

NORTH CREEK ACTION PLAN

MAY 26, 1993

prepared for:
North Creek Hamlet Action Committee
Warren County Department of Planning and Community Development
Johnsburg Town Board
Gore Mountain Region Chamber of Commerce

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Chapter 1

Introduction

INTRODUCTION

Project Purpose

North Creek is a quaint hamlet tucked away in the Adirondack Park. It is a community which has a history extending back to the mid-1800's. Since inception, the community has ridden the cycles of natural resource industries such as mining, timbering, rafting and skiing. During the season of use or development of the resource, the community prospers. Subsequently, during off-season periods or exhaustion of the resource the community's economic health deteriorates.

Fortunately for the community, North Creek has had a succession of prosperous resource-based industries. The initial tannery operations were followed by timbering; mining and outdoor recreation. Today, mining and outdoor recreation remain viable components of the community's economic base. Because of these resources, one might conclude that, left as is, North Creek will survive. However, the community leaders recognize that a more diversified economic base is required if long-term health and stability for the community are to be achieved.

The purpose of this study, then, is to identify the economic and development trends within the community and strategies for diversifying the economic base. Obviously, there are numerous issues that could and should be addressed with such an undertaking. However, in order to best use the limited resources allocated to the project, the study will focus on the Main Street area in North Creek, known as the Downtown of Johnsburg. This area was selected because it is functionally and visually the center of the Town of Johnsburg. As such, the study area embodies the economic and community development issues associated with the town

in general. Solving the issues in this setting and expressing the actions to be taken in the form of an Action Plan will be transferable throughout the hamlet and the town.

Project Setting

The Town of Johnsburg is located in the Adirondack Park in the northwest corner of the County of Warren. The town is delineated by the county boundaries to the north and west, the Hudson River to the east and a line just south of Crane Mountain to the south.

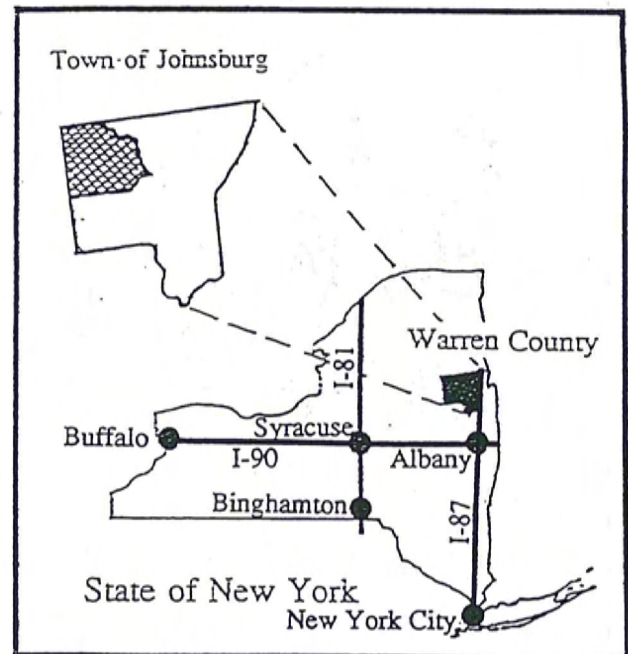


Figure 1. Project Setting. The Hamlet of North Creek (hatched area) is located in the northwest corner of the Town of Johnsburg.

The town includes the headwaters and most of the East Branch of the Sacandaga River, which begins at Gore Mountain. The town has many small trout brooks, creeks and ponds in a dramatic setting of wooded hills and mountains. Loon Lake and Friends Lake are immediately adjacent to the Town

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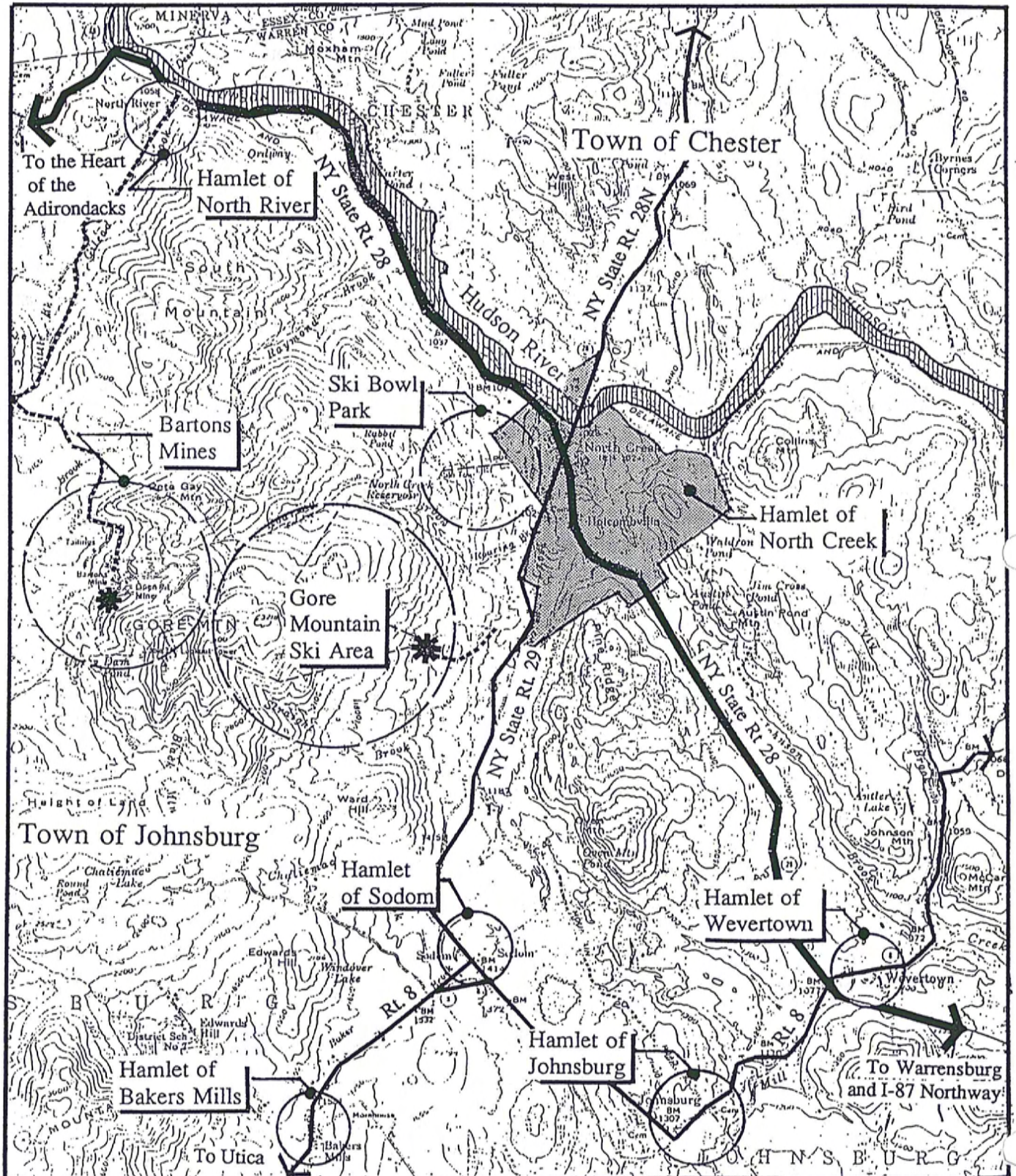


Figure 2. Location Map

INTRODUCTION

of Johnsbury with Schroon Lake, Brant Lake, Indian Lake, Blue Mountain Lake, Lake George and the Sacandaga Reservoir nearby. The region has a good reputation as a vacation destination for those seeking outdoor experiences.

The Hamlet of North Creek, the largest population and income-generating center of the town, is considered the downtown for the entire community. As illustrated on Page 1-2, the hamlet is ringed by the smaller hamlets of North River, Bakers Mills, Sodom, Riparius, The Glen, Johnsbury and Wevertown. Centered in the Town of Johnsbury, the hamlet is nestled between the foot of Gore Mountain and the southwest shore of the upper Hudson River.

North Creek is situated at the crossroads of New York State Highways 28 and 28N. The latter crosses the Hudson and continues eastward into the Town of Chester. The town line is the centerline of the Hudson River. Warrensburg, Lake George, Lake Placid, Glens Falls and Saratoga Springs are all within a one hour drive of North Creek.

Although a little less than half of the land within the town has been designated by the Adirondack Park Agency (APA) as part of the Siamese Ponds Wilderness Area, the hamlet is not within the wilderness area. This part of the wilderness area is in the western-most portion of the town. The southern boundary of the wilderness area follows NYS Route 8 west about eight miles to a point near Eleventh Mountain. The boundary of the Siamese Ponds Wilderness Area continues northwest from Eleventh Mountain to Thirteenth Lake. The Siamese Ponds, themselves, are in the western part of the town.

History

The Town of Johnsbury has a rich history, including many "firsts" that testify to the ingenuity of its residents. Development in Johnsbury began in the early 1800's and flourished in the 1840's and 50's with the establishment of logging camps at the confluence of North Creek and the Hudson River. The first industries developed were water-driven. Logging was the pioneer industry with a ready supply of timber and the Hudson River to transport logs south. Hide tanning and water-powered mills soon followed the logging industry. The Wevertown tannery and tannery dam were in operation from 1832 to 1885. In 1852, a partnership of Wheeler Mead and Milton Sawyer built a large tannery on North Creek. Subsequent development there included a dam, sawmill and homes where tannery workers lived.

Another early industry in the town was the establishment of the first calico printing shop in the eastern U.S. A small garment industry followed, employing dozens of women in garment assembly positions during the first half of this century.

The Adirondack Railway from Saratoga Springs to North Creek was completed in 1871. The railroad carried both freight and passengers to and from the hamlet, and was largely responsible for the early development of a summer tourist industry. The railroad was built by Pacific Railroad magnate Dr. Thomas Durant. Durant envisioned a new resort development at North Creek and actively promoted the hamlet as a vacation destination. He also valued the hamlet as a place to live and work, for he had his home in North Creek.

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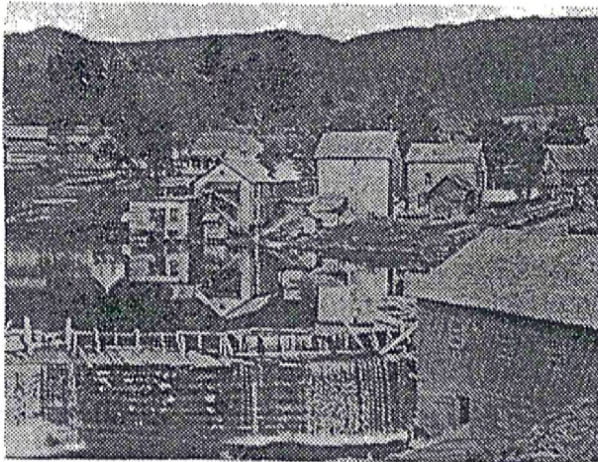


Figure 3. North Creek sawmill and mill pond, circa 1900.

Mining was the primary commercial activity in the Town of Johnsbury in the early 1900's. Henry Hudson Barton, a mineralogist from Philadelphia, developed an industrial abrasive from garnet using garnet ore taken from Gore Mountain. He began the mining industry in North Creek in 1878, which prospered through the years. Today the Barton Mines are still the world's leading producers of garnet ore (which is still shipped to Philadelphia for processing into industrial abrasives). Hooper Mines were also opened early in this period, to process garnet ore at North River.

By 1885 the tan bark sources were depleted and the tannery industry failed. Logging continued through the turn of the century but declined in importance through the 1920's.

By the turn of the century the Hamlet of North Creek was well established with electrified buildings, board sidewalks and a regular pattern of streets serving residences, businesses, hotels and the church. Wood-burning stoves for heating and cooking were universal, hence all areas that had easy access to the hamlet were cleared of timber



Figure 4. North Creek sawmill and tail race, circa 1900.

and even brush. Development lent a boom-town aura to the area. Consequently, no significant attempts at agriculture were made.

The railroad and the advent of widespread automobile ownership made North Creek and the hamlets accessible to summer residents and weekend visitors. Seasonal boarding houses, private camps, and even hotels at Garnet and Thirteenth Lakes were opened, and flourished, bringing new revenues into the town.

A special facility for transferring titanium from trucks to train cars on the Delaware and Hudson line was located in North Creek. The titanium transfers occurred during the 1940's and were the last major use of the freight lines. The last train to stop at North Creek was a special passenger train in 1984.

In 1933, the first commercial ski area in the eastern U.S. was established at North Creek. The 1932 Winter Olympic Games held in Lake Placid popularized skiing as a recreational sport. Skiers from Albany and New York City rode the Ski Train to North Creek to use the facility at the Ski Bowl.

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Skiers were introduced to the "ride-up slide-down" concept by developers who utilized former mining equipment to tow skiers to the top of the Gore Mountain trails. Former logging roads on Gore, Peter Gay and Burnt Mountains were used as downhill ski trails. With regional competition throughout New York and New England, the Ski Bowl at the foot of Gore Mountain declined in popularity through the 1950's. In 1964 the Gore Mountain ski facility was built and became the largest downhill skiing area in New York State. The facility had mixed results until the mid-1980's, when New York State took control of the facilities via the Olympic Regional Development Authority (ORDA).

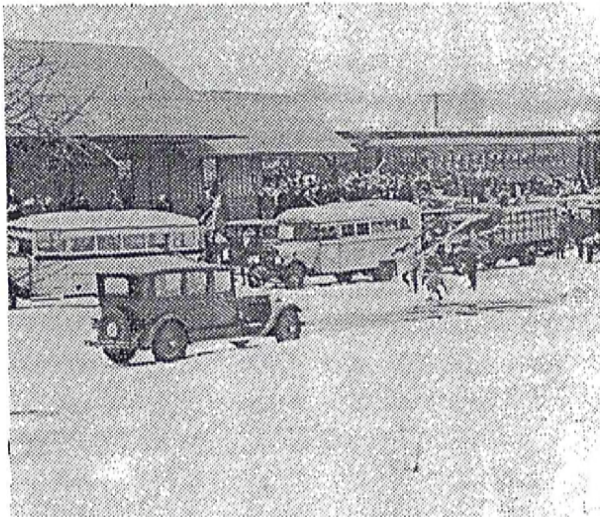


Figure 5. Ski Train at North Creek Station, circa 1935.

Whitewater rafting on the Hudson River began at North Creek in the 1950's. The first organized use of river currents for sport was in 1952, when the first whitewater derby was held. The derby became a national event and a weekend of spring fun for all ages. The sport has developed into a major seasonal draw for the hamlet, as visitors plan day-long excursions on the river guided by local rafting companies. The rafting business began in the early 1970's, and the

enthusiasm generated caused a boom during the 1980's.

The community, from the very first, has maintained its reputation as an Adirondack escape, without compromising the quaint village lifestyle that makes North Creek and the other hamlets desirable places to live and work. The proud heritage of a long history has helped maintain a town-wide regard for the community's roots. This respect for the past has left North Creek an unspoiled treasure, free from the attractions most areas feel necessary to boost tourism.

Methodology

The study has three basic components: an Inventory and Analysis, Action Plan and Implementation Strategy which form the structure for the study process and products.

The study begins with an inventory and analysis focusing on the Hamlet of North Creek. The inventory and analysis identify patterns of growth and change based on economic, market, and physical conditions in the hamlet. This effort included field trips and secondary research.

Concurrently, the community leaders have created a vision statement which summarizes visions and hopes for the future. The vision statement also provides a reference to the issues that the community felt were important, and are, therefore, of primary importance to this study.

Three main development goals have been identified: Opportunity for Prosperity, Preservation, and Quality of Life. The goals are supported by a set of objectives and specific examples that cover a broad range

INTRODUCTION

of economic and community development issues.

The second phase of the study is the Action Plan, which has been developed in close coordination with the Action Committee. The plan follows from a half-day design charrette that included the consultants and community representatives. The main thrust of the Action Plan proposes conceptual improvements for the study area. The plan also identifies a development theme that draws from the history of the hamlet.

The final phase of the study is the Implementation Plan. The Implementation Plan is a series of recommendations on how to achieve the items in the Action Plan. The implementation strategies are categorized into immediate action and future action (short-term and long-term) programs. The Action Plan, along with the Implementation Plan have been presented to the community in a public meeting.

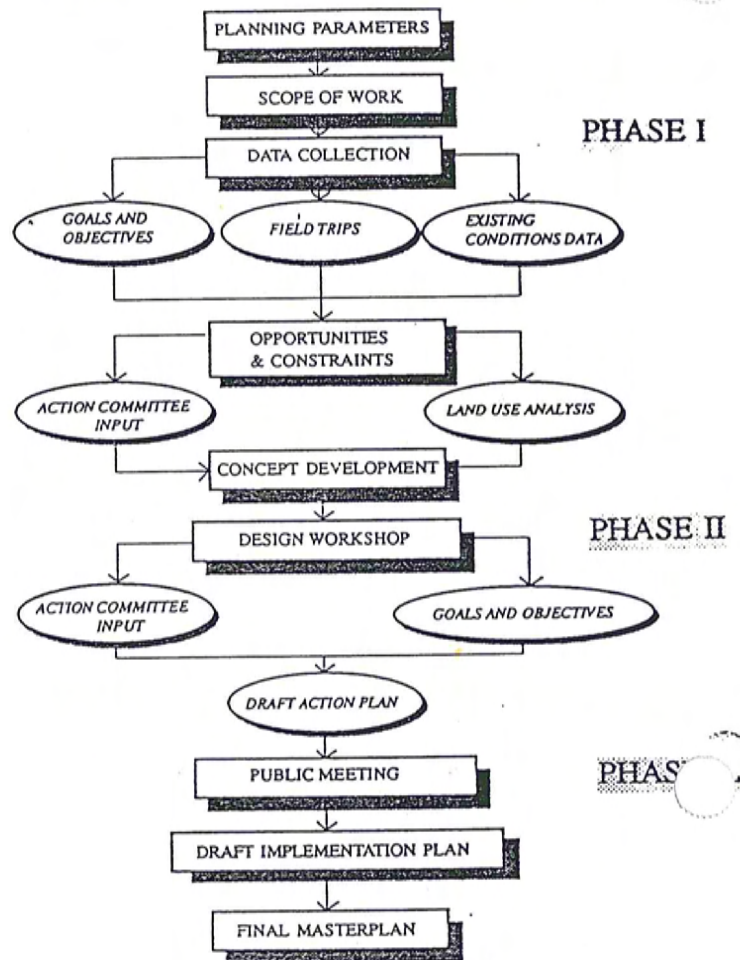
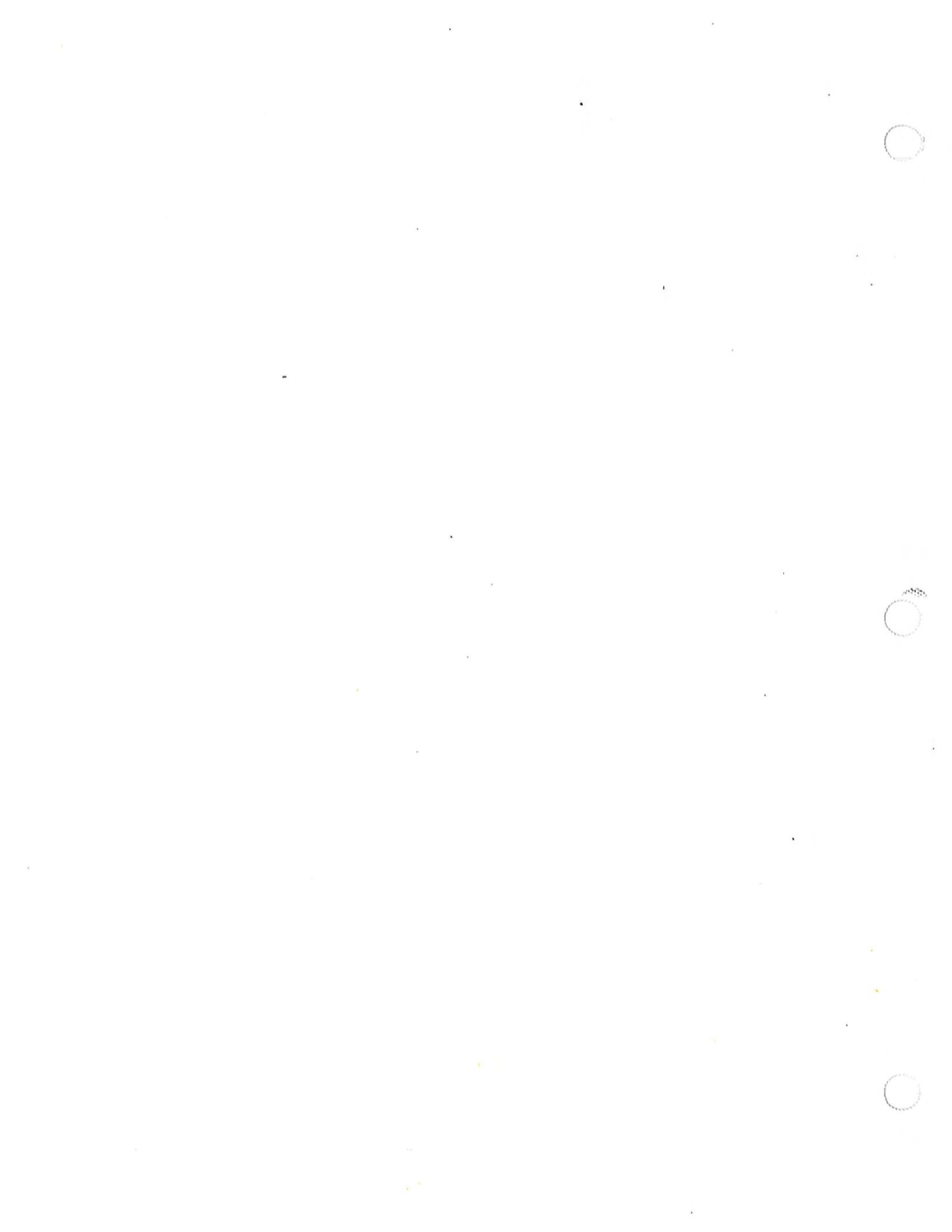


Figure 6. Planning Process.

