

## APPENDIX A

*////////////////////MAP AMENDMENT APPLICATION*

JAY RAND  
SUPERVISOR  
LAURIE C. DUDLEY  
TOWN CLERK/ TAX COLLECTOR  
523-2162

JACK FAVRO  
DEREK DOTY  
RICHARD CUMMINGS  
EMILY KILBURN POLITI  
TOWN COUNCIL

KENNETH PORTER  
SUPT. OF HIGHWAYS  
523-9081

CATHERINE EDMAN  
BUDGET OFFICER  
523-9517

## TOWN OF NORTH ELBA

2693 MAIN STREET  
LAKE PLACID, NEW YORK 12946  
phone: (518) 523-9516 fax: (518) 523-9569  
web: [www.northelba.org](http://www.northelba.org)



EUGENE MARTIN  
PARK DIST. MGR.  
523-2591  
MIKE ORTICELLE  
DARCI LAFAVE  
CODE ENFORCEMENT OFFICIALS  
523-9518

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ASSESSOR  
TEL: 523-1975  
FAX: 523-9821  
TOWN COURT OFFICE  
523-2141  
RONALD J. BRIGGS  
ATTORNEY FOR THE TOWN

January 30, 2020

Hand Delivered

Mr. Matthew S. Kendall  
Environmental Program Specialist  
NYS Adirondack Park Agency  
PO Box 99  
1133 NYS Route 86  
Ray Brook, New York 12977

RECEIVED  
ADIRONDACK PARK AGENCY  
JAN 30 2020

Re: Town of North Elba Application for Map Amendment

Dear Matt:

As a follow up to our recent phone conferences, I enclose a duly executed Application For Amendment to the Official Adirondack Park Lane Use and Development Plan Map by the Town of North Elba seeking a map amendment to change a 34+ acre parcel of land (the former Cell Science Center property) from Moderate Intensity Use to Hamlet.

As part of the application, I enclosed herewith the following:

1. A certified copy of the Town of North Elba's resolution seeking the map amendment which took place at the Town's regular board meeting on January 14, 2020;
2. Map showing sewer line;
3. Tax maps showing fire department, public school and two-mile radius of public road network;
4. Tax maps showing existing nearby development;
5. USDA materials delineating soils information for subject site;
6. Map showing topography;
7. Map issued by FEMA showing flood hazard;
8. Map showing agricultural districts;
9. Map showing wetlands area at site;

Mr. Matthew S. Kendall  
Environmental Program Specialist  
January 30, 2020  
Page 2

10. Map showing APA Land Classification of lands adjoining the site; and
11. Copy of the Community Housing Needs Assessment Report.

I submit a copy of the housing report because it bears on the growth of our community and the desperate need for additional housing.

Please let me know if you need anything else from me. Thank you.

Sincerely,

Town of North Elba

By: 

Ronald J. Briggs

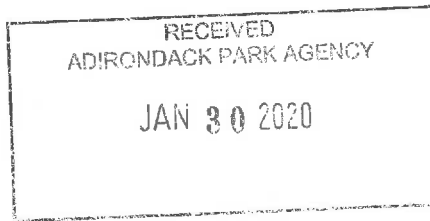
RJB:mbm

Encs.

cc: Town Board



## Adirondack Park Agency



MA No. MA 2020-01  
(to be completed by Agency)

### APPLICATION FOR AMENDMENT TO THE OFFICIAL ADIRONDACK PARK LAND USE AND DEVELOPMENT PLAN MAP

Pursuant to Section 805 (2), Adirondack Park Agency Act  
Article 27, New York State Executive Law

#### INTRODUCTION

Private lands within the Adirondack Park are classified into six different land use areas by the Adirondack Park Land Use and Development Plan. These land use areas (Hamlet, Moderate Intensity Use, Low Intensity Use, Rural Use, Resource Management and Industrial Use) are shown on the Official Adirondack Park Land Use and Development Plan Map.

Section 805 of the Adirondack Park Agency Act and Part 583 of Agency regulations set forth criteria and procedures for amendment of the Official Map. In general, except for "Technical" amendment, the Agency must find the amendment reflective of the legislative findings and purposes of the Adirondack Park Agency Act, and consistent with the Adirondack Park Land Use and Development Plan, and the statutory character description and statement of purposes, policies and objectives of the land use area to which amendment is sought. The Agency is required to consider the natural resources and open space qualities of the land in question, as well as public, economic and other land use factors and any comprehensive master plan prepared by the town or village as may reflect the relative development amenability of those lands. The Agency must also amend the Map using the same type of "regional scale" boundaries (railroads, streams, Great Lot lines, etc.) used in its original preparation; it cannot amend the Map to make extremely small-scale amendment. A copy of the relevant parts of Section 805 of the Adirondack Park Agency Act is attached.

The Agency also refers to the "land use area determinants" used in making the original map, as presented in Appendix A-8 of the Agency regulations, and any newer data as has become available since the Map was made.

The Agency amendment process is one which encourages public involvement in a number of ways. At the time an application is received, notification is sent to representatives of affected local governments requesting their advice and comments. Public hearings, held prior to the change taking effect, are usually required; when a date is set for a hearing, notification is sent to adjoining and affected landowners, local and regional government officials and any other person who asks to receive notice. In virtually all instances, a Draft Environmental Impact Statement is prepared and circulated pursuant to the State Environmental Quality Review Act. Comments or statements, which need to be related to the statutory determinants for map amendment, received from these people and/or the applicant, either prior to or at the public hearing, constitute part of the information the Agency will use to determine whether or not to make the map amendment.

Map amendments may be initiated by a local government, individual landowner or both acting concurrently.

**PART B** (to be filled out only if a local government is applicant or co-applicant)

**1. LEGISLATIVE BODY OF LOCAL GOVERNMENT**

Supervisor or Mayor Jay J. Rand, Supervisor

Address Town of North Elba  
2693 Main Street  
Lake Placid, New York 12946

Telephone 518-523-9516

Cell Phone 518-524-3004

**2. APPLICANT'S REPRESENTATIVE**

Name Ronald J. Briggs, Esq.

Address Briggs Law Firm LLP  
2296 Saranac Avenue  
Lake Placid, New York 12946

Telephone 518-523-5555 Ext. 1

Cell Phone 518-569-4400

**3. SECTION 583.1(c) OF THE AGENCY'S RULES AND REGULATIONS REQUIRES THAT THE REQUEST SHALL BE MADE BY RESOLUTION OF THE LEGISLATIVE BODY AND A CERTIFIED COPY SUBMITTED TO THE AGENCY**

**4. THE APPLICANT MUST PROVIDE THE NAMES AND ADDRESSES OF BOTH THE ADJOINING LANDOWNERS AS WELL AS THOSE WITHIN AND NEARBY THE AREA BEING REQUESTED FOR RECLASSIFICATION, FROM THE LATEST COMPLETED TAX ASSIGNMENT ROLL**

**PART C** (to be filled out by all applicants)

**1. GENERAL DESCRIPTION OF LAND**

A. Town North Elba

County Essex

Village \_\_\_\_\_

B. What is the size of the parcel to be considered? 34.5 acres

(41.10-1-1.100 28.3 ac.)  
(41.10-1-1.200 6.05 ac.)  
Total 34.35 ac.

C. Current Land Use area classification(s) Moderate Intensity

D. Requested classification(s) Hamlet

**2. ADIRONDACK PARK AGENCY HISTORY**  
(to be filled out by landowner/applicant only)

**3. A. Tax Map Description**

Map(Section) 42.10

Block 1

Parcel(s) 1.100 and 1.200

**B. Has this property been a part of any previous agency permit, letter of non-jurisdiction, map amendment or enforcement action?**

Yes \_\_\_\_\_ No ☒ (NOT TO OUR KNOWLEDGE)

If yes, number and date of permit \_\_\_\_\_

Date of non-jurisdictional letter \_\_\_\_\_

Map Amendment number \_\_\_\_\_

Enforcement File Number \_\_\_\_\_

Request for amendments must be accompanied by maps of a sufficient scale to allow the Agency to identify the boundaries of the requested amendment area. Copies of the Tax Map(s) delineating the area will suffice.

---

**PART D JUSTIFICATION**

Based upon the specific information in the previous section, state why the lands involved more accurately reflect the character description and the purposes, policies and objectives (as set forth in Section 805 of the Adirondack Park Agency Act attached hereto) of the requested classification. Please use additional sheet(s) if necessary.

The requested amendment area is adjacent to the Hamlet of Lake Placid, one of the largest and most diverse Hamlet aces in the Adirondack Park. It is accessed by a Town highway leading a short distance south from NYS Route 86. It is served by public water and public sewer. Slopes are moderate and there are no wetlands present.

The purposes, polices and objectives for Hamlet areas read, in pertinent part, as follows:

"The delineation of hamlet areas on the plan map is designed to provide reasonable expansion areas for the existing hamlets, where the surrounding resources permit such expansion. Local, government should take the initiative in suggesting appropriate expansions of the presently delineated hamlet boundaries ...."

The Hamlet of Lake Placid has not been expanded since the adoption of the Adirondack Park Land Use and Development Plan in 1973, a 47-year period in which Lake Placid has experienced a very substantial increase in commercial and residential development. The requested amendment would accommodate the continued "necessary and natural expansion of [Lake Placid's] housing, commercial and industrial activity." The amendment would continue to concentrate new development in readily-accessible areas where infrastructure is present and sensitive natural resources are generally absent.

Applicant's signature \_\_\_\_\_

Applicant's Representative signature  
(if applicable)

*Ronald J. Bruyette Esq.*  
ATTORNEY FOR TOWN OF NORTH ELBA

Local Municipality Town of North Elba

Title Supervisor  
(if necessary)

Date

January 30, 2020



# TOWN OF NORTH ELBA

RECEIVED  
ADIRONDACK PARK AGENCY

JAN 30 2020

## RESOLUTION OF APA MAP AMENDMENT

### RESOLUTION 2

At the Regular meeting of the North Elba Town Board held on **January 14<sup>th</sup>, 2020** the following resolution was made:

The Town of North Elba formally requests that the New York State Adirondack Park Agency (APA) reclassify on the Adirondack Park Land Use and Development Plan Map Town of North Elba Tax Map Parcels 42.10-1-1.1 and 42.10-1-1.2 from a moderate intensity land use area to Hamlet land use area.

Be it further resolved that the Town of North Elba Supervisor have Board Approval to sign the Application for this Amendment when received.

Councilwoman Kilburn-Politi moved and Councilman Cummings seconded the motion to approve the Resolution of the APA Map Amendment

There being no further discussion, the motion was unanimously carried.

State of New York

I, Laurie Curtis Dudley, Town Clerk of the Town of North Elba, Essex County, New York.

County of Essex SS:

Town Of North Elba

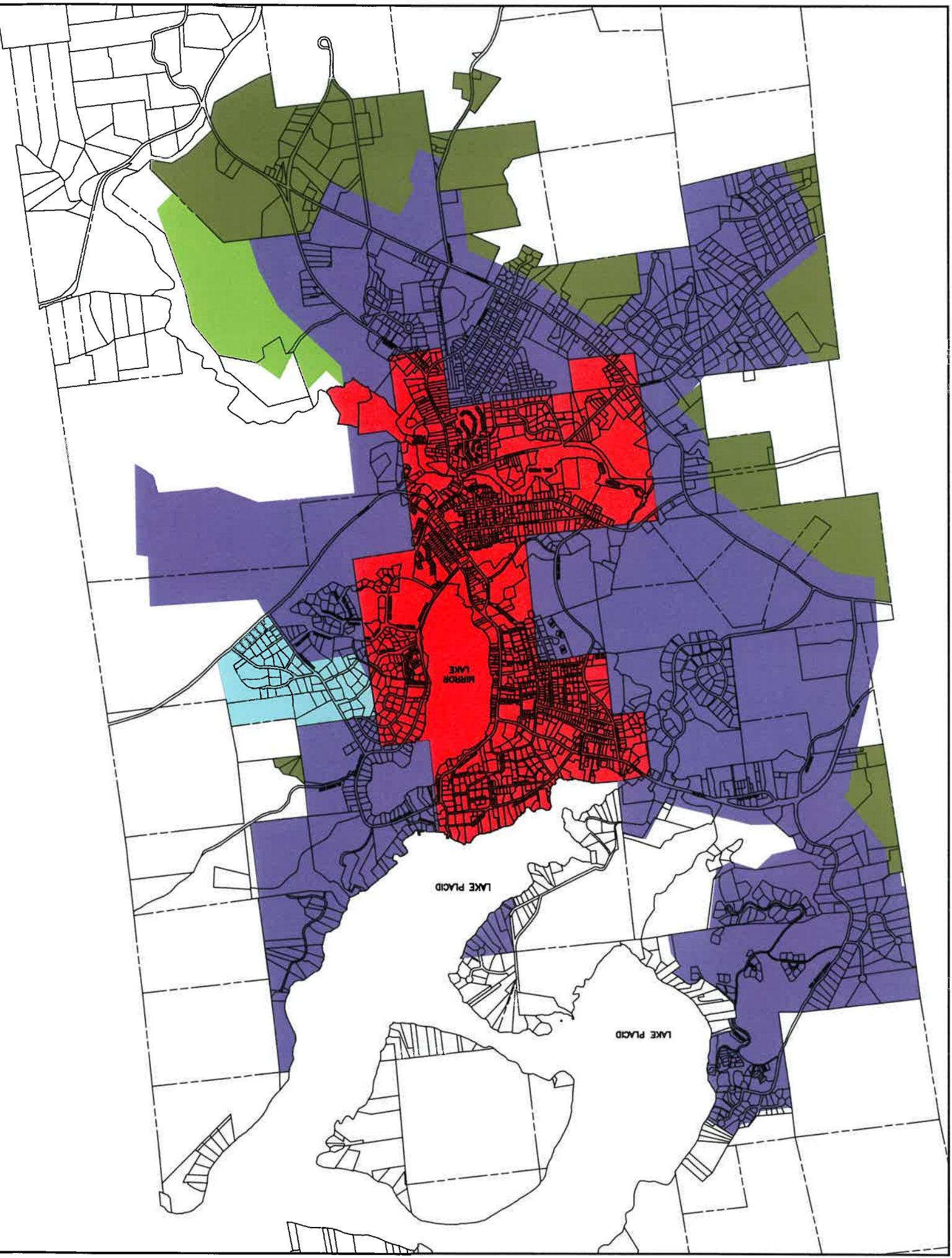
I DO HEREBY CERTIFY, that I have compared the foregoing with the original resolution adopted by the Town Board of the Town of North Elba at a Meeting of said Board of the Town of North Elba held on the **14<sup>th</sup> day of January 2020** and that the foregoing is a true and correct transcript of said original resolution and of the whole thereof, and that said original resolution is on file in my office.

I DO FURTHER CERTIFY that each of the members of said Town Board had due notice of said meeting and that Supervisor **Jay Rand**, Town Councilwoman **Emily Kilburn-Politi**, and Town Councilmen, **Derek Doty** and **Dick Cummings**.

IN WITNESS THEREOF, I have hereto set my hand seal of the Town of North Elba, this **14<sup>th</sup> day of January 2020**.

  
Laurie Curtis Dudley, Town Clerk  
Town of North Elba





TOWN OF NORTH ELBA: WATER DISTRICT #1, EXTENSION #6

MIRROR LAKE AVENUE WATER DISTRICT

TOWN OF NORTH ELBA: WATER DISTRICT #1, EXTENSION #5

TOWN OF NORTH ELBA: WATER DISTRICT #1, EXTENSIONS #1-#4

## COMPREHENSIVE PLAN

1

TOWN OF NORTH ELBA		ESSEX COUNTY, NY	
PROJ. NO 08008.01	DATE: APRIL 2008	SCALE: 1" = 1,200'	SHEET 1 OF 1

**TOWN OF NORTH ELBA  
WATER DISTRICTS**

ESSEX COUNTY, NY

**SHEET 1 OF 1**

PROJ. NO 08008.01	DATE: APRIL 2008
-------------------	------------------

SCALE: 1" = 1,200'

**SHEET 1 OF 1**

PROJ. NO 06008.01

DWG. NO: 08-11-L

CAN MARC PIF NAME, WATERSTREET MARC

MAN ZORRHAL, P.E.  
LICENSE #45,307

**DATE RECEIVED**

**IVAN ZDRAHAL ASSOCIATES, PLLC**  
**ENGINEERING AND PLANNING**

## ENGINEERING AND PLANNING

959 ROUTE 146  
CLIFTON PARK, NY 12065  
PHONE: 518.383.0769  
FAX: 518.371.4356

888 ROUTE 140  
CLIFTON PARK, NY 12065  
PHONE: 518 989 0740

PHONE: 010.853.0708

FAX: 616.371.4356

**Web Site: IZA.cc**

12 MORNINGSIDE DRIVE  
LAKE PLACID, NY 12948  
PHONE: 518 533 8003

12 MORNINGSIDE DRIVE  
LAKE PLACID, NY 12946  
PHONE: 818 633 8003

PHONE: 310.363.0806

FAX: 610.623.3483

[illegible][illegible][illegible]

## SOIL DESCRIPTIONS

USDA Natural Resource Conservation Service SURGO Data

### **Essex County, New York - fully certified on 9/28/2006**

*Name:* Monadnock fine sandy loam, 8 to 15 percent slopes

*Symbol:* MhC

*Kind:* Consociation

*Dominant*

*drainage class:* Well drained

*Wettest*

*drainage class:* Well drained

*Description:* The Monadnock component makes up 85 percent of the map unit. Slopes are 8 to 15 percent. This component is on hillsides or mountainsides. The parent material consists of loamy ablation till over sandy ablation till derived from gneiss. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 70 percent. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria.

*Name:* Monadnock fine sandy loam, 3 to 8 percent slopes

*Symbol:* MhB

*Kind:* Consociation.

*Dominant*

*drainage class:* Well drained

*Wettest*

*drainage class:* Well drained

*Description:* The Monadnock component makes up 85 percent of the map unit. Slopes are 3 to 8 percent. This component is on hillsides or mountainsides. The parent material consists of loamy ablation till over sandy ablation till derived from gneiss. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 70 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.

*Name:* Monadnock fine sandy loam, 15 to 35 percent slopes,  
very bouldery

*Symbol:* MkD

*Kind:* Consociation

*Dominant*

*drainage class:* Well drained

*Wettest*

*drainage class:* Well drained

*Description:* The Monadnock, very bouldery component makes up 85 percent of the map unit. Slopes are 15 to 35 percent. This component is on hillsides or mountainsides. The parent material consists of loamy ablation till over sandy ablation till derived from gneiss. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 70 percent. Nonirrigated land capability classification is 6s. This soil does not meet hydric criteria.

*Name:* Monadnock fine sandy loam, 3 to 8 percent slopes, very bouldery

*Symbol:* MkB

*Kind:* Consociation

*Dominant*

*drainage class:* Well drained

*Wettest*

*drainage class:* Well drained

*Description:* The Monadnock, very bouldery component makes up 85 percent of the map unit. Slopes are 3 to 8 percent. This component is on hillsides or mountainsides. The parent material consists of loamy ablation till over sandy ablation till derived from gneiss. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 70 percent. Nonirrigated land capability classification is 6s. This soil does not meet hydric criteria.

*Name:* Sunapee fine sandy loam, 3 to 8 percent slopes, very bouldery

*Symbol:* SnB

*Kind:* Consociation

*Dominant*

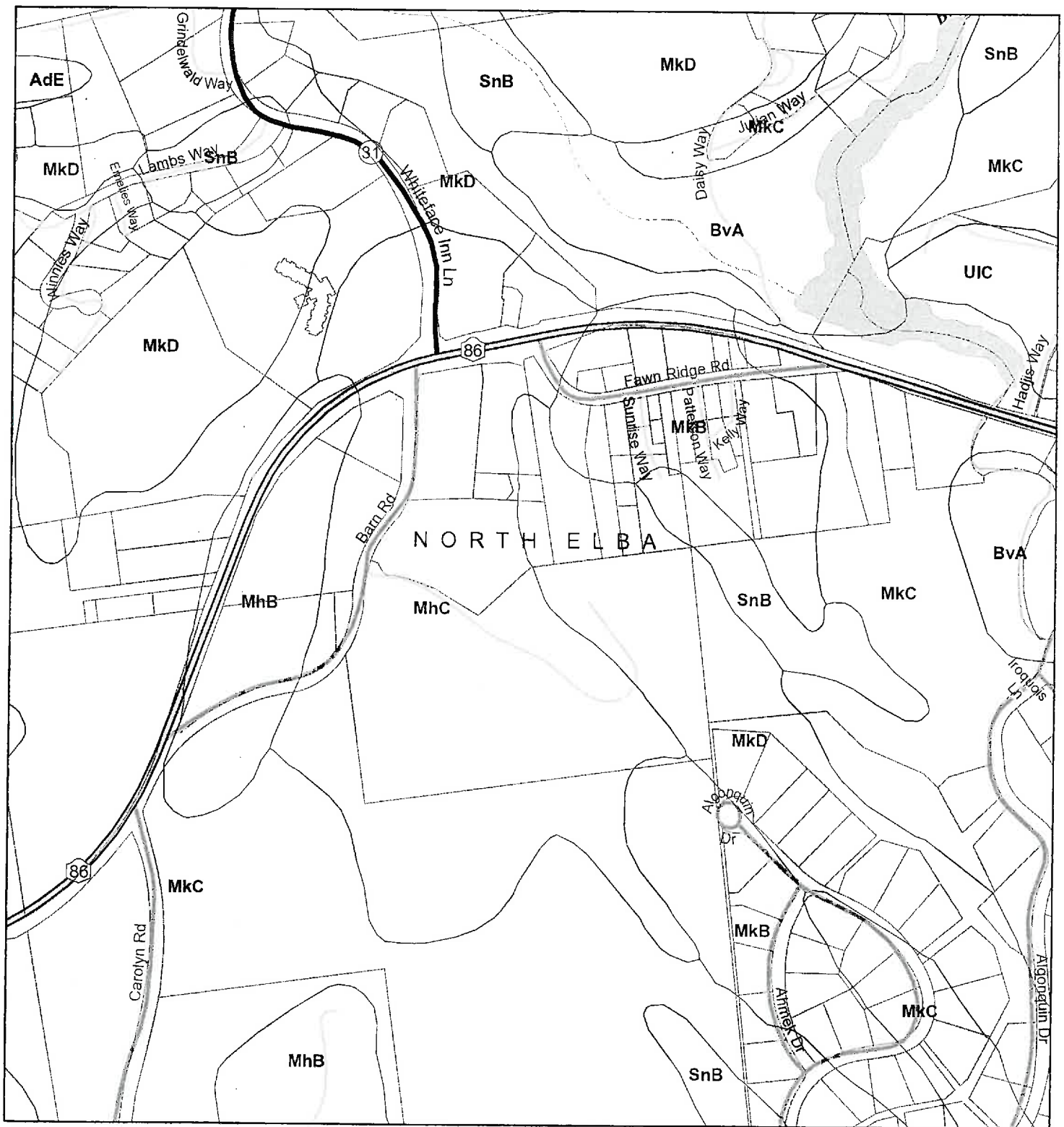
*drainage class:* Moderately well drained

*Wettest*

*drainage class:* Moderately well drained

*Description:* The Sunapee, very bouldery component makes up 85 percent of the map unit. Slopes are 3 to 8 percent. This component is on hillsides or mountainsides. The parent material consists of loamy ablation till derived from gneiss. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 25 inches during January, February, March, April, May, November, December. Organic matter content in the surface horizon is about 70 percent. Nonirrigated land capability classification is 6s. This soil does not meet hydric criteria.




## Topography



January 28, 2020

**This is advisory only, not to be used to confirm exact boundary location or for determining Agency jurisdiction.**

1:9,600

-  Parcels 2018
-  Detailed Soils available for Adirondacks
-  Park Boundary Blueline

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

NYS Adirondack Park Agency  
NRCS, NYS Adirondack Park Agency

# Topography



□ Parcels 2018

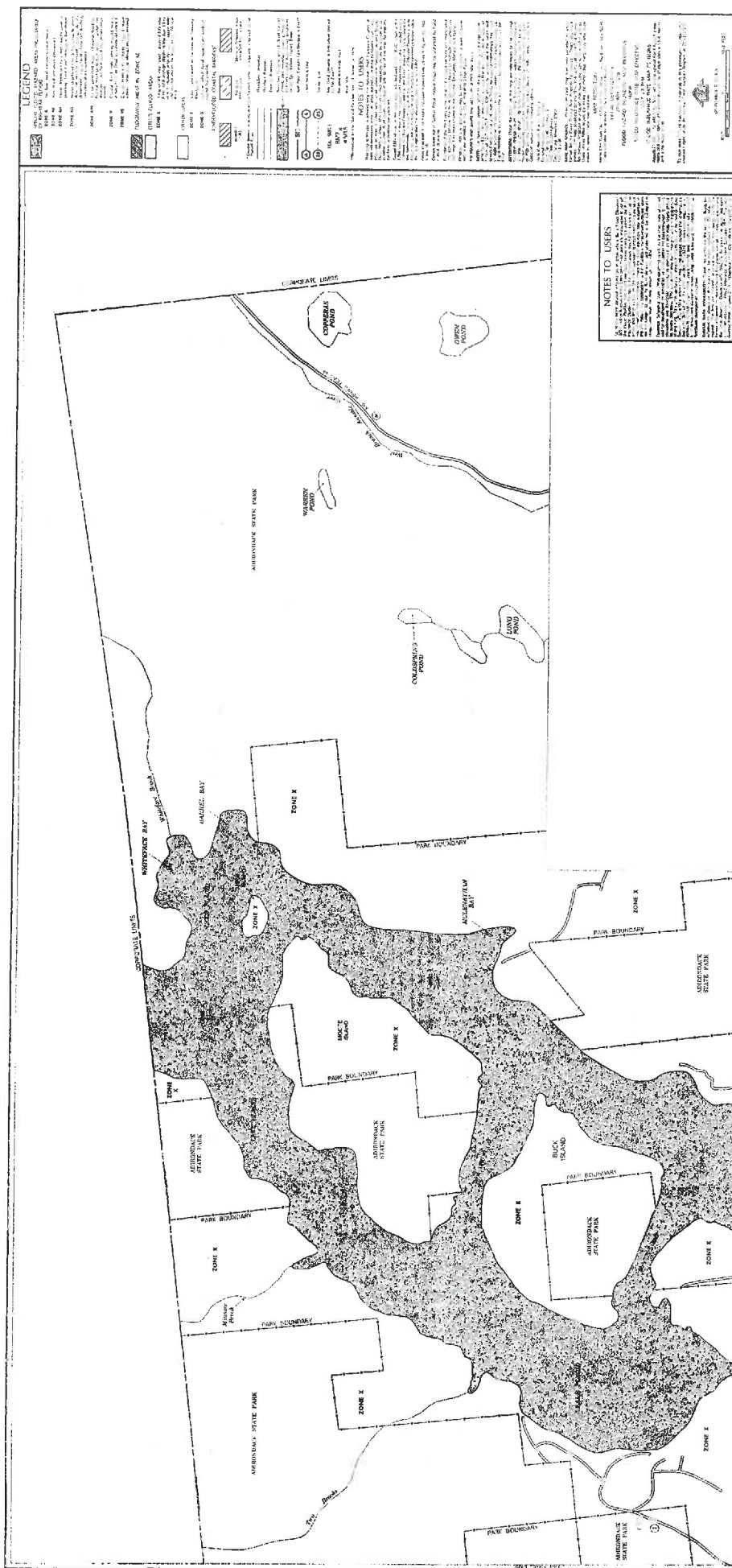
— Park Boundary  
— Blueline

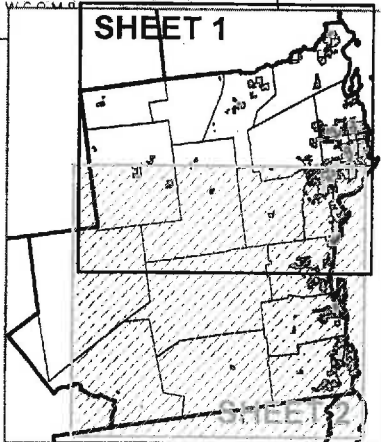
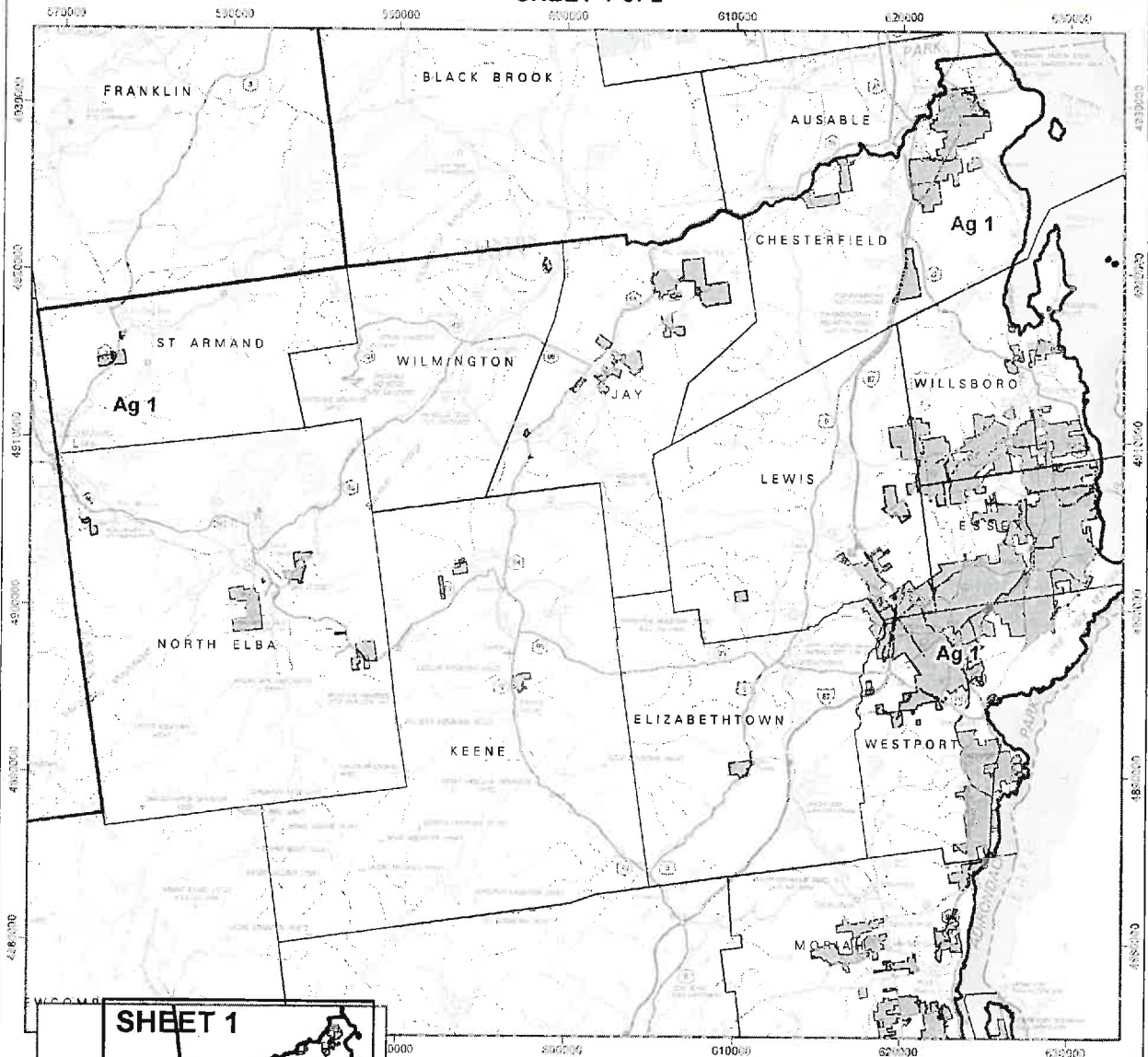
**Elevation Contours**  
- 20 foot

