

# Town of Johnsburg Comprehensive Plan Update

Adopted May 20, 2025



Department  
of State



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## Table of Contents

Section S. Executive Summary .....	v
Section 1. Introduction .....	1
1.1 Regional Context and Community Background .....	3
1.2 The Planning Process .....	4
1.3 Local and Regional Plans .....	5
1.4 Public Engagement & Community Findings .....	6
1.5 Highlights from the Town of Johnsbury Community Profile .....	7
Section 2. Vision, Goals, and Strategies .....	23
2.1 Smart Growth Principles .....	24
2.2 Goals and Strategies .....	26
Section 3. Future Land Use Maps .....	48
Bakers Mills .....	48
Johnsbury .....	49
North Creek .....	52
North River .....	54
Riparius .....	56
Sodom .....	56
Wevertown .....	59
Section 4. Implementation Strategy .....	61
4.1 Implementation Matrix .....	62
4.2 Funding and Technical Assistance Resources .....	84
Acronyms Used .....	90
Appendices .....	92

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# Acknowledgments

**Adopted May 20, 2025**

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## Funding

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## Section S. Executive Summary

### Introduction

The Town of Johnsbury Comprehensive Plan is a long-term vision document developed to guide future growth and development while preserving the town's character and natural resources. This plan, developed through extensive community engagement and in alignment with existing local and regional planning efforts, focuses on four key areas: Housing, Economy, Community Facilities, and Land Uses. Each key area has associated goals and strategies meant to work together to achieve the overall future vision for the community.

### Project Background

In 2021, the Town of Johnsbury applied for a grant from the New York State Department of State (NYSDOS) to update the community's comprehensive plan. This update comes at a crucial time in the town's history when a new sewer and wastewater treatment facility for the North Creek hamlet will provide the opportunity for residential and commercial growth, and New York State and the Olympic Regional Development Authority (ORDA) are implementing major investments in Gore Mountain and a new ski lodge in Ski Bowl Park.

Meanwhile, the community faces pressing challenges including limited housing availability and affordability as well as record low school enrollment. This plan addresses these issues and many others impacting the Town of Johnsbury by identifying community-supported goals and objectives that work together to achieve the shared future vision of the town.



*Photo 1: New lodge under construction at Ski Bowl Park*

### Planning Process

The comprehensive planning process was led by a committee of community members representing Town Board members, local business owners, environmental and recreation interests, and residents of Johnsbury. The committee held meetings throughout the planning process, collaborating with staff from the Lake Champlain Lake George Regional Planning Board (LCLGRP) and AKRF, inc.



Photo 2: Public workshop at the Fire House

The planning committee emphasized the importance of public engagement and input throughout the plan development process. The planning team ensured robust public engagement with outreach opportunities including a community survey, one virtual public workshop, three in-person workshops, and a project website where community members could access information about the project. Input from the public engagement efforts was used to guide the direction of the plan and develop the future vision and goals.

## Future Vision

The Future Vision for the Town of Johnsbury was developed through a two-year-long planning effort involving substantial public outreach with guidance from a locally supported Comprehensive Planning Committee (CPC) representing a broad cross-section of the community. The following future vision is an aspirational view for the Town of Johnsbury in 2035 and represents what the community would like to see unfold over the next 10 years. This planning document is oriented around the vision stated below with goals and strategies developed to guide the community in achieving this vision.

### ***Future Vision***

*In 2035, the Town of Johnsbury will be a supportive community for people of all ages with diverse housing opportunities and a robust, broad-based economy that balances growth with the stewardship of natural resources. The town will welcome and embrace new residents and visitors while meeting the needs of the existing residents and workforce. Each of our six hamlets has a unique identity and is connected to the others through a shared sense of history and community pride.*

## Goals and Strategies

The goals outlined in the comprehensive plan serve as a roadmap to guide the community toward achieving its vision for the future. Each goal is further supported by specific strategies, which are designed to be measurable and attainable actions that the town can monitor and evaluate throughout the plan's duration.

The Comprehensive Plan adopts an integrated approach to realizing the community's vision, with interconnected goals that overlap and mutually reinforce one another. Many of



the strategies outlined are intentionally crafted to advance multiple community objectives simultaneously, maximizing impact and fostering cohesive progress across various initiatives.

To achieve the community's future vision, the following goals were developed:

## Housing

1. Expand housing opportunities and diversify housing stock
2. Facilitate a greater balance of local housing needs with the tourism economy

## Economy

3. Expand and enhance the four-season economy
4. Harness the benefits of the recreation, arts and culture, and tourism economies
5. Tap into the remote worker economy

## Community Facilities

6. Improve access to town recreation facilities
7. Improve support services for families
8. Improve and enhance Johnsbury's recreational and cultural assets
9. Retain and enhance emergency services
10. Expand ride-sharing and public transportation

## Land Use

11. Update land use regulations to achieve housing, economic, and community goals
12. Celebrate the unique character of each hamlet
13. Protect and conserve the natural resources of the community

In addition to the plan's key focus areas, several overarching themes emerged during the planning process that connect the goals and strategies of the plan. These include supporting the town's aging population, promoting universal accessibility and inclusive design, strengthening local business support and workforce training, investing in infrastructure upgrades that drive economic development and housing opportunities, attracting new residents, and enhancing natural resources and environmental assets that define Johnsbury's character and quality of life.

## Smart Growth Principles

Smart Growth Principles are woven throughout this plan in ways that are compatible with the community's shared vision and goals. Smart Growth Principles are tools that foster sustainable and equitable community development. These principles include:



Develop plans and land use regulations that allow for and encourage mixed-use neighborhoods



Enable a diverse mix of housing types, providing opportunity and choice for all



Prioritize infill and redevelopment of existing buildings to revitalize neighborhoods and downtown areas, including areas around public transportation



Provide well-planned, equitable, and accessible public spaces



Encourage compact neighborhood design and concentrated development around existing infrastructure



Preserve open space, agricultural resources, and natural resources



Prioritize transportation options such as walking, cycling, and public transportation



Promote climate resiliency and adaptation, preferably through nature-based solutions, and reduce greenhouse gas emissions



Build on unique traits to create an attractive and welcoming community with a strong sense of place



Engage in an inclusive, collaborative public planning process that considers the needs and character of the community

## Implementation Strategy

The plan recommends the formation of a standing Comprehensive Plan Implementation Committee that will work with the Town Board to guide the implementation of nearly 100 strategies outlined in the implementation matrix. The matrix identifies priority actions, partners for implementation, and potential funding sources at the local, state, and federal levels as well as many private funding sources.

The implementation matrix serves as a critical tool for the Town of Johnsburg to realize the community's vision and goals established during this planning process. While certain strategies will require direct leadership from the Town Board, others can be initiated by various agencies, nonprofit organizations, or community groups, with the Town Board providing support and coordination.

**Priority strategies** are highlighted throughout the implementation matrix; these represent key initiatives identified through the planning process, community input, and prior efforts as critical projects that address pressing needs and enhance overall community well-being. Priority projects are identified in the table below:

Strategy	Priority Recommended Action	Partners for Implementation	Potential Funding Sources/ Technical Resources	Timeframe to Initiate
1.1	Review and update the town zoning code to promote desired commercial activity and housing opportunities in the hamlet areas.	Warren Co. Planning Dept., LCLGRP	NYSDOS, NYSDEC	Short Term (1-3 years)
2.4	Expand the availability of traditional visitor lodging such as bed and breakfasts, inns, motels, and hotels.	Warren Co. EDC, WWIDA	Warren Co. EDC, Warren County IDA, APA	Medium Term (3-5 years)
5.1	Promote quality of life/access to recreational resources.	Warren Co. Planning Dept.	NBRC	Short Term (1-3 years)



<b>6.1</b>	Implement a coordinated system of wayfinding and directional signage	TOJ PPP, NYSDEC, UHTA	NYSDEC	Short Term (1-3 Years)
<b>6.8.a</b>	Conduct a sidewalk conditions analysis and develop an ADA transition plan	Warren Co. Planning Dept., AGFTC, LCLGRP	AGFTC, NYSDEC, AARP Community Challenge	Short Term (1-3 Years)
<b>6.4</b>	Improve pedestrian and bicycle connections between North Creek and Ski Bowl Park for increased recreation opportunities and economic development.	Warren County Planning, NYSDOT, AGFTC, NYSDEC	NYSDEC, NYSDOT, AGFTC, NBRC, FHWA	Medium Term (3-5 Years)
<b>7.5</b>	Retain local healthcare services for families and seniors	HHHN	HHHN. NBRC	Short Term (1-3 years)
<b>8.2.b</b>	Implement recommendations from the Ski Bowl Park Masterplan	Warren Co. Planning Dept., Friends of the Parks, UHTA	NYSDOS, NYSDEC, OPRHP	Short Term (1-3 years)
<b>8.4</b>	Promote the establishment of a North Creek Arts District that enhances community anchors like the Tannery Pond Community Center, and local galleries, artists, artisans, and Main Street businesses.	TPCC, local artists	Adirondack Foundation, NYSDOS, NYSCA, LARAC, Warren County Occupancy Tax	Short Term (1-3 years)
<b>8.7</b>	Evaluate public parks for universal accessibility and ADA compliance and make improvements as appropriate and create standards for future recreational amenities.	Warren Co. Planning Dept., LCLGRP	T-Mobile Community Grant, AARP Community Challenge Grant	Medium Term (3-5 years)

<b>8.9</b>	Coordinate with Warren County on future opportunities for the county-owned railroad corridor to leverage opportunities for outdoor recreation.	Warren Co. Planning Dept. Warren Co. DPW	NYSDEC, OPRHP	Long Term (5+ years)
<b>9.1</b>	Organize a campaign to recruit new volunteers for fire companies and provide incentives for volunteers.	Warren County, TOJ firehouses	None needed	Short Term (1-3 years)
<b>9.3</b>	Analyze the unmet emergency needs of the community and update the local Emergency Response Plan. Review and update the plan every five years to ensure its relevancy.	Johnsburg EMS, TOJ firehouses, Warren County Emergency Services	NYS DHSES, Warren Co. Emergency Management	Short Term (1-3 years)
<b>10.2</b>	Explore opportunities for volunteer programs for ridesharing and consider partnering with neighboring communities.	AGFTC	CDTA	Short Term (1-3 years)
<b>11.1</b>	Develop a modern and predictable zoning code for town boards, staff, residents, and developers.	APA, Warren County Planning Department, LCLGRP	NYS DOS, NYS DEC, APA	Short Term (1-3 years)
<b>11.2</b>	Update the zoning code in North Creek hamlet to recognize the increased density allowed by new sewer infrastructure to maximize economic growth, reduce the cost burden on individual ratepayers, ensure the long-term viability of the	Warren County Planning Department, LCLGRP, APA	NYS DOS, NYS DEC, APA	Short Term (1-3 years)

	new facility and make sure new development and economic opportunities are allowed by right. (Z)			
<b>12.1</b>	Implement wayfinding and gateway treatments to establish a sense of arrival and place.	Warren Co. Planning Dept, Warren Co. DPW, NYSDOT, APA	Adirondack Foundation, T-Mobile, NYSDEC, NYSDOS	Short Term (1-3 years)
<b>12.4</b>	Encourage businesses that add to the vitality of hamlet centers by providing cultural, recreational, and entertainment amenities desired by the community and visitors.	TOJ CDC, Warren County EDC, WWIDA	USDA RD	Short Term (1-3 years)
<b>12.6</b>	Coordinate with Warren County DPW to seek funding to implement Complete Street improvements when paving and other work is being done along county roadways in Hamlet areas.	A/GFTC, NYSDOT, Warren County DWP, TOJ Highway Dept.	NYSDEC, NYSDOT, A/GFTC	Short Term (1-3 years)
<b>13.1</b>	Install and improve public utilities in North Creek that protect the town's natural resources, promote economic development, and protect public health.			
<b>13.1.a</b>	Implement the North Creek sewer and wastewater project and plan for phased expansion of the system	LCLGRP, Warren Co. Planning Dept., Warren Co. EDC	USDA RD, EFC, NBRC	Short Term (1-3 years)



<b>13.2.b</b>	Implement North Creek water district improvements	LCLGRPB, Warren Co. Planning Dept.	USDA RD, WIIA, EFC, NBRC	Medium Term (3-5 years)
<b>13.9</b>	Implement net zero improvements at the town waste transfer and recycling facility.	CSC/CEC Committee	NYSERDA	Long Term (5+ years)

### ***A Living Document***

A comprehensive plan is a living document that evolves to reflect the changing needs, priorities, and goals of a community. While it provides a long-term vision for growth and development, it must be reviewed annually to ensure its policies and recommendations remain relevant and effective. Regular reviews allow for adjustments based on new data, emerging trends, and unforeseen challenges. Additionally, a more thorough update should be conducted every 5 to 10 years to incorporate significant changes in demographics, infrastructure, economic conditions, and community aspirations. This iterative process ensures that the comprehensive plan remains a useful and adaptable tool for guiding sustainable development and decision-making.

## Section 1. Introduction

In 2021, the Town of Johnsbury applied for a grant from the New York State Department of State (NYSDOS) to update the community's comprehensive plan. This update comes at a crucial time in the town's history when a new sewer and wastewater treatment facility for the North Creek hamlet will provide the opportunity for residential and commercial growth, and New York State and the Olympic Regional Development Authority (ORDA) are implementing major investments in Gore Mountain and a new ski lodge in Ski Bowl Park. Meanwhile, the community faces pressing challenges including limited housing availability and affordability as well as record low school enrollment. This plan addresses these issues and many others that are impacting the Town of Johnsbury by identifying community-supported goals and objectives that work together to achieve the shared future vision of the town.

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To achieve the community's future vision, the following goals were developed around the issues of housing, economy, community facilities, and land use. **Section 2** further defines these goals and highlights strategies for their achievement.

## Community Goals

### Housing

1. Expand housing opportunities and diversify housing stock
2. Facilitate a greater balance of local housing needs with the tourism economy

### Economy

3. Expand and enhance the four-season economy
4. Harness the benefits of the recreation, arts and culture, and tourism economies
5. Tap into the remote worker economy

### Community Facilities

6. Improve access to town recreation facilities
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### Land Use

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In addition to the plan's key focus areas, several overarching themes emerged during the planning process that connect the goals and strategies listed above. These include supporting the town's aging population, promoting universal accessibility and inclusive design, strengthening local business support and workforce training, investing in infrastructure upgrades that drive economic development and housing opportunities, attracting and retaining residents, and enhancing natural resources and environmental assets that define Johnsbury's character and quality of life.



