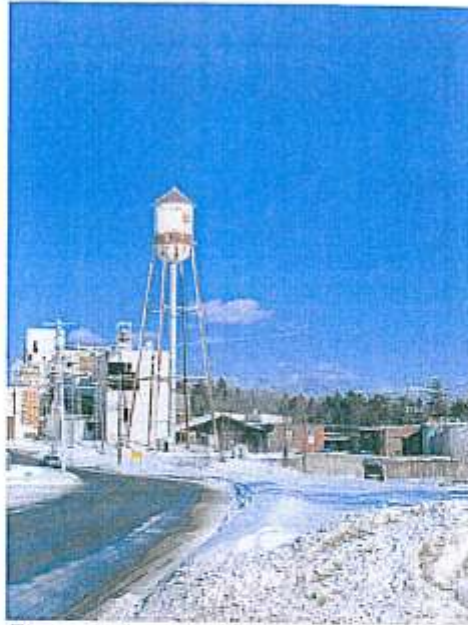


Figure 7. Lyons Falls Pulp & Paper.



Figure 8. Former Alaskan Oil.

Former Alaskan Oil (Site 2-Parcel 322.18-01-13.000) – The former Alaskan Oil gas station is located at the corner of McAlpine Street and Cherry Street in the Village of Lyons Falls. Operating for many years as a fueling station, the sources of contamination at this site can be attributed to the gasoline storage and distribution systems. While the underground fuel tanks and pump islands have been removed, the site has an active spill response record with the NYS Department of Conservation (Spill Number 9606189). According to DEC documentation, a limited subsurface investigation was conducted in February 2001. Future investigations will be required at this site to determine what cleanup activities will be needed.

Former Agway (Site 3-Parcel 338.11-01-07.000) – The former Agway property was used as a fueling station for many years. A fuel spill was reported in January 1995 and another in October 1996. The property is vacant at this time and could be used for additional residential property in the village. There are no active NYS Department of Environmental Conservation records for this property, but there is concern regarding environmental contamination.

Lyons Falls School (Site 4-Parcel 322.19-06-09.100) – The former school is situated on a 4.5-acre property in the downtown of the village. The school was built in 1927 and was used as the elementary and high schools until 1963 when the South Lewis High School

was built in Turin, NY. It remained an elementary school until it closed in 1983. The property is now privately owned and there are no existing environmental reports for this site. The major environmental concern at the school is asbestos contamination.



Figure 9. Lyons Falls School.

Other Underutilized Sites

The former Great American grocery store, located across the street from the Alaskan Oil property, has been vacant for over a year. However, it has been deteriorating for nearly a decade. With its closure in 2007, the village has been without a local grocery store and residents are forced to travel to neighboring communities (Lowville to the north and Boonville to the south) for essential needs. The building was recently purchased and the developer plans to renovate the structure and open a Dollar General that will service the basic grocery needs of the community. The location of this building is ideal, because it is along a major traveled road in the village and is in close proximity to the village residents. Map 4 of the Appendix displays the potential brownfield sites and other underutilized site in the village.

Land Ownership

Within the Village of Lyons Falls BOA, approximately 15% (or 85 acres) of land is publicly owned, with ownership belonging to the Village of Lyons Falls, Town of West Turin, or Lewis County. This public property is mainly used for recreation and parks, but a small portion is dedicated to other public services. The majority of the land (approximately 500 acres), are privately owned. An additional 100 acres are roadways or public rights of way. Finally, the four brownfield properties identified in this study are privately owned.

Map 5 in the Appendix shows the pattern of publicly and privately owned land in the village.

Natural Resources

The proposed Lyons Falls BOA is a rural village lying along the Black River, which runs along the entire eastern boundary of the Village of Lyons Falls. Surrounded by agricultural farmland, Lyons Falls does have a small portion of agricultural lands within the BOA boundary in the area just west of NYS Route 12. Additionally, there is approximately 50 acres of forest running along the eastern shore of the Black River in the southern portion of the BOA. There are no state or federally designated wetlands in the BOA.

The village does have a public water system that services the entire village. The source for the drinking water system is groundwater. Portions of the system have pipes that are nearly 100 years old. There is adequate supply for drinking water; however, there is some concern over the capacity for fire protection in the village. Lewis County, through a consultant, is assisting the village in evaluating their water and wastewater systems and implementing improvements.

Map 6 in the Appendix displays the existing natural resources of the Lyons Falls BOA.

Summary of Preliminary Analysis and Recommendations

Reuse and Development Opportunities

The Village of Lyons Falls is an economically depressed village in the southern part of Lewis County. Once a thriving industrial community, the village is now predominantly a residential community with a limited tax base. The village has five main goals for the revitalization of their community:

- Redevelopment of former Lyons Falls Pulp & Paper Mill
- Redevelopment of former Alaskan Oil property
- Redevelopment of former Lyons Falls School
- Streetscape plan for downtown
- Building improvements for downtown

Lyons Falls Pulp & Paper Mill

During its lifespan, the mill employed up to 500 people and was the economic engine for the village and southern portion of Lewis County. Since its closure, the mill has begun to fall down and is now an eyesore to the village. It sits on one of the largest parcels in the village and is located in the downtown region of the BOA. The mill site is viewed as a possible economic catalyst in the community and redevelopment of the site is imperative to the revitalization of the village. The Lewis County Development Corporation plans to purchase the former mill site, remove the asbestos, and demolish most of the existing mill complex. The goal is to prepare the site for an industrial park that will employ a minimum of 100 people.

Alaskan Oil Property

The former Alaskan Oil site has sat vacant for many years and is situated on a parcel of land that is important commercial space. The property is at the corner of McAlpine Street and Cherry Street, at a stoplight. The future Dollar General sits adjacent to the Alaskan Oil property. Redevelopment of this property to active commercial property is key to the redevelopment of the community and the environmental cleanup of the corner. The former Alaskan Oil property has an active spill record with the NYS Department of Conservation and future environmental assessments need to be conducted before any redevelopment can take place at the site.

Lyons Falls School

The former school closed nearly 30 years ago, but has been used periodically for commercial businesses and residential apartments over the last decade. It is now sitting vacant and contaminated with asbestos. The school sits on a large parcel in the downtown. The nearly five-acre parcel has potential for viable commercial and residential space; however, the asbestos concerns have challenged redevelopment of the site.

Streetscape Plan

The Lyons Falls Action Plan identified the need for a streetscape plan for the community. The village sidewalks and downtown commercial properties physically show the economic distress that the community is undergoing. The sidewalks are dangerous and a plan to implement streetscape improvements will help bring a physical appeal back to the village's downtown.

Building Improvements

The buildings, both commercial and residential, are in desperate need of renovations. Many of the buildings are nearly 100 years old and because the median household income in the village is so low, it is difficult for owners to repair and maintain the buildings. There has been a great deal of emphasis on the need for interior and exterior improvements to buildings in the downtown. Physically improving the structures will be a key step in the revitalization of the village.

Anticipated Land Uses

The vision for the Village of Lyons Falls is a return to the days when it served as a commerce and employment center for the southern part of Lewis County. Currently, 33% of the commercial space is vacant, including the former grocery store, insurance office, gas station and a mixed-use building. Lewis County has lost over 1,500 manufacturing jobs in the last 30 years due to plant closures in the county, including the Lyons Falls Pulp & Paper Mill, which at one point employed nearly 500 people. The redevelopment of these brownfield sites will bring jobs and revitalize a commercial downtown.

Lewis County is placing a focus on outdoor recreation and tourism. Currently, the county is a destination of choice for snowmobilers and all-terrain vehicle riders (ATVers). There are trails that run through the Village of Lyons Falls and the village recognizes the importance of utilizing these trails to assist with redeveloping their downtown to attract outdoor enthusiasts.

The existing Lyons Falls water system services the entire village. Currently, there is nearly 120,000 gallons per day available capacity. The existing system can meet future needs; however, there is some concern regarding fire protection in the outer portions of the village limits. The wastewater system has limited capacity due to operational issues. The county is assisting the village in implementing proposed improvements.

Currently, there is no zoning ordinance in the village. There have been past efforts to establish regulatory codes, but the village does not have the resources or expertise to complete the process. It is important for the village to look at zoning as a means of planning for the future of the community.

Other Public and Private Measures

At this time, the Village of Lyons Falls is in poor condition and there is a great deal of work that needs to be done in order to accomplish the goal of revitalizing the village. The mill site must be redeveloped into a viable property. The housing stock needs to be

revitalized and commercial buildings must be renovated. The physical environment shapes the success of a community. Making the improvements detailed above will begin to move the village closer to the goal of being a center for employment and commerce in the county.

The non-profit housing organization, Snow Belt Housing, has secured funding to improve the residential and commercial buildings in the downtown. Additionally, Snow Belt has been awarded funding to implement a streetscape plan in the village. Implementation of these two projects will help rejuvenate the community.

The LCDC continues to work toward the goal of purchasing and redeveloping the former Lyons Falls Pulp and Paper Mill site. The LCDC plans to work with the village and county to pursue additional funding sources, including Restore NY and National Grid Brownfield Cleanup grants. Currently, the LCDC is awaiting a response from the U.S. Environmental Protection Agency regarding a request for \$200,000 to cover a portion of the costs of asbestos removal from the mill structures.

Recognizing the need for volunteers and a sense of pride in the community, the community-based organization, Lyons Falls Alive, should continue to work toward the beautification of the village. Lyons Falls Alive should remain active in engaging the residents in community-wide cleanup efforts.