— 20 foot contour

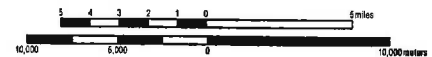
Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

NYS Adirondack Park Agency  
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community





**MAP PROJECTION**  
UTM Zone 18, NAD83 meters



## KEY

Ag. District 1



## DISTRICT CERTIFICATION and TOWNS

**DISTRICT 1** CERTIFIED 9/5/2017

Chesterfield	Jay	Moriah	Ticonderoga
Crown Point	Keene	North Elba	Westport
Elizabethtown	Lewis	Saint Armand	Willsboro
Essex	Minerva	Schroon	Wilmington

## MAP SOURCE INFORMATION

Map created at Cornell IRIS (Institute for Resource Information Sciences)  
<<http://iris.cals.cornell.edu>> for the NYS Department of Agriculture and Markets  
<<https://www.agriculture.ny.gov>>

Agricultural Districts boundary data is available at CUGIR (Cornell University Geospatial Information Repository)  
website: <<http://cugir.library.cornell.edu>>

Base Map: state250\_bw.tif 1998  
Scale: 1:250,000; County boundaries imported from the file nyshore.e00 from the NYSGIS Clearinghouse website:  
<<http://gis.ny.gov>>

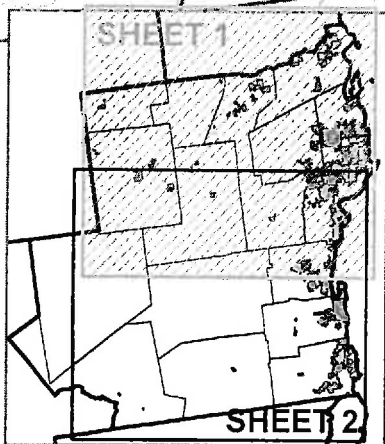
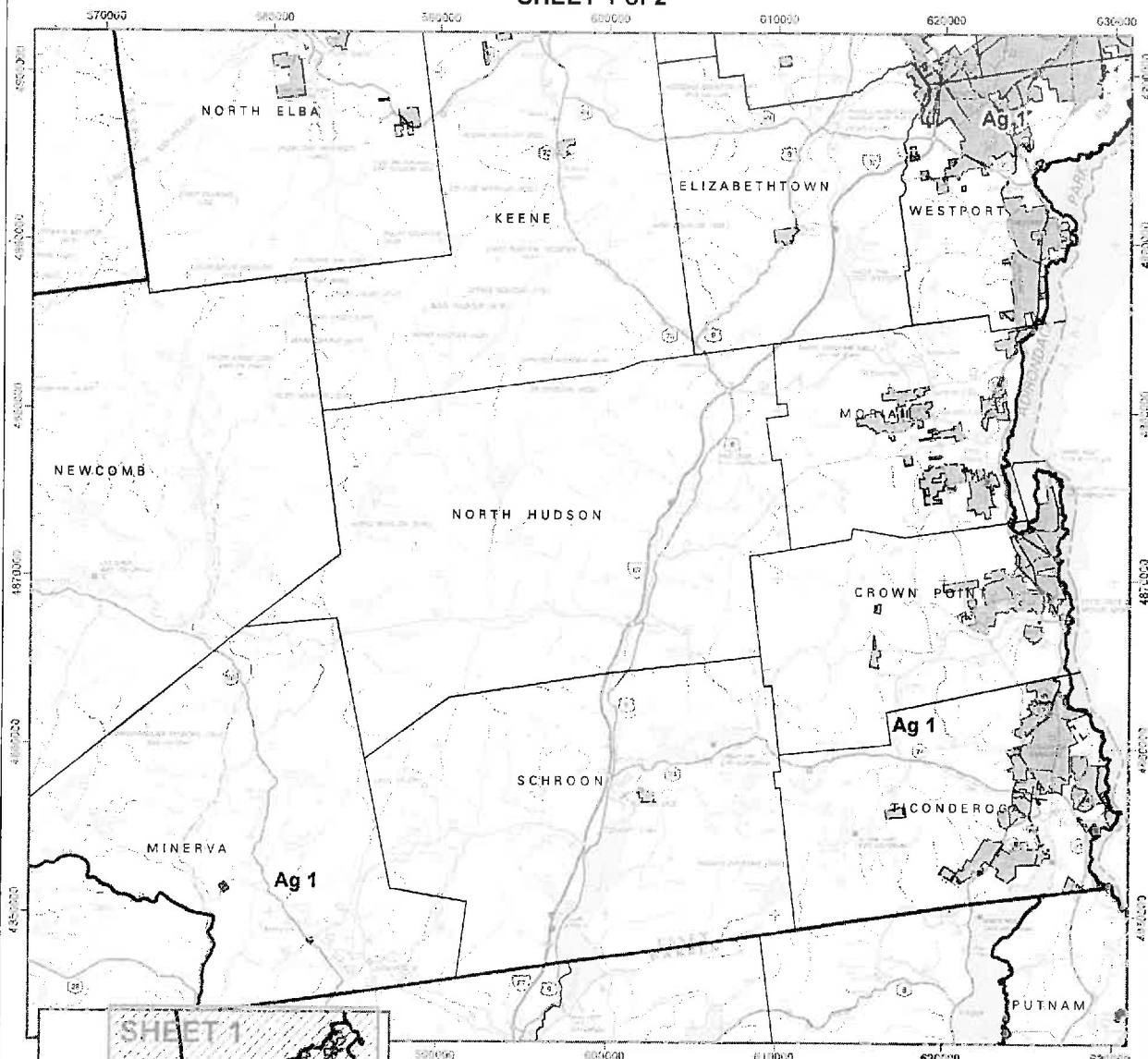
**Base map contains copyrighted by the NYS ITS GIS Program.**

## DISCLAIMER

This is a general reference to Agricultural District boundaries; not a legal substitute for actual tax parcel information.

Boundaries as certified prior to April 2018

Open Enrollment Annual Additions through March 2018 are included in this data. Later additions are not. Check with county agencies to confirm the status of individual parcels.



**MAP PROJECTION**  
UTM Zone 18, NAD83 meters



## KEY

Ag. District 1



## DISTRICT CERTIFICATION and TOWNS

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## DISCLAIMER

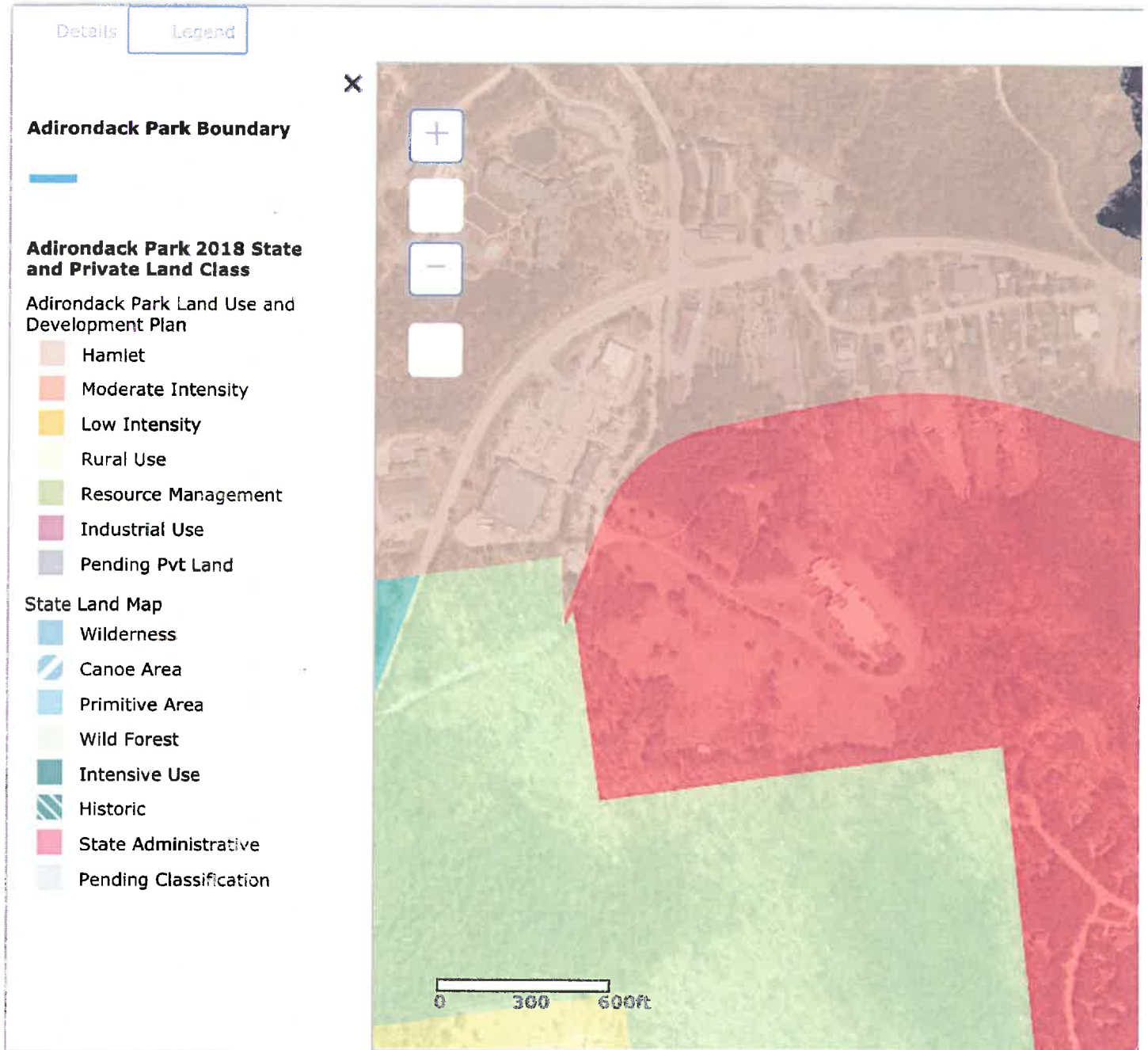
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Boundaries as certified prior to April 2018

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[illegible]

# Adirondack Park Land Classification



SUBMITTED TO:

Joint Community Housing Committee  
Town of North Elba & Village of Lake Placid, NY

RECEIVED  
ADIRONDACK PARK AGENCY

JAN 30 2020

# COMMUNITY HOUSING NEEDS ASSESSMENT

TOWN OF NORTH ELBA &  
VILLAGE OF LAKE PLACID, NY

Joint Community Housing Committee

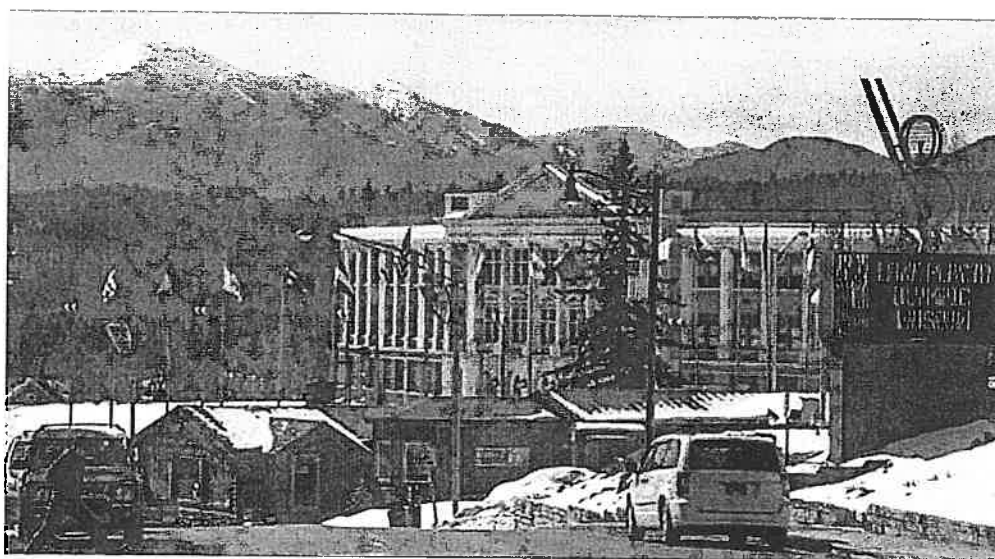
JANUARY 2020

PREPARED BY:



120 West Avenue, Suite 303  
Saratoga Springs, NY 12866  
518.899.2608  
[www.camoinassociates.com](http://www.camoinassociates.com)





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# EXECUTIVE SUMMARY

The Community Housing Needs Assessment was prepared in early 2020 to identify the critical housing issues facing the North Elba and Lake Placid community with a focus on preserving a year-round working population. The assessment includes a comprehensive analysis of the existing housing supply, community input via a public open house and survey, analysis of an employer housing survey, a quantitative workforce housing unit needs analysis, and strategies to address critical housing issues.

**The Town of North Elba and Village of Lake Placid are facing a workforce housing crisis.** Housing affordability has been a long-term issue in the community with local homes increasingly falling out of the price range of those that live and work in the area. Second-home ownership levels are trending upwards while the proportion of local workers living outside of the community and commuting in for work is at a historic high. Local businesses of all sizes are struggling to recruit and retain employees who cannot find suitable local housing. A growing number of short-term rentals in the community, while not the root cause of the crisis, has the potential to exacerbate existing housing affordability and availability issues for the workforce, which must be balanced with the positive benefits they provide the community. While the Lake Placid area has long been an immensely popular vacation and second-homeowner destination, the continued erosion of workforce level housing is threatening to further transform the character and composition of the community and constrain future economic growth.

The Housing Needs Assessment identifies current unmet housing needs, with a particular focus on moderate income or workforce-level households. Housing needs are intrinsically linked with a community's vision for its future. The North Elba/Lake Placid community came together through its 2014 comprehensive planning process to move forward with the following housing vision: **The Lake Placid / North Elba community provides a diversity of safe, energy efficient housing opportunities to attract people of all income levels and age groups.** The Housing Needs Assessment provides a Workforce Housing Strategy consistent with this vision and the goals of the comprehensive plan to maintain a mixed-income year-round population in the Town.

## Workforce Housing Needs Summary

- **The North Elba/Lake Placid community has an estimated unmet housing need for 1,534 workforce and affordable level housing units, including 929 rental units and 605 owner-occupant units.** This need is based on several factors, including reaching a target level of 50% of workers living in the community, consistent with historical levels, worker preference, employer needs, and other factors.

North Elba/Lake Placid Community Workforce Housing Needs					
Income Brackets and Housing Affordability					
Income Bracket	Under 50% AMI	50-80% AMI	80-120% AMI	120-200% AMI	
Income Range	Under \$35,150	\$35,150-\$56,240	\$56,240-\$84,360	\$84,360-\$140,600	
Affordable Rent Range	Under \$879	\$879-1,460	\$1,400-\$2,100	\$2,100-\$3,500	
Affordable Home Value	Under \$123,000	\$123,000-\$196,000	\$196,000-\$300,000	\$300,000-\$490,000	
Housing Needs by Income Bracket (# of Units)					
Income Bracket	Under 50% AMI	50-80% AMI	80-120% AMI	120-200% AMI	Total
Rental	769	122	32	6	<b>929</b>
Owner-Occupied	244	184	126	51	<b>605</b>
<b>Total</b>	<b>1,013</b>	<b>306</b>	<b>158</b>	<b>57</b>	<b>1,534</b>



- **Housing is Needed for a Variety of Types of Households.** Displaced workers that must live outside of the community because of affordability issues represent a significant source of the housing need in the community. Another key population with housing needs are those households living in the community but overburdened by housing costs. Other housing needs were found for those living in the community with other people due to affordability issues, overburdened and downsizing senior households, and seasonal workers.
- **A Range of Housing Types are Needed.** A variety of housing types are needed to accommodate the significant need for housing. Among the types of housing types needed are single-family homes (particularly starter family homes), townhouses, units in mixed-use buildings, apartments, and dorm-style housing (for seasonal workers).

## Additional Housing Assessment Findings

- **North Elba/Lake Placid is Continuing to Become More of a Vacation and Second-Home Community.** The community has long been a vacation destination and popular second-home location, but it continues to transition with a declining year-round population, fewer families, and fewer workers living in the community. At the same time, the number of seasonal and vacation homes has been rising with a greater number of residential property owners living out of town and out-of-state.
- **Providing Affordable and Workforce Housing is a High Priority for the Community.** The community's Comprehensive Plan indicates a vision for a mixed-income and year-round community. Public input received as part of the assessment supports this vision with the public overwhelmingly recognizing the need for more affordable/workforce housing and maintaining a year-round population of workers and families.
- **Local Workers Cannot Afford Housing in the Community, Creating a Threat to Future Economic Growth.** Local wage and salary levels are well-below what is needed to afford housing in the community, forcing many to live in surrounding towns and commute to work. Very few quality homes and apartments at workforce-level pricing are available on the market and the lack of available housing is a critical issue facing employers. Many are struggling with employee recruitment and retention, creating a difficult economic environment for new businesses or expansion of existing businesses in the community.
- **A Growing Number of Residential Properties Used for Short-Term Rentals (STRs) Has Implications for Workforce Housing.** Housing affordability has been a long-term issue in the community and STRs are not the root cause of the issue. While it is not possible to make a definitive connection between recent increases in the number of STRs and increasing home prices, there is strong evidence that they are constraining the supply and availability of long-term rental units in the community. At the same time, some year-round residents can afford to stay in the community because of the extra-income from operating STRs. Better data and tracking is needed in the future to fully understand the impacts of STRs on the community.
- **There is General Agreement on the Need for STR Registration and Regulation to Mitigate Health/Safety and Nuisance Concerns.** There is broad support from the public and STR operators on adopting a fair and equitable registration system and adopting regulations that address code violations and nuisance impacts including noise and parking issues. There are mixed-opinions about additional regulations of STRs in the community.
- **Significant Barriers Exist to the Development of New Workforce Housing but Opportunities Exist.** High land and construction costs, coupled with few quality development sites in the community, represent a barrier to the creation of workforce housing. For the economics of construction to work, subsidies and



incentives are needed. Despite the challenges, there are strategic opportunities that exist in the community including potential development and redevelopment sites.

- **The World University Games Present a Unique, Timely, and Substantial Opportunity to Address Workforce Housing Issues.** New athlete housing is needed in the community to host the event and the potential to transition this housing into permanent housing for affordable, workforce, and other community housing needs could satisfy a significant portion of the identified housing need. Given the State's investment in facilities for the event, there may also be an opportunity to leverage state funding for this housing.

## Workforce Housing Strategy

The Assessment also includes a strategy component that outlines recommendations for the community to address housing issues.

The key goals and strategies include the following:

### **Goal 1. Increase the Availability of Year-Round Workforce Housing in the Town and Village**

- Build an athlete's village for the World University Games that will be transformed into community housing.
- Identify and acquire priority sites for workforce housing development
- Partner with affordable housing developers on housing projects.
- Focus on regulation adjustments and new incentives to encourage workforce housing development
- Adopt a Short-Term Rental Registration Program and Regulations for Health/Safety and Nuisance.

### **Goal 2. Assist Local Residents and Workers Secure Quality Housing at Nonburdensome Prices**

- Create a Public Employee Housing Assistance Program to help Town/Village/School District employees afford to live in the community.
- Explore creating a local Rent-to-Own Program to help renters transition to homeownership
- Work with employers to create an Employer-Assisted Housing (EAH) Program to help local workers live locally and support economic growth.
- Create a residential property rehabilitation program to improve and modernize housing stock.

### **Goal 3. Increase Capacity to Address Community Housing Needs**

- Explore the creation of a Land Bank to facilitate the acquisition of properties for affordable and workforce housing development.
- Review and improve existing development requirements and code enforcement, including making the existing inclusionary zoning requirement more effective.
- Create a Workforce Housing Fund with dedicated funding sources to support workforce housing development projects and programs.
- Explore a new municipal staff position dedicated to community housing to add capacity for addressing community housing needs



# 1. INTRODUCTION

Camoin 310 was commissioned by the Town of North Elba and Village of Lake Placid's Joint Community Housing Committee (JCHC) to conduct a Community Housing Needs Assessment. The purpose of this Assessment is to understand and quantify the housing affordability challenges and develop strategies and recommendations to alleviate these challenges. In conducting this analysis, quantitative data from a number of proprietary and public data sources was combined with qualitative data gathered through stakeholder interviews, a community open house, and community survey.

Like many small communities with tourism-based economies, the Town of North Elba and Village of Lake Placid are faced with challenges in meeting the housing needs of residents and workers. The area's natural amenities and Olympic history have made it a world-famous destination among vacationers and seasonal visitors, but this popularity is also driving housing prices beyond the reach of many year-round workers and households, resulting in a substantial unmet need for housing in the community.

The degree of second home-ownership within the community, combined with the demand for seasonal vacation rentals and housing development constraints limits the supply and affordability of housing options for year-round residents. Low-income households, seniors, the disabled, and other vulnerable populations are finding it increasingly difficult to purchase or even rent homes. This has the potential to become an impediment to the area's ability to maintain a year-round population, retain a local workforce, and sustain a local school population.

However, with the 2023 World University Games hosted by Lake Placid, there exists an opportunity to convert to-be-built athlete housing into workforce housing and the Community Housing Needs Assessment identifies other strategies that addresses critical housing issues and needs.

## Why is housing important?

Workforce housing is important to the economic vitality of communities. Affordable homes support the local workforce so workers can live close to their jobs and participate in community organizations, volunteer, and be an active member of society. Shorter commutes allow workers to spend more time with their families while the community benefits from having employees such as school teachers, nurses, and business owners living locally and engaged in the community. A healthy mix of housing options—including market-rate and affordable, owner-occupied and rental, single-family and multifamily—targeted to households across the age spectrum, ensure opportunities for all individuals to improve their economic situation and contribute to their communities. Missing "middle housing" is not just an issue in North Elba and Lake Placid; it is a national issue.

Increasing workforce housing in the area would have numerous benefits, particularly year-round workforce housing. One of the most important benefits is that it supports the vitality and sustainability of the area. In particular, workforce housing will serve to meet the needs of entry-level workers and workers who want to

### WHY WORKFORCE HOUSING?

- ✓ Supports economic development by better enabling businesses to attract and retain workers.
- ✓ Ensure there are residents to support school enrollment, local volunteer organizations, and community group membership.
- ✓ Establish a larger customer base of year-round residents for local businesses.
- ✓ Create a stronger sense of place that is attractive to both current and potential residents.
- ✓ Consistent with the Community's Vision for the Future
- ✓ Provides Equitable Access to Amenities
- ✓ Prevents Income Segregation



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stay in the area as they grow into adulthood (or come back to the area). This will help to ensure that a steady flow of younger residents will put down roots in the town/village and enroll students in its schools, join volunteer organizations, and support community groups. Additionally, local businesses will benefit both from having a larger customer base of year-round residents and from an improved ability to attract and retain workers. All of these impacts will compound, creating a more vibrant culture and a stronger sense of place that is attractive both to current and potential residents.

## Work Completed

This final report is a cumulation of the following tasks:

**Existing Conditions Analysis |** The Data Report and Existing Conditions Analysis creates a baseline of information that informs the Assessment and helps frame the final strategies and recommendations. The purpose of this section is to provide a statistical foundation for housing strategies, and includes socioeconomic information including population, age distribution, median household income, and commuting patterns.

**Community Engagement |** A community open house event was held with over 100 participants sharing input on a variety of housing topics, including key challenges, housing needs and preferences, opinions about short-term rentals, and others. An online community housing needs survey was also used to collect input from over 500 respondents. The community input helped inform an understanding of the issues and the creation of strategies to address critical housing needs.

**Housing Need Analysis |** This analysis comprises the bulk of our work and contains a housing need breakdown by income levels and market segments. This analysis helps us understand the type of housing, quality, cost and affordability, vacancy, seasonality, and other key attributes that have changed over time. Given the current supply of housing and the potential market segments we can then estimate housing needed in the community by income level, unit size, and rental versus ownership. The housing need identified in this assessment is based largely on increasing the percentage of workers living in the community (from 34% presently to a target of 50%).

