

Mapping the Future of the Adirondack Park

Adirondack Common Ground Alliance Forum
July 18, 2012



Dave Mason and Jim Herman

About this Document

This document summarizes the feedback and ideas that we received through the group process at the Adirondack Common Ground Alliance (CGA) Forum in Long Lake, NY on July 18, 2012. Corrections or additions can be sent to Jim Herman (jim12942@gmail.com).

The Forum presentation was the culmination of a year-long scenario planning process that began with a presentation at the Common Ground Alliance Forum on July 20, 2011.

We thank everyone for their enthusiastic participation in the Forum.

Table of Contents

The Process	3
The Facilitators.....	3
Executive Summary.....	4
Feedback on the Vision and Strategy.....	4
General Feedback on the Vision/Strategy	4
Additions to the Vision/Strategy.....	5
Negative Feedback on the Vision/Strategy.....	7
Implementation Focus Area Summaries.....	8
1. Water Quality: Invasives	8
2. Water Quality: Waste Water, Non-Point Sources, Storm Water, etc.....	9
3. Constitutional Amendments	11
4. Local Food	14
5. Small Business Generation.....	20
6. Attracting Retirees	22
7. Government Services Consolidation.....	24
8. Promotion and Branding.....	25
9. Shared Transportation	28
10. Education	31
Other Issues/Implementation Focus Areas	32
The Scenarios	34
Appendix 1:	36
Appendix 2:	38

The Process

Dave and Jim gave an hour long presentation of the project results and the vision and strategy that they imply. The presentation is available from the project website www.ADKfutures.org.

We then asked everyone present to fill out a simple feedback card and then to pick an implementation focus area to work on in a group for an hour. Attendees were also given the option of inventing their own focus area and networking to find others interested in the topic. They were also given the option of using the time to network more one-one. The 8 pre-determined focus areas and their facilitators were:

- Small business generation, Sherm Craig
- Attracting retirees, Melissa Eisinger
- Government services consolidation, Bill Farber
- Water quality, Zoe Smith
- Promotion and branding, Kate Fish
- Constitutional amendments, Brian Houseal
- Shared transportation, Greg Hill
- Local food, Ray Curran

One substantial ad hoc group formed around the topic of education.

There were also a few other single entry ideas submitted.

Each group shared their knowledge on the topic and addressed these questions:

- Are there parts of the Park that are currently making progress on this issue?
- How can we make more general progress?
- Who (agency, NGO, private investors, etc.) can work on this?
- What are the next three steps you recommend?

At the end of the day one person from each group provided a summary of their ideas and recommendations.

The Facilitators

This project is a *pro bono* effort by Dave Mason and Jim Herman. Dave and Jim ran a boutique strategic planning consulting firm through the 1990's. Their clients were large, global organizations as well as some government agencies. This scenario development methodology was the core of their practice. They sold the business in late 1999 and after a few years retired and moved to their vacation home in Keene, NY. They have contributed to a number of non-profit and public improvement projects in their town, most notably Keene's Town-Wide Broadband Project. They are not members of any of the NGOs in the Park nor are they associated with any government organization.

Executive Summary

There was very strong support for the proposed vision and strategy from the participants at CGA 2012. A combination of scenarios C and B with continuing strong support for the protections on the Forest Preserve is a good basis for moving forward.

In work groups, about half of the participants at the Forum worked hard on approaches to making progress on key areas. Their ideas and recommendations are provided below. Three groups (Water Quality, Constitutional Amendments and Local Food) are going to try to set up an ongoing work group.

It is clear from these work groups that coordination and collaboration are still major challenges here in the Adirondack Park. The place is so big and there are many activities underway that overlap and should be better coordinated. Common Ground can continue to play a role in bringing the different parts of the region together by helping people working similar issues to find each other.

You can download the presentation we made from the ADK Futures website (www.ADKfutures.org).

Feedback on the Vision and Strategy

On the first part of the feedback card, people were asked to rate the proposed vision and strategy. These are the results:

- Strongly agree: 64%
- Agree: 29%
- Somewhat agree: 7%
- Disagree: 0%
- Strongly disagree: 0%

The other feedback on the vision and strategy is divided into General, Additions and Negative.

General Feedback on the Vision/Strategy

Much potential for success. The time is right. The energy is there. Key to success is to grow and sustain the momentum.

This process has raised my consciousness and changes my thinking.

The realization that what people want the Park to become is possible is key: the answer is not “out there” in a pre-existing form, but it can be created, invented.

Need to develop the strategy for taking these results to policy makers in Albany, engage the environmental NGOs, use a vehicle like ADK Explorer and identify other media messengers.

Brief both houses of legislature. Get articles in newspapers/tv/radio state-wide. Expand relationships outside the Park.

Some undesirable events will catalyze desirable outcomes.

Keep reduction in poverty levels in mind always.

Additions to the Vision/Strategy

How do we benchmark and monitor wild species (desirable) and ecosystem health in a way that informs the implementing of any vision that assumes sustainability “environmentally”? If you want a healthy sustainable environment, we need to go beyond common human perception.

Need to market and promote our regional products outside the region.

Utilize the intellectual capital of local institutions of higher ed. Formalize the input/activities of youth our future residents/citizens.

To stop over usage of back country, limit hikers with sign in and out trail tags and tag boards. Study needed to evaluate maximum numbers of visitors per trail.

Available, affordable and flexible investment capital and to complement philanthropic and public funding is essential. Also, appropriate and affordable workforce development to educate and align business needs and opportunities with younger people.

Also increase emphasis on local wood. Long-term fiber, energy, recreation requires a deeper understanding of forest stewardship and harvesting.

Define management better: more conservation, less preservation.

Develop more accountability and inter-agency planning at State and local levels. Advocate 5-7 year increments in planning, education and implementation. A lot of the mechanisms are already happening, frameworks are in place to accommodate this. Someone needs to be facilitating all this effort, energy and expense.

Mandatory economic input analysis by APA and supported by local government. Better analysis of levels to determine whether fee acquisition or easement is best. Follow SLMP: don't buy highly productive lands in fee. State has bought 300,000 acres despite this and plans to buy 80,000 more.

Communication of groups involved with their goals/missions to be shared so everyone knows where everyone is at or going.

Keep young people involved.

Transportation strategy must acknowledge “isolation” as a challenge and value the preservation and maximization of transport assets, including rail.

Include aboriginal people in decisions.

Cultivate “good” visitors, don't just attract anyone.

Think about back pedaling the proliferation of “lousy” architecture (double-wides) and houses way into the woods.

Incorporate historic preservation, support and use of existing infrastructure. Historic buildings contribute to a community's sense of place. Economic incentives like rehabilitation tax credits can provide financing for these projects.

Tourism is an economic driver if snow persists, but if not we need other industries.

Impact to other sectors from climate change (e.g., agriculture, forest fires).