Chapter 2
Vision Statement



VISION STATEMENT

Purpose

The purpose of formulating a vision statement is to project the desired image of the community as expressed by the community. The statement defines what the community would like to become - or change - as it sets about planning for the future. The statement is used by the study team as a list of concerns to be addressed within the Action Plan.

Origin

The vision statement was developed by community leaders in response to the challenge of managing the community's future growth. The statement evolved from several meetings of the Hamlet of North Creek Action Committee and included participation by representatives of both the County and the Town governments.

Vision Statement

The community vision for the Town of Johnsburg is to become "The Adirondack's most improved community in which to live and work." Achieving the vision will require an inspired plan, dedicated support from residents and businesses, and strong support from Town, County, and State governments. While doing this, it is also imperative to preserve the essential character of the community.

In the long term, the community envisions a tree-lined Main Street, attractively lit, with sitting areas and busy shops. The architectural style shall be maintained in all new and remodeled structures. Main Street will be further enhanced by facing the concrete retaining wall with attractive native stone matching the cemetery stone wall.

The hamlet is situated between the Ski Bowl Park to the west and the Hudson River Park to the east. Ski Bowl Park will be enlarged to include the old dump area and a dam that forms a swimming lake, enhancing the natural beauty of the area. The Ski Bowl Park will have newly planted entrances, a ski lift to and trail from the expanded Gore Mountain facility, and walking paths to the village. A golf course and driving range will also be added to support our objective of being a four-season recreation area.

The Hudson River Park includes historic train structures, a rail station that will become a museum, a platform theater, and a riverside picnic area. River Place will extend to Route 28N, with parking, townhouses and retail shops along the way. In keeping with our objective to draw customers into town, walking paths will be incorporated between Main Street shopping, the Hudson River, North Creek, and upstream to the Town Park, Ski Bowl Park, and Gore Mountain.

These parks, with interconnected walking paths to Main Street shopping, will make the village attractive to new residents and visitors alike. All of these improvements, though necessary, are not necessarily sufficient to achieve our vision: "The Adirondack's most improved community in which to live and work." Attaining this vision requires a dramatic increase in the Main Street retail customer base and the attraction of compatible businesses to provide employment opportunities for residents while broadening the economic base.

VISION STATEMENT

To broaden this economic base, the community proposes to vigorously market the town as a four-season recreation and retirement area. Success can be achieved by expanding the retail opportunities and services available, targeting the market within a five-hour driving time, offering recreation for each season, and establishing an advertising distribution system that effectively publicizes the area. This marketing activity should be supported by businesses that offer appropriate retail, a fitness center, movie house, indoor tennis, indoor swimming, etc. In addition, aggressive expansion of the outdoor recreation businesses such as downhill skiing at Gore Mountain, bike touring, mountain biking, rafting, outdoor tennis, cross-country skiing, etc., is required.

Finally, attaining the vision requires attraction of compatible businesses to provide employment opportunities and broaden the residential and economic base. The community feels a major effort is required to both fill vacant Main Street buildings and attract new businesses. These businesses may be attracted by the small-town lifestyle, available labor force, recreational offerings, and the natural resources of the area. Potential businesses range from wood products and mining, to other light industries providing products and services such as computer software, insurance, retail mail order, etc.

Chapter 3
Goals and Objectives

GOALS AND OBJECTIVES

Purpose

The purpose of the Goals and Objectives is to clarify and bring focus to the aim of the project based on the Vision Statement.

There are three basic goals for the action plan: **Opportunity for Prosperity, Preservation, and Quality of Life.** Opportunity for prosperity represents efforts to improve the business climate in North Creek and throughout the town. Preservation concentrates on areas in both the natural and built environments and represents efforts to identify and maintain the assets of the town. Quality of Life represents efforts to bolster the existing parks and facilities by enhancing them to their full potential.

Opportunity for Prosperity - The aim is to create jobs through the recreation industry and other forms of business. It is possible to expand existing business through vertical integration (e.g., wood products), while also considering new business ventures such as a locally based stage lighting company.

Preservation - The intention is to protect both the historical and the natural settings; they are an important part of why people come to the Adirondacks. It is important for us to recognize those physical features that define this place called North Creek and to protect the historically significant parts of the community. The history helps to define North Creek and make it special, different from all other communities along Route 28. Preservation is a good business development policy.

Quality of Life - The goal is to expand available activities, such as active recreation (swimming, boating, fishing, skiing, hiking and mountain biking), and passive recreation (theater, museum and other forms of entertainment). Improvements in quality will boost morale, improving both the "look" and the "feel" of the community.

GOALS AND OBJECTIVES

Goals and Objectives

■ Goal I: Opportunity for Economic Prosperity

Objective I. Develop a New Business Plan

Objective II. Develop a Plan for Entertainment Businesses to Serve Year-Round Hospitality Industry and North Creek Merchants

■ Goal II: Preservation

Objective III. Beautify the Hamlet, Town Park, and Nursing Home Entrances

Objective IV. Address Existing Problems and Eyesores

Objective V. Develop a Main Street Improvement Plan

■ Goal III: Quality of Life

Objective VI. Develop a Marketing Plan for Four-Season Town Recreation

Objective VII. Support Rail Station Project

Objective VIII. Beautify the Waterfronts

Objective IX. Improve the Gore Mountain to North Creek Corridor

Objective X. Implement the Action Plan

The Action Committee is challenged to drive the project to completion. The Committee should identify Town Plan issues and encourage the Town to resolve them.

Chapter 4
Inventory and Analysis

INVENTORY AND ANALYSIS

Purpose

The purpose of the Inventory and Analysis is to document existing conditions and identify both areas of opportunity and constraint with regard to achieving the aforementioned goals and objectives. The inventory portion of this project is a "snap-shot" of the current conditions found in North Creek. Because land use is an important barometer of economic activity and resource allocation within a community, careful attention was paid to documenting the existing land uses. The summary portion of this chapter defines the project issues that must be addressed in the Action Plan.

Method

This phase was carried out at three levels of observation - beginning with the geographic region, then focusing on Downtown Johnsburg, and Main Street in North Creek. Each level examined the study area to a different degree. Observations were noted during several field visits by the consultants and members of the Action Committee. The first level of observation was the regional context. Though regional issues were farthest geographically from the study area, they had a proportionally larger impact with less local control than the more-narrowly focused issues.

The next level of observation was the downtown level. The Hamlet of North Creek functions as the downtown for the Town of Johnsburg. The inventory and analysis of Downtown Johnsburg included the area east of NYS Route 28 to the Hudson River. Generally, the local community has more control over downtown issues. Also, it was observed that these downtown issues are pervasive throughout the greater hamlet area.

The final level of observation focused on Main Street in North Creek, extending from River Place to Bridge Street, including the riverfront in that area. Issues discussed at the Main Street level were specific to the study area. It is at this level that concentrated efforts can make a great deal of difference to the hamlet and the town. The residents of North Creek have the most direct control over issues observed at this level.

The following analysis begins with the regional context, discusses the downtown issues and follows with observations at the Main Street level. The summary on page 4-16 addresses the community's goals of Opportunity for Economic Prosperity, Preservation, and Quality of Life at the three levels of observation.

Regional Context

The North Creek region includes the Hamlets of North River, Bakers Mills, Sodom, Riparius, The Glen, Johnsburg, and Wevertown; the Hudson River and Gore Mountain. The mountain currently provides most of the employment in the region, though most economic activity is generated in the Hamlet of North Creek.

Gore Mountain contains the Gore Mountain Ski Area and Bartons Mines. Garnet Hill Lodge and the Highwinds Inn are also situated in the mountains near Bartons Mines. The old mines have recently been closed, but prospects for adjacent mining lodes and the re-opening of the Ruby Mine have assured the continuance of garnet mining at Bartons Mines indefinitely.

Formerly a logging, hunting and mining resource, the mountain is also appreciated year-round for its natural scenic beauty. The

INVENTORY AND ANALYSIS

gondola ski lift operates in the fall and winter, and extensive cross-country ski trails remain open in the off-season for mountain biking. Gore Mountain continues to be the primary attraction for visitors.

The Hudson River is another major attraction. Three whitewater rafting companies are busy from spring to fall near North Creek, guiding adventurers on expeditions down the Hudson.

The Ski Bowl Park is also a significant asset to the town. It is the site of the noteworthy T-bar lift, one of the oldest ski lifts in the nation. The lift is not currently operational, but could be maintained as an attraction to people interested in the history of downhill skiing.

The Ski Bowl is a gently sloping bowl-shaped lawn area at the foot of Gore Mountain. These two attractions will be linked by means of recreational hiking trails this year. The Ski Bowl could be improved by adjacently locating town recreational facilities such as a swimming area, picnic area, pavilions, driving range and small golf course. Trail linkage is critical to connect the hamlet to these regional recreational facilities.

The three facilities mentioned above; the mountain, the river, and the Ski Bowl; have different characteristics that offer varying opportunities to visitors and residents alike. Each area is an environment in and of itself and lacks adequate conceptual, visual or physical connection with the hamlet. Trails for hiking, mountain biking, bicycling, cross-country skiing and walking (including considerations for baby strollers and handicapped accessibility), along with attractively crafted signage should be

developed. Reciprocally, the Hamlet should create stronger connections with the three regional facilities.

Regional Jurisdiction

In addition to local zoning regulations, the requirements of the Adirondack Park Agency (APA) must be met. The APA regulates land uses in the town in accordance with the Adirondack Park Land Use and Development Plan (LUDP). Under the LUDP, private lands are managed through six classifications which reflect varying levels of suitability for development. Maximum allowable densities and compatible uses are defined in the LUDP for each classification.

The goal of the LUDP is to concentrate much of the future development in the Adirondack Park around existing communities, where infrastructure is in place. The Plan encourages higher density development in areas designated as Hamlet, Moderate Intensity, and Low Intensity classifications.

North Creek is classified as a Hamlet. Hamlets typically are the growth and service centers, commercial areas, and areas of concentrated tourist development. In this zone, a wide variety of housing, commercial, recreational, social, and professional needs of the Park's residents and visitors are addressed. There are no density requirements in the Hamlet zone.

The Town regulates the installation of septic systems and the County Department of Building Code Enforcement regulates building construction. State Pollution Discharge Elimination System (SPEDES) permits are issued by the town via the Zoning Officer, who also enforces the

INVENTORY AND ANALYSIS

sanitary code.

The town has a zoning code last updated in 1962. This document is in the process of being revised in the proposed Comprehensive Plan draft, but no official adoption of the plan has taken place. The proposed zoning has raised some questions regarding conformity with APA land uses, specifically, density swapping to extend the APA hamlet zone north toward North River.

The town also has a recently revised set of subdivision regulations that provide for Town review and controls over most aspects of new development.

Downtown Land Use

Downtown Johnsburg. The downtown land uses can be categorized under ten headings including industrial, commercial, institutional, single-family residential, recreational, and multi-family zones. The waterfront has historically seen industrial and railroad uses, and constitutes an **Industrial** zone. Most of this land is abandoned and succumbing to emergent woodland. There are several vacant wood frame buildings formerly used for industrial or railroad activities. Some are in fair condition while others are in ruin. Active industrial uses anchor the area with the North Country Sawmill at the north end and a sand processing plant at the south end.

The Main Street study area is generally a **Commercial** zone. This area is reviewed in depth in the Main Street text following this section.

An **Institutional** zone is apparent at the midsection of Main Street from the bank south to the Town Hall. This area is also

reviewed in depth in the Main Street text following this section.

A **Single-family Residential** zone encircles the study area, forming a crescent to the west and south of Main Street.

The school campus, fire house, and airfield are special uses with both local regional importance. The central school facility and fire department are considered **Institutional** uses while the airfield is a **Recreational** one.

At the south end of the hamlet a **Commercial** zone exists. The Hudson River Rafting Company headquarters, a vacant restaurant building, two gasoline stations, an automobile repair shop, and a thriving restaurant are currently in place. This area is within the APA Hamlet designation and could potentially be developed further.

The Summit, a townhouse development, constitutes a **Multi-family Residential** land use zone. Immediately adjacent to the Commercial zone previously mentioned, this residential zone is also within the APA Hamlet designation and has the potential to be further developed with high quality housing. A new development, Hightop, is an example of appropriate extension of the multi-family zone.

A **Recreational** zone is defined by the Town Park, located in the western half of the study area, on the fringe of downtown. This large recreational land use zone includes North Creek and the Ski Bowl as central features. North Creek is currently being prepared for the new dam that will revive the former swimming area located west of Route 28.

The Ski Bowl Park and town swimming area are primary amenities that make a unique

INVENTORY AND ANALYSIS

contribution to the quality of life in the town. The Town has developed recreational amenities along Ski Bowl Road, and the open space of the Ski Bowl lawn functions as a park. The Ski Bowl is adjacent to land in private ownership that may be developed for housing or other uses. Any plans for development in this area should be coordinated with the Town's plans for Ski Bowl Park.

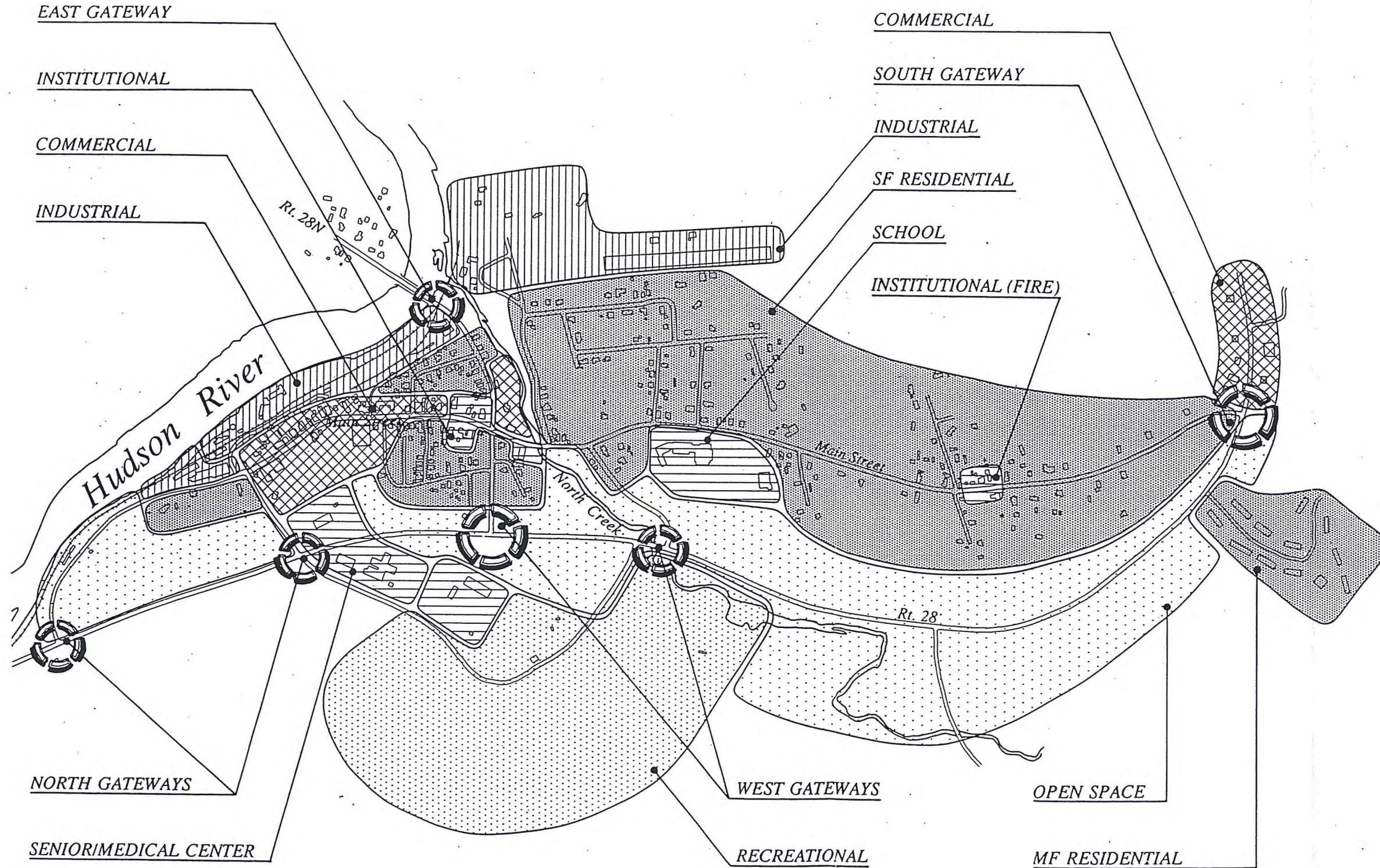
Another **Institutional** use area includes the elderly housing and health center complex. This zone straddles Route 28 at the north end of Ski Bowl Road. These facilities are located 30 to 50 feet above Main Street and, therefore, present significant access problems for elderly residents that might otherwise walk. This area could be expanded with additional construction or enhanced with infill buildings and additions to existing development.

Downtown Circulation. Downtown is the area in which a transition from regional to local scale is made. As automobiles slow to enter North Creek or turn for the Gore Mountain Ski Area, orientation information should be offered. This could include a signboard with a weather-resistant pull-off map (legible from a parked car) indicating the shops and services available downtown. This map should also be permanently displayed at the Gore Mountain facility.







Downtown is currently separated from the Ski Bowl and Gore Mountain by NYS Route 28 and a change in grade that is complicated by eskers. Pedestrian crossings should be established in conjunction with a coordinated system of trails, bikeways and walkways. A logical system would include a creek walk along the North Creek corridor.

There are six gateways to downtown: two at the north end, one at the south end, two to the west and one to the east. The primary gateways are at the extreme north and south ends of the hamlet, used most often by locals, and on the west side where 28 and 28N meet. The other gateways are subordinate to these, with the secondary north entrance (Ski Bowl Road) and east entrance (Bridge Street) being more important than the secondary west entrance at Peaceful Valley Road. Despite the many ways to access downtown, many visitors leave the region unaware of the existence of North Creek.

To help identify downtown and capture some of the market potential, several new signage locations have been suggested. Currently there is one attractive sign at the hamlet line on Route 28, behind which are views to the electrical substation and the rear and side of the "Nice 'n Easy" convenience store. Some visitors may believe that they have been through the hamlet after driving by the small commercial development at the south end of downtown on the Route 28 by-pass. A more appropriate location for this type of attractive signage is on Route 28 at the turn for Main Street or the Gore Mountain Ski Area. Another appropriate location would be at the intersection of 28 and 28N. Signage at the intersection of Main Street and 28N that identifies downtown businesses should be coordinated with these proposed signs. Relocation of the green highway signs for North Creek should be considered (where allowable) by application to NYSDOT.