**Strategy Recommendations |** Developing housing strategies requires a holistic approach encompassing not only building and site availability and private sector investments, but also quality of life amenities and sustainable business practices (among other considerations). Using the information collected in the preceding steps, Camoin 310 provides recommendations around housing strategies to accommodate future housing demand in the town and village. Recognizing local constraints to achieving housing goals, we provide a framework that fits within the existing capacity of partner organization(s).



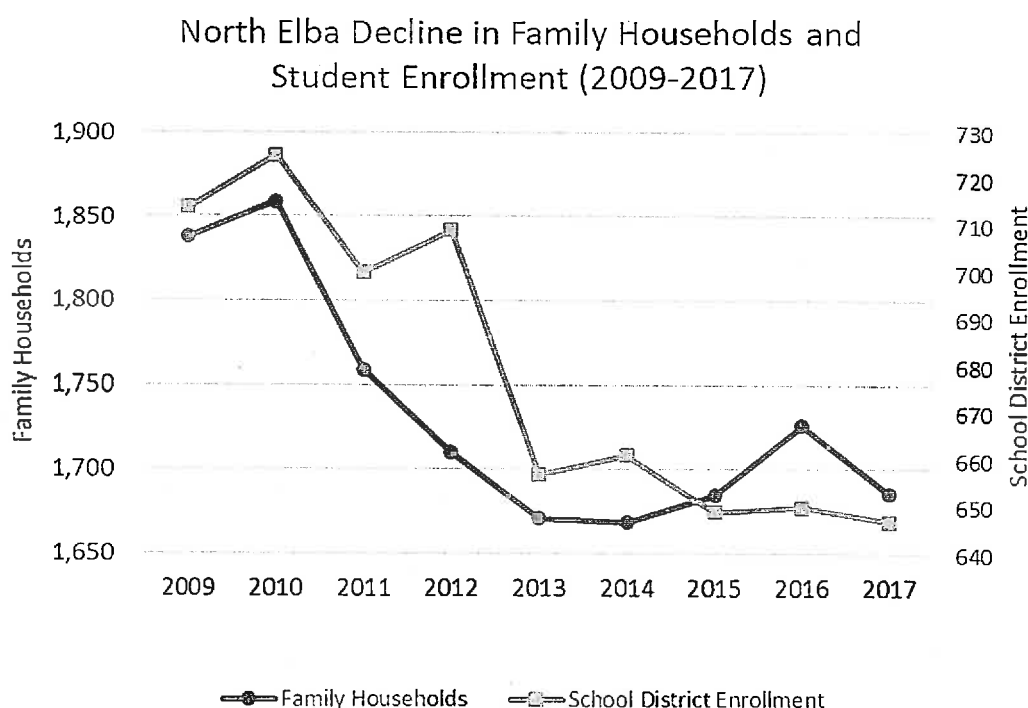
## 2. EXISTING CONDITIONS

The following existing conditions section documents the key characteristics and trends in North Elba and Lake Placid, with respect to demographics, economic conditions, and housing. A data report is attached as Appendix B for reference.

### Demographics

The Town's current population is approximately 8,200 with nearly 2,500 of its residents living in the Village of Lake Placid. The year-round population in both the Town and Village, however, has been declining in recent years. From 2010 to 2019, the Town's population declined by over 8% (approximately 750 people). By comparison, the population of Essex County (including North Elba) also declined but by only 3.2%.

The population decline in the village was less dramatic at just over 2% (50 people); however, the village experienced a substantial loss in the number of family households. From 2009-2017, the Village of Lake Placid lost nearly 19% of its family households (136). These families represent most of the family households that the Town lost during this period (152 families or over 8% of all family households in the Town). The loss of families in the community is reflected in the Lake Placid School District's student enrollment, which fell 9.4% during this time. From the 1999-2000 school year through the 2017-2018 school year, the District's student enrollment fell approximately 31% - a loss of 284 students over 19 years (an average of 15 students per year).



The town and village population is also aging. From 2010 to 2019 the median age in Lake Placid took a substantial jump from 41.7 to 44.9, while the increase was less pronounced in the town as a whole, which saw its overall median age rise from 39.8 to 41.3. The median age in the Town/Village still falls below that of Essex County, which in 2019 is 47.0 years old – far above the North Country median age of 38.9.



**KEY FINDINGS**

- ♦ **The Year-Round Population is Declining.** Like many North Country and Adirondack communities, the year-round population in the Town of North Elba is declining; however, the rate of population decline in the community is faster than in both Essex County and the North Country.
- ♦ **The Community is Losing Families and Children and its Population is Aging.** The number of families with children in the community is trending downward and has been particularly substantial in the Village of Lake Placid. The population is aging as a whole, and the number of seniors will grow in the coming years.

**Jobs, Wages, and Income**

The North Elba economy is driven by tourism, and as such, many of the jobs found in the community are in generally low-wage service sector industries. The most common job type in the area is food and beverage servers followed by retail sales workers, accounting for approximately 9% and 6% of all jobs, respectively. The median annual earnings for these jobs; however, falls only in the \$25,000 to \$26,000 per year range. Overall, the average earnings per job in the North Elba area is \$49,900 annually. As discussed later in this report, a household income of approximately \$73,000 is needed to afford a median value home of \$299,700 in the community. Only one of the top 15 most common job types provides a median annual earnings amount necessary to afford a median priced home. While many households have two-earners, income levels are low enough, that for most of the top jobs, even two workers with the same job earning the median wage could not afford a median priced home in the community.

Top 15 Most Common Job Types in North Elba Area (2019)

Description	# of Jobs	% of Jobs	Median Annual Earnings
Food and Beverage Serving Workers	838	9%	\$ 25,766
Retail Sales Workers	563	6%	\$ 25,427
Building Cleaning and Pest Control Workers	490	5%	\$ 29,216
Health Diagnosing and Treating Practitioners	452	5%	\$ 77,779
Other Personal Care and Service Workers	406	4%	\$ 27,599
Cooks and Food Preparation Workers	398	4%	\$ 27,179
Preschool, Primary, Secondary, and Special Education School Teachers	332	3%	\$ 64,431
Information and Record Clerks	271	3%	\$ 32,568
Construction Trades Workers	269	3%	\$ 40,062
Counselors, Social Workers, and Other Community and Social Service Specialists	255	3%	\$ 43,111
Law Enforcement Workers	251	3%	\$ 61,583
Other Installation, Maintenance, and Repair Occupations	244	3%	\$ 43,281
Other Food Preparation and Serving Related Workers	242	3%	\$ 24,370
Health Technologists and Technicians	239	2%	\$ 42,039
Other Office and Administrative Support Workers	235	2%	\$ 31,053
All Occupations	9,685		

Source: EMSI

Despite many low-wage jobs, income levels of those living in the community are generally consistent with the rest of Essex County and North Country. The median household income in North Elba (including the Village of Lake Placid) is approximately \$54,200 while the median income is slightly lower in the Village at \$50,600. According to



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Esri projections, the median household income will increase at a faster rate in the county and North Country over the next five years compared to the town and village.

Generally, a greater concentration of households in the town are found in the higher income brackets (\$75,000 and over) compared with those in the village. The town population better mirrors the county and North Country distribution of households by income compared with village households, which are more concentrated in the middle-income brackets (\$35,000 to \$75,000). The chart to the right shows the distribution of households by income level for the village, town, county, and North Country.

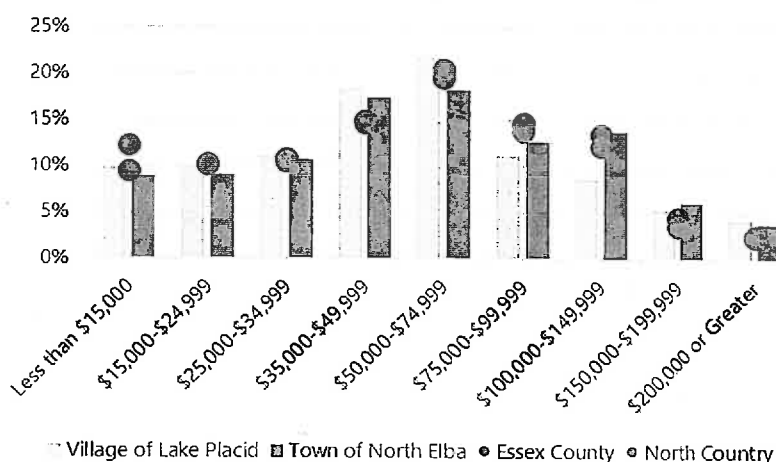
Age-income cohorts are also important to consider with respect to housing needs. The town has a concentration of households in the “empty-nester” or recent retiree age brackets (55-54 and 65-74) with middle-income levels (\$50,000 to \$150,000). There is also another concentration of lower-income seniors in the community (age 75+ with incomes under \$50,000), indicating potential needs for affordable senior housing. Another concentration of households can also be found in the age 25-44 brackets at low to moderate income levels (\$35,000 to \$75,000). This indicates there may be a need for both starter homes and homes for expanding families at price points affordable for these households.

Median Household Income, 2019-2024

	2019	2024	# Change 2019-2024	% Change 2019-2024
Village of Lake Placid	\$ 50,633	\$ 53,111	\$ 2,478	4.9%
Town of North Elba	\$ 54,194	\$ 57,302	\$ 3,108	5.7%
Essex County	\$ 54,229	\$ 58,969	\$ 4,740	8.7%
North Country	\$ 52,160	\$ 55,981	\$ 3,821	7.3%

Source: Esri, ACS

Percent of Households by Income Level, 2019



Source: Esri

Town of North Elba Households by Income and Age of Householder, 2019

Household Income	<25	25-34	35-44	45-54	55-64	65-74	75+	Total
<\$15,000	11	21	22	31	67	62	67	281
\$15,000-\$24,999	16	29	23	23	42	60	98	291
\$25,000-\$34,999	19	43	37	47	57	56	82	341
\$35,000-\$49,999	37	100	77	79	96	65	101	555
\$50,000-\$74,999	23	91	69	78	140	122	60	583
\$75,000-\$99,999	10	44	75	60	111	60	45	405
\$100,000-\$149,999	12	59	75	92	110	60	32	440
\$150,000-\$199,999	3	20	36	52	44	25	13	193
\$200,000+	1	11	20	27	36	20	3	118
Total	132	418	434	489	703	530	501	3,207

Source: Esri

## KEY FINDINGS

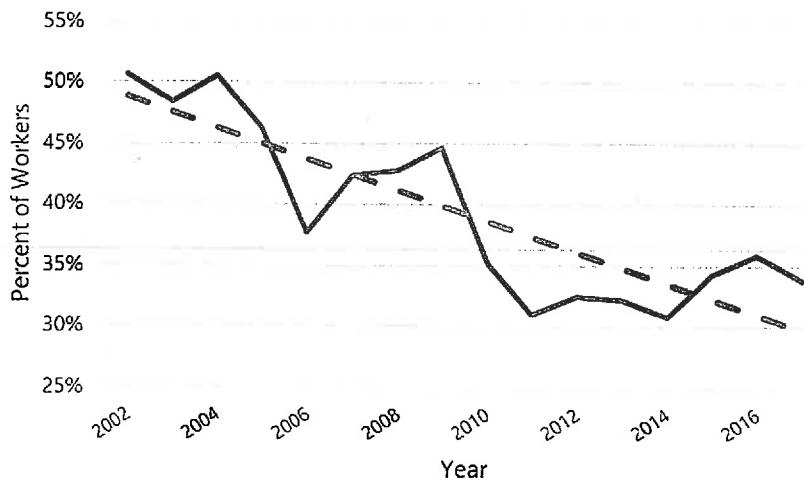
- ♦ **Many jobs are Low-wage Service Industry Positions Making Housing Affordability a Challenge:** As a tourism-based economy, many employment opportunities are low-wage hourly positions that can be highly seasonal. Many of the most common jobs do not pay enough to purchase a quality single-family home in the community.
- ♦ **Income Levels Generally on Par, Housing Values are Not:** While income levels are similar to the county and region, housing prices are significantly greater (see housing values section).



## Commuting Patterns

A significant number of jobs in the community are filled by people that commute from neighboring communities and some substantially further. Over 890 people (29% of all workers) drive more than 25 miles to work in the North Elba/Lake Placid community. Today, approximately 67% of jobs in the community are filled by people who live outside of the community. The percentage of workers living in the Town or Village has been steadily decreasing from over 50% in the early 2000s to approximately 33% presently. The chart to the right shows the downward trend in the percent of workers in the community also living in the community.

Percent of North Elba Workers Living in North Elba,  
2002-2017



Source: US Census OnTheMap, 2002-2017

Places of Residence for North Elba Workers		
Place of Residence	Number of Workers	Percent of Workers
North Elba	1,605	33.8%
Harrietstown	520	10.9%
St. Armand	210	4.4%
Jay	170	3.6%
Wilmington	151	3.2%
Tupper Lake	134	2.8%
Brighton	70	1.5%
Saranac	66	1.4%
Malone	66	1.4%
Plattsburgh	62	1.3%
All Other Locations	1,701	35.8%
All Places	4,755	100.0%

Source: US Census OnTheMap 2017

Input from stakeholder interviews, local employers, the community open house, and the community housing needs survey indicates that the lack of quality affordable housing is a primary reason for this trend. Outside of North Elba, the most common community where workers live is Harrietstown (10.9% of all workers) followed by St. Armand (4.4% of workers) and Jay (3.6% of workers). The median value of owner-occupied homes in those communities is much more affordable at 9.8%, 8.9%, and 24% below the median owner-occupied value in North Elba, respectively. The median home value is less than that of North Elba in all of the top nine (9) most common communities that commuters live in.

### KEY FINDINGS

- ♦ **"Resident Workers" Are Declining.** Jobs in the community are increasingly filled by those that live in other communities and commute.
- ♦ **Lack of Workforce Housing is Primary Reason Workers Don't Live in the Community.** Workers, sometimes by necessity, are living in other communities where home prices are more within reach given wage and income levels.



## Housing Stock

### Occupancy Characteristics

The community's housing stock is concentrated in single-family homes, which account for 64% of all housing in the town. The housing stock in the Village of Lake Placid is more mixed with single family homes accounting for approximately 50% of housing. The village has a higher concentration of small multi-unit buildings of 2 to 4 units, which represent 35% of the housing units in the village. Owner-occupied housing units are more prevalent than rental units. The North Elba/Lake Placid Community has approximately 1,175 renter-occupied housing units (24.3% of all housing units) compared with 1,701 owner-occupied units (35.2%). According to property tax records, the Town has approximately 550 apartment-style rental units with walkup apartments being the most common type. Despite the greater percentage of owner-occupied units, the community has a significantly greater concentration of rental units compared to Essex County, which has a 14% renter-occupation rate.

### Seasonal and Vacation Homes

Owner-occupied and renter-occupied units together account for approximately 60% of the town's housing stock. "Seasonally vacant" housing units account for an additional 33.7%, indicating that approximately one out of three housing units is generally for vacation purposes or temporary seasonal use. This is a significant increase from 2010 when only 21% of housing was classified as seasonally vacant.

Housing Occupancy, 2017					
Geography	Owner-occupied	Renter-occupied	Seasonally Vacant	All Other Vacant	Total housing units
Village of Lake Placid	21.3%	34.7%	34.0%	10.1%	100.0%
Town of North Elba	35.2%	24.3%	33.7%	6.9%	100.0%
Essex County	44.4%	14.0%	33.6%	8.0%	100.0%
State of New York	47.8%	40.7%	4.1%	7.4%	100.0%

Source: US Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

The community's popularity for vacation homes is further evidenced by the number of residential property owners living out of the area, as reflected in property tax records. Only half of home owners live in either the town or village. Approximately 29% of home owners live elsewhere in New York State, particularly in the Capital Region District. An additional 21.5% live out of state with New Jersey being the most common out-of-state location, followed by Florida. The trend towards non-local ownership of housing for vacation and seasonal use is continuing. From 2010 to 2020, the number of non-local homeowners grew by 8.6% while the number of home owners living in the community declined. The number of out-of-state home owners saw the largest increase over the past decade, with an increase of nearly 13%.

North Elba/Lake Placid Trends in Home Owner Location								
Owner Location (Primary Address)	2010		2015		2020		Change 2010 -2020	
	#	%	#	%	#	%	#	%
Village/Town*	2,428	52.2%	2,432	51.2%	2,412	50.0%	-16	-0.7%
Elsewhere in New York State	1,302	28.0%	1,290	27.2%	1,376	28.5%	74	5.7%
Out of State	919	19.8%	1,028	21.6%	1,037	21.5%	118	12.8%
<b>Total</b>	<b>4,649</b>	<b>100%</b>	<b>4,750</b>	<b>100%</b>	<b>4,825</b>	<b>100%</b>		

\*Includes zip codes 12946, 12977, and 12983 - which includes portions of Saranac Lake outside of the Town of North Elba.

Excludes homes/condos in the Whiteface Lodge and Lake Placid Club that are owned by single companies in property tax records.

Source: Town of North Elba Property Tax Data

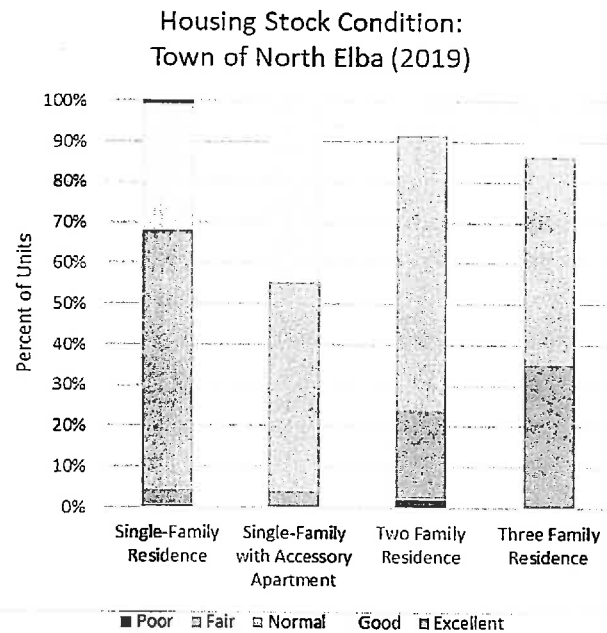


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**Age & Condition**

The community has a notable number of properties that are dated and/or in need of rehabilitation. While most residential properties are classified as “normal” or better in property class records, there are still 351 residential properties listed in “fair” or “poor” condition. Poor homes are “badly in need of repair” and “barely habitable” while fair properties show “definite signs of deferred maintenance” and characterized as “needing work.” Small multi-family unit residential properties generally have a greater proportion that fall in the fair or poor category. Nearly 24% of two-family properties (34) and 35% of three-family properties (13) fall in either category.

Stakeholder interviews also indicated that there are rehabilitation needs for housing in the community and that many of the affordable/workforce level housing in the community need repair/rehabilitation, and therefore are not truly affordable when these costs are factored in. The age of properties is also an issue in the community with approximately 41% of housing dating to 1949 or earlier. Older homes are typically in need of energy efficiency and weatherization improvements, in addition to other structural and maintenance needs.



Source: Town of North Elba 2019 Property Tax Records

**KEY FINDINGS**

- ◆ **Housing is mostly single-family but rental rates are relatively high.** The community has a relatively high concentration of rental housing compared to the county. In the Village of Lake Placid, rental units outnumber housing units owned by year-round owner-occupants.
- ◆ **Seasonal vacation homes are a substantial portion of housing.** The community is a popular and growing vacation destination and second-home location and one-third of housing is for seasonal or vacation home use.
- ◆ **The community is becoming more of a vacation home community.** The proportion of housing for seasonal and vacation home use is trending upwards along with rising rates of non-local and out-of-state home ownership.
- ◆ **Most affordable/workforce housing needs rehabilitation.** While most housing in the community is in generally good condition, good quality housing is generally out of the affordable/workforce price-range, which has a greater number of homes needing rehabilitation work.



## Housing Values

Housing values and trends in the community were examined using several sources, each with their own advantages and disadvantages. The primary sources used in this assessment include the following:

- **U.S. Census Bureau American Community Survey (ACS) & ESRI Business Analyst:** This data relies on periodic survey sampling of households across the U.S. and has varying margins of errors, especially in small communities. The data is useful, however, in tracking broad trends over the long-term and providing comparison data across multiple communities.
- **Tax Assessment Data:** This data provides values for each property in the Town and Village along with other important characteristics including housing type and size. Assessed values are closely aligned with market values and are based on property sales. Reliable assessment data for the community, however, is available only for recent years.
- **Multiple Listing Service (MLS):** MLS is used by Realtors and tracks home sales and provides information on the sale price of homes. It indicates the market value of homes but is limited in that it reflects only recorded home sales and provides value information for the types of homes transaction on the market.

### Current Housing Values

Housing property values in the community were analyzed using 2019 property tax assessment data, which indicate that a typical (median value) single-family home in North Elba/Lake Placid is approximately \$300,000 or \$285,000 when waterfront homes (which are typically much higher value) are not considered. The average home in the community is significantly higher value at \$504,000 due to a substantial number of very high value homes in the community, particularly waterfront homes. Two- and three-family homes are generally lower value, despite having multiple housing units. The median two-family home is \$200,000 while the median three-family home is actually lower at approximately \$195,000. As discussed in the previous section, the condition of these small multi-unit properties likely accounts for their relatively lower value. The typical median-priced condominium in the community is approximately \$287,000 – just above the median value of non-waterfront single-family homes.

Town/Village Home Values (2019)			
	Number of Homes	Median Value	Avg. Value
All Single-Family Homes	2,649	\$ 299,700	\$ 503,988
Single-Family Homes (Excluding Waterfront Homes)	2,417	\$ 285,000	\$ 362,079
Two-Family Homes	140	\$ 200,000	\$ 272,856
Three-Family Homes	37	\$ 194,600	\$ 222,793
Condominiums*	149	\$ 286,900	\$ 302,586

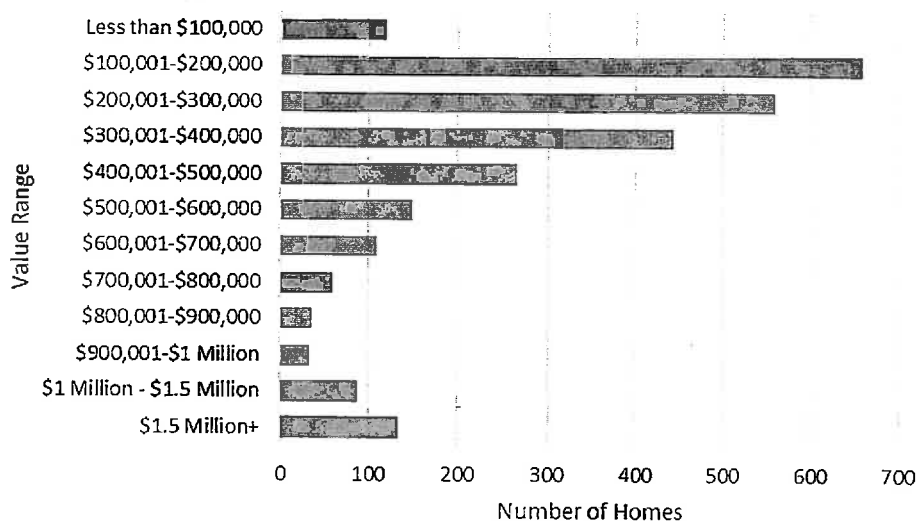
Excludes non-winterized residences, rural residences with large lots, properties with multiple residences, mobile homes, and estates.

Source: 2019 Town Property Tax Records

The following chart shows the distribution of home values for *single-family* homes in the community. While approximately 3 out of 10 of these homes are \$200,000 or under, the community has a significant number of very high valued homes. Nearly 1 out of 4 (23%) of homes are valued at \$500,000 or greater and over 220 homes are above the \$1 million value mark.



### Town of North Elba: Single Family Home Values (2019)

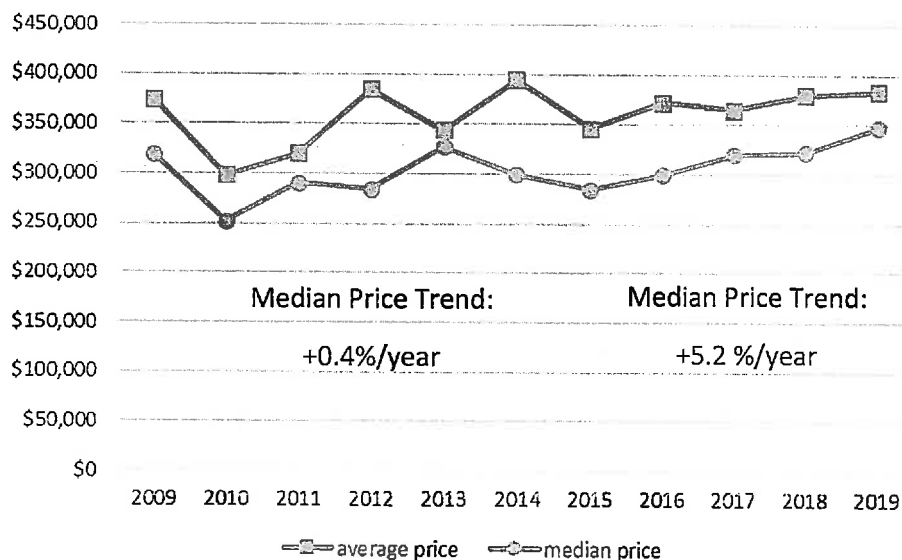


Source: 2019 Property Tax Records

### Housing Value Trends

The prices of single-family homes sold from 2009 to 2019, indicate that the price for a typical home (that is not on the waterfront) has not been increasingly significantly overall during this period. The median price over this time has been trending upward but at a rate of only 1.6% annually overall. The median sales price from 2015 through 2019, however, has been increasing at a faster pace of 5.2% annually, indicating a recent acceleration in home prices, compared with a rate of 0.4% from 2009 to 2015 (or 2.9% from 2010 to 2015).

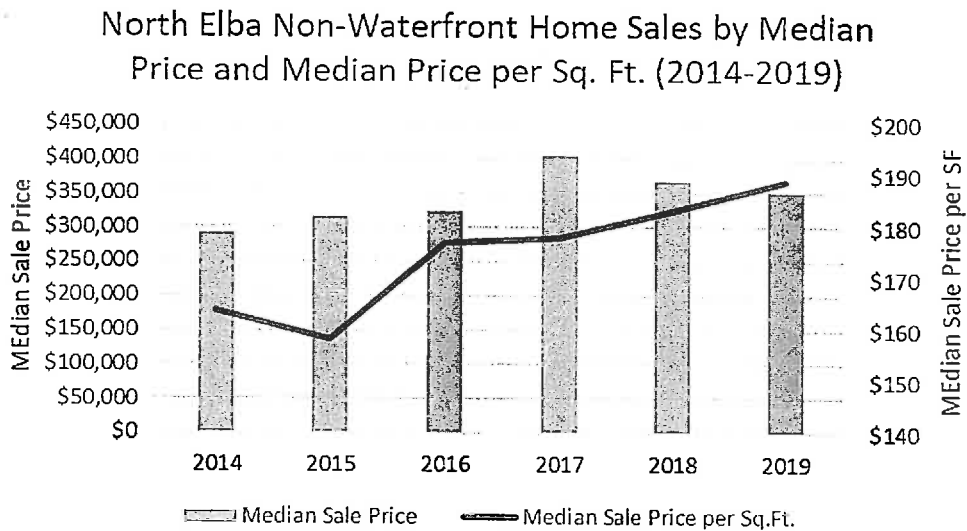
### Single-Family (Non-Waterfront) Home Price Trends: Town of North Elba (2009-2019)



Source: NYS DTF Office of Real Property Tax Services



Multiple Listing Service data, which is the database used by realtors and tracks completed home sales, was also examined to understand trends in local home prices. Sales data from 2014-2019 shows that the median home price in the community has been trending upwards at an average rate of 5% annually over the six-year period (consistent with the NYS Real Property Tax Service data); however, the annual price increase is closer to 3.5% when the median sale price per SF is considered.