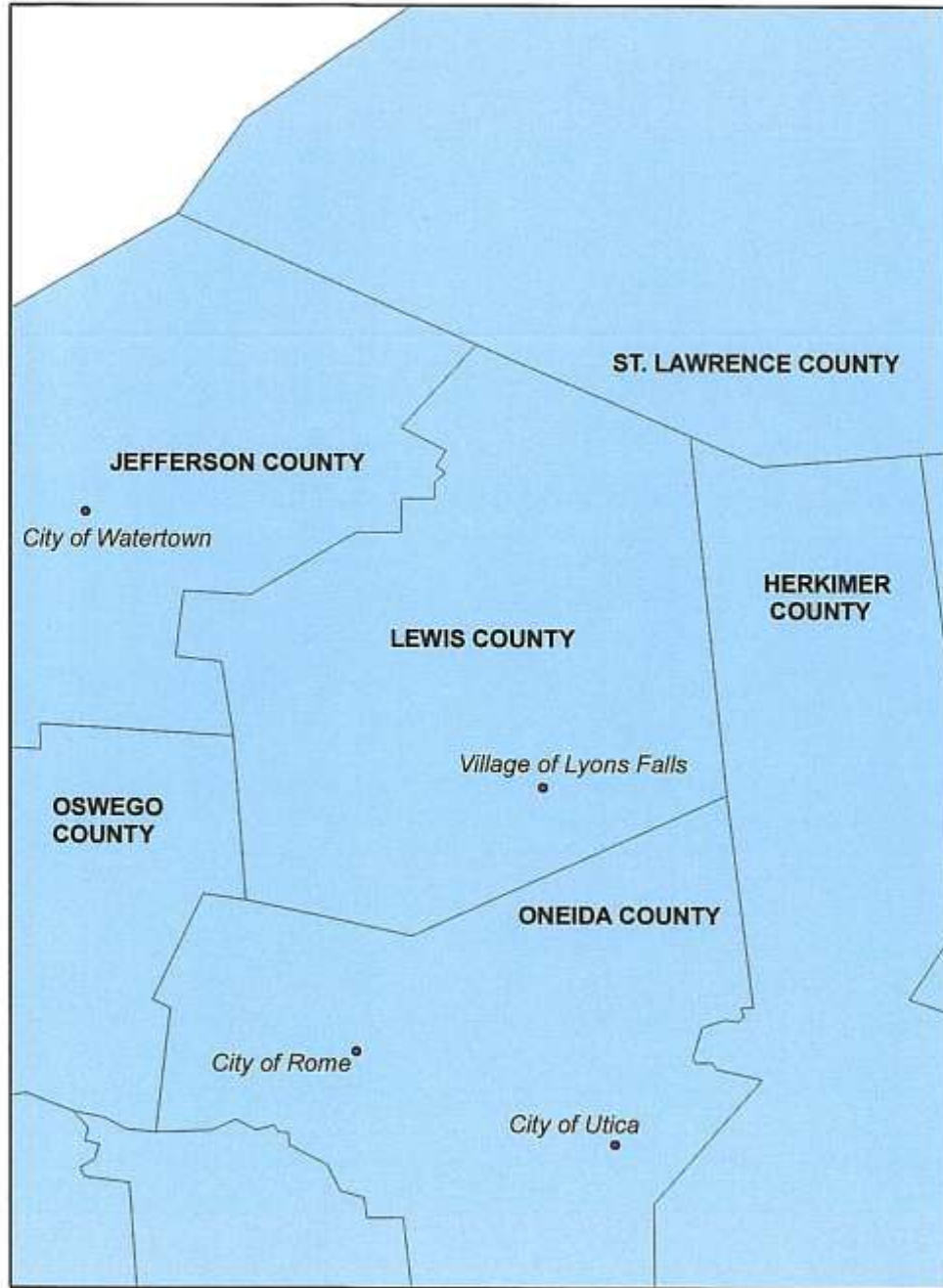
Conclusions

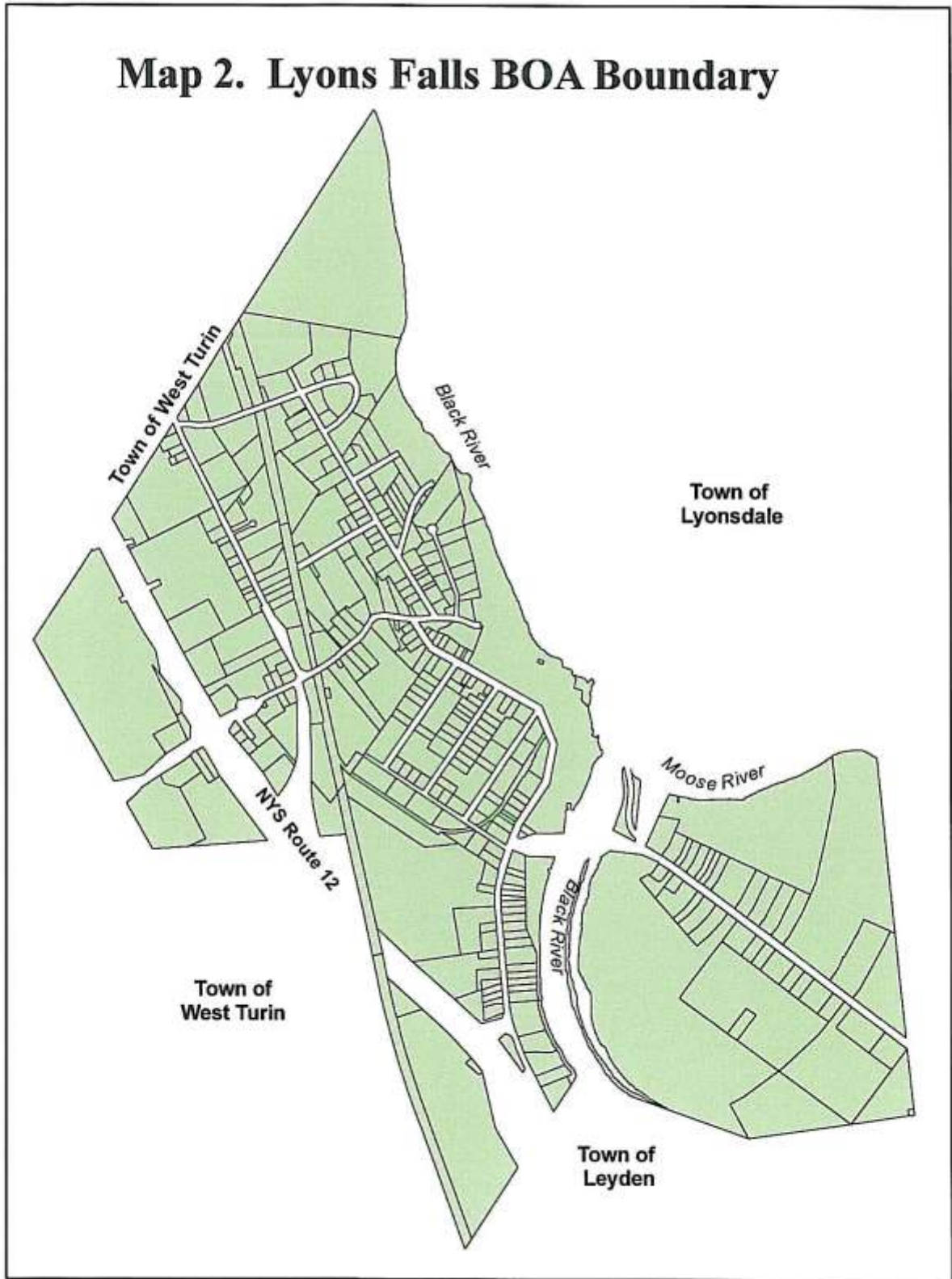
Lyons Falls has a very vibrant history, but has befallen economically difficult times in recent years. The village has high unemployment, low median household income and high poverty. Many of the buildings are near 100 years old, and because of the economic hardship of homeowners, and even landowners, the structures are in desperate need of renovations. Also, the village was once an employment center for the county, but there are no significant employment opportunities in the village now. The redevelopment of the outlined brownfield sites will bring economic opportunity to the village again.

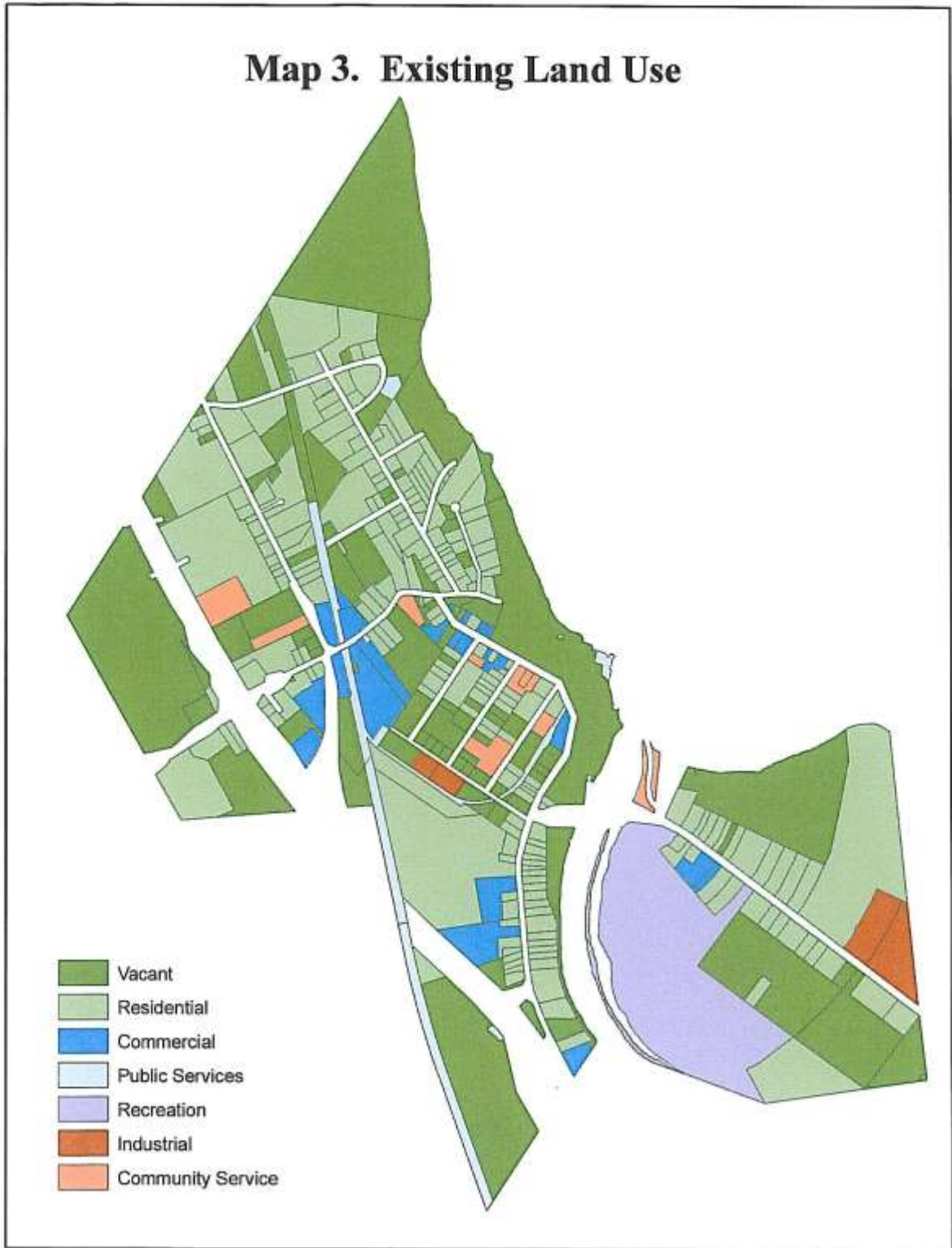
The former Lyons Falls Pulp & Paper Mill served as an economic catalyst for over 100 years, but since its closure in 2001, has sat dilapidated and rundown. The buildings are collapsing into the Black River and the village is lacking the economic base that it once relied on. The village and county recognize the potential of the former mill site and see that it can be redeveloped into an employment center for Lewis County. Redevelopment of the mill site will bring jobs and increase the tax base in this economically distressed village.

