



**Adirondack
Park Agency**

The Adirondack Park Agency Economic Services

**Dan Kelleher, Special Assistant
for Economic Affairs**

January 9, 2024

Three Primary Responsibilities

Economic Impacts of Projects when Anticipated
Undue Adverse Impacts

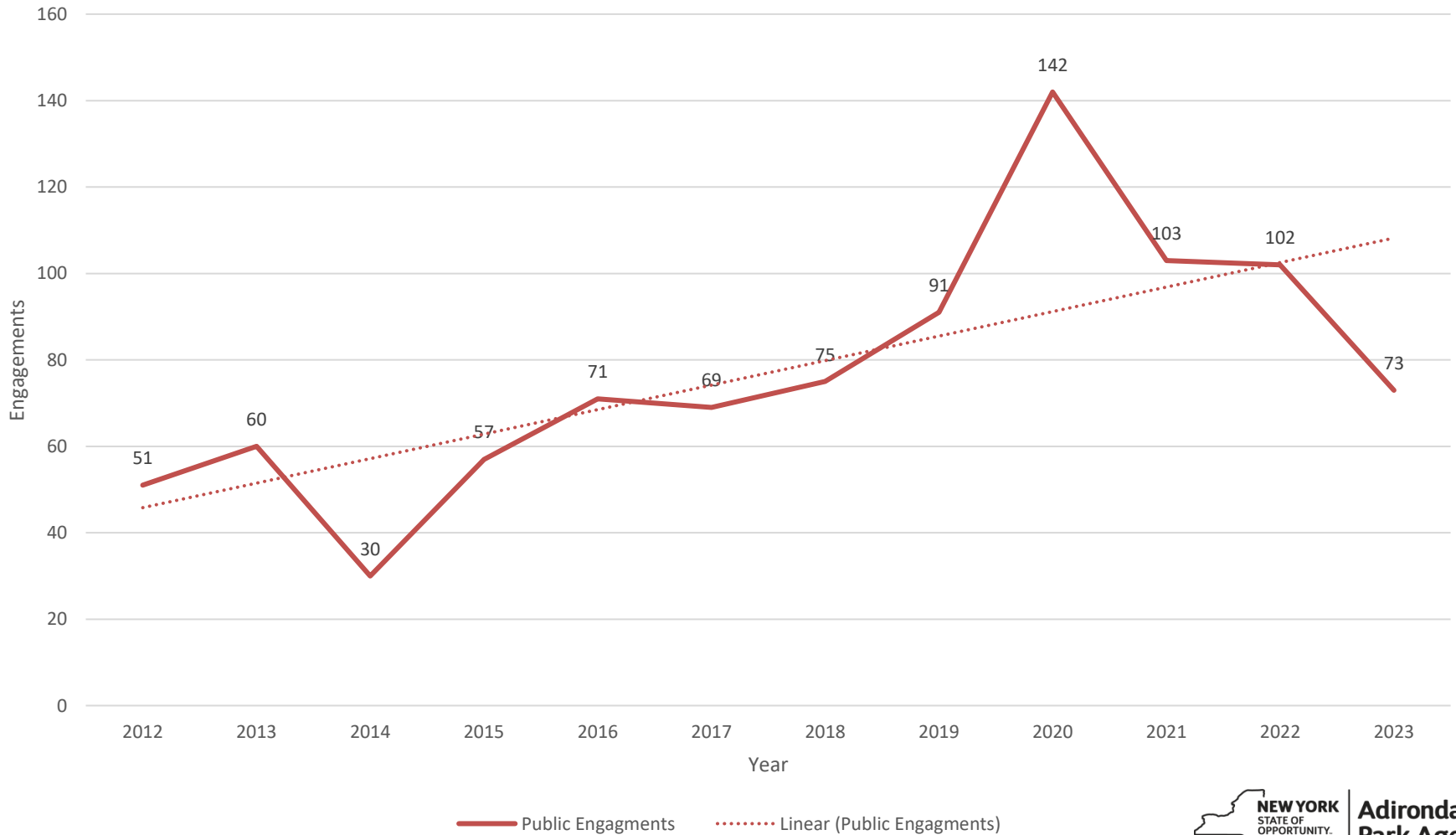
Permitting Assistance

Local Government Economic and Community
Development Outreach and Support

Community Engagements

924 Since 2012

Number of Economic Services Public Engagements By Year



Community Assistance

Economic and Demographic Data Collection and Analysis

Project Feasibility Analysis

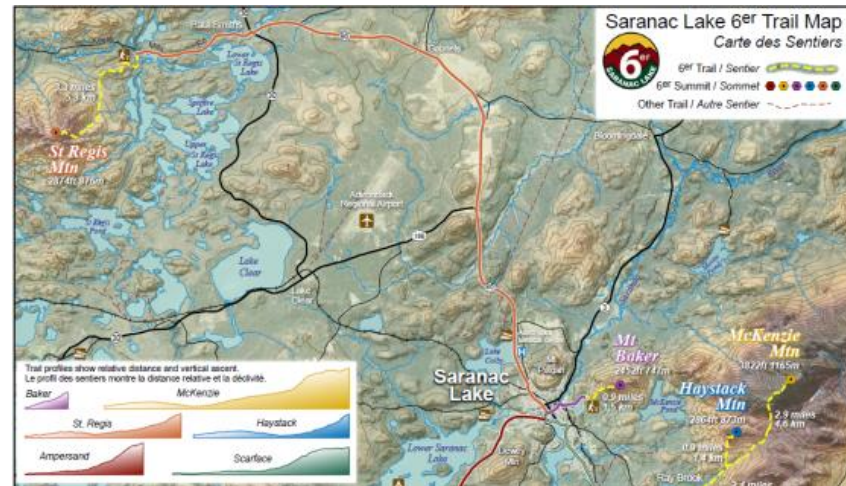
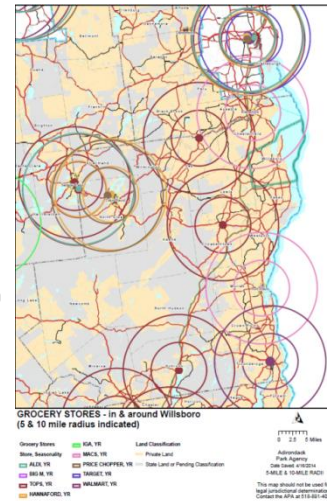
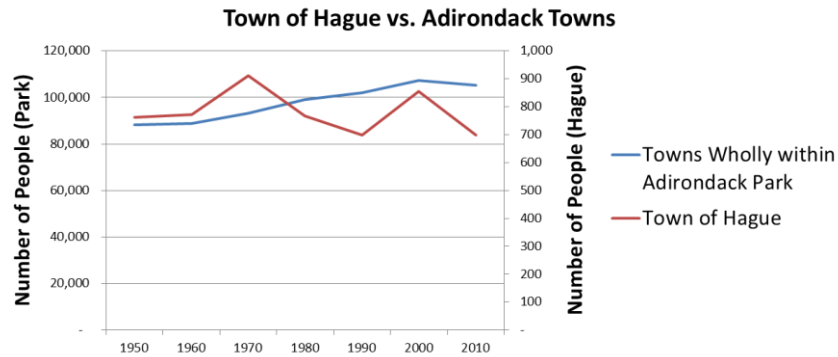
Grant Development

Community Planning