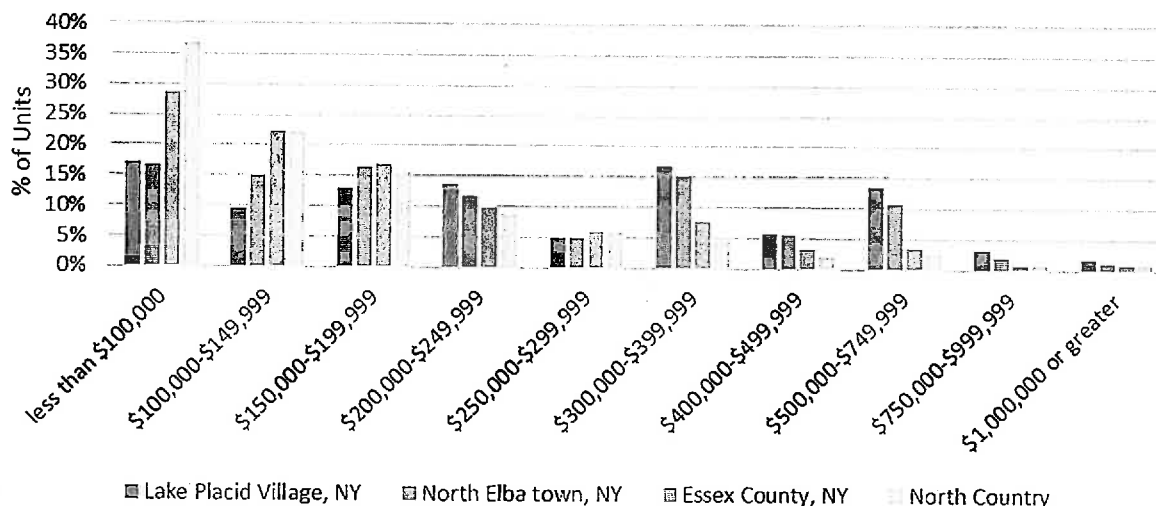


*Multiple Listing Service (MLS)*

Overall, the home price analysis indicates that prices of non-waterfront homes have been rising at a quicker pace from 2015 through 2019 compared with prices from 2009-2015. During the 2009-2015 period, median home prices were generally flat on average, trending upwards at only 0.4% annually. From 2015 through 2019, however, median home prices increased at a rate of approximately 5% annually. While the recent acceleration in home prices has occurred at the same time the community has seen an increase in the number of short-term rentals, it is not possible to prove that there is a cause and effect relationship due to data constraints and the scope of this analysis. Better data on STRs in the community is needed and other factors affecting home prices would have to be considered and evaluated such as broader market trends.



### Home Value Distribution Comparison: All Owner-Occupied Units (2019)



#### Housing Value Comparison

Homes in the community have relatively higher values compared to the county, region, and other communities in the area. A greater percentage of town and village homes are found in the higher value ranges, as shown in the chart above.

The median owner-occupied home is approximately \$206,600 in the Town of North Elba (including the Village of Lake Placid). Note that this figure is below the overall median single-family value in North Elba of \$299,700 because it is based on census surveys rather than property tax assessment data and does not include a significant number of "seasonally vacant" (i.e., vacation and second) homes, which are generally much higher value. The figure is used to provide an "apples to apples" comparison with the county, region, and other communities.

While the median value in the village is higher, the Town has a significantly higher median home value compared to Essex County and the rest of the North Country. When compared to the most common communities that local workers commute from, the Town has a significantly greater median home value.

#### Median Home Value Comparison : Owner-Occupied Units (2019)

Geography	2019 Median Home Value*	Difference in Value from North Elba
<b>North Elba</b>	<b>\$ 206,596</b>	<b>\$ -</b>
Lake Placid Village	\$ 236,750	\$ 30,154
Essex County	\$ 147,523	\$ (59,073)
North Country	\$ 129,441	\$ (77,155)
Comparison Communities		
Harrietstown	\$ 186,426	\$ (20,170)
St. Armand	\$ 189,948	\$ (16,648)
Jay	\$ 161,179	\$ (45,417)
Wilmington	\$ 201,630	\$ (4,966)
Tupper Lake	\$ 128,228	\$ (78,368)
Brighton	\$ 183,854	\$ (22,742)
Saranac	\$ 125,179	\$ (81,417)
Malone	\$ 112,459	\$ (94,137)
Plattsburgh	\$ 141,260	\$ (65,336)

\*includes all owner-occupied units

Source: ESRI Business Analyst

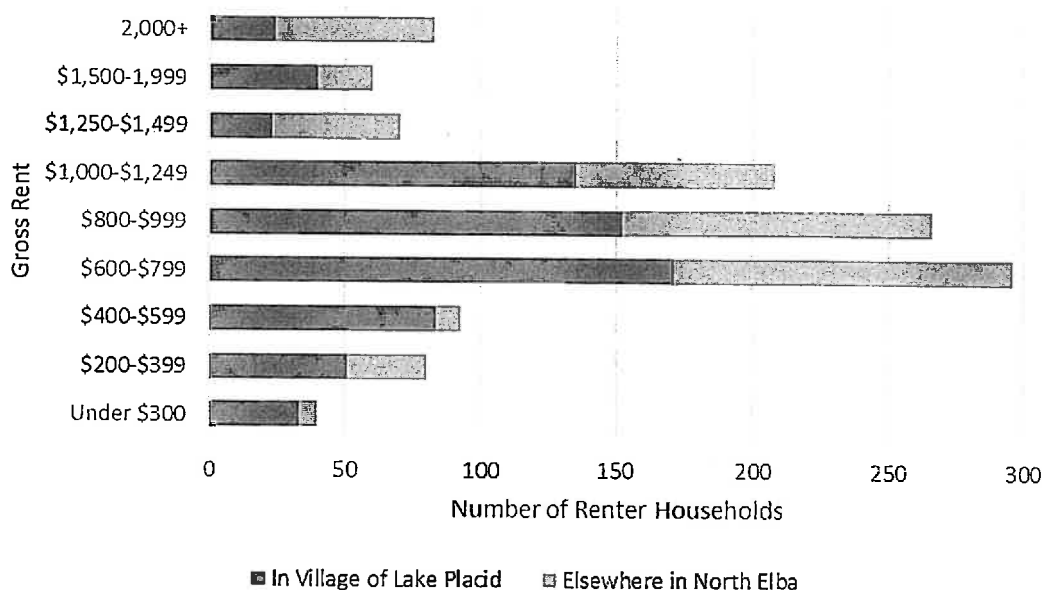


## CAMOIN 310

## Rental Rates

Rental rates in the community are higher than those in Essex County and the North Country. The overall median gross rent (which includes the estimated cost of all tenant-paid utilities) is approximately \$860 per month while in the Village of Lake Placid, it is somewhat lower at \$833/month. By comparison, the median gross rent is just under \$800/month in Essex County and the North Country. The chart below shows the distribution of renter households by gross rent and location in either the Village of Lake Placid or elsewhere in the Town of North Elba. Approximately 47% of renter households pay between \$600 and \$999 in gross rent on a monthly basis.

Renter Households by Gross Rent



## KEY FINDINGS

- ♦ **Typical Homes Prices Increasing Modestly Overall, but Faster in Recent Years.** Over the past decade typical (non-waterfront) home values have not increased substantially; however, over the past five years home prices have been increasing at a faster rate.
- ♦ **Homes on Market Typically Much Higher Priced Than Typical Home Values.** The median sale price for all single-family homes is approximately \$100,000 greater than the median home value. For non-waterfront homes the median sale price is \$59,000 greater than the median value. This indicates that the homes more typically available on the market are higher value, compared to lower value homes that are sold less frequently.
- ♦ **Home Values Significantly Higher than Surrounding Communities.** Home values in the community are significantly greater than those in surrounding communities, including those that are the most common places of residence for workers in North Elba/Lake Placid.
- ♦ **Rental Rates Relatively High – But More Comparable Than Sale Prices.** (Year-round) rental rates in North Elba/Lake Placid are higher but more comparable with what is typical in the county and North Country.



## CAMOIN 310

## Housing Affordability

There is a general mismatch between income levels of community residents and the cost of housing. To illustrate the gap in affordability, the following chart shows the household income needed to afford a typical median value single-family home in the community. A breakdown is provided for both the median value and sale price of single-family homes (all homes and non-waterfront homes). A typical non-waterfront home has a value of \$285,000, which would require a household income of \$70,800 to afford, approximately \$16,600 above the median household income in the community. The "affordability gap" is more dramatic when prices of homes sold within the last year are examined. The typical single-family home that was sold in 2019 had a median value of \$343,500, requiring a household income of over \$83,000 to afford, which exceeds the median household income in the Town/Village by over \$29,000.

Home Affordability Gap: Median Home Price vs. Median Household Income Town of North Elba (2019)

	Median Value		Median Sale Price	
	All Single-Family Homes	Non-Waterfront Single-Family Homes	All Single-Family Homes	Non-Waterfront Single-Family Home
<b>Median Home Value/Price</b>	<b>\$ 299,700</b>	<b>\$ 285,000</b>	<b>\$ 400,000</b>	<b>\$ 343,500</b>
Down Payment of 10%	\$ 29,970	\$ 28,500	\$ 40,000	\$ 34,350
Loan Amount	\$ 269,730	\$ 256,500	\$ 360,000	\$ 309,150
Average Mtg Payment, 30 Years at 4%	\$ 1,288	\$ 1,268	\$ 1,719	\$ 1,476
Estimated Additional Costs per Mortgage Payment	\$ 528	\$ 502	\$ 705	\$ 605
Average Mtg Payment, 30 Years at 4% with Additional Costs	\$ 1,816	\$ 1,770	\$ 2,424	\$ 2,081
Household Income Threshold	\$ 72,640	\$ 70,804	\$ 96,948	\$ 83,247
Median Household Income	\$ 54,200	\$ 54,200	\$ 54,200	\$ 54,200
<b>Income Gap</b>	<b>\$ (18,440)</b>	<b>\$ (16,604)</b>	<b>\$ (42,748)</b>	<b>\$ (29,047)</b>

*Note: Estimated additional costs include private mortgage insurance, taxes, and insurance, for comparable priced houses within each region.*

*Source: HUD Income Limits, Property Tax Records, MLS, Zillow, Camoin 310*

Rental affordability is considered with respect to hourly wages. A median rent unit in the community is approximately \$860/month (gross) or \$10,320 per year. To afford this median rent, a renter working an hourly-wage job would need to work full time at about \$16.50 per hour. However, many hourly positions are part-time and someone working ¾-time would need to earn a wage of \$22 per hour to afford the same apartment (if living alone or as a single-earner household). Stakeholder interviews indicated that a quality market rate apartment is more likely to fall in the \$1,000 to \$1,200 range. A similar breakdown is provided for apartments at these rental points, which would require an hourly wage of approximately \$19 to \$23/hour to afford (working full-time).



Rent Affordability Gap: Town of North Elba (2019)			
	Median Apartment	Rental Scenario 1	Rental Scenario 2
<b>Monthly Rent</b>	<b>\$ 860</b>	<b>\$ 1,000</b>	<b>\$ 1,200</b>
Yearly Rent	\$ 10,320	\$ 12,000	\$ 14,400
Household Income Threshold	\$ 34,400	\$ 40,000	\$ 48,000
Hourly Wage Threshold (full-time)	\$ 16.54	\$ 19.23	\$ 23.08
Hourly Wage Threshold (3/4-time)	\$ 22.05	\$ 25.64	\$ 30.77
Hourly Wage Threshold (1/2-time)	\$ 33.08	\$ 38.46	\$ 46.15

Source: ESRI Business Analyst; Camoin 310

Many workers in the community are unable to afford an apartment at \$860 per month or greater without being “over-burdened” (spending more than 30% of income on housing). The following are just some examples of the workers and jobs in the community with median hourly earnings falling below the hourly wage threshold based on data from EMSI.

- ♦ 461 people working as building cleaning workers (*median hourly earnings = \$14.09*)
- ♦ 342 people that work as waiters and waitresses (*median hourly earnings = \$12.60*)
- ♦ 308 people working as cooks (*median hourly earnings = \$13.44*)
- ♦ 283 people working as retail salespeople (*median hourly earnings = \$13.05*)
- ♦ 230 people that work as cashiers (*median hourly earnings = \$11.94*)

### Workforce-Level Affordability

For the purposes of this housing needs assessment, three focus workforce segments were identified based on income range. The income ranges are defined with respect to the Area Median Income (AMI) used by the U.S. Department of Housing and Urban Development (HUD). AMI is used by federal, state, and other programs related to affordable and workforce housing. HUD uses the American Community Survey, a national survey similar to the Census, to measure household income, and is generally reported as the median income for a family of four. The 2019 Area Median Income for Essex County is \$70,300.

The following table shows the three income brackets that are considered “workforce-level” in the Town/Village. The three brackets cover households earning from under \$35,150 (50% of AMI) to \$140,600 (200% of AMI). The maximum affordable rent and maximum affordable home value was calculated for each income bracket based on HUD’s standard of 30% of income spent on housing (spending more than 30% is considered “overburdened”). The maximum affordable home value accounts for mortgage costs as well as property taxes and insurance payments.

Workforce Housing Income Brackets and Housing Affordability			
Area Median Income (AMI) Income Bracket	Household Income Range	Max. Affordable Rent	Max. Affordable Home Value
Under 50% AMI	Less than \$35,150	Less than \$879	Less than \$123,000
50%-80% AMI	\$35,150 - \$56,240	\$879 - \$1,400	\$123,000 - \$196,000
80%-120% AMI	\$56,240 - \$84,360	\$1,400 - \$2,100	\$196,000 - \$300,000
120%-200% AMI	\$84,360 - \$140,600	\$2,100 - \$3,500	\$300,000 - \$490,000

Essex County Area Median Income (AMI) is \$70,300

Assumes maximum 30% of income spent on housing



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The number of (year-round) households in the Town/Village within each of the income brackets is shown in the table below. The Under 50% of AMI has the largest number of households with 913 (28% of all households) falling in this income range (under \$35,150 in annual income). A total of 1,643 households, over 51% of all households in the Town/Village, fall within the two lowest income brackets.

North Elba Households by AMI, 2019					
Under 50% AMI	50-80% AMI	80-120% AMI	120-200% AMI	Over 200 AMI	Total
28%	23%	17%	18%	14%	100%
913	730	550	580	434	3,207

Source: Esri

An inventory of condominiums and 1-, 2-, and 3- unit residential properties is provided below for each of the three workforce-level income ranges and the associated affordable home range. Nearly 2,000 of these residential properties fall within what is considered workforce-level in this assessment (roughly 40% of all housing units). The greatest number of properties fall within the highest income bracket (120-200% of Area Median Income) while the fewest exist in the affordable range for those with household incomes in the 50-80% AMI range.

Housing Supply by AMI Range and Home Affordability (Excluding Apartments)					
Housing Type*		AMI 50-80% AMI	80-120% AMI	120-200% AMI	Total
	Home Val.	\$123,000-	\$196,000-	\$300,000-	
		\$196,000	\$300,000	\$490,000	
All Single-Family Homes		477	568	663	1,708
Two-Family Homes		50	51	16	117
Three-Family Homes		17	12	6	35
Condominiums		16	64	55	135
Total		560	695	740	1,995

Excludes non-winterized residences, rural residences with large lots, properties with multiple residences, mobile homes, and estates.

Source: 2019 Town Property Tax Records

Similarly, an inventory of rental housing units in the community is provided below. Note that these figures include all rental units, which includes any single-family homes or condos being rented as well as rental units in two- and three-family homes. Therefore, there may be "overlap" with the numbers presented in the chart above.

Rental Housing Supply by AMI Range and Rent Affordability					
Housing Type*	AMI Rent	50-80% AMI \$879-\$1,400	80-120% AMI \$1,400-\$2,100	120-200% AMI \$2,100-\$3,500	Total
Village of Lake Placid		253	63	22	338
Elsewhere in North Elba		174	47	35	255
Total		427	109	57	593

Source: ESRI Business Analyst; Camoin 310



**KEY FINDINGS**

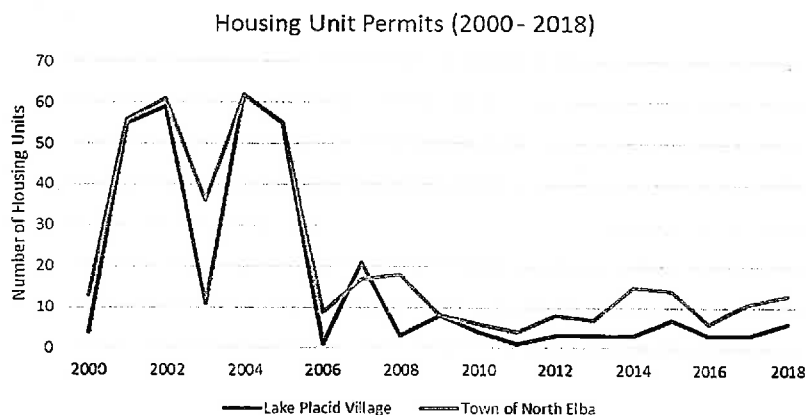
- ♦ **Single-Family Homes Out of Reach for Many in Workforce.** The gap between current income levels and current home prices is significant, indicating that a substantial number of local households cannot afford to purchase a “typical” home in the community. The gap is even more significant considering the price of homes available and being sold on the market, which is much higher compared with overall housing values.
- ♦ **Apartment Rents Difficult to Afford for Hourly Workers.** A typical rental unit in the community rents for more than most hourly workers can afford to pay by themselves without being overburdened by housing costs.

**Real Estate Market Conditions & Housing Development Environment**

Real estate market conditions play a critical role in the availability and prices of homes for the community's workforce and residents. Based on stakeholder interviews, public input, and data analysis, the following conclusions can be made about the current residential real estate market and development environment.

**Market Conditions**

- **Competitive Market:** The local market is active and there is generally strong competition for limited inventory. Many local workers that are in the market for purchasing a home have an extremely difficult time doing so and home searches can be very long and sometimes unsuccessful with workers leaving the area, settling for rental units, or purchasing homes in other communities.
- **Little Workforce-Level Inventory:** The lack of inventory at the workforce level is the primary reason for the competitive market. There are typically few single-family homes at or under the \$300,000 price point available for purchase on the market. Quality homes at this price point sell very quickly, however, many homes at or under this price point require renovation/rehabilitation work, which can put them above “workforce-level” prices.
- **Housing Construction Has Declined and Leveled Off:** Residential development declined after 2005 and has remained at relatively lower levels through the recession years and beyond. Only 59 housing units in the Town of North Elba were constructed (received building permits) from 2014 through 2018 (an average of 12 per year), while only 22 housing units were built in the village during this time (an average of 4.4 per year).
- **Unmet Demand for Quality Long-Term Apartments:** Realtors report a significant shortage of quality long-term apartments. Modern apartments in the \$800-900 range for a 1-bedroom and \$1,200 to \$1,500 range for a 2-bedroom were noted as being particularly needed in the Village of Lake Placid within walking distance to





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Main Street. The unmet demand is due in part to the lack of construction of multi-family units. According to building permit data, only twelve (12) multi-family units were built in the community from 2003 through 2018. The supply has also been constrained by the conversion of long-term rentals into short-term rental units.

- **Unmet Demand for Starter Homes:** Local realtors report that entry-level/starter homes, particularly for young families, are in very short supply. This unmet demand exists for both single-family homes and townhouse style units.
- **Opportunistic and Unwilling Sellers:** There is evidence of some residential property owners listing properties for sale above market level during major events such as Ironman to capitalize on the influx and interest of visitors to the area. There also appears to be cases of residential property owners, particularly owners of multi-family properties, unwilling to invest in needed rehabilitation of buildings or make properties available for sale as an apparent long-term investment strategy.
- **“Benevolent” Home Sellers as Well:** Local realtors report that some local homeowners when selling their home prioritize selling to year-round residents and families rather than vacation home buyers because of their passion for supporting the community.

#### Housing Development Environment

The Housing Needs Assessment identified several key constraints to the creation of workforce and affordable housing in the Town of North Elba and the Village of Lake Placid.

- **Lack of developable land and infrastructure availability:** Physical environmental conditions, particularly topography, presents challenges and limitations to development in the community. Land that is easily developable, accessible, and served by infrastructure is scarce making it difficult to find suitable sites for workforce housing development.
- **High land costs:** As a result of few easily developable sites as well as strong market demand, land prices in the community are relatively high. Premier single-home land sites in the Village of Lake Placid have recently sold in the mid \$200,000/acre range. Other sites in the village have sold in the lower \$100/acre range. There are few large lots available on the market for sub-division or larger scale development projects; however, one 135-acre lot in the village is listed for \$3.87 million (\$28,700/acre) for 40 pre-approved lots. Another potential development site of 3.12 acres in the Village with infrastructure is listed for approximately \$144,000/acre. Stakeholder interviews suggest that the high cost of land is a critical barrier to the development of affordable and workforce housing. The price points for this type of housing is infeasible given land acquisition costs at market value.
- **High construction costs:** Hard construction costs are also relatively high in the area, which contributes to overall high development costs that are prohibitive for the construction of affordable and workforce housing without subsidy or outside funding.



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- **Development opportunities exist:** Despite the challenges, there are opportunities to develop new workforce housing in the community. The World University Games presents a tremendous opportunity to leverage the event to satisfy critical housing needs in the long-term. While development sites are limited, they do exist and have potential for workforce housing if acquisition costs can be subsidized. There are also several dated and underutilized motel properties in the community with redevelopment potential for long-term rentals or seasonal housing. As discussed earlier in the report, a number of small multi-family residential properties exist that need rehabilitation. These properties are potential redevelopment opportunities for long-term rentals.

**KEY FINDINGS**

- ♦ **Challenging Market Conditions for Workforce Homebuyers.** Strong competition for a limited supply of homes at workforce-levels is making it extremely difficult for local workers to purchase homes.
- ♦ **Unmet Market Demand for Both Homes and Apartments.** There is significant market demand for a variety of housing options that is currently unmet in the local community, resulting in “pent-up” housing demand.
- ♦ **Critical Barriers Prevent Development of Workforce-Level Housing.** The market is not producing workforce housing for a number of reasons, including strong demand for luxury and high-end homes, and development constraints such as lack of development sites and high land and construction costs.
- ♦ **Opportunities Exist if Challenges Can be Overcome.** Strategic opportunities exist within the community if new resources or methods can be employed to make land available for affordable housing at subsidized rates.



### 3. SHORT-TERM RENTALS

In recent years, short term rentals through sites like Airbnb, HomeAway, and VRBO have grown dramatically more popular among travelers across the U.S. Millennials in particular have shown a preference for these types of accommodations over traditional lodging options such as hotels. One Condé Nast Traveler survey found that seven in 10 millennial business travelers prefer to stay in local host rentals with the primary reason being to “feel at home away from home.”

#### Short-Term Rental Market Trends

As a vacation destination, the Town of North Elba and Lake Placid have followed this trend as well. AirDNA, which provides the best available short-term rental data, indicates the number of Short-Term Rental (STR) units in the Lake Placid market area has increased by 41% over just 28 months - growing from 419 in June 2017 to 591 in October 2019 with a peak of 656 seen during the summer of 2019.<sup>1</sup> The summer peak of STR rentals in 2019 was 40% greater than that in the summer of 2017.

#### Lake Placid Short-Term Rental Market at a Glance

Rentals Available: 620 (Dec. 2019)

Median Daily Rate: \$360

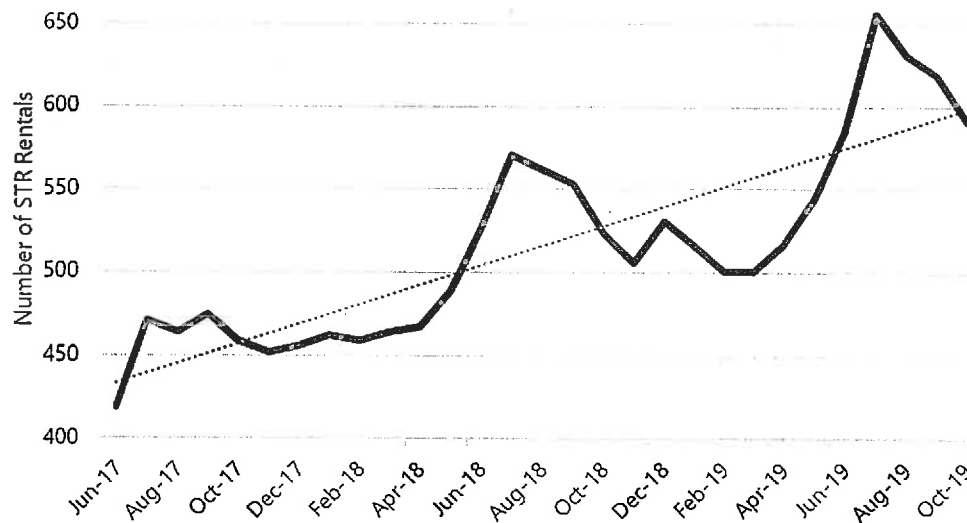
Median Monthly Revenue: \$2,950 (\$35,400 annual)

Average Guests: 7.7

Average Bedrooms: 3.1

Average Nights per Year: 129

Number of STRs in Lake Placid Market Area  
(June 2017-October 2019)



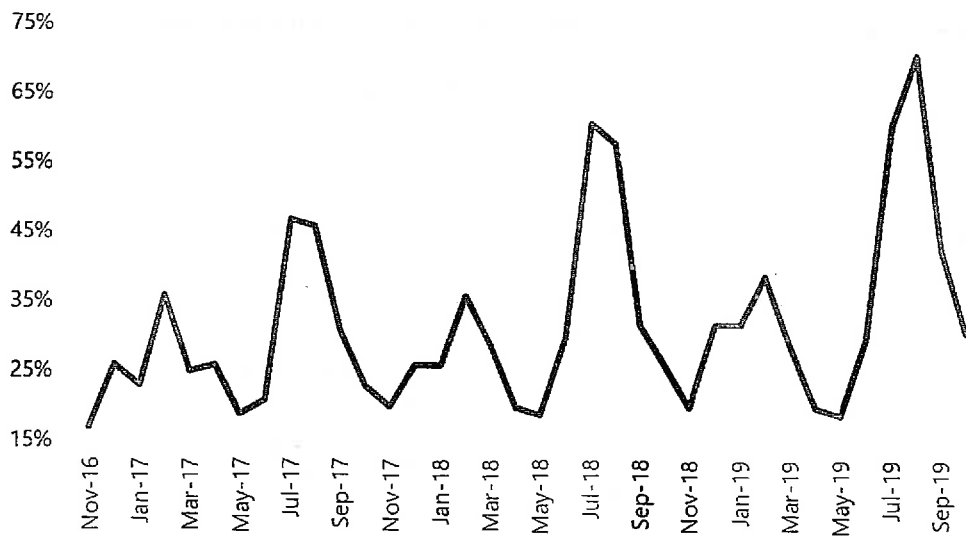
Source: AirDNA

Occupancy levels, which reflect the demand for STR rentals by indicating the percent that have been rented versus those simply on the market, have also been climbing. In August of 2019, occupancy for STRs hit a high of 71% compared to previous peaks of 61% and 47% in 2018 and 2017, respectively. As shown in the following chart, occupancy rates spike during the summer tourism season while smaller spikes are seen at the peak times of the winter tourism season.

<sup>1</sup> The Lake Placid Market Area includes the Town of North Elba with the exception of the area of Town in the Village of Saranac Lake. See Appendix B for a map of the market area. Consistent data is not available from AirDNA prior to June 2017 when HomeAway rentals were added to its database.