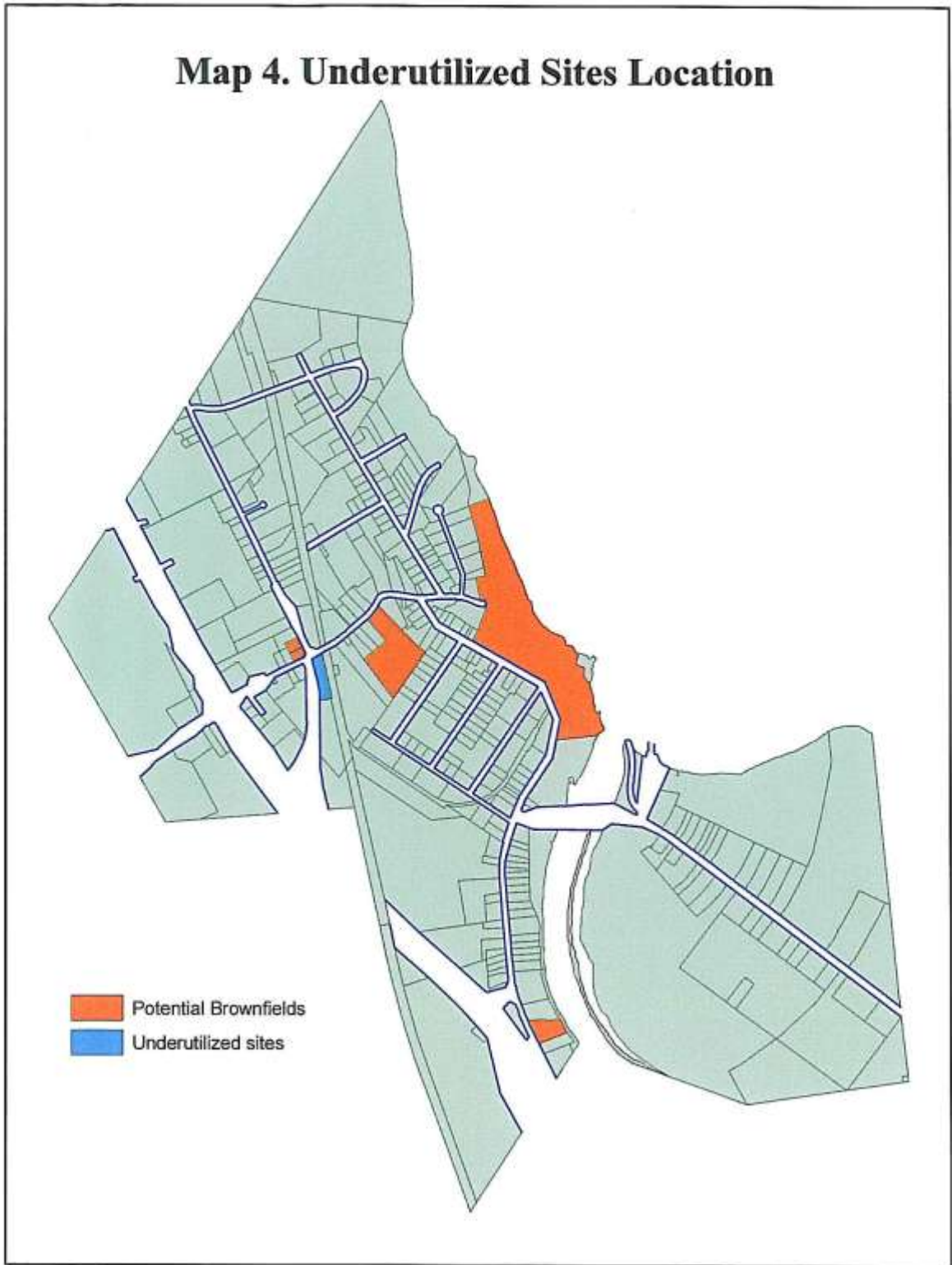
Map 7 of the Appendix details the revitalization actions that must be taken by the village and county. The areas of McAlpine Street and Center Street should be included in the streetscaping and main street revitalization plans. The school and mill sites need to undergo asbestos removal before any redevelopment can occur. The Alaskan Oil property and the former Agway property should have further environmental assessments to determine the presence or extent of environmental contamination.