Project Siting and Permitting

Industry Retention and Recruitment

Mapping



Hamlet Development Program

HDP is a community-driven initiative, led by a local stakeholder workgroup with assistance from the Adirondack Park Agency, that develops and implements a plan for economic improvement of the community's commercial center.

The Agency seeks to build partnerships with Adirondack communities to help them achieve their economic and quality of life goals.



HDP Process

Develop a local stakeholder workgroup (led by community)

Identify and analyze existing assets, economic opportunities, redevelopment opportunities, etc. (workgroup, public and Agency)

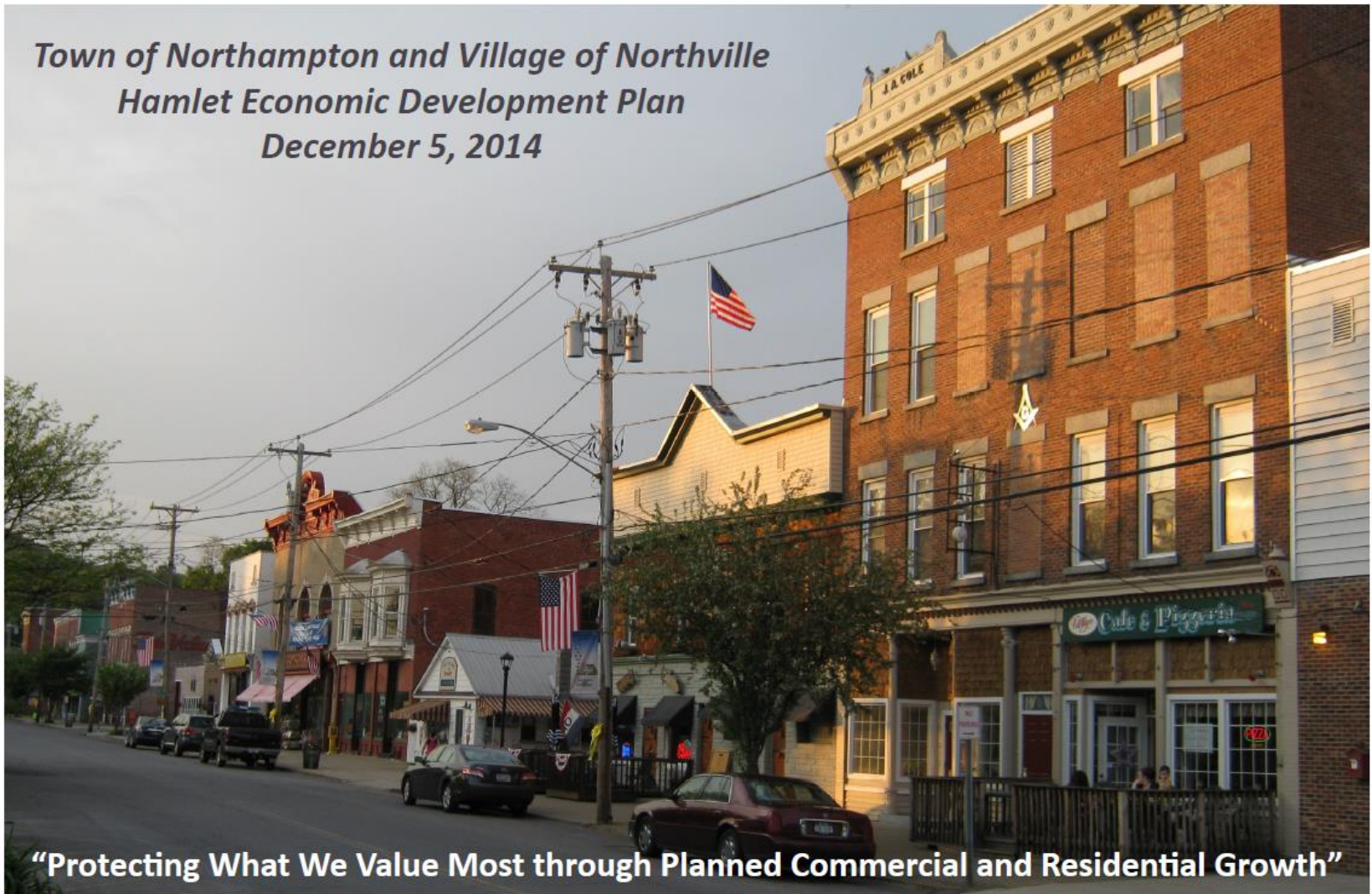
Draft plan (Agency) and present to public (Agency and workgroup)