## STR Occupancy Rates: Lake Placid Market Area



Rental rates for STRs and operator revenue have also been growing. During the summer of 2019, the average daily rate for STRs ranged from \$212 per night for a 1-bedroom rental to \$972 per night for rentals with 6 or more bedrooms. The STR market size is considerable with renters paying more than \$5.27 million for STRs just during the month of August 2019. That exceeded the previous year's monthly peak of \$4.81 million in July 2018 by nearly 10%. Overall, STRs in the Lake Placid market brought in revenue totaling \$24.6 million from January 2019 through October 2019, the latest date for which data was available for this study.

## Types of STR Operators

Based on the public input and interviews conducted for this study, STR operators in North Elba/Lake Placid generally fall into four categories:

- **Hosted Short Term Rental:** Hosted operators rent out another unit on their property such as an in-law apartment, small cottage on their property, above-garage unit, private room in their primary house, or similar.
- **Local Unhosted Short Term Rental:** Local unhosted operators are generally those that live in the community year-round and either rent their primary home for a handful of days or weeks during the year (and are not at the property at time of rental) or have invested in a second (and sometimes additional) property for vacation rental purposes.
- **Unhosted Operator:** These operators have second-homes or vacation homes in the town/village but spend a significant amount of their time at other residences out of the area. These operators typically make personal use of the STR property for a portion of the year, while making it available for short-term rentals at other times.
- **Vacation Rental:** These operators are located out of the area and generally do not spend much, if any, time in the area. These investors have identified the premium rental prices in North Elba/Lake Placid as a business opportunity and have bought one or more properties to capitalize on the strong visitor market and return on investment potential.



## Housing Impacts of Short-Term Rentals

There are a variety of impacts that short-term rentals can have on a community. Those of relevance to housing in the Town/Village are discussed in this section. Based on the data analysis, stakeholder interviews, and public input (including a public open house and community housing survey), the following conclusions can be made about the housing impacts of short-term rentals in the Town of North Elba/Village of Lake Placid.

- **Short-term rentals are not the root cause of the workforce housing crisis in the community.** The popularity and desirability of homes in the Town/Village has, for decades, resulted in very strong demand for real estate in the community resulting in high housing costs and limited availability of workforce housing. Studies on the impacts of STRs on local housing prices are limited and have shown both positive and negative impacts on property values, which have generally been minimal. Recent annual home price increases have been greater in the most recent five years compared with the previous five years, however, it is not possible to say that STRs are responsible or not for this acceleration in price increases, which could also be due to the market's recovery from the recession.

While the trend of North Elba and Lake Placid towards becoming a "vacation home community" (as evidenced by a growing number of out of town home owners and growing percentage of housing stock being "vacant seasonal") is certainly a primary reason for the workforce housing crisis, many properties being utilized for short-term rentals would, at present, fall outside of the affordability range of the local workforce and would otherwise likely be used for vacation home purposes and remain vacant when the owner is not using it.

- **Short-term rentals are contributing to the lack of year-round rental availability.** There is virtually no financial rationale for a property owner to provide long-term rental units in North Elba or Lake Placid. There is a dramatic differential in revenue potential for the same unit rented as a long-term rental at

Long-Term vs. Short-Term Rental Revenue Comparison		
	2 BR Long-Term Apartment Rental	2 BR Short-Term Apartment Rental
Monthly Rental Rate	\$1,250	N/A
Avg. Per-Night Rate	\$41	\$271
Occupancy Rate	100%	37%
Annual Revenue	\$15,000	\$36,599
Number of STR nights to equal long-term rental revenue		56
Equivalent occupancy rate		15%
Monthly long-term rental rate to equal STR revenue		\$3,050

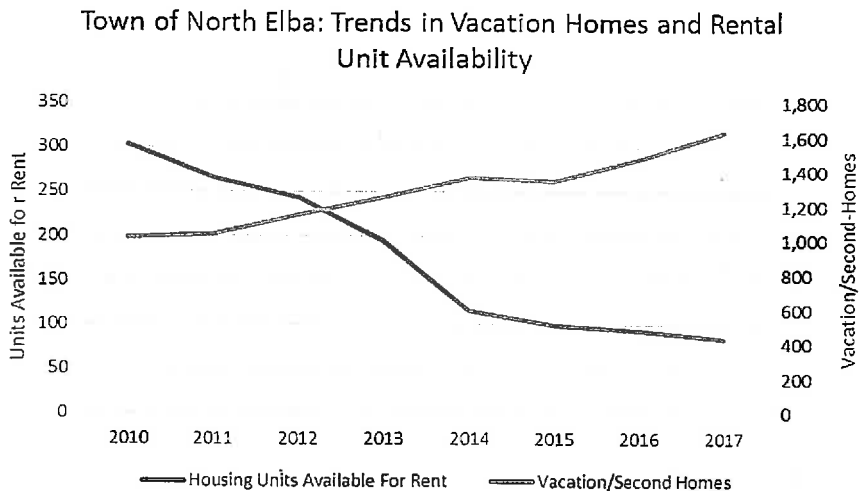
Source: AirDNA. Based on median daily rate and occupancy rate for 2 bedroom units (last 12 months)

market rates compared to it being rented a short-term rental at typical nightly rates – even factoring in lower overall occupancy rates over the course of a year. The following analysis illustrates the revenue differential for the case of a typical 2-bedroom apartment in the community. The apartment owner would receive approximately \$21,600 more annually doing short-term rentals rather than long-term rentals and would need to rent the apartment for only 56 nights as a short-term rental to generate the revenue from a full-year rental.



Data from 2010 to 2017 shows a correlation (between the declining availability of long-term rental units in the community and the growing number of vacation homes. The number of available rental units declined by 72% (218 units) while the number of vacation homes rose by 60% (613 units). While the data doesn't prove a cause

and effect relationship, it offers additional support to interview and other findings that short-term rentals are contributing to the lack of long-term rental units.



- **Continued growth of STRs could exacerbate workforce housing availability.** If trends continue and the number of existing properties in the community being used for short-term rentals continue to rise, it will very likely push out additional year-round worker households. Demand from new STR operators has the potential to “bid-up” housing prices out of the reach of year-round households. While demand from vacation home purchasers will also put pressure on market prices, new demand from STR investors will likely drive prices greater than otherwise – particularly if homes in traditional year-round working-class neighborhoods are purchased as investment STR properties.

## KEY FINDINGS

- ♦ **Demand for Short-term Rentals in Lake Placid is Growing and this is Driving an Increase in the Number of Rentals in the Area.** Indicators of demand, including occupancy rates, daily rates, and revenue are all increasing suggesting that these types of accommodations are growing in popularity, suggesting that the market will continue to add new STR properties to respond to this demand.
- ♦ **STRs Not Causing Workforce Housing Crisis but Have the Potential to Contribute to it.** The year-round workforce population in the community is likely to continue to decline regardless of short-term rentals due to the area's immense popularity for vacation homes; however, continued growth in the number of properties being used for STRs will likely contribute to this shift.
- ♦ **The Availability of Long-Term (year-round) Rental Units is Being Affected by Growth in STRs.** Units that owners would otherwise make available for year-round renters are being utilized for short-term rentals because of their significantly greater revenue potential, which is contributing to a shortage of rental units in the community.
- ♦ **Better Data on Short-Term Rentals is Needed.** Data is limited on short-term rental properties in the communities, which makes it challenging to understand the community and housing impacts of these rentals. For example, long-term data is unavailable, and data is also unavailable on whether units are exclusively used for short-term rentals or are also being used by owners as seasonal/vacation homes.



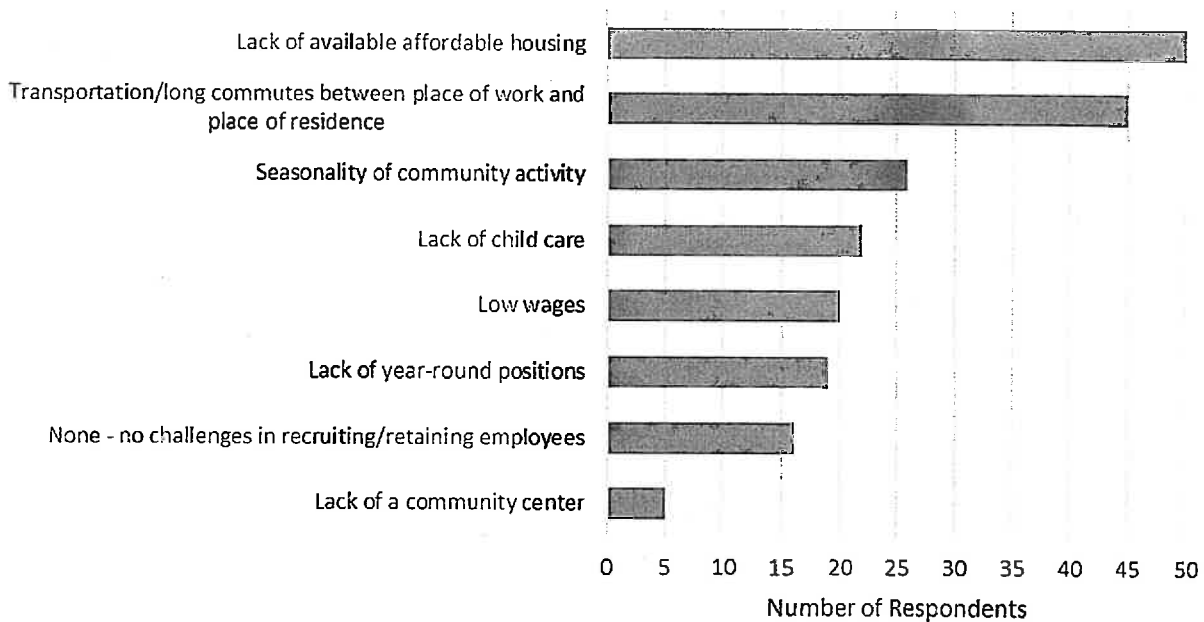
## 4. EMPLOYER SURVEY FINDINGS

In 2019, the Regional Office of Sustainable Tourism (ROOST) conducted an employer housing survey of local businesses, the vast majority of which are in Lake Placid/North Elba. Employers of all sizes were asked to provide responses and survey responses were received from those with one to over 300 employees. A total of 95 responses were received and the responses strongly indicated that the lack of housing within reach of workers is a critical issue facing the business community and economy of North Elba and Lake Placid. The survey findings are described below.

### Employee Retention & Recruitment

- **Potential employees have been turning down jobs in the area because they cannot find available housing in the right price range.** Nearly three out of 10 employers have had prospective employees turn down job offers in the past year for this reason.
- **The lack of housing that workers can afford is the most significant problem for employers in recruiting and/or retaining employees.** More than half of employers report that the lack of available affordable housing negatively impacts their ability to hire or keep workers – the highest ranking recruitment/retention factor among surveyed employers.

#### Negatively Impacted Ability to Recruit/Retain Employees



### Employee Performance

- **The lack of affordable housing in the region is negatively impacted employee performance, and therefore business performance.** Approximately 55% of employers report that housing has negatively impacted employee performance in some way, including displeasure with wage rates and high turnover as well as tardiness and absenteeism due to workers not living locally.



## Housing Sentiments

- **Employers overwhelmingly feel that housing affordability is a serious problem facing the community.** Approximately 96% reported that affordable/employee housing for local residents is a problem while 62% reported that it is either the most critical or one of the most serious problems in the area.

## Housing Assistance

- **The lack of affordable housing for workers has led some employers to provide housing assistance to their employees.** Approximately 18% of employers provide housing assistance of some form to workers with 14% reporting they directly provide housing for their workers while 4% provide another type of housing assistance.
- **Employers are generally open to assist in solving the housing problem.** Approximately 74% of employers responded that they are willing to assist with the provision of affordable housing or are uncertain.

## KEY FINDINGS

- ♦ **The lack of affordable housing for workers is a serious issue facing the businesses and economy of North Elba/Lake Placid.** The problem is causing challenges in hiring needed workers, keeping the employees that businesses have, and in maintaining quality employee performance.
- ♦ **There is potential for employers to help solve the problem of the lack of affordable worker housing.** Several employers are already making efforts to provide their workers with decent affordable housing and the majority of others are open to helping their employees with housing issues in some way.



## 5. COMMUNITY INPUT FINDINGS

To provide a deeper understanding of the housing situation in North Elba/Lake Placid, Camoin 310 engaged in a three-part engagement protocol to gather input from the community. This included an Open House, Community Housing Survey, and Stakeholder Interviews.

### Open House

The Open House was held Tuesday, November 19<sup>th</sup> from 5:30-7:30 pm with a data overview presentation at 6 pm. Based on the registration numbers and physical count, there were roughly 100 people in attendance throughout the evening. Poster boards were placed around the room requesting input from attendees, either through a written comment on a sticky note or by placing a dot on a preferred option. While the themes of the evening are described below, full input from the Open House boards can be found in Appendix D.

- ◆ The main housing challenges identified by Open House participants were:
  - Not enough affordable housing
  - Lack of STR regulation
  - No support for long-term rental landlords
  - High taxes and assessment values
  - Zoning updates to increase density and maintain residential neighborhoods
- ◆ Participants felt that families with children are the segment of the community that need housing the most. Seasonal employees and young/childless couple were also seen as populations which have a significant need for housing.
- ◆ Most people believe there is not enough housing for workers in town/village. While at present, about 33% of workers also live in the town/village, input showed that participants felt 60-80% of workers should be able to live in the community.
- ◆ When asked about the positives of STRs, the highest ranked attributes were to provide extra income for local households and provide the type of accommodation visitors want. Also highly ranked was the option to, "I don't think there are any significant benefits."
- ◆ When asked about the negatives of STRs, highest ranked attributes were 1) changes the character of the neighborhood, 2) drives up housing prices, and 3) occupies housing needed for residents/workers. Most people in attendance believed there needed to be "a lot" fewer STRs in the town/village.
- ◆ When asked about potential housing solutions, attendees were in favor of regulating STRs, and providing incentives to build the type of housing needed.
- ◆ When asked specifically about STR solutions, most attendees wanted to 1) allow STRs if the owner lives at the home; 2) limit the total number allowed; and 3) limit to certain areas of the town/village.
- ◆ The final board asked what the participant liked most about living in the area. Themes included sense of community spirit; the small and vibrant downtown; natural beauty and peacefulness; and the abundant recreational opportunities.





## Community Housing Survey

The Community Housing Survey was created to understand the community perspective on housing issues and identify how much and what type of housing is needed now and in the future. It was open for two weeks in late 2019/early 2020 and had about 500 responses. Given the size of the community, the type of survey, and our experience with similar surveys, we feel the number of responses illustrates a good representation of the town and village. Below are the highlights from the survey; additional responses are included in Appendix E.

- ◆ The majority of respondents live in Lake Placid (63%), North Elba (20%), or Saranac Lake (5%). Eighty-six percent of respondents live in the area all year.
- ◆ Sixty-one percent of respondents work full time, 20% are retired, and 9% work part time. For half of respondents (50%) it takes less than 15 minutes to commute to work. Twenty-seven percent chose "N/A" and 16% traveled between 15 and 30 minutes to work.
- ◆ Over half of respondents own their home and do not have a rental unit (55%); 22% rent their home; 9% own their home and have a short-term rental; 5% own and have a long-term rental.
- ◆ The median household income for respondents was \$80,000; the median monthly rent or mortgage payment was \$1,200.
- ◆ For level of satisfaction with current housing: 45% of respondents are extremely or very satisfied; 37% are satisfied or somewhat satisfied; 9% are unsatisfied or very unsatisfied.
- ◆ When asked to choose their top two biggest housing challenges, 34% of respondents chose availability of affordable single-family housing; 17% chose unregulated short-term rentals and 17% chose lack of livable wages based on the cost of housing.
- ◆ When asked "If you work in North Elba/Lake Placid and your primary residence is not there, would you consider moving if the right option came along?" 16% said yes, 6% said no, and 4% were unsure. The question was not applicable to 74% of respondents.
- ◆ When presented with alternative living options for living in the Town/Village, 23% would consider downsizing; 15% would consider living in an area with higher density; 14% would consider living in a multi-unit building; and 7% would consider a tiny home or mobile home development. Twenty-eight percent would not consider any of the options presented.
- ◆ When asked, "What strategies do you think should be taken to address housing in the Town/Village?" the following were the top answers from respondents:

### What strategies do you think should be taken to address housing in the Town/Village?

Regulate short-term rentals	67%
Provide incentives to build the type of housing we need	51%
Create a homebuyer assistance program	47%
Creating an affordable housing trust	45%
Provide infrastructure to new areas to support new housing development	34%
Create a rental assistance program	26%

*Source: North Elba/Lake Placid Community Housing Survey*

- ◆ We also asked respondents specifically about short-term rentals (STRs). When asked about the benefits of short-term rentals (asked to select up to two), 27% did not see any benefits. Fifty-three percent believe they



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provide extra income for local households, 30% believe they provide the type of accommodation visitors want, and 17% believe it increases visitor spending. When asked about the negatives of STRs (asked to select up to two), the greatest number of respondents felt that it drives up housing prices (45%). Forty-three percent felt it occupies housing needed for residents, and 42% believe it changes the character of the neighborhood.

- ◆ When asked about how many nights per year do you rent to short-term renters, respondents answered with a range of answers, from a high of 365 nights per year to a low of 2 nights per year.<sup>2</sup> The median nights rented was 60 days per year.
- ◆ When asked if there were too few or too many STRs, 56% of respondents chose “Need a lot fewer.” Twenty percent of respondents answered, “Need a little bit fewer.” Eighteen percent chose “Just the right amount;” and 5% chose “Need a little bit more.”
- ◆ When asked about hypothetical approaches to STRs, 44% believed there should be a limit on how many are allowed; 44% supported to allow if the owner lives at the residence being rented; and 34% supported limiting the areas in the town/village where STRs are allowed. Thirteen percent did not agree with any hypothetical approach suggested.

## Stakeholder Interviews

Camoin 310 conducted stakeholder interviews November 19 and December 13, 2019. We met with multiple parties including local real estate/housing experts, major employers, service providers, and town departments to understand how market conditions affect access to housing and employers’ ability to attract and retain workers, as well as issues such as public infrastructure and service capacity. The following include our themes from the interviews:

- **Community Residents Want Year-Round Workforce Housing in the Community.** In general, stakeholders report that the nature and “feel” of the community is changing with less families and less year-round residents. Stakeholders interviewed believed housing is a top priority for maintaining a year-round population.
- **Employers See Workforce Housing as a Top Priority.** A lack of local workforce housing causes many issues with town/village employers. Many employees need to work around the bus schedule, creating a logistical challenge for managers. It’s difficult for people relocating to the area for a job, especially if looking for housing affordable for a middle income. Service and recreational based industries are hit the worst, reporting keeping substandard employees due to lack of acceptable replacement. Companies are also considering reducing hours and available services for customers. This has resulted in an increase in the number of J-1 workers being employed.
- **A Regional Approach to Housing Issues is Needed.** It was clear from interviews that Lake Placid is the hub for vacation rentals, and that, as a resort community, rentals and second homes are a critical part of the local economy. This being said, stakeholders thought there should be local housing for workers but that it should not hinder the recreational and seasonal drivers in the economy. Some feel that homes can be built more affordably in nearby communities within a reasonable distance to the town/village.
- **Transportation is an Important Piece of the Puzzle.** As mentioned, shift work for employees without reliable transportation is largely bound by the bus schedule. This can cause issues when bus schedules change. In addition, a large portion of volunteers that assist the senior community help with

<sup>2</sup> Responses of “0” were filtered out of this analysis.



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transportation to run errands, attend doctor's appointments, etc. Understanding the transportation needs of the community and considering these in conjunction with housing needs will be critical for success.

- **A Changing Demographic Requires a Holistic Approach to Housing.** The population will continue to age in the coming years. This requires a broader approach to housing design that can accommodate not only working families but the elderly. Those focused on senior issues stressed the need for universal design principals incorporated into housing created now, to accommodate a range of abilities and populations in the future.
- **Varying Opinions on Short Term Rentals.** Short-term rentals are a divisive issue in the community. To those living in neighborhoods where the number of STRs has been on the rise, there are complaints of noise, parking issues, and a decline in neighborhood character. To those that live in the area and manage a small number of rentals, it is a means of financially being able to stay in the community and welcome visitors, acting as an innkeeper and local spokesperson for the community. To those who live outside of town and rent short-term, it is a means to afford their second home, have a place to retire one day, and employ people in the community to care for their homes. Generally, there is agreement that some regulation around health and safety, parking, and noise is reasonable.
- **There is a Lack of Understanding with Respect to Short-term Rentals and Current Regulations.** There are common misperceptions about how current regulations apply to STRs and specifically there is a need at the municipal level for definitions around what is a principal residence, short term rental, or vacation rental. This will help clarify, from a municipal level, what is being enforced.

## KEY FINDINGS

- ♦ **The community supports and desires a mixed-income, year-round population.** There is strong support for creating affordable and workforce housing in the community for workers and others. The community recognizes the lack of affordable/workforce housing as a major problem facing the community.
- ♦ **The short-term rental debate is contentious, but there is some agreement.** It is likely there would be broad-based support for a registration program and ordinances that focus on issues around health and safety, parking, and noise/nuisance issues.
- ♦ **The Community is Engaged in this Process.** With 500 survey responses, over 100 people in attendance at the Open House, willing and engaging interviews, and even unsolicited emails and letters, the community cares about what happens next. This is a critical opportunity to maintain engagement in the implementation of this plan moving forward.



## 6. HOUSING NEEDS ANALYSIS

### Focus Income Ranges

The housing needs analysis focuses on three income ranges based on household income relative the Area Median Income, which in Essex County is \$70,300. The following table shows the household income range for each of the three AMI-based brackets and the affordable housing value range for each income bracket.

Workforce Housing Income Brackets and Housing Affordability			
Area Median Income (AMI) Income Bracket	Household Income Range	Max. Affordable Rent	Max. Affordable Home Value
Under 50% AMI	Less than \$35,150	Less than \$879	Less than \$123,000
50%-80% AMI	\$35,150 - \$56,240	\$879 - \$1,400	\$123,000 - \$196,000
80%-120% AMI	\$56,240 - \$84,360	\$1,400 - \$2,100	\$196,000 - \$300,000
120%-200% AMI	\$84,360 - \$140,600	\$2,100 - \$3,500	\$300,000 - \$490,000

*Essex County Area Median Income (AMI) is \$70,300*

*Assumes maximum 30% of income spent on housing*

### Focus Populations

The needs analysis, in addition to the income brackets, is organized by key focus populations that were analyzed individually for their current unmet housing needs. The focus populations include:

1. **Displaced Workers:** These households have one or more adults that commute to jobs in the Town of North Elba or Village of Lake Placid, but live outside of the community and commute to their jobs. Many of these workers would prefer to live in the community and the housing needs reflects the housing units that are needed to accommodate workers based on a target of 50% of workers living in the community, which is consistent with historic levels and based on other determining factors described later in this section.
2. **Underhoused Residents:** Underhoused residents are those who live in town but cannot afford to live independently and therefore are living with parents, other relatives, or other nonrelatives. They are "underhoused" in that they have somewhere to live, but it is not independently or with a partner. The estimated need for underhoused residents is based on a comparison of the percentage of these types of residents in the community versus the broader region.
3. **Overburdened Households:** These North Elba households spend greater than 30% of their income on housing costs currently and are therefore considered "overburdened" by the HUD definition. The housing need estimate includes both overburdened renters and owner-occupants.
4. **Seasonal Workers:** These workers, such as J-1 Visa workers and others, represent another significant housing need in the community. The housing needs for this group is based upon the estimated number of seasonal workers in the local economy and findings from interviews of employers and other stakeholders about the shortage of housing for these types of workers.
5. **Senior Households:** Senior housing needs were considered given the aging population and existing issues related to the availability of housing options for this population group in the community. Senior housing needs are largely accounted for in the overburdened households analysis but a qualitative description of future housing needs is also provided.



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The following section provides a summary of the housing needs estimate. Detailed calculation methodology can be found in Appendix C.

## Displaced Workers

The table below outlines the number of housing units needed by people who commute into the town for work. The current proportion of resident workers (those that both live and work in the Town of North Elba) is 34%. The housing need for displaced workers is based on a target of 50% of workers living in the community. This target was established as appropriate and conservative based on the following determining factors:

- **Consistent with historic commuting data:** Reliable historic commuting data is available dating to the early 2000s when the resident worker rate was approximately 50%.
- **Consistent with and more conservative than the results of the community housing need survey:** The estimate is also conservative given the results of the community housing survey, which found that of those working in the community but living elsewhere, 62% would move to the community if the right housing option came along. If applied to the number of workers living outside the community, it would result in a potential resident worker rate of 77%.
- **Consistent with and more conservative than public input from the community open house:** Community open house residents were asked specifically to indicate their desired resident worker rate for the community. The overwhelming majority indicated a desire for an approximate 60%-70% resident worker rate.
- **Consistent with employer input and needs:** Employer input for the assessment indicated that more worker housing is needed specifically in the community to help with employee recruitment/retention, as well as reduce problems with absenteeism and tardiness resulting from workers living too far away. Employers also generally reported that their employees would like to live in the Town rather than surrounding communities.
- **Consistent with and more conservative than other community targets:** For example, Teton County, Wyoming, was facing similar problems in a tourism-based economy (Yellowstone, Grand Teton, Jackson Hole Ski Area) had a 43% resident worker rate and established a 65% resident worker target.

Based on these factors, the Consulting Team and Joint Community Housing Committee selected 50% as a reasonable and conservative resident worker target. As shown below, there is an estimated housing need in the community for 761 displaced workers to reach a 50% resident worker rate.

Displaced Worker Housing Need	
Number of Jobs in North Elba/Lake Placid	4,755
Percent of Workers Residing in Town/Village	34%
Est. Current Number of Resident Workers	1,617
Target Resident Workers (50%)	2,378
Workers Needing In-Town Housing	761

The number of housing units needed for the 761 workers was determined based on percentage of workers estimated to be in single-earner households versus dual-earner households, consistent with local household characteristics. The income bracket for these households was determined based on worker job types and the wage levels of those occupations in the local area. The income bracket for dual-earner households was adjusted accordingly to account for higher income levels. The results of the analysis, shown in the table below, indicate that 338 workforce-level



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housing units are needed to accommodate displaced workers. The greatest proportion of those fall within the 50-80% AMI bracket (58%). It should be noted that an additional need for 232 housing units was identified for displaced worker households earning under 50% of AMI, which are not considered “workforce-level” in this analysis.

Displaced Worker Housing Need					
Worker Type	Under 50 AMI	50-80 AMI	80-120 AMI	120-200 AMI	Total
Single-Earner Households	217	126	37	15	396
Dual-Earner Households	15	70	59	30	174
Total	232	196	96	45	570

## Underhoused Residents

The underhoused residents of particular focus are those age 18-34 that are living with parents or others because they cannot find suitable/affordable local housing. In the Town of North Elba/Village of Lake Placid, approximately 55% of those age 18-34 are living with others that aren't their spouse or partner. In the North Country, that figure is only 46%.

Living Arrangements, Town of North Elba, 2017				
	Age 18-34		Total Adult Population	
	#	% of Age Cohort	#	% of Adult Population
Lives Alone	99	8%	927	18%
Living with Spouse	167	14%	2,618	50%
Living with Unmarried Partner	279	23%	456	9%
Living with Parents	374	31%	549	10%
Living with Other Relatives	107	9%	384	7%
Living with Other Nonrelatives	197	16%	318	6%
Total Living with Others (non spouse/partner)	678	55%	1,251	24%
Total	1,223	100%	5,252	100%

Source: ACS 2013-2017 5-Year Estimates

If the proportion in North Elba matched that of the North Country, it would indicate an estimated need for 61 housing units. The AMI brackets for those households was determined based on occupation wage data by age cohort in the local area. As shown in the following table, most of the housing unit need for underhoused workers fall under the 50% AMI threshold (38) while there is an estimated need for 23 workforce-level housing units for underhoused residents.