Map 1. Lyons Falls BOA Study Area and Community Context Map

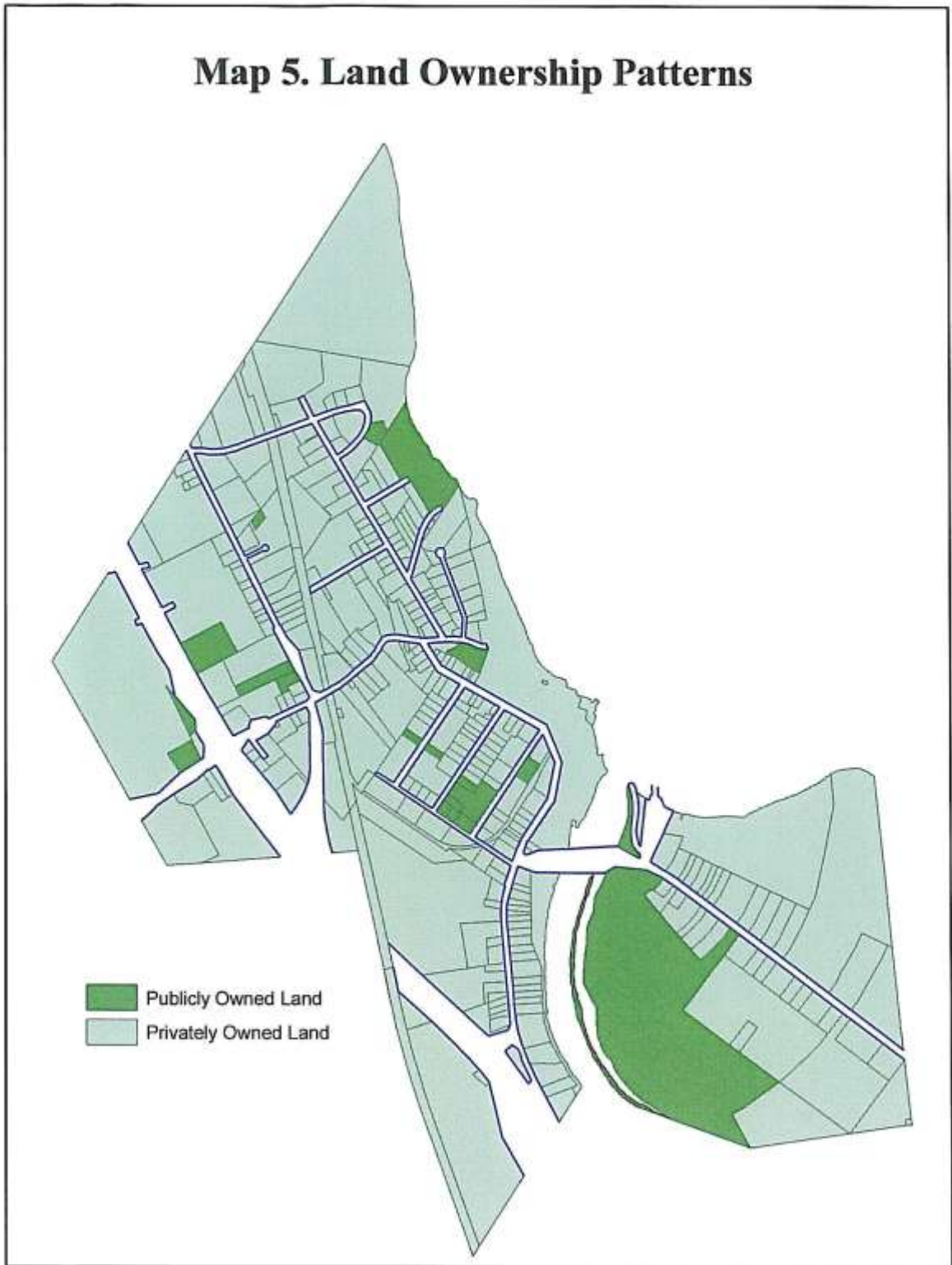


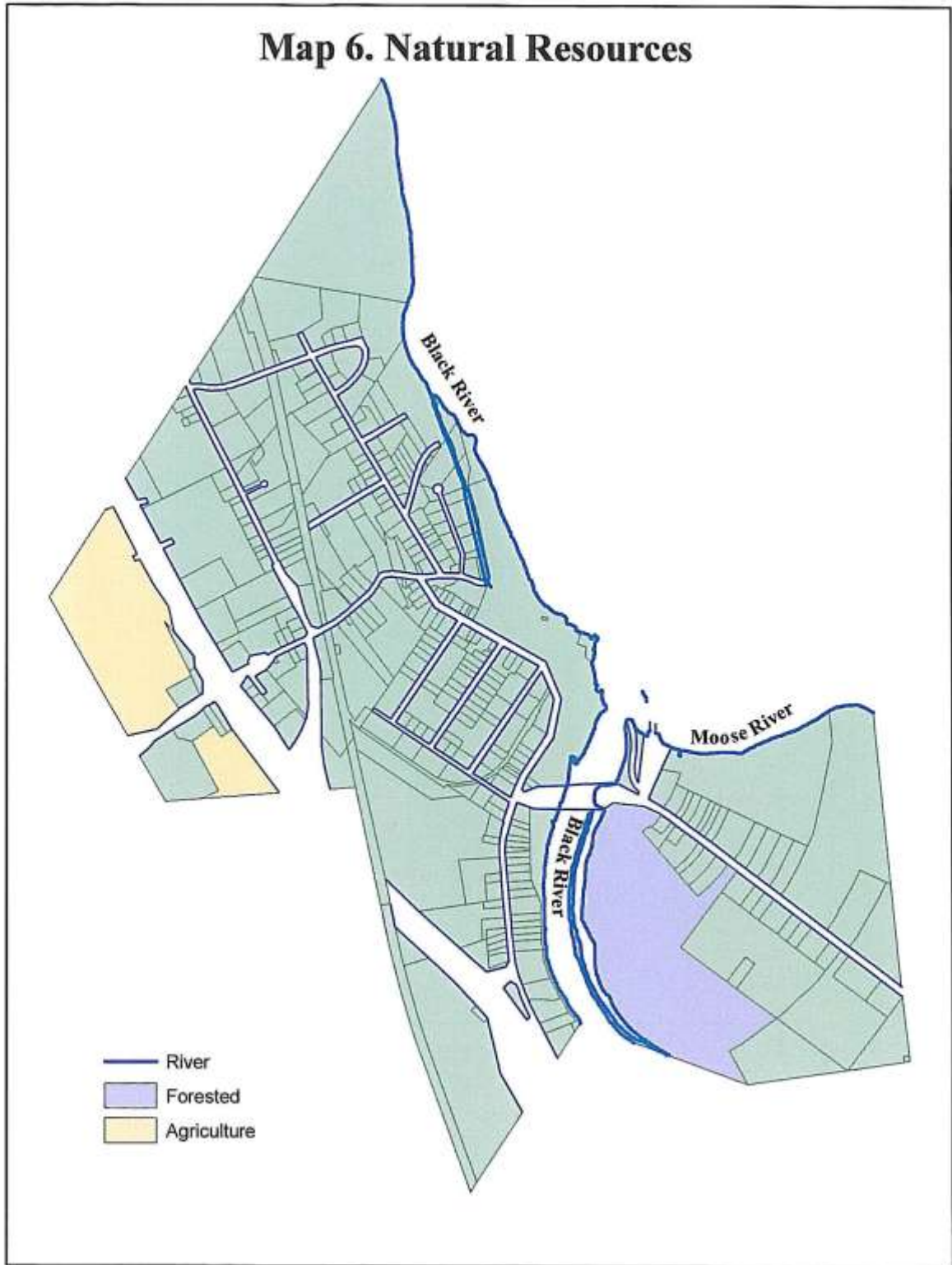


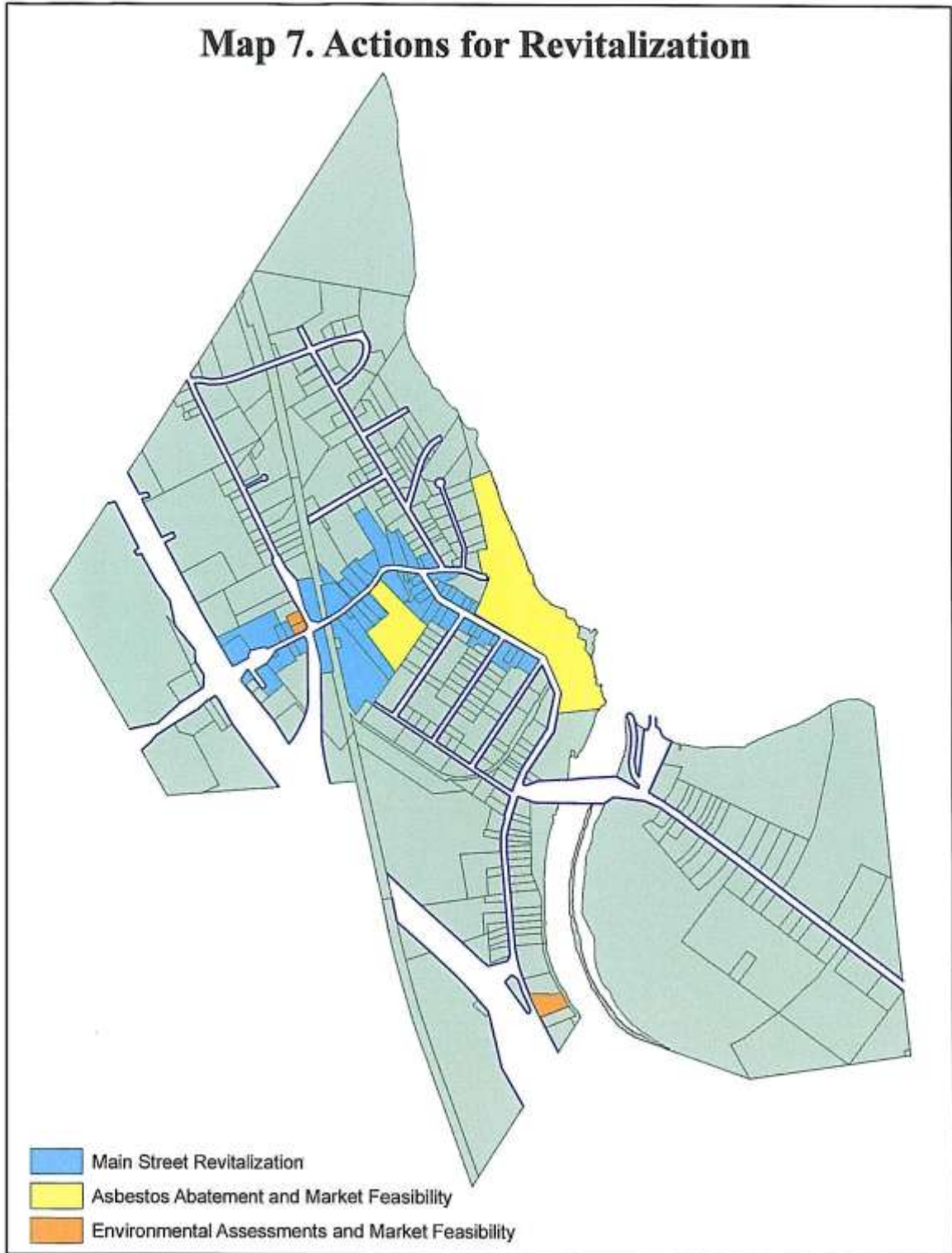




Map 5. Land Ownership Patterns







Appendix H: Business Survey

Village of Lyons Falls Business Owner Survey

1) Did you:

- Buy an existing business?
- Start your own business?
- Inherit your business?
- Other? (Specify) _____

• How long have you had this business in the Village of Lyons Falls?

- < 1 year
- 1-2 years
- 2-5 years
- 5-10 years
- 10-25 years
- > 25 years

2) Why did you choose Lyons Falls to do business?

- Prime location for type of business
- Market niche exists for the business
- Affordable business location
- Village appearance and history
- Live here and work close by
- Other? (specify) _____

3) Do you own or lease your building?

- Own
- Lease If you lease, who is the building owner? _____
- How long (owned)?
- How long (leased)?

4) What are your business hours of operation?

_____ a.m. to _____ p.m.

5) Please circle the peak weekday and peak weekend day for your business:

Weekday: Mon Tue Wed Thu Fri
Weekend: Sat Sun

6) How many persons do you employ?

- Full-time
- Part-time
- Seasonal (full)
- Seasonal (part)

7) Do you expect to increase employment or physically expand your business in the next two years?

- no physical expansion or creation of jobs
- physical expansion and creation of jobs
- physical expansion and no creation of jobs
- creation _____ jobs; no physical expansion

8) What type of new enterprises would you like to see locate in the Village of Lyons Falls?
(Check all that apply)

- Visitors center with rest rooms
- Specialty shops (e.g. antiques)
- Manufacturing
- Government offices
- Retail
- Bakeries and delicatessens
- Entertainment
- Restaurants and taverns
- Professional and medical offices
- Personal services (e.g. beauty salon)
- Business services (e.g. insurance)
- Day care center
- Wholesale
- Lodging places
- Convenience stores
- Other

9) Do you regularly participate in joint advertising with any other Lyons Falls businesses?

- Yes No

If yes, what type?

- Print TV
 Radio Other

If no, would you consider doing so?

- Yes No

If yes, would your business use the fund to upgrade, expand or physically improve your business?

_____ Yes _____ No _____ Don't know

14) Identify any of the following which you feel have had a negative impact on owning or managing commercial properties in downtown Lyons Falls?

- _____ quality and cost of utilities
- _____ access to high speed internet services
- _____ competition from larger center elsewhere in Lyons Falls
- _____ competition from larger centers in Watertown and/or Utica
- _____ competition from larger centers in Boonville
- _____ negative perception of Lyons Falls
- _____ declining local population or economy
- _____ other (explain) _____

15) The following are examples of some initiatives that could be undertaken to revitalize Lyons Falls. How important are each of these?

	Very		Somewhat		Not
	<u>Important</u>	<u>Important</u>	<u>Important</u>	<u>Important</u>	<u>Important</u>
Fill Vacant Storefronts	_____	_____	_____	_____	_____
Recruit New Businesses	_____	_____	_____	_____	_____
Enhance Retail Variety	_____	_____	_____	_____	_____
Promote Downtown	_____	_____	_____	_____	_____
Fix Building Facades	_____	_____	_____	_____	_____
Improve Streetscape	_____	_____	_____	_____	_____
Install Public Restrooms	_____	_____	_____	_____	_____
Add Pedestrian Comforts	_____	_____	_____	_____	_____
Hold Events Downtown	_____	_____	_____	_____	_____
Improve Traffic Control	_____	_____	_____	_____	_____
Expand Shopping Hours	_____	_____	_____	_____	_____
More Code Enforcement	_____	_____	_____	_____	_____
More Parks/Recreation	_____	_____	_____	_____	_____
Create Cultural Anchor	_____	_____	_____	_____	_____
Improve Signs	_____	_____	_____	_____	_____
Improve Street Lighting	_____	_____	_____	_____	_____
Add New Restaurants	_____	_____	_____	_____	_____
More Pedestrian Safety	_____	_____	_____	_____	_____
Improve Internet Service	_____	_____	_____	_____	_____
Improve Security	_____	_____	_____	_____	_____
Interactive Website	_____	_____	_____	_____	_____
Better Parking	_____	_____	_____	_____	_____
Enforce Parking	_____	_____	_____	_____	_____
Regular Cleaning	_____	_____	_____	_____	_____

16) Do you have any other ideas or suggestions for improving the business climate in Lyons Falls?

17) If the Center Street culvert is closed what impact will that have on your business?

9) Do you regularly participate in joint advertising with any other Lyons Falls Business's?

Yes	1	6%
No	17	94%

18 Surveys responding
 0 + Surveys with No Response
 18 Total Talled

If yes, what type?

Print	1	6%
Radio	1	6%
TV	0	0%
Other	0	0%

18 Surveys responding
 0 + Surveys with No Response
 18 Total Talled

If no, would you consider doing so?

Yes	5	28%
No	13	72%
Maybe	0	0%

18 Surveys responding
 0 + Surveys with No Response
 18 Total Talled

10) What is the most effective type of advertising media for your business?

Word of mouth	12	67%
Radio	6	33%
Newspaper	5	28%
Direct mail	1	6%
Cable TV	0	0%
Yellow pages	3	17%
Web site	2	11%
Other	2	11%

18 Surveys responding
 0 + Surveys with No Response
 18 Total Talled

Other: Fund raising and place mats

11) How far do customers travel to your business?

0 to 2 miles	0	0%
2 to 5 miles	1	6%
5 to 10 miles	3	17%
10 to 25 miles	3	17%
>25 miles	8	44%

18 Surveys responding
 0 + Surveys with No Response
 18 Total Talled

Other: N/A 3

- 15) The following are examples of some initiatives that could be undertaken to revitalize Lyons Fall
How important are each of these?