Modify plan based upon feedback and gain municipal support

Implement the plan (workgroup with Agency)

Northampton/Northville Example

*Town of Northampton and Village of Northville
Hamlet Economic Development Plan
December 5, 2014*



“Protecting What We Value Most through Planned Commercial and Residential Growth”

Plan Components

Vision Statement

Economic and Regional Analysis

Priority Sites Inventory

- 12 Waterfront Access Sites
- 20 Commercial/Residential Sites

Economic Plan

- 4 Overall Objectives
 - 21 Action Items
 - 42 Implementation Items
 - 55 Sub-Tasks



Moving Forward

Applied and Received for Grant Funding

- New Park
- Zoning Update
- Hotel Feasibility Study
- Community and Visitor Center
- Local Waterfront Revitalization Plan

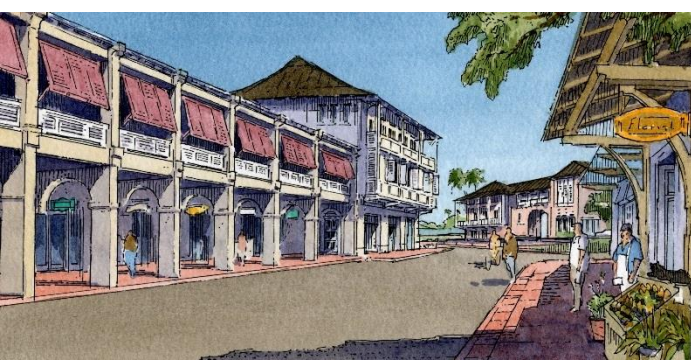
Move Forward on “Low Hanging Fruit” Projects (Beach Cleanup)

Begin Planning Longer-Range Projects (Wastewater Treatment)

Envision Adirondacks

Envision ADK is an Agency initiative to assist communities in the development of visual simulations of a community's commercial area under different planning and zoning scenarios. The program seeks to enhance opportunities around:

1. Community Dialog and Visioning
2. Zoning Document Development



Corridor Goals

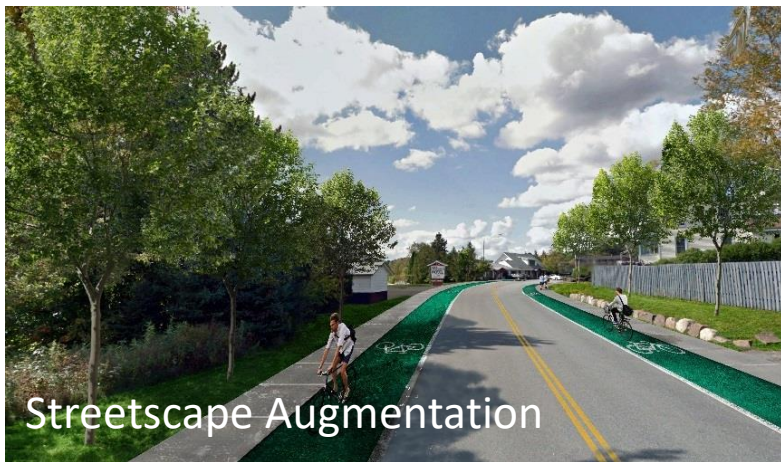
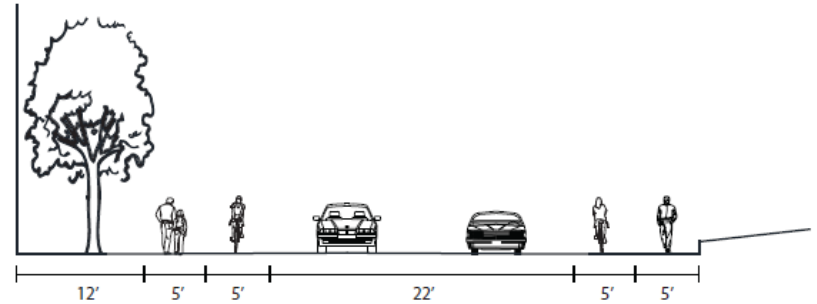
- Provide safe multi-modal transportation options
- Accommodate new mixed uses including housing, retail and office
- Bring people into walkable proximity to daily services
- Develop attractive gateways for an international destination