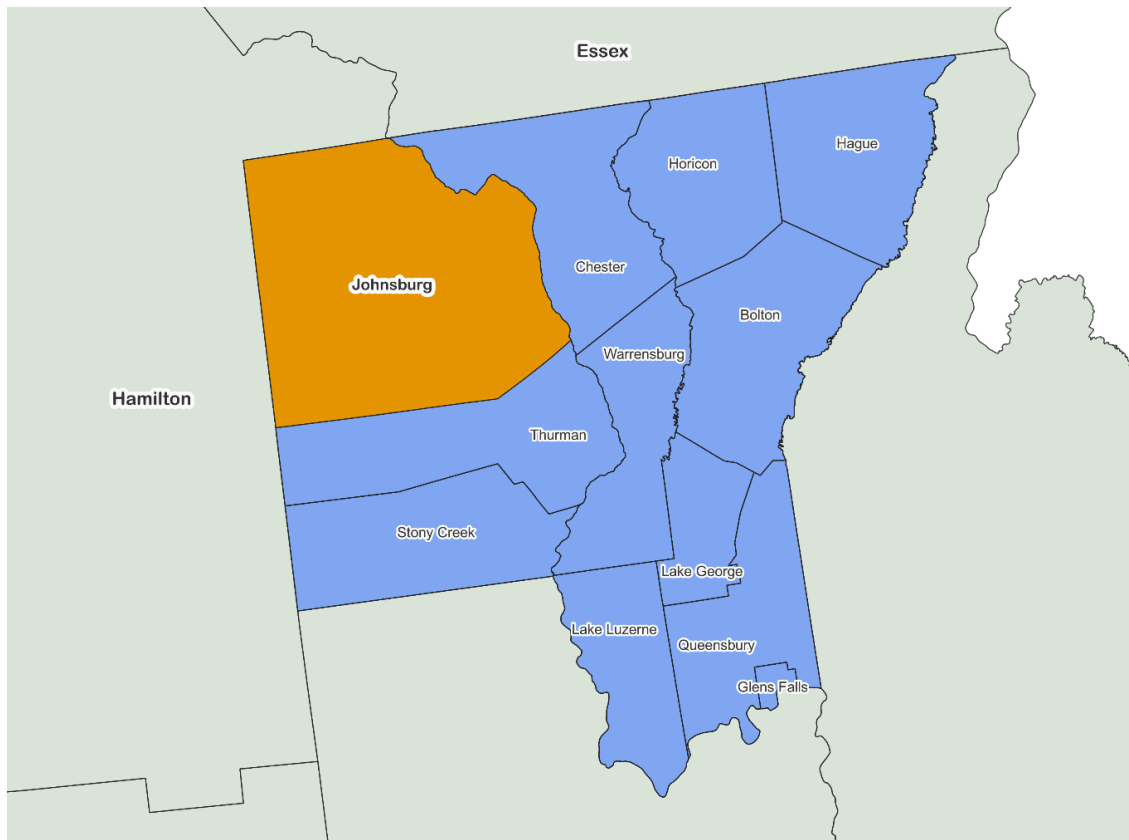
## 1.1 Regional Context and Community Background

The Town of Johnsburg is located in the northwest corner of Warren County, New York. The largest town in the county by land area, serves as the gateway to the Adirondack Park from the south and has a wide variety of outdoor recreational and natural resources.

Approximately 60% of the land area within the town is owned by New York State and classified as Forest Preserve lands, often referred to as *forever wild*.

Johnsburg is a rural community known for its stunning natural landscapes, including forests, mountains, and waterways, making it a popular destination for outdoor activities such as hiking, fishing, and skiing. The town encompasses several hamlets, North Creek, North River, Johnsburg, Riparius, Bakers Mills, and Wevertown. North Creek serves as the primary commercial hub.

The total area of the town is 206.7 square miles, of which 204.2 square miles is land and 2.5 square miles is water. The Hudson River forms the town's eastern boundary, and the Warren County Towns of Thurman and Chester make Johnsburg's southern and eastern borders while the Hamilton County communities of Wells and Indian Lake are to the west and north (**Map 1. Regional Context Map**).



Map 1: Regional Context

Johnsburg has six historical hamlet areas: North Creek, North River, Johnsburg, Riparius, Bakers Mills, and Wevertown. All but North River contain designated Adirondack Park Agency (APA) Hamlet Areas. APA-designated Hamlet Areas are targeted for growth and development based on several environmental screening factors unique to the Adirondack Park. Each of Johnsburg's hamlets has existing pockets of residential development and is well-suited for some level of pedestrian infrastructure or additional residential or commercial growth.

## 1.2 The Planning Process

The comprehensive planning process began in January 2023 with the appointment of a Comprehensive Planning Committee (CPC) whose role was to oversee the development of the Comprehensive Plan based on their local knowledge and experience with extensive input from the community. The CPC was appointed by the Town Board and comprised of representatives from the Town of Johnsburg including members of local committees, the Town Board, and the Warren County Planning Department, along with business owners, environmental and recreational interests, and town residents.

The CPC held meetings throughout the planning process collaborating with staff from the Lake Champlain Lake George Regional Planning Board (LCLGRPB) and AKRF, Inc. The CPC emphasized the importance of public engagement and input throughout the plan development process.

The CPC conducted a community survey, held three in-person and a virtual public workshop, and shared

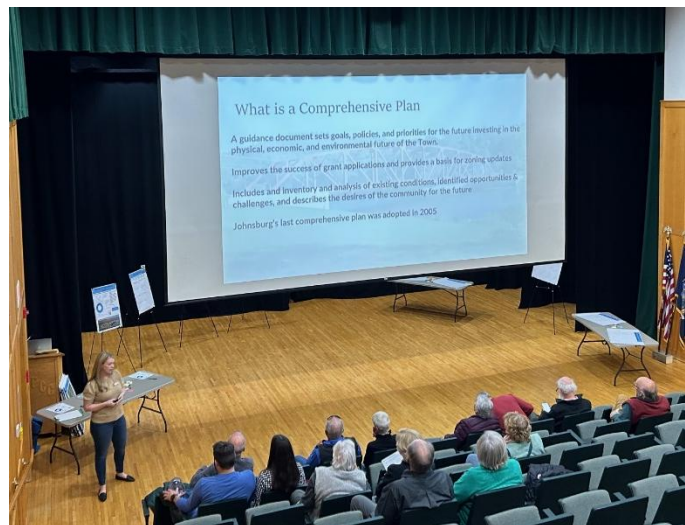


Photo 3: Public meeting at the Tannery Pond Center



Photo 4: Public workshop at the Fire House

updates via Facebook and a project website to keep the public informed and engaged. Community feedback was critical to developing this plan's vision, goals, recommendations and strategies, representing a considerable effort to synthesize the diverse opinions and priorities of the community.

### 1.3 Local and Regional Plans

An additional component of the plan's development was an analysis of existing local and regional plans. This review ensures that the strategies and recommendations in the Comprehensive Plan are consistent with, and build upon, the goals and objectives outlined in existing planning documents, including the Warren County Comprehensive Plan – Warren County 2040. The planning documents reviewed for this process are listed in **Table 1** below in chronological order of publication.

<b>Table 1: Local and Regional Plans</b>	
<b>Local Planning Documents</b>	<b>Year</b>
Town of Johnsbury Business Recruitment Marketing Plan	n.d.
Economic Impact Study of the Gore Mountain Interconnect	n.d.
North Creek Action Plan	1993
Ski Bowl Park Enhancement Plan	2001
First Wilderness Corridor Market Study	2002
First Wilderness Corridor – Action Plan Update	n.d.
Town of Johnsbury Subdivision Control Law	2004
Town of Johnsbury Comprehensive Plan	2005
Town of Johnsbury Zoning Law	2007
North Creek Main Street and Waterfront Final Enhancement Plan	2013
Envision Adirondacks Initiative – Town of Johnsbury	2018
North Creek Recreation Trail Plan	2019
North Creek/Ski Bowl Connectivity Study	2020
Ski Bowl Park Vision 2020	2020
Ski Bowl Park Vision Update	2023
Warren County Housing Needs Study and Market Demand Analysis	2023
Warren County 2040 – Draft goals, objectives, and action items	2024

Many of the existing plans for Johnsbury remain relevant today with reoccurring themes including the revitalization of North Creek's Main Street, improving pedestrian connections to Ski Bowl Park, preserving the essential community characteristics of Johnsbury, enhancing the natural environment, and addressing the economy, workforce, housing, and senior needs of the community.

The Johnsbury Comprehensive Plan was developed in parallel with the Warren County's Comprehensive Plan, *Warren County 2040*. Throughout the planning process, the CPC worked to ensure that the town's vision, goals, and strategies aligned with those developed for county's plan, fostering a cohesive and coordinated approach to future growth and development in the area.

## 1.4 Public Engagement & Community Findings

To guide the planning process, a broad and continuous public engagement effort was conducted in the Town of Johnsbury. Engagement included a community survey, four public workshops, one-on-one stakeholder interviews, and a Town Board presentation. Public engagement activities were designed to identify key issues and opportunities, define the unique characteristics of the community, and build consensus around priority projects and actions to be undertaken to achieve the goals identified in the plan.

In addition to the community engagement activities held throughout the planning process, the CPC, and the Town Board each held required public hearings prior to the adoption of the plan in accordance with §272-A of New York State Town Law. The CPC public hearing was held on April 2, 2025 and the Town Board conducted a public hearing on May 6, 2025.

The summary of public workshops and the community survey findings can be found in **Appendix A** of this document. A summary of public comments received through the public hearing and comment period can be found in **Appendix D**.



*Photo 5: Public workshop at the Joe Minder Lodge*



## 1.5 Highlights from the Town of Johnsburg Community Profile

A community profile was prepared to update the Town's understanding of the makeup of the community, including demographics, economic characteristics, housing, land use and zoning, infrastructure and community facilities, transportation, parks and recreation, culture and history, natural resources, and climate change considerations. The full Community Profile can be found in **Appendix B** of this document.

### Population and People

The 2020 U.S. Census recorded Johnsburg's population at 2,143 people, representing a 12.5% decline since 2000. This is the lowest population that the community has had since 1930 (**Table 2**). The population of the community grew steadily since it was first recorded in 1820. Between 1900 and 1930, the population of Johnsburg fell by nearly 40%. Since then, the population has experienced modest growth for all years except 1980, and between 2010 and 2020.

*An Aging Population.* In 2020, the median age of residents in Warren County was 47.5 years, making the county the fifth oldest county in New York State. Johnsburg's population is nearly a decade older with a median age of 56 in 2020. This is a three-year increase from 2010.

The greatest number of residents are between the ages of 65 and 74 with 28% aged 65 and older. Approximately 15% of the population is under the age of 18, with the youngest children under the age of five making up about 3% of the population.

While an aging population brings specific planning, funding, and programming considerations,

Johnsburg benefits in many meaningful ways from its senior residents. One of the town's greatest strengths is its strong culture of volunteerism, which has played a vital role in driving numerous community-led projects. Many of the town's committees and initiatives are sustained by dedicated volunteers working toward the common good, led in large part

**Table 2: Town of Johnsburg  
Population Change 1820-2020.  
Source US Census Bureau**

Census	Population	% Change
1820	727	-
1830	985	36%
1840	1,139	16%
1850	1,503	32%
1860	2,188	46%
1870	2,599	19%
1880	2,742	6%
1890	2,894	6%
1900	2,374	-18%
1910	2,315	-3%
1920	2,242	-3%
1930	1,887	-16%
1940	2,000	6%
1950	2,076	4%
1960	2,250	9%
1970	2,377	6%
1980	2,173	-9%
1990	2,352	8%
2000	2,450	4%
2010	2,395	-2%
2020	2,143	-11%



by the senior population, who often have the time, experience, and commitment to contribute to special projects and community development efforts.

## Population by Age

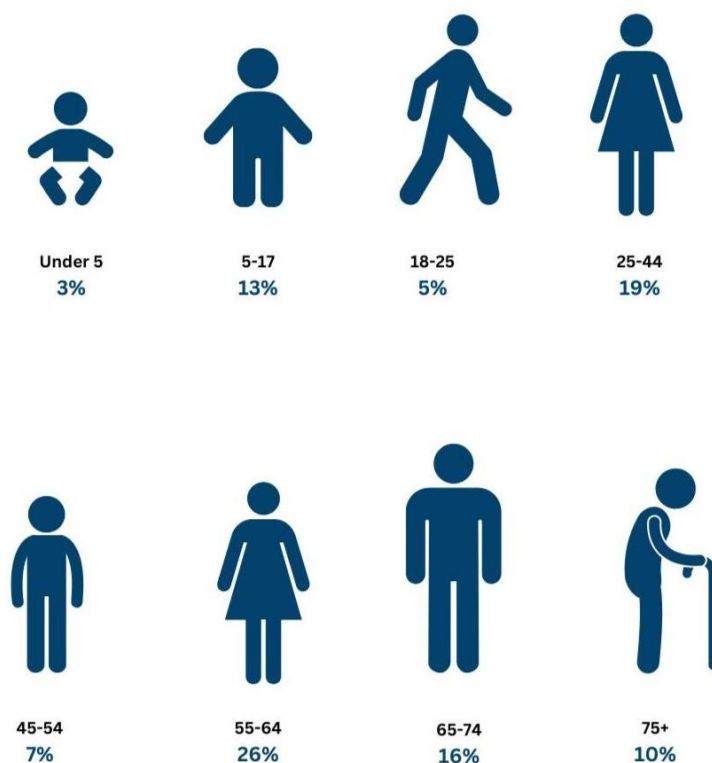


Figure 1: Town of Johnsbury Age Distribution. Source: US Census Bureau

**School Enrollment and Educational Attainment.** Approximately 93% of the town are high school graduates and 36% have a bachelor's degree or higher. Public education in the Town of Johnsbury is provided by the Johnsbury Central School District (JCS). The aging population and decrease in young families have impacted the school district and enrollment has declined dramatically since 2000, decreasing from just over 400 students to approximately 250 over the 24-year timeframe (**Figure 2**).

In 2023, the Johnsbury Central School District and Minerva Central School District commissioned a study to evaluate the feasibility of a potential centralization and merger of the districts. The merged district would have an approximate population of 3,494 and an enrollment of 342 students. Based on enrollment projections for a combined district, in the 2029-2030 school year, total enrollment would continue to decrease to approximately 294 students. The proposed consolidation was not approved by the school boards of both districts, as required for this measure.

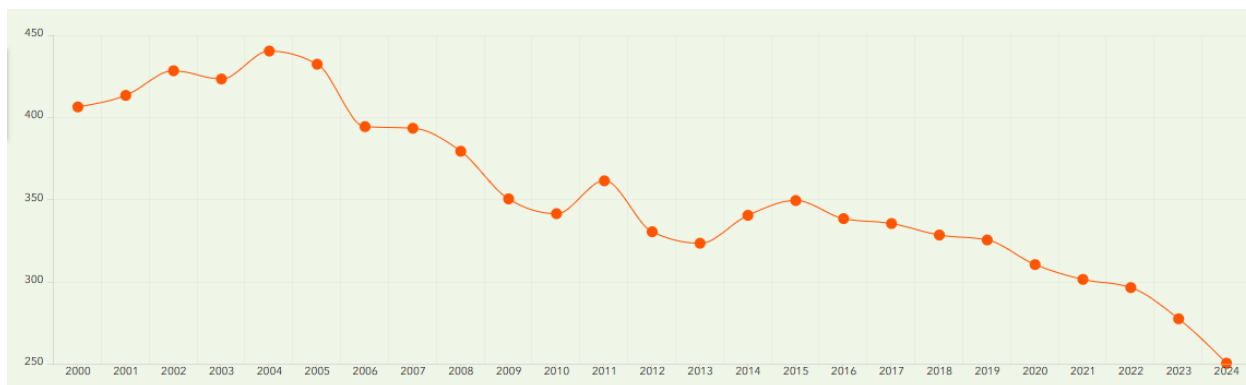


Figure 2: Johnsburg Central School District enrollment, 2000-2020. Source: New York State Department of Education.