LEGEND

-  COMMERCIAL
-  INSTITUTIONAL
-  INDUSTRIAL
-  RESIDENTIAL
-  RECREATIONAL
-  OPEN SPACE

North Creek

NORTH CREEK HAMLET
ACTION COMMITTEE

WARREN COUNTY
DEPARTMENT OF PLANNING
AND COMMUNITY DEVELOPMENT

THE SARATOGA ASSOCIATES

LANDSCAPE ARCHITECTS, ARCHITECTS, ENGINEERS AND PLANNERS

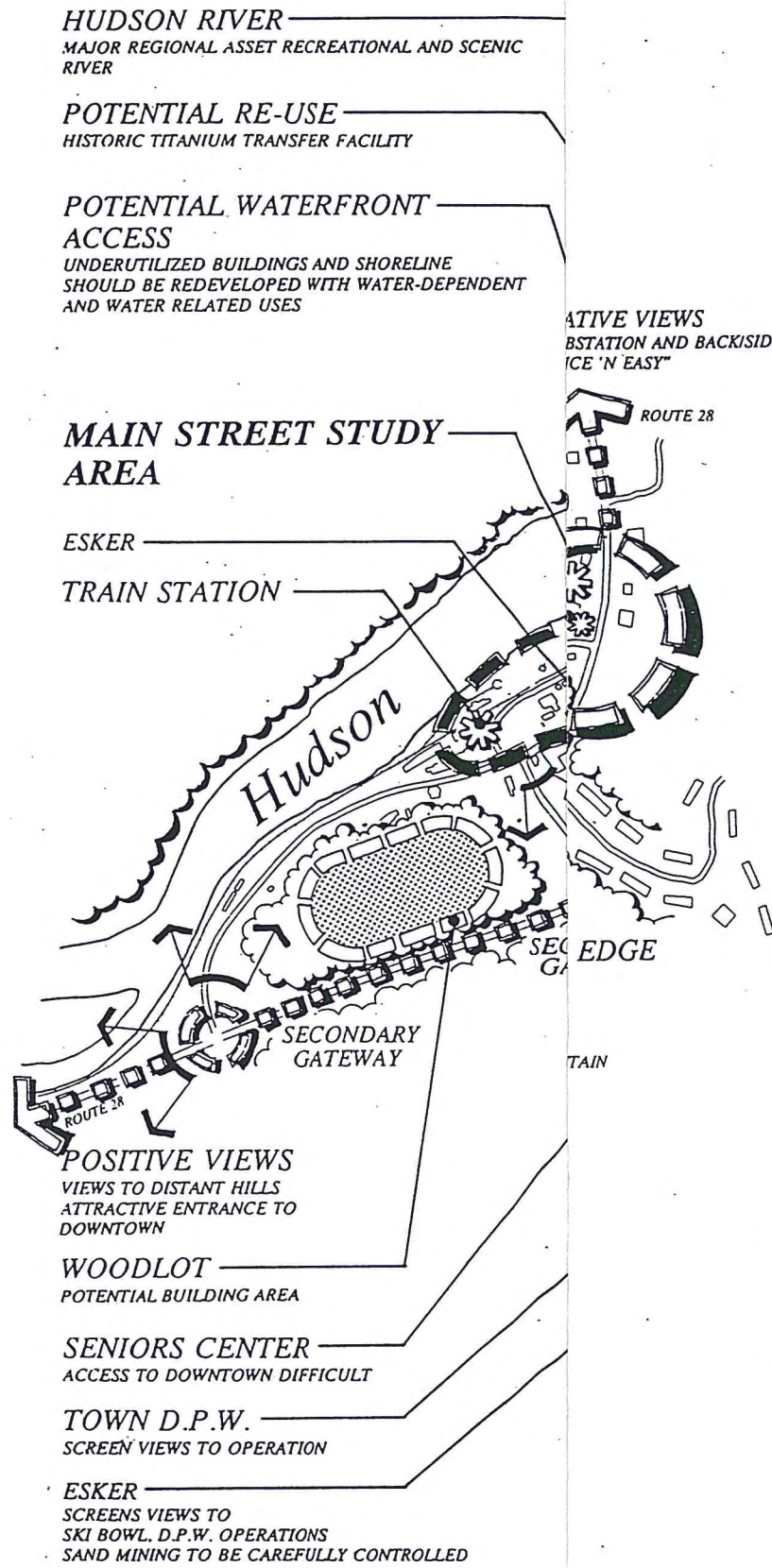
■ SARATOGA SPRINGS ■ BUFFALO ■ NEW YORK CITY ■ SPRINGFIELD

Downtown Existing Land Use

Figure 7



INVENTORY AND ANALYSIS



HUDSON RIVER

MAJOR REGIONAL ASSET RECREATIONAL AND SCENIC RIVER

POTENTIAL RE-USE

HISTORIC TITANIUM TRANSFER FACILITY

POTENTIAL WATERFRONT ACCESS

UNDERUTILIZED BUILDINGS AND SHORELINE SHOULD BE REDEVELOPED WITH WATER-DEPENDENT AND WATER RELATED USES

MAIN STREET STUDY AREA

ESKER

TRAIN STATION

ATtractive VIEWS
STATION AND BACKSIDE
ICE 'N EASY"

ROUTE 28

Hudson

SEC EDGE

SECONDARY GATEWAY

TAIN

POSITIVE VIEWS

VIEWS TO DISTANT HILLS
ATTRACTIVE ENTRANCE TO DOWNTOWN

WOODLOT

POTENTIAL BUILDING AREA

SENIORS CENTER

ACCESS TO DOWNTOWN DIFFICULT

TOWN D.P.W.

SCREEN VIEWS TO OPERATION

ESKER

SCREENS VIEWS TO
SKI BOWL, D.P.W. OPERATIONS
SAND MINING TO BE CAREFULLY CONTROLLED

North Creek

NORTH CREEK HAMLET ACTION COMMITTEE

WARREN COUNTY DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

THE SARATOGA ASSOCIATES

LANDSCAPE ARCHITECTS, ARCHITECTS, ENGINEERS AND PLANNERS

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Downtown Opportunities & Constraints

Figure 8



INVENTORY AND ANALYSIS

Downtown Utilities. Downtown is adequately serviced by Niagara Mohawk Power Corporation for electrical service. There is no natural gas available in the downtown area.

The water supply is of high quality and adequate level of service to meet demand. The Town currently operates five separate wells and three storage tanks that serve independent lines. The wells were last serviced in the late 1980's. While this system is adequate to meet current demand, it operates near capacity for some wells at peak demand. Looping the system by providing interconnections between wells would help to relieve the strain on individual wells. The provision of valves to allow for the partial shut-down of sections of the loop would improve the current condition whereby the entire pipe run is closed to service sections in need of maintenance. The looping would eliminate dead end runs that currently experience occasional pressure drops, and allow for potential extensions of the water lines and district, especially north from the two north wells.

In the long term, the town has indicated that a new well needs to be added to the looped system to provide redundancy and reserve capacity in the event of emergency or scheduled repairs. Additional yield at 100 gpm from a new well would be helpful. For example, the reserve well could be used, since a water storage tank in need of routine cleaning and painting needs to be taken out of service to accomplish the maintenance. It is also important for the proper functioning of the system that the existing wells be telemetered (electronically operated). This would insure continuous water service, rather than depending on the vagaries of manual operation for filling the town's water tanks.

Recent concerns about the adequacy of some local soils to support septic systems, protection of the potable water sources, and protection of the Hudson River from nitrate contamination (due to failing septic systems) has piqued interest in exploring a sanitary sewer system. The new system would support future development and protect existing water resources. It is recommended that a feasibility study for central collection, treatment facilities, and districts be initiated.

A second alternative to individual septic tanks is a common collection system by easement, especially for sensitive areas or large-scale developments. These package treatment plants are less reliable than a central system but may offer a short-term solution. The risk is that the town may be burdened with the long-term maintenance and operation of the package plants. The Warren County Department of Community Development is prepared to aid in grant-writing for communities seeking funding sources for infrastructure improvements.

Human Resources

The downtown area can draw on many community service groups in a valuable human resource pool. With community support and involvement, most of the plan concepts can be implemented. There is immeasurable potential for contributions to redevelopment by these civic-minded groups:

The 1992 Action Plan Committee
Rotary Club
GOOFS
Volunteer Fire Companies
Fire Company Ladies Auxiliaries
Save the Train Station Committee
Gore Mt. Region Chamber of Commerce
Johnsburg Historical Society, Inc.
Johnsburg Central Schools PTSA

INVENTORY AND ANALYSIS

Volunteer Ambulance Rescue Squad
Adirondack Tri County Nursing Home Aux.
Gore Mountain Seniors
Adirondack Mountain Garden Club
Johnsburg Youth Commission
Chamber Beautification Committee

Housing

The report "An Analysis of the Housing Needs of New York State", published in April 1984 by the New York State Division of Housing and Community Renewal (DHCR), identifies Warren County as having a housing gap of 10 - 15.99%. The DHCR defines housing gap as *"the total number of standard units that need to be added to the housing inventory in order to adequately shelter the total population"*. The need is further clarified by saying that more than half of the housing gap can be closed by moderate rehabilitation. The 1990 Census indicates that 11% of the resident population is below the poverty level as established by the federal government. Local surveys indicate that within selected portions of the community one out of two homes in the Town of Johnsburg is severely deteriorated.

The problem with the lack of suitable housing choices is underscored by the conditions under which many lower income families live. Overcrowded conditions in Warren County towns are typically the result of extended families occupying the same dwelling unit. Adult family members who choose to live outside the home may be limited by the quantity and quality of housing in rural communities. Individuals seeking adequate housing may have to relocate to other towns many miles away.

Identification with a hometown or hamlet is an important aspect of rural life, particularly among older residents and families with an

Adirondack heritage. Frequently, the desire to reside close to family, friends and employment (regardless of pay scale) is stronger than the attraction of better or even cheaper housing in other parts of the county.

Since 1977, the County of Warren has provided housing rehabilitation assistance to approximately 100 homes within the Town of Johnsburg. The areas with the highest degree of need have been serviced and the County and Town will continue to seek funds for specific areas. It is estimated that there remain approximately 400 homes that could benefit from a moderate housing improvement program. The problem with this type of program is that it is tied to a target area concept. However, there will be scattered sites where assistance is needed, which cannot be competitive with entire communities during grant reviews. There are also approximately 30 - 55 homes that require serious repair or condemnation. There is a need, therefore, to replace these dwelling units with new construction either on existing sites or at small subdivisions within each community.

The County has an agreement with the Glens Falls Housing Authority that allows for the Authority to administer the Section 8 Rental Assistance Program throughout the County of Warren. There are currently homes available for rental assistance through this program, and vouchers are available for use in its service area. Both programs are fully utilized. It is estimated that an additional 50 units could be filled if they were made available to the County, of which at least eight would be made available to residents of the Town of Johnsburg.

INVENTORY AND ANALYSIS

The community has utilized a multiple source approach to determining the extent of this problem. The sources used by the Town in the needs assessment phase were:

An analysis of 1980 and preliminary 1990 Census information and past surveys conducted by the County for the Town which identifies the housing problems.

A resident housing survey to include all year-round housing units.

A visual survey of housing conditions undertaken by the Housing Rehabilitation staff of the County Planning Department.

The conclusions drawn from the process outlined above indicate that the Town of Johnsbury has distressing housing problems. Substandard conditions and lower income households are found throughout the town. The second home market is increasing gentrification in the housing sector and is severely limiting housing options for town residents. The remainder of this section will briefly highlight the conditions of existing housing and focus on the needs of low and moderate income households.

Housing Stock Condition

An informal inventory was conducted by the Housing Rehabilitation Staff of the Warren County Planning Department to determine the relative conditions of structures in North Creek. Problem areas focused on by the visual survey include:

Electrical Service	Siding
Roof	Structure
Outhouse	Chimney
Debris	Storms & Windows
Painting	Foundation
Steps	Vents
Entry lights	Appearance
Other	General Condition

The categories used in the visual survey were based on a scale of 1 to 6 with 6 representing new conditions and 1 representing severely deteriorated conditions. Based on this classification system the following groupings can be created:

5.0 to 6.0	High quality structure with minimal, if any deficiencies noted - a community asset.
4.5 to 5.0	Minor deficiencies. Still an asset to the community.
4.0 to 4.5	Mostly minor deficiencies, but in an accumulation that noticeably detracts from visual quality of the community.
3.25 to 4.0	Generally a sound structure in need of a moderate amount of structural and cosmetic attention.
less than 3.5	In need of serious attention - may indicate significant structural issues.

INVENTORY AND ANALYSIS

The following table is a composite listing of all uses within the hamlet of North Creek. The number in the last column is a composite rating for each use.

HAMLET AREA IN TOTAL			
USE	QUANTITY		RATING
Church	14	@	3.55
Business	16	@	4.37
Multi-Use	16	@	4.14
Garage	4	@	2.95
Municipal	3	@	4.88
Residential	175	@	3.97

Figure 9. Hamlet Rating.

Seven neighborhoods were established based on a geographical grouping of similar uses. The following table tallies the number of uses and identifies a composite rating for each neighborhood. The neighborhood numbers reference Figure 11, Neighborhood Map. In the tables, the number in the last column indicates the composite rating for all structures of similar use.

NEIGHBORHOOD			RATING
#1	50	@	4.23
#2	24	@	3.46
#3	29	@	3.43
#4	76	@	4.12
#5	13	@	4.28
#6	33	@	3.99
#7	4	@	4.40

Figure 10. Neighborhood Rating.

The tables that follow hereafter identify the types of uses and the quantity of respective uses in each of the seven neighborhoods.

Neighborhood #1			
USE	QUANTITY		RATING
Church	6	@	3.45
Business	11	@	4.33
Multi-Use	13	@	4.37
Garage	1	@	4.58
Municipal	1	@	4.75
Residential	18	@	4.25

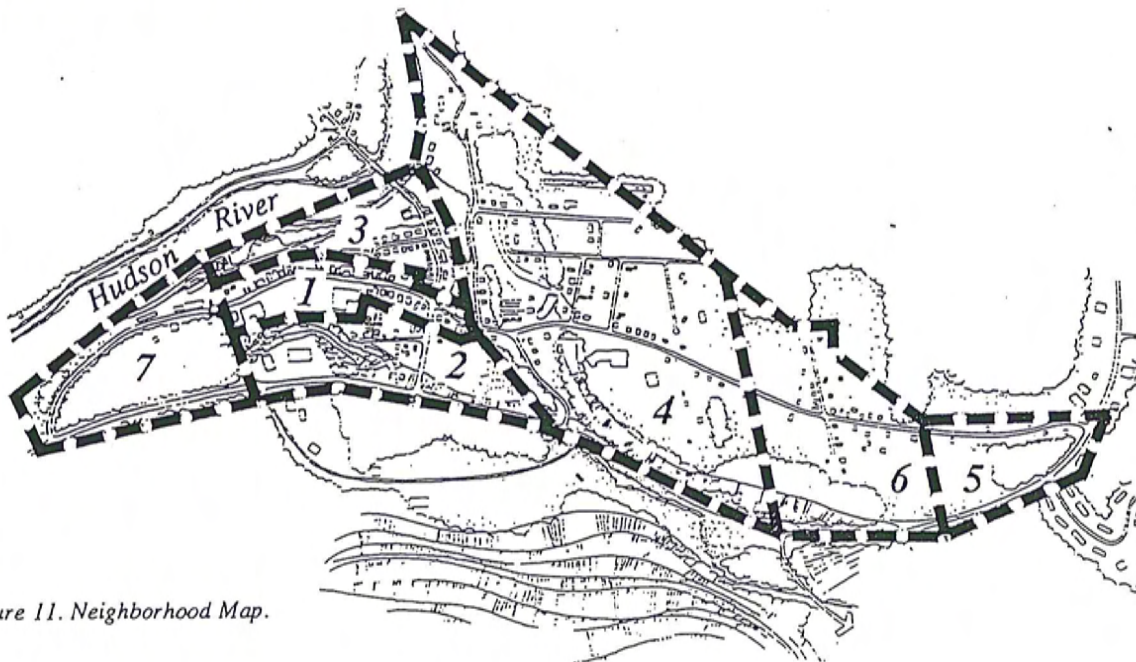


Figure 11. Neighborhood Map.

INVENTORY AND ANALYSIS

Neighborhood #2			
USE	QUANTITY		RATING
Church	2	@	3.58
Garage	2	@	2.71
Residential	19	@	3.44
Services	1	@	5.00

Neighborhood #3			
USE	QUANTITY		RATING
Church	1	@	3.3
Business	1	@	4.4
Multi-Use	1	@	3.5
Garage	1	@	1.8
Municipal	1	@	4.9
Residential	24	@	3.4

Neighborhood #4			
USE	QUANTITY		RATING
Church	1	@	4.3
Business	1	@	4.8
Multi-Use	1	@	2.4
Municipal	1	@	5.0
Residential	72	@	4.14

Neighborhood #5			
USE	QUANTITY		RATING
Business	1	@	4.0
Multi-Use	1	@	3.5
Residential	11	@	4.37

Neighborhood #6			
USE	QUANTITY		RATING
Church	3	@	3.82
Residential	30	@	4.01

Neighborhood #7			
USE	QUANTITY		RATING
Church	1	@	2.8
Business	2	@	4.54
Residential	1	@	5.0

In general, the results of the inventory illustrated more severe housing problems than were indicated by the housing survey undertaken in 1991 by the Warren County Department of Planning and Community Development. This may be due, in part, to varying definitions of "problem" as seen by the surveyor and the homeowner (subjective interpretation). Housing conditions within the town typically reflect the earnings of residents. The type of housing available is

marginal, at best, and deteriorates as households have limited funds to reinvest in normal upkeep and maintenance. The objectives of the 1991 survey were to:

Develop a statistical resource which documents the characteristics of households and the problems which exist.

Achieve a high response rate through community involvement in the distribution and collection of surveys.

Identify neighborhoods having high concentrations of low and moderate income households.

Identify neighborhoods with severe housing problems.

Ascertain the level of financial resources required to correct stated housing deficiencies.

A Citizens Committee and interested volunteers delivered the Housing Needs Survey door-to-door. The survey package included a letter of introduction by the Town Board, a survey form and a stamped, self-addressed, return envelope. The County Planning Department assisted the Town Board and the Citizen Advisory Committee in the survey design (with approval from the Buffalo Office of HUD) and data analysis.

INVENTORY AND ANALYSIS

Figures 12 and 13 (following) identify housing deficiencies and condition based on the survey:

TABULAR SUMMARY OF DEFICIENCY	
TYPE OF DEFICIENCY	RESPONSE
Roof repairs	129 - 48%
Plumbing repairs	96 - 36%
Heating systems	136 - 50%
Insulation	139 - 52%
Electrical services	75 - 28%
Septic systems	100 - 37%
Storms	138 - 51%
Indoor toilets	12 - 4.5%
Provide water	66 - 24%
Other repairs	24 - 8.8%

Figure 12. Tabular Summary of Deficiency.

TABULAR SUMMARY OF CONDITION	
HOUSING CONDITION	RESPONSE
Deficiencies	270
Moderate Deficiencies	70
Severe Deficiencies	154
Deteriorated	43
Low/Moderate	199
% of Low/Moderate	57.9%
Low/Mod w/Deficiencies	173
Low/Mod w/Moderate	
Deficiencies	37
Low/Mod w/Severe	
Deficiencies	106
Low/Mod W/Deterioration	30

Figure 13. Tabular Summary of Condition.

Surveys Distributed	619
Surveys Returned	344
Rate of Return	55.6%

Survey responses were tabulated through a computer report format for ease of analysis, and showed that 78.5% of all units are substandard to some degree.

The housing problem is further compounded by the inferior quality construction that has occurred over the years. Housing structures are typically older, two-story, frame constructions with modern conveniences retrofitted. Over 41% of the housing structures were built prior to 1940 (as determined by the 1990 census), and improvements commonly found were one-story additions or attic dormers providing additional space or an indoor bathroom. Typically, these additions have inadequate foundations, improper or undersized framing, insufficient electrical service and lack necessary ventilation. The housing improvements required are not cosmetic, but center around the basic elements that make a house safe and sanitary.

HOUSING STRUCTURE INVENTORY	
YEAR STRUCTURE BUILT	% OF STOCK
1980 to March 1990	12.1
1970 to 1979	18.5
1960 to 1969	13.7
1950 to 1959	9.6
1940 to 1949	4.7
1939 or Earlier	41.4
TOTAL STOCK	100.0

Figure 14. Housing Structure Inventory.

The average value of single-family, detached, year-round housing unit rose from \$12,000 in 1970 to \$32,152 in 1980 and to \$73,800 in 1990. Median rent values rose from \$56 per month in 1970 to \$132 per month in 1980 and \$386 per month in 1990.

INVENTORY AND ANALYSIS

The residents of these regions are, on the average, lower income people with little more than 70% having a high school education. To further clarify the significance of resident income levels being low, an example of home ownership ability can be used. The 1990 census identifies that median household income is \$24,279 and that median housing value is \$73,800. Assuming an average family size of three persons per household and utilizing Farmers Home Administration mortgage criteria, the average household could not afford monthly housing costs that exceed \$607 per month. Figuring that taxes and insurance equal about \$2,200 on the average, per year, as determined by the Warren County Real Property Office, the amount of funds available for a mortgage or loan payment is \$424. Assuming that a mortgage lender would require 10 percent down and the average house is valued at \$73,800, then the family would have to mortgage \$66,420. The provision of approximately \$7,400 plus closing costs would be a substantial burden for families at or below median income levels. A 30 year mortgage for \$66,420 yields payments of approximately \$683 per month. This figure is significantly greater than the amount the household could realistically afford. This lack of mortgage capability closes the door on a lot of housing options that are available only to families with higher incomes. The only choice lower income households have is the substandard housing that they already live in. The lack of housing choices is, to put it mildly, distressing to a great number of residents whose only recourse is haphazard renovation to substandard dwelling units.

The condition of housing stock and its affordability to community residents has a significant impact on the retention of people

and jobs within the community. As mentioned elsewhere in this report, there is a migration from the area by youths after completing high school. Some of this loss may be attributed to college-bound students and some due to the lack of housing and jobs. Additionally, there has been a steady outward migration of college educated youths due in part to a lack of jobs and suitable housing choices.

The residents of local communities have displayed a strong desire to remain within their communities. The reality also exists that there is a percentage of those residents who will never aspire to or have the financial means to attain homeownership. There is also a need to provide starter housing in an effort to retain educated youth. For these persons, it is suggested that the construction of FMHA 515 rental housing be explored. The availability of low rent units within the hamlet could seriously reduce the housing crisis in the town. The Town should encourage the continuation of the housing rehabilitation program currently managed by the Warren County Office of Community Development.