	Vary Important	Important	Somewhat important	Not Important
Fill vacant storefronts	14	0	2	2
Recruit new businesses	16	1	1	0
Enhance retail variety	13	0	4	1
Promote downtown	12	5	1	0
Fix building facades	14	2	1	1
Improve street scape	15	0	2	1
Install public restrooms	1	4	3	10
Add pedestrian comforts	7	4	3	4
Hold events downtown	5	5	3	5
Improve traffic control	1	1	1	15
Expand shopping hours	3	3	2	10
More Code enforcement	0	0	2	16
More parks/recreation	6	2	1	9
Create cultural anchor	6	5	2	5
Improve signs	1	2	4	11
Improve street lighting	4	0	2	12
Add new restaurants	7	2	0	9
More pedestrian safety	2	4	3	9
Improve internet service	0	0	0	1
Improve security	1	1	0	16
Interactive website	9	5	1	3
Better parking	4	2	1	9
Enforce parking	4	1	1	12
Regular cleaning	5	1	5	7

18 Surveys responding
 0 + Surveys with No Response
 18 Total Talled

- 16) Do you have any other ideas or suggestions for improving the business climate in Lyons Falls?

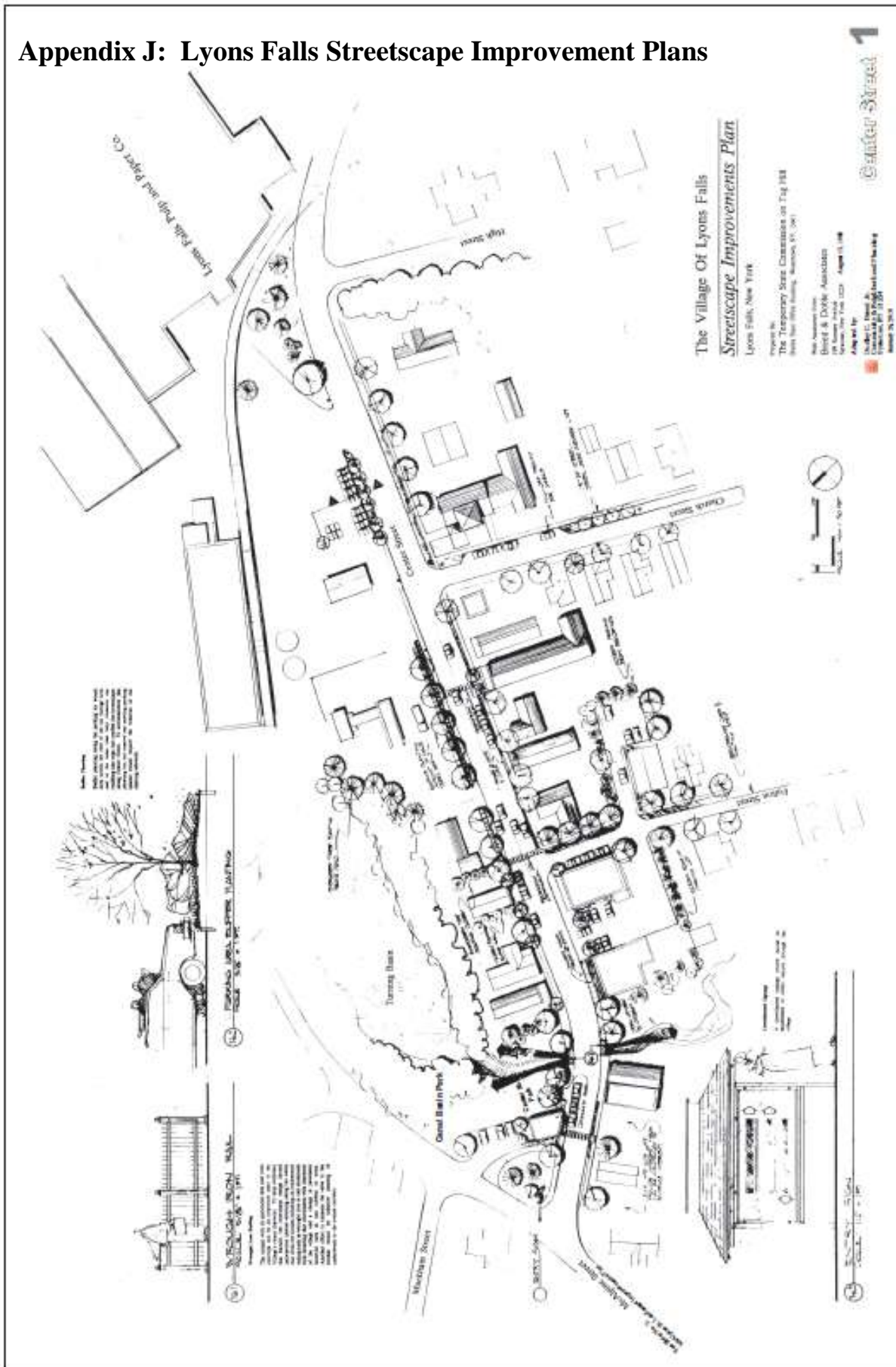
6 Take down Old Paper Mill 1 Bring back Field days
 4 Fix Sidewalks 1 More jobs
 4 Fix Potholes 1 Need recreation for ATV and Snow sleds

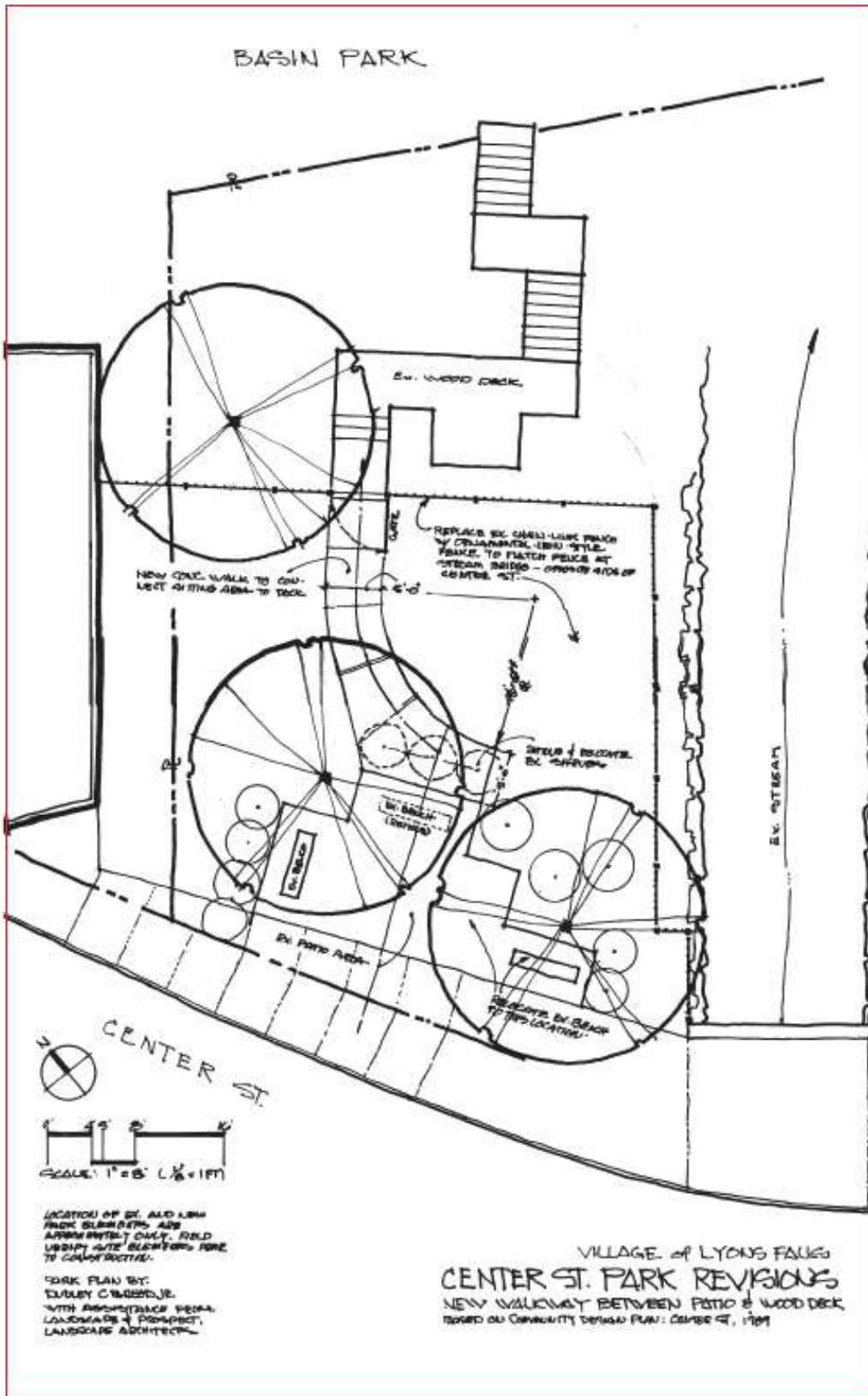
- 17) If the Center Street culvert is closed what impact will that have on your business?