Wilmington Corridor – Vacant Properties



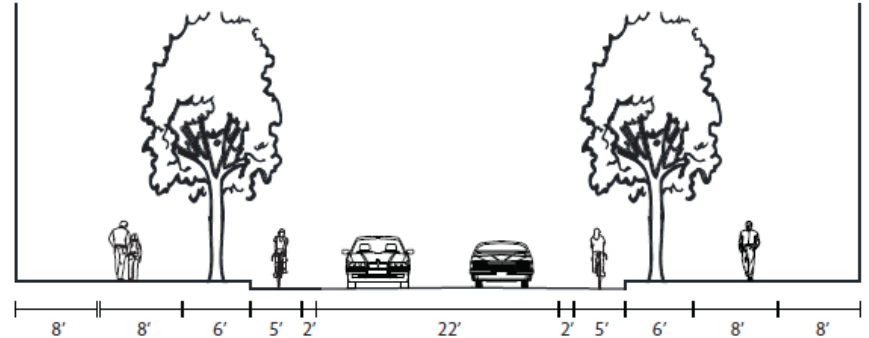
Wilmington Road Corridor



'Dack Shack to Price Chopper Corridor



Current Conditions

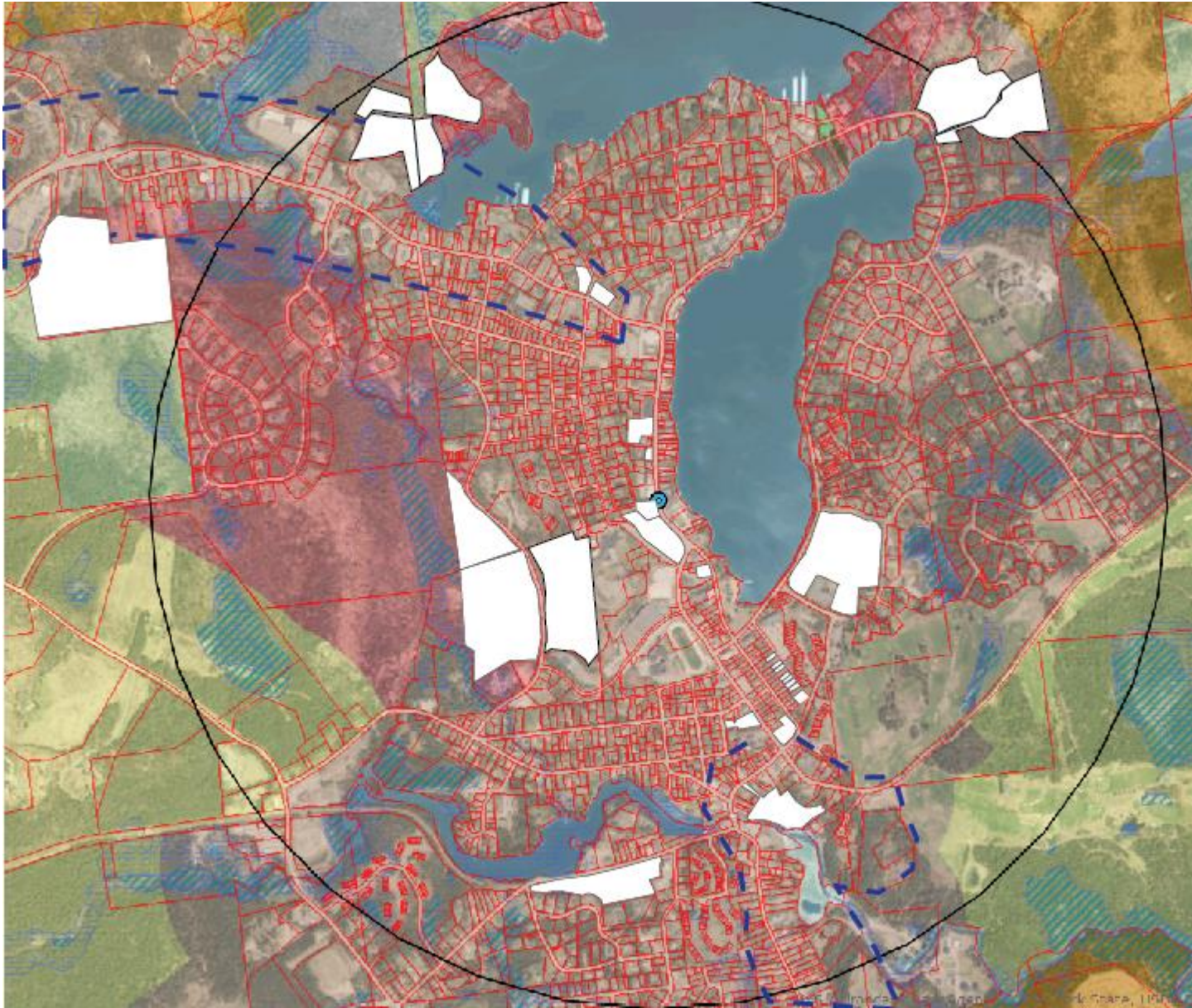


Streetscape Augmentation

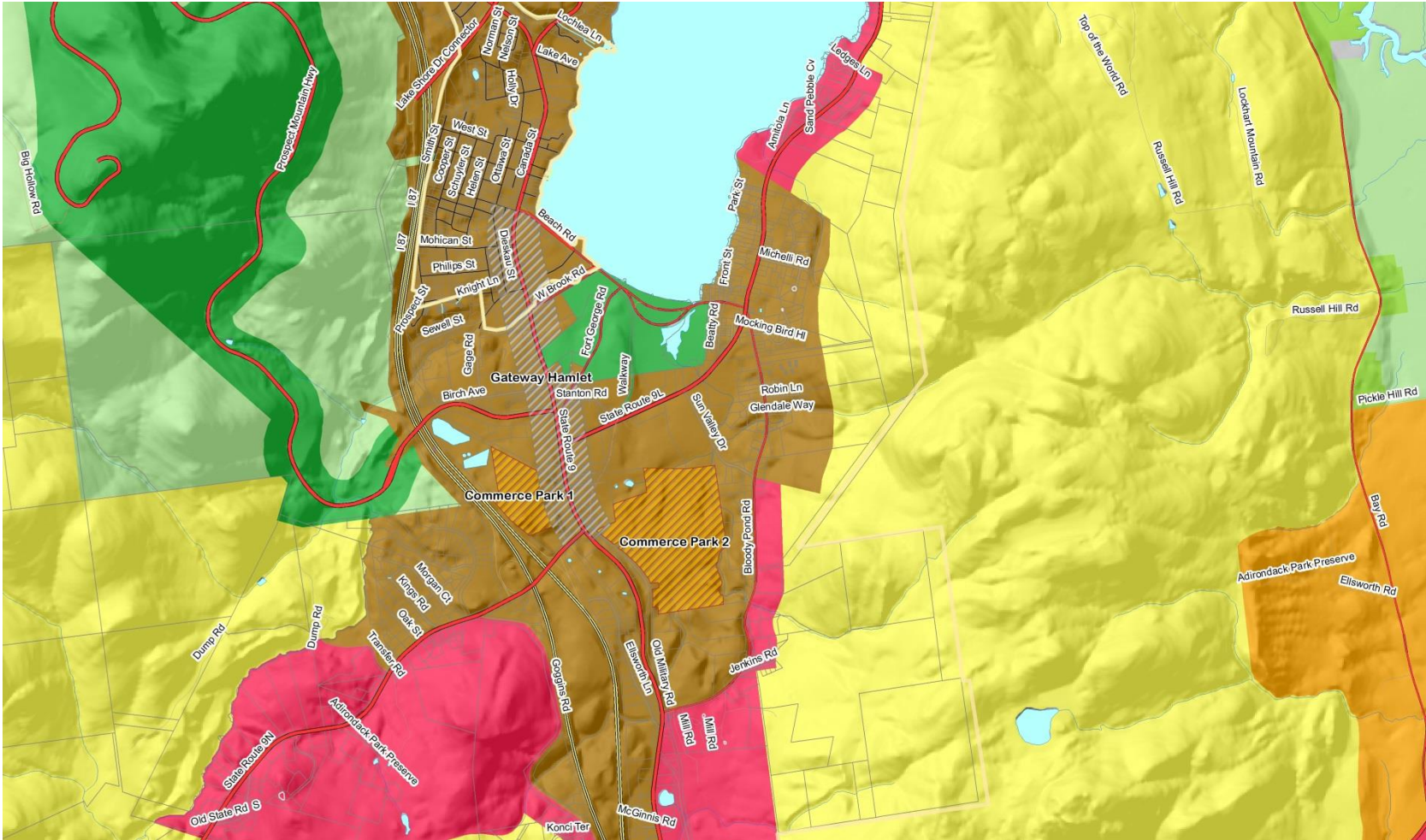


New Development

Lake Placid Underutilized Sites – 1 Mile



Industry Development Opportunities



Local Waterfront Revitalization Planning

Village of Tupper Lake

Local Waterfront Revitalization Program (LWRP)

LWRP Fact Sheet

Project Overview

The Village of Tupper Lake is developing a Local Waterfront Revitalization Program to establish community goals and strategies for future development along Raquette Pond. The LWRP will focus on developing the village's waterfront resources in a sustainable manner, creating recreational opportunities and redevelopment of underutilized lands in Tupper Lake.

What is a Local Waterfront Revitalization Program (LWRP)?

- A LWRP is a comprehensive land and water use plan developed by local municipalities under the authorization of the NYS Waterfront Revitalization of Coastal Areas and Inland Waterways Act.
- The LWRP defines a vision for a community's waterfront, identifies specific projects and policies to encourage environmental protections, foster economic development, and improve public access to the waterfront, and outlines implementation techniques to achieve that vision.
- Examples of LWRP projects include:
 - Beach enhancements
 - Boat launch development/improvement
 - Dredging
 - Flood control
 - Historic preservation
 - Infrastructure enhancements
 - Marinas
 - Park, recreation and access improvements
 - Projects to redevelop underused or deteriorated areas and sites
 - Road repair
 - Signage - directional and information
 - Site development
 - Stream bank stabilization
 - Streetscape enhancements
 - Trails and walkways
 - Water quality

Why develop an LWRP?

- Once approved by the NYS Secretary of State, an adopted LWRP will give the Village of Tupper Lake control of its waterfront.
- All local and State agency actions will have to be consistent with the LWRP.
- Because the LWRP planning process includes extensive public engagement, the LWRP will provide local leaders with a clear direction for appropriate future development in Tupper Lake.
- The Village of Tupper Lake will be eligible to apply for additional funding under the NYS Environmental Protection Fund (and other programs) to implement the programs and policies identified in the approved Plan.

NORTHVILLE LWRP VIRTUAL OPEN HOUSE

The Village is preparing a Local Waterfront Revitalization Program (LWRP). The purpose of the virtual open house is to find out what types of waterfront & economic development projects are most important to you.

**To take part in the
virtual open house, visit:**

<https://www.surveymonkey.com/r/NorthvilleLWRP>

The open house will be available online from
February 1 to February 19, 2021

**Get
Involved,
Share
Your Ideas**

HELP PLAN NORTHVILLE'S WATERFRONT



**Adirondack
Park Agency**

Comprehensive Planning and Zoning



COMPREHENSIVE PLAN FOR
THE TOWN OF CROWN
POINT

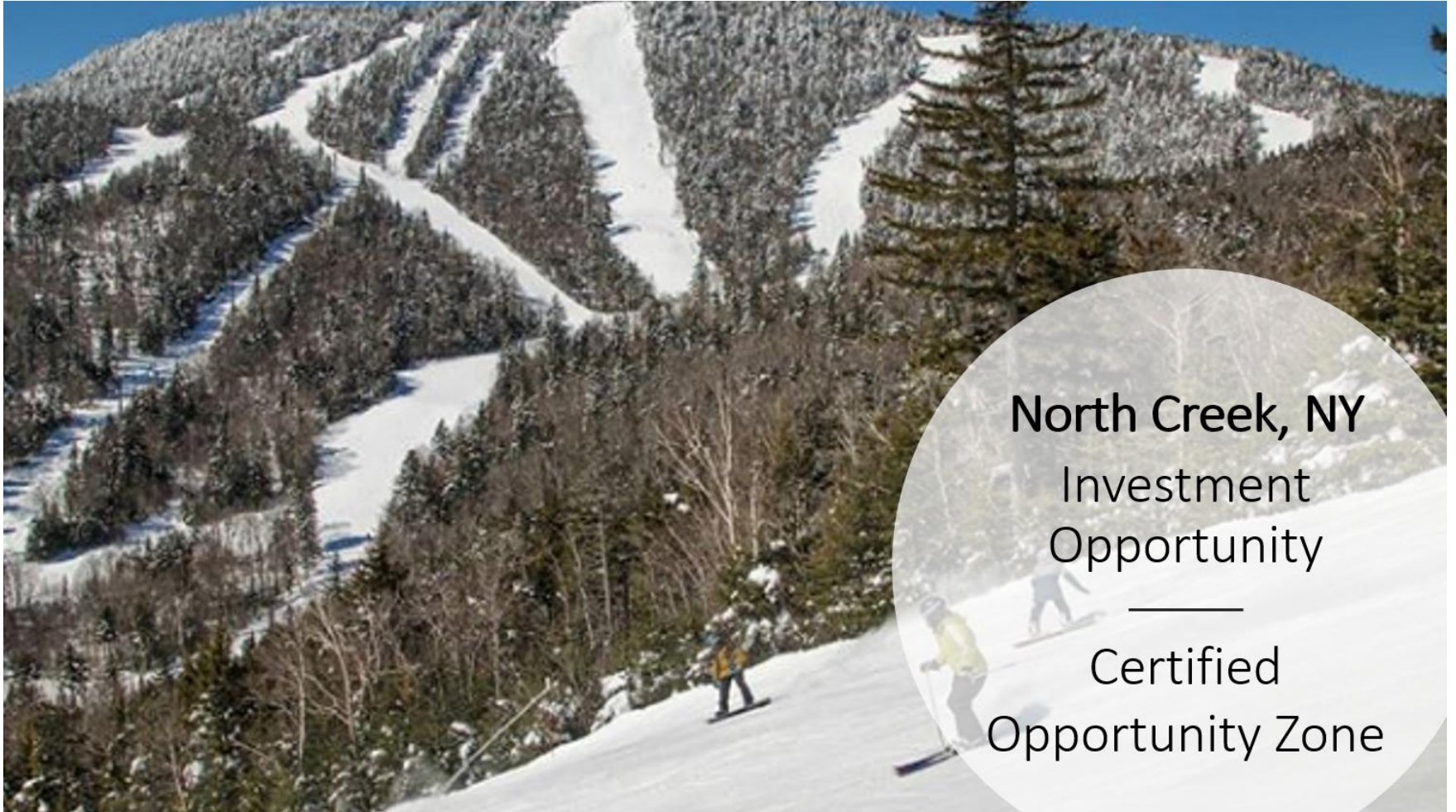


SEPTEMBER 1, 2018

TOWN OF NORTH ELBA VILLAGE OF LAKE PLACID LAND USE CODE UPDATE

Public Informational Meeting
June 24, 2021

Business Recruitment



North Creek, NY
Investment
Opportunity
—
Certified
Opportunity Zone

Business Recruitment and Market Analysis

Town of Johnsburg Draft Business Recruitment Marketing Plan

The Town of Johnsburg has identified a need to recruit new businesses into its community. The below is a plan to market the community to potential new businesses in the region with a focus on "exporting" industries, or those industries that ship goods and services out of the region and bring new wealth and jobs into the community.

Goal 1: Recruit entrepreneurs and business owners to either start a business or relocate their business in the Town of Johnsburg.

Goal 2: Attract a talented workforce to locate in Johnsburg.

Goal 3: Encourage existing local businesses to expand.

Key Research and Analysis Findings:

1. Johnsburg offers an attractive quality of life for people seeking four-season recreation activities.
2. Johnsburg offers most of the commercial services necessary to support a year-round population.
3. 38% of Johnsburg's approximately 1,850 housing units are owned by seasonal residents.
4. Over 220,000 skier visits occur at Gore Mountain every year.
5. Many areas of Johnsburg continue to lack adequate broadband and cellular access.
6. Johnsburg has access to County-owned rail lines but is distant from Interstate-87.
7. The primary heating source in Johnsburg is fuel oil, a fuel with large price volatility and currently more expensive than natural gas.
8. Sections of Johnsburg are served by town water but no areas are currently served by municipal wastewater treatment facilities.
9. 23.3% of seasonal home owners are from the Capital Region, 12.5% are from the Adirondacks, 12.4% are from New York City suburbs, 10.4% are from the Glens Falls/Saratoga region, 10% are from Long Island, and 8.7% are from New Jersey.