The quantity and quality of housing is not sufficient to provide starter homes to meet the existing need. Homes that traditionally have been used as starter or retirement units now demand top dollar as second homes for families from the metro areas of the state. The lower income residents who chose to remain in the area are forced to utilize older camps and mobile homes as first homes. The second home market is so lucrative that even the ability to upgrade to better housing as one's income increases is severely curtailed. Growing families are then forced to construct additions to homes that are already considered substandard. This

INVENTORY AND ANALYSIS

moderate rehabilitation to existing marginal dwellings will help close the housing gap which currently exists.

There are few housing options available for elderly residents, especially for those who choose not to own a home. The options available in this situation are also limited by the socio-economic characteristics of the areas in question.

1990 OCCUPANCY AND TENURE	
Occupied housing units	860
Vacant housing units	739
Units with >1 person/room	19
For seasonal, recreational, or occasional use	552
Owner-occupied units	661
Percent owner-occupied	76.9%
Homeowner vacancy rate	6.4%
Persons per owner unit	2.74
Renter-occupied units	199
Rental vacancy rate	15.5%
Persons per rental unit	2.41

Figure 15. 1990 Occupancy and Tenure.

Figure 15 identifies housing occupancy for dwelling units within the Town of Johnsburg. The 1990 census indicates that 23.1% of the households within town are rental units. Considering that the same figure for the County is 30.7%, there is an indication that the provision of decent, affordable, rental units should be considered by the Town.

The Town should investigate all available options for the provision of affordable

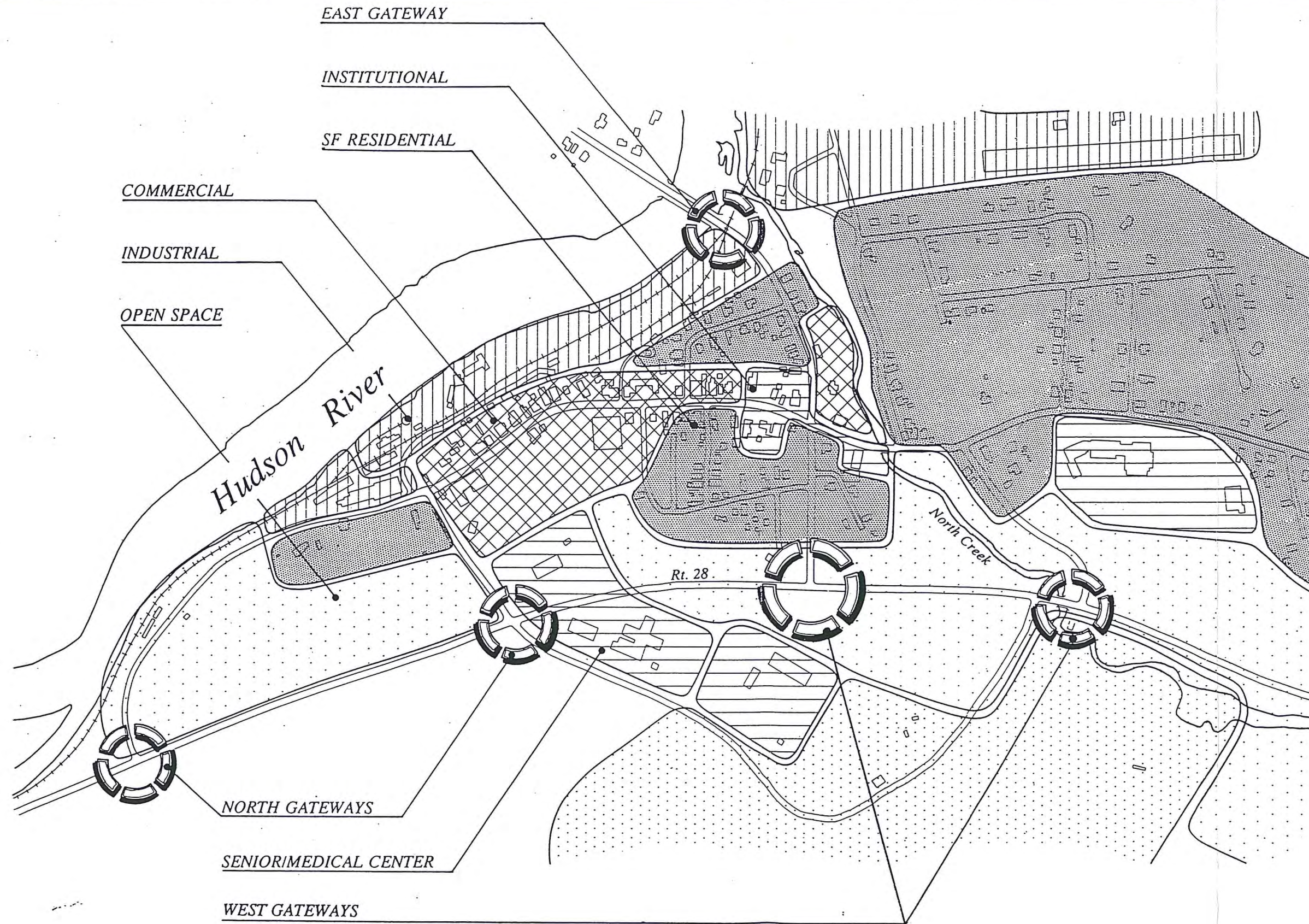
housing. Such options may include the formation of a local development fund company to sponsor new housing construction or working with an existing not-for-profit agency to undertake housing initiatives.

The 1990 census indicates that mobile homes comprise 15.7% of the housing stock in the town as compared to 7.0% in 1980. Of the increase in housing units between 1980 and 1990, 54% (160 of 295) were mobile homes. Mobile homes offer the only affordable housing choice to many residents. However, the scenic beauty of the town can be intruded upon by the often haphazard placement and negligent upkeep of mobile homes. In recognition of this information, the Town should ensure that there are areas within the town for mobile home parks and that local land use regulations address the aesthetic issues of mobile home placement.







Main Street Land Use

Main Street. The Main Street study area has four distinct land use zones, including Commercial, Institutional, Residential, and Industrial. There is a Commercial land use zone at the north end of the street, and an Institutional land use zone north of the intersection of 28N and Main Street (including the Town Hall and the waterfront zone). The entire waterfront zone is vacant or abandoned, with emergent vegetation overtaking the unused rail lands.

The Commercial boasts several outstanding features. Most notable are the historic buildings on the east side of the street. These structures possess the ambiance of a long-established hamlet and contribute significant character to Main Street. The buildings have bracketed roofs and porch columns, second-



LEGEND

-  COMMERCIAL
-  INSTITUTIONAL
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**Main Street
Existing Land Use**

Figure 16



INVENTORY AND ANALYSIS

story porches, wooden spindle railings, display storefronts and covered exterior stairs. Many of the buildings are from the previous century.

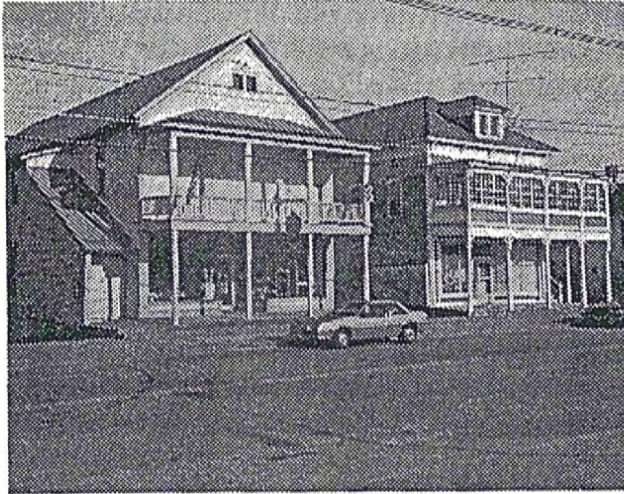


Figure 17. Historic commercial buildings on the east side of Main St., 1992.

The Commercial portion of Main Street has significant contemporary development on the west side of the street. The development consists of three large buildings: The Copperfield Inn; the building housing the Chamber of Commerce, Barbara Stolen Real Estate and Whitewater World rafting company; an auto parts store; and the Grand Union Plaza with Sterling Goodspeed's law office, and the Adirondack Spirits liquor store. The first two buildings share a parking lot and the latter has a large parking area north of the one story building.

The Commercial zone also has a disturbing amount of vacant building and lot space on both sides of the street. On the west side of the street there are two large vacant lots, one south of the Chamber of Commerce and one south of the Grand Union. On the east side of the street there are several "missing teeth" in the form of vacant buildings and lots. Please refer to Appendix A-1 following this

text for a complete vacant property inventory.



Figure 18. Vacant Commercial Building. This vacant building on the east side of Main Street detracts from the commercial neighborhood but has a potentially attractive historic storefront. Photo circa 1992.

South of the Commercial zone there is a hummock in the street with the bank and churches at the crest. This area is visually separated from the rest of Main Street and has a different character. The buildings on the west side are set back from and well above street level, with trees intervening on the slope between the street and the building facades. This is the Institutional land use zone that includes the bank, GTE, Methodist church and parsonage and Catholic church and rectory. The town hall and two apartment buildings are also included in the zone.

Between the Commercial and Institutional zones, a portion of the Residential land use zone west of Main Street is present on the street front. Four houses, one of which is vacant and another of which is a four unit apartment building make the transition from the automobile parts store (Commercial

INVENTORY AND ANALYSIS

zone) to the church property (Institutional zone). A concrete retaining wall separates the homes from the street.

The Industrial waterfront warrants close attention because of its proximity to the Main Street study area and potential to make profound contributions towards realizing the goals of the plan.

The zoning of the waterfront should be reconsidered, as industrial is not the best use category for this area. The historic resources represented by the train station, turn table, switches, and other vintage buildings could be preserved to carry the quaint historic character of Main Street to the waterfront.

Access to the riverbank is limited by the presence of the railroad. The Canadian Pacific Company has not made its intentions for the waterfront line clear. Obviously, an active freight line would have negative ramifications for waterfront access in the form of a park or trail system. It is also unclear what effect this could have on the train station museum concept. Nonetheless, the waterfront and railroad-related buildings remain a great potential asset for future redevelopment plans. A complete inventory of vacant property in the study area is presented in Appendix A-1.

Main Street Circulation. Main Street circulation brings the traveler from highway-speed to hamlet-speed automobile circulation. Parking is convenient and usually can be found adjacent to the destination. Parallel parking is provided on both sides of Main Street, with off-street parking available at the Copperfield Inn, the Grand Union Plaza, the abandoned service station, the Alpine Motel and the bank.

Pedestrian circulation is supported by a complete sidewalk system on both sides of Main Street. Historically, Main Street businesses have had a direct relationship to the sidewalk offering porches, overhangs or awnings to the pedestrian environment. Contemporary exceptions include those businesses listed above with off-street parking.

Bicycle circulation is not overtly supported in the hamlet. The dedication of a bike lane on Main Street or signage that acknowledges bicycles as part of the circulation system would be an improvement. Bicycle racks should be provided as standard street furniture along Main Street.

Main Street Generators. The draw of Main Street is attributed to the availability of a full range of shops and services that serve the outlying town. There are several places, however, that are generators of activity, and are routinely used by most people. They are the primary reason for visits to Main Street that might also result in other shopping stops. The generators are noted on the Main Street Opportunities and Constraints drawing as asterisks. (See the plan on the facing page). They include the Post Office, former First American bank, Grand Union grocery store, hardware store and Mountain Sundries pharmacy. In addition, Smith's restaurant plays an informal role as a Main Street gathering and meeting place.

WATERFRONT ACCESS POTENTIAL
 HISTORIC WALKING TRAIL
 WATERFRONT LINEAR PARK
 CLEAN-UP REQUIRED

VACANT BUILDINGS REDEVELOPMENT POTENTIAL
 REDEVELOPMENT FOR WATER-RELATED OR WATER-DEPENDENT USES.
 VISITOR INFORMATION
 SOUVENIR SHOPPING

HISTORIC/THEMATIC RESOURCES
 TRAIN ENGINE TURN-AROUND
 TRAIN STATION
 POTENTIAL RE-USE AS REGIONAL ATTRACTION

VACANT WATER-FRONT POTENTIAL ACCESS
 FISHING
 HIKING
 BIKING
 PASSIVE PARKLAND

FORMER BRIDGE ABUTMENTS

POTENTIAL CONNECTOR ROAD

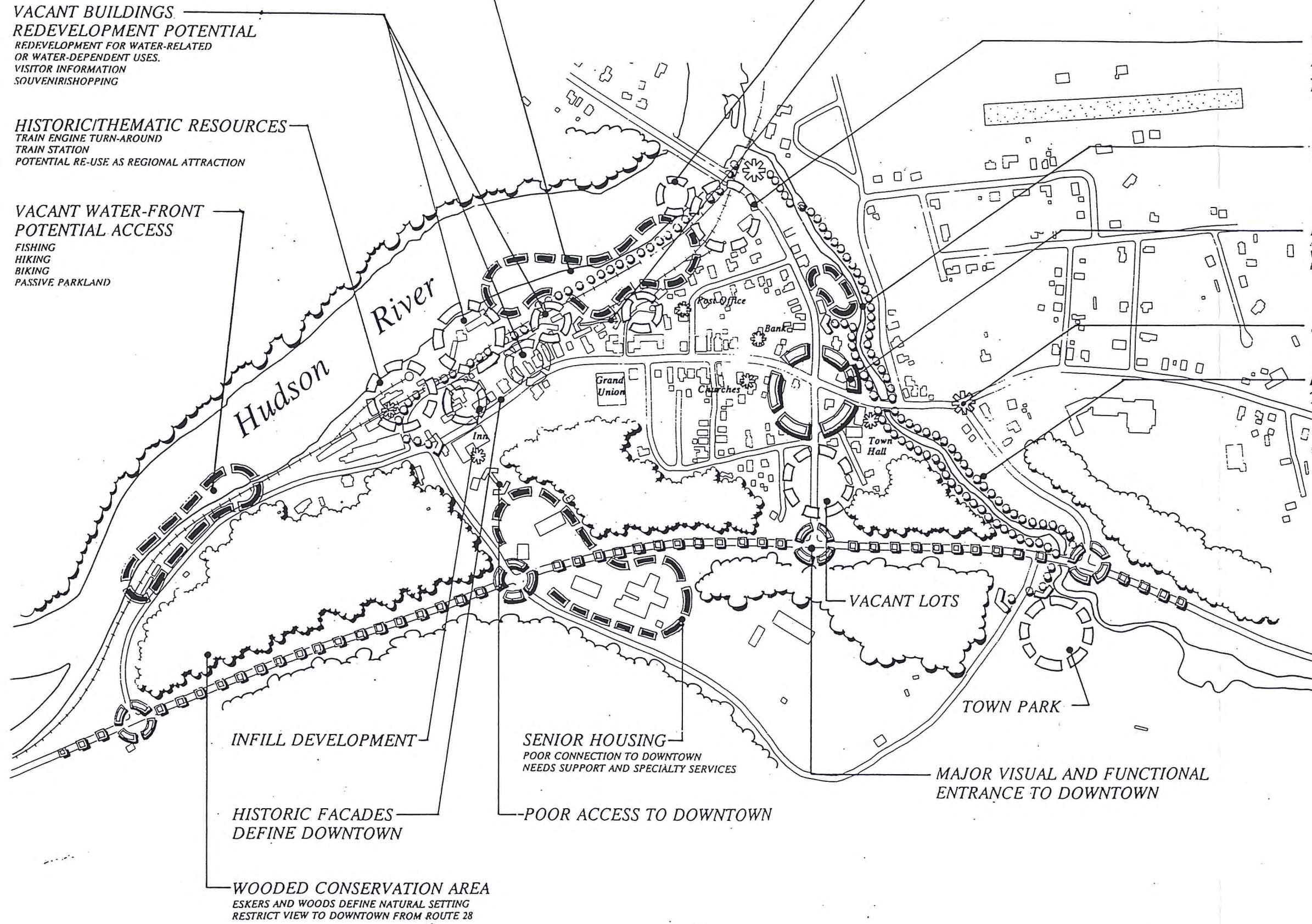
VACANT TITANIUM TRANSFER SITE POTENTIAL RE-USE
 SHORT-TERM HISTORIC INTERPRETATION
 LONG-TERM CREATIVE REDEVELOPMENT

FORMER TANNERY DAM SITE

ENTRY CROSSROADS
 ARRIVE SIGNAGE LOCATION
 VACANT PARCEL DEVELOPMENT
 BUSINESS LOCATED SIGNAGE

SCENIC ENTRY AND PARKING

BIKE/HIKE TRAIL LINK TO TOWN PARK AND DOWNTOWN



INFILL DEVELOPMENT

HISTORIC FACADES DEFINE DOWNTOWN

WOODED CONSERVATION AREA
 ESKERS AND WOODS DEFINE NATURAL SETTING
 RESTRICT VIEW TO DOWNTOWN FROM ROUTE 28

SENIOR HOUSING
 POOR CONNECTION TO DOWNTOWN
 NEEDS SUPPORT AND SPECIALTY SERVICES

POOR ACCESS TO DOWNTOWN

MAJOR VISUAL AND FUNCTIONAL ENTRANCE TO DOWNTOWN

North Creek

NORTH CREEK HAMLET ACTION COMMITTEE

WARREN COUNTY DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

THE SARATOGA ASSOCIATES

LANDSCAPE ARCHITECTS, ARCHITECTS, ENGINEERS AND PLANNERS

■ SARATOGA SPRINGS ■ BUFFALO ■ NEW YORK CITY ■ SPRINGFIELD

Main Street Opportunities & Constraints

Figure 19



INVENTORY AND ANALYSIS

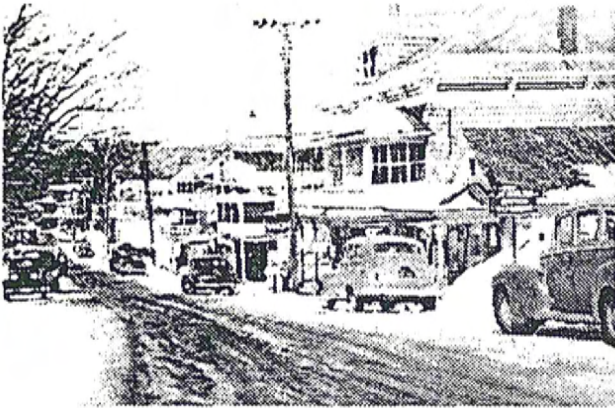


Figure 20. Historic View of Main Street, circa 1940's.

The Copperfield Inn on northern Main Street may evolve into a regional generator as it becomes more widely known. The recent addition to Main Street is already attracting visitors on a regional scale and may expand in the near future to provide further accommodations. The inn acts as the north anchor for the commercial district on Main Street.



Figure 21. Historic facades on Main Street North Creek, circa 1992.

Another Main Street study area site, potentially of regional importance, is the historic train station. Efforts to protect and restore this treasure could create another

generator for tourists and townspeople alike. Careful planning of reuse options for the station should be considered.

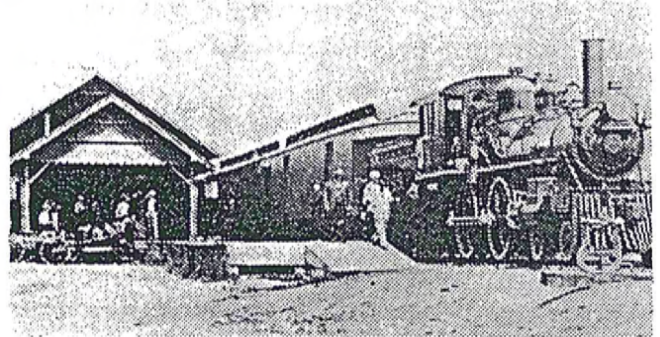


Figure 22. The train station in the early days as a passenger terminal well before the turn of the century.

The importance of the historic character of the east side of Main Street cannot be overstated. The historic buildings, including the vintage IGA market, are a latent source of streetscape and redevelopment themes as well as a unique and attractive resource.

INVENTORY AND ANALYSIS

Summary of Issues and Resources

The following is a list of issues identified during the analysis phase of the study. The issues are organized according to the goals under which they fall, and will be addressed in the action plan.

GOAL: Opportunity for Promoting Prosperity

1. **Create a more diversified, year-round employment base** through business development in the hamlet. Identify the proper location for such businesses including vacant riverfront properties, Main Street and the Route 28N corridor. Business types include retail, commercial, office and light industrial activities.
2. **Expand the retail base on Main Street** to achieve a critical mass of shopping activity. The Grand Union, drug store, and other retailers provide a core of activity from which to expand. Infill vacant properties with appropriate supporting development.
3. **Locate four-season passive activities related to the recreation business in the hamlet and on Main Street.** Examples include movie theater, bowling center, indoor pool and tennis, fitness center, cafes and restaurants, train station and museum related activities.
4. **Link Main Street to the Gore Mountain Ski Center** both functionally and programmatically. Identify ski lift and trail connections.
5. **Provide off-street parking** for Main Street businesses. Anticipate business growth and increasing pressures on curbside parking. Plan appropriately to accommodate parking.
6. **Create public/private financing strategy** to accomplish public improvements. Secure public grants to finance improvements.
7. **Improve the visibility/recognition of the hamlet from the Route 28N and 28 corridors.** Provide landscape planting and signage to create an attractive and inviting image.
8. **Establish designated land use patterns and/or zoning** in the hamlet to direct an orderly development of properties. Specific zones which warrant emphasis include the waterfront, Main Street and Route 28N corridor.
9. **Create a business development committee** that would be responsible for promoting/marketing North Creek, attracting businesses and helping to clear the way for approvals.
10. **Create a four-season marketing plan** that promotes the town.
11. **Establish a Main Street sign program.**
12. **Create a program to implement short-term use of vacant store fronts** to enhance the appeal of the Main Street retail area. Considerations include historical and artistic window displays.