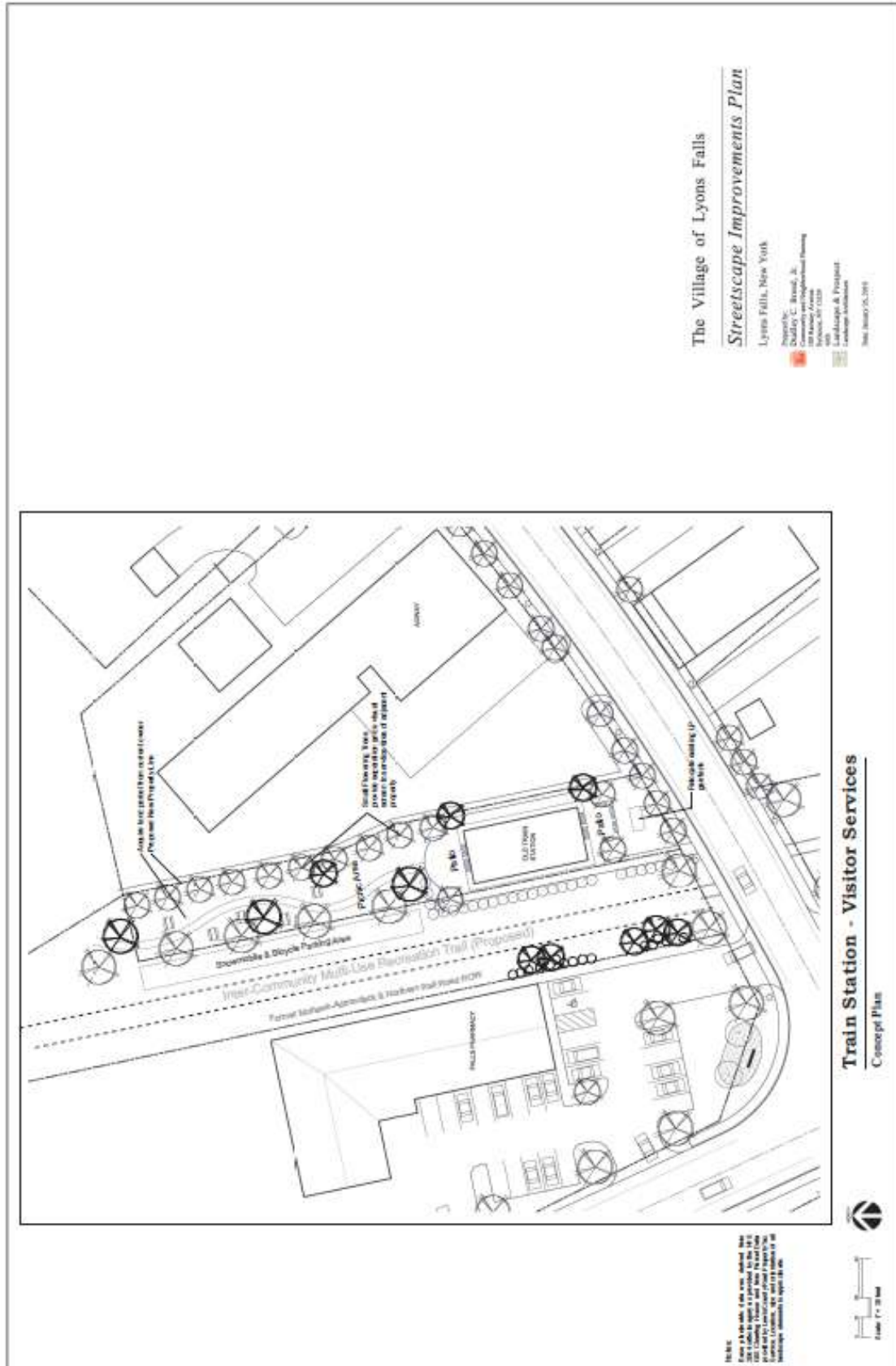
13 Negative Effectively
 5 Not so Much Effected by it

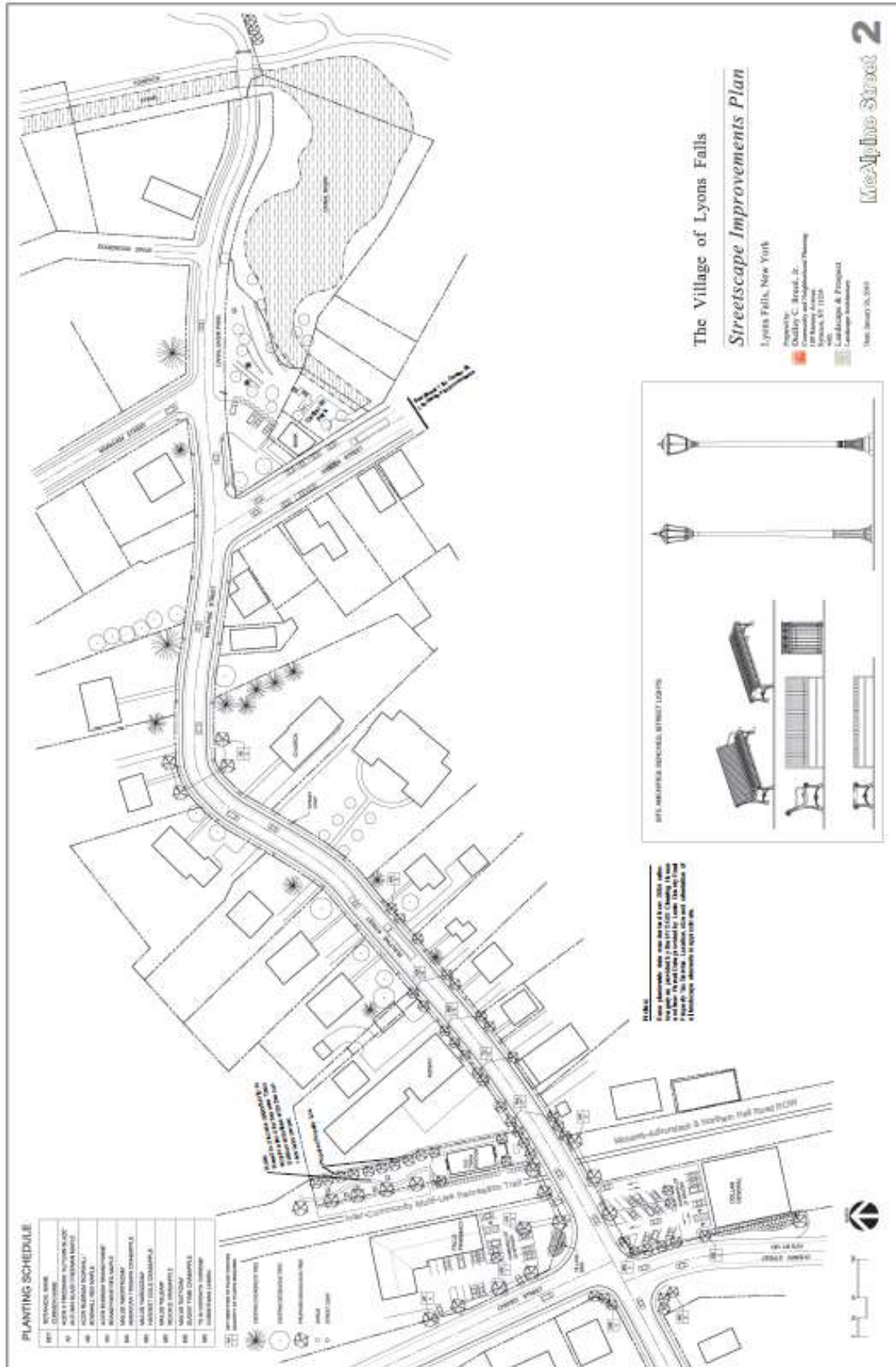
Businesses Surveyed to date as of March 10, 2010: Stewarts, Marino's, Kaboodles, Cataldo Electric, Agway, Dollar General, Lyonsdale Biomass, Unlimited Collision, Lyons Falls Tire, Dolhoff's Hardware, Community Bank, McManus Hotel, The Edge Hotel, Dorrity's Restaurant, Munzo's Heating, Otis Technology, Burrow's, Hendles