Economic Competitiveness	
Positives	Negatives
Quality of Life	Heating and Energy Costs
Recreation Opportunities	Distance to Markets (By Road)
Commercial Services	Broadband and Cellular Access
Rail Access	Limited Workforce
Familiarity with Many Visitors	Wastewater Treatment

Figure 1a. 5 Mile Radius

	Maximum	Minimum	Median	Mean	Indian Lake
Total Population	31,860	674	5,786	8,426	585
Seasonal Units	1,608	15	161	273	684
Growth Rate (2000-2010)	17.8%	-8.7%	-1.0%	0.2%	-12.8%
Population Per Square Mile	510	4	87	124	10
Seasonal and Full-Time Units	11,698	761	2,783	3,483	964
Year-Round Residency Equivalent	31,937	907	5,951	8,562	927

Figure 1b. 10 Mile Radius

	Maximum	Minimum	Median	Mean	Indian Lake
Total Population	94,596	1,455	22,333	29,458	1,352
Seasonal Units	4,345	50	834	1,172	1,249
Growth Rate (2000-2010)	15.6%	-9.6%	0.3%	1.1%	-7.8%
Population Per Square Mile	312	2	81	103	5
Seasonal and Full-Time Units	39,572	2,234	9,041	12,625	1,911
Year-Round Residency Equivalent	95,110	2,244	22,559	30,044	1,977

Figure 1c. 25 Mile Radius

	Maximum	Minimum	Median	Mean	Indian Lake
Total Population	804,060	9,502	202,212	241,747	11,585
Seasonal Units	11,085	2,718	6,153	6,709	9,377
Growth Rate (2000-2010)	6.0%	-4.8%	1.5%	1.3%	-7.8%
Population Per Square Mile	429	4	121	138	5
Seasonal and Full-Time Units	329,210	14,044	80,222	102,263	14,534
Year-Round Residency Equivalent	807,120	14,403	204,297	245,102	16,274

As shown in the above figures, the population of Indian Lake never exceeds the five-mile radius population of any Big M locations; however, when combining both full-time and seasonally occupied housing units, Indian Lake maintains greater combined seasonal and full-time five-mile radius market opportunity than Big M's Speculator, NY store (964 units compared to 761 units in Speculator). Speculator's year-round population exceeds Indian Lake's by about 90 people but the larger seasonal market of Indian Lake exceeds Speculator's by about 200 homes. If we derive a year-round residency equivalent from these seasonal homes, Indian Lake has a slightly larger total year-round equivalent population than Speculator (927 people versus 906). This should help to provide opportunity for pursuing a Big M location in Indian Lake.

Additionally, when utilizing a twenty-five mile radius, Indian Lake surpasses Big M's Eagle Bay location in population, seasonal units, population density, combined full-time and seasonal housing units, and year-round residency equivalency. While this would appear promising, it should be noted that much of Indian Lake's population within this radius is within a ten-mile radius of a Grand Union in North Creek, presenting an obstacle for justifying a grocer in Indian Lake when utilizing a twenty-five mile radius.

Adirondack Housing Modular Housing

Diversifying housing options in the
585,000-person eastern-Adirondack
housing market

Chester Workforce Availability

11,105 People Employed in Related Fields including*:

- 2,250 in Construction
- 6,685 in Manufacturing
- 151 in Mining
- 1,512 in Warehousing and Transportation
- 507 in Automotive Repair and Maintenance

*Source: ESRI Data for 30-Mile Radius



Housing Shortage

**BUILDING BALANCED
COMMUNITIES FOR
THE NORTH COUNTRY:**
A Comprehensive Housing
Study and Strategy

MARCH 2023



Photo by Eric Teed Adirondack Explorer

Regional Economic Development Councils





Nanocellulose Development

Nanocellulose: A \$600 Billion Opportunity

Summary

Nanocellulose is a highly versatile, renewable material derived from biomass sources. This nanomaterial has numerous industrial uses ranging from medical implants to aerospace components to batteries and it is anticipated that by 2024 the market for nanocellulose will exceed \$600 million. While the demand for this product is high, there is limited coordinated effort in the commercialization of this technology. This provides New York State with the opportunity to lead the advancement of this emerging nanomaterial. This paper provides an introduction to the technology, a description of the market opportunity and competition, and a proposal for an initial workgroup to evaluate a potential nanocellulose project.

Introduction to Nanocellulose

Derived primarily from wood pulp, nanocellulose is a highly-versatile, renewable nanomaterial that can be used in numerous industrial applications ranging from paper products to batteries and super capacitors to medical implants. Unique among nanomaterials, nanocellulose is bio-based, renewable, biodegradable, and non-toxic as well as strong, lightweight, electrically charged and chemically reactive.¹

Nanofibers make up the structure of all plants, as well as some fungi, animals, and bacteria. They have unique distinguishing properties such as "strength properties greater than Kevlar®, piezoelectric properties equivalent to quartz, the ability to be manipulated to produce photonic structures, self-assembly properties, and remarkably uniform sizes and shapes."² Additionally, because of the abundance of nanofibers, they can be sustainably and renewably produced in quantities of tens of millions of tons. As noted by private sector researcher Sean Ireland, plants are the most abundant bio-polymer available on the planet providing a significant renewable source of nanocellulose material.³