Housing Need for Underhoused Residents by AMI Bracket					
	Under 50% AMI	50-80% AMI	80-120% AMI	120-200% AMI	Total
Percent of Underhoused 18-34 year olds	62%	22%	15%	1%	100%
Number of Housing Units	38	13	9	1	61

Source: Emsi, Camoin 310



## Overburdened Households

Approximately 20% of home owner households (337) and 32% of renter households (367) are cost burdened by HUD definition, which considers those who pay more than 30% of their income on housing as being cost-burdened. Together, these households represent a need of 704 housing units.

Housing Costs as a Percent of Household Income, 2017

Geography	Town of North Elba	
	%	#
Less than 20.0 percent	57.5%	978
20.0 to 24.9 percent	12.0%	204
25.0 to 29.9 percent	8.6%	146
30.0 to 34.9 percent	3.6%	62
35.0 percent or more	16.2%	275
Not computed	2.1%	36
Total	100.0%	1,701
Percent Spending >30%	19.8%	337

Source: US Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

Rental Costs as a Percent of Household Income, 2017

Geography	Town of North Elba	
	%	#
Less than 15.0 percent	26.1%	297
15.0 to 19.9 percent	18.9%	215
20.0 to 24.9 percent	14.9%	169
25.0 to 29.9 percent	7.9%	90
30.0 to 34.9 percent	3.3%	38
35.0 percent or more	28.9%	329
Not computed	3.3%	37
Total	100.0%	1,138
Percent Spending >30%	32.2%	367

Source: US Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

While these households live in the community, they represent a need because of their current housing affordability situation. The income level of these households was determined using Census Data, which provides an income-level breakdown for households paying more than 30% on housing. As shown in the following table, most of the housing needed for overburdened households is for those households with incomes under 50% AMI (543 Units). A total need for 161 workforce-level housing units was found with most of the workforce-level need existing for households in the 50-80% AMI bracket.

Housing Need for Overburdened Households by AMI Bracket

	Under 50% AMI	50-80% AMI	80-120% AMI	120-200% AMI	Total
Percent of Overburdened Households	77%	14%	7%	2%	100%
Number of Housing Units	543	97	53	11	704

Source: ACS 2013-2017 5-Year Estimates, Camoin 310

## Seasonal Workers

Interviews revealed that a significant number of new housing units for seasonal workers is needed. Based on seasonal employment fluctuations, we estimate that approximately 26% of jobs in the community at peak times are seasonal. This translates into an estimated 920 seasonal jobs in North Elba/Lake Placid. Federal data indicates that 402 J-1 visas were provided for the Lake Placid area in 2018, indicating that roughly 44% of seasonal jobs are filled by these types of workers.

Based on interviews and employer survey results, we conservatively estimate that, at a minimum, an additional 200 housing units are needed for temporary/seasonal workers. It is expected that virtually all of these housing units would be for those falling under the 50% AMI level, based on wage levels for seasonal positions. The type of housing needed for these workers is expected to be largely "dormitory-style" with units that do not have kitchens (or have a shared kitchen). Interviews indicated "suite-style" dorms would be an ideal housing type with individual bedrooms and shared bathrooms and living space.



## Senior Households

Overall, the North Elba/Lake Placid community has just over 1,000 households whose head of the household is aged 65 or over. Given annual household income, the following table outlines where these households fall among the AMI groups used in this assessment.

Households Over 65 by AMI					
Under 50% AMI	50-80% AMI	80-120% AMI	120-200% AMI	Over 200 AMI	Total
41%	21%	16%	13%	8%	100%
425	221	164	134	87	1,031

Source: Esri

Most of the new housing need among the elderly population is likely to come from downsizing to apartments with single-story living and other universal design elements. Thirty percent of the community housing survey respondents aged 65 and older indicated they would consider downsizing in order to live in the town/village, and 19% would consider living in a multi-unit building. Some additional housing need may be met through home modification to allow greater accessibility, increased services (transportation and other home care), and building any new housing following universal design principles which can allow anyone, including the elderly to live in these units without retrofits.

## Housing Need Summary

The table below summarizes the total housing needs by AMI level. While those under 50% of AMI were not a direct target for this study, the housing need for households in this income bracket is reported below. **Overall, a need for 521 workforce-level housing units was identified in the analysis.**

North Elba Housing Needs by Household Type and Income Bracket					
Household Type	Number of Households by Income Bracket				Total
	Under 50% AMI	50-80% AMI	80-120% AMI	120-200% AMI	
In-Commuters	232	196	96	45	569
Underhoused Residents	38	13	9	1	61
Overburdened Households	543	97	53	11	704
Seasonal Workers	200	-	-	-	200
Total	1,013	306	158	57	1,534
Total Workforce-Level		306	158	57	521

## Housing Need by Income Bracket and Unit Type

The table below shows the size and type of unit needed by income level. With the AMI level identified for each household type, we looked at current housing patterns (both rental versus ownership and size of household) and applied these to each group. Given this analysis, we see that 729 rental units, 605 owner occupied units, and 200 dormitory units are needed. **At the workforce level, there is an estimated current housing need for 160 rental units and 361 owner-occupied units.**



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## North Elba Housing Needs by Household Type and Income Bracket

## Number of Households by Income Bracket

Unit Type	"Affordable" Income Bracket		"Workforce" Income Bracket		Total	Total Workforce-Level
	Under 50% AMI	50-80% AMI	80-120% AMI	120-200% AMI		
	Rent Range: <\$879 Home Value Range: <\$123	Rent Range: \$879-\$1,400 Home Value Range: \$123-196k	Rent Range: \$1,400-\$2,100 Home Value Range: \$196-\$300k	Rent Range: \$2,100-\$3,500 Home Value Range: \$300-\$490k		
1 BR Apartment	224	48	13	2	287	63
2 BR Apartment	207	44	12	3	266	59
3 BR Apartment	138	30	8	1	177	39
<b>Sub-Total: Rental units</b>	<b>569</b>	<b>122</b>	<b>32</b>	<b>6</b>	<b>729</b>	<b>160</b>
2 BR Owner Occupied	141	106	73	30	350	209
3 BR Owner Occupied	85	64	44	18	211	126
4 BR Owner Occupied	18	13	9	4	44	26
<b>Sub-Total: Owner Occupied</b>	<b>244</b>	<b>184</b>	<b>126</b>	<b>51</b>	<b>605</b>	<b>361</b>
Dormitory	200	-	-	-	200	-
<b>Total</b>	<b>1,013</b>	<b>306</b>	<b>158</b>	<b>57</b>	<b>1,534</b>	<b>521</b>



## 7. WORKFORCE HOUSING STRATEGY

The following workforce housing strategy includes recommended strategies and actions for the Town of North Elba and Village of Lake Placid to address the workforce housing crisis. It is important to note that the strategies reflect the overarching community desire to maintain a year-round working population within the community. The strategies are designed to accomplish three overarching goals to help achieve this:

1. **Increase the Availability of Year-Round Workforce Housing in The Community**
2. **Assist Local Residents and Workers Secure Quality Housing at Nonburdensome Prices**
3. **Expand Capacity for Addressing Community Housing Issues**

Overall, the following keys for success were identified to address the workforce housing crisis.

- **A Multi-pronged Approach is Necessary:** there is no “silver-bullet” solution to the housing crisis in the Town of North Elba and Lake Placid. The provision of affordable and workforce housing is complex and addressing the problem requires a multi-faceted approach.
- **The Public Sector Must be Proactive:** The Town/Village must be proactive in making efforts to address housing issues. Public-sector engagement and leadership is necessary to secure new funding and resources, form partnerships, and leverage the tools only available to local government.
- **New Resources are Needed:** The existing resources and funding available for workforce and affordable housing in the community is simply not sufficient to address the housing problem in a meaningful way. New funding sources and capacity for tackling community housing needs is critical.

The goals and strategies are described below followed by an implementation plan.

### GOAL 1: INCREASE THE AVAILABILITY OF YEAR-ROUND WORKFORCE HOUSING IN THE TOWN AND VILLAGE

#### 1A. Modify Existing Land Use Regulations to Help Create More Workforce-Level Housing

Denser and clustered residential development can drive the development of housing units that are lower cost. Opportunities to create more dense housing development should be explored and encouraged by reviewing existing land use regulations and modifying as necessary. For example, the Village Residential Zone allows 5 units per acre but permits 1/10<sup>th</sup> acre lots, which could potentially accommodate 10 units per acre. Priority should be placed on increased density where there is existing infrastructure such as water and sewer. Where appropriate, map amendments should be sought to modify the NYS Adirondack Park Agency Land Use Classifications, including potential reclassifications in Ray Brook to Hamlet designation.



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**Action Tasks:**

- *Conduct a community visioning exercise to build consensus around future zoning changes.*
- *Update the community comprehensive plan and related zoning that aligns with community desires and housing related needs.*
- *Pursue APA Map Amendments as necessary to support the development of housing meeting community needs.*
- *Ensure local zoning aligns with and supports the APA's Community Housing's ordinance providing a density bonus for select Moderate and Low Intensity Land Use Areas.*

**1B. Build an Athlete's Village for The World University Games That Will Be Transformed Into Community Housing.**

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The 2023 World University Games is a tremendous opportunity to leverage a major event for long-term community benefits through the creation of new community housing. A new athlete's village that can be transformed and transitioned into permanent workforce and affordable housing could substantially alleviate the currently unmet need for community housing. Housing that can be repurposed to meet community housing needs should be prioritized, to the extent possible, over temporary athlete's housing. The athlete's village/future community housing should strive to provide a range of housing types and price points in accordance with the results of the housing needs assessment.

**Action Tasks:**

- *Present the findings of the housing needs assessment to potential partners to determine opportunities for coordination.*
- *Incorporate universal design standards into project as much as possible to accommodate aging population, those with differing abilities, and a range of residents' needs.*



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**1C. Explore Policies and Incentives to Encourage Developers to Build Workforce-Level Housing**

The economics of building multi-family housing in North Elba preclude housing prices that are within reach of the community's workforce. As a result, any new housing built in the community must charge premium rents that workers cannot afford but are necessary to make development financially viable. New policies and incentives should be examined that incentivize the private sector to build more workforce-level housing units. Specific incentives that should be explored include density bonuses, fee waivers, and expedited permitting.

**Action Tasks:**

- *Inventory the current methods that are being used to incentivize affordable and workforce housing development and evaluate effectiveness.*
- *Conduct a roundtable workshop with local and regional developers to identify the most impactful incentives that the Town/Village could adopt.*

**Case Studies**

**Sacramento, CA:** The City expedites the permitting of affordable housing projects to 90 days from the usual time frame of 9-12 months.

**Longmont, California:** The City waives up to 14 fees if developers construct additional affordable units or units at deeper levels of affordability.

**1D. Adopt a Short-Term Rental Registration Program and Adopt and Enforce Regulations That Protect Health and Safety and Limit Nuisances.**

The Town and Village do not have any regulations specific to short-term rental properties and do not have any systematic way of inventorying or tracking these properties. The Town should create a registration program for short-term rentals and adopt a permit procedure and additional regulations that are focused on protecting the health and safety of renters and that minimize adverse nuisance impacts to neighbors. Strict enforcement of these regulations should be made to ensure compliance. The Town/Village should undertake an educational campaign to provide clarity about the new registration program and regulations.

**Action Tasks:**

- *Draft and adopt an ordinance that guides the registration and regulations associated with STR.*
- *Work with community organizations, neighborhood associations, property managers, realtors, and other partners to distribute information related to the regulations and intended outcomes.*
- *Publish information about the STR program annually to document its performance, income generated, issues identified, and any changes that are needed for the regulations.*

**1E. Identify and Acquire Priority Sites for Workforce Housing Development**

The availability and cost of suitable sites for workforce housing development is a critical constraint to the provision of workforce housing. The Town/Village should be proactive in working to acquire land for workforce housing development. An effective disposition system is also needed to facilitate the transfer of land sites to housing developers at a below-market value to facilitate development that results in price-points within reach of those in the local workforce. Controls should be put into place to ensure that any land acquired for workforce-level housing remains at workforce price points in the long-term.



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**Action Tasks:**

- *Create a governmental entity or nonprofit organization with a focused mission on acquiring land for workforce and affordable housing (see Recommendation 3B).*
- *Develop an inventory of potential sites that meet basic criteria, including water/sewer infrastructure, proximity to transportation, proper zoning, etc.*
- *Use inventory to start to identify priority sites and begin discussions with owners around potential sale/donation.*
- *Use community input, comprehensive plan, and housing needs assessment to develop a vision for the selected sites and conduct a preliminary pro forma analysis to identify return on investment potential and any financial gaps that need to be addressed.*
- *Issue a developer RFP for select strategic sites that includes information about available financial assistance, support of the community, and any work that has been done around streamlining the permit process.*

### **1F. Partner with Affordable Housing Developers (Participate In Public-Private Partnerships) For New Housing Development That Align With Community Needs**

The Town/Village should actively engage with affordable/workforce housing developers to identify partnership opportunities for development projects. Developers that specialize in these types of projects are adept in tapping into existing resources and will also be able to provide guidance to the Town/Village on the types of arrangements that will make development of below market-rate housing feasible. Because many of these developers are mission-driven and not profit-driven, they are typically more effective in creating workforce housing than typical developers.

**Action Tasks:**

- *Develop an inventory of affordable housing developers that are working in the Adirondacks, North Country, and Northern New England.*
- *Prepare a one page cut sheet that highlights the potential opportunities in the Town and Village, including demand, price points, incentive programs, available sites for development, and other critical information and distribute;*
- *Conduct follow-up, community education, and set the stage for development to occur relatively easily and streamlined.*



## GOAL 2: ASSIST LOCAL RESIDENTS AND WORKERS SECURE QUALITY HOUSING AT NONBURDENSOME PRICES

### 2A. Create a Public Employee Housing Assistance Program

Many of the workers in need of quality affordable housing work in the public sector, including Town and Village government and the Lake Placid Central School District. Many of these public sector employees live outside of the Town/Village because of the lack of available housing at price points that are within reach considering their wages. Public sector entities around the country have taken the initiative in supporting their employees with housing assistance. These programs have ranged from down payment assistance loans or grants to implementing housing development projects that are restricted to public employees at controlled price-points.

#### Action Tasks:

- *Establish a down payment assistance program that targets public employees looking to live in the North Elba/Lake Placid area. Provide homeownership training, guidance around getting a mortgage, home maintenance instruction, and other educational information.*
- *Provide assistance to those looking to rent who need funds to provide a deposit and/or first and last month's rent. Provide tenant rights education and other support as needed to enable them to have a safe and healthy place to live.*
- *Explore opportunities to partner with affordable housing developers to create a housing project specifically for public-sector employees.*

#### Case Studies

**NYC Dept. of Education:** The Department provides housing support for certain types of teachers that work in high-need schools through an initial grant along with a monthly stipend.

**San Mateo County, CA:** The County offers a low interest five-year deferred \$100,00 down payment assistance loan for county employees to purchase a home in the County.

**Teton County, WY:** The county dedicates 2.5% of general fund revenue for affordable housing and works with developers to invest in housing projects that have units restricted for public employee occupancy, in addition to other programs.

**Loudon County, VA:** The county created a program to provide down payment assistance grants of \$10,000 to moderate-income county employees to buy homes in the county.

### 2B. Explore Creating a Local Rent-to-Own Program

There are many local workers and residents that currently rent because they cannot afford to purchase homes in the community. A rent-to-own program would allow an individual or family to move into a house owned by a third-party and pay rent to that entity. The rent goes towards equity for a certain number of years until the individual or family has the option to buy the property and apply the equity paid as rent as a down payment. This model is relatively new and innovative but could be an effective tool in helping those that want to own out of rental units into home ownership.



**Action Tasks:**

- *Conduct a review of similar programs, including identifying the funding source for the initial purchase, the regulations that apply to the renter and rentee, and other critical information.*
- *Connect with regional organizations that might be interested in partnering in a program like this as a non-profit, community benefit initiative.*

## 2C. Work with Business Owners to Establish an Employer-Assisted Housing (EAH) Program

Local businesses are struggling with employee recruitment and retention because of housing and there are several examples of local employers directly providing housing to their workers. Many others have expressed openness to the idea of helping provide housing or housing assistance. Employer-assisted housing programs come in all different types including charitable contribution, low interest and/or deferred loans, equity contribution, donation of land, housing developed and owned by employer, low or zero-interest construction loans, loan guarantees, down payment and closing cost assistance (grants and loans or payroll savings matches), secondary gap financing, rental assistance, homebuyer education and counseling, and others. It is necessary to educate employers on the types of options that exist and what the benefits of an EAH program are. Facilitating open and honest discussion among the business community will be key to identifying opportunities for collaboration and maximizing the impact of a new program by pooling resources in an equitable fashion.

### Case Studies

#### Live Near Your Work Program

**(Baltimore):** The City partners with local companies to match employer contributions of between \$1,000 and \$2,500 per employee to be applied to down payment and closing costs.

#### Metropolitan Planning Council

**(MPC) (Chicago):** MPC matches employers with housing counselors that can offer counseling and financial assistance to their employees. It also helps companies set up individual EAH programs.

**Action Tasks:**

- *Convene a taskforce to review potential options for employer-assisted housing programs and identify approaches that would be most likely to work in North Elba/Lake Placid and meet the stated needs.*
- *Facilitate a meeting with the major employers in the region to present the findings of the housing needs assessment, potential approaches to addressing, and their interest in participating in such an initiative.*
- *Follow up privately with all of the employers to identify concerns, potential to pursue, and next steps.*



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**2D. Establish a Residential Property Rehabilitation Assistance Program**

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There are a number of residential properties in the community in need of rehabilitation that could help meet housing needs, particularly small multi-family buildings in the Village area. A Rehabilitation Assistance Program could provide grants or low interest loans to improve and modernize residential properties. Any rehabilitation program should be focused on affordable and workforce-level housing units with requirements that units remain in these price ranges for the long-term.

**Action Tasks:**

- *Identify and secure funding for the program, including traditional state and federal sources, along with potential new local sources.*
- *Identify priority property types and price points to establish eligibility criteria for the program.*
- *Formalize and adopt program and add staff capacity as needed to manage.*



## GOAL 3: EXPAND CAPACITY FOR ADDRESSING COMMUNITY HOUSING NEEDS

### 3A. Charge the Joint Housing Committee with Implementing the Workforce Housing Strategy

The Town and Village have the structure in place to work collaboratively to implement the Workforce Housing Strategy through the Joint Housing Committee. Moving forward, the committee should use the implementation matrix as a guide and progress tracking tool. Without visionary leadership that feels empowered to pursue initiatives that align with this housing analysis it will be difficult for implementation to occur in any meaningful way. By bringing together an active committee that has the experience, expertise, understanding, and capacity to make progress and adjustments to the goals outlined in this strategy, there is greater likelihood that positive change.

#### Action Tasks:

- *Review the composition of the Housing Committee to determine if there are any missing segments of the population.*
- *Review the housing strategy on a quarterly basis and make changes, revisions, and status updates.*
- *Establish a regular meeting of the Town and Village boards for reporting on the progress of implementation.*

### 3B. Explore Creating a Joint North Elba/Lake Placid Land Bank Focused on Workforce & Affordable Housing

The acquisition of land for affordable and workforce housing was identified as one of the critical issues related to the workforce housing crisis. A new North Elba/Lake Placid-focused entity with a mission to acquire land for affordable and workforce housing is needed. A new land bank has the potential to be an effective tool in partnership with existing entities, particularly the Adirondack Housing Trust (AHT). A land bank is a governmental entity or can be set up as independent nonprofit corporations. The typical land bank model has been to convert vacant, abandoned, and tax delinquent properties in "softer" markets into productive use; however, more recently there are examples of these entities being used innovatively for housing. A land bank can acquire property by donation, transfer, foreclosure, or purchase. A new land bank would work in close partnership with the AHT in complementary fashion. Whereas a land bank's strengths are acquiring property, a Community Land Trust like AHT is better suited for maintaining the long-term affordability of properties and their management.

#### Case Study

**Albany County, NY Land Bank:** The Albany Community Land Trust partnered with the Albany County Land Bank to leverage the strengths of each organization.

#### Action Tasks:

- *Engage the Adirondack Community Housing Trust in discussion about a future land bank partnership model for North Elba/Lake Placid.*
- *Review current land bank models to identify one that would be most beneficial for North Elba/Lake Placid, including the Albany, NY model. Conduct interviews, information gathering, and research to determine next steps, including outreach to the New York Land Bank Association.*
- *Develop a funding stream, begin to pursue grants, and create a priority project list.*



### 3C. Re-Evaluate the Town's Existing Inclusionary Zoning Regulations, Approach to Code Enforcement, and Project Review Process

The Town/Village should leverage new development that occurs in the community for new affordable/workforce housing development. The Town of North Elba currently has inclusionary zoning (Joint Land Use Code Section 5.6 Provisions for Income Based Housing), which requires any development containing ten or more dwelling units through new construction, substantial rehabilitation of existing structures and/or adaptive reuse or conversion of a nonresidential use to residential use to provide 10% of units as "income-based." A developer can also make a payment instead of creating income-based housing units based on the difference between the median purchase price of housing in the Town and that which is affordable by households eligible for income-based housing. The inclusionary zoning ordinance is rarely enacted due to there being few development projects of 10 units or greater. The Town/Village should explore lowering the unit number threshold while ensuring new requirements are not overly burdensome for smaller projects. Non-residential development projects can also aggravate workforce housing issues, but there is not currently a mechanism for these developments to address workforce housing needs. While options are limited within the legal framework of New York State, the Town and Village should explore potential opportunities to have these types of developments contribute to workforce housing solutions in the community, while not adding overburdensome requirements.

#### Action Tasks:

- *Conduct a review of the zoning ordinance levels and requirements and lower the threshold that requires the developer to build or pay for affordable housing.*
- *Update land use regulations and associated materials as necessary.*
- *Increase code enforcement capacity to address short-term rental properties and other residential properties.*
- *Explore methods of requiring major non-residential projects to contribute to workforce housing solutions.*

### 3D. Create a Community Housing Trust Fund with Dedicated Funding Sources

The Town/Village do not currently have a dedicated fund for affordable or workforce housing. A new fund should be established with dedicated funding streams to provide a consistent flow of resources needed to facilitate the creation of new workforce-level housing stock. Potential uses of the fund would include financing the proposed Public Employee Housing Assistance Program, funding the land bank to acquire land and property for housing, funding a proposed new housing staff position, and other community housing initiatives. Revenue streams for the Fund that should be explored include: revenue from a new Short-Term Rental Registration Program (registration fees and fines), a portion of occupancy tax revenue, the inclusionary zoning ordinance, grants, donations, budget appropriation, and others.

#### Case Studies

**Florida Community Contribution Tax Credit Program:** The Program provides a financial incentive (up to 50% tax credit or sales tax refund on value of contribution) to encourage Florida businesses to make donations toward community development and housing projects for low-income persons.

**Island Housing Trust, Martha's Vineyard:** Workforce Housing Partnership solicits local businesses to support affordable housing through in-kind and financial support.



**Action Tasks:**

- *Establish a stream of money that is funded by the STR Registration Program. Highlight how this money is used, what investments have been made, how the short-term rentals benefit from the housing projects being pursued, and other benefits to the community.*
- *Work/partner with local lending institutions on housing initiatives by facilitating regular meetings, creating an inventory of available funding streams, and identifying opportunities for collaboration.*

**3E. Explore a New Municipal Staff Position Dedicated to Community Housing**

Communities across the country with significant housing issues have created dedicated staff positions or even departments dedicated to housing. The affordable and workforce housing issue in the community is substantial enough to warrant exploring the creation of a new staff person. Such a position could potentially be grant funded and/or part-time initially and evolve into a more permanent position as resources allow and need dictates. Any new short-term rental registration program is likely to constrain existing capacity, which could be alleviated by a new housing-focused staff person. Potential job activities include:

- Start and manage the public-employee housing assistance program;
- Manage/provide staff support for the Short-Term Rental Registration Program;
- Act as liaison with housing developers;
- Provide staff support for land bank;
- Grant writing for affordable/workforce housing projects; or
- Business owner outreach related to housing issues.

**Action Tasks:**

- *Convene a meeting of key partner organizations to discuss funding, job responsibilities, time allocation, and other critical decisions.*
- *Draft a job description and post to regional job boards. Connection with regional workforce development organizations for assistance with language, posting, and identification of potential applicants.*
- *Establish regular partner organization check in and status update discussions to make sure all critical tasks are being accomplished and all partners are being engaged.*

**3.F Increase Public Awareness of How Housing, Workforce, And Economic Development Are All Interrelated.**

The role of housing, workforce, and economic development is not always obvious to those looking at the issues separately. By increasing the general public's understanding about how these issues are interrelated – including how businesses can't operate without access to a qualified workforce and how the workforce won't exist without accessible housing – is critical to increasing engagement and willingness to participate in solutions. This includes not only the general public, but also major employers, critical industry leaders, and seasonal and year-round residents. By increasing the awareness, sense of urgency, and the solutions there is greater potential t



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**Action Tasks:**

- *Develop an infographic that highlights the challenges being faced by businesses related to finding the workers they need and how lack of housing is impacting that.*
- *Distribute through website, social media, and during town/village meetings to increase general awareness and urgency around the issue for the public.*



### Workforce Housing Strategy Action Plan Matrix

Goal 1: Increase the Availability of Year-Round Workforce Housing in The Community				
	Strategy	Actions	Priority and Timeframe	Partners
1.A	Modify Existing Land Use Regulations to Create More Workforce-Level Housing	<ul style="list-style-type: none"> <li>i. Conduct a community visioning exercise</li> <li>ii. Update the comprehensive plan and related zoning</li> <li>iii. Pursue APA Map Amendments as necessary to support the development of housing meeting community needs.</li> <li>iv. Ensure local alignment with APA's Community Housing Incentive</li> </ul>	High priority, Short-Term	Town/Village, Public, APA, Housing Committee
1.B	Build An Athlete's Village For The World University Games That Will Be Transformed Into Community Housing.	<ul style="list-style-type: none"> <li>i. Present the findings of the housing needs assessment to partners to determine opportunities for coordination.</li> <li>ii. Incorporate universal design standards into project</li> </ul>	High priority, Immediate	Housing Committee, ORDA, ROOST, Mercy Care, Town/Village
1.C	Explore Policies and Incentives to Encourage Developers to Build Workforce-Level Housing	<ul style="list-style-type: none"> <li>i. Inventory and evaluate current methods</li> <li>ii. Conduct a roundtable workshop with local and regional developers</li> <li>iii. Adopt new incentives and create educational and promotional materials</li> </ul>	Medium priority, Mid-Term	Housing Committee, Town/Village
1.D	Adopt a Short-Term Rental Registration Program and Adopt and Enforce Regulations That Protect Health and Safety and Limit Nuisances.	<ul style="list-style-type: none"> <li>i. Draft and adopt ordinance</li> <li>ii. Distribute information related to the regulations and intended outcomes.</li> <li>iii. Publish information about the STR program annually</li> </ul>	High priority, Immediate	Town/Village
1.E	Identify and Acquire Priority Sites for Workforce Housing Development	<ul style="list-style-type: none"> <li>i. Create an entity to acquire land for housing projects</li> <li>ii. Develop an inventory of potential sites</li> <li>iii. Identify priority sites and begin discussions with owners</li> <li>iv. develop a vision for the selected sites and feasibility analysis</li> <li>v. Issue a developer RFP for select strategic sites</li> </ul>	Medium priority, Long-Term	Housing Committee, Town/Village
1.F	Partner with Affordable Housing Developers (Participate In Public-Private Partnerships) For New Housing Development That Align With Community Needs	<ul style="list-style-type: none"> <li>i. Develop an inventory of affordable housing developers</li> <li>ii. Prepare a one page cut sheet and distribute</li> <li>iii. Conduct follow-up and community education</li> </ul>	High priority, Short-Term	Housing Committee, Town/Village



Goal 2: Assist Local Residents and Workers Secure Quality Housing at Nonburdensome Prices			
	Strategy	Actions	Partners
2.A	Create a Public Employee Housing Assistance Program	<ul style="list-style-type: none"> <li>i. Establish a down payment assistance program</li> <li>ii. Create a renter assistance program component</li> <li>iii. Explore opportunities to create housing for public-sector employees.</li> </ul>	Housing Committee, Town/Village
2.B	Explore Creating a Local Rent-to-Own Program	<ul style="list-style-type: none"> <li>i. Conduct a review of similar programs</li> <li>ii. Connect with regional organizations for partnership</li> </ul>	Housing Committee, Town/Village, HAPEC
2.C	Work with Business Owners to Establish an Employer-Assisted Housing (EAH) Program	<ul style="list-style-type: none"> <li>i. Convene a taskforce to review potential options</li> <li>ii. Facilitate a meeting with the major employers in the region</li> <li>iii. Follow up privately with all of the employers</li> </ul>	Business Owners, Housing Committee, Town/Village
2.D	Establish a Residential Property Rehabilitation Assistance Program	<ul style="list-style-type: none"> <li>i. Identify and secure funding</li> <li>ii. Identify priority property types and price points</li> <li>iii. Formalize and adopt program and add staff capacity</li> </ul>	Housing Committee, Town/Village; HAPEC

Goal 3: Expand Capacity for Addressing Community Housing Needs			
	Strategy	Actions	Partners
3.A	Charge the Joint Housing Committee with Implementing the Workforce Housing Strategy	<ul style="list-style-type: none"> <li>i. Review the composition of the Housing Committee.</li> <li>ii. Review the housing strategy on a quarterly basis</li> <li>iii. Establish a regular meeting of the Town and Village boards for reporting on the progress of implementation.</li> </ul>	Housing Committee
3.B	Explore Creating a Joint North Elba/Lake Placid Land Bank Focused on Workforce & Affordable Housing	<ul style="list-style-type: none"> <li>i. Engage the Adirondack Community Housing Trust in discussion</li> <li>ii. Review current land bank models</li> <li>iii. Develop a funding stream and create a priority project list</li> </ul>	Housing Committee, Town/Village, HAPEC



Goal 3: Expand Capacity for Addressing Community Housing Needs				
	Strategy	Actions	Priority and Timeframe	Partners
3.C	Re-Evaluate the Town's Existing Inclusionary Zoning Regulations and Approach to Code Enforcement	<ul style="list-style-type: none"> <li>i. Conduct a review of the current ordinance</li> <li>ii. Update regulations as necessary</li> <li>iii. Increase code enforcement capacity</li> <li>iv. Explore requiring-residential projects to contribute to workforce housing solutions</li> </ul>	High priority, Short-Term	Housing Committee, Town/Village
3D.	Create a Community Housing Trust Fund with Dedicated Funding Sources	<ul style="list-style-type: none"> <li>i. Establish a stream of money that is funded by the STR Registration Program.</li> <li>ii. Work/partner with local lending institutions on housing initiatives</li> </ul>	High priority, Mid-Term	Housing Committee, Town/Village
3.E	Explore a New Municipal Staff Position Dedicated to Community Housing	<ul style="list-style-type: none"> <li>i. Convene a meeting of key partner organizations</li> <li>ii. Draft a job description and post to regional job boards.</li> <li>iii. Establish regular partner organization check in and status update discussions</li> </ul>	Medium priority, Mid-Term	Housing Committee, Town/Village
3.F	Increase public awareness of how housing, workforce, and economic development are all interrelated.	<ul style="list-style-type: none"> <li>i. Develop an infographic</li> <li>ii. Distribute through website, social media, and during town/village meetings</li> </ul>	High priority, Short-Term	Housing Committee



# APPENDICES



# APPENDIX A: REVIEW OF EXISTING STUDIES, INITIATIVES, ORGANIZATIONS

To create context for the project, Camoin 310 reviewed the following documents prepared for the Town of North Elba, Village of Lake Placid, or Tri-Lakes Region:

- ♦ The **2014 Comprehensive Plan** for the Town of North Elba and the Village of Lake Placid created broad goals in each of the following seven areas: Government Structure and Function; Economy and Tourism; Community Facilities and Services; Environment; Housing; and Land Use and Design. The Housing chapter includes the following goals, which were considered throughout this assessment:
  - Goal #1: Increase the stock and availability of income-based housing in the North Elba/Lake Placid community.
  - Goal #2: Ensure that short-term rental housing units meet the health and safety requirements of the uniform code and do not negatively impact the quality of neighborhood life.
  - Goal #3: Promote energy efficiency in the construction of new homes and the renovation of the existing housing stock, including rental housing.
  - Goal #4: Provide for the housing needs of an increased senior population.
  - Goal #5: Increase the availability of subsidized independent housing for seniors.
- ♦ The **Tri-Lakes Regional Housing Study** (2010) provides descriptive information on the demographic, economic, and housing conditions on the communities in the Tri-Lakes region including the Villages of Lake Placid, Saranac Lake, and Tupper Lake and the Towns of Harrietstown, North Elba, and Tupper Lake. The report was created from US Census data, MLS listings and sales, and findings from a windshield survey. Part 1 of this study provides a community profile for each town and village, and Franklin and Essex Counties. Part 2 focuses on the Villages of Lake Placid, Saranac Lake, and Tupper Lake and identifies residential parcels by land use including vacancy, single family dwelling, or multiunit dwelling.
- ♦ Completed in May 2018, the **Survey of Housing Development Information for the Lake Placid Athlete's Village to Community Legacy Project** was prepared to understand the mechanisms that can be used to build the Athlete Village for the 2023 University Games, with the ultimate goal to later convert to community housing. The document provides strategies to facilitate this development and provides recommendations to continue to gather information and community input moving forward.
- ♦ **Aging in Place in the Tri-Lakes Region of the Adirondacks: Community Empowerment Action Plan** was completed in 2010 for Mercy Care for the Adirondacks. It outlines an action plan for the Region and the Villages of Lake Placid, Saranac Lake, and Tupper Lake. Information was gathered from a survey of aging residents, interviews, focus groups, and data indicating housing needs for older adults, and resulted in the identification of housing priorities.
- ♦ **The Leisure Travel Study: Essex County, New York: 2014 Visitor Profile** was completed in 2015 for the Regional Office of Sustainable Tourism (ROOST). This report provides an overview of demographic characteristics of visitors to the area and shows the monetary impact of tourism in the county from 2010 to 2014.
- ♦ **Mapping the Future of the Adirondack Park** was prepared for the Adirondack Alliance in 2011. This document is a report on a facilitation process involving 35 Adirondack Park stakeholders. The overall



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economic vision of the Adirondacks as deemed popular by this group includes small scale industry such as biomass heat and agriculture, an increase in senior and health care, emphasis on remote working to revitalize year-round populations, and thinking of tourism as an import business where visitors are deconcentrated from popular areas.

- ◆ Given the assets of the Ausable River, the **High Peaks Waterfront Revitalization Strategy** (2014) aims to revitalize communities via actions that improve main streets; and increase businesses, access to the Ausable River, bike and pedestrian connectivity, and marketing community assets. The plan is geared towards the High Peak Towns of Jay, Keene, Wilmington, North Elba and the Village of Lake Placid.
- ◆ The **Village of Lake Placid/Town of North Elba Shared Services Study** (2008) examined a range of services provided by both the village and town to identify where joint service and cost sharing might be considered. The report offers opportunities to make local government more efficient and reduce costs with regards to the North Elba Parks District, water and sewer rates, the highway department, courts and police.
- ◆ Disseminated in 2019, Camoin 310 also drew from the ROOST Employer Survey. The purpose of this survey was to understand how, if at all, housing impacts the ability to run a business in the area.
- ◆ The following organizations have engaged in housing projects in the past and could be considered for future partnerships:
  - Habitat Chapter
  - Lake Placid/North Elba Community Development Commission
  - Mercy Care for the Adirondacks
  - Adirondack Community Housing Trust (ACHT)



## APPENDIX B

### *LAND USE AREA DESCRIPTIONS, SETBACK AND COMPATIBLE USE LIST*

## **LAND USE AREA DESCRIPTIONS -- PURPOSES, POLICIES AND OBJECTIVES -- SHORELINE LOT WIDTHS AND SETBACKS – COMPATIBLE USE LIST**

### **HAMLET**

*Character description:* Hamlet areas, delineated in brown on the plan map, range from large, varied communities that contain a sizeable permanent, seasonal and transient population with a great diversity of residential, commercial, tourist and industrial development and a high level of public services and facilities, to smaller, less varied communities with a lesser degree and diversity of development and a generally lower level of public services and facilities.

*Purposes, policies and objectives:* Hamlet areas will serve as the service and growth centers in the park. They are intended to accommodate a large portion of the necessary and natural expansion of the park's housing, commercial and industrial activities. In these areas, a wide variety of housing, commercial, recreational, social and professional needs of the park's permanent, seasonal and transient populations will be met. The building intensities that may occur in such areas will allow a high and desirable level of public and institutional services to be economically feasible. Because a hamlet is concentrated in character and located in areas where existing development patterns indicate the demand for and viability of service, and growth centers, these areas will discourage the haphazard location and dispersion of intense building development in the park's open space areas. These areas will continue to provide services to park residents and visitors and, in conjunction with other land use areas and activities on both private and public land, will provide a diversity of land uses that will satisfy the needs of a wide variety of people.

The delineation of hamlet areas on the plan map is designed to provide reasonable expansion areas for the existing hamlets, where the surrounding resources permit such expansion. Local government should take the initiative in suggesting appropriate expansions of the presently delineated hamlet boundaries, both prior to and at the time of enactment of local land use programs.

*Guidelines for overall intensity of development:* No overall intensity guideline is applicable to hamlet areas.

Minimum shoreline lot widths and building setbacks are 50 feet, and, in general, any subdivision involving 100 or more lots is subject to agency review.

### **MODERATE INTENSITY USE**

*Character description:* Moderate Intensity Use areas, delineated in red on the plan map, are those areas where the capability of the natural resources and the anticipated need for future development indicate that relatively intense development, primarily residential in character, is possible, desirable and suitable.

These areas are primarily located near or adjacent to hamlets to provide for residential expansion. They are also located along highways or accessible shorelines where existing development has established the character of the area. Those areas identified as moderate intensity use where relatively intense development does not already exist are generally characterized by deep soils on moderate slopes and are readily accessible to existing hamlets

*Purposes, policies and objectives:* Moderate intensity use areas will provide for development opportunities in areas where development will not significantly harm the relatively tolerant physical and biological resources. These areas are designed to provide for residential expansion and growth and to accommodate uses related to residential uses in the vicinity of hamlets where community services can most readily and economically be provided. Such growth and the services related to it will generally be at less intense levels than in hamlet areas.

*Guidelines for overall intensity of development:* The overall intensity of development for land located in any Moderate Intensity Use area should not exceed approximately 500 principal buildings per square mile.

Minimum shoreline lot widths and building setbacks are 100 and 50 feet respectively, and, in general, any subdivision involving 15 or more lots is subject to agency review.

## **LOW INTENSITY USE**

*Character description:* Low intensity use areas, delineated in orange on the plan map, are those readily accessible areas, normally within reasonable proximity to a hamlet, where the physical and biological resources are fairly tolerant and can withstand development at intensity somewhat lower than found in hamlets and moderate intensity use areas. While these areas often exhibit wide variability in the land's capability to support development, they are generally areas with fairly deep soils, moderate slopes and no large acreages of critical biological importance. Where these areas are adjacent to or near hamlet, clustering homes on the most developable portions of these areas makes possible a relatively high level of residential units and local services.

*Purposes, policies and objectives:* The purpose of low intensity use areas is to provide for development opportunities at levels that will protect the physical and biological resources, while still providing for orderly growth and development of the park. It is anticipated that these areas will primarily be used to provide housing development opportunities not only for park residents but also for the growing seasonal home market. In addition, services and uses related to residential uses may be located at a lower intensity than in hamlets or moderate intensity use areas.

*Guidelines for overall intensity of development:* The overall intensity of development for land located in any low intensity use area should not exceed approximately two hundred principal buildings per square mile

Minimum shoreline lot widths and building setbacks are 125 and 75 feet respectively, and, in general, any subdivision involving 10 or more lots is subject to agency permit requirements.

## **RURAL USE**

*Character description:* Rural use areas, delineated in yellow on the plan map, are those areas where natural resource limitations and public considerations necessitate fairly stringent development constraints. These areas are characterized by substantial acreages of one or more of the following: fairly shallow soils, relatively severe slopes, significant ecotones, critical wildlife habitats, proximity to scenic vistas or key public lands. In addition, these areas are frequently remote from existing hamlet areas or are not readily accessible.

Consequently, these areas are characterized by a low level of development and variety of rural uses that are generally compatible with the protection of the relatively intolerant natural

resources and the preservation of open space. These areas and the resource management areas provide the essential open space atmosphere that characterizes the park.

*Purposes, policies and objectives:* The basic purpose and objective of rural use areas is to provide for and encourage those rural land uses that are consistent and compatible with the relatively low tolerance of the areas' natural resources and the preservation of the open spaces that are essential and basic to the unique character of the park. Another objective of rural use areas is to prevent strip development along major travel corridors in order to enhance the aesthetic and economic benefit derived from a park atmosphere along these corridors.

Residential development and related development and uses should occur on large lots or in relatively small clusters on carefully selected and well designed sites. This will provide for further diversity in residential and related development opportunities in the park.

*Guideline for overall intensity of development:* The overall intensity of development for land located in any rural use area should not exceed approximately seventy-five principal buildings per square mile.

Minimum shoreline lot widths and building setbacks are 150 and 75 feet respectively, and, in general, any subdivision involving 5 or more lots is subject to agency review.

## **RESOURCE MANAGEMENT AREAS**

*Character description:* Resource management areas, delineated in green on the plan map, are those lands where the need to protect, manage and enhance forest, agricultural, recreational and open space resources is of paramount importance because of overriding natural resource and public considerations. Open space uses, including forest management, agriculture and recreational activities, are found throughout these areas.

Many resource management areas are characterized by substantial acreages of one or more of the following: shallow soils, severe slopes, elevations of over twenty-five hundred feet, flood plains, proximity to designated or proposed wild or scenic rivers, wetlands, critical wildlife habitats or habitats of rare and endangered plant and animal species.

Other resource management areas include extensive tracts under active forest management that are vital to the wood using industry and necessary to insure its raw material needs.

Important and viable agricultural areas are included in resource management areas, with many farms exhibiting a high level of capital investment for agricultural buildings and equipment. These agricultural areas are of considerable economic importance to segments of the park and provide for a type of open space which is compatible with the park's character.

*Purposes, policies and objectives:* The basic purposes and objectives of resource management areas are to protect the delicate physical and biological resources, encourage proper and economic management of forest, agricultural and recreational resources and preserve the open spaces that are essential and basic to the unique character of the park. Another objective of these areas is to prevent strip development along major travel corridors in order to enhance the aesthetic and economic benefits derived from a park atmosphere along these corridors.

Finally, resource management areas will allow for residential development on substantial acreages or in small clusters on carefully selected and well designed sites.

*Guidelines for overall intensity of development:* The overall intensity of development for land located in any resource management area should not exceed approximately

Minimum shoreline lot widths and building setbacks are 200 and 100 feet respectively, and, in general, any subdivision is subject to agency review.

## **COMPATIBLE USE LIST FROM SECTION 805 OF THE ADIRONDACK PARK AGENCY ACT**

### **HAMLET**

All land uses and development are considered compatible with the character, purposed and objectives of Hamlet areas.

### **MODERATE INTENSITY USE**

Primary uses in moderate intensity use areas:

1. Single family dwellings
2. Individual mobile homes
3. Open space recreation uses
4. Agricultural uses
5. Agricultural use structures
6. Forestry uses
7. Forestry use structures
8. Hunting and fishing cabins and hunting and fishing and other private club structures
9. Game preserves and private parks
10. Cemeteries
11. Private roads
12. Private sand and gravel extractions
13. Public utility uses
14. Accessory uses and structures to any use classified as a compatible use

Secondary uses in moderate intensity use areas:

1. Multiple family dwellings
2. Mobile home court
3. Public and semi-public buildings
4. Municipal roads
5. Agricultural service uses
6. Commercial uses
7. Tourist accommodations
8. Tourist attractions
9. Marinas, boat yards and boat launching sites
10. Campgrounds
11. Group camps
12. Golf courses
13. Ski centers
14. Commercial seaplane bases
15. Commercial or private airports
16. Sawmills, chipping mills, pallet mills and similar wood using facilities
17. Commercial sand and gravel extractions
18. Mineral extractions
19. Mineral extraction structures
20. Watershed management and flood control projects

21. Sewage treatment plants
22. Major public utility uses
23. Industrial uses

### **LOW INTENSITY USE**

Primary uses in low intensity use areas:

1. Single family dwellings
2. Individual mobile homes
3. Open space recreation uses
4. Agricultural uses
5. Agricultural use structures
6. Forestry uses
7. Forestry use structures
8. Hunting and fishing cabins and hunting and fishing and other private club structures
9. Game preserves and private parks
10. Cemeteries
11. Private roads
12. Private sand and gravel extractions
13. Public utility uses
14. Accessory uses and structures to any use classified as a compatible use

Secondary uses in low intensity use areas:

1. Multiple family dwellings
2. Mobile home court
3. Public and semi-public buildings
4. Municipal roads
5. Agricultural service uses
6. Commercial uses
7. Tourist accommodations
8. Tourist attractions
9. Marinas, boat yards and boat launching sites
10. Golf courses
11. Campgrounds
12. Group camps
13. Ski centers
14. Commercial seaplane bases
15. Commercial or private airports
16. Sawmills, chipping mills, pallet mills and similar wood using facilities
17. Commercial sand and gravel extractions
18. Mineral extractions
19. Mineral extraction structures
20. Watershed management and flood control projects
21. Sewage treatment plants
22. Major public utility uses
23. Junkyards
24. Major public utility uses
25. Industrial uses

### **RURAL USE**

Primary uses in rural use areas:

1. Single family dwellings
2. Individual mobile homes

3. Open space recreation uses
4. Agricultural uses
5. Agricultural use structures
6. Forestry uses
7. Forestry use structures
8. Hunting and fishing cabins and hunting and fishing and other private club structures
9. Game preserves and private parks
10. Cemeteries
11. Private roads
12. Private sand and gravel extractions
13. Public utility uses
14. Accessory uses and structures to any use classified as a compatible use

Secondary uses in rural use areas:

1. Multiple family dwellings
2. Mobile home court
3. Public and semi-public buildings
4. Municipal roads
5. Agricultural service uses
6. Commercial uses
7. Tourist accommodations
8. Marinas, boat yards and boat launching sites
9. Golf courses
10. Campgrounds
11. Group camps
12. Ski centers
13. Commercial seaplane bases
14. Commercial or private airports
15. Sawmills, chipping mills, pallet mills and similar wood using facilities
16. Commercial sand and gravel extractions
17. Mineral extractions
18. Mineral extraction structures
19. Watershed management and flood control projects
20. Sewage treatment plants
21. Major public utility uses
22. Junkyards
23. Major public utility uses
24. Industrial uses

## **RESOURCE MANAGEMENT**

Primary uses in resource management areas:

1. Agricultural uses.
2. Agricultural use structures.
3. Open space recreation uses.
4. Forestry uses.
5. Forestry use structures.
6. Game preserves and private parks.
7. Private roads.
8. Private sand and gravel extractions.
9. Public utility uses.

## APPENDIX C

### LAND USE AREA CLASSIFICATION DETERMINANTS

## LAND USE AREA CLASSIFICATION DETERMINANTS

(From Appendix Q-8 of APA Rules & Regulations)

Many criteria and determinants are used in land use planning. Some are common to any planning process. Others vary with the area for which the plan is to be prepared. The needs of inhabitants, the region, and of society define those determinants that receive primary emphasis.

The determinants used in preparing this Land Use and Development Plan were chosen to identify those areas in the park best suited for development. The determinants fall into the following basic categories: (1) natural resources, (2) existing land use patterns, and (3) public considerations. The determinants found within these three categories help identify areas where similar standards are necessary if development is to provide positive values to both the park and the community in which it is located. Furthermore, they identify areas where the potential costs of development to the developer, the community, the prospective purchaser and the environment are so great that serious consideration should be given to alternative uses.

The natural resource determinants identify those areas that are physically most capable of sustaining development without significant adverse impact. Such determinants as soils, topography, water, vegetation and wildlife have been inventoried and analyzed to assure the protection of the basic elements of the park. Existing land uses must also be carefully considered in the planning process, particularly because they are important determinants of the park's present and future character. These determinants identify the historic patterns of the park's growth and indicate the types of growth that have been and are presently viable. Future development contemplated under the plan must also be considered in light of its relation to existing development.

The Legislature has found that there is a State interest in the preservation of the Adirondack Park, and therefore a variety of public consideration determinants have been analyzed in the preparation of this plan. In general, public consideration determinants help identify areas that must be protected in order to preserve the essential open space character of the park. These areas may be considered important from a public standpoint for such reasons as their location near important State lands or their present use in an open space condition. Additionally, there may be a substantial State interest in preserving certain critical public considerations.

The following determinants were used in the land area classification process. The land use implications paragraph is a general indication of the manner in which these determinants were utilized in preparing the plan:

### A. DETERMINANT: SOIL

#### 1. Characteristic: Poorly drained or seasonally wet soils.

Description: Soil with a high-water content or seasonal high-water table less than 1 . feet from the surface.

Land use implications: On-site sewage disposal systems will not function adequately and may pollute groundwater supplies. There may also be a problem of flooded basements, backed-up toilets, broken pavements, cracked walls and similar situations. These problems may lead to community health hazards, environmental problems, inconvenience and economic hardship. Severe development limitations exist in those areas that contain a high proportion of poorly drained or seasonally wet soils. Such areas are capable of sustaining development at only a very low level of intensity.

#### 2. Characteristic: Moderately drained soils.

Description: Soils with a seasonal high-water table 1 . to 4 feet below the surface.

Land use implications: A potential for septic system failure or groundwater pollution exists. The New York State Department of Health recommends that the bottom of a septic system tile field be 18 to 30 inches below the soil surface at final grade, with a minimum depth of two feet between the bottom of the tile field and the water table. Special precautions must also be taken to avoid washouts where deep road cuts are necessary. An occasional problem for roads, streets and parking lots on this soil is the ■washboard• effect caused by frost heaving. Although these soils can tolerate a higher level of development than can poorly drained soils, moderate development limitations still exist.

3. Characteristic: Well-drained soils.

Description: Soils with a depth to the seasonal high-water table of more than four feet.

Land use implications: Areas containing well-drained soils present only slight development limitations. Generally, this type of soil can adequately filter the effluent from septic tank systems and poses few other construction problems.

4. Characteristic: Low permeability soils.

Description: Soils with a permeability rate of less than one inch per hour.

Land use implications: Soils with low permeability characteristics present severe development problems. On-site sewage disposal systems may overflow, causing pollution of surface water. Street, road and parking lot surfaces heave, and building walls and foundations tend to crack. Sanitary landfills may cause acute problems when located on soils with these characteristics.

5. Characteristic: Moderately permeable soils.

Description: Soils with a permeability rate of one inch per 30 to 60 minutes.

Land use implications: Problems experienced in soils with this characteristic are similar to, but slightly less severe than, problems experienced with soils of low permeability. In general, adequately designed and engineered septic systems, roads and structures help solve the problems that these soils can cause, but these alternatives tend to be expensive. Areas containing a high percentage of these soils should not be developed at a high level of intensity.

6. Characteristic: Permeable soils.

Description: Soils with a permeability rate of more than one inch per 30 minutes.

Land use implications: Generally, these soils present only slight development limitations, and they can handle a relatively intense level of development. However, excessive permeability may create a potential for the pollution and contamination of groundwater and nearby uncased wells if on-site sewage disposal systems are employed.

7. Characteristic: Shallow depth to bedrock.

Description: Soils with a depth to bedrock of less than one and 1/2 feet.

Land use implications: These soils present severe development constraints. Massive excavation costs are necessary to do even minimal development. On-site sewage disposal systems are not possible under these conditions, as soil depths are not sufficient to provide adequate filtration of effluent. Community sewage systems can only be installed at a prohibitive cost. Shallow soils also present substantial road and building construction problems. These soils should not be developed.

8. Characteristic: Moderate depth to bedrock.

Description: Soils with a depth to bedrock of 1 1/2 to 4 feet.

Land use implications: These soils present moderate development limitations. On-site sewage disposal problems can arise with effluent flowing directly over the bedrock into nearby drainages or groundwater supplies. The more shallow portions of these soils result in increased excavation costs. Intense development should not occur in these areas.

9. Characteristic: Deep soils.

Description: Soils with a depth to bedrock of more than four feet.

Land use implications: Relatively intense development can occur on these soils.

10. Characteristic: Extremely stony soils.

Description: Soils with over 35 percent coarse fragments less than three inches in diameter.

Land use implications: These soils present development problems. Excavation for such purposes as on-site sewage disposal systems, homesites with basements, and streets and roads is costly and difficult. Soils with this description affect the rate at which water moves into and through the soil. The difficulty of establishing a good vegetative ground cover can cause erosion problems. Generally, intense development should be avoided on soils of this nature.

11. Characteristic: Viable agricultural soils.

Description: Soils classified by the New York State Cooperative Extension as Class I and Class II agricultural soils.

Land use implications: Class I and Class II soils constitute a valuable natural resource. While the physical characteristics of these soils will often permit development, their agricultural values should be retained. Consequently, class I and class II soil types found within the Adirondack Park should be used primarily for agricultural purposes.

## **B. DETERMINANT: TOPOGRAPHY**

1. Characteristic: Severe slopes.

Description: Areas with slopes of over 25 percent.

Land use implications: These slopes should not be developed. Development on these slopes presents serious environmental problems. Erosion rates are greatly accelerated. Accelerated erosion increases siltation. Septic systems will not function properly on these slopes. Development costs are likely to be massive because of the special engineering techniques that must be employed to ward off problems such as slipping and sliding. Proper grades for streets are difficult to attain and often can only be accomplished by large road cuts.

2. Characteristic: Steep slopes.

Description: Areas with slopes of 16 to 25 percent.

Land use implications: These slopes present substantially the same environmental hazards relating to erosion, sewage disposal, siltation and construction problems as are found on severe slopes. However, if rigid standards are followed, some low intensity development can take place.

3. Characteristic: Low and moderate slopes.

Description: Areas with slopes of not greater than 15 percent.

Land use implications: Such slopes can be developed at a relatively intense level, so long as careful attention is given to the wide slope variability in this range. Construction or engineering practices that minimize erosion and siltation problems must be utilized on the steeper slopes in this range.

4. Characteristic: Unique physical features.

Description: Gorges, waterfalls, formations and outcroppings of geological interest.

Land use implications: These features represent scarce educational, aesthetic and scientific resources. Construction can seriously alter their value as such, particularly where it mars the landscape or the formations themselves. Consequently, these areas should be developed only at extremely low intensities and in such a manner that the unique features are not altered.

5. Characteristic: High elevations.

Description: Areas above 2,500 feet.

Land use implications: These areas should ordinarily not be developed. They are extremely fragile and critical watershed storage and retention areas that can be significantly harmed by even a very low level of development intensity.

## **C. DETERMINANT: WATER**

### **1. Characteristic: Floodplains.**

Description: Periodically flooded land adjacent to a water body.

Land use implications: These areas should not be developed. Periodic flooding threatens the safety of residents and the destruction of structures. Development that would destroy the shoreline vegetation would result in serious erosion during flood stages. Onsite sewage disposal systems will not function properly and will pollute both surface and ground waters.

### **2. Characteristic: Wild and scenic rivers.**

Description: Lands within one-half mile of designated wild and scenic rivers or of designated study rivers that presently meet the criteria for eventual wild or scenic designation.

Land use implications: The New York State Legislature has found that these lands constitute a unique and valuable public resource. Consequently, these lands should not be developed in order to protect the rare resources of free flowing waters with essentially primitive shorelines.