Appendix J: Lyons Falls Streetscape Improvement Plans





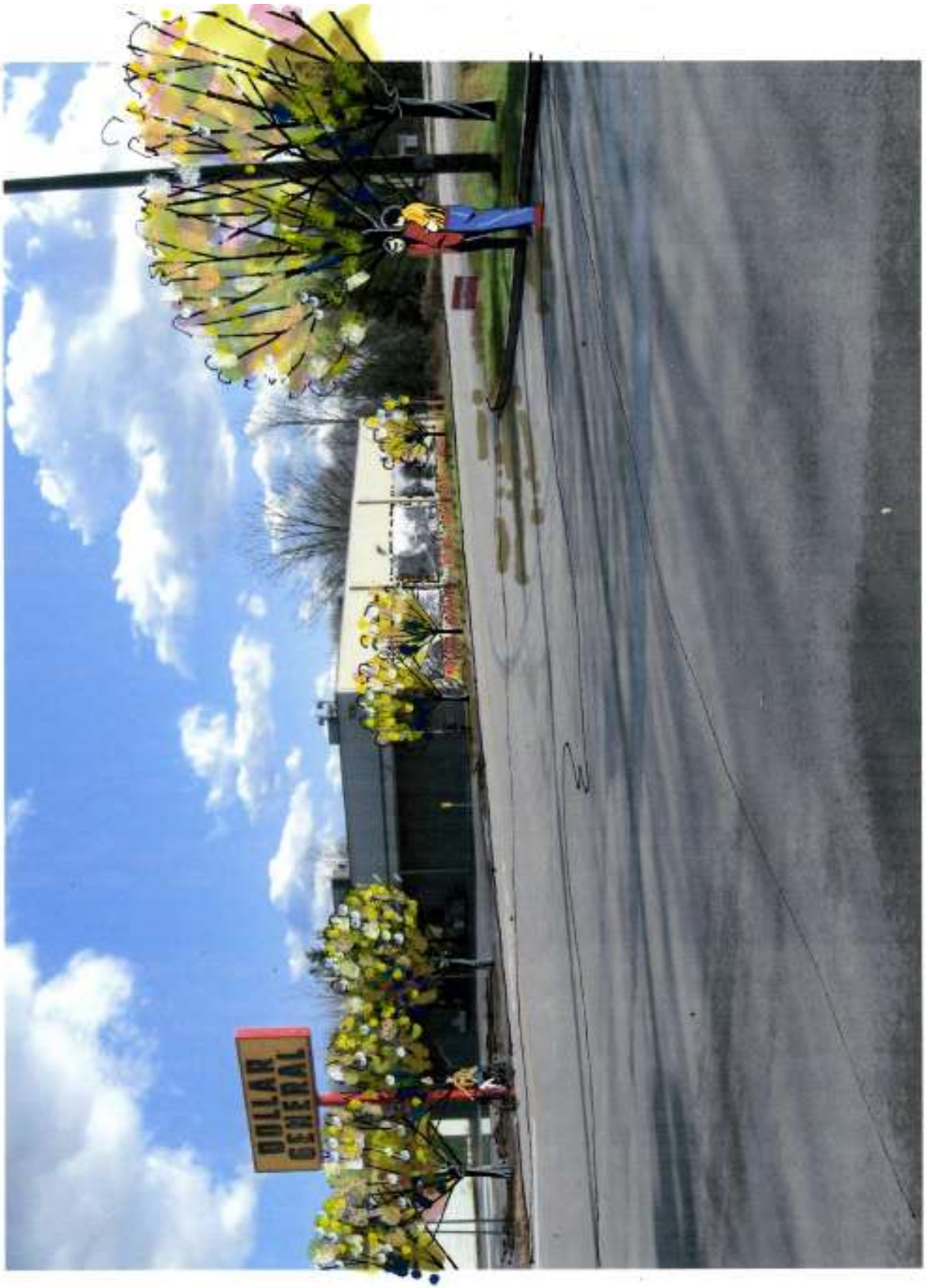




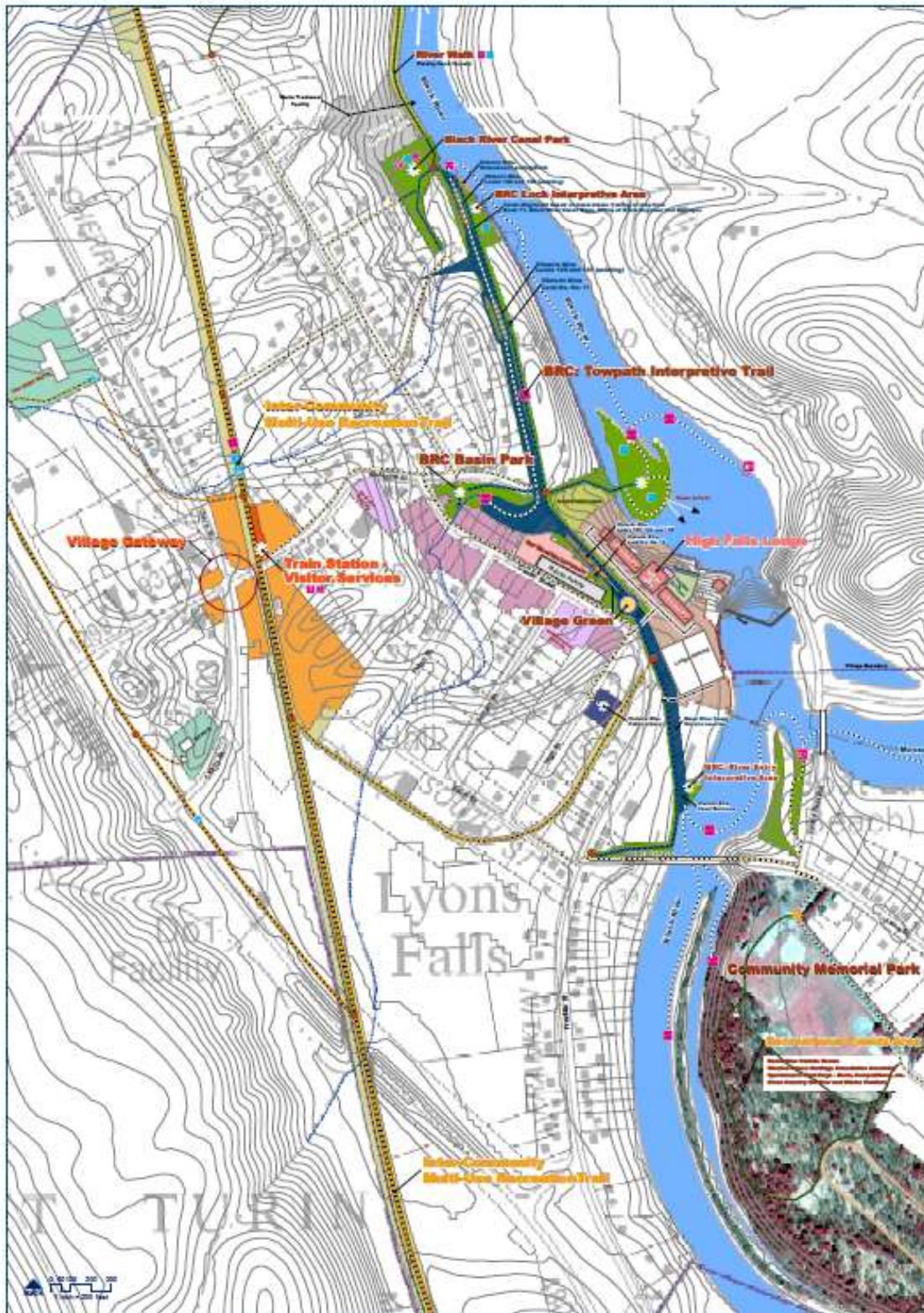






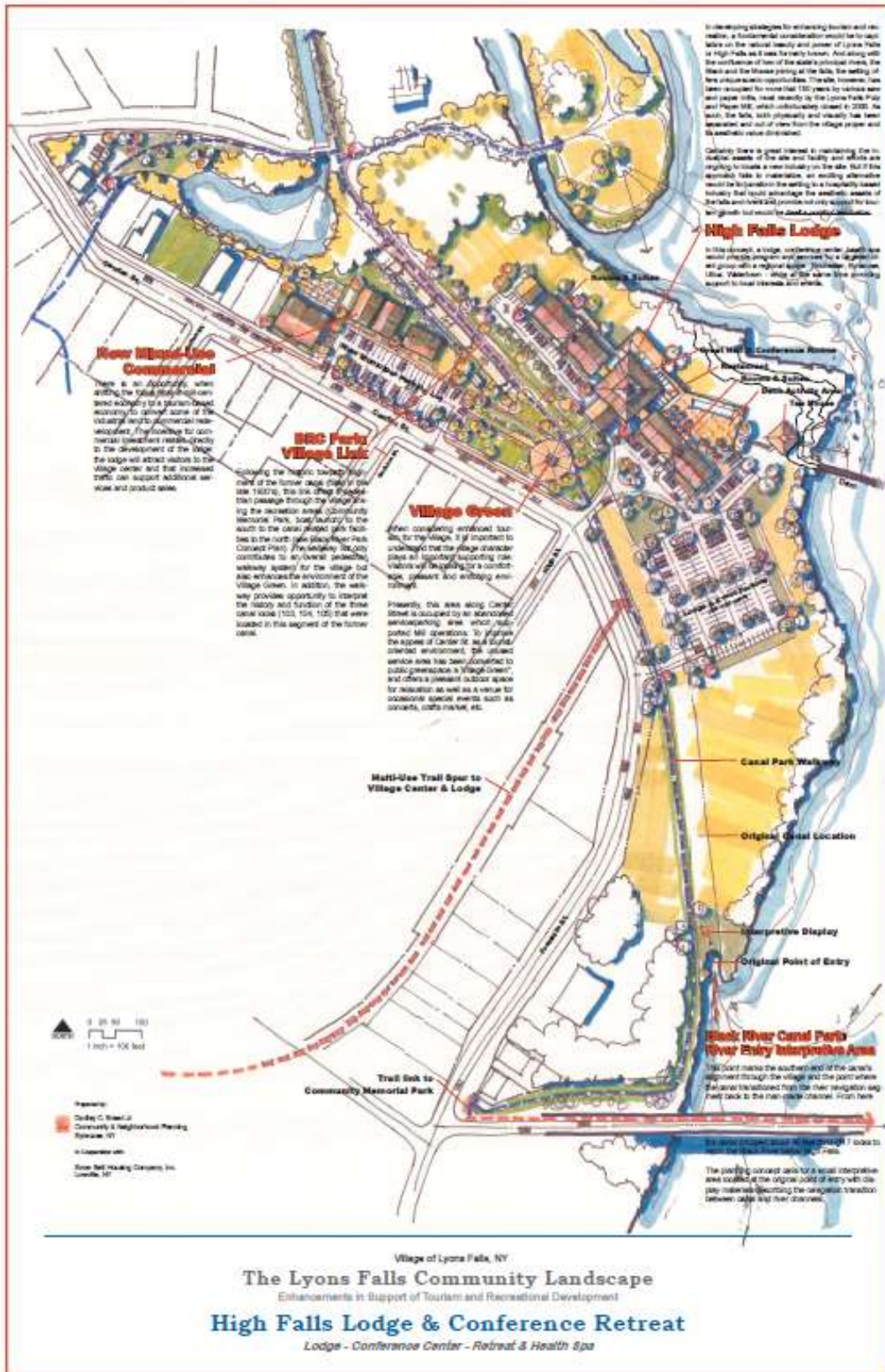


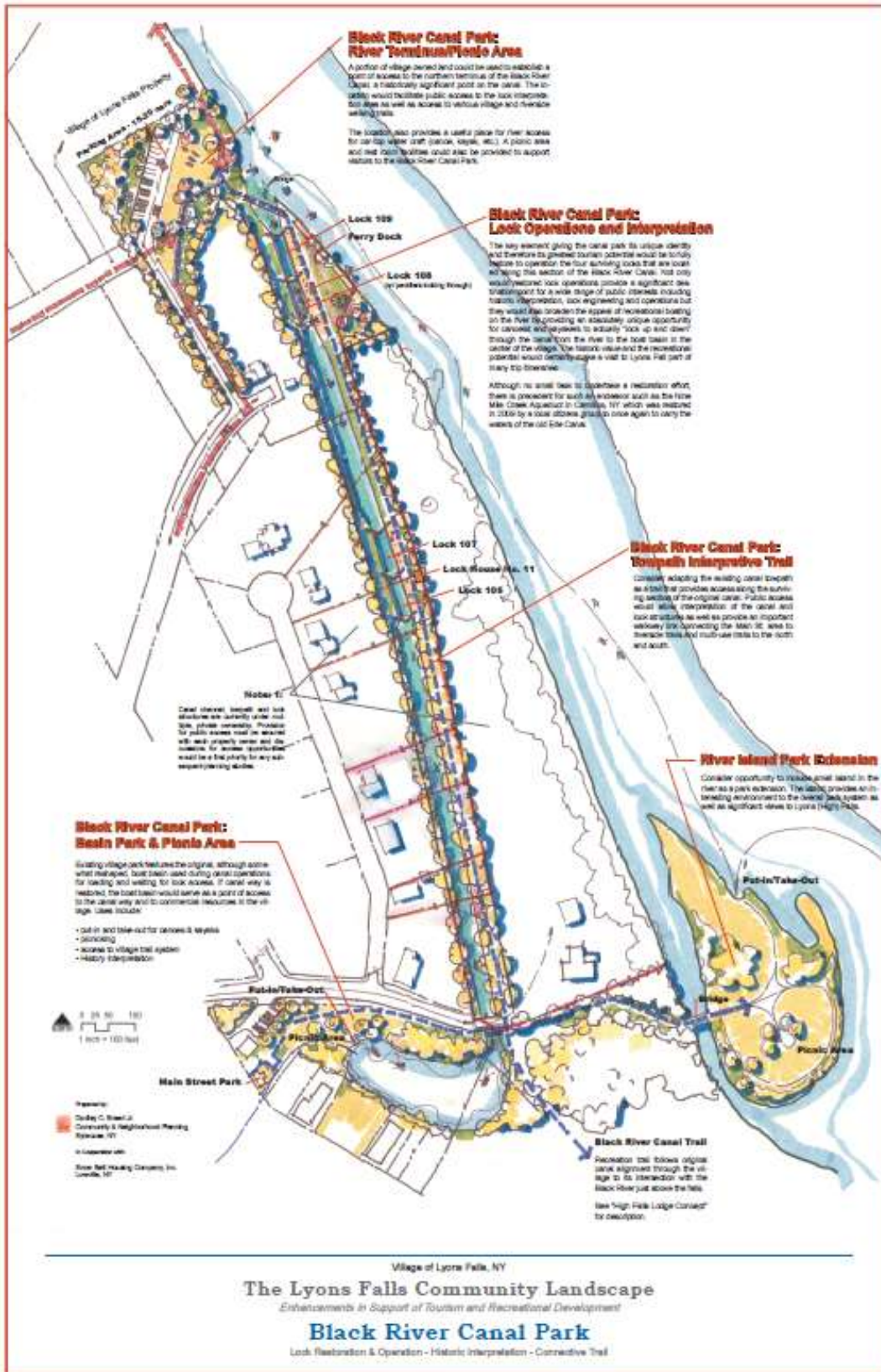
Appendix K: Community Landscape Plans



Prepared by:
Dorley C. Reed Jr.
Lyons Falls Neighborhood Planning
In Cooperation with:
Lyons Falls Community Association

Village of Lyons Falls, WI
Community Landscape Enhancements
Enhancements in Support of Tourism and Recreation Development
Concept Summary Plan





Appendix L: SmartGrowth checklist for development projects

SMARTGROWTH ... SMARTCHOICE

Smart Growth Checklist

Enclosed is an easy-to-use checklist to determine whether a proposed project is likely to contribute to the overall well-being of your community.

attain energy independence and contribute to resolving global environmental problems. But it is the “how” we grow that will determine whether we achieve these objectives.