## Economic Indicators

**Median Household Income (MHI).** The median household income for the Town of Johnsburg is \$49,515 (ACS, 2022). MHI is derived from data collected by the U.S. Census Bureau through the American Community Survey (ACS) and is calculated by arranging all household incomes in a given geographic area from lowest to highest and then identifying the middle value (the median). This means that half of the households earn more than that amount, and half earn less. Despite significant growth in townwide MHI, Johnsburg has the second-lowest MHI in Warren County and is below the county's MHI of \$67,244.

Historically, the MHI of Johnsburg has consistently been lower than that of other Warren County towns. This trend is projected to continue, further widening the gap between the MHI of Johnsburg and its neighbors.

– **Warren County Housing Needs Assessment, 2023.**

**Poverty.** Disparities between Johnsburg and the rest of Warren County can also be seen in the percentage poverty among the population, as defined by the US Census by comparing a person's or family's income to a set poverty threshold by households, which in 2022 was \$22,556 for a household of three people. In 2022, 8% of the households in Johnsburg were below the poverty level. This is an increase from 2019 and 2020, but an overall decrease from 2013 (16.4%).

## Housing Characteristics

There are 1,832 housing units in Johnsburg and 1,083 (59.1%) are categorized as occupied units while the remaining 749 (40.9%) are categorized as vacant/seasonal units which may include properties being utilized as short-term rentals. Approximately 80% of the occupied units in the town are owner-occupied while 20% are renter-occupied units. Household tenure in the community is long with 144 households moving in before 1990 and only thirty-

nine having moved in after 2020 (**Figure 3**). The average renter household size in Johnsburg is 1.78 people and the average owner-occupied household size is 2.10 people.

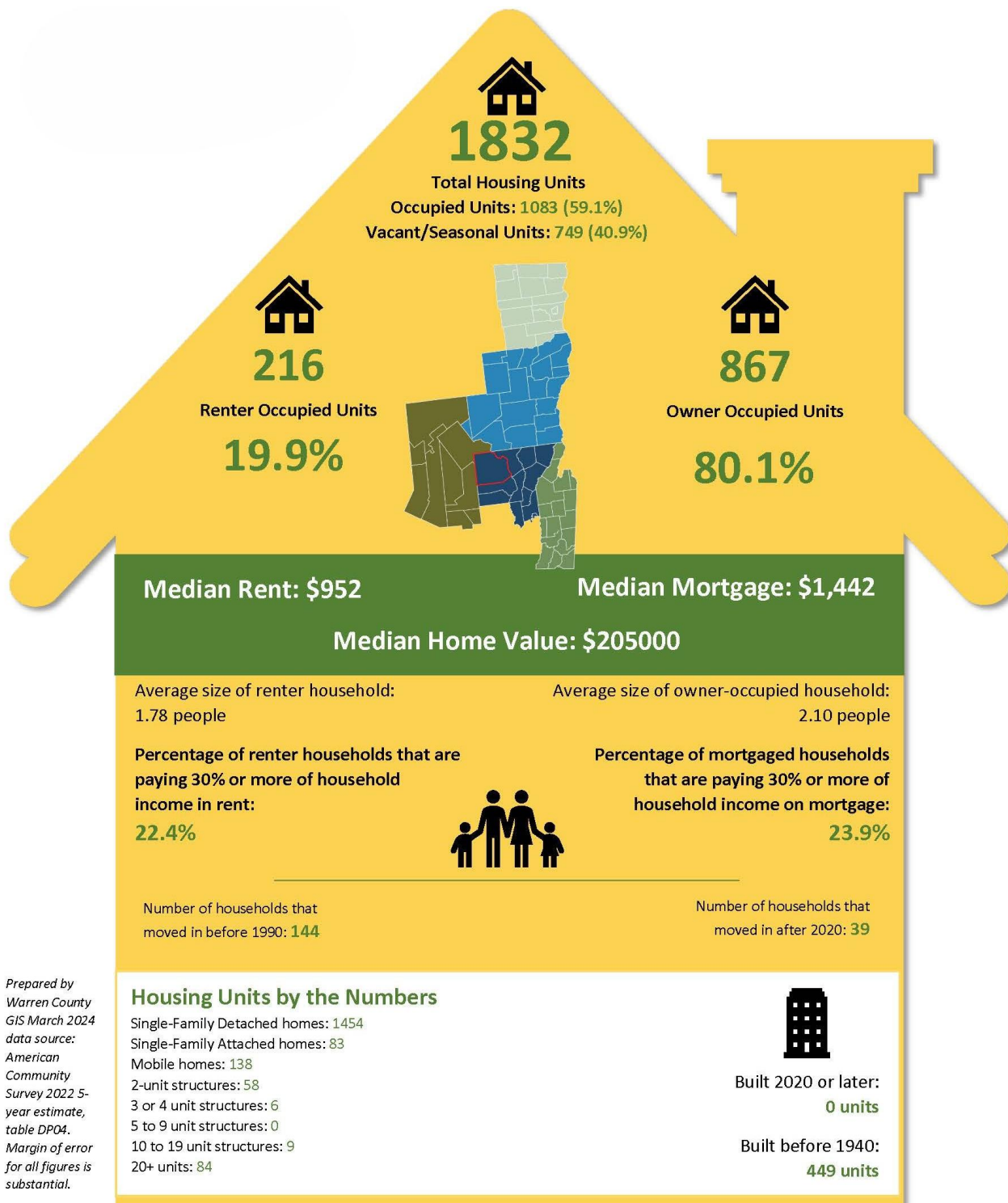


Figure 3: Housing Characteristics of Johnsburg. Source: 2022 ACS 5-Years Estimates. LCLGRP Regional Data Dashboard, LCLGRP.org.

***The Warren County Housing Needs Study and Market Demand Analysis*** analyzes homeownership affordability for the median household by each town in the county. Using the Town of Johnsbury's median household income (MHI) of \$49,515 and a median sale price for a home of \$296,200 in 2002, the affordability gap for an MHI is \$73,605 with a standard banking loan. Approximately 24% of Johnsbury's homeowners and over 20% of renters are mortgage or rent-burdened, meaning they spend 30% or more of their household income on mortgage payments and other living expenses.

## Local and Regional Economic Characteristics

***Unemployment Rates and Trends.*** In June 2024, the Glens Falls Metro Area had an unemployment rate of 3.2% (not seasonally adjusted). The unemployment rate in the region is seasonally impacted with increased unemployment in the winter months and decreases in the spring and summer months. Like much of the country, the region saw a sharp spike in unemployment in April 2020 (17.6%) with another smaller spike in February 2021 (7%).

***Major Employers and Industries.*** The top industries for workers in the Town of Johnsbury are educational services, health care and social assistance (22.6%), followed by professional, scientific, and management, and administrative and waste management services (20.3%), and arts, entertainment, and recreation, and accommodation and food services (18%). Approximately 73% of the workforce is employed in the private sector and 27% in the public sector. Communities with tourism-driven economies tend to have higher rates of private-sector employment. The ratio of private to public sector employment in a community helps identify economic strengths, potential vulnerabilities, and opportunities for targeted development. A balance between private and public sector employment can make an economy more resilient. The public sector can act as a stabilizer during economic downturns, while the private sector can drive growth and innovation.

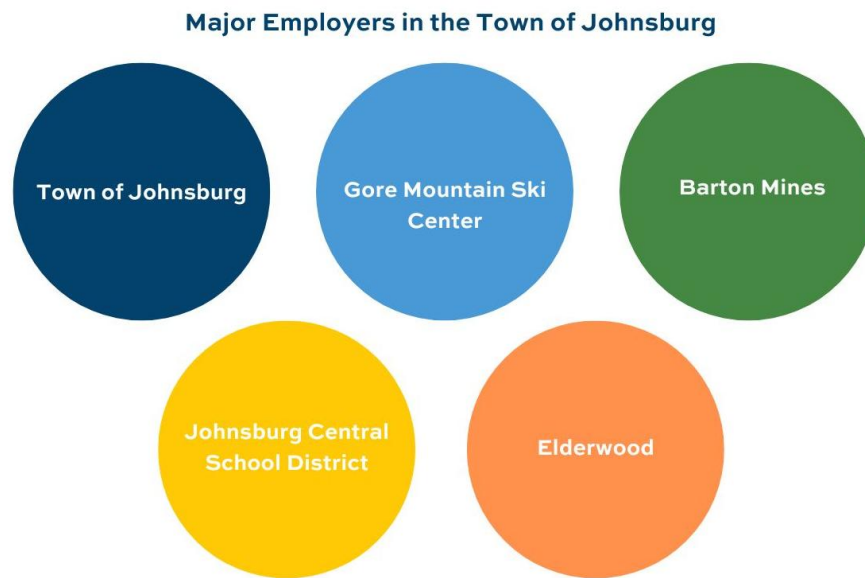


Figure 4: Major Employers in the Town of Johnsburg. Source: US Census Bureau

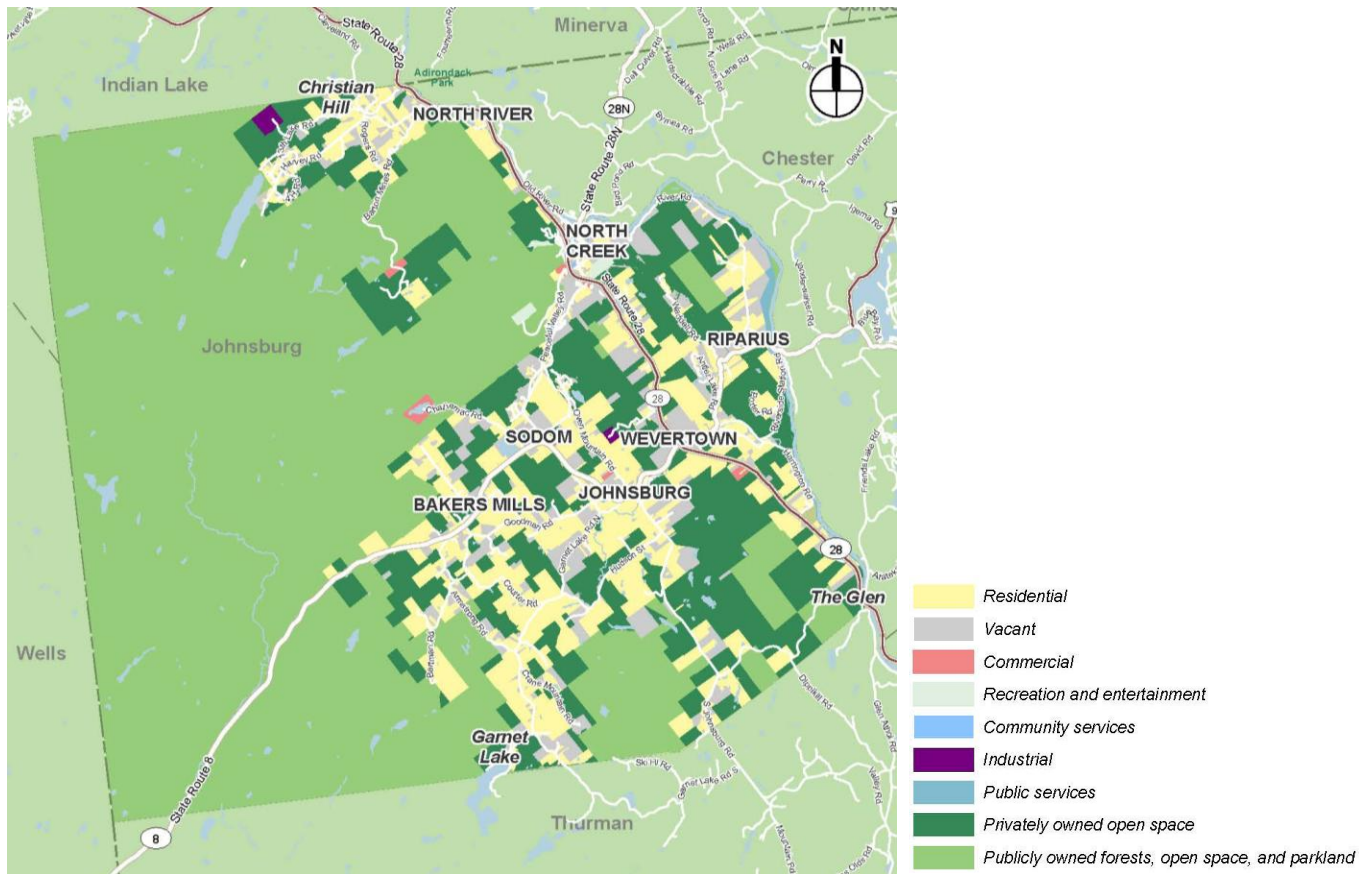
## Land Use and Smart Growth Focus Areas

**Land Use.** Land use in the Town of Johnsburg is controlled by an intricate combination of local ordinances, Adirondack Park Agency (APA) Regulations, and New York State Department of Environmental Conservation Unit Management Plans (UMPs), each regulating different areas of the town and sometimes overlapping. Approximately 60% of Johnsburg is State land designated as Forest Preserve, often referred to as *forever wild*. Article XIV of the New York State Constitution declares that these lands be forever kept as wild forest lands.

**An ALLUP is a locally developed land use law that aligns with or exceeds the standards set forth by the APA Act.** Once approved, an ALLUP enables the municipality to take certain land use responsibility for administering land use and development regulations within its boundaries. This approach allows for more localized decision-making while ensuring alignment with the overarching goals of the APA, balancing local autonomy with regional environmental stewardship.