The land swap idea should also reflect not just consolidating the Forest Preserve but also reflect the needs of private lands.

Add more language about collaboration between towns within the Park.

This should be slightly more balanced with a little more of a bit of a lean toward conservation.

Make the strategy even broader geographically by including North Country region with Champlain and St. Lawrence valleys.

The preservation of rural skills (e.g., small scale farming, fixing mechanical devices, etc.) will be central to vision "C".

Expand "gateway" concept to also include artists, scientists, etc. Think about services/amenities beyond recreation users.

With sustainable tourism as a goal, we need indicators and standards of quality for sustainability. How will tourism providers be certified as sustainable?

Stronger connection to, and integration of education into the vision, including bringing in BOCES and the state DOE. Also how communities can be more supportive of schools. Internships for HS and college students at local businesses, connections for distance learning. Engaging and empowering students to want to come back here.

More emphasis on the Arts – visual and performing. Need initiatives for community and regional arts programming and services; similar to local food movement, a strong local arts scene attracts people to a community, is often the basis for revitalization and/or can be an economic driver/attraction. You see this in Saranac Lake now.

Is the goal prosperity for communities? Has the model ever been successful? Are we prepared for only moderate success in communities?

Emphasize "authentic" when describing the Adirondack experience.

Affordable, mixed housing should be emphasized in Main St.

Need more discussion of diversity.

Consolidation of government services can be a positive as planning can be built into the process.

There needs to be a brand new funding mechanism for construction and maintenance of recreational venues (trails, put-ins, signage). Don't we need to consider maintenance, protection and stewardship of the product (i.e., the natural resources that people come here for) as well as enforcement of rules. People need to pay in beyond a bed tax which all counties don't even have. Some kind of toll gate at the entrances. The threats are increasing and DEC can't handle it all.

I feel strongly that a successful version of B done in scale will lead to an attainable and successful C.

I prefer "science-based stewardship" over "active management" of the forest.

The potential of culture (different than heritage) is under looked and utilized.

Emphasize need for electric grid upgrades.

Part of the promotion and branding must be the sanctity of Article XIV/Forest Preserve. If this principle does not remain pure we lose the core values that make this place unique.

Emphasize the need for more cross-jurisdictional and multi-organizational planning, e.g. Park-wide marketing. We need more "big ideas" vs. point initiatives. E.g., a consolidated GIS database. This could map flooding possibilities for next "Irene". Also, a sustainable timber harvesting model that could be used to move provide land into easement TIMOs, etc.

Negative Feedback on the Vision/Strategy.

I don't agree with the idea that all State agencies should align to a single region.

A bit too light on the need to respect the "forever" part of the lands protected by Article XIV.

Delete hydro and wind energy in the Park.

Regulations should be clear and understandable and enforced, not "flexible". Article XIV is not an impediment but an opportunity for the Park.

The process is driving the conclusions and that does not validate them. It is not necessarily relevant what the groups surveyed want. The Park belongs to all 19 million residents of New York State. Some of the communities in the Park will probably evolve because they were centered on a specific need and this need no longer exists. Needs change. Populations evolve. However, the Park is shaped by the Act that determined its form and uses. Focus groups are interesting but don't determine or cause changes to the Park.

No Change to State land regulations. No timbering, no roads, no windmills. I am very wary of land swaps.

The economic growth aspect lacks detail for moving forward. With further movement toward implementation, I foresee additional tension between environmental groups and economic groups.

It is a fairly simple view.

The focus should be the Park and WILDERNESS. The communities that result will be different from communities that now exist in industrial, agricultural and educational areas. We should seek this new community and forget the old community.

More protection and expansion of the Forest Preserve. No motorized recreation in the Forest Preserve. Creation of Wildlife Corridors, connecting the Park to other Parks and wild areas in USA and Canada. More control of invasive species, including education and regulation. Manage public use of the Forest Preserve, not natural processes.

Implementation Focus Area Summaries

Next we document the write-ups on 10 focus area work group efforts.

1. Water Quality: Invasives

The water quality group dealt with two different issue groups: invasives and water treatment, runoff

What projects in the Park are already working this issue?

Adirondack Park Invasive Plant Program
Paul Smith's aquatic program
Many local lake and river associations
Lake Champlain Basin Project
Chazy Lake project (lpittis@bellatlantic.net)

What is needed to make further progress?

Need to amp up prevention: programs and policies, education, early detection, rapid response

We need a lake classification system and science work about carrying capacity of lakes.

Who can make progress?

Need NY State leadership. There are 5 watershed groups with boots on the ground – these could be organized into a regional consortium.

Next Steps

- Sustain and enhance the boat launch steward program
- Sustain and enhance regional response teams and early detection network
- Launch a regional invasive species education and branding campaign

Legislation to ban felt wader shoes

Study of boat traffic between infected and non-infected lakes

Develop a list of highest priority problem locations and responses

Seek out best practices from other places

Regulations and enforcement of new law regarding transport of invasives.

2. Water Quality: Waste Water, Non-Point Sources, Storm Water, etc

General Comments

A big problem is shrinking communities with failing 1970s systems.
Use of fertilizer on lakefront lawns is a real problem.

What projects in the Park are already working this issue?

Champlain Watershed Improvement Coalition of New York (see www.cwicny.org)
ANCA Homegrown Sustainability Plan water quality and waste water working groups
Adirondack Watershed Institute, Dan Kelting
Adirondack Lake Survey Corp
Lake Champlain Basin Program, Darrin
Freshwater Institute
Lake George Association
Town and APA rules for septic systems
NYS DEC Ray Brook, Karen Ray 897-1200
Many local lake and river associations
Microbreweries
Bottled water businesses
Soil and water districts
Mohawk Basin group, Hudson River group
APRAP data on water treatment systems
ADKaction.org re road salt issues

What is needed to make further progress?

Evaluation of waste water management situation, evaluation of available programs, ability or inability of municipalities to plan and fund systems
Watershed mapping
Sharing regional info and case studies
Integrate local schools into water quality monitoring programs
Organized citizen science to monitor H2O quality

Upgrades to municipal systems, non-point programs for BMPs to support their businesses
We need to consolidate lots of fragmented efforts

More research about road salt for DOT and funds to look at ground water pollution

A consolidated GIS database that could map flooding from the next big storms

Who can make progress?

Regional colleges and universities

Next Steps

Funding is what is needed. The organizational structure is in place. Shovel ready projects exist (www.cwicny.org)

Clearly identify projects, submit them into the CFA process, get them on the radar of NCREDC

Elevate this as a priority

Addressing this will lead to economic stability and opportunity in municipalities and provide economic development opportunities in hamlets and municipalities

Better utilize Regional Planning Boards: Lake Champlain – Lake George RPB is supposed to be a clearinghouse for information and projects. They are underutilized and no one knows about them. They are funded by municipalities.