In his “Blueprint for American Prosperity,” Bruce Katz, vice president and director of the Brookings Metropolitan Policy Program, noted that “... between now and 2030 we will develop another 213 billion square feet of homes, retail facilities, office buildings and other structures. That’s double the amount of built space in the United States today.”

Growth management in New York is essentially a “Home Rule” right. Through their land-use planning and management authority, individual communities will decide when, where and what type of development is allowed and under what conditions. This Checklist is offered by the New York State Department of Transportation and the Governor’s Smart Growth Cabinet as a tool that can help guide communities in making these decisions.

Importantly, we need this growth if we are to maintain our strength in the global economy,

What Is Smart Growth?

Smart Growth is sensible, planned efficient growth that integrates economic development and job creation with community quality of life by preserving and enhancing the built and natural environment.

This is growth that enhances all the places where we spend time.

Smart Growth encourages growth in developed areas with existing infrastructure to sustain it, particularly municipal centers, downtowns (“Main Streets”), urban cores, historic districts and older first-tier suburbs. Smart Growth means growing in a way that enhances our communities and our daily lives, now and in the future. This is growth that doesn’t magnify our traffic problems, that doesn’t result in higher municipal costs and that doesn’t needlessly pollute or consume open space.

Smart Growth has two primary features: the “where” and the “how.” Smart Growth occurs “where” a project can be accommodated with minimal impacts and “where” it takes advantage of existing infrastructure. Smart Growth addresses the “how” by ensuring that the completed project works in harmony with its neighbors and expands choices that can otherwise be lost to sprawl: to walk or bike to work or shop, to use transit rather than a car, to spend time with friends and family in attractive common spaces, to provide a range of housing choices for all members of the community, and to avoid wasteful spending by using public infrastructure and services more efficiently.

What Are the Smart Growth Principles?

Every community has different characteristics, needs, objectives and opportunities. As a result, one community's Smart Growth Vision and implementation plans are likely to be quite different from other communities whether it is a city, a suburb or a rural town or Village. Still, each community can work toward a better future by considering whether a proposed project will contribute to a more economically efficient, attractive, user-friendly community. The Smart Growth Principles can be used to evaluate whether a proposed project is likely to contribute to a community's overall well-being. These guiding principles are set out below.

- Locate near existing development and infrastructure.
- Increase the range of housing opportunities.
- Protect open space and critical resources.
- Create a vibrant mix of uses.
- Create or enhance choices for getting around.
- Design for personal interaction and walkability.
- Respect the desired character of the community.
- Be sustainable in the context of the community.

How to Use This Checklist

The Checklist is a “No-Fault” tool. It is not intended to be used to critique current land-use conditions or past decisions. Instead, the Checklist simply provides a method with which to consider whether a proposed or potential project is likely to result in larger, broader and more durable benefits to the community.

This Checklist also is not a regulatory tool but simply provides an easy way to evaluate proposed projects relative to the impacts and benefits they may bring to the community. This Checklist will be successful if it stimulates a constructive dialogue among you, your community leaders, developers and agencies such as NYSDOT and the other members of the Governor's Smart Growth Cabinet; this engagement leads to changes that are to the greater benefit of the community.

The Checklist is broken into eight sections, one for each Smart Growth Principle. Read through the sections and check the box to the right if the answer to the question is “Yes.” If a section or question does not pertain to your community or to the project being reviewed, simply cross it out.

When you have completed the Checklist, look at the questions that pertain to your community

and are not checked “Yes.” These suggest possible areas for further review and consideration. Does the project perform well in terms of access to infrastructure? Does it consume open space or farmland when infill or redevelopment of abandoned properties or brownfields are possible? It may be that there are reasonable opportunities to resolve problems and to provide broader and more durable benefits.

This Checklist is best applied to larger projects as they generally have the largest impacts, but it is a useful exercise for most project proposals. It is important to note, however, that local zoning and subdivision requirements may not permit or direct a project to be built to the criteria set out in this Checklist. In such cases, this Checklist can serve another purpose: to stimulate discussion in your community about whether there is interest in establishing a planning and land-use framework that will encourage growth in accordance with Smart Growth principles. What do you want your community to look like? What do you want to protect, preserve or enhance? How will you manage projects to achieve these ends? We offer the Checklist to help you find the answers.

Smart Growth Checklist

Proposed Development Projects in Your Community

(If Yes check the box)

Principle I: The proposed project is located near existing infrastructure.

Smart Growth can help reduce pressure on local budgets by reducing the need to build infrastructure for a proposed project.

- | | |
|---|--|
| <input type="checkbox"/> Is it served by existing roads and public sewer and water services with sufficient capacity to support its operations? | Industrial Park or urban redevelopment zone? |
| <input type="checkbox"/> Is it in an area targeted for priority development, such as an Empire Zone, | <input type="checkbox"/> Is the availability of existing public services, such as police, fire, schools and health, sufficient to serve the project? |

Principle II: The proposed project provides a range of housing options.

Smart Growth ensures the availability of housing for all needs and incomes. This contributes to the economic sustainability and social diversity of a community.

- | | |
|---|--|
| <input type="checkbox"/> Does it offer a mix of housing types and sizes for a range of ages and likely situations? (Apartments, condos, single-family homes, studios, 1/2/3/ bedrooms). | <input type="checkbox"/> Does it have a range of housing prices and options (purchase/rent)? |
| | <input type="checkbox"/> Does it provide affordable housing? |

Principle III: The proposed project protects open space, farmland and critical environmental areas.

Smart Growth preserves critical resources, such as groundwater recharge areas, and environmental amenities, such as open space, farmland and recreation areas. This enhances property values, health and the community's long-term sustainability.

- | | |
|---|---|
| <input type="checkbox"/> Does it avoid critical environmental areas, such as aquifers, unbroken forest and habitat of threatened or endangered species? | <input type="checkbox"/> Does it involve the cleanup and reuse of properties with identified environmental problems, such as brownfields? |
| <input type="checkbox"/> Does it avoid the acquisition and change in use of operating farms or prime farmland? | <input type="checkbox"/> Does it avoid sensitive environmental view sheds or preserve views of scenic, historic or cultural areas? |

Principle IV: The proposed project provides a mix of land uses.

Smart Growth mixes land uses that contribute to the creation of a vibrant community by integrating diverse activities and expanding the offerings currently available.

- | | |
|---|---|
| <input type="checkbox"/> Is it a mixed-use project, including any combination of at least three of the following: homes, retail, commercial, recreational, educational, or public facilities? | <input type="checkbox"/> Does it add a new and compatible type of land use to an existing neighborhood or district? |
| | <input type="checkbox"/> Does it add new and compatible products or services to an established business district? |

Principle V: The proposed project provides multiple transportation and access choices.

Smart Growth focuses on providing transportation choices, and specifically healthier, safer and more cost effective choices.

- | | |
|--|--|
| <input type="checkbox"/> Is it within walking distance of public transit? | <input type="checkbox"/> Is it fully connected to the surrounding community; can you take different routes to the project? |
| <input type="checkbox"/> Is it accessible by multiple modes of transportation, including bus, rail, pedestrians, bicyclists and autos? | <input type="checkbox"/> Is there full access to and from the property from surrounding developments? |

Principle VI: The proposed project is walkable and designed for personal interaction.

Smart Growth provides people with opportunities to interact with their surroundings ... safely, efficiently and happily ... enhancing their quality of life.

- | | |
|--|---|
| <input type="checkbox"/> Are the number, density and location of housing units sufficient to promote walking and transit? | <input type="checkbox"/> Is it within walking distance of at least three other land uses, such as housing, schools, offices or retail businesses? |
| <input type="checkbox"/> Are the size and location of commercial or retail uses sufficient to promote walking and transit? | <input type="checkbox"/> Does parking allow easy and safe access by pedestrians to buildings and not visually dominate the project? |
| | <input type="checkbox"/> Does it improve access to prime view sheds or historic and cultural sites? |

Principle VII: The proposed project is respectful of the community’s character.

Smart Growth seeks to preserve the historic, cultural and social characteristics that so often attract new businesses and residents to a community.

- | | |
|--|---|
| <input type="checkbox"/> Do buildings conform to the desired scale and architectural styles of the community? | <input type="checkbox"/> Does it support the public streetscape, including pedestrian-friendly amenities such as landscaping, benches and lighting? |
| <input type="checkbox"/> Does it reuse or rehabilitate historic structures or other structures of significance to the community? | <input type="checkbox"/> Does it create or enhance community spaces, such as plazas, squares and parks? |

Principle VIII: The proposed project is sustainable.

Smart Growth recognizes that the quality and viability of a community are intimately linked to the national and global economy and environment.

- | | |
|--|--|
| <input type="checkbox"/> Does it contribute to the economic vitality and diversity of the community? | <input type="checkbox"/> Does the proposed project have a small carbon footprint? |
| <input type="checkbox"/> Are critical resources or inputs renewable and drawn from the surrounding area? | <input type="checkbox"/> Does the proposed project use a high percentage of renewable materials? |

When you have completed the Checklist, look at the questions that pertain to your community and are not checked “Yes.” These suggest possible areas for discussion: Does the project perform well in terms of access to infrastructure but poorly in terms of transit or walkability? Does it consume open space or farmland when infill or redevelopment of abandoned properties or brownfields are possible? It may be that there are reasonable opportunities to make improvements that provide broader and more durable benefits.

XI. Notes: