

Adirondack Planning Forum Agenda

Wednesday, May 6th, 2026

☞ Social/Light Hors D'oeuvres – 5:00PM ☞

Thursday, May 7 th , 2026 Conference Sessions		
8:00AM	* <i>Registration Begins at 8:00AM on Thursday</i> *	
8:45AM	☞ <i>Welcome & Introductory Remarks</i> ☞	
9:00AM to 9:30AM	☞ <i>Refreshment Break & Visit with Exhibitors</i> ☞	
	Track A	Track B
<u>Session 1</u> 9:30AM to 10:45AM	<i>Zoning Board of Appeals Overview (Part 1 of 2)</i>	<i>Warren County's Thriving Hamlets Initiative</i>
10:45AM to 11:00AM	☞ <i>Break & Visit with Exhibitors</i> ☞	
<u>Session 2</u> 11:00AM to 12:15PM	<i>Zoning Board of Appeals Overview (Part 2 of 2)</i>	<i>NY Forward - Chesterfield/Ausable Spotlight</i>
12:15PM to 1:30PM	☞ <i>Luncheon</i> ☞	
<u>Session 3</u> 1:30PM to 2:45PM	<i>Revising Zoning</i>	<i>Move-In NY & Land Banking - Workforce Housing Solutions</i>
2:45PM to 3:00PM	☞ <i>Refreshment Break & Visit with Exhibitors</i> ☞	
<u>Session 4</u> 3:00PM to 4:15PM	<i>Regulating Short Term Rentals</i>	<i>Lessons From Trail Towns - Community Based Recreation</i>

THURSDAY

◆ **Session 1: 9:30AM-10:45AM** ◆

1A. Zoning Board of Appeals Overview (Part 1 of 2)

This introductory course to the zoning board of appeals focuses on the statutory tests boards must follow to grant use and area variances and proper handling of zoning interpretations. Meeting procedures and notice requirements will also be discussed, along with the ZBA's relationship with enforcement officials and the planning board, and the importance of making good findings.

- **Paula Gilbert, James Bragg, Monica Ryan** - Local Government Specialists, NYS DOS

1B. Warren County's Thriving Hamlets Initiative

The Thriving Hamlets initiative is a comprehensive buildout analysis of the Adirondack Park Agency (APA)-designated hamlets in Warren County. This in-depth review utilizes Geographic Information Systems (GIS) to assess buildable land, infrastructure, zoning regulations, and environmental constraints within each hamlet. By combining this analysis with local coordination, the program seeks to identify practical and targeted infrastructure enhancements and zoning adjustments in hamlets throughout the County that could produce expanded development potential. APA staff will speak to the process for requesting an amendment to the Adirondack Park Land Use and Development Plan Map, including requesting hamlet expansion.

- **Ethan Gaddy** – County Planner, Warren County Planning Department
- **Sara Frankenfeld** – GIS Administrator, Warren County Planning Department
- **Matt Kendall** – Environmental Program Specialist 2, NYS APA
 - *Moderator:* Megan Phillips - Deputy Director for Planning, NYS APA

◆◆ **Session 2: 11:00AM-12:15PM** ◆◆

2A. Zoning Board of Appeals Overview (Part 2 of 2)

Part 2 of the 9:30AM session. Participants should plan to attend sessions 1A and 2A to receive the full training.

- **Paula Gilbert, James Bragg, Monica Ryan** - Local Government Specialists, NYS DOS

2B. New York Forward – Chesterfield & Ausable Spotlight

The Towns of Ausable and Chesterfield are the first communities in the Park to leverage Governor Hochul's NY Forward program, which brings \$4.5M in grant funds to revitalize and transform downtowns into thriving hubs. The focus area of this project is the hamlet of Keeseville, which straddles the Ausable River with portions in the Town of Ausable and the Town of Chesterfield. The project area will unite these divided sections of the hamlet and create a vibrant mixed-use development district connected by two historic bridges and three main streets. An accessible, walkable community space for residents and visitors to enjoy will "bridge" the two towns and counties, uniting them into a welcoming destination. Come learn about the Towns' vision for the future as they work to revitalize their historic and character-defining assets and to cultivate a vibrant and desirable community where current and future residents can live, work, play, and thrive.