Eliminate use of road salt

Convene a water quality summit

3 Steps:

Define possible ways to meet these issues

Assess current regs and gaps

Consider changes to the regulatory framework

Have DOH and DOS make sure towns are implementing and enforcing septic regulations. Establish new regulations requiring septic upgrades upon sale of property

People in the work group (both Invasives and Water Treatment, etc.)

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3 more cards were unsigned	

3. Constitutional Amendments

For this group, there are two write-ups. First, is a general documentation of various cards that were submitted. Then Brian Houseal, who facilitated this group, has written a summary of the discussion in the group. Brian also provides some important background in two appendices.

General Comments

Think of this task as seeing opportunities created by the uniqueness of the intersection of public and private. Look at the DOT example to scope out concept.

Individuals need a better understanding of the amendment process and procedures and how they can or cannot be involved. Include discussions with people who are neutral on this and those who have opposing views during development.

Review the history of successful and unsuccessful amendments. Forever is a long time.

Perhaps a think-tank type of meeting, aiming at a white paper discussing the issues, then circulate it for comments. Convene a separate forum on this issue. Identify needs and criteria for use, also any alternative solutions (maybe better ones that might create jobs?)

For Forest Preserve Configuration:

Pressure the APA to revise the SLMP, APA planning department to identify Forest Preserve configuration issues, opportunities, criteria.

On the Utility issue:

Create a GIS inventory of paved and unpaved roads on Forest Preserve land. How much of the FP is under pavement? This data will give us some facts of this issue.

APA-DEC-DOT and utility groups (NYSERDA, PSC, NYPA, Grid, etc) are working together to define the needs which could be addressed by the creation of a utility land bank. Next steps is to define parameters for use of it and its size (acres).

As a general process (for amendments or SLMP review, or...):

- 1.) A small Common Ground group to write a white paper scoping out the needs, issues, etc that can be posted and circulated for comments
- 2.) ID the issue areas in GIS data
- 3.) A series of public scoping exercises (to get size right)
- 4.) Form a proposal for a solution

People who attended this working group session

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Submitted by Brian Houseal in his role as facilitator:

Introduction:

Amendments to the New York State Constitution Article XIV, the 'Forever Wild' clause, require Senate and Assembly approvals in two consecutive legislative sessions with a NYS general election between them. With the second legislative passage, a state-wide referendum must be held to approve the amendment. More detailed implementing legislation is then passed to initiate the action. Since the 1894 Constitutional Amendment that established Article XIV, there have been 17 successful amendments.

For many years there has been an on-going debate about whether a Park-wide land exchange or land bank mechanism is needed for the Adirondack Park, or if the status quo of well-defined case-by-case amendments is sufficient. A Park-wide land bank of exchange mechanism would require a Constitutional Amendment. (Appendix 1 describes previous amendments to Article XIV. Appendix 2 contains language from the Open Space Plan and Adirondack Park State Land Master Plan.)

Basic concepts include:

Land Bank for Specific Public Utilities: A relatively small amount of acreage (500 acres or less) could be made available for purposes of specific public utility (e.g., water or sewer lines, broadband fiber optic installation, highway safety, dam upgrades for hydroelectricity, electric distribution lines, etc.) without the need for state-wide referenda. Responsible state agencies such as the APA and DEC would review,

approve and monitor the use of the land bank (e.g., 1957 amendment to create a DOT 400 acre land bank for highway construction and alteration.) An independent panel of conservation biologists and other scientists would be an important addition to this option.

Land Auction for any Use: A relatively small amount of pre-selected acreage (500 acres or less with limited values as Forest Preserve) would be available on an annual basis for auction to the Town that is the highest bidder and in turn, the Town would decide the best use for those parcels. Auctions proceeds would be used to acquire important Forest Preserve lands or conservation easements. Complications may arise related to the identification of Forest Preserve acreage for auction, transfer of land title across town and county lines, administration of the process and funds, etc.

Discussion:

Constitutional Amendments are costly and time-consuming, often requiring a sustained effort over three to five years to gain their passage via two legislative sessions with an election between them, and then a state-wide referendum. Affected communities in the Park feel that the citizens of New York State shouldn't have the right to decide if a local town can address public health, safety or welfare needs (e.g., Raquette Lake water supply.)

As cumbersome as the existing mechanism might be to secure a Constitutional Amendment, history demonstrates that it has worked. Also, the public hearings and assessment of alternatives have often resulted in better solutions (e.g., the dialogue about the Tri-lakes Reliability Power Line Project along NYS Route 56 identified a better solution than locating the line around the Forest Preserve through unbroken private forest lands.)

There are concerns about weakening the Forest Preserve protections defined by the New York State Article XIV, the "Forever Wild" clause and opening the door for potential abuses by public or private corporations. (The recent first passage of the NYCO mine expansion was cited as an example of private corporate gain, although community benefit would also result.)

Specific, well-defined amendments safeguard the intent of Article XIV and the integrity of the Forest Preserve, which belongs to all the people of New York, and should not be changed.

Is it time to reconfigure the Forest Preserve to accommodate public utility and infrastructure needs while also providing better protection for native wildlife habitat and migratory corridors? If the environmental community expects to acquire future lands for the Forest Preserve, there needs to be some flexibility in terms of lands needed for sustainable and appropriate development of local communities.

If a land exchange or land bank is created, there may be interested private land owners (e.g., large forest products businesses or other private land owners) but their cases may need to be treated confidentially (e.g., a questionable title or ROW for an access road to an in-holding that crosses the Forest Preserve.)

If local communities had better land use plans and capacity to plan, there may be better options than the need to expand onto the Forest Preserve.

How to Make Progress:

The group did not reach any specific conclusion, but there was a general sense that on-going discussion about the issues should take place, including the following:

Inventory: An initial step in determining whether a land exchange or land bank is needed, and of what amount of acreage, should be an inventory to identify the actual and potential cases. There is anecdotal information about the need to accommodate public utilities, but few maps and quantifiable data. DEC, APA and DOT agency staff have indicated that there are natural gas lines, electric lines, roads and utility poles on the Forest Preserve that are non-conforming uses and would need a Constitutional Amendment to legitimize them. Towns also report current and future needs to extend broadband fiber optic lines, provide water and sewer infrastructure, expand hamlet boundaries, reduce dangerous highway curves, setback utility poles, upgrade hydro-electric dams, etc. A thorough compilation and geo-referenced map of existing and future needs would assist in building a shared understanding of the scope and scale of the issues.

Public Hearings: Ample opportunity should be provided over an extended period of time to gather public input and ideas regarding any change to the existing mechanisms for Constitutional Amendments. Hearings should be conducted across the entire State and administered by both APA and DEC.

Mechanism, criteria and decision-making: What are the specific mechanisms to replace the existing Constitutional Amendment process, what are the land exchange criteria, and who would decide?

4. Local Food

Our culture begins at the plate.