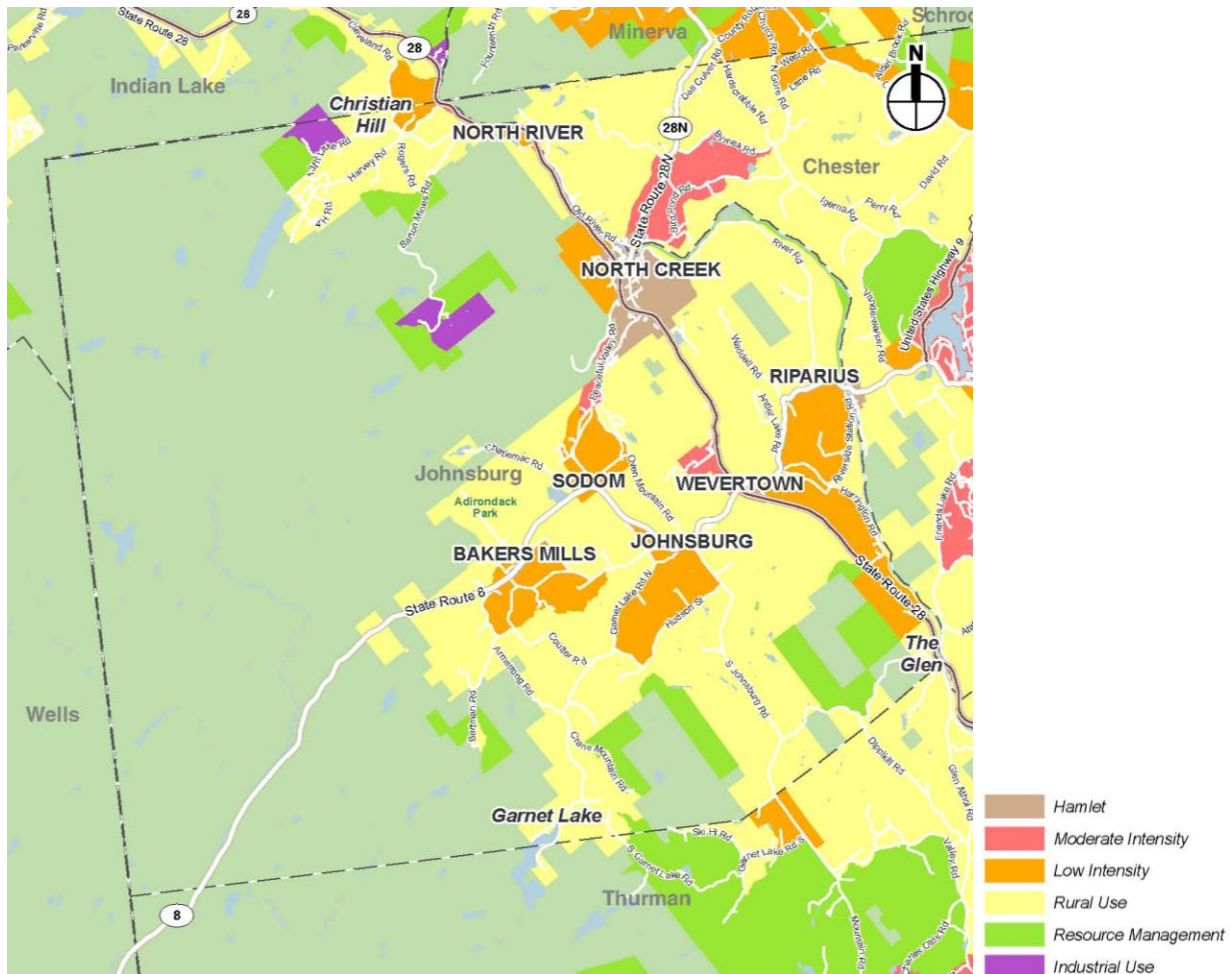
Publicly owned forests, open space, and parkland are the largest land uses in the town. This is unsurprising given the vast amount of State land and town-owned recreational facilities in the community. This is followed by privately owned open space and residential uses. Recreational and entertainment uses are found scattered throughout the hamlets and one Industrial use is identified in the North River hamlet (**Map 2. Existing Land Use**).





Map 2: Existing Land Use

*Local land use programs under the Adirondack Park Agency Act.* Local governments within the Adirondack Park may develop their local land use program known as an Agency-approved Local Land Use Program (ALLUP), which if approved by the APA may transfer some permitting authority from the APA to the local government's jurisdiction. If a municipality has an APA ALLUP, review jurisdiction over class B regional projects and variances from shoreline restrictions transfers to local governments and requires the Agency to apply certain considerations of the standards and requirements of the local land use program in its review of class A regional projects.

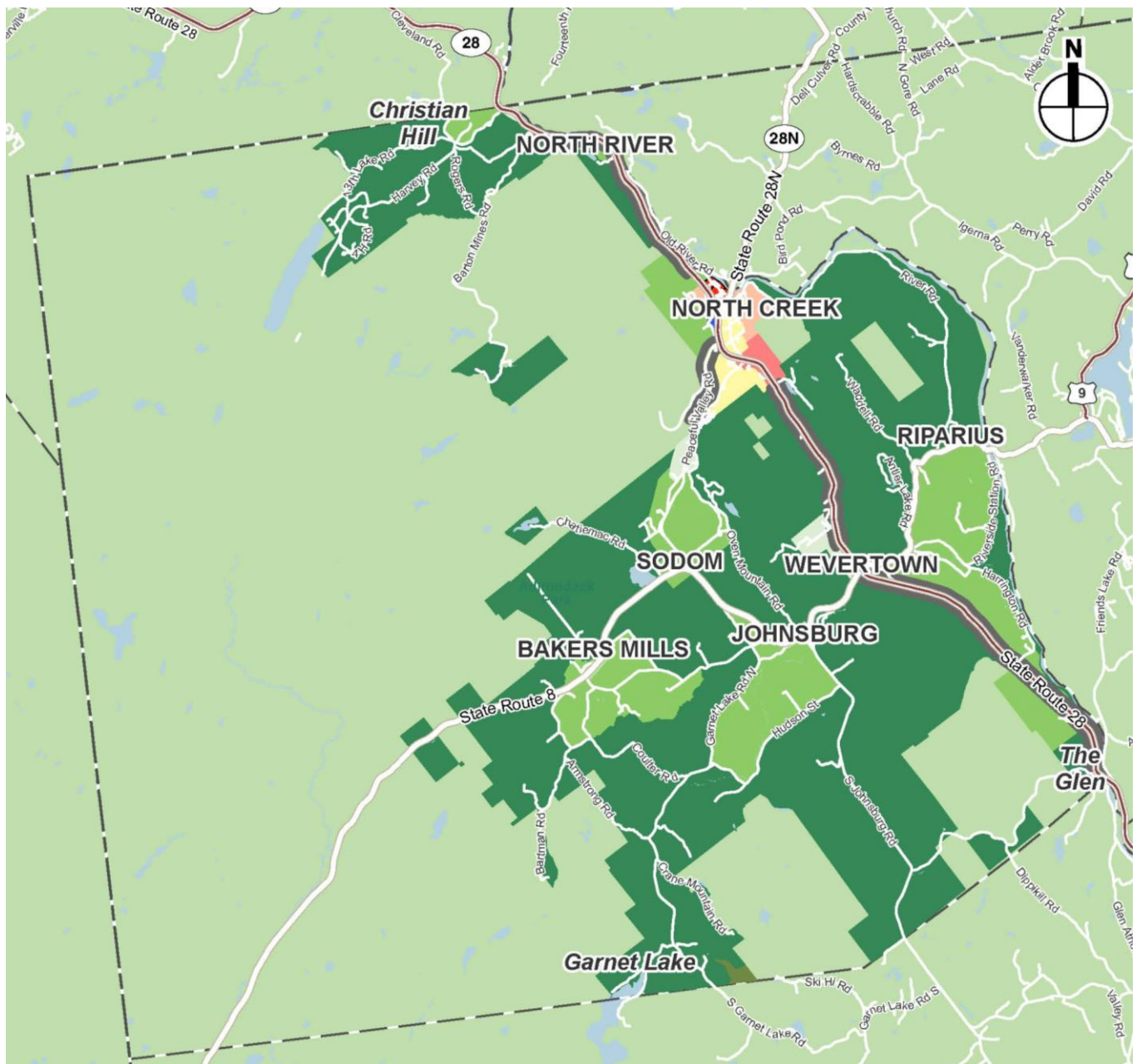


Map 3: APA Land Use and Development Plan

The Town of Johnsburg has an adopted ALLUP and has five APA-designated Hamlet Areas, in the Hamlets of North Creek, Riparius, Johnsburg, Wevertown, and Bakers Mills (**Map 3. APA Land Use and Development Plan**). Within the Adirondack Park, the Hamlet Areas are the growth and service centers where development is encouraged. There are very few development restrictions from the APA within Hamlet Areas.

Johnsburg Zoning itself consists of twelve zoning districts and two overlay districts. Most of the Town's land area is classified as Rural Mixed Use 1.3 (MX 1.3), followed by Rural Mixed Use 8.5 (MX 8.5), both of which are in the periphery areas of the municipality. Zoning in the hamlet areas is Rural Mixed Use 3.2 (MX 3.2) with North Creek zoned for Hamlet Uses.

The Town's current zoning districts and district intents are described below in **Table 4**.



Map 4: Town of Johnsburg Existing Zoning





**Table 4: Town of Johnsburg Zoning Districts and District Intent**

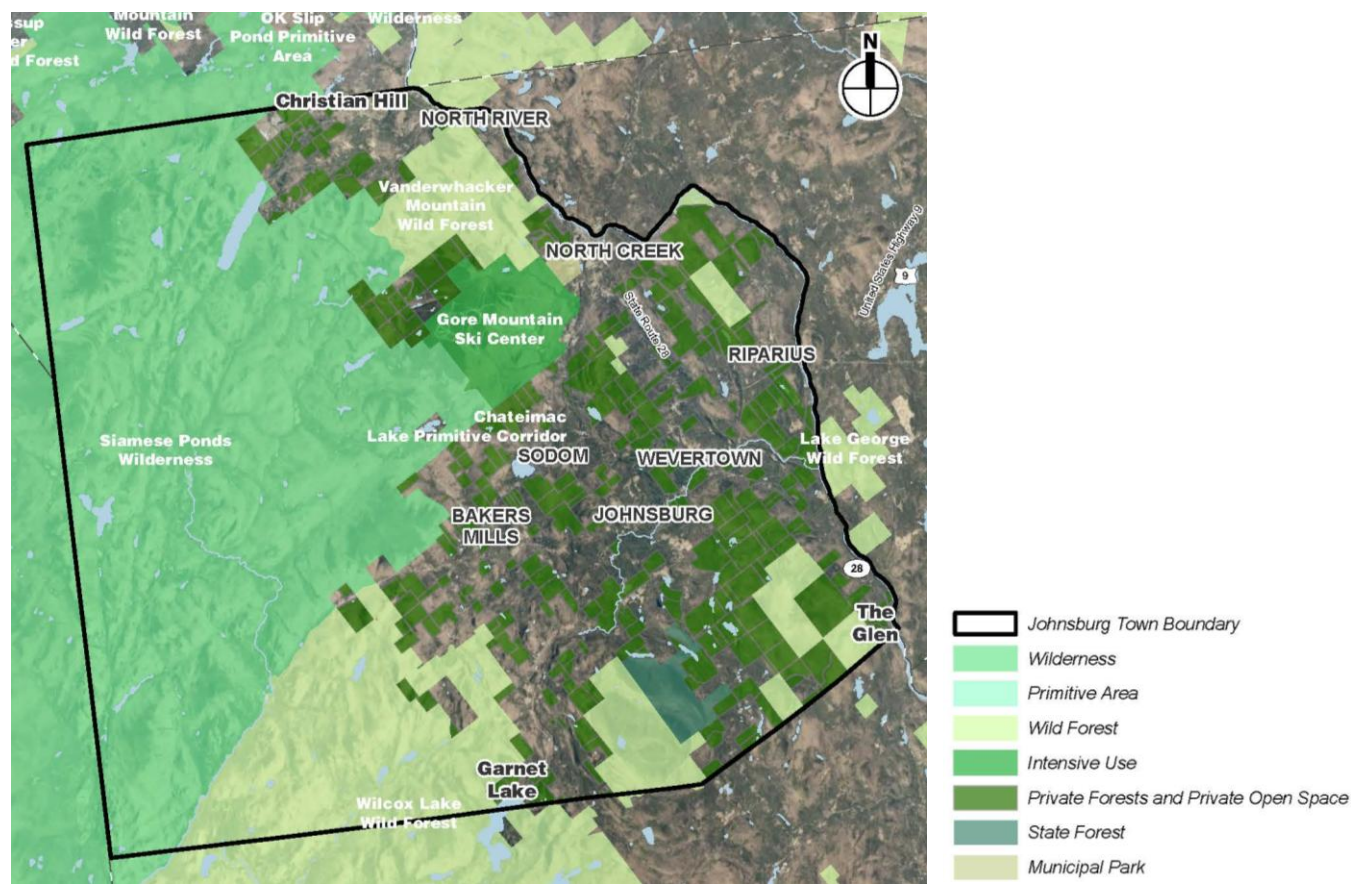
Zoning District	Purpose and Intent/ Vision
<b>Hamlet Business 1 (HB1) – Main Street, North Creek</b>	Enhance business potential due to closer linkage with Gore, growth of residential areas, and seasonal accommodations, while preserving the historic character and Adirondack flavor of the district.
<b>Hamlet Business 2 (HB2) – State Route 28, the southern portion of North Creek hamlet</b>	Continuation as a retail and service district for uses that are incompatible with a location in the Main Street business district and/or that requires siting in a higher traffic volume location.
<b>Hamlet Public and Semi-Public (HP) – West of State Route 28 and portions of Ski Bowl Park</b>	Community service area containing recreational, health care, and highway garage facility.
<b>Hamlet Residential (HR) – Portions of North Creek Hamlet</b>	All forms of residential development including some infill where possible. Cluster-style development on undeveloped land to accommodate new housing demand.
<b>Hamlet Mixed Use (HX) – APA-designated Hamlet Areas</b>	Mixed-use hamlets that serve as focal points and growth centers for rural neighborhoods.
<b>Rural Mixed Use 1.3 (MX1.3)</b>	Relatively intense development, primarily residential consisting of single-family dwellings on 1.3-acre lots or smaller.
<b>Rural Mixed Use 3.2 (MX3.2)</b>	Rural residential neighborhoods primarily consisting of single-family dwellings on 3.2 acres or smaller lots.
<b>Rural Mixed Use 8.5 (MX8.5)</b>	Rural residential neighborhoods primarily consisting of single-family dwellings on 8.5 acres or smaller lots.
<b>Rural Mixed Use 42.7 (MX42.7)</b>	Dominantly open space. Other uses that are consistent with open space character.
<b>Commercial Industrial (CI) – (This district does not exist in the town.)</b>	To provide for commercial and industrial development by the creation of such districts exclusively for such uses. A relatively small area where such uses are allowed.
 <b>Main Street Overlay District (MSO) – Main Street, North Creek</b>	The purpose of this district is to promote architectural compatibility with historic and Adirondack-style buildings with Main Street revitalization.
 <b>Scenic Corridor Overlay (SCO)</b>	Preservation of scenic qualities of selected travel corridors.

**Smart Growth Focus Areas.** The Town of Johnsburg has six hamlet areas, five of which are designated APA Hamlet Areas. APA-designated Hamlet Areas are targeted for growth and development based on several environmental screening factors unique to the Adirondack

Park. Each of the hamlet areas is suitable as focus areas for smart growth, many of which already have a cluster of residential population that could support some level of pedestrian infrastructure and place-based community building. The Hamlet of North Creek, the town's economic and social hub, is supported by a public water supply, and will soon have municipal sewer and wastewater. The hamlet has a mix of residential and commercial uses with sidewalks connecting them.

## Forest Land Uses, and Districts

Land within Johnsburg is heavily forested and does not contain any large-scale or industrial agricultural uses. State owned forest lands are managed by NYSDEC in accordance with a Unit Management Plan (UMP), which assesses the natural and physical resources present within a unit of state-owned land. They are also used to identify opportunities for public use and recreation that are consistent with the classifications of these lands and consider the ability of the resources and ecosystems to accommodate such use. There are four state land units in Johnsburg, Vanderwhacker Mountain Wild Forest, Wilcox Lake Wild Forest, Siamese Ponds Wilderness, and Gore Mountain Ski Center. All four units are included in their UMPs (**Map 5. Existing Parks and Open Space**).