INVENTORY AND ANALYSIS

13. **Provide appropriate and affordable housing** for town residents.

GOAL: Maintain Quality of Life

GOAL: Preservation of the Natural and Built Environments

1. **Protect the integrity of residential neighborhoods** from encroachment by and/or adjacency of business zones. Areas of concern include Ordway Lane and Circle Avenue.
 2. **Preserve the architectural heritage of the community through a facade renovation program on Main Street.** Establish design guidelines and standards. Identify public funding sources to assist with improvement costs.
 3. **Preserve the environmental beauty of the hamlet and town** which is critical to maintaining the attractiveness of the region for recreation business. Preserve the esker and wooded buffer that is located on the north side of Route 28 and establish extraction and reclamation controls for the esker sand pit located on the south side of Route 28. Establish important view shed corridors and controls.
 4. **Support the recognition and preservation of historic buildings in the hamlet** as a means to expand recreation-based activities. Projects include the train station, titanium transfer station, tannery row, and dam.
1. **Improve the Town park system** with the addition of a golf course, swimming area, fish stocking program, ski lift renovation, band shell, small theater, river access, picnic facilities etc. Evaluate the role of the existing Town Park and the potential for a park facility along the waterfront.
 2. **Establish a bike/hike trail system** within the hamlet that links residential neighborhoods to Main Street, the Town Park, Town Hall, elderly housing complex, and Gore Mountain trail system.
 3. **Establish a walking tour program** of historic and cultural interpretive sites within the hamlet.
 4. **Improve the pedestrian environment** in the Main Street area. Consider benches, lighting, signage, window displays, seasonal activities, cafes, and facing the concrete retaining wall with stone.
 5. **Improve the range of community facilities** by adding services such as library/reading room or teen center.
 6. **Beautify the hamlet and town entrances** creating attractive and inviting front doors to the community.
 7. **Establish Project Pride** to continue improving the village. Examples include: involve residents in village

INVENTORY AND ANALYSIS

improvements and clean-up; "adopt a road" program; involve the youth in a maintenance program. Create an awards program to recognize outstanding property development and maintenance. Start the program with a clean-up of vacant Main Street properties.

8. **Enforce zoning and planning regulations** as a means of protecting property values and quality of life.

Chapter 5
Economic Development

ECONOMIC DEVELOPMENT

Economic History

The development of a region's economy usually can be traced to one of two factors: 1) comparative advantage or 2) result of circumstances. Comparative advantage results from a production benefit of the region over other regions. A result of circumstance is due to a series of non-economic events that may land an entrepreneur in that region (ex. college, vacation spot). In North Creek, however, industrial development has been driven by the region's comparative advantage in resource availability.

Tanning, timbering, mining, skiing, and rafting all are activities that depend on an outstanding resource base. Historically, all major industries in North Creek have been resource-based. Due to remoteness and lack of population density, North Creek has never developed a tradition of manufacturing. Unfortunately, resource-based industries tend to be cyclical, often magnifying the trends of the economy. These "boomtown" areas usually disappear after the resource is spent. (Witness the Village of Burden in Columbia County, that disappeared when iron ore ran out.)

Fortunately, North Creek has had a succession of resource-based industries rather than a dependence on only one. The tanneries were followed by timbering, mining, and outdoor recreation. Though timbering and mining still exist, today's primary industry is outdoor recreation - alpine and Nordic skiing, whitewater rafting, and wilderness hiking. These are based on renewable natural resources and dependent on continued high quality environments.

It would be easy to resolve that North

Creek's economy is destined to remain recreation-based with little manufacturing or industry. However, as mentioned earlier, comparative advantage is only one factor companies consider in choosing location. With refinement, North Creek has the potential to develop an economy beyond resource-based industries. The following discussion is a profile of North Creek's land uses and people, followed by a critical assessment of the industrial, retail, and recreation potential of the region.

Community Profile

The North Creek Hamlet area has 175 single family residences of which 170 (97%) are occupied. This Hamlet area has the most primary residences in the town, and the smallest percentage of seasonal residences. The permanent residences are comprised of 166 (95%) conventional homes and nine (5%) mobile homes. Twenty percent of the permanent town residences are in the Hamlet of North Creek. Not included in these figures are the four multi-family residences and the residential units in the sixteen commercial/residential buildings. The North Creek Hamlet area contains sixteen commercial uses and sixteen commercial/residential uses. Together they represent 64% of all commercial activity in the town and provide major services and retail goods for the surrounding areas.

The North Creek Hamlet area has eighteen public/semi-public areas which represent 40% of all such uses in the town. These include the Johnsburg Central School, the Town Offices, Highway garage and landfill, the Tri-County Nursing Home and the North Creek Firehouse. In addition, there are fourteen churches and related structures, two cemeteries, two public utility facilities, an

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American Legion Monument, and the Bennett Airfield. The hamlet also has three industrial uses: The Great Eastern Sawmill, North Creek Woodworking Mill, and A&B Oil Storage Tanks. The two extractive uses in this section are between New York State Route 28 and the Ski Bowl Road and both are used by the Town.

Several parcels of Fischer Act land near Durkin Road represent the commercial forests for this section of the town. There are five outdoor recreation areas in or close to the Hamlet area. They include Gore Mountain Ski Center, the North Creek Ski Bowl, the Ski Barn Touring Center, the Town beach, and the recreational facilities near the Ski Bowl.

LABOR FORCE BY INDUSTRY TOWN OF JOHNSBURG	
Employed person 16 years and over	1,035
Agriculture, forestry and fisheries	<1%
Mining	4.5%
Construction	13.3%
Manufacturing, nondurable goods	1.6%
Manufacturing, durable goods	9.6%
Transportation	4.8%
Communications and other public utilities	<1%
Wholesale trade	1.4%
Retail trade	18.6%
Finance, insurance and real estate	5.0%
Business and repair services	1.6%
Personal services	6.7%
Entertainment and recreation services	6.4%
Health services	7.9%
Educational services	9.4%
Other professional and related services	4.8%
<u>Public administration</u>	<u>2.8%</u>
TOTAL	100%

Figure 23. Town of Johnsburg.

EDUCATIONAL ATTAINMENT OF PERSONS 25 YEARS AND OLDER %

Less than 9th grade	11.7
9th to 12th grade, no diploma	18.2
High school graduate	36.2
Some college, no degree	13.4
Associates degree	6.4
Bachelor's degree	8.1
Graduate or professional degree	6.2
Percent high school graduate or higher	70.2
Percent bachelor's degree or higher	14.3

Figure 24. Educational Attainment.

INCOME IN 1989

Households	858
Median household income	\$24,279
Less than \$5,000	3.5%
\$5,000 to \$9,999	12.1%
\$10,000 to \$14,999	13.1%
\$15,000 to \$24,999	23.1%
\$25,000 to \$34,999	18.0%
\$35,000 to \$49,999	15.2%
\$50,000 to \$74,999	10.7%
\$75,000 to \$99,999	2.8%
\$100,000 to \$149,999	< 1%
\$150,000 or more.	< 1%

Figure 25. Income in 1989.

The lack of steady employment opportunities within the town can best be illustrated by 1990 census figures which indicate that over thirty-seven percent of the population work outside of town.

Income

Basic community services for residents are provided by four or five local businesses. Local residents are forced to pay higher prices for goods because of the limited quantity they purchase and the distance traveled to deliver them. As a result, a majority of consumables basic to survival

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cost considerably more than in a large city environment. These factors, distance to

PERCENT BELOW POVERTY LEVEL	
All persons	10.8
Persons 18 years and over	8.1
Persons 65 years and over	9.0
Related children under 18 years	18.5
Related children under 5 years	16.8
Related children 5 to 17 years	19.1
Unrelated individuals	17.4
All families	7.8
With related children under 18 years	11.9
With related children under 5 years	15.8
Female householder families	27.5
With related children under 18 years	41.4
With related children under 5 years	50.0

Figure 26. Percent Below Poverty Level.

major shopping and employment centers, and the higher cost of local goods and services are factors influencing the quality of life for residents. Many residents are of the opinion that the lack of adequate year-round employment is not sufficient reason to abandon the lifestyle and quality of life that they are comfortable with. As a result, a significant number of households do not have incomes sufficient to meet other than basic needs. One result of families surviving on subsistence level incomes is the housing conditions found within the county and town.

An approach that should be considered in alleviating some of the housing problems is stimulation of the local economy, providing for more year-round jobs including benefits and a sense of security. Local economic development activities should stress a public/private partnership and promote expansion of existing industry. Increased

local economic activity will provide more families with the funds necessary to construct housing units and purchase essential goods and services.

Demographic Trends

The Hamlet of North Creek is located in the northeastern corner of the Town of Johnsburg, bordering on the Town of Chester. The North Creek trade area seems to primarily be the northern half of Johnsburg (above Route 8) and the northwestern section of Chester. This area will be considered the trade area for assessing the regional labor market and retail trade. For analysis purposes, data has been procured from CACI Incorporated, a data analysis firm. The northern area of Johnsburg is block group 1 of census tract 704 and the northwestern part of Chester is that portion of census tract 750 in the 12853 zip code (see data appendix). The Hamlet data is derived by CACI as that part of zip code 12853 in census tract 740. Figure 27 (following) indicates this trade area.

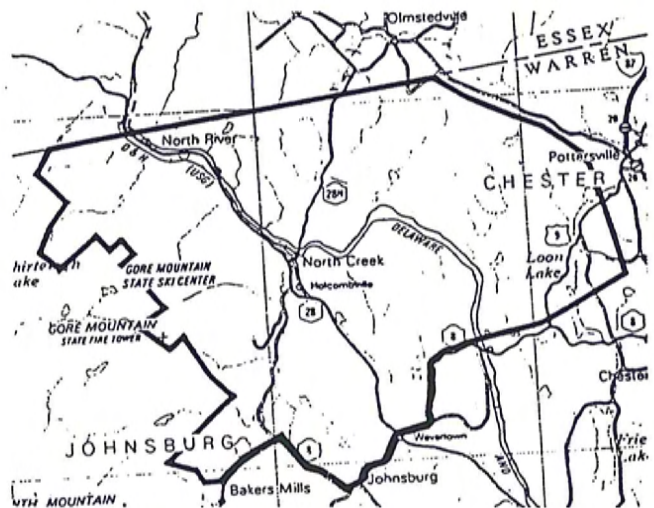


Figure 27. North Creek Trade Area.

North Creek Trade Area. The total population of this trade area in 1990 was

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3,238 persons, up nearly 14% from 1980. The population is almost evenly split between the two subareas with 48% in northern Johnsborg and 52% in northwestern Chester. However, northern Johnsborg has slightly more households, 586 compared to 554 for northwestern Chester.

Northern Johnsborg has 1,560 residents. Of this total, 12.7% are below the age of 18 while 19.7% are age 65 and over. Median age has increased from 33.7 years in 1980 to 38 years in 1990. Of those 25 and older, 70.4% are high school graduates while 13.8% have attained a Bachelor's degree.

Median household income, according to the 1990 Census, was \$23,491 and displayed a 6.1% annual growth rate over the decade. This rapid income growth led to a drop in the percentage of residents below the poverty level, from 14.6% in 1980 to 10.4% in 1990.

Northwestern Chester has 1,678 residents. Over eleven percent are under the age of 18 and 14.1% are 65 years or older. Median age has increased from 28.4 years to 31.6 years in 1990. This portion of the trade area is significantly younger than the Johnsborg portion. Of those 25 years and older, 75.3% are high school graduates and 11.7% have attained a Bachelor's degree.

Median household income in 1990 for this subarea was \$25,093, an annual growth rate of 8.8% over the last decade. Residents below the poverty level dropped from 30.1% in 1980 to 13% in 1990.

The 1990 labor force resident in the total trade area was 1,527 persons. Of this, 9%, or 136 persons, were unemployed. The service sector is the largest employer followed by

wholesale and retail trade. Over the 1980 to 1990 decade, the labor force added 498 persons.

Hamlet of North Creek. Since North Creek is not incorporated, official statistical information is not kept. The area closest to North Creek is the CACI Incorporated zip code portion located in Johnsborg (census tract 740). The following is a profile of North Creek based on this geography.

The Hamlet of North Creek is the home of an estimated 742 residents, about 5% more than in 1980. It is the largest hamlet in the Town of Johnsborg. Seventy percent of the residents graduated high school and 14% have a Bachelor's degree or higher. North Creek is racially homogeneous, with 99% of the population being white. The 65 and older age group is 17.2% of the population while the under 18 age group is 25% of the population. Average household size is 2.67 persons, with a median household income of \$24,453.

North Creek's 742 residents occupied 271 housing units in 1990. This left 233 units vacant, for sale, or second home units. Twelve percent, or 61 units, have been constructed since 1980. Of the occupied units, 76.8% were owner-occupied while the remaining 23.2% were renter-occupied. Of the sampled home owners and renters, the self-estimate median home value was \$75,446 while the self-estimate contract rent was \$291.

Of the 572 residents age 16 and older, 63.6% considered themselves a part of the labor force. Most North Creek residents who are employed work in the service sector (37%) followed by those working in retail and wholesale trade (20%). The 1990 Census

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showed that 10.2% of the residents in the labor force was unemployed.

Industrial Development

The production process involves a combination of five factors: land, labor, materials, capital investment, and energy. A region's comparative advantage usually stems from one or more of these factors. Due to particular strength of a production factor, a group of similar firms can develop in a region. The initial assessment of North Creek's industrial development potential is based on the region's ability to deliver the factors of production.

North Creek Strengths. North Creek's primary strength is its idyllic setting. It is this setting that offers a quality of life unmatched by many areas (for those who enjoy a rural wilderness setting). This has attracted a certain type of individual, the Adirondacker, who chooses to live here over many other, more comfortable locations. A product of this is a reasonable labor force: small, but educated and available.

Another strength is more industry in the region than recreation alone. The lumber and mining industries here have found success. Other industries can look at their success as a positive indicator of the workforce and the region's ability to support industry.

North Creek Weaknesses. North Creek's primary weakness is the lack of quality sites and available structures for industrial development. This is due in part to the strict APA Land Use Regulations outside of Hamlet area. The pattern of development that has occurred in the hamlet itself is also a factor.

Compounding the siting problem is the lack of high quality infrastructure, including sewer, natural gas, and roads. Sewer service is a particularly troubling problem for any process industries. Natural gas is the low-cost energy alternative for industry. Additionally, many town roads are not paved, making high volume traffic very difficult.

The cost of shipping materials can be a major expense. North Creek is removed from most major markets and superhighways, adding to materials delivery costs. Industries that are transportation cost sensitive may not find North Creek an ideal location.

Finally, there is only one local financial institution. Local institutions are important because they understand the development dynamics of an area and can assist investment by making funds available. Non-area banks are less likely to make these investments.

Summary. Many of these weaknesses are inherent to North Creek and cannot be overcome. The weaknesses that can be overcome are the problems of in-hamlet sites for development and attracting additional financial institutions. The strengths, particularly related to the setting and lifestyle, can be fine tuned through community involvement.

The bottom line is that North Creek offers only a very select type of industrial concern, an attractive location. The next section reviews a number of industries that have been identified as attractive targets for North Creek economic development efforts.

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Industries Offering Potential Development Options

The economic development problems of North Creek should not be viewed as structural but as issues of industrial organization. What types of industries can exist here? Insight may be gained by understanding why industries might site here and how to best target marketing efforts to these industries. The industries reviewed include: value-added wood products, secondary wood products and crafts, non-wood crafts, small scale technology-based and assembly industries, and consulting services. The purpose is not to eliminate any potential opportunity, but to give a feel for the factors that will affect the location decision.

Value-added Wood Products. Timbering and lumber production still exist in North Creek and the region. The suggestion is a vertical integration of the wood products industry to include the value-added industries - those that produce saleable products derived from lumber. Already, there are two value-added wood companies in the region, a log home producer and a roof truss producer. Other suggested products include pallets, flooring, and pine boxes. The following are the strengths and weaknesses of such organizations setting up shop in North Creek.

Strengths: Existing lumber industry can provide raw materials.
Skilled and unskilled labor is available.

Weaknesses: Need industrially-zoned sites with services.

Distance from markets creates expensive transportation problem (cheaper to ship raw materials to market for assembly).

Craft Wood Products. Rather than the larger production operations discussed above, there may be opportunities for smaller craft wood producers. Examples include specialty furniture, wooden cutlery, and wooden artwork with local, regional, and mail-order distribution channels.

Strengths: Existing lumber industry can provide raw materials.
Skilled and unskilled labor is available.
"Adirondack" is a saleable concept.
Near to 1+ million people in Albany-Glens Falls corridor.

Weaknesses: North Creek is behind other areas in the Adirondacks in selling the concept.
North Creek has no established distribution channel.
North Creek has no ready space for development.

Non-wood Crafts. Wood is not the only resource that has been extracted from the hills of North Creek. Mining of garnet, iron, titanium, calcium, graphite, and building stone have all occurred in the region. Examples of non-wood products include stone-work, mineral products, and jewelry.

Strengths: Mining industry can provide some raw materials.
Skilled and unskilled labor is

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available.

At least for mineral crafts, there is a retail channel.

"Adirondack" is a saleable concept.

Weaknesses: North Creek is behind other areas in the Adirondacks in selling the concept.

North Creek has no ready space for development.

Small Scale Technology-based and Assembly Industries. These have been the high value-added industries of the last 20 years. Examples include computer software, component assembly, research, etc...

Strengths: Idyllic setting and high quality of life.

Skilled and unskilled labor is available.

These industries can function without sewer and gas.

Within commuting distance of the Albany high tech research centers.

A half-hour commute from Glens Falls for additional technical support.

Weaknesses: Remote image.

Lack of support services in the community.

Lack of available facilities.

Consulting. Consulting relies almost entirely on human resources. The location is a factor, but more for political reasons. Consultants already exist in North Creek, including a mergers and acquisitions company, professional engineers, tourism specialists,

and accounting firms.

Strengths: Idyllic setting and high quality of life.

Skilled and unskilled labor is available.

These industries can function without sewer and gas.

A half-hour commute from Glens Falls for client contact.

Weaknesses: Remote image.

Lack of support services in the community.

Lack of available facilities.

Industrial Development Needs. Using these example industries as a guide, the economic development needs of North Creek become clear. Some of these needs are a matter of personal energy and effort on the part of the citizenry while others involve significant capital investment. The Action Plan will identify the best efforts for the community.

The following issues will be addressed in the Action Plan:

1. Develop land and buildings in properly zoned areas.
2. Provide available infrastructure for target industry.
3. Create a marketing program to emphasize the region's convenient location to the 1+ million person Albany-Glens Falls corridor, as well as its unique history as a mining, tanning, timber, and recreation area.
4. Encourage entrepreneurs to live here. Most entrepreneurial activity occurs in a particular area because the owner chooses to live there.
5. Form the North Creek, Inc.

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Consortium. A package of available, affordable space, shared service centers, business planning and financial experts could lead to the rapid increase in local entrepreneurship.

6. Improve the quality of life by expanding the support services available and beautifying the visual environment in North Creek.
7. Identify or form funding mechanisms for growing businesses.

Retail Development

To appropriately assess the potential for coordinated retail development in North Creek, an analysis of the market support from indigenous and tourist sources must be completed. This potential support can be compared to the existing retail base to estimate real development potential. The first step in this retail analysis is to identify the structure of the existing market in the region. This is followed by an assessment of the strengths and weaknesses of the North Creek retail area. Finally, an analysis of the market will be completed.

Retail Business Inventory. According to Gore Mountain Chamber of Commerce information, there are 32 retail establishments in the area. Four are classified as grocery, eight as specialty (liquor, apparel, hardware, etc...), nine are eating and drinking establishments, and seven sell antiques and crafts. Sixteen of these are in the Hamlet of North Creek, including two grocery stores, five specialty retail shops, six eating and drinking establishments, and three craft retailers. There are also 18 lodging facilities, many of which offer meals (five of the eating and drinking establishments included above) and

sell merchandise. Eleven of these are in the hamlet or immediately surrounding Gore Mountain.

Looking specifically at Main Street, there are eight retail establishments and one lodging facility. Of these eight, two are eating and drinking establishments, five are specialty retailers, and one is a grocery store.

North Creek Strengths. North Creek is the key crossroads location for over 3,000 residents. Also, the recreation opportunities in the immediate area produce significant tourist traffic. Tourism is a four-season business with whitewater rafting in the spring, hiking in the summer, leaf-peeking and rafting in the fall, and, of course, skiing in the winter. The Gore Mountain Region Chamber of Commerce offers many promotional materials highlighting these businesses.

North Creek Weaknesses. A major problem is the Route 28 by-pass, which makes it easy to miss downtown North Creek. Additionally, the lack of visual cues makes it difficult to assess shopping opportunities. Upon entering the business district, one finds no clear arrangement of businesses that create a retail center. The image of a retail core strengthens the idea that a variety of goods are available, attracting potential customers into downtown. This arrangement of shops makes for a pleasant shopping experience, and can greatly enhance the character of an area.

Estimation of Potential Market

The existing retail activity in downtown North Creek is modest, at best. In this section, the retail market potential is identified. The potential market support from

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both residents and visitors is estimated.

The following analysis uses information from Sales and Marketing Management magazine, CACI Incorporated, and the 1990 Census of Population and Housing to assess the indigenous and overall retail markets for the Hamlet of North Creek (as approximated by the Johnsburg portion of zip code 12853) and the North Creek trade area (defined previously as northern Johnsburg and northwestern Chester). The purpose of the analysis is to calculate the maximum retail potential for different areas and types of consumers. It is simply an estimate of the market, not a calculation of the actual level of sales. The results are as follows:

	Greater North Creek	North Creek
1990 Population	3,228	742
Av. Household Income	\$30,896	\$33,454
Number of Households	1140	271
Per HH Retail Sales (30% of income)	\$9,269	\$10,036
 Total Resident Retail Sales	 \$10.6 million	 \$2.7 million
 Total Non-resident Retail Sales	 \$12.6 million	 \$2.5 million
 Total Potential Retail Sales	 \$23.2 million	 \$5.2 million

Potential resident sales reflect the total retail expenditures of those who live within each area. The potential non-resident expenditures are derived from Warren County (less Glens Falls) overall retail estimates. The amount is distributed as a per capita estimate. Therefore, this is an estimate of the level of non-resident expenditures in the region, if all expenditures by county region were equal. In reality, North Creek's concentration of businesses is offset by the lack of businesses

in other parts of the trade area. North Creek's downtown businesses should expect a degree of spending that exceeds that of the Hamlet itself. Therefore, the downtown's retail potential is actually bounded by \$5.2 million on the low end and \$23.2 million on the high end.

Downtown North Creek seems to be sized to serve the hamlet market, with the exception of the Grand Union and Stewarts Shop. Including these facilities, downtown is scaled as a small neighborhood center. The Urban Land Institute estimates the population support needed for a small neighborhood center (30,000 square feet) is a minimum of 3,000 residents. The trade area population is just over 3,200. In reality, downtown probably is not the primary destination for the non-hamlet residents and visitors in the North Creek trade area. Significant restructuring of the retail mix needs to occur in order to attract a greater portion of the potential \$23.2 million in retail sales annually.

Retail Development Needs. This analysis of North Creek's downtown indicates that a number of development programs are needed to effect an increase in the district's share of indigenous and tourist retail trade. Even without a substantial increase in the market size due to recreation or industrial development, the retail district of North Creek has room to grow. The following is a list of suggestions that will be considered in the retail development portion of the Action Plan.

1. Develop land and buildings in properly zoned areas.
2. Create a formal program to attract retail establishments which are lacking: apparel, general

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- merchandise, eating and drinking, and entertainment establishments.
3. Enhance signage and entryway beautification to entice tourist traffic into the hamlet.
 4. Organize common hours and advertising efforts to create an identity for the district.
 5. Enact a marketing program to fill vacant store fronts.
 6. Encourage lodging establishments to reinforce the shopping opportunities in North Creek.

Recreation Industry Development

The recreation industry is a primary generator of economic activity in North Creek. As indicated above, an estimated 50% of all retail sales in the region may be attributed to tourists. The problem with recreation as a primary economic driver is that it is prone to cyclical variation both due to seasonal variation and the overall business cycle.

To overcome cyclical variations, a selection of four-season activities must be developed. Current strengths of the area include winter snow sports, spring and fall rafting, summer hiking, and an abundance of scenic fall foliage. Lacking are cultural activities and less strenuous physical activities.

Overcoming the business cycle is a much more difficult problem, since destination recreation is often the first thing cut from a family budget when the economy shifts downward. Offering an affordable range of activities is the key to attracting tourists on a budget. Also, setting sights even higher, to wealthy retirees or families, to attract a clientele who may be more resistant to economic downturns, is also a strategy. The

following are some ideas for further developing North Creek's recreation industry.

Existing Recreation Industry. The existing recreation industry does span all four seasons. However, most of this activity can be considered physically demanding.

North Creek's busiest season is winter. The primary activities that attract visitors are downhill skiing at Gore Mountain and Nordic skiing at a number of locations including Cunningham's, Black Mountain, Garnet Hill, and Highwinds. Skating was also a popular pastime before the North Creek Dam washed out.

Gore Mountain offers other recreation opportunities, including a large Oktoberfest, a gem show, and fall gondola rides. These activities bring in day and weekend visitors.

Spring and fall usher in whitewater rafting. The upper Hudson River is considered one of the best rafting rivers in the northeastern United States, and is probably the best single day trip in the east. A number of independent rafting companies offer excursions during these two runoff periods.

The Adirondack Park is a target destination for hikers and nature lovers from late spring to late fall. Thirteenth Lake and the nearby Siamese Ponds Wilderness Area are key destinations for these vacationers. Hiking trails also exist on Gore Mountain.

Another attraction is the Barton Mines facility of Gore and Ruby Mountains. As the largest garnet mine in the world, a visit to the site offers a glimpse of an important Adirondack industry.

ECONOMIC DEVELOPMENT

Some townhouse and vacation home development has occurred in the region. Projects like the Summit and Pine Ridge offer the beginnings of a specialized second home real estate market.

Though there are a number of recreational opportunities in the region, there is room for improvement. The following are a few areas of development which may improve the recreation industry in North Creek.

Cultural Opportunities. In order to round out the recreation offerings in the region, North Creek needs to develop cultural attractions that may appeal to non-athletic tourists as well as widening the offerings for those that ski and raft.

A key piece of history is the North Creek rail station which can be developed into a cultural center. The structure represents a tie to the lumber, mining, and recreation industries that have played such a part in the region's history. An ideal use of the structure would be a regional cultural and industrial museum patterned after the urban cultural parks the state has helped develop in other upstate cities.

The difficulty with developing this station is its location. Unlike other communities such as Altamont in Albany County, the rail station in North Creek is not right on the main road. To properly develop the train station into a cultural center, site access and visual entryways must be improved.

Other Activities. Golf courses offer an eight month activity for retirees and younger players alike. Adding a golf course to a ski area can turn it into a year round recreation center. Golf courses, however, are very expensive to develop and not inherently

(although potentially) environment-friendly.

Mountain biking will remain attractive to the more physically fit individual, and may be accommodated at local ski areas. Areas that are succeeding with this approach will usually provide lift service to the top of the ski area for bikers. Access to Gore Mountain lifts will become a key to the success of mountain biking in the North Creek area.

Less strenuous activities include a waterfront walking park and guided nature excursions. These activities would be particularly attractive to senior citizens and families with small children. Two waterfront opportunities are the Hudson River waterfront and the former swimming area on North Creek.

Second Home Industry. Targeting retirees and wealthier families to purchase a second home in a region can stabilize the recreation economy significantly. These individuals will spend a majority of their vacation income in the region of their second home rather than other more traditional vacation spots. This can sometimes alleviate cyclical economic impacts. This spending also leads to respending, leading to a greater multiplier effect on the local economy.

On the down side, offering up prime real estate to second home uses can significantly raise the cost of housing for year-round residents (witness Manchester, Vermont). This can cause greater hardships for residents than they would otherwise incur from business cycle fluctuations. Concentrating amenities in the area targeted for second home development can help control this effect by creating two distinct markets. This has been the case in northern Vermont where second home activity has been concentrated in the immediate area of

ECONOMIC DEVELOPMENT

Smugglers Notch, Stowe, and Jay Peak ski areas while an affordable housing stock has remained in the hamlets.

Long Term Vacationers. Retirees may choose to relocate in Florida or Arizona but look to escape southern locations during the warm summer months. These retirees often will target an area offering affordable long term rentals and programmed activities. Nearness to children and other friends can also be important. The target market for North Creek might be former residents of the Utica, Glens Falls, or Albany areas who are looking for a scenic spot near their former homes.

Recreation Development Needs. This analysis of North Creek's recreation needs indicates that an overall recreation development program should be considered as part of the Action Plan. Critical to the further expansion of North Creek's recreation industry is the ability to diversify, offering options other than strenuous physical activity. The following list outlines needs that are appropriate to assist in the development of four-season activities, a second home industry, and long-term summer vacation traffic.

1. A cultural and industrial museum in the former North Creek rail station.
2. Recreational activities targeted at senior citizens and less active families such as a waterfront park, easy access nature trails and walkways, and guided nature excursions.
3. Mountain biking and hiking trails to the top of Gore Mountain.
4. A targeted effort to develop second homes and rental property in the vicinity of Gore Mountain. This

effort can only succeed if the appropriate amenities are provided on-site (existing developments do not offer significant amenities).

5. A mechanism to tie the downtown to Gore Mountain, be it a linked system of hiking and biking trails or a ski link between the Ski Bowl and main mountain.
6. Cultural activities and festivals in the downtown area to draw attention to North Creek. These should be tied to other regional events or major tourist weekends.
7. A downtown with a critical mass of stores and restaurants to attract repeat business.

The Town of Johnsbury is endowed with scenic landscapes, recreational facilities and an adequate road network. There is a need to preserve the quality of the environment and to ensure that the major roadways are free from visual clutter. The community must maintain and enhance the existing quality of life for the residents and to provide better services when possible. The Town is highly dependent on the recreation industry and efforts should be made by the Town to preserve or enhance those aspects of the community that appeal to the tourist. Any regulations enacted as a result of this plan should strive to balance the needs of the local residents and the preservation of the rural way of life with the need to provide or promote long term employment opportunities within the community.

Chapter 6
Action Plan

Purpose

The purpose of the Action Plan is to establish development principles and specific plans which lead to the revitalization of the downtown. It is a comprehensive plan which addresses the project goals, including: 1) promoting the opportunity for prosperity; 2) preserving the natural and built environment; and 3) maintaining the quality of life. The central theme of the plan is that Downtown Johnsbury is to be a cohesive community which will serve the needs of residents and visitors in an Adirondack setting.

The recommendations contained herein are deemed by the Action Plan Committee as important, catalytic projects which will support downtown revitalization. The list is by no means complete; it is a dynamic list which will evolve in response to successful implementation.

The Action Plan begins with a brief summary of the project goals, outlines development policy statements and project actions, and finally illustrates development guidelines for Main Street.

Goals

Prosperity. The Action Plan is intended to foster opportunities for economic investment in the community. The goals include a more diversified year-round employment base, an expanded retail base, four-season passive activities related to the recreation business, functional and programmatic links between Main Street and Gore Mountain, improved recognition of the Hamlet from Routes 28N and 28, and other initiatives.

Preservation. The Action Plan recognizes the

preservation of natural and historic assets of the community as both necessary and desirable. The goals are to protect the integrity of residential neighborhoods, to preserve the architectural style of the community, to preserve the environmental beauty of the hamlet and town, and to support the recognition and preservation of historic buildings in the hamlet and town.

Quality of Life. The Action Plan supports the desire to improve the quality of life, making the community highly appealing to both residents and visitors. The goals include the improvement of the Town park system, the establishment of a bike/hike trail system and walking tour program, the improvement of the pedestrian environment and other initiatives.

Development Policy

The policy for development along Main Street must take into account the existing context. For example, Main Street is unlikely to be widened, so the provision of a bicycle lane will mean the loss of some on-street parking. The costs of that loss must be weighed against the benefits of creating a bike-friendly Main Street.

The concept of developing Main Street in accordance with an historic theme is sensible. It is reasonable to use the existing buildings on the east side of the street to draw inspiration for guidelines and standards by which to direct the development of future buildings. It is recommended that all existing structures be grandfathered regardless of compliance with proposed standards, but that all new development follow strictly enforced regulations. Any improvements to or replacements of existing buildings should be subject to this set of guidelines and

ACTION PLAN

standards. The historic theme can be used to create an ambiance that has its basis in genuine places and people.

The concern for economic growth should be tempered with the preservation of the irreplaceable assets of the natural and man-made environments. North Creek cannot be all things to all people, but it should work hard to fulfill its potential. The outstanding natural and man-made features should be showcased to express the unique charm and beauty of the region.

A pro-development group should be organized to assess the potential for attracting new businesses to the region. The strengths and weaknesses of North Creek can be used creatively, placing the community in a positive light and marketing the uniqueness of the region.

Changes in the community will occur in stages. Small-scale improvements made by individual property owners will have an amplified affect on the streetscape. The level of quality of the overall street environment is a direct result of the quality of those individual choices. It is essential that standards are set to achieve the highest quality result.

Proposals

The Action Plan proposes the redevelopment of Downtown Johnsburg - the Main Street in North Creek. The area has over thirty vacant lots and buildings, ten of which are in highly-visible Main Street locations. This existing commercial space must be re-used in order to create vitality in the commercial sector. New commercial options will discourage shoppers from the one-point experience, whereby they visit only one

destination on Main Street. Increasing the opportunities for passive recreation will further encourage tourists to spend extra time and take in the more relaxing activities that the hamlet has to offer. Providing passive recreational activities supports the goals of opportunity for economic prosperity and quality of life for town residents. The Action Plan calls for the following key components:

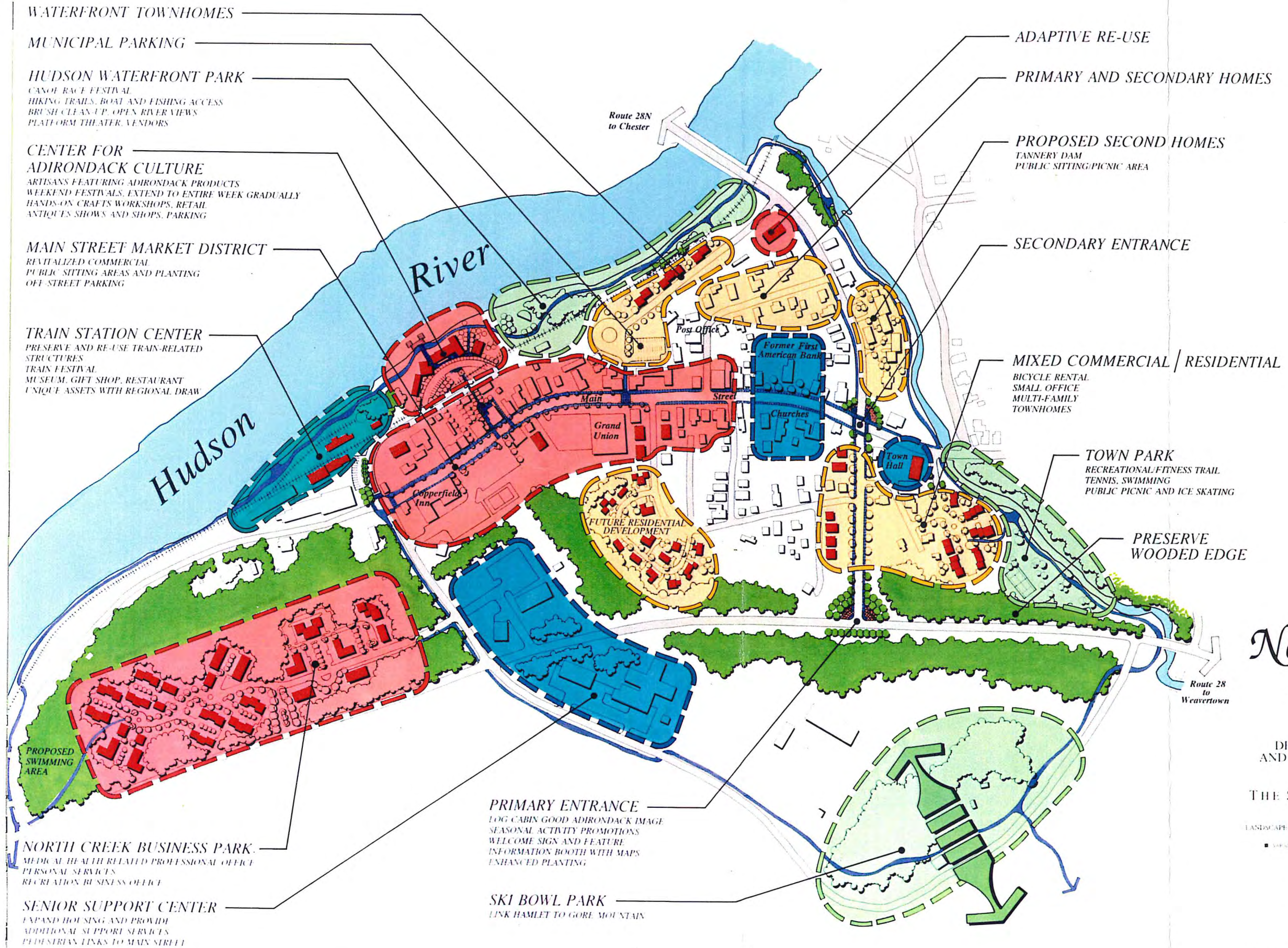
- **Concentrate retail activity on Main Street.** The plan calls for increased quality retail development with facade and streetscape improvements that invite visitors to leave their cars and stroll.

- **Concentrate the recreation business on the waterfront,** with links to Main Street. The proposed re-use of the waterfront includes a "clean and green" effort to allow access and views to the Hudson. A park, Adirondack Center, river and creek trails and train station museum are included as enhancements to the recreation opportunities currently offered.

- **Infill new housing along North Creek and 28N.** These second homes and vacation homes would boost the recreation business while filling a niche in the local housing market. A tourist welcome center, at the junction of 28 and 28N could inform visitors of local attractions and services.

- **Provide for non-retail business development** in a park-like setting in the northern portion of the study area.

- **Continue support for the senior and health centers,** perhaps with some expansion of existing facilities.



North Creek

NORTH CREEK HAMLET
ACTION COMMITTEE

WARREN COUNTY
DEPARTMENT OF PLANNING
AND COMMUNITY DEVELOPMENT

THE SARATOGA ASSOCIATES

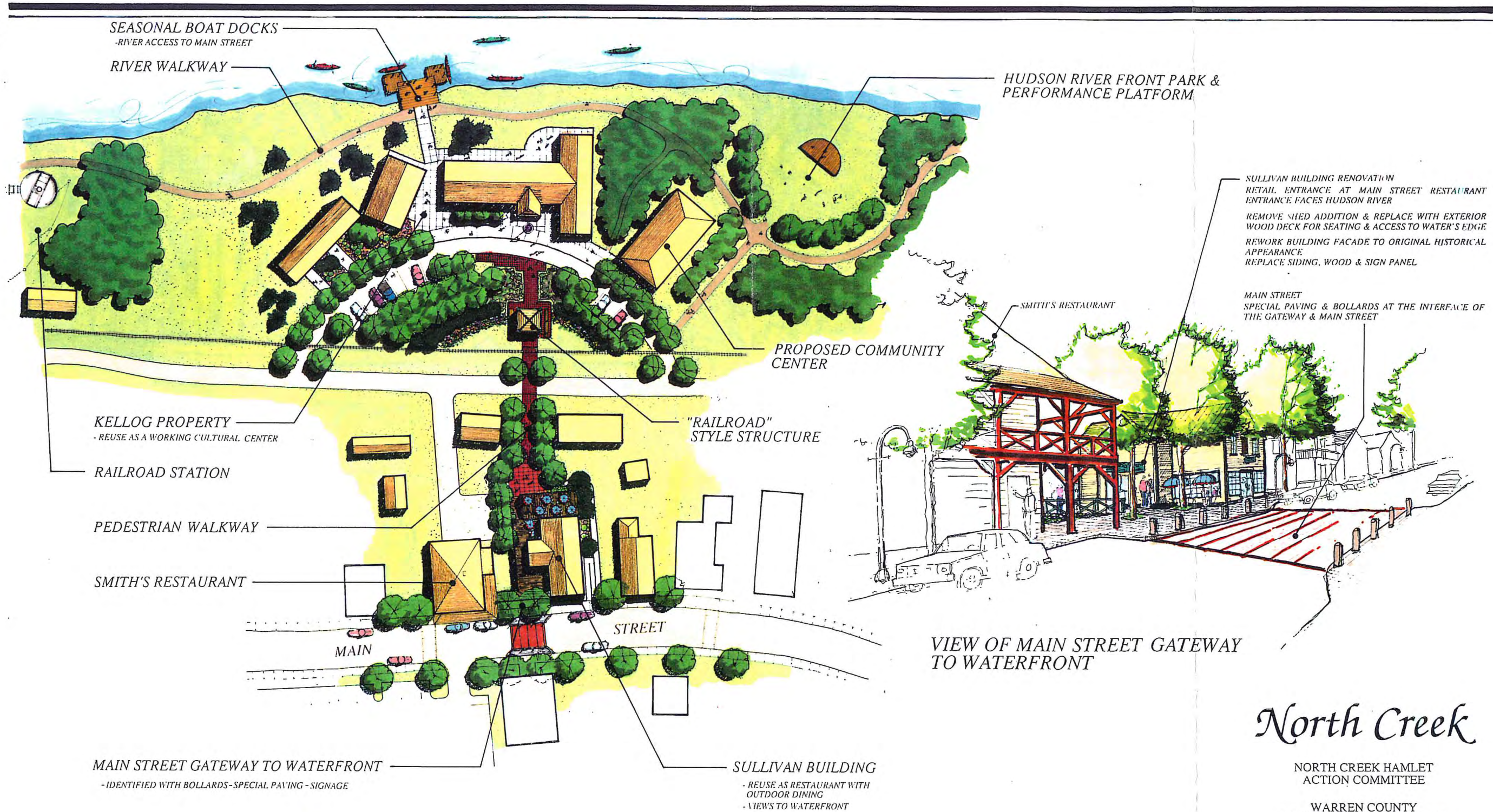
LANDSCAPE ARCHITECTS, ARCHITECTS, ENGINEERS AND PLANNERS

■ SARATOGA ASSOCIATES ■ BIRDALE ■ NEW YORK CITY ■ APPENDIX

Comprehensive Action Plan



Figure 28



North Creek

NORTH CREEK HAMLET ACTION COMMITTEE

WARREN COUNTY DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

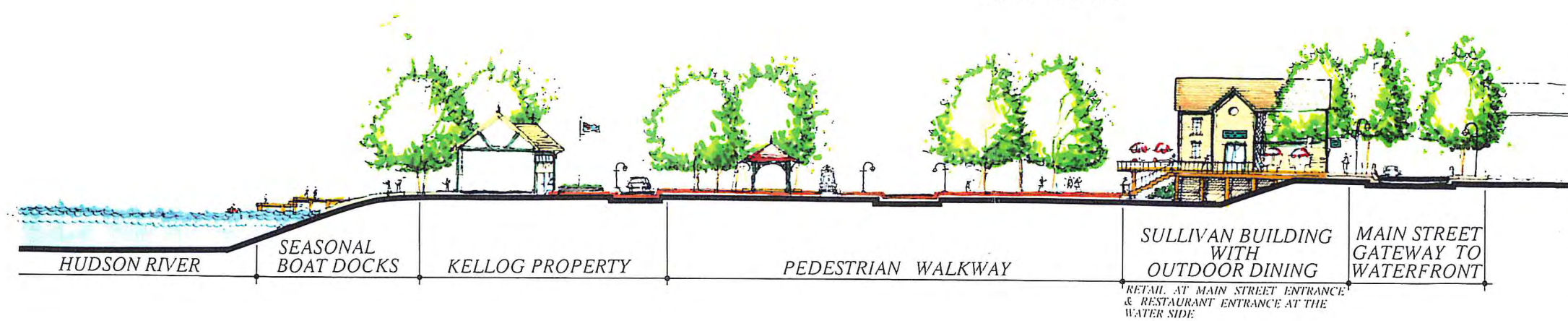
THE SARATOGA ASSOCIATES

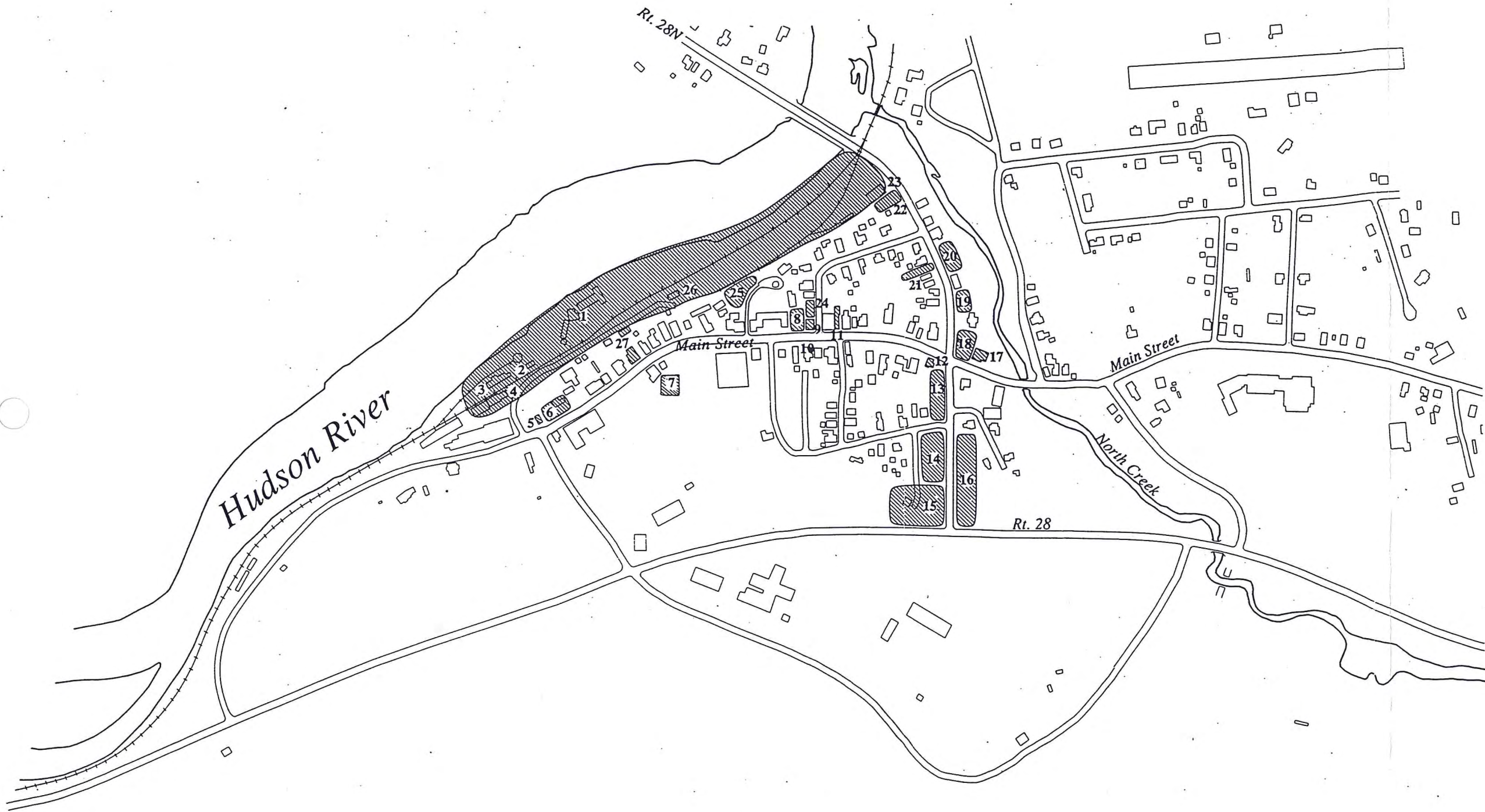
LANDSCAPE ARCHITECTS, ARCHITECTS, ENGINEERS AND PLANNERS

SARATOGA SPRINGS ■ BUFFALO ■ NEW YORK CITY ■ SPRINGFIELD

Main Street / Waterfront Connection

Figure 29





North Creek

NORTH CREEK HAMLET
ACTION COMMITTEE

WARREN COUNTY
DEPARTMENT OF PLANNING
AND COMMUNITY DEVELOPMENT

THE SARATOGA ASSOCIATES

LANDSCAPE ARCHITECTS, ARCHITECTS, ENGINEERS AND PLANNERS

■ SARATOGA SPRINGS ■ BUFFALO ■ NEW YORK CITY ■ SPRINGFIELD

Main Street Vacant Parcel Inventory

Figure A-3



GORE MOUNTAIN REGION RECREATION AND ATTRACTIONS

SKIING

Adirondack Hut-to-Hut
Adirondack Interpretative Center at Newcomb
Cunningham's Ski Barn
Friends Lake Inn Touring Center
Garnet Hill Cross Country Ski Touring Center
Gore Mountain Ski Area
Gore Mountain Ski Shop
Highwinds Ski Touring Center
North Creek Ski Bowl

ICE SKATING

Cunningham's Ski Barn
North Creek Ski Bowl

WHITE WATER RAFTING

Spring (April through June) and
Fall (Labor Day weekend through Columbus Day)

Adirondack Hut to Hut
Adventure Sports Rafting Company
Hudson River Rafting Company
Syd & Dusty's River Outfitters
Unicorn Rafting Expeditions
Whitewater Challengers
Whitewater World
W.I.L.D.W.A.T.E.R.S. Outdoor Adventure Center

RENTALS

Adirondack Hut to Hut
Hudson River Rafting Co.
Shaw's General Store
Mountaineer Adventures
Syd & Dusty's River Outfitters

HIKING, FISHING & HUNTING

Braley & Noxon Hardware
Mountain Drugs & Sundries
Shaw's General Store

HIKING

Adirondack Interpretative Center
Crane Mountain
Siamese Ponds Wilderness Area
Blue Ledges on the Hudson River
Santanoni Preserve

TENNIS & BASKETBALL

Johnsburg Central School
North Creek Ski Bowl
Minerva Central School
Minerva Lake Beach

SWIMMING

Minerva Lake Beach
Loon Lake Beach
Garnet Lake, Thirteenth Lake, and The Hudson River

GOLF

Cronin's Golf Resort
Green Mansions Golf Course
Wakely Golf Course

ATTRACTIONS

Adirondack Lakes Center for the Arts
Gore Mountain Gondola
Gore Mountain Garnet Mine
Lake George Steamboat Company
Natural Stone Bridge and Caves
Stock Farm Stables, Inc.

MUSEUMS

Adirondack Museum
Chestertown Museum of Local History
Horicon Museum
Indian Lake Museum
Lake George Museum
Lake Luzerne Historical Society
Minerva Museum
Warrensburg Museum

EVENTS

Hudson River White Water Derby
Discover Minerva Day
Adirondack Gem & Mineral Show
Gore Mountain Oktoberfest

CAMPING

Thirteenth Lake
Minerva Lake

APPENDIX A-4

WARREN COUNTY, NY
CENSUS TRACT 740,
BLOCK GROUP 1

SITE: Geographic Area

	1980 Census	1990 Census	1980-1990 Change	Annual Growth
Population	1441	1560	119	0.8%
Households	491	586	95	1.8%
Families	383	414	31	0.8%
Group Quarters	39	60	21	4.4%
Average Household Size	2.86	2.56	-0.30	-1.1%
Average Family Size	3.34	3.04	-0.30	-0.9%
Median Household Income	\$ 13047	\$ 23491	10444	6.1%
Per Capita Income	\$ 5239	\$ 12156	6917	8.8%

	1980 Census		1990 Census		Annual Growth
	Number	Percent	Number	Percent	
AGE					
0-4	100	7.0	80	5.1	-2.2%
5-9	111	7.7	109	7.0	-0.2%
10-14	136	9.5	99	6.3	-3.1%
15-19	137	9.5	123	7.9	-1.1%
20-24	83	5.8	94	6.0	1.3%
25-34	176	12.2	216	13.8	2.1%
35-44	151	10.5	216	13.8	3.6%
45-54	146	10.2	153	9.8	0.5%
55-59	95	6.6	91	5.8	-0.4%
60-64	76	5.3	72	4.6	-0.5%
65-74	114	7.9	151	9.7	2.9%
75-84	78	5.4	104	6.7	2.9%
85+	35	2.4	52	3.3	4.0%
18+	999	69.5	1205	77.2	1.9%
Median Age*	33.7		38.0		1.2%
RACE					
White	1433	99.3	1551	99.4	0.8%
Black	3	0.2	3	0.2	0.0%
American Indian	3	0.2	1	0.1	-10.4%
Asian/Pacific Islander	3	0.2	5	0.3	5.2%
Other Races	1	0.1	0	0.0	0.0%
HISPANIC ORIGIN*					
	2	100.0	1	100.0	-6.7%
Mexican	1	50.0	0	0.0	0.0%
Puerto Rican	0	0.0	0	0.0	0.0%
Cuban	0	0.0	0	0.0	0.0%
Other Hispanic	1	50.0	1	100.0	0.0%
HISPANIC BY RACE*					
White	1	50.0	1	100.0	0.0%
Black	0	0.0	0	0.0	0.0%
Other	1	50.0	0	0.0	0.0%

	1980 Census		1990 Census		Annual Growth
	Number	Percent	Number	Percent	
MARITAL STATUS					
Persons 15+ Years	1093	100.0	1272	100.0	1.5%
Never Married	235	21.5	298	23.4	2.4%
Now Married	663	60.7	721	56.7	0.8%
Divorced/Separated	69	6.3	107	8.4	4.5%
Widowed	126	11.5	146	11.5	1.5%
GROUP QUARTERS BY TYPE*					
Institutional	39	100.0	60	100.0	4.4%
Noninstitutional	0	0.0	0	0.0	0.0%
HOUSEHOLDS BY TYPE					
Married-Couple Family	325	66.2	349	59.6	0.7%
Other Family (No Spouse)	58	11.8	65	11.1	1.1%
Male Householder	22	4.5	16	2.7	-3.1%
Female Householder	36	7.3	49	8.4	3.1%
Nonfamily Households	109	22.2	172	29.4	4.7%
Single Person	98	20.0	146	24.9	4.1%
Other	11	2.2	26	4.4	9.0%
HOUSEHOLDS BY INCOME*					
Household Income Base	489	100.0	579	100.0	1.7%
< \$15,000	282	57.7	171	29.5	-4.9%
\$15,000-\$24,999	128	26.2	136	23.5	0.6%
\$25,000-\$34,999	51	10.4	89	15.4	5.7%
\$35,000-\$39,999	7	1.4	34	5.9	17.1%
\$40,000-\$49,999	18	3.7	68	11.7	14.2%
\$50,000-\$74,999	3	0.6	58	10.0	34.5%
\$75,000+	0	0.0	23	4.0	0.0%
Average HH Income	\$ 15437		\$ 32537		7.7%
FAMILIES BY INCOME*					
Family Income Base	382	100.0	413	100.0	0.8%
< \$15,000	187	49.0	73	17.7	-9.0%
\$15,000-\$24,999	122	31.9	105	25.4	-1.5%
\$25,000-\$34,999	47	12.3	71	17.2	4.2%
\$35,000-\$39,999	5	1.3	36	8.7	21.8%
\$40,000-\$49,999	18	4.7	54	13.1	11.6%
\$50,000-\$74,999	3	0.8	51	12.3	32.8%
\$75,000+	0	0.0	23	5.6	0.0%
Average Family Income	\$ 17415		\$ 38576		8.3%
Median Family Income	\$ 15303		\$ 28352		6.4%
POVERTY STATUS					
Persons for Whom Poverty Status is Determined	1389		1488		0.7%
Below Poverty	203	14.6	155	10.4	-2.7%

	1980 Census		1990 Census		Annual Growth
	Number	Percent	Number	Percent	
LABOR FORCE					
Persons 16+ Years	1062	100.0	1224	100.0	1.4%
In Labor Force	560	52.7	761	62.2	3.1%
Armed Forces	0		0		0.0%
Civilian Labor Force	560	100.0	761	100.0	3.1%
Employed	492	87.9	690	90.7	3.4%
Unemployed	68	12.1	71	9.3	0.4%
Females 16+ Years	570	100.0	654	100.0	1.4%
In Labor Force	213	37.4	350	53.5	5.1%
Females w/Children <18	197	100.0	182	100.0	-0.8%
In Labor Force	97	49.2	137	75.3	3.5%
Employed Persons 16+:					
INDUSTRY					
Agriculture/Mining	82	16.7	40	5.8	-6.9%
Construction	33	6.7	76	11.0	8.7%
Manufacturing	46	9.4	76	11.0	5.1%
Transport/Comm/Utilities	33	6.7	39	5.7	1.7%
Trade	95	19.4	135	19.6	3.6%
FIRE*	24	4.9	32	4.6	2.9%
Services	146	29.8	271	39.3	6.4%
Public Administration	31	6.3	21	3.0	-3.8%
OCCUPATION					
Managerial/Professional	92	18.8	164	23.8	6.0%
Technical	8	1.6	9	1.3	1.2%
Sales	40	8.2	90	13.0	8.4%
Admin. Support	52	10.6	64	9.3	2.1%
Private HH Service	10	2.0	2	0.3	-14.9%
Other Service	91	18.6	153	22.2	5.3%
Farming/Forestry	13	2.7	11	1.6	-1.7%
Craft and Repair	75	15.3	85	12.3	1.3%
Operator/Mover/Laborer	108	22.1	112	16.2	0.4%
CLASS OF WORKER					
Private Industry	315	64.3	474	68.7	4.2%
Federal Government	5	1.0	16	2.3	12.3%
State Government	51	10.4	70	10.1	3.2%
Local Government	68	13.9	66	9.6	-0.3%
Self-Employed	47	9.6	64	9.3	3.1%
Unpaid	4	0.8	0	0.0	0.0%
PLACE OF WORK					
Workers 16+ Years	447	100.0	667	100.0	4.1%
Worked in Resident County	384	85.9	583	87.4	4.3%
Worked Outside County:					
Same State	60	13.4	82	12.3	3.2%
Outside Resident State	3	0.7	2	0.3	-4.0%
Avg. Travel Time to Work	27.4		20.1		-3.1%

	1980 Census		1990 Census		Annual
	Number	Percent	Number	Percent	Growth
EDUCATIONAL ATTAINMENT*					
Persons 25+ Years	865	100.0	1048	100.0	1.9%
Elementary (0-8 Years)	192	22.2	130	12.4	-3.8%
Some High School	164	19.0	180	17.2	0.9%
High School Graduate	294	34.0	374	35.7	2.4%
Some College*	125	14.5	219	20.9	5.8%
College 4+ Years*	90	10.4			
Bachelor's Degree/Higher*			145	13.8	
OCCUPANCY AND TENURE					
Total Housing Units	852	100.0	1045	100.0	2.1%
Occupied	471	55.3	586	56.1	2.2%
Owner	375	44.0	442	42.3	1.7%
Renter	96	11.3	144	13.8	4.1%
Vacant	381	44.7	459	43.9	1.9%
For Sale or Rent Only	33	3.9	66	6.3	7.2%
Seasonal/Other	348	40.8	393	37.6	1.2%
HOME VALUE*					
< \$50,000	197	85.7	44	17.2	-13.9%
\$50,000-\$99,999	33	14.3	144	56.3	15.9%
\$100,000-\$149,999	0	0.0	41	16.0	0.0%
\$150,000-\$199,999	0	0.0	17	6.6	0.0%
\$200,000+	0	0.0	10	3.9	0.0%
Median Home Value	\$ 30862		\$ 77941		9.7%
RENT*					
<\$200	29	53.7	16	16.3	-5.8%
\$200-\$299	20	37.0	35	35.7	5.8%
\$300-\$499	5	9.3	41	41.8	23.4%
\$500+	0	0.0	6	6.1	0.0%
Median Rent	\$ 191		\$ 295		4.4%
UNITS IN STRUCTURE*					
1, Detached	574	80.8	718	68.7	2.3%
1, Attached	3	0.4	9	0.9	11.6%
2-4	55	7.7	83	7.9	4.2%
5+	24	3.4	85	8.1	13.5%
Mobile Home/Other	54	7.6	150	14.4	10.8%
CONDOMINIUMS*					
Total	0	0.0	0	0.0	0.0%
Occupied	0	0.0	0	0.0	0.0%
Vacant	0	0.0	0	0.0	0.0%

Data in this report have been extracted from 1980 and 1990 Summary Tape Files 1 (complete-count data) and 3 (sample data). Complete-count data from the 1980 census include population, households, age, race, Hispanic origin, marital status, households by type, occupancy and tenure, home value, and condominiums.

Complete-count data from the 1990 census include population, households, families, group quarters, age, race, Hispanic origin, marital status, group quarters by type, households by type, occupancy and tenure, home value, rent, and units in structure.

All other 1980 and 1990 data are sample estimates and may differ from complete-count totals due to sample weighting methods. Sample data are subject to sampling variability.

- * Median Age is calculated from five-year age intervals.
- * Persons of Hispanic Origin may be of any race.
- * Classification of Group Quarters by Type was recorded on a sample basis in 1980; for all group quarters population in 1990.
- * Household and Family Income for 1980 are in 1979 dollars; income data for 1990 are in 1989 dollars. Data are not adjusted for inflation; so a change, 1980-1990, in money income does not necessarily represent a change in real income.

Average incomes in 1980 are calculated from distributions of 15 intervals for both households and families and may differ from averages derived from more detailed income distributions in 1980.

- * FIRE refers to Finance, Insurance and Real Estate, under Industry.
- * Educational Attainment for postsecondary levels are not strictly comparable from 1980 to 1990. The 1990 census distinguished "degrees received" from "years of college completed", unlike the 1980 census. "Some college" includes persons with an associate degree in 1990.
- * Home Value for specified owner-occupied units excludes housing in multi-unit buildings, mobile homes, houses on 10+-acres, and homes with a business or medical office on the premises. Median home value in 1980 is calculated from a distribution of eight intervals and may differ from the median home value shown on other 1980 census reports. The home value distribution in 1980 is not adjusted for inflation.
- * Rent for specified renter-occupied units excludes houses on 10+ acres. Rent in 1980 is gross rent (including utilities) and is not adjusted for inflation.
- * In 1980, Units in Structure data were collected on a sample basis and reported for year-round housing units. In 1990, the data are reported for all housing units.

- * Condominium data were complete-count in 1980; sample data in 1990.