"Local Food is a gateway issue to regional economic growth -- the issue intersects with many others.

- source of new jobs
- keeps money here; the long dollar
- attracts young people
- more food self-reliance integral to a sustainable park
- promotes healthy lifestyle and nutrition for residents
- part of our cultural heritage and history
- working farms are profitable - need not be a museum piece
- essential to tourism - the pastoral landscape is picturesque
- enhances good land conservation options

Vast opportunity, has not reached its potential - compare historic footprint of farming to present; extent of prime agricultural soils.

Much recent progress with "Adirondack Harvest," popularity of Farmer's markets, CSA's, community gardens, etc. Compare to 10 years ago ("Adirondack Atlas" snapshot)

Look at all of northern NY as a food shed. Integrate Adirondacks and the region's food shed and the surrounding Champlain Valley, St Lawrence Valley and Mohawk Valley as the region's food sheds.

Is the Adirondack Park a sufficient anchor or enticement to cause all these regions with strong individual identities to coalesce? Do they need to coalesce around a brand such as Adirondack Harvest?

Include consideration of agri-tourism; eco tourism

Genetically Modified Organisms (GMO) may move between farms

Obstacles

Competition with commodity farmers (e.g. incentives, funding, escalating land value and GMOs).
(Mason comment: My suggestion is to keep this discussion about ALL local food, and not take a stand on organic vs other as it will split what is already a fragile community)

Competition / conflict with home development.

Regulations - food safety, procurement

Comprehensive distribution network which enables large-scale procurement of local food in a safe manner.

Farming needs to provide for a viable income

Zoning which does not promote local farming but rather favors commercial development

Ongoing Projects:

ANCA has an effort to develop a sustainability strategy and local food is an aspect of it

PSC (Paul Smiths College?) is working on developing a local food distribution system for institutional procurement

Farm to Family Food Network delivers food to local families in the Tri-Lakes. Is this for anyone? Or just low income or? Food pantries exist in most ADK towns.

Adirondack Council (in Elizabethtown) has convened an informal group focusing on Champlain Valley Agricultural issues - Diane Fish of our local food group is involved (see contact information).

Meat processing projects (Plattsburgh, Keeseville, Ticonderoga, St Lawrence Tri-Towns, Middlebury, VT)

There are many more projects than these but they're not coordinated. See table below.

Ideas to make further progress (opportunities):

Land based information and data

Startup funding for renovation and expansion

Promotion of food hubs and of local meat as an anchor product for local food consolidation and distribution.

Help addressing regulatory hurdles for small farmers- food safety issues

Changes in food procurement regulations and priorities to favor local food

Data needed on land available to bring into production, assessment of what is already available, distribution and processing, public education and sharing/coordination.....goal to create a roadmap for a regional food system.

Soil sampling, especially in areas that have re-grown forests

More favorable treatment of farms in local land plans -Educate local government (on soil) value to their economy; avoid competition with home development.

Assistance to expand capacity of 'Adirondack Harvest.' now has part-time staff and low public profile.

Fund an additional full-time person at ADK Harvest to support, advocate, regulatory change to support small scale production and distribution

Identify strategies to collaborate in branding

Paul Smiths should set up a student-run local food restaurant

Education on techniques for improving soils

Need for grant writing service for small farmers,

Capital - seed money to support fledging farms

Teach more kids how to grow their own food, hands in the dirt school programs

Land programs to support new farmers (e.g. easement purchases)

Set up an information exchange who-is-doing-what in local food

Work on food sheds getting local food into the Adirondack interior where food stores are often pretty poor and/or only seasonal.

Conduct a food security assessment – who is hungry in our communities and why? This is an important and often overlooked part of the local food issue. Numerous ADK towns have pretty bad local food retailing.

Institutional Support / Organizations that can make progress include:

(Challenge is coordination and direction)

Name	Category
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Clarkson University	Education
Paul Smiths College	Education
Northern NY Ag Development Program (http://www.nnyagdev.org/)	Education
Cornell Cooperative Extension County Offices	Educational
Cornell University	Educational
NY Farm Bureau	Government
NYS Ag and Markets	Government
USDA – NRCS	Government
Adirondack Council's Champlain Valley Initiative	NGO
Adirondack Sustainable Communities	NGO
Adirondack Harvest (www.adirondackharvest.com/)	NGO
Adirondack Land Trust	NGO
ANCA Grazing Program	NGO
Farm to Plate	NGO
Farmer's Markets	NGO
Garden Share (www.gardenshare.org)	NGO
NOFA	NGO
North Country Grown initiative	NGO
North Country Pasture initiative	NGO
Sustainable Living Project (http://www.sustainablelivingproject.net/)	NGO
AgEnhancement Program	Private
County Ag Developers	Private
CSA farms	Private
Entrepreneurs for "Food Hub" infrastructure	Private
Farm / collaborations	Private
Farm-to-Table restaurants	Private
Regional banks	Private

Next Steps:

General Strategy development

- A focused strategy group to look at what's been done, what works, what does not work, what needs to be revisited, coordinated across the ANCA region? Within the Blue line? The goal is a plan that can be implemented county-by-county. Goal could be a roadmap to create a regional food system as that's how general government business works
- Quantify food sheds
- Develop regional marketing strategies and capacity
- Hold a local food working conference targeting the issue of the promotion of local food, not the how to grow it aspect

Infrastructure

- Land mapping information

- Processing facilities
- Continue support of season extension support for growers (hoop house grants, eg)

Education

- Secondary school programs
- Increase in ethical awareness
- Hands on experiences - young and old
- Promote (market) the brand and benefits of local food
- College farm programs

Services

- Grant Writing
- Increase capacity of Adirondack Harvest

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5. Small Business Generation

Projects in the Park already working these issues

There are too many, fragmented, well-intentioned, small business programs to sort out. Many are not identifiable to new businesses.

Small business revolving loan funds

Microenterprise funds

My Small Business 101 from Clarkson

ADEC

Broadband expansion

What is needed to make progress?

Accessibility to funding is one thing, but support like training and technical support are also needed

Tax breaks and grant opportunities for small business

Programs to encourage renovation of lodging in the Park

Coordination of various micro funds to unify administration to better leverage their funds possibly through AEDC

Training at Adirondack/North Country colleges with microloans based on human capital vs traditional loans based on financial or physical collateral. Clarkson U already has a business training and assistance program in place as does Paul Smiths. We need banks, credit unions and EDAs to develop a human capital loan program.

Next Steps

An inventory of small business services: Federal, State, Regional, County, City, Town...

Create a map of these services to show where they overlap, or not

Consolidate the overlapping programs to strengthen their implementation and increase resources

Create a directory of these services that matches them to needs town by town

Support along with funding can ensure long term success of a startup. An SBDC (small business development corp) in the Park would be great. AEDC does a great job but is stretched too thin.

Expand access to broadband, making business activity outside the Park open to those inside the Park, thereby investing in the future of the current population

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2 unsigned cards	

6. Attracting Retirees

Projects Already Underway

Transportation
Assisted Living in various ADK communities
Keene Central School mentoring program
Hudson Headwaters Healthcare, Adirondack Health, CVPH

Needed to Make Further Progress

Health Care, distance doctor appointments, improved geriatric healthcare
Social Interaction
Transportation: more public transportation between hamlets, to/from airports, etc
Learning, and mentoring students
Community education programs offer opportunities to learn and to teach
Cultural activities, collaborations to bring performers to various towns
Volunteer activities guides, strong ones, in each community

Elevate promotion and branding of the lakes, recreation, community, as good places to live to a broader audience. Promote healthcare in the Park as a positive, citing things like the ACTION network.

Who can make progress?

Healthcare agencies, educators, community groups

Next Steps

Unified approach to promoting ADKs versus each area trying to do it independently.
Clarify benefits of adding seniors to the community (experience, time, funds, support needs, etc.)
Develop the cultural community, things to do in winter
Adult ed is schools in the evening, community college courses in places like Old Forge

Connecting retirees with opportunities to serve in skilled ways. Start a database of functional resumes of retirees so the Park can use the mature professional skills in local groups. Perhaps something like RSVP (Retired Senior Volunteer Program) which has chapters all over NYS.

Need an information service (a portal?) about what is going on around the Park...performances, lectures, etc, that aren't well publicized

Survey soon-to-be retirees outside the Park to find out their needs are and what draws them to an area to settle. Survey those who recently moved here after retiring to get a handle on what draws them. Figure out from the above how to best promote the Park to retirees.

Finish the ACTION Network: Adirondack Champlain Telemedicine Information Network. This is a \$10 million project that will link 48 sites in the North Country with a dedicated 239 mile network for remote medical imaging, doctor visits, etc. Today (July 2012) it is about half built and construction is continuing daily. It is supposed to be done by the end of 2012.

Participants

(Many were retired themselves)

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1 unsigned

7. Government Services Consolidation

General Comments

We need some creative, out-of-the-box ideas.

What projects are already addressing this issue?

NYS grant programs on consolidation through DoS (Dept. of State).

What is needed to make further progress?

Networking events for Park governments and school districts
NYS could mandate consolidation

Who can make progress on this issue?

AATV, NYS Department of State, APA

We need a working group with representatives from local government

What are the next couple of steps?

Identify low hanging fruit for early success and momentum
An Idea: regional procurement for government goods and services

Convene a meeting of local government representatives to identify obstacles and success stories then bring in State experience to eliminate obstacles

Local, school and county consolidations

Create a central office clearinghouse for information exchange on health, public services, education, tourism and economic development

Participants in this discussion

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8. Promotion and Branding

General Comments

Be aware of the NYS demographic shift and specifically aim to develop a more diverse visitor profile.

What projects are already addressing this issue?

The ADK Recreation Strategy project (McKenna and Woodward)

Scenic Byways work

Uniform signage

Broadband to enable communication to promote local business, economy and attractions

ANCA is for this but various TPAs (tourism promotion agencies?) are resisting because they think it will diminish funding flowing to them for promotion – so fix the funds flows

Local chambers

Community events

Local and regional tourism offices

NCPR and ADK Almanac websites

Farmers markets and festivals

See Adirondack Regional Tourism Council, POB 9111, Lake Placid NY

A rework of NYS tourism (I Love NY) is underway and should provide opportunities. In NYS, think about how the ADKs might bundle travel experiences with other areas, like NY City, Niagara Falls, Finger Lakes and so on.

Lakes-to-Locks Scenic Byway, Janet Kennedy This created, bolstered, branded byway heritage centers from Halfmoon to Rouse's Point.

What is needed to make further progress?

The ADK Recreation Plan, ARTC Recreation market

Web portal project approval via CFA process – this will have national reach, and ADK Park website

We need a coordinated and consistent message that is developed and strongly communicated by all parties

Steve Signell's data portal, broadly define recreation to include culture and theater, movies, music, all the non-outdoor stuff that people enjoy here

Communication as a group

Consistency

Broadband in/out promotion of all areas

Outreach to producers, artisans, manufacturers to explain direct benefit of a strong regional brand identity

Need more visual awareness and passion for promotion

International outreach as the Park is accessible from major airports

Here is an idea: Turn the ADK Wave into a symbol meaning: welcoming, helpful, friendly, cooperative, respectful

We cannot reap the benefits of this because visitor facilities outside main attraction place like LP and LG are aging, limited, ugly, not on water or in viewsheds....so this has to be addressed too

And ADK brand should require certification to use it from retailers, manufacturers, etc

Heritage, history, culture tourism need more consolidation and less competition for resources

Who can make progress on this issue?

Need to be Park-specific on these issues

Need right-sized facilities throughout the Park, not just in a few places

NGOs, State, private sector

If we were 1 DEC and 1 DOT region that would help a lot

We need a funding mechanism, likely user fees, to pay for maintenance, protection and stewardship of the 'product'

We need to think through ways to handle overuse of some areas.

Local businesses need to be on board, but this ought to be coordinate by a larger voice

This needs a key person w/an established group behind them and vision to initiate and carry out the web portal concept

What are the next couple of steps?

Need buy-in that the Forest Preserve can be the answer to a sustainable Park

Promote ADK in general via a web portal

Work with NYS promotion programs

Have this group meet again with ideas

More publicity and a series of community meetings and then gather together again. A work group that meets consistently is needed to tackle this.

Identify successful branding elsewhere like Vermont and copy their work

Start a communications working group

Complete market research on best practices and strategies, visitation trends, etc

Have a public-facing landing page as a starting point for all ADK resources

It is easy to see collaboration at CGA, but it more challenging to engage those not present and engagement must be done with more consideration so that they feel involved, not dominated, so that everyone sees the significance of branding and the role everyone can play in the process.

Get a tourism opportunity fund established, planning and provisioning of hotel sites, (think along the lines of industrial parks, but for hotels and destination lodges)

More broadband and cell phone coverage and money

Poll stakeholders in and around the Park on what an ADK brand would mean or should be

Work with State and regional tourism offices and brand specialists to define the brand

Participants in this discussion

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One unsigned card	

9. Shared Transportation

General Comments

There are different scales of solutions: individuals, work sites, schools, etc.
Ccoordinated local, State, Federal comprehensive transportation planning needed.

The “complete street” concept fostered by local planning that designs for all uses: pedestrians, bikes, cars, trucks, busses and how they connect to air and rail systems.

We should think of broadband as substitution for car trips – conference calls, video calls, online meetings, shopping, etc. all reduce cars trips for the same activity. Think beyond just fossil fuel transport. Also support greater use of Internet to coordinate ride-sharing.

Projects Already Underway

CTA Old Forge (Community Transportation Service) has been around for 25 years. Volunteer Board and drivers serve Old Forge, Inlet, Indian lake, Lake Pleasant, and in-between. It serves the elderly and handicapped, taking them to medical appointments, shopping, church, etc.

Some businesses, especially drinking establishments, provide transportation for patrons.

Josh Wilson (see below) knows of multiple initiatives advocating for biking/walking improvements/planning/policy change in Essex, Franklin, Warren, and Washington Counties, mostly funded by DOT

County bus systems: Essex, Franklin, Clinton, (and maybe Warren?)
Sharing attendee lists (like CGA does) as general practice for public events
Car pooling

Needed to Make Further Progress

Better coordination of county busses?
Increased ridership demand
Online digital ride request/give board
Bike lanes, especially between hamlets, are needed
Need to research what is done in other rural areas that works
Park-and-ride lots, with shelters, in towns, at trailheads, businesses
Need a bus to move people, especially students, between hamlets in the Old Forge region.

Next Couple of Steps

Strong transportation planning at local, regional and State levels for the North Country. Research who would use shared transportation, what schedules work best, etc.

- Build capacity of communities to address alt transportation
- Regional transportation planning for all uses of roads, rail, airports
- Better opportunities to communicate w/NYS DOT on project planning

Create an ADK Park event ride sharing site for public use, ask government and visitor bureaus to post events

Lobby to align DOT matching funds ratios to favor mass transit. Find out how government transportation dollars flow.

Perform needs and feasibility analyses for various shared transport options, including:

Explore feasibility of Zip Cars (or similar car sharing). It is common in cities but has it been deployed in a rural region?

Explore feasibility of shared bike fleets. These are also common in cities (Bixi in Montreal). Coming soon to NY City. Can a similar approach, or some version of it, work for rural areas?

County bus systems currently must stop at county lines. Consider forming an Adirondack/North Country Transportation Authority that could run systems across the whole area.

Other ideas discussed

Set up things so when a tourist arrives, they park and get on shared systems.
For events like CGA, set up small, temporary, systems

Seek out existing fleet vehicles for other uses (e.g. Stewarts for deliveries)

Ask the jet owners using SLK to share rides

Set up a few cross-Park helicopter routes and/or helicopter taxi services.

Old Forge to Long Lake to Saranac Lake

LP to Speculator to Albany International

Regional coordination to raise awareness with policy makers like APA and DOT

Small vehicles

Electric vehicles

People want efficiency, independence and flexibility

Leverage older people, retirees, to pick up young people who have been out all night, no questions asked (someone has done this in Old Forge)

Hire a coordinator of advocacy for transportation in the Park to cover private, public, alternate and traditional transport all over the Park and into the transport hubs around the Park. Encourage multi-modal forms of transport and shared functionality of transportation equipment and infrastructure.

People in the workgroup, all of whom contributed:

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5 other unsigned cards

Also, Greg Hill gahill@northnet.org

Jim Ulrich

Dorothea Malsbary

Julie Ball

Garrett Dague (Essex County Planning Office)

10. Education

What projects are already addressing this issue?

North country schools: Newcomb, Long Lake, Indian Lake, Minerva, Johnsbury CSDs

Long Lake Central School strategic planning (hbond@frontiernet.net)

“True North” informal consortium of central ADK schools (Mary Dickerson 624-2221)

ADK Action is working on holding a conference with nationally known speakers about the internet in public education, dates TBD

What is needed to make further progress?

Coordination, leadership, buy-in, support

More communication and coordination among school boards and staff

Who can make progress?

Regional school administrations, NYESD, institutions of higher Ed

What are the next few steps?

Reconsider BOCES alignment along lines of DEC, DOT, APA

Explore existing best practices for infusing ADK content across disciplines and grades

Pilot ADK curriculum in pioneer self-selecting schools

Pow-wows among schools to identify common needs and resources

Participants in the workshop

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Also Ken Strike would like to participate: kas14@cornell.edu

Other Issues/Implementation Focus Areas

Adirondack Cooperative Economy – ADK Bucks

adirondackregionalcurrency@aol.com, facebook.com/AdirondackCooperativeEconomy

Blog: www.tricountynytransition.weekly.com

Need to communicate more widely and develop credibility behind this local currency system.

Anna Busser-Erik caeri@aol.com

More children' camps.

Historic Preservation. Preserving/using existing and historic buildings contribute to a community's sense of place. Economic incentives like Rehabilitation Tax Credits can provide financing for these projects. Projects: Communities like Saranac Lake, Essex and Westport all have National Register Historic Districts, which create eligibility for rehabilitation tax credits and grants.

To make progress: Additional National Register listings. More NR Historic Districts. Increased understanding that National Register designation does not impede private property rights or dictate things like paint color. Community outreach about the meaning of National Register designation including the economic and environmental benefits.

Erin Tobin, Preservation League of NYS, etobin@preservenys.org

Snowmobile/Multi-Use Trail Access and Development. Existing process is the DEC UMP process.

To make progress: Less regulation from APA/DEC; more understanding and knowledge of what snowmobile tourism/business means to the Adirondacks. Facilitate meetings with players involved to work on some compromises and test projects (e.g., allow for a trail between Speculator and Indian Lake on Wilderness land, exchange for land re-classification).

Jim Rolf, jrolf@nysnowmobiler.com

Cell Coverage Throughout the Park. To make progress: Get state government to insist/mandate. Make easier/cut red tape for private companies. Award contracts. This is an economic and safety issue.

Trails Linking Communities, Other Recreation on Private Land. E.g., Champlain Trails (CATS).

To make progress: Some incentive for private landowners to open their property for limited, compatible public use. Tax abatement? Leasing rights? Easement purchase?

Matt Foley riverat@igc.org

Better Grocery Stores. Local food has emotional appeal – Farmers' Markets are cool – but 98% of our food will always come from a store and our stores are awful. To make progress: Grease the skids for better stores. Prepare sites, free leases, tax breaks. Promote this idea/need – it's importance is so ever present, you don't think about it.

Curt Austin curt@austin.image.com

Strong Community Planning/Regional Cooperation. Today: NCREDC, High Peaks Revitalization Strategy, Ausable River Watershed Plan. To make progress: education to elected leaders to understand the

benefits. Use ADK Futures as basis for plan-making in the Park. When a plan is developed, how does it align with the broad Park consensus?

Lisa Nagle, Elan Planning & Design, lnagle@elanpd.com

ADK Movie Theaters Survival. Small theaters throughout the Park are about to face the costs of conversion to digital distribution. After the end of 2013, prints will no longer be made on major films. However, if all the theaters across the region work together to create a new clientele for their theaters once they can provide many new forms of content and education in addition to first run movies. To make progress: Make saving the small movie theaters a high priority and infuse dollars. Establish partnerships with schools, universities and tourism offices. Expand programming offerings, live events (e.g., TED conferences)

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Healthcare. We need a multi-disciplinary, broad-based agency coalition that works to create a unique solution to delivery of health care for the Park. To make progress: Gather a Task Force (Megan Murphy at Adirondack Health mmurphy@amccares.org is working on this). Create a pilot project. Get government funding and agency buy-in.