Map 5: Existing Parks and Open Space

## Infrastructure and Community Facilities

The Hamlet of North Creek is served by municipal water, and the town is currently in the process of constructing municipal sewer and wastewater treatment facilities to service the hamlet to drive economic development and support housing opportunities. The North Creek water system serves approximately 1,100 individuals and has over 380 service connections. When completed, the sewer system will have 83 connections, including 24 residential properties, the downtown commercial district, and the Ski Bowl Park area.

The New York State Broadband Map evaluates the availability, reliability, and affordability of high-speed internet across communities statewide. In Johnsbury, approximately 84% of homes have internet access, while 16% are classified as unserved, lacking a fixed wireless, or wired internet connection, or have connected speeds below 25 Mbps. Connection and service fees add significant hurdles to further broadband connection throughout Johnsbury, creating a situation where residences are classified as served by broadband service by have chosen not to connect to do high costs or other constraints.

The Johnsbury Emergency Squad (JES) is a private non-profit 501(c)(3) company covering all the areas within the towns of Minerva and Johnsbury. In November 2014, the people of Johnsbury passed an ambulance tax district that allows JES to pay competitive salaries to its employees and offer benefits. The tax district ensures that the squad will continue to provide quality and timely care far into the future. JES is contracted separately with the Town of Minerva to serve the emergency needs of the town.

There are five volunteer fire departments in Johnsbury, located in their respective hamlets: North Creek, Johnsbury, Garnet Lake, North River, Riverside (Riparius), and Bakers Mills/Sodom. The Johnsbury, Garnet Lake, North River, Riverside (Riparius) and Bakers Mills/Sodom Volunteer Fire Companies are funded through the Johnsbury Fire District Town Budget while the North Creek Fire Company operates its taxing district and budget independently of the town.

North Creek Health Center operated by Hudson Headwaters Health Network (HHN) is within the Hamlet of North Creek and provides primary care to patients of all ages. Elderwood at North Creek provides in-patient and outpatient physical therapy as well as long-term care therapy and palliative care. This is a crucial service for the aging population in this rural community who might otherwise have to travel over an hour to services in Glens Falls and beyond. In Spring 2024, Elderwood announced that it was at risk of closing without significant support from New York State.

The Adirondack Community Outreach Center, based in North Creek, is dedicated to ensuring access to essential human and social services for residents of Johnsbury and the



surrounding communities. Committed to supporting individuals and families in need, the Center provides a variety of vital programs, including a food pantry, clothing center, school supply assistance, and a summer meal program. Through these services, the Center strives to foster a stronger, more connected community where everyone has the resources they need to thrive.

According to a Needs Assessment of Child Care conducted by the Southern Adirondack Child Care Network, there are no licensed or registered childcare facilities in Johnsbury. According to the assessment, child care continues to be in short supply and unable to meet the needs of many working families in the area.

## Parks, Public Spaces, and Recreational Facilities

Johnsbury has a wealth of recreational resources managed by both the State and the Town's Department of Public Properties and Programs (PPP). Town managed parks include the Mill Creek Recreation Area, Riverfront Park, and Ski Bowl Park which is shared with New York's Olympic Regional Development Authority (ORDA) in the winter.

Additional public spaces in the community include the Sodom Community Hall (Scout Hall), and the Wevertown Community Center.

## Historic and Cultural Resources

The Town of Johnsbury has a rich historical heritage that has played a major part in forming the unique community character and sense of pride among residents. Much of that history remains throughout the town, mainly in the historic Adirondack architecture found in buildings like early homes, churches, and much of the North Creek Hamlet, including the North Creek Depot Museum and the Tannery Pond Community Center, as well as the natural resources and recreational amenities that attract residents and visitors alike to Johnsbury.

**Early Settlement.** Johnsbury was named after John Thurman, an early settler and prominent figure in the area. Thurman was a successful entrepreneur who developed industries like lumbering, potash production, and farming in the late 18th century. His



Photo 6: Wevertown Community Center

efforts laid the groundwork for the settlement of the area. Early settlers were drawn to Johnsburg for its abundant natural resources, which fueled industries such as timber and tanning.



Photo 7: Former Hooper Garnet Mine

*Industrial Growth.* During the 19th century, Johnsburg's economy flourished thanks to the timber industry. The Hudson River and its tributaries were essential for transporting logs downstream to markets. Lumber camps were scattered throughout the region, and sawmills became a common feature of the town's landscape.

Tanning was another significant industry, relying on the area's hemlock trees, which provided tannins for processing leather. However, over time, deforestation and competition led to the decline of these industries.



Photo 8: North Creek Snow Train. Source: North Creek Depot Museum.

*Transportation and Tourism.* The arrival of the Adirondack Railroad in the 1870s connected Johnsburg to larger cities, making the town more accessible. This development contributed to the rise of tourism as visitors sought to enjoy the natural beauty of the Adirondacks. North Creek became a hub for visitors and

commerce and the region gained notoriety for its recreational opportunities.

*Gore Mountain and Skiing.* One of Johnsburg's most notable features is Gore Mountain, which has been a focal point for skiing since the mid-20th century. The Gore Mountain Ski Center, operated by the ORDA, opened in 1964 and has since become a major attraction, drawing winter sports enthusiasts from across the northeast.

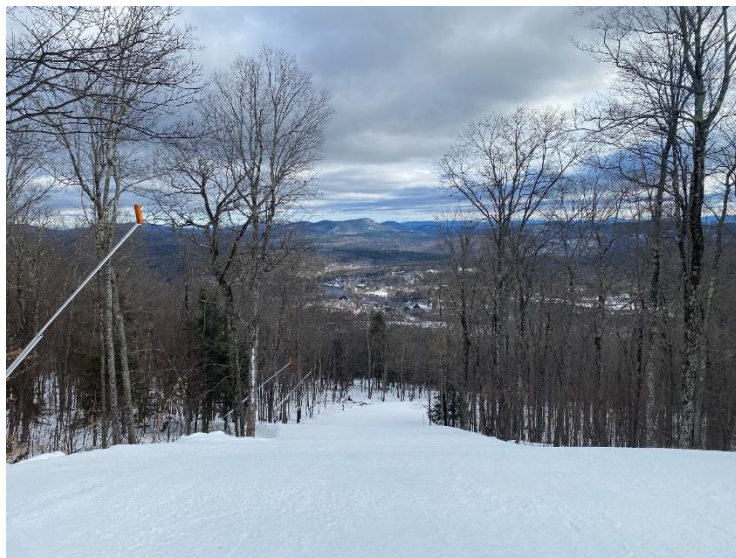


Skiing in Johnsbury began informally in the early 20th century, as residents used skis for practical transportation during snowy winters. Recreational skiing started gaining popularity in the 1930s and 1940s. The Ski Bowl at Gore Mountain was one of the first “Ride Up Ski Down” facilities in the United States and its “Clear Up Gang”, precursor of the Gore Mountain Ski Patrol, was established in 1933 and is believed to be one of the first ski patrols in the U.S.



*Photo 9: Joe Minder Lodge*

Johnsbury’s residents have played a significant role in the success of skiing in the area. From welcoming visitors in the early ski-train days to supporting the growth of the ski resort, the community has been integral to the area's development. In the early days, volunteers helped maintain trails and promote skiing in the region. Their dedication helped put Johnsbury on the map as a skiing destination.



*Photo 10: View of North Creek from the Moxham Ski Trail*

In the 1930s, the ski train was introduced, bringing skiers from New York City and other metropolitan areas to North Creek. The train journey, coupled with the area's abundant snow and scenic trails, marked the beginning of Johnsbury's identity as a skiing hub. The ski trains were immensely popular and ran into the 1940s, making skiing accessible to urban dwellers and fostering tourism in the region.

# CULTURAL AND HISTORICAL HIGHLIGHTS



- **The North Creek Railroad Depot:** This historic site played a key role in the transportation of goods and people. It is famously associated with Theodore Roosevelt, who received news of President William McKinley's death at the depot in 1901, marking the start of Roosevelt's presidency. Today, the North Creek Railroad Depot offers exhibits depicting the region's ski history, railroad history, and programming geared toward young students.
- **Waddell House:** The Johnsborg Historical Society offices and museum are located in the restored Robert and Electa Waddell House. The museum is open to the public during the summer months. The circa 1870 Italianate style home was built by Robert Waddell, a former Town Supervisor and New York State Assemblyman.
- **Mining History:** Garnet mining was another key industry in Johnsborg. The Barton Mines, established in the 19th century, became one of the world's largest garnet producers, and garnet remains New York's state gem.
- **Environmental Movements:** At his camp in Bakers Mills, Howard Zahniser meticulously crafted 66 drafts of what would eventually become the 1964 Wilderness Act – a landmark piece of legislation that today safeguards nearly 110 million acres of pristine wilderness across the United States.
- **Arts:** The Town of Johnsborg boasts a vibrant arts scene that enriches the local community and attracts visitors. Central to this cultural landscape is the Tannery Pond Community Center, located on Main Street in North Creek. This venue hosts a diverse array of performances, art exhibits, and community events. The North Creek Mosaic Project is a significant public art installation led by local artist Kate Hartley. Spanning 230 feet, this mural depicts the area's natural beauty and recreational activities, symbolizing community collaboration and artistic dedication. The town also supports youth engagement in the arts through programs organized by the Johnsborg Youth Committee. These initiatives include after-school art classes and mosaic tile creation, encouraging creative expression among younger residents.

## Section 2. Vision, Goals, and Strategies

A vision statement is a forward-looking, aspirational statement that describes where the community would like to be in the future. The vision statement for the Town of Johnsburg was developed with the guidance of the comprehensive plan committee, and public input was received through the community survey, public workshops, and stakeholder interviews. This vision statement serves as the organizing feature of the plan's goals and recommendations.

### ***Vision Statement***

*In 2035, the Town of Johnsburg will be a supportive community for people of all ages with diverse housing opportunities and a robust, broad-based economy that balances growth with the stewardship of natural resources. The town will welcome and embrace new residents and visitors while meeting the needs of the existing residents and workforce. Each of our six hamlets has a unique identity and is connected to the others through a shared sense of history and community pride.*

### Housing

1. Expand housing opportunities and diversify housing stock
2. Facilitate a greater balance of local housing needs with the tourism economy

### Economy

3. Expand and enhance the four-season economy
4. Harness the benefits of the recreation, arts and culture, and tourism economies
5. Tap into the remote worker economy

### Community Facilities

6. Improve access to town recreation facilities
7. Improve support services for families
8. Improve and enhance Johnsburg's recreational and cultural assets
9. Retain and enhance emergency services
10. Expand ride-sharing and public transportation

### Land Use

11. Update land use regulations to achieve housing, economic, and community goals
12. Celebrate the unique character of each hamlet
13. Protect and conserve the natural resources of the community

## 2.1 Smart Growth Principles

Smart Growth promotes key land use planning principles that foster livable, sustainable, and equitable communities. This plan is funded through the New York State Department of State (NYSDOS) Smart Growth Comprehensive Planning Grant Program, which helps municipalities statewide implement smart growth principles within their comprehensive planning efforts.

According to Hamlets 3, a report prepared for the Adirondack Community Housing Trust in partnership with Essex County, smart growth in the Adirondacks is the opposite of auto-dependent growth and can provide opportunities to stimulate a local economy:

*A smart-growth Adirondack hamlet remains compact, walkable, well-defined, and connected to neighboring hamlets. Smart hamlets provide job opportunities and year-round affordable workforce housing for Adirondackers. Smart growth in the Adirondacks steers new development toward existing hamlet infrastructure or facilitates new infrastructure investments.*

The goals outlined in the Town of Johnsburg Comprehensive Plan align closely with these principles, including:



Develop plans and land use regulations that allow for and encourage mixed-use neighborhoods



Enable a diverse mix of housing types, providing opportunity and choice for all



Prioritize infill and redevelopment of existing buildings to revitalize neighborhoods and downtown areas, including areas around public transportation



Provide well-planned, equitable, and accessible public spaces



Encourage compact neighborhood design and concentrated development around existing infrastructure





Preserve open space, agricultural resources, and natural resources



Prioritize transportation options such as walking, cycling, and public transportation



Promote climate resiliency and adaptation, preferably through nature-based solutions, and reduce greenhouse gas emissions



Build on unique traits to create an attractive and welcoming community with a strong sense of place



Engage in an inclusive, collaborative public planning process that considers the needs and character of the community



*Photo 11: Hudson River in North Creek*

## 2.2 Goals and Strategies

The goals outlined in the comprehensive plan serve as a roadmap to guide the community toward achieving its vision for the future. Each goal is further supported by specific strategies, which are designed to be measurable and attainable actions that the town can monitor and evaluate over the course of the plan's duration. The implementation matrix in **Section 3.1** provides additional tools and resources to assist in the successful completion of the strategies detailed below.

Numerous strategies identified in this section are related to a future zoning or land use ordinance update, these goals are demarcated with this symbol: **(Z)** Any change to the Town's Zoning Code requires review and approval from the

The Comprehensive Plan adopts an integrated approach to realizing the community's vision, with interconnected goals that overlap and mutually reinforce one another. Many of the strategies outlined are intentionally crafted to advance multiple community objectives simultaneously, maximizing impact and fostering cohesive progress across various initiatives. In this document, the goals are categorized into four primary areas: housing, economy, community facilities, and land use. However, because these goals often overlap, many of them are relevant to multiple categories.

Overarching supporting themes are present throughout each of the plan's strategies and goals. These themes represent important aspects of the community and work together across the goal categories to achieve the future vision for the community. These supporting themes are indicated throughout this section using the following color key:



Support the town's aging population.



Promote universal accessibility and inclusive design.



Business support and workforce training.



Infrastructure to drive economic development and housing opportunities.



Attract and retain residents.



Enhance the town's natural resources and environmental assets.

## HOUSING

*Relevant Smart Growth Principles:*



### Goal 1: Expand housing opportunities and diversify housing stock

Housing availability and affordability across all income levels have long been challenges for the Town of Johnsbury. Goal 1 aims to tackle these issues through innovative public-private partnerships involving non-profit organizations and local employers who can help address housing shortages where traditional developers fall short. This goal also underscores the importance of securing funding not just for accessible and attainable housing development, but for essential supportive infrastructure such as water and wastewater systems. By designing these systems in advance, the community can better utilize density allowances in hamlet areas and adopt a more comprehensive approach to housing development.

**By almost any measure, the United States has an insufficient supply of housing and housing options.**

- Millions of people are living in homes that are too small or too large for themselves or their families.
- In too many places, housing choices are limited to small apartments or oversized single-family houses.
- Older adults and people with mobility challenges are residing in homes with stairs, when they really need a single-story floor plan.

Added to all that, the U.S. Census Bureau predicts people aged 65-plus will outnumber children by 2034.

*Excerpt from AARP Housing Design Competition Tool Kit.*

## Strategies:

1.1	   	<b>PRIORITY</b>	Review and update the town zoning code to promote desired commercial activity and housing opportunities in the hamlet areas. <b>(Z)</b>
1.2	   		Work with not-for-profit community housing partners to expand and preserve affordable housing options through the rehabilitation of existing structures and new builds.
1.3	   		Facilitate public/private partnerships to build deed-restricted workforce and affordable housing on publicly owned land within or near hamlets emphasizing smart growth principles for development.
1.4	 		Identify locations where new development would be appropriate and facilitate necessary zoning updates. <b>(Z)</b>
1.5	 		Work with local major employers (e.g., ORDA, Barton Mines, HHHN) to provide workforce housing opportunities.
1.6			Seek funding to plan, design, and construct infrastructure for housing that leverages hamlet-designated areas within the town.
1.7	 		Develop a policy for Accessory Dwelling Units (ADUs) as an opportunity for alternative housing options in residential areas. <b>(Z)</b>
1.8	 		Develop a strategy to attract housing developers that includes partnerships to access state and federal funding sources.
1.9	 		Expand Access to senior housing.

**Adirondack Roots** is a nonprofit housing organization dedicated to providing quality, affordable housing for low- and moderate-income residents throughout the Adirondack Park. Through the development of new homes and the renovation of existing properties, Adirondack Roots strives to address the region's housing challenges. Since its founding in 1984 (formerly known as HAPEC), the organization has successfully renovated over 1,100 housing units and offers financial assistance and educational resources to first-time homebuyers. In partnership with the Adirondack Community Housing Trust, Adirondack Roots places many of its homes within the Trust to ensure their affordability is preserved for future generations.



**ADIRONDACK  
ROOTS**  
BETTER HOUSING.  
STRONGER COMMUNITIES.

## Goal 2: Facilitate a greater balance of local housing needs with the tourism economy.


Tourism is a cornerstone of Johnsburg's economy, with both traditional lodging and short-term rentals playing crucial roles in supporting the industry's growth. According to the Warren County Outdoor Recreation Economic Strategic Plan, overnight accommodations are key to the outdoor recreation economy, as "overnight visitation typically results in higher visitor spending." However,

the study also highlights an uneven distribution of lodging options across the county - most hotels and motels are concentrated in the southern part of the county, leaving communities like Johnsburg with limited overnight accommodations. At the same time, the rise in second-home ownership and the rapid expansion of short-

**DEED RESTRICTIONS:** A home under an affordability deed restriction is governed by restrictions designed to ensure the home remains affordable into the future. Restrictions may include a capped or controlled resale price to prevent market-driven increases, requirements that future buyers meet income and/or asset limit criteria, and occupancy requirements that require the home to be a primary residence.

term rentals have introduced significant challenges to the local housing market. These include rising home prices, a dwindling supply of long-term rental housing, and growing barriers to homeownership for year-round residents. Goal 2 seeks to address these concerns by evaluating the impacts of tourism and short-term rentals on the community. This includes identifying strategies to mitigate negative effects, such as promoting traditional lodging options that directly benefit the local economy. Furthermore, a comprehensive assessment of short-term rentals will provide the Town Government with the information needed to make well-informed decisions about their future regulations and management.

### Strategies:

2.1		Evaluate short-term rental impact on local housing supply and consider strategies for controlling any adverse effects.
2.2		Create a local short-term rental registry.
2.3		Develop guidelines for short-term rentals. <b>(Z)</b>
2.4		<div><div>PRIORITY</div>Expand the availability of traditional visitor lodging such as bed and breakfasts, inns, motels, and hotels.</div>



## ECONOMY

*Relevant Smart Growth Principles:*



### Goal 3: Expand and enhance the four-season economy

For Johnsburg, building a balanced four-season economy is essential to supporting its residents, businesses, and overall community well-being. Key to this goal is developing a diversified workforce that can fill critical service gaps, while also expanding access to educational and vocational training opportunities. Rural and remote communities like Johnsburg have historically faced challenges in providing adequate access to higher education, continuing education, and specialized training for both young adults and lifelong learners. Goal 3 outlines strategies to address these challenges by enhancing economic opportunities for residents through better access to vocational and educational programs. Additionally, the goal includes bolstering support for local businesses and industries, fostering long-term economic resilience and growth.

#### Strategies:

3.1		<b>PRIORITY</b>	Support a quality educational system by recognizing the interconnectedness of the town and the school system and promote coordination between town officials, school board, and administrators.
3.2			Work with local and regional partners to support businesses and start-ups with educational resources, access to funding, and guidance with the town permitting process.
3.3			Maintain and enhance basic exporting and manufacturing industries.
3.4			Support service and construction industries with marketing and promotion, employee recruitment, and a “shop local” campaign for residents looking for tradespeople.
3.5	 		Work with local educational institutions to provide additional educational/vocational opportunities for school-aged people and expand vocational education opportunities for young adults.



## Goal 4: Harness the benefits of the recreation, arts and culture, and tourism economies

Recreation and tourism are vital components of Johnsburg's economy, providing local jobs and generating significant annual revenue. Across the United States, the outdoor recreation economy is booming, benefiting communities like Johnsburg. In 2022, outdoor recreation contributed \$1.1 trillion to the national economy, with \$564 billion in value-added, representing 2.2% of the U.S. GDP. In New York State alone, outdoor recreation supports over 256,000 jobs, with total wages exceeding \$162.5 billion. According to ORDA, there were approximately 262,500 visitors to Gore Mountain during FY 2022-2023 accounting for \$45.3 million in visitor spending.

For Johnsburg to thrive as a year-round economy, it is essential to expand and enhance its tourism offerings and the services that support them throughout all seasons. Community events, such as festivals, play a crucial role in extending the tourism season, helping to attract visitors beyond the peak months. By catering to tourists during these extended seasons, local businesses can thrive, create jobs, and contribute to the overall vitality of the community.

ORDA is making substantial investments in enhancing recreational facilities and experiences at Ski Bowl Park in North Creek. Key developments include the construction of a modern base lodge, a zip line coaster, and a new chairlift. **These upgrades will allow Gore Mountain to relocate its summer activities to Ski Bowl Park, creating a closer connection to the North Creek community.** ORDA anticipates these improvements will draw an additional 40,000 visitors annually to the park.

These investments present a unique opportunity to strengthen the ties between the North Creek hamlet, Ski Bowl Park, and other outdoor recreation assets in Johnsburg. By leveraging these developments, the community can foster greater connectivity and expand its appeal as a vibrant destination for outdoor enthusiasts.

The strategies outlined in Goal 4 aim to support local businesses in adapting to changing consumer demands, while promoting Johnsburg's recreational assets and tourism opportunities. By focusing on these areas, the town can strengthen its economy and









Photo 12: New lodge under construction at the Ski Bowl

ensure sustainable growth year-round. Additionally, Goal 4 includes a strategy to strengthen communication and partnership with Gore Mountain and ORDA by establishing a liaison committee. This committee would enhance communication, facilitate

the exchange of information, and ensure regular updates on future investments and development projects at Gore Mountain. This information may help the town make strategic investments in marketing, local events, and business support opportunities.

### Strategies:

4.1	 	Support and coordinate with the business community to fill service gaps in business hours and days of operation.
4.2		Improve awareness of local businesses through marketing and community partners including the Warren County Planning Department, and local chambers of commerce and business associations.
4.3		Form a town liaison committee for Gore-ORDA to improve communications and receive updates on future investments and development projects at Gore Mountain.
4.4		Work with regional planning, economic development, and tourism agencies to promote Johnsbury and its local businesses as a destination.
4.5	 	Promote Johnsbury's Trail Town designation to expand connector trails between hamlets and activity centers.
4.6		Pursue downtown revitalization grants in the hamlet of North Creek to empower the year-round business community, enhance community infrastructure, and develop a vibrant and diverse tourism economy.

**The NY Forward program** focuses on revitalizing downtowns in smaller and rural communities across New York, including villages, hamlets, and neighborhood-scale community centers. With a focus on driving economic development, enhancing community spaces, and improving quality of life, the program funds a variety of private and public projects that work together to create vibrant and thriving downtown areas. NY Forward presents an opportunity to implement a range of strategies and recommendations from this plan tailored for North Creek Hamlet.



**A Trail Town** is a community through which the North County National Scenic Trail passes that supports hikers with services, promotes the Trail to its citizens, and embraces the Trail as a resource to be protected and celebrated. Trail Towns are built on a relationship between the town, the Trail, and its local volunteers.

## Goal 5: Tap into the remote worker economy

The COVID-19 pandemic accelerated the remote work revolution, and now many professionals are seeking places that offer a high quality of life, access to recreational resources and natural beauty, sense of community, and a slower pace of living. This migration has created new opportunities for communities like Johnsburg to increase their year-round population, school enrollment, and potential tax base. However, for remote work to be a viable long-term option, local infrastructure must be adapted to meet the needs of this growing workforce.

### Strategies:




5.1		<b>PRIORITY</b>	Promote quality of life and access to recreational resources.
5.2			Enhance entertainment and social opportunities for young adults and families.
5.3			Expand broadband infrastructure to 100% of residences served.



Photo 13: Thirteenth Lake

**The Adirondack Foundation estimates that there are approximately 1,000 remote workers across the Adirondack Region.** To make remote work a vital part of local economies, this number must increase. Investing in the necessary infrastructure to support remote workers creates more job opportunities for residents, allowing young people to stay or return after college, while attracting individuals who value the quality of life and unique lifestyle Johnsburg offers, allowing them to live and work locally.



Remote work sectors offer year-round employment and tend to attract younger, highly educated individuals who contribute to the local economy and community vitality.

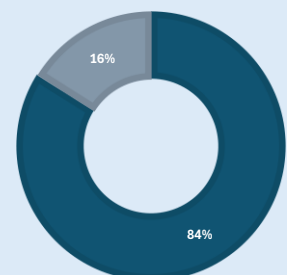
According to the New York State Broadband Map, nearly 84% of residences in Johnsburg are served and 16% are unserved by high-speed internet.

Broadband coverage in the Town of Johnsburg.

<https://mapmybroadband.dps.ny.gov/explore?address=Johnsburg.%20New%20York>

### TOWN OF JOHNSBURG BROADBAND COVERAGE

 Served  
 Unserved



## COMMUNITY FACILITIES

*Relevant Smart Growth Principles:*



### Goal 6: Improve access to Town recreation facilities

The Town of Johnsbury is home to exceptional recreational facilities, managed by the Department of Public Properties and Programs (PPP). To improve accessibility and promote these resources, a key strategy under Goal 6 is to create a dedicated recreational resources page on the town's website. This page will provide residents and visitors with easy access to information about town-owned parks and trails. In addition, a comprehensive wayfinding system featuring clear directional signage will be implemented throughout the community, helping guide users to these recreational amenities and points of interest.

















*Photo 14: Seasonal Ice-Skating Rink at Ski Bowl Park*

Improving universal and ADA accessibility to public buildings and sidewalks is another critical component of this goal, as is establishing planned pedestrian connections between North Creek and Ski Bowl Park. These initiatives not only enhance accessibility but also support the town's broader economic development objectives.

Finally, installing registration systems at trailheads or implementing a self-reporting system for town-maintained trails and parks will help gather valuable data on usage patterns. This information will be crucial for guiding future investments, managing resources effectively, and ensuring the long-term sustainability of these recreational assets.

**Wayfinding** is a system of signs, symbols or lines that help people navigate and explore a place and direct them to places or points of interest.

## Strategies:

6.1	 	<b>PRIORITY</b>	Implement a coordinated system of wayfinding and directional signage.
6.2	 		Monitor usage of facilities to inform investments and resource allocation.
6.3			Update the town website with a comprehensive list/map of facilities.
6.4		<b>PRIORITY</b>	Improve pedestrian and bicycle connections between North Creek and Ski Bowl Park for increased recreation opportunities and economic development.
6.5	  		Expand pedestrian and bicycle connections throughout the town to connect hamlets and activity centers.
6.6	 		Work with local rafting companies, NYSDOT, and Warren County to maintain and enhance accessible and environmentally resilient Hudson River access sites that support whitewater rafting, fishing, and other water-dependent industries in Johnsbury.
6.7	  		Ensure sidewalks and public buildings are universally accessible and comply with Americans with Disability Act (ADA) standards.

## Goal 7: Improve support services for families

Attracting and retaining young families, while also supporting the needs of existing residents and the aging population, is essential for the long-term vitality of Johnsbury. Goal 7 focuses on these priorities by enhancing key support services, such as affordable daycare for young children and accessible senior services, which enable families to live, work, and thrive in the community.




This goal also emphasizes the importance of maintaining and expanding youth programming to ensure that teenagers have meaningful opportunities for engagement, helping to build a stronger, more connected community for all generations.



A critical concern is the potential closure of Elderwood at North Creek, the local nursing home. The loss of this facility would not only leave the town's aging population without essential care but also result in significant job losses. If Elderwood were to close, seniors in Johnsbury would face the added burden of having to travel or relocate up to an hour away to access comparable services, further isolating them from their community. Addressing this issue is a priority, as preserving eldercare and senior services is integral to maintaining a thriving, inclusive town for residents of all ages.

Rural families experience an acute lack of access to childcare. According to data from 35 states, **35.1% of rural areas experience a “childcare gap,”** where the number of children who need care exceeds capacity. In 2021, a survey on rural childcare found that rural parents were significantly more likely to drive more than 10 miles to access childcare, with only 26% able to find childcare within five miles ([First Five Years Fund](#)).

### Strategies:

7.1		Expand daycare opportunities.
7.2		Expand eldercare and senior care opportunities.
7.3		Expand and maintain youth programming.
7.4		Support Johnsbury Senior Committee.
7.5	 	<div>PRIORITY</div> Retain local healthcare services for families and seniors.
7.6		Work with Johnsbury Central School to promote and expand services and outreach to students and the community.
7.7		Support Hudson Headwaters Program of All-inclusive Care for the Elderly (PACE) and encourage the establishment of a satellite center in North Creek.
7.8	 	Develop an age-friendly action plan to set community priorities that are responsive to the needs of aging adults and young families.





An “age-friendly action plan” is a strategic roadmap outlining steps a community, organization, or city can take to improve its environment and services to accommodate residents of all ages and abilities. According to the World Health Organization (WHO) there are eight domains of age-friendliness, including **outdoor spaces and buildings, transportation, housing, social participation, respect and social inclusion, civic participation and employment, communication and information, and community support and health services.**

## CASE STUDY

### Little Peaks, Keene, NY

In 2023, the Little Peaks Daycare Center in Keene, NY opened its new doors to the public with full day care for infants through pre-school-aged children. Little Peaks previously provided half-day childcare out of the Keene Community Center but was able to open this new facility with a combination of donations, volunteerism, and a large endowment. Tuition is provided on a sliding scale based on ability to pay and the endowment helps families who would not otherwise be able to afford the cost. The school’s endowment also helps to provide a living wage for employees. Little Peaks is an example of creative solutions that can be used to solve an identified community need such as daycare.

<https://www.adirondackexplorer.org/stories/childcare-deserts>



Photo 15: Little Peaks Daycare Center in Keene, NY. Source: Adirondack Explorer.



## Goal 8: Improve and enhance Johnsburg’s recreational and cultural assets.

Johnsburg is home to a rich and diverse range of recreational and cultural assets, making it a prime destination for both residents and visitors. Goal 8 focuses on enhancing key recreational areas, including Ski Bowl Park, Riverfront Park, and Mill Creek Recreation Area, and its cultural assets like the Tannery Pond Community Center, public library, and the North Creek Depot

Arts and cultural production contributed over **\$164 billion** to New York's economy and supported more than **482,000 jobs**, according to the National Assemble of State Arts Agencies (2023).

Museum to better serve the community and attract more visitors. The strategies outlined in this goal aim to improve and expand the town’s recreational and cultural amenities, enhancing the overall user experience and boosting both local recreation and tourism opportunities. Supporting the arts in Johnsburg can play a transformative role in strengthening both the economic and social fabric of the community, with proven positive impacts on local economies. While North Creek provides a solid foundation for a thriving arts district, creative talent and artistic opportunities are present across many of the town's hamlets. By leveraging well-established community anchors, the arts can serve as a powerful catalyst for economic development, community connections, and cultural enrichment. The strategies outlined in this goal aim to elevate and integrate Johnsburg's cultural and recreational assets, highlighting their complementary value and unlocking new opportunities for sustainable economic growth.

### Strategies:

8.1		Explore additional placemaking opportunities and pop-up events/seasonal programming to attract people to town-owned parks.
8.2		Implement recommendations from existing community planning and recreation initiatives.
8.3		Coordinate with Warren County to create a unified visitor experience at the Riverfront Park complex.
8.4	<b>PRIORITY</b>	Promote the establishment of a North Creek Arts District that enhances community anchors like the Tannery Pond Community Center, and local galleries, artists, artisans, and Main Street businesses.
8.5		Promote the historic and cultural resources of the Town of Johnsburg.

8.6		Support expanded programming at the Town of Johnsburg library, including the small business support program.
8.7	 	<div>PRIORITY</div> Evaluate public parks for universal accessibility and ADA compliance and make improvements as appropriate and create standards for future recreational amenities.
8.8		Expand bicycle and pedestrian amenities in North Creek hamlet.
8.9		PRIORITY: Coordinate with Warren County on future development of the County-owned railroad corridor to leverage opportunities for outdoor recreation.



Photo 17: North Creek Farmers Market



Photo 16: Riparius Depot

Warren County owns approximately 40 miles of active rail corridor running parallel to the scenic Hudson River between Stony Creek and North Creek. While this corridor is not currently utilized for freight or passenger rail services, it has evolved into an asset for outdoor recreation and tourism due to its picturesque location along the river.


In addition to the rail corridor, Warren County also owns the historic North Creek and Riparius rail depots. The Riparius depot holds untapped potential to bolster the region's tourism and recreation economy. By repurposing the depot as a visitor center, comfort station, or base camp, it could serve as a key hub for travelers and outdoor enthusiasts exploring the area, further enhancing its appeal as a destination.

***-Warren County Outdoor Recreation Economy Strategic Plan***

## Goal 9: Retain and enhance emergency services.

Goal 9 focuses on strengthening Johnsburg's emergency services to ensure the community's safety and well-being. Strategies include organizing a campaign to recruit new volunteers for fire companies, creating alternative volunteer opportunities within town emergency services, and offering incentives to attract and retain volunteers. The goal also involves analyzing the unmet emergency service needs, updating the local emergency response plan, and continuing support for emergency services in Johnsburg. These efforts aim to build a sustainable, well-resourced emergency services system for the community.

### Strategies:

9.1		<b>PRIORITY</b>	Organize a campaign to recruit new volunteers for fire companies and provide incentives for volunteers.	Alternative pathways for volunteerism may include options like a seasonal firefighter force that utilizes seasonal residents, promoting youth engagement in Fire and EMS activities, and a tiered volunteerism program that allows for varying levels of response and involvement for participants.
9.2			Establish alternative paths for volunteerism within the town emergency services.	
9.3		<b>PRIORITY</b>	Analyze the unmet emergency needs of the community and update the local Emergency Response Plan. Review and update the plan every five years to ensure its relevancy.	
9.4			Continue supporting Johnsburg EMS.	
9.5			Continue to support volunteer fire companies through funding and volunteer support.	

## Goal 10: Expand Ride Sharing and Public Transportation.











Goal 10 seeks to improve transportation options in Johnsburg by expanding ride-sharing and public transit services. Key strategies include advocating for the extension of public transit bus routes to Johnsburg and North Creek and providing connections to Warrensburg, Glens Falls, and other regional destinations. There is also dedicated support for re-launching a shuttle



Photo 18: Warren County Shuttle. Source: News10

service within North Creek to address localized transportation needs for the workforce, residents, and visitors. Additionally, the goal includes expanding senior transportation programs through the Warren/Hamilton Counties Office for the Aging and Warren County Veterans' Services. These initiatives will significantly improve mobility and access for residents, particularly seniors and those without personal transportation.

#### Strategies:

10.1	  	Coordinate with the Capital District Transportation Authority (CDTA), Warren County, and A/GFTC to expand their service to Johnsbury and North Creek.	<b>PRIORITY</b>
10.2	 	Explore opportunities for volunteer programs for ridesharing and consider partnering with neighboring communities.	
10.3	 	Identify opportunities for electric vehicle (EV) charging stations in public parks and other town-owned facilities.	
10.4		Re-launch shuttle service in and around North Creek.	
10.5	 	Expand Warren/Hamilton Counties Office for the Aging and Warren County Veterans' Services senior transportation program.	

#### Volunteer Driver Programs

rely on the services of volunteers to provide transportation which is scheduled in advance. In most cases, drivers use their vehicles and are reimbursed for the mileage. For this type of system to succeed, there must be an agency that provides oversight to the drivers, facilitates scheduling, and manages funding and reimbursements. The [Volunteer Transportation Center](#) is an excellent model working in Northern New York.



# LAND USE



Relevant Smart Growth Principles:






## Goal 11: Update land use regulations to achieve housing, economic, and community goals.

Goal 11 emphasizes the need for updated and thoughtful land use planning to support the community’s objectives. Many of the articulated community goals surrounding housing, economic growth, and community development will benefit from a change in the town’s land use regulations. The ongoing North Creek sewer project presents an opportunity to revise zoning laws to accommodate increased density and new uses enabled by this infrastructure. The town can better meet its housing goals and support overall community growth by allowing for a broader range of housing types in designated areas. Any proposed changes to the town's zoning code requires review and approval by the APA. It is important to start working with the APA early in the process to make sure the community's goals can be achieved and to ensure a smooth review.

### Strategies:

11.1		PRIORITY	Develop a modern and predictable zoning code for town boards, staff, residents, and developers. <b>(Z)</b>
11.2	 	PRIORITY	Update the zoning code in North Creek hamlet to recognize the increased density allowed by new sewer infrastructure to maximize economic growth, reduce the cost burden on individual ratepayers, and ensure the long-term viability of the new facility and make sure new development and economic opportunities provided by the sewer are allowed. <b>(Z)</b>
11.3			Review/update zoning code (in and outside of hamlets) to facilitate development and redevelopment that meets the community’s needs and is appropriate. <b>(Z)</b>

11.4		Update zoning to allow alternative types of housing in appropriate locations. These could include accessory dwelling units (ADUs, manufactured housing, duplexes, triplexes, townhouses, etc.). <b>(Z)</b>
11.5		Update the zoning code to allow Recreational Vehicles (RVs) for seasonal, temporary housing in designated areas with adequate water and wastewater services. <b>(Z)</b>
11.6		Develop site plan review guidance for alternative energy facilities like small-scale solar arrays and battery storage. <b>(Z)</b>
11.7		Identify areas in the APA Moderate Intensity and Low-Intensity Land Use Areas that are eligible for the APA Community Housing Density Bonus Program for up to 120% AMI income-restricted housing to increase the stock of workforce housing in Johnsbury. <b>(Z)</b>
11.8		Review and update the Town of Johnsbury sign code and permit requirements to facilitate signage that is business-friendly, attractive, and welcoming to residents and visitors. <b>(Z)</b>

The Adirondack Park Agency (APA) Community Housing Density Relief Program (APA Act §802 (17-a) aims to increase affordable housing opportunities within the Adirondack Park by allowing higher-density development in suitable areas for income restricted residents. **The program allows units classified as “community housing” to receive up to a four times density bonus on lands classified as Low Intensity or Moderate Intensity.** Units receiving this bonus must be for residential use only and remain affordable over time, have a limitation of 1500 square feet or less (excluding garage), and be located within three miles of a hamlet land use area or within one mile of a specified post office. The intended residents must earn 120% or less of the median income of the county in which the project is located.







Given the number of designated hamlet areas in Johnsbury, there are likely many suitable locations for this program.

## Goal 12: Celebrate the unique character of each hamlet

The Town of Johnsbury has long been home to a variety of hamlets, settlements, and neighborhoods, with six distinct hamlets currently recognized. Each hamlet has its unique character, history, and sense of community, all of which contribute to the broader story of the town. The aim of this goal is to unite the community by celebrating and honoring the distinct qualities that make each one special. By recognizing the individuality of each

hamlet, we can foster a stronger, more cohesive Johnsburg that values its rich diversity while building a shared sense of pride and connection.

## Strategies:

12.1		<b>PRIORITY</b>	Implement wayfinding and gateway treatments to establish a sense of arrival and place.
12.2			Develop design guidelines and performance standards to protect open space, viewsheds, and historic resources, and enhance community character. <b>(Z)</b>
12.3			Encourage small businesses and support hamlet revitalization by exploring grant and funding opportunities.
12.4		<b>PRIORITY</b>	Encourage businesses that add to the vitality of hamlet centers by providing cultural, recreational, and entertainment amenities desired by the community and visitors.
12.5	 		Implement North Creek Streetscape Improvements (North Creek Main Street and Waterfront Final Enhancement Plan) in coordination with the construction of the sewer system.

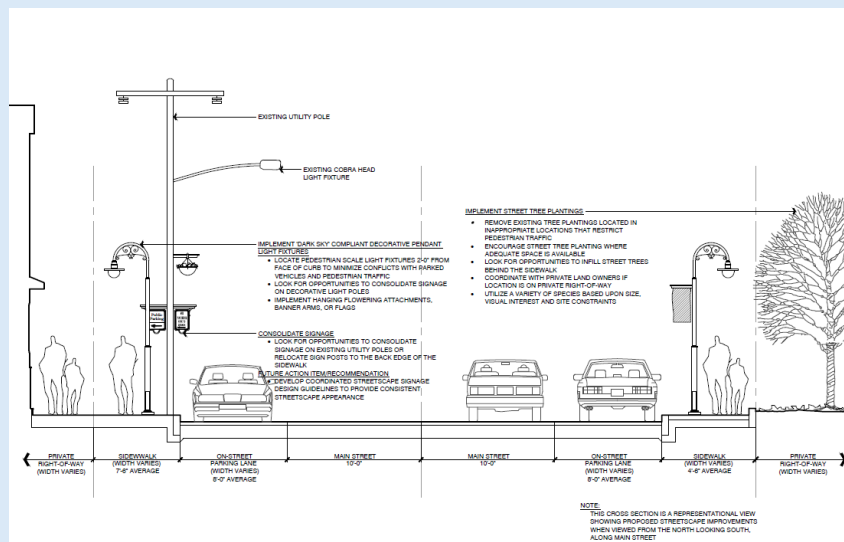






Figure 5: Proposed streetscape improvements for North Creek. Source: North Creek Main Street and Waterfront Enhancement Plan, 2013. The LA Group with funding from NYSDOS.

12.6		<b>PRIORITY</b>	Coordinate with Warren County DPW to seek funding to implement Complete Street improvements when paving and other work is being done along County roadways in Hamlet areas.
12.7			Identify buildings, areas, and sites within the town to be nominated for listing on the State and National Historic Register, beginning with town owned buildings and sites.
12.8			Utilize placemaking strategies such as annual community events, pop-up markets, farmers markets, public art, and live entertainment to draw residents and visitors to the community and patrons to local businesses.
12.9	 		Implement streetscape improvements, like sidewalks, lighting, street trees, and benches where appropriate.

### Goal 13: Protect and conserve the natural resources of the community.

Access to natural resources is highly valued by Johnsbury residents. The community survey conducted for this planning process asked respondents what made their community special; most responses centered around the town's natural resources and access to outdoor recreation. The town's land use regulations should reflect and support these values. This includes incorporating sustainable development standards into zoning and subdivision laws and expanding areas with visual protection overlays. In some instances, coordination with the NYSDEC will be necessary to coordinate planning on state land within the town.

#### Strategies:

13.1	 	<b>PRIORITY</b>	Install and improve public utilities in North Creek that protect the town's natural resources, promote economic development, and protect public health.
13.2			Pursue designation as a Climate Smart Community (CSC) and a Clean Energy Community (CEC) with NYSDEC and NYSEDA and complete actions to become a bronze-level CSC community.

13.3



Implement zoning and subdivision regulations that promote responsible development and land conservation. **(Z)**

13.4



Update Scenic Corridor Overlay (SCO) District Standards and consider additional road designations. **(Z)**

The town's current Scenic Corridor Overlay District (SCO) is intended to preserve the scenic Adirondack character of the community. The district has design standards for buildings and signs, requirements for vegetative screening and landscaping, as well as considerations of view preservation. The SCO covers the entirety of Route 28 (except for portions within the hamlet of North Creek), and Peaceful Valley Road from Route 28 to the vicinity of Gore Mountain. Additional travel corridors like Route 8 could be added to this district to increase opportunities for maintaining the Adirondack character of these areas.



*Photo 19: Route 28 over the Hudson River*

13.5



Consider ridgeline protection guidelines to protect notable view sheds within the town. **(Z)**



*Photo 20: Ridgeline views from Gore Mountain*

Ridgeline protection ordinances are laws that regulate development near ridges to protect the natural features of the area and maintain desirable views for the public. These ordinances may include restrictions on construction, clearing, and grading, and may require development to be sited behind existing vegetation. Much like the SCO, ridgeline protection requirements are intended to preserve the natural character and beauty of the community by adding additional standards and requirements for development in sensitive natural areas.



13.6



Update the lighting ordinance to avoid light spill and promote consistency with dark sky strategies. **(Z)**



Photo 21: Source, Summit County Sheriff

For municipalities, implementing **Dark Sky Strategies** involves adopting measures to reduce light pollution, protect the natural night environment, and promote sustainability while ensuring safety and security. Regulations may include promoting shielded fixtures that direct light downward, encouraging the use of motion-sensitive or timed lights that reduce unnecessary lighting during off-peak hours, and replacing traditional streetlights with energy-efficient LEDs that are dimmable and have less scatter.

13.7



Establish a town-sponsored term easement program to provide tax incentives to qualified landowners that commit to conserving privately owned natural resources by not developing for a period of time (15-20 years).

13.8



Coordinate with the New York State Department of Environmental Conservation (NYSDEC) to ensure that State land planning efforts like Use Management Plans (UMPs) NYS Open Space Conservation Plan and the 30 x 30 Conservation Strategy support the town's conservation goals.

13.9



Implement net zero improvements at the waste transfer and recycling facility.

A **net zero waste transfer facility** is a waste transfer station that aims to minimize the amount of waste sent to landfills by actively reducing, reusing, and recycling waste streams to the point where essentially no solid waste goes to disposal, this means diverting waste towards composting, or recycling instead of sending it to landfills.

## Section 3. Future Land Use Maps

The Comprehensive Plan serves as a guide for future land use and development and can provide recommendations for changes to the zoning code, land use ordinances, and even APA land use classifications. On September 12, 2024, the CPC held a public workshop to review the existing land uses in the town and identify areas where changes would be appropriate and beneficial to the future of the community. The results of this workshop were mapped on the following maps.