The Opportunity

The physical characteristics of nanocellulose, as well as its renewable features, presents an opportunity for bio-based replacements for many of the chemical compounds that we use today. According to a market report by RISI Inc., the potential market for nanocellulose materials is expected to expand to over \$600 billion over the by 2014.⁴ Wegner, Ireland and Jones describe a not-so-distant market paradigm:

"As we move forward in the 21st Century, we are seeing an explosion in demand for materials, energy, food, and water driven by growing world population and the emergence of large numbers of middle-class consumers in emerging economies wishing to consume at Western world levels. The supply of material building blocks as we know them today will not be sufficient, and we will have to revisit and look to materials from forest and agricultural-based resources as major sources of materials for products."⁵

Additionally, the authors go on to state that "concerns about climate change are leading to a resurgence of interest in cellulose due to the increased focus on renewable



Center for Businesses in Transition

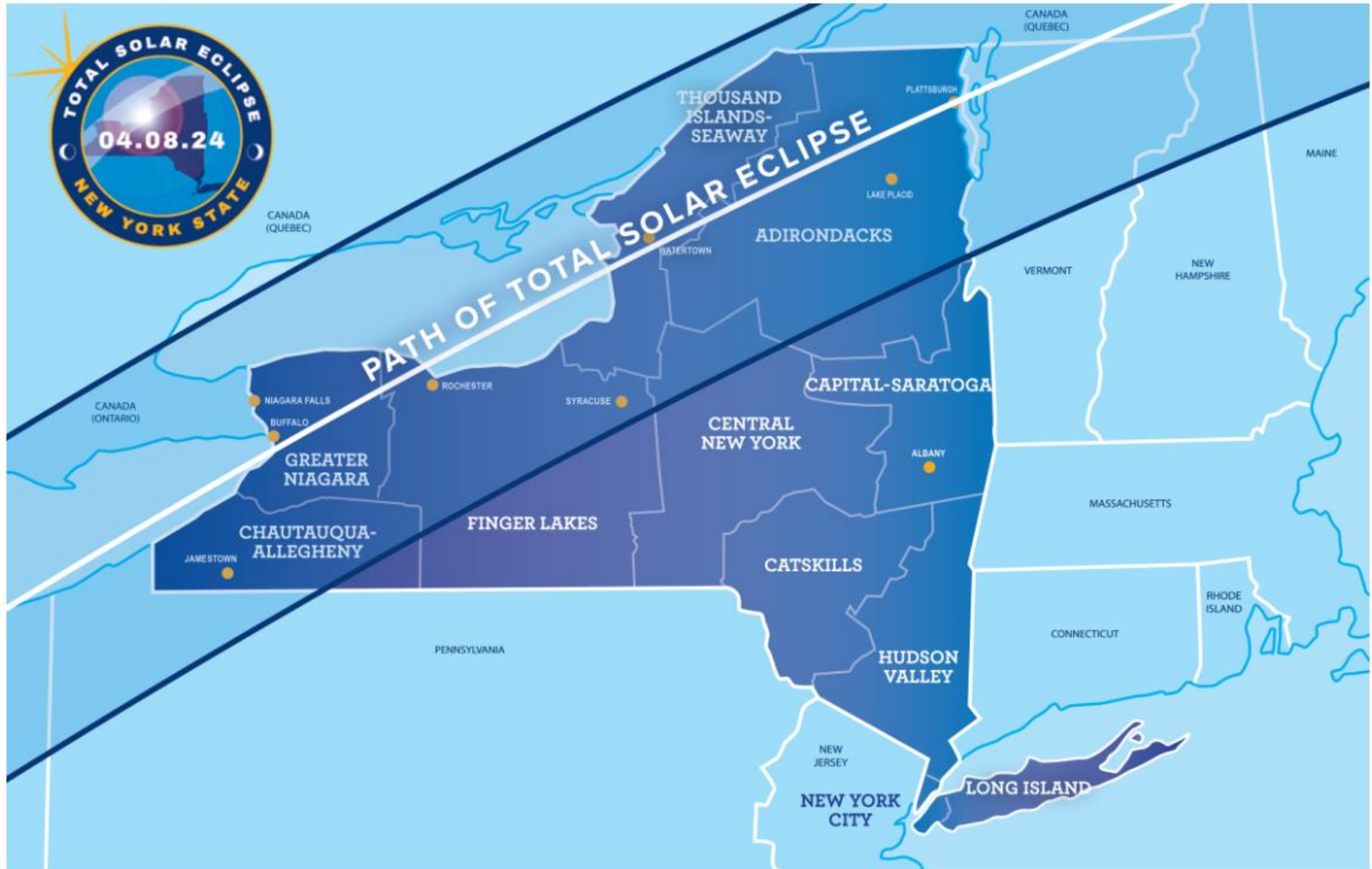
“The Center is a dynamic partnership between regional organizations and individuals invested in the retention of local businesses and the future of our communities. The goal is to help owners sell their businesses on the open market, complete intergenerational family transitions or convert to an employee-owned or cooperative model.” -CBIT



Cornell Cooperative Extension
North Country Regional Ag Team



Miscellaneous State Initiatives



Conclusions

1. The Agency continues to seek out and build partnerships with local communities to help them achieve their economic development and community planning goals.
2. Staff continues to analyze and augment the assistance services offered by the Agency.
3. Adirondack communities offer a unique quality of life attractive to diverse population segments.

Thank You

Dan Kelleher

Special Assistant for Economic Affairs

Daniel.kelleher@apa.ny.gov

518.891.4050 (O)

518.312.2716 (C)