Hannah Hanford hhanford@amccares.org

Wood Energy and Products. Projects: 1) Biomass (thermal) – Saranac, Paul Smiths VIC, Chetster, potentially Tupper Lake. Contact Maria Lemadi at Northern Forest Center 2) Wood products manufacturing innovation – “Regional Wood Products Consortium” – ESFPA, Northern Forest Center/Sustainable Forest Futures.

To make progress: Enhanced markets, targeted resources to build demand, innovation. Align resources (NYSERDA, etc.) to target cluster development (energy) and connect to markets (wood products).

Create cluster demonstration projects of wood pellet users – residential and commercial. Develop bulk delivery, installers, servicers, etc. Create new financing models for thermal biomass projects.

Rob Riley, rriley@nothernforest.org

Atmospheric Chemical and Waste Dumping by Airplanes. Contrails from horizon to horizon are waste dumping trails. No one wants to admit this is done. Is this contaminating the Adirondack Park?

The Scenarios

2037 A: Wild Park This is the Adirondack Park envisioned by its founders: open, green, wet, with incredible vistas and deeply silent. Article 14 remains its foundation and the courts have continued to protect it. APA and DEC are clear that preserving this wild experience is their mission, with economic and even ecosystem health secondary. It is not about balance. They have recommitted to limiting human structures, motorized, noisy vehicles, large developments, and any encroachment on the Forest Preserve. Land use regulation for the Forest Preserve is designed around a hands-off approach that maximizes old growth forest and natural processes. The Forest Preserve is larger and more contiguous. Private land use regulation is tighter with fewer exceptions for developers. The Park is a major research center for impacts of climate change, acid rain and invasive species. The citizens of New York State and those in its government entrusted with this treasure take the long view and won't exploit it for short term gain. The Park's communities suffer from the same problems as those faced by other northern forest regions: poor infrastructure, difficult transportation, abandonment by extraction industries, and an aging population. But, the Park is not the problem.

2037 B: A Usable Park The economy and the environment beneficially re-enforce each other in a region invigorated by growth in recreational tourism and active retirees settling in its communities, all living and playing in harmony with nature. The wild areas have become more wild and the developed places like highway corridors more developed. An integrated recreation plan spreads out different types of uses geographically, physically and seasonally. It is still easy for silence seekers to avoid motors, but there is also a large inter-hamlet snowmobile trail system. Hunting, mountain biking and horseback riding areas are well separated from other uses. Some lakes are reserved for canoes and kayaks, while others allow jetskis and water skiing. Professional promotion and branding programs have attracted visitors, retirees and new residents nationally and internationally. There is a major increase in visitor-oriented "product" in the Park, i.e. things and services people pay for. Places to eat, sleep, shop. Adirondack-branded recreational equipment, some made here, some not, is a Park industry cluster. Government employment has dropped by half, but tourism-related jobs and services like health care for retired people have grown sufficiently to fill the gap.

2037 C: The Sustainable Life The Park is a model of sustainable, low carbon footprint lifestyle. The region is more self-sufficient with strong local energy (e.g. biomass heat) and local food industries. These provide local jobs by replacing imports to the region and limiting the money that flows out. Widespread broadband Internet service enables more people to work from home and/or start small businesses. Land use regulation encourages clustering in hamlets, where there is more walking, biking and local stores. Active management of the forest, even the Forest Preserve, helps it to adapt to climate change and invasive species. A sense of community is important here, living close to the land respectfully, not separately; living better without big growth. The old divisions between natives and newcomers faded as the values they shared became more apparent. Young people especially find the lifestyle attractive. Government has helped with more flexible regulation and support for diverse, small-scale agriculture and renewable energy generation.

2037 D: Adirondack County The Blue Line becomes a County line and State Agencies align regions to it, enabling more efficient government. This was driven by taxpayer outrage at the obvious overlaps, fragmentation and duplication of layers of government. More than money, it was also about giving residents a Park-wide identity and a louder voice in Albany. For the first time, the people of the Park think of themselves as a group and have stopped fighting town vs. town. Instead of playing the victim of rules imposed by an elite population elsewhere, residents have a sense of “us” and take responsibility for sorting out their affairs internally. There is more regional cooperation in the arts, sports, education and economic development. Government downsized through privatization of campgrounds, golf courses, ski resorts, nursing homes, road maintenance, etc. Pooling of purchasing drew lower cost bids from suppliers. Online government delivers many services electronically that used to require office visits. Data-centric government uses IT to allocate services delivery. One result is standardization and simplification of processes and policies across the county (permits, signs, taxes, etc.). The Forest Preserve has been consolidated and rationalized through numerous land swaps.

2037 E: Post “Big Government” Solutions The Park is so big and diverse that one size does not fit all. Bottoms-up, pragmatic initiatives and can-do attitudes prevail, not top-down grand solutions. Local governments make a variety of different bets on economic development tailored to their local capabilities. Edge towns build on successes like Global Foundries and Laurentian Aerospace. Other towns capitalize on recreational assets or nearby educational institutions. Most common is to somehow leverage the Park as an asset. Hallmarks of the successful towns are new private investment in housing, retail and office space and citizen-led initiatives in areas such as combatting invasives and expanding local recreational facilities. Some towns partner on specific projects but there is also competition among towns for employers, public school students and dwindling government resources. More towns have professional planners. The gap widens between the areas with better infrastructure like broadband and health care versus those without. Many towns succeed in some fashion, but some fail and disappear.

2037: F: The Adirondack State Forest External threats such as climate change, invasive species, health care and pension costs have overwhelmed the Park. Government employment has been drastically cut while political stalemate has prevented good solutions to these problems. Sure these are national and global problems, largely out of our control, but we were not immune to their effects. Although some areas continue to do well, the economy of the interior the Park has imploded. Poverty has deepened while tourism has declined seriously. To stop the downward spiral, the State proposed that 50% of the Forest Preserve that had been classified Wilderness remain protected by Article XIV, but the rest be reclassified State Forest under a multiple use regime. This adds jobs and towns share in the income from these activities but receive no payment in lieu of taxes on this half of State land. It is a lot like the Green Mountain National Forest in Vermont, with a wildland preserve in the middle of it. The new demographics of NYS, led by non-white and urban residents not motivated by a romantic idea of wilderness, allowed passage of the amendment, despite a desperate campaign by aging environmentalists. These voters looked at the loosely organized “Park” to the north and wondered how it ever got so big and cost so much for the benefit of so few.