Source: 1990 Census of Population and Housing, Summary Tape Files 1 & 3

APPENDIX A-5

48.42 % OF
TRACT 750
WARREN COUNTY NY

SITE: Geographic Area

	1980 Census	1990 Census	1980-1990 Change	Annual Growth
Population	1409	1678	269	1.8%
Households	442	554	112	2.3%
Families	338	406	68	1.8%
Group Quarters	153	239	86	4.6%
Average Household Size	2.84	2.60	-0.24	-0.9%
Average Family Size	3.36	3.04	-0.32	-1.0%
Median Household Income	\$ 10825	\$ 25093	14268	8.8%
Per Capita Income	\$ 4047	\$ 10530	6483	10.0%

	1980 Census		1990 Census		Annual Growth
	Number	Percent	Number	Percent	
AGE					
0-4	86	6.1	108	6.4	2.3%
5-9	93	6.6	102	6.1	0.9%
10-14	122	8.7	94	5.6	-2.6%
15-19	195	13.9	213	12.7	0.9%
20-24	150	10.7	162	9.6	0.8%
25-34	165	11.7	244	14.5	4.0%
35-44	129	9.2	204	12.1	4.7%
45-54	137	9.8	163	9.7	1.8%
55-59	61	4.3	75	4.5	2.1%
60-64	80	5.7	81	4.8	0.1%
65-74	121	8.6	143	8.5	1.7%
75-84	50	3.6	75	4.5	4.1%
85+	16	1.1	18	1.1	1.2%
18+	1026	73.0	1319	78.4	2.5%
Median Age*	28.4		31.6		1.0%
RACE					
White	1399	99.4	1659	98.9	1.7%
Black	1	0.1	7	0.4	21.5%
American Indian	0	0.0	2	0.1	0.0%
Asian/Pacific Islander	0	0.0	5	0.3	0.0%
Other Races	7	0.5	4	0.2	-5.4%
HISPANIC ORIGIN*	8	100.0	14	100.0	5.8%
Mexican	7	87.5	5	35.7	-3.3%
Puerto Rican	0	0.0	2	14.3	0.0%
Cuban	0	0.0	0	0.0	0.0%
Other Hispanic	1	12.5	7	50.0	21.5%
HISPANIC BY RACE*					
White	4	50.0	10	71.4	9.6%
Black	0	0.0	0	0.0	0.0%
Other	4	50.0	4	28.6	0.0%

	1980 Census		1990 Census		Annual Growth
	Number	Percent	Number	Percent	
MARITAL STATUS					
Persons 15+ Years	1108	100.0	1374	100.0	2.2%
Never Married	365	32.9	448	32.6	2.1%
Now Married	589	53.2	714	52.0	1.9%
Divorced/Separated	70	6.3	119	8.7	5.4%
Widowed	84	7.6	93	6.8	1.0%
GROUP QUARTERS BY TYPE*					
Institutional	0	0.0	0	0.0	0.0%
Noninstitutional	153	100.0	239	100.0	4.6%
HOUSEHOLDS BY TYPE					
Married-Couple Family	286	64.7	339	61.2	1.7%
Other Family (No Spouse)	52	11.8	67	12.1	2.6%
Male Householder	19	4.3	21	3.8	1.0%
Female Householder	33	7.5	46	8.3	3.4%
Nonfamily Households	105	23.8	148	26.7	3.5%
Single Person	93	21.0	127	22.9	3.2%
Other	12	2.7	20	3.6	5.2%
HOUSEHOLDS BY INCOME*					
Household Income Base	443	100.0	562	100.0	2.4%
< \$15,000	307	69.3	137	24.4	-7.8%
\$15,000-\$24,999	96	21.7	143	25.4	4.1%
\$25,000-\$34,999	9	2.0	113	20.1	28.8%
\$35,000-\$39,999	15	3.4	49	8.7	12.6%
\$40,000-\$49,999	10	2.3	37	6.6	14.0%
\$50,000-\$74,999	6	1.4	68	12.1	27.5%
\$75,000+	0	0.0	15	2.7	0.0%
Average HH Income	\$ 12872		\$ 29163		8.5%
FAMILIES BY INCOME*					
Family Income Base	338	100.0	415	100.0	2.1%
< \$15,000	218	64.5	57	13.7	-12.6%
\$15,000-\$24,999	84	24.9	106	25.5	2.4%
\$25,000-\$34,999	9	2.7	101	24.3	27.4%
\$35,000-\$39,999	15	4.4	49	11.8	12.6%
\$40,000-\$49,999	10	3.0	22	5.3	8.2%
\$50,000-\$74,999	2	0.6	66	15.9	41.9%
\$75,000+	0	0.0	14	3.4	0.0%
Average Family Income	\$ 14360		\$ 35041		9.3%
Median Family Income	\$ 12337		\$ 30766		9.6%
POVERTY STATUS					
Persons for Whom Poverty Status is Determined	1249		1438		1.4%
Below Poverty	376	30.1	187	13.0	-6.7%

	1980 Census		1990 Census		Annual Growth
	Number	Percent	Number	Percent	
LABOR FORCE					
Persons 16+ Years	1080	100.0	1353	100.0	2.3%
In Labor Force	469	43.4	766	56.6	5.0%
Armed Forces	0		0		0.0%
Civilian Labor Force	469	100.0	766	100.0	5.0%
Employed	408	87.0	701	91.5	5.6%
Unemployed	61	13.0	65	8.5	0.6%
Females 16+ Years	561	100.0	679	100.0	1.9%
In Labor Force	154	27.5	321	47.3	7.6%
Females w/Children <18	164	100.0	191	100.0	1.5%
In Labor Force	76	46.3	130	68.1	5.5%
Employed Persons 16+:					
INDUSTRY					
Agriculture/Mining	8	2.0	19	2.7	9.0%
Construction	23	5.7	94	13.4	15.1%
Manufacturing	93	22.9	72	10.3	-2.5%
Transport/Comm/Utilities	20	4.9	40	5.7	7.2%
Trade	73	17.9	147	20.9	7.3%
FIRE*	8	2.0	35	5.0	15.9%
Services	141	34.6	270	38.5	6.7%
Public Administration	41	10.1	25	3.6	-4.8%
OCCUPATION					
Managerial/Professional	110	27.0	142	20.3	2.6%
Technical	0	0.0	10	1.4	0.0%
Sales	33	8.1	53	7.6	4.9%
Admin. Support	24	5.9	87	12.4	13.7%
Private HH Service	3	0.7	2	0.3	-4.0%
Other Service	70	17.2	179	25.6	9.8%
Farming/Forestry	26	6.4	26	3.7	0.0%
Craft and Repair	36	8.8	85	12.2	9.0%
Operator/Mover/Laborer	106	26.0	115	16.5	0.8%
CLASS OF WORKER					
Private Industry	213	52.1	518	74.0	9.3%
Federal Government	8	2.0	10	1.4	2.3%
State Government	41	10.0	15	2.1	-9.6%
Local Government	86	21.0	88	12.6	0.2%
Self-Employed	58	14.2	61	8.7	0.5%
Unpaid	3	0.7	8	1.1	10.3%
PLACE OF WORK					
Workers 16+ Years	380	100.0	676	100.0	5.9%
Worked in Resident County	302	79.5	552	81.7	6.2%
Worked Outside County:					
Same State	70	18.4	124	18.3	5.9%
Outside Resident State	8	2.1	0	0.0	0.0%
Avg. Travel Time to Work	26.6		21.0		-2.3%

	1980 Census		1990 Census		Annual
	Number	Percent	Number	Percent	Growth
EDUCATIONAL ATTAINMENT*					
Persons 25+ Years	760	100.0	1000	100.0	2.8%
Elementary (0-8 Years)	172	22.6	77	7.7	-7.7%
Some High School	147	19.3	170	17.0	1.5%
High School Graduate	245	32.2	393	39.3	4.8%
Some College*	87	11.4	243	24.3	10.8%
College 4+ Years*	109	14.3			
Bachelor's Degree/Higher*			117	11.7	
OCCUPANCY AND TENURE					
Total Housing Units	943	100.0	1114	100.0	1.7%
Occupied	442	46.9	554	49.7	2.3%
Owner	333	35.3	426	38.2	2.5%
Renter	109	11.6	128	11.5	1.6%
Vacant	501	53.1	560	50.3	1.1%
For Sale or Rent Only	26	2.8	37	3.3	3.6%
Seasonal/Other	475	50.4	522	46.9	0.9%
HOME VALUE*					
< \$50,000	154	81.5	47	18.5	-11.2%
\$50,000-\$99,999	33	17.5	130	51.2	14.7%
\$100,000-\$149,999	2	1.1	43	16.9	35.9%
\$150,000-\$199,999	0	0.0	18	7.1	0.0%
\$200,000+	0	0.0	16	6.3	0.0%
Median Home Value	\$ 34143		\$ 79839		8.9%
RENT*					
<\$200	43	57.3	22	21.8	-6.5%
\$200-\$299	29	38.7	30	29.7	0.3%
\$300-\$499	3	4.0	45	44.6	31.1%
\$500+	0	0.0	4	4.0	0.0%
Median Rent	\$ 189		\$ 295		4.6%
UNITS IN STRUCTURE*					
1, Detached	407	80.1	904	81.2	8.3%
1, Attached	3	0.6	9	0.8	11.6%
2-4	50	9.8	61	5.5	2.0%
5+	6	1.2	6	0.5	0.0%
Mobile Home/Other	42	8.3	133	11.9	12.2%
CONDOMINIUMS*					
Total	0	0.0	0	0.0	0.0%
Occupied	0	0.0	0	0.0	0.0%
Vacant	0	0.0	0	0.0	0.0%

Data in this report have been extracted from 1980 and 1990 Summary Tape Files 1 (complete-count data) and 3 (sample data). Complete-count data from the 1980 census include population, households, age, race, Hispanic origin, marital status, households by type, occupancy and tenure, home value, and condominiums.

Complete-count data from the 1990 census include population, households, families, group quarters, age, race, Hispanic origin, marital status, group quarters by type, households by type, occupancy and tenure, home value, rent, and units in structure.

All other 1980 and 1990 data are sample estimates and may differ from complete-count totals due to sample weighting methods. Sample data are subject to sampling variability.

- * Median Age is calculated from five-year age intervals.
- * Persons of Hispanic Origin may be of any race.
- * Classification of Group Quarters by Type was recorded on a sample basis in 1980; for all group quarters population in 1990.
- * Household and Family Income for 1980 are in 1979 dollars; income data for 1990 are in 1989 dollars. Data are not adjusted for inflation; so a change, 1980-1990, in money income does not necessarily represent a change in real income.

Average incomes in 1980 are calculated from distributions of 15 intervals for both households and families and may differ from averages derived from more detailed income distributions in 1980.

- * FIRE refers to Finance, Insurance and Real Estate, under Industry.
- * Educational Attainment for postsecondary levels are not strictly comparable from 1980 to 1990. The 1990 census distinguished "degrees received" from "years of college completed", unlike the 1980 census. "Some college" includes persons with an associate degree in 1990.
- * Home Value for specified owner-occupied units excludes housing in multi-unit buildings, mobile homes, houses on 10+ acres, and homes with a business or medical office on the premises.- Median home value in 1980 is calculated from a distribution of eight intervals and may differ from the median home value shown on other 1980 census reports. The home value distribution in 1980 is not adjusted for inflation.
- * Rent for specified renter-occupied units excludes houses on 10+ acres. Rent in 1980 is gross rent (including utilities) and is not adjusted for inflation.
- * In 1980, Units in Structure data were collected on a sample basis and reported for year-round housing units. In 1990, the data are reported for all housing units.

- * Condominium data were complete-count in 1980; sample data in 1990.

Source: 1990 Census of Population and Housing, Summary Tape Files 1 & 3

APPENDIX A-6

	740	750	760
	31.54%	48.42%	2.12%

Population	742	1678	27
Median Age	35.5	31.6	45.0
Households	271	554	10
Average Household Size	2.67	2.60	2.70
% Group Quarters Population	2.6%	14.2%	0.0%
Housing Units	504	1114	35
Median HH Income	\$ 24453	\$ 25093	\$ 23750
Urban Population*	0.0%	0.0%	0.0%
Rural Population	100.0%	100.0%	100.0%
RACE			
White	736	1659	27
Black	1	7	0
American Indian	2	2	0
Asian/Pacific Islander	2	5	0
Other Races	0	4	0
HISPANIC ORIGIN*			
% Hispanic Origin	0	15	0
Mexican	0.0%	0.9%	0.0%
Puerto Rican	0	5	0
Cuban	0	2	0
Other Hispanic	0	0	0
AGE			
0-4	48	108	1
5-14	104	196	2
15-19	56	213	0
20-24	43	162	1
25-34	114	244	4
35-44	105	204	4
45-54	71	163	4
55-64	70	156	3
65-74	66	143	4
75-84	43	75	1
85+	19	18	0
18+	555	1319	21
Male	362	838	13
Female	377	844	11
HOUSEHOLD TYPE			
Family	199	406	8
Average Family Size	3.11	3.04	2.88
Married Couple	170	339	7
Other Family (No Spouse):			
Male Householder	9	21	0
Female Householder	20	46	1
% HHs with Children	48.2%	46.1%	37.5%
Nonfamily Households	72	148	2
% Single Person	81.9%	85.8%	100.0%
% HHs with Persons 65+	29.2%	31.4%	30.0%

	740	750	760
PLACE OF BIRTH			
Native Born	722	1619	25
Foreign Born	21	58	0
% Immigrated 1980-1990	0.0%	50.0%	0.0%
RESIDENCE IN 1985			
Persons 5+ Years	694	1570	25
Same House	430	834	14
Different House	264	710	11
% Movers, Same County	22.0%	17.1%	24.0%
Different County	111	441	4
% Migrants	16.0%	28.1%	16.0%
LANGUAGE SPOKEN AT HOME*			
Speak English Only	666	1526	24
Speak Other Language	28	44	1
% Do Not Speak English Very Well/Well	7.1%	4.5%	0.0%
EDUCATIONAL ATTAINMENT			
Total, Persons 25+ Years	488	1000	18
% Less than High School	29.9%	24.7%	22.2%
% High School Graduate	70.1%	75.3%	77.8%
% Bachelor's Degree	14.1%	11.7%	16.7%
% Graduate/Professional Degree	6.1%	5.4%	5.6%
LABOR FORCE			
Total, Persons 16+ Years	572	1353	20
In Labor Force	364	766	12
% In Labor Force	63.6%	56.6%	60.0%
Employed (Civilian)	327	701	10
Unemployed	37	65	2
% Unemployed	10.2%	8.5%	16.7%
Females 16+ Years	299	679	10
% In Labor Force	54.2%	47.3%	50.0%
Females with Children <18	90	191	1
% In Labor Force	67.8%	68.1%	100.0%
INDUSTRY*			
Manufacturing	11.0%	10.3%	9.1%
Trade	19.9%	20.9%	18.2%
Services	37.0%	38.5%	36.4%
Public Administration	2.8%	3.6%	9.1%
OCCUPATION*			
Managerial/Professional	21.4%	20.3%	18.2%
Technical	2.4%	1.4%	0.0%
Sales/Admin. Support	21.7%	20.0%	27.3%
Service	21.4%	25.9%	18.2%
Operator/Mover/Laborer	17.7%	16.5%	18.2%

	740	750	760
JOURNEY TO WORK*			
% Drove Alone	79.5%	71.5%	77.8%
% Carpooled	13.9%	16.9%	22.2%
% Used Public Transportation	0.3%	0.0%	0.0%
Average Travel Time to Work	22.0	21.0	29.1
HOUSEHOLDS BY INCOME*			
Household Income Base	271	562	10
< \$15,000	77	137	3
\$15,000-\$24,999	62	143	2
\$25,000-\$34,999	49	113	4
\$35,000-\$39,999	17	49	0
\$40,000-\$44,999	13	16	0
\$45,000-\$49,999	11	21	0
\$50,000-\$59,999	19	55	1
\$60,000-\$74,999	10	13	0
\$75,000-\$99,999	8	7	0
\$100,000-\$124,999	1	4	0
\$125,000-\$149,999	1	0	0
\$150,000+	3	4	0
Average Household Income	\$ 33454	\$ 29163	\$ 1135
HOUSEHOLD INCOME BY QUARTILE			
Quartile 1: 25%	\$ 13640	\$ 15186	\$ 13750
Quartile 2: 50% (Median)	\$ 24453	\$ 25093	\$ 23750
Quartile 3: 75%	\$ 39125	\$ 37096	\$ 31250
AVERAGE FAMILY INCOME BY WORKERS IN FAMILY			
No Workers	\$ 7728	\$ 31528	\$ 10178
1 Worker	\$ 25707	\$ 25085	\$ 4572
2 Workers	\$ 45870	\$ 37912	\$ 222
3+ Workers	\$ 35869	\$ 35972	\$ 1899
Average Family Income	\$ 35569	\$ 35041	\$ 182
Per Capita Income	\$ 12253	\$ 10530	\$ 438
POVERTY STATUS BY AGE			
Persons for Whom Poverty Status Is Determined	720	1438	26
% Below Poverty	10.8%	13.0%	7.7%
<18 Years	18.6%	16.3%	14.3%
18 - 64 Years	7.9%	14.3%	6.7%
65+ Years	9.2%	3.4%	0.0%
POVERTY STATUS BY HOUSEHOLD TYPE			
Households Below Poverty	9.3%	11.9%	0.0%
Family Households:			
Married Couple	5.7%	7.4%	0.0%
Other Family (No Spouse):			
Male Householder	12.5%	31.3%	0.0%
Female Householder	25.0%	25.5%	0.0%
Nonfamily Households	13.9%	16.1%	0.0%

	740	750	760
OCCUPANCY AND TENURE			
Occupied	271	554	10
% Owner	76.8%	76.9%	90.0%
% Renter	23.2%	23.1%	10.0%
Vacant	233	560	25
% Vacant	46.2%	50.3%	71.4%
% Usual Home Elsewhere*	3.9%	2.5%	0.0%
HOME VALUE*			
< \$50,000	20	47	0
\$50,000-\$99,999	64	130	3
\$100,000-\$149,999	19	43	1
\$150,000-\$199,999	6	18	0
\$200,000-\$299,999	4	11	0
\$300,000-\$399,999	0	3	0
\$400,000-\$499,999	0	1	0
\$500,000+	0	1	0
Median Home Value	\$ 75446	\$ 79839	\$ 75000
MORTGAGE STATUS/OWNER COST*			
With Mortgage	47	106	0
Average Value	\$ 86626	\$ 126364	\$ 0
Average Monthly Owner Cost	\$ 607	\$ 870	\$ 0
No Mortgage	74	149	2
Average Value	\$ 85026	\$ 83276	\$ 5735
Average Monthly Owner Cost	\$ 228	\$ 223	\$ 303
RENT*			
< \$250	13	37	0
\$250-\$499	24	60	0
\$500-\$749	2	4	0
\$750+	0	0	0
Median Rent	\$ 291	\$ 295	\$ 0
CONDOMINIUMS			
Occupied	0	0	1
% Vacant	0.0%	0.0%	100.0%
UNITS IN STRUCTURE*			
1, Detached	367	904	27
1, Attached	3	9	1
2-4	28	61	0
5+	27	6	1
Mobile Home/Other	79	133	5
Average Number of Rooms*	5.7	5.0	5.4
YEAR STRUCTURE BUILT*			
1985 to March 1990	43	97	6
1980 to 1984	18	33	3
1970 to 1979	93	247	8
1960 to 1969	69	139	4
1959 or Earlier	281	598	14

	740	750	760
Housing Units Lacking Plumbing Facilities	2.4%	0.6%	2.9%
Occupied Units, No Telephone	4.1%	3.1%	0.0%
VEHICLES AVAILABLE			
None	19	23	1
1	86	210	3
2	121	213	4
3+	46	108	2

Data in this report have been extracted from Summary Tape Files 1 (complete-count data) and 3 (sample data). Complete-count data include population, households, group quarters, housing units, race, Hispanic origin, age, sex, household type, occupancy/tenure, home value, rent, units in structure, and rooms. All other data are sample estimates and may differ from complete-count totals due to sample weighting methods.

- * Urban includes the population of places with at least 2500 persons and urbanized areas; Rural, all population not classified as urban.
- * Persons of Hispanic Origin may be of any race.
- * Language Spoken at Home is reported for persons aged 5+ years.
- * Employment by Industry and Occupation is presented in this report for select groups only. Data are reported for the employed population aged 16+ years.
- * Journey to Work includes only select modes of transportation; data are reported as a percent of workers aged 16+ years who commuted. Average travel time to work is expressed in minutes.
- * Household Income refers to the total income received in 1989 by persons aged 15+ years in households. Census data on income do not include "in-kind" payments such as food stamps or medical care.
- * Usual Home Elsewhere includes housing units that were occupied temporarily at the time of enumeration, but are classified as vacant.
- * Home Value for specified owner-occupied units excludes housing in multi-unit buildings, mobile homes, houses on 10+ acres, and homes with a business or medical office on the premises.
- * Monthly Owner Costs for specified owner-occupied units include any mortgage payment(s); real estate taxes; fire, hazard and flood insurance; utilities and fuels.
- * Rent for specified renter-occupied units excludes houses on 10+ acres.
- * Units in Structure, Rooms, and Year Structure Built are reported for total housing units.