- **Tim Bresett** – Supervisor, Town of Ausable
- **Clayton Barber** – Supervisor, Town of Chesterfield
- **Kylie Peck** – Revitalization Specialist, NYS DOS
 - *Moderator:* Keith McKeever – Director Public Information, NYS APA

☞ **Luncheon 12:15PM-1:30PM** ☞

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◆◆◆ Session 3: 1:30PM-2:45PM ◆◆◆

3A. Revising Zoning

This course asks when it is appropriate to update a municipality's zoning regulations and what local officials should be looking at when revising them. The importance of the comprehensive plan for zoning revisions will be discussed, and procedures for the amendment of zoning laws and ordinances - including referral to the county planning board, public hearings, and filing requirements - reviewed.

- **Paula Gilbert, James Bragg, Monica Ryan** - Local Government Specialists, NYS DOS

3B. Move-In NY & Land Banking – Workforce Housing Solutions

In September of last year, Governor Hochul launched the "Move-In NY" program. This innovative affordable homeownership program was piloted in the Adirondack Park in the Town of Newcomb. The program harnesses the benefits of prefabricated homes to quickly build more affordable starter homes. These homes are built to HUD standards and qualify for traditional 30-year mortgages, although they share manufactured homes' cost advantages over stick-built and modular construction. This session will review the partnerships that brought the Newcomb project to fruition through a case study of the pilot project and discuss opportunities for future participation in the program. The discussion will also explore how CrossMod homes can be used more broadly for workforce housing development and how land banking in Essex County has helped pave the way for Move-In NY and similar initiatives by assembling sites, addressing blight, and supporting infill housing development at a high level within Adirondack Park communities.

- **Nicole Justice Green** – President and CEO, Essex County Land Bank
- **Aron Chilewich** – Revitalization Specialist, NYS HCR
- **Crystal Loffler** – President, Office of Community Renewal, NYS HCR
 - *Moderator:* John Burth - Deputy Director for Regulatory Programs, NYS APA

◆◆◆ Session 4: 3:00PM-4:15PM ◆◆◆

4A. Regulating Short-Term Rentals

Short-term rentals have been around for years, but the availability of online booking sites and the growth of local management companies has had dramatic effects on neighborhoods big and small across the state (and around the world). A number of cities, towns, and villages in New York have come up with a variety of means to permit or restrict short-term rentals consistent with the character of the respective communities. This session looks at the problems short-term rentals posed for several of those municipalities and summarizes the regulations with which they responded to the challenge, and will also touch on implementation of the 2025 legislation that gives counties the option of a county-level registration system, data reporting, and increased tax transparency.

- **Paula Gilbert, James Bragg, Monica Ryan** - Local Government Specialists, NYS DOS

4B. Lessons from Trail Towns – Community Based Recreation

Many communities across the Adirondack Park have benefited from the development of community recreation assets, including mountain bike trail networks. Increasingly, these projects are recognized as a form of community infrastructure that enhances quality of life and can strengthen local economies. This session will share experiences planning, building, and maintaining community trail systems that serve residents and visitors. Panelists will discuss the partnerships among municipalities, nonprofits, and state agencies that make these projects possible and support their long-term stewardship, while also exploring trail construction costs, inclusive and adaptive opportunities, and the broader community benefits.

- **Glenn Glover** – Executive Director, Barkeater Trails Alliance
- **Alex Roalsvig** – Parks & Recreation Director, Town of Long Lake
- **Jeremy Manning** – Wheelerville Bike Trails Manager, Town of Caroga
 - *Moderator:* Charlotte Staats, State Land Planner, NYS APA