Appendix 1:

The Forever Wild Clause (Article 14, Section 1) of the New York State Constitution:

“The lands of the state, now owned or hereafter acquired, constituting the Forest Preserve as now fixed by law, shall be forever kept as wild forest lands. They shall not be leased, sold or exchanged, or taken by any corporation, public or private, nor shall the timber thereon be sold removed or destroyed.”

Constitutional Amendments that affected the Adirondack Park:

The “Forever Wild” amendment is approved at New York State Constitutional Convention in 1894, creating the Forest Preserve.

In 1913 the Burd amendment is passed, which created a land bank (of 3% of the Forest Preserve land) for reservoirs for canal and drinking water supply purposes.

In 1918 the NYS Constitution was amended to allow the construction and extension of Routes 3, 28 & 30.

In 1927, the amendment to build the Whiteface Memorial Highway from Wilmington to the summit of Whiteface was approved.

In 1933 an amendment to construct the Indian Lake-Speculator road on Forest Preserve was passed.

In 1941 an amendment was passed (by a narrow margin of 10,000 votes) to build 20 miles ski slopes on Whiteface Mountain.

The Gore Mountain Ski Center was approved by constitutional amendment in 1947. It authorized the construction of 8 miles of trails.

In 1953 the Burd provision regarding reservoir construction on 3% of Forest Preserve land was amended to remove a stream flow provision that dealt with flood control.

In 1957 a constitutional amendment that set up a 400 acre land bank for highway construction and alteration passed. This was to remediate highways with dangerous curves or steep slopes.

In 1959 an amendment was passed which authorized the use of some Forest Preserve land in the construction of a major interstate highway connecting Albany with Montreal, Canada. This highway is now known as the Adirondack Northway, Interstate 87.

In 1963 Saranac Lake gave 30 acres to the state Forest Preserve in exchange for 10 acres of land for use as a town dump. The 30 acres Saranac Lake conveyed to the state was located on Roaring Brook.

The first constitutional amendment for Piseco Airport was passed in 1965. The town of Arietta received 28 acres of state land, and conveyed 30 acres back to the state for incorporation in the Forest Preserve.

In 1979 International Paper traded approximately 8,500 acres of land with the state through a constitutional amendment. The trade was approximate in acreage, and the Legislature was responsible to ensure the land conveyed back to the state for incorporation into the Forest Preserve was equal or greater in value. This land consolidation deal allowed the state to shed isolated parcels and gain parcels of equal value with directly conjoined with existing Forest Preserve lands.

In 1983 an amendment was approved to allow the state to give 10 acres of Forest Preserve land, which were occupied by historic structures, to the Sagamore Institute that would preserve the historic buildings and allow public tours of the property. In exchange, the Sagamore Institute gave the state 200 acres of land to be incorporated into the Forest Preserve.

In 1987, an amendment was passed that allowed an increase in the number of miles of ski trails that may be constructed and maintained on forest preserve land on Whiteface Mountain in Essex County, Belleayre Mountain in Ulster and Delaware counties and Gore and Pete Gay mountains in Warren County. The amendment also deleted the authorization of ski trails on the slopes of South Mountain in

Warren county and conformed the Whiteface Mountain authorization to those of Belleayre, Gore and Pete Gay mountains by including appurtenances in the authorization.

A second constitutional amendment was sought and passed in 1991 to accommodate operations at Piseco Airport. The town received 50 acres of state land for runway expansion and landing strip space, in exchange for 53 acres that would become Forest Preserve in Lake Pleasant.

In 1995, a constitutional amendment was passed to allow the Town of Keene to receive 12 acres of state land for use as a cemetery. The town, in exchange for the 12 acres, gave the state 144 acres of land along the Ausable River that would become Forest Preserve.

In 2007, a constitutional amendment was passed to allow the Town of Raquette Lake to drill for water on the Forest Preserve after its surface reservoir was declared unfit for potable water supplies. In exchange for 1 acre of land, the town will transfer 12 acres to the Forest Preserve.

In 2009, a constitutional amendment was passed to allow the Tri-Lakes Reliability Project to construct a power line across 1.86 miles of Forest Preserve immediately adjacent to state route 56 in St. Lawrence County. In exchange, the New York Power Authority and National Grid will transfer 30 acres along the Grasse River to the Forest Preserve.

Appendix 2:

Adirondack Park State Land Master Plan (June 2001), Land Exchange (pg. 8):

“The exchange of state lands for private lands within the Park poses constitutional problems, in that any given exchange must be approved by the people in a constitutional amendment. While this process is cumbersome on a case-by-case basis, serious difficulties are likely to be encountered in attempting to obtain approval of a constitutional amendment permitting wholesale land exchanges, the merits of which are questionable. Careful consideration should be given, however, to the desirability of a constitutional amendment providing a land bank of modest acreage that would allow the legislature to permit small scale land exchanges. This would avoid the difficult amendment process for minor exchanges such as the Saranac Lake town dump and the Piseco airport parcels, now part of Article XIV, Section 1 of the New York State Constitution.”

“Principles developed by the Region 5 Committee for Open Space Conservation:

- 1) The wild forest, water, wildlife, aesthetic, recreational, social and cultural resources of the region and its biological diversity and open space character are of statewide, national and international significance.
- 2) The region’s open space is now and should continue to consist of both public and private lands. The publicly owned Forest Preserve “shall be forever kept as wild forest lands”, as the State Constitution requires, while the private lands within the Adirondack Park presently dedicated to forest management, agriculture and open space recreation should largely, remain dedicated to such uses.
- 3) Land acquisition and open space conservation within the region should be consistent with the housing, social, education, health, and economic needs of residents and with the preservation of its sensitive natural areas, productive forests and farms and open space character.
- 4) The Committee recognizes the unique mix of public and private lands within the Adirondack Park and the economic consequences on local communities that result. The Committee further recognizes that open space protection has considerable impact on the economic health of the individual communities. We recommend that the State consider local and regional economic implications of open space protection.
- 5) Use of building rights to balance interests of open space protection and ability of communities to develop: When the Adirondack Park Agency Land Use map was created, it contained a finite number of building rights based on APA zoning. As land is acquired by the State for protection of open space, the number of building rights that are available to develop private properties is reduced. In order to preserve the capacity of communities to grow and develop in the future, we believe it is prudent to keep track of building rights lost to local municipalities in a “bank” that the State can use in some way in the future for the benefit of the residents of the Adirondack Park. The Region 5 Open Space Conservation Advisory Committee will meet with appropriate state agency officials to discuss the “building rights bank” concept and the implementation of such a concept within the Adirondack Park.
- 6) Habitats of “species of greatest conservation need” should be protected. However, as the habitats may require manipulation to ensure the protection of these species, consideration must be given to selecting the appropriate form of habitat protection. The forms of protection include but are not limited to conservation easements or acquisition of fee from willing sellers to the State, or other arrangement or partnership with landowners.
- 7) The State will acquire land, interest in land, and improvements on land for open space conservation purposes only from willing sellers.”