### **3. Characteristic: Marshes.**

Description: Wetlands where there is found a grass-like vegetative cover and a free interchange of waters with adjacent bodies of water.

Land use implications: These areas present severe development limitations. Continual flooding makes on-site sewage disposal impossible and construction expensive. The filling of these areas will destroy the most productive ecosystem in the park and will lower their water retention capacity. Therefore, these areas should not be developed.

## **D. DETERMINANT: FRAGILE ECOSYSTEM**

### **1. Characteristic: Bogs.**

Description: Sphagnum, heath or muskeg vegetation underlaid with water and containing rare plant and animal communities that are often of important scientific value.

Land use implications: These areas should not be developed. They are sensitive areas whose delicate ecological balance is easily upset by any change in water level or the addition of any pollutants.

### **2. Characteristic: Alpine and subalpine life zones.**

Description: Areas generally above 4,300 feet exhibiting tundra-like communities.

Land use implications: These areas should not be developed. The vegetative matter in these areas cannot withstand any form of compaction or development. These communities are extremely scarce in the park.

### **3. Characteristic: Ecotones.**

Description: Areas of abrupt change from one ecosystem to another, giving rise to extraordinary plant and animal diversity and productivity.

Land use implications: These areas should be developed only at a low level of intensity. Development at higher intensities would modify the vegetative cover and would drastically reduce the diversity of wildlife vital to the Adirondack character. These limited areas serve as the production hub for surrounding areas.

## **E. DETERMINANT: VEGETATION**

### **1. Characteristic: Virgin forests.**

Description: Old-growth natural forests on highly productive sites, including those natural areas identified by the Society of American Foresters.

Land use implications: These areas deserve protection and should, therefore, be developed only at a low level of intensity. Intense development of these areas would destroy illustrative site types, including vestiges of primitive Adirondack conditions deemed important from both scientific and aesthetic standpoints.

2. Characteristic: Rare plants.

Description: Areas containing rare plant communities, including those identified by the State Museum and Science Services.

Land use implications: These areas should not be developed. Development, even at a very low level of intensity, would modify the habitat of these plants and thereby cause their possible extinction in New York State.

## **F. DETERMINANT: WILDLIFE**

1. Characteristic: Rare and endangered species habitats.

Description: Habitats of species of wildlife threatened with extinction either in New York State or nationwide.

Land use implications: These areas should not be developed. Development at even a low level of intensity would modify the habitats of these species and thereby cause their possible extinction in New York State or nationwide. These small areas are often the survival link for entire species.

2. Characteristic: Key wildlife habitats.

Description: Important deer wintering yards, waterfowl production areas and bodies of water containing native strains of trout.

Land use implications: These areas can sustain only a very limited level of development intensity without having a significant adverse affect on the wildlife. Development at greater intensities would alter the habitats, thus making them unsuitable for continued use by wildlife. Development also increases the vulnerability of these critical areas.

## **G. DETERMINANT: PARK CHARACTER**

1. Characteristic: Vistas.

Description: Area viewed from the 40 Adirondack Park vistas identified in the State Land Master Plan.

Land use implications: The intensity of development should vary with the distance from the vista with the purpose of protecting the open-space character of the scene. Development within one-quarter mile of the vista will have a substantial visual impact on this character and should be avoided. Between one-quarter mile and five miles, a low intensity of development will not damage the open-space appearance, whereas intense development would. Relatively intense development beyond five miles will not damage the scene so long as it does not consist of large clusters of buildings or industrial uses.

2. Characteristic: Travel corridors.

Description: Presently undeveloped areas adjacent to and within sight of public highways.

Land use implications: Travel corridors play an important role in establishing the park image to the majority of park users. Unscreened development within these areas would be detrimental to the open-space character of the park. The allowable intensity of development should not be allowed to substantially alter the present character of these travel corridors.

3. Characteristic: Proximity to State land.

(a) (1) Description: Areas within sight and sound of, but not more than one-half mile from, intensively used portions of wilderness, primitive and canoe areas.

(2) Land use implications: Intense development of these areas would threaten the public interest in and the integrity and basic purposes of wilderness, primitive and canoe area designation. Consequently, these lands should be developed at only a very low level of intensity.

(b) (1) Description: Inholding surrounded by wilderness, primitive or canoe areas.

(2) Land use implications: Development at more than a very minimal level of intensity should not be allowed. The development of such parcels would compromise the integrity of the most fragile classifications of land under the Adirondack Park State Land Master Plan.

(c) (1) Description: Inholdings of less than 1,000 acres surrounded by wild forest lands and inaccessible by two-wheel-drive vehicles.

(2) Land use implications: These areas should not be developed at more than a very low level of intensity. Intense development of these areas would constitute a hazard to the quality of the surrounding wild forest lands.

4. Characteristic: Proximity to services.

(a) (1) Description: Areas that are remote from existing communities and services.

(2) Land use implications: Intense development of these areas would be detrimental to open-space character of the park. Development of such remote areas is also generally costly in terms of services provided by local government. Consequently, a low level of development should be permitted.

(b) (1) Description: Areas that are readily accessible to existing communities.

(2) Land use implications: These areas can sustain a high level of development intensity. Local government services can be efficiently and economically provided in such areas. Development here will generally be of positive economic value to a community.

5. Characteristic: Historic sites.

Description: Sites of historic significance from a local, park or national standpoint.

Land use implications: Any development of the site itself or its immediate environs, except restoration, would destroy the site's historical and educational values.

## **H. DETERMINANT: PUBLIC FACILITY**

1. Characteristic: Public sewer systems.

Description: Areas served by a public sewer system.

Land use implications: Development may occur in these areas in spite of certain resource limitations that have been overcome by public sewer systems. Consequently, these areas can often be used for highly intensive development.

2. Characteristic: Proposed public sewer systems.

Description: Areas identified in a county comprehensive sewerage study where public sewer systems are considered feasible.

Land use implications: Encouraging relatively intense development in these areas will often provide the necessary impetus to establish the proposed systems. These systems will overcome certain health hazards and associated environmental problems that would otherwise be considered limiting.

## **I. DETERMINANT: EXISTING LAND USE**

1. Characteristic: Urbanized.

(a) (1) Description: A large, varied and concentrated community with a diversity of housing and services.

(2) Land use implications: Generally, these areas have the facilities and potential to develop as major growth and service centers.

(b) (1) Description: A small, concentrated community.

(2) Land use implications: Generally, these areas have the potential to develop as growth centers.

2. Characteristic: Residential.

Description: Areas of primarily residential development.

Land use implications: The primary use of these areas should continue to be residential in nature.

### 3. Characteristic: Forest management.

Description: Large tracts, primarily of northern hardwood or spruce-fir forests, under active forest management.

Land use implications: These areas should be developed at only a minimal level of intensity. They constitute a unique natural resource. The supply of these species of trees, which are uncommon in such quantities elsewhere in the State, is important to insure a continuing supply of saw-logs and fiber for the economically vital wood-using industry of the region.

### 4. Characteristic: Agricultural lands.

(a) (1) Description: Areas under intensive agricultural management in which there is evidence of continuing capital investment for buildings and new equipment.

(2) Land use implications: These areas are an important resource within the Adirondack Park. These areas are of economic importance in some areas of the park. Consequently, these areas should only be developed at a very minimal level of intensity.

(b) (1) Description: Areas containing less viable agricultural activities frequently interspersed with other types of land uses.

(2) Land use implications: These areas are important to the open-space character of the park and also contain pockets of important agricultural soils. Consequently, they should be utilized for a low level of development intensity.

### 5. Characteristic: Industrial uses.

(a) (1) Description: Areas containing large-scale economically important industrial activities, located outside of centralized communities.

(2) Land use implications: These areas have been intensively used and are important to the economy of the Adirondack Park. They should remain in active industrial use.

(b) (1) Description: Proposed industrial sites identified by the State Development of Commerce or regional or local planning agencies.

(2) Land use implications: Because they are potentially important to the economy of the Adirondack Park, industrial uses should be encouraged in these areas.

APPENDIX D  
PUBLIC HEARING NOTICE



**Adirondack  
Park Agency**

**ANDREW M. CUOMO**  
Governor

**TERRY MARTINO**  
Executive Director

**NOTICE OF PUBLIC HEARING ON PROPOSED AMENDMENT TO THE OFFICIAL  
ADIRONDACK PARK LAND USE AND DEVELOPMENT PLAN**

**Map Amendment 2020-01**

NOTICE: PUBLIC HEARING on PROPOSED AMENDMENT TO OFFICIAL ADIRONDACK PARK LAND USE AND DEVELOPMENT PLAN 2020-01

PLEASE TAKE NOTICE that a public hearing will be held by the Adirondack Park Agency on May 15, 2020 at 11:00 AM pursuant to Section 805 of the Adirondack Park Agency Act, 6 NYCCR Part 617 and 9 NYCRR Part 586. The subject of the hearing will be a proposed amendment to the Official Adirondack Park Land Use and Development Plan Map that was requested by the Town of North Elba.

The proposed amendment involves a request to reclassify approximately 35 acres from Moderate Intensity Use to Hamlet pursuant to the Adirondack Park Agency Act, Section 805(2)(c)(1) and 805(2)(c)(2). The area under consideration for the requested amendment is located east of Barn Road, in the Town of North Elba.

A Draft Supplemental Environmental Impact Statement, together with a Notice of Completion, has been prepared for this proposed action pursuant to the State Environmental Quality Review Act and is on file at the Adirondack Park Agency headquarters in Ray Brook, NY and is available on the Adirondack Park Agency website at [https://apa.ny.gov/about\\_agency/mapamendments/MA202001DSEIS.pdf](https://apa.ny.gov/about_agency/mapamendments/MA202001DSEIS.pdf)

Due to the COVID-19 virus pandemic, the hearing will be conducted remote-only via a Webex telephone/video conferencing event. If you have a computer, tablet, or smartphone, you can join online, by going to the following address: <https://tinyurl.com/MA2020-01>. On May 15, 2020 several minutes before 11:00 am, log in with your electronic device. To join by phone, please call: 1-518-549-0500 (Local) or 1-844-633-8697 (US Toll Free) and enter the access code: 613 081 155. 613 081 155

The public will be given the opportunity to make a comment during the hearing, however written comments are encouraged. Written comments on the proposed map amendment will be accepted until May 30, 2020 and can be submitted by email to [mapamendment\\_comments@apa.ny.gov](mailto:mapamendment_comments@apa.ny.gov). Written comments may also be submitted by mail to the address below.

Further details may be obtained by contacting: Matthew Kendall, Environmental Program Specialist, Adirondack Park Agency, [Matthew.Kendall@apa.ny.gov](mailto:Matthew.Kendall@apa.ny.gov); (518)304-6168.

## APPENDIX E

\*\*\*\*\*Public Hearing Summary

**MA2020-01 (North Elba)**  
**Summary of Public Hearing**

On May 15, 2020, the Adirondack Park Agency held an online hearing via WebEx Event. Approximately 12 members of the public participated in the hearing.

APA staff provided an overview of the Adirondack Park Land Use and Development Plan map, the map amendment process and criteria for Agency decisions. APA staff then provided an overview of the proposed amendment and a summary of the environmental setting, including map graphics from the DSEIS.

The public was given an opportunity to make a verbal comment for the record, but no comments were received at the hearing

## APPENDIX F

### Comment Letters Received During Comment Period

**From:** Lee Lamparski  
**To:** [MapAmendment\\_comments@apa.ny.gov](mailto:MapAmendment_comments@apa.ny.gov)  
**Subject:** Map Amendment 2020-01  
**Date:** Tuesday, May 26, 2020 4:52:33 PM

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*ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.*

To Whom it may concern:

I live at 252 Algonquin Dr, Lake Placid, NY in the Fawn Ridge development. My property borders the Cell Science Center property and state land. I am worried that the developer will seek permission to put a road from the proposed development through to Algonquin Drive.

My concern is that there should NOT be ingress/egress or access through Fawn Ridge. If the APA grants Hamlet status for the property is there a way to prohibit the access through Fawn Ridge?

Thank you for your consideration of this request.

Lee

Lee Slocum  
484.354.1920



# ADIRONDACK COUNCIL

PRESERVING WATER,  
AIR AND WILDLANDS

May 29, 2020

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Curtis R. Welling  
Ethan Winter

**Executive Director**  
William C. Janeway

Matthew S. Kendall  
Adirondack Park Agency  
P.O. Box 99  
Ray Brook, NY 12977  
(Via Electronic Submission)

## RE: Draft Environmental Impact Statement for Map Amendment 2020-01 in the Town of North Elba

Dear Matt,

On behalf of the Adirondack Council, I would like to thank you for the opportunity to provide comments on the *Draft Environmental Impact Statement (DEIS) for Map Amendment 2020-01 in the Town of North Elba*. In reviewing the DEIS and attending the May 15<sup>th</sup> public hearing, the Adirondack Council supports the reclassification of 32 acres of Moderate Intensity Use (MIU) to Hamlet in the Town of North Elba, listed as Alternative 3.

As the Council has stated on past map amendment proposals, we support these types of amendments when they uphold the overall intent and integrity of the original Adirondack Park Land Use and Development Plan (APLUDP) classifications, harmonize natural resource protection with meaningful economic and cultural expansion for the surrounding community, and provide measurable net gains for all stakeholders.

Map amendments are integral to allowing for appropriate and necessary community growth and expansion in the Adirondack Park. The Town of North Elba has not undergone a Hamlet expansion since the APLUDP was adopted in 1973 despite experiencing growing numbers of visitors, residents and development. The Town's proposal to expand the Hamlet in this location is logical given existing infrastructure, capacity of the land to withstand use, and surrounding development.

In general, the Council believes that map amendments should fit within a larger comprehensive planning effort that considers and addresses community needs, natural resource impacts, the character of the surrounding landscape, and impacts to adjoining properties, especially when state lands are involved. The APLUDP "insures that contemporary and projected future pressures on the park resources are provided for within a land use control framework which recognizes not only matters of local concern but also those of regional and



*The mission of the Adirondack Council is to ensure the ecological integrity and wild character of the Adirondack Park for current and future generations.*

**Main Office:** 103 Hand Ave. Suite 3 | PO Box D-2 | Elizabethtown, NY 12932 | 518.873.2240  
**Albany Office:** 342 Hamilton St. | Albany, NY 12210 | 518.432.1770

AdirondackCouncil.org  
info@adirondackcouncil.org

state concern.” While not a part of a formal planning process, we ask the APA and Town to view this amendment through a comprehensive planning lens to consider how such an action will influence surrounding resources and development into the future.

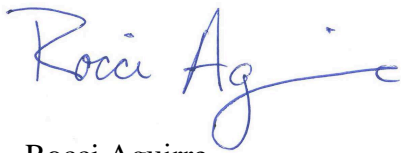
Pursuant to Adirondack Park Agency (APA) Regulation Part 583.2(a), the APA must consider nine land-use classification determinants, including soil, topography, water, fragile ecosystem, etc., when reviewing a map amendment. According to Appendix Q-8, the determinants are broken down into three categories: natural resources, existing land use patterns, and public considerations. These determinants flesh out what types of development will or will not add value to the Park and its communities, if allowed. In reviewing the analysis provided in the DEIS, the Council believes the proposal sufficiently meets these nine criteria and that the 32 acres outlined in Alternative 3 are appropriate for Hamlet development.

In addition to the comments provided, the Council offers the following comments for the APA’s consideration as they review this proposal:

1. No consideration of future development: Pursuant to APA Act Regulation Part 583.2(b), the Agency cannot consider any future land development proposals or existing or proposed land use controls when reviewing a map amendment. Considering proposals like housing for the 2023 University Games would be inappropriate and inconsistent with the law.
2. Eight votes needed for approval: According to Part 583.6, in order for a map amendment to be passed, “Eight affirmative votes shall be required for the agency to grant any map amendment whenever a two-thirds vote is statutorily required.”

In closing, the Adirondack Council supports the Town of North Elba’s proposal to reclassify 32 acres of MIU lands to Hamlet. The analysis provided in the DEIS sufficiently meets the legal requirements outlined in the APA Act and 9 CRR-NY Part 583. Thank you for reviewing our comments and we look forward to your response.

Sincerely,



Rocci Aguirre  
Deputy Director

**From:** Lee Lamparski  
**To:** [MapAmendment\\_comments@apa.ny.gov](mailto:MapAmendment_comments@apa.ny.gov)  
**Subject:** Map amendment 2020-01  
**Date:** Saturday, May 30, 2020 3:53:39 PM

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I object to the Map Amendment 2020-01 which would reclassify the parcel known as the Cell Science Center property from Moderate Intensity to Hamlet. My objection is because the people making the decision have a vested interest in the outcome. If those who are part of the APA board benefit personally from the conversion of the property from moderate density to hamlet then this is just wrong. Those who benefit personally should recuse themselves from the decision making process. Those who remain should decide if creating more dense housing area in Lake Placid is actually good for Lake Placid. Or will Lake Placid turn into Park City, another winter Olympic town who now has thousands of housing units changing the character of the once sleepy skiing town.

The tale that this conversion will allow Lake Placid to have "affordable" housing is false based on their own study. The majority of the housing needs, per the study included with this Map Amendment request, are for those who earn less than \$28,000 a year. The proposed development are for those that make \$35K to \$85K a year. In addition, the study did not interview the people who needed the housing. Would low income workers rather live here or in Keene or Jay? I guess the question never asked is "If we build it will they come?"

Respectfully submitted,

Lee Slocum  
252 Algonquin Dr, Lake Placid, NY 12946



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Peter O'Shea  
Barbara Rottier  
Philip Terrie

Peter Bauer  
**Executive Director**

May 30, 2020

Matt Kendall  
NYS APA  
PO Box 99  
Ray Brook, NY 12977

**RE: APA Map Amendment 2020-1 in the Town of North Elba**

Dear Matt Kendall:

Please accept these comments from Protect the Adirondacks on the proposed Adirondack Park Agency (APA) amendment (MA-2020-1) to the Land Use and Development Plan map seeking to reclassify one of three alternatives, ranging in size from 32 to 44 acres, of Moderate Intensity Use to Hamlet in the Town of North Elba. This proposal marks a substantial expansion of the hamlet area around the Village of Lake Placid.

When a map amendment is proposed for a single ownership or small acreage, such as in the case of the Town of North Elba in MA-2020-1, it raises concerns that the proposal is in effect an effort to "spot zone" a tract of land or pursue some kind of political favor for a landowner. Protect the Adirondacks is concerned about the process undertaken by the Town of North Elba. We believe a map amendment submission by an Adirondack town is appropriate for consideration when it is the product of a natural resource analysis and inventory as part of a larger comprehensive community planning effort, which hopefully results in an APA approved local land use program or an update/amendment to an existing locally approved plan. Such comprehensive amendments, such as that approved for the Town of Chester, among others, often sees lands reclassified to both enhance and reduce protections and development opportunities.

Despite questions around the process used by the Town of North Elba in MA-2020-1, Protect the Adirondacks finds that the proposed Alternative 3 satisfies the criteria for a map amendment.

**Protect the Adirondacks**

PO Box 48, North Creek, NY 12853 518.251.2700

[www.protectadks.org](http://www.protectadks.org) [info@protectadks.org](mailto:info@protectadks.org)

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## Proposal to Change from Moderate Intensity Use to Hamlet

Under the APA Act, Moderate Intensity Use and Hamlet areas are very different land classifications.

Section 805 of the APA Act describes Moderate Intensity (MIU) Areas as:

(1) Character description. Moderate intensity use areas, delineated in red on the plan map, are those areas where the capability of the natural resources and the anticipated need for future development indicate that relatively intense development, primarily residential in character, is possible, desirable and suitable.

These areas are primarily located near or adjacent to hamlets to provide for residential expansion. They are also located along highways or accessible shorelines where existing development has established the character of the area.

Those areas identified as moderate intensity use where relatively intense development does not already exist are generally characterized by deep soils on moderate slopes and are readily accessible to existing hamlets.

(2) Purposes, policies and objectives. Moderate intensity use areas will provide for development opportunities in areas where development will not significantly harm the relatively tolerant physical and biological resources. These areas are designed to provide for residential expansion and growth and to accommodate uses related to residential uses in the vicinity of hamlets where community services can most readily and economically be provided. Such growth and the services related to it will generally be at less intense levels than in hamlet areas.

(3) Guidelines for overall intensity of development. The overall intensity of development for land located in any moderate intensity use area should not exceed approximately five hundred principal buildings per square mile.

Section 805 of the APA Act describes Hamlet (H) Areas as:

(1) Character description. Hamlet areas, delineated in brown on the plan map, range from large, varied communities that contain a sizeable permanent, seasonal and

transient populations with a great diversity of residential, commercial, tourist and industrial development and a high level of public services and facilities, to smaller, less varied communities with a lesser degree and diversity of development and a generally lower level of public services and facilities.

(2) Purposes, policies and objectives. Hamlet areas will serve as the service and growth centers in the park. They are intended to accommodate a large portion of the necessary and natural expansion of the park's housing, commercial and industrial activities. In these areas, a wide variety of housing, commercial, recreational, social and professional needs of the park's permanent, seasonal and transient populations will be met. The building intensities that may occur in such areas will allow a high and desirable level of public and institutional services to be economically feasible. Because a hamlet is concentrated in character and located in areas where existing development patterns indicate the demand for and viability of service and growth centers, these areas will discourage the haphazard location and dispersion of intense building development in the park's open space areas. These areas will continue to provide services to park residents and visitors and, in conjunction with other land use areas and activities on both private and public land, will provide a diversity of land uses that will satisfy the needs of a wide variety of people.

The delineation of hamlet areas on the plan map is designed to provide reasonable expansion areas for the existing hamlets, where the surrounding resources permit such expansion. Local government should take the initiative in suggesting appropriate expansions of the presently delineated hamlet boundaries, both prior to and at the time of enactment of local land use programs.

(3) All land uses and development are considered compatible with the character, purposes and objectives of hamlet areas.

(4) No overall intensity guideline is applicable to hamlet areas.

There are major differences between MIU and H areas. The difference in development rates is significant. MIU areas are zoned to allow a maximum of 500 principal dwellings per square mile, an average of one per 1.28 acres (640/500), whereas there are no overall intensity guidelines in a Hamlet area. It is recognized that the proposed change will facilitate a greater level of potential development on the 32 acres of Alternative 3.

### APA Criteria for Proposed Map Amendments

Section 583.2 of the APA's regulations provides that it will refer to the 9 "land use area classification determinants" in 9 NYCRR Appendix Q-8, as augmented by field inspection, in considering map amendment requests. Importantly, it also provides that "The agency will not consider as relevant to its determination any private land development proposals or any enacted or proposed local land use controls."

### APA's 9-Part Test for Assessing a Proposed Map Amendment

The 9 determinants are:

- A. Soil
- B. Topography
- C. Water
- D. Fragile Ecosystem
- E. Vegetation
- F. Wildlife
- G. Park Character
- H. Public Facility
- I. Existing Land Use

In its application, the Town of North Elba stated "The Town anticipates that the requested amendment would accommodate the continued necessary and natural expansion of Lake Placid's housing, commercial and industrial development." After review of Draft Supplemental Environmental Impact Statement (DSEIS), Protect the Adirondacks finds that the proposed map amendment MA-2020-1 Alternative 3 satisfies the nine tests required for a successful map amendment.

**Soil:** According to the DSEIS the soils in the lands in question are overwhelmingly conducive to development and suitable for a Hamlet area.

Alternative 3 satisfies the "soils" test.

**Topography:** The tract in question has few areas with steep slopes that would limit the viability of increased development. Alternative 3 has almost no slope issues.

Alternative 3 satisfies the "topography" test.

**Water:** According to the DSEIS, there are significant wetlands in the larger 44-acre proposal, but not in the smaller 32-acre proposal in Alternative 3. It makes sense to keep the wetlands out of the Hamlet area.

Alternative 3 satisfies the "water" test.

**Fragile Ecosystem:** The site contains no unique or threatened natural resources or ecological communities.

Alternative 3 satisfies the “fragile ecosystem” test.

**Vegetation:** While new development in an intact forest area negatively impacts vegetation, the Alternative 3 site is a highly altered and developed site.

Alternative 3 satisfies the “vegetation” test.

**Wildlife:** The lands in question are surrounded by roads, which cut off these lands from other larger intact forest areas. The existing Forest Preserve will continue to buffer the new Hamlet area. Given the highly developed condition of the existing lands in Alternative 3, there will be no negative impact to wildlife in the change to Hamlet.

Alternative 3 satisfies the “wildlife” test.

**Park Character:** This part of North Elba is heavily developed with strip commercial development along Route 86, including the Price Chopper plaza, which borders the lands in question. Though the lands in question border a small isolated tract of Forest Preserve, the “park character” in this area is that of commercial hamlet lands.

Alternative 3 satisfies the “park character” test.

**Public Facility:** The proposed map amendment does not appear to impact any public facilities. The lands in question are/will be serviced by municipal water/sewer.

Alternative 3 satisfies the “public facility” test.

**Existing Land Use:** The main tract is classified as Industrial under the Town of North Elba code. The lands in question includes a large former laboratory building, parking lots, buildings, and a large cleared field.

Alternative 3 satisfies the “existing land use” test.

Based on the foregoing MA-2020-1 satisfies the nine tests that a proposed amendment needs to pass in order to be approved.

#### Possible APA Approval

Section 805(2)(c)(1) of the APA Act requires “an affirmative vote of two-thirds of the APA members” to amend the Official Map as sought here. 9 NYCRR 583.6 states: “Eight affirmative votes shall be required for the agency to grant any map amendment whenever a two-thirds vote is statutorily required.”

#### Conclusion

We support approval of MA-2020-1 Alternative 3.

On behalf of the Board of Directors of Protect the Adirondacks, please accept our gratitude for the opportunity to present our concerns about proposed APA map amendment in the Town of North Elba.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Bauer". The signature is fluid and cursive, with a large initial "P" and a long, sweeping underline.

Peter Bauer,  
Executive Director

**From:** Peter and Dot Beatty  
**To:** [MapAmendment\\_comments@apa.ny.gov](mailto:MapAmendment_comments@apa.ny.gov)  
**Subject:** APA Map Amendment 2020-01  
**Date:** Sunday, May 31, 2020 11:14:09 AM

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Greetings,

This email is a comment regarding the Town of North Elba's request for a map amendment to reclassify 35 acres from Moderate Intensity Use to Hamlet (APA Map Amendment 2020-01). As residents of the Fawn Ridge subdivision we would strongly oppose any future proposal to allow a second means of ingress and egress to the proposed Hamlet by connecting it to Algonquin Drive. To do so would require crossing State land currently classified as Wild Forest. This should not be permitted through a land swap or any other means.

Regards,  
Peter Beatty  
Dorothy Beatty  
19 Iroquois Lane  
Lake Placid, NY

**From:** Curtis F. Stiles  
**To:** [MapAmendment\\_comments@apa.ny.gov](mailto:MapAmendment_comments@apa.ny.gov)  
**Subject:** MA2020-01 (North Elba)  
**Date:** Sunday, May 31, 2020 6:08:17 PM

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Dear Agency Staff as appropriate,

I offer the following Comments as a former Agency Chair and concerned Adirondack resident regarding the Town of North Elba's request for Land reclassification from 'Moderate Intensity' to 'Hamlet' which is now before the Agency.

There does not seem to be sufficient justification and documentation presented for such a change including need and proposal; and, it would appear driven by the Development Team with the potential appearance of Conflicts of Interest.

Clearly a proposal that would satisfy the envisioned housing needs for Sports Events for athletes and support personnel is legitimate but in no way requires the reclassification of 32 acres to do so.

Any access to such a facility should come directly from the main travel corridor and not via state land or other residential neighborhoods or properties.

Thank you.

Sincerely,

Curt Stiles  
534 Hawk Ridge Rd  
Tupper Lake, NY 12986

## APPENDIX G

*\*\*\*\*\*FSEIS FILE LIST*

## MA2020-01 FSEIS File List

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Beth Gilles  
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