The Future Land Use Maps can be used by the town when updating the zoning code or other land use ordinances to ensure that the allowed land uses in each district match up with the desired land uses identified on the maps. If there is a conflict, this is an opportunity to review the zoning ordinance closely and identify areas for changes.



*Photo 22: Land Use Workshop Maps*

The following sections include brief descriptions of each of these areas reviewed during the workshop along with the recorded notes from the workshop while community members discussed land uses and future opportunities in each of the hamlet areas:

### Bakers Mills

Historically, Bakers Mills was a hub for logging and agriculture, like many other communities in the Adirondacks. Today, it retains its rustic character, with local businesses, homes, and a peaceful atmosphere. The hamlet is home to about 60 residents and is comprised of a small group of houses, a church, a post office, and a fire company.

Workshop attendees identified Bakers Mills as a potential site for affordable and workforce housing due to lower land and housing costs compared to other parts of the town. This could be a target area for micro-grants to support the preservation and improvement of

existing housing stock as workforce and affordable housing. Any future development should be sized appropriately to utilize on-site septic systems for waste disposal.

While this area is generally less touristy than other parts of Johnsburg, the prevalence of short-term rentals in the hamlet area is increasing, putting further pressure on housing availability and affordability.

This area has additional potential to enhance recreational opportunities through the development of a snowmobile hub with trails and supporting businesses.

## Johnsburg

The Hamlet of Johnsburg is a small, historic community located in the western portion of the town. In the early 1800s, the hamlet contained a school, post office, church, and other personal services. Today, Johnsburg is characterized by mostly residential development with a post office and fire company. This area has opportunities for additional mixed uses and increased residential development.

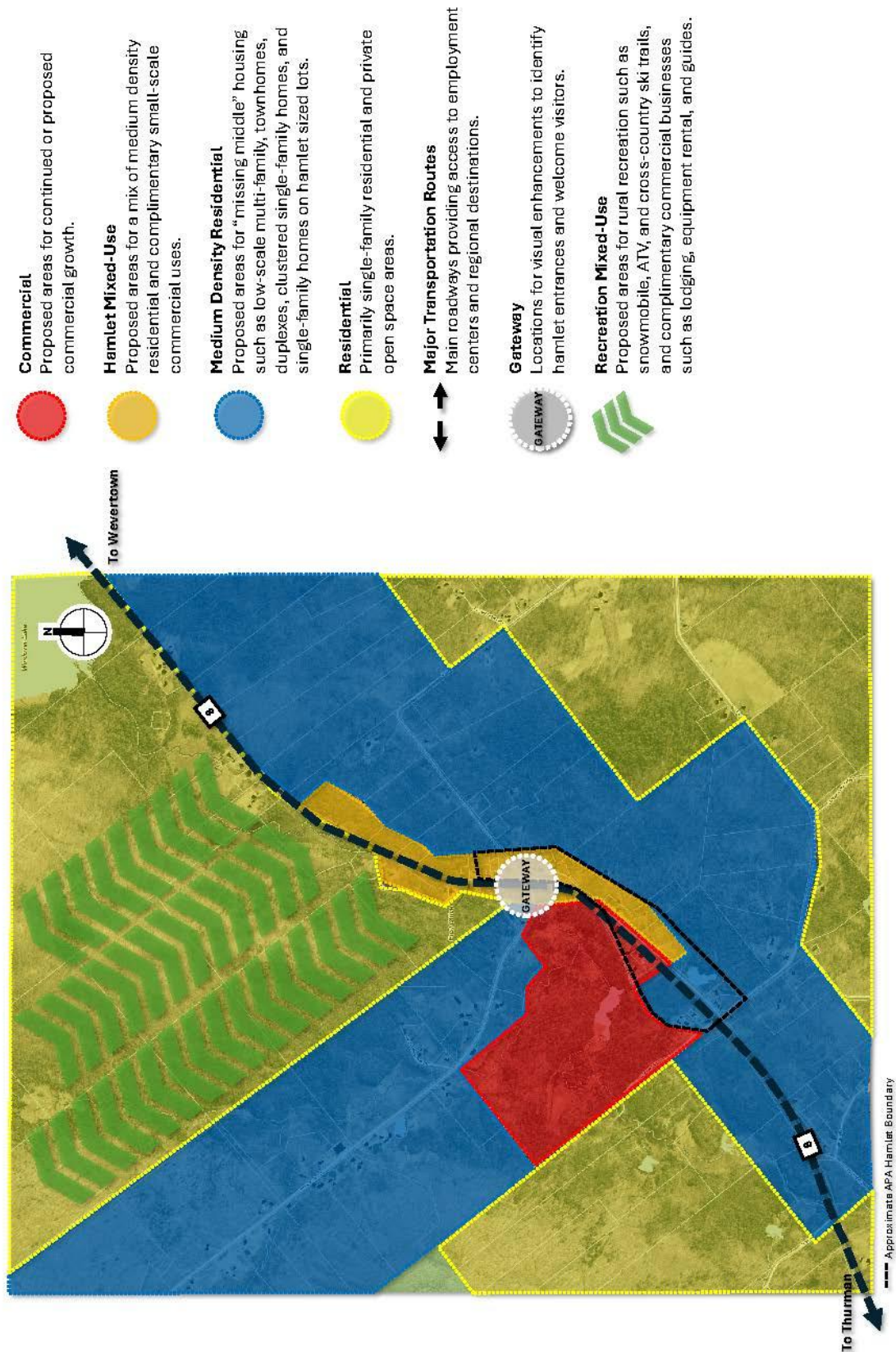


*Photo 23: Johnsburg Hamlet*

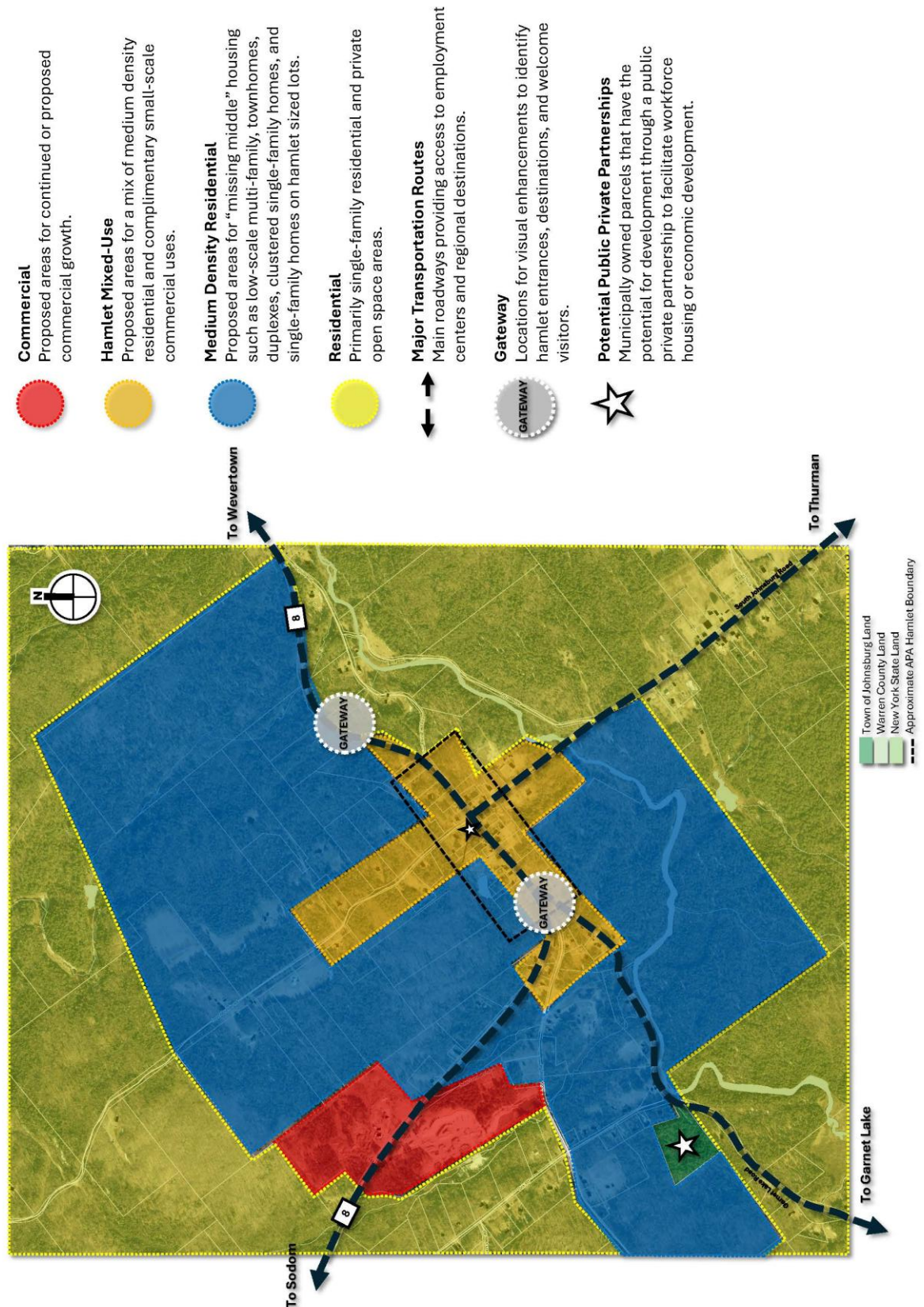
Workshop attendees identified opportunities for mixed-use development along Route 8, in the hamlet of Johnsburg with the potential for increased housing density north and south of Route 8, but outside of the stream corridor. A Town of Johnsburg-owned parcel in the hamlet provides the potential for public-private partnership for affordable housing or another compatible reuse.



## BAKERS MILLS FUTURE LAND USE VISION MAP



## JOHNSBURG FUTURE LAND USE VISION MAP





## North Creek

The Hamlet of North Creek serves as the town's economic and social hub, supported by a public water supply and soon to be completed municipal sewer and wastewater system.



*Photo 24: Riverfront Park, North Creek*

Nestled at the base of Gore Mountain – New York's largest ski resort, North Creek benefits from its strategic location and proximity to a premier recreational destination.

The combination of North Creek's strategic location near Gore Mountain and the ongoing significant investments in both the hamlet and the ski resort presents a unique opportunity for the town to leverage these assets to achieve the community's vision for the future.

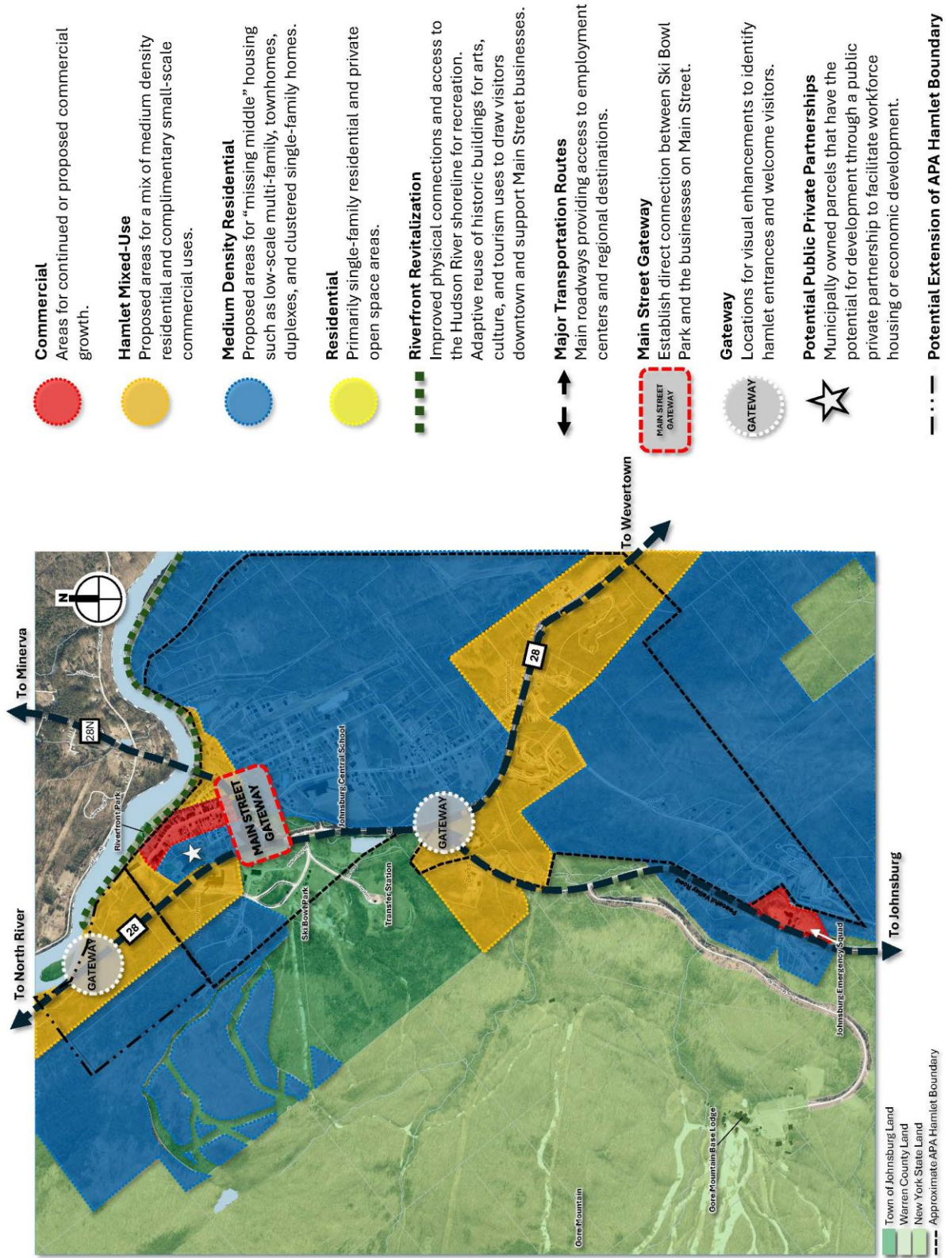


*Photo 25: Main Street in North Creek*

Workshop attendees emphasized the importance of preserving Main Street as a commercial corridor while encouraging increased housing density within the hamlet but away from Main Street. There are additional opportunities for infill development throughout the hamlet and increased densities will be enabled by the ongoing construction of sewer infrastructure in North Creek.

Participants also envisioned enhancements to the riverfront, including improved recreational access and repurposing existing riverfront buildings to promote tourism. This approach aims to attract visitors downtown, supporting local businesses such as artist studios and outdoor recreation industries.

# NORTH CREEK FUTURE LAND USE VISION MAP





## North River

North River is a small hamlet area on the northern border of the town and serves as a gateway to Johnsburg and to Warren County for those traveling along Route 28 from Hamilton County. While not an APA designated Hamlet Area, North River was historically one of the centers of the New York State garnet industry and is now home to the last remaining garnet mine in the State, Barton Mines. Today, North River is also home to whitewater rafting operations and is a destination for hikers, cross-country skiers, and water-based recreational opportunities with numerous access points to the Hudson River along Route 28.



*Photo 26: Thirteenth Lake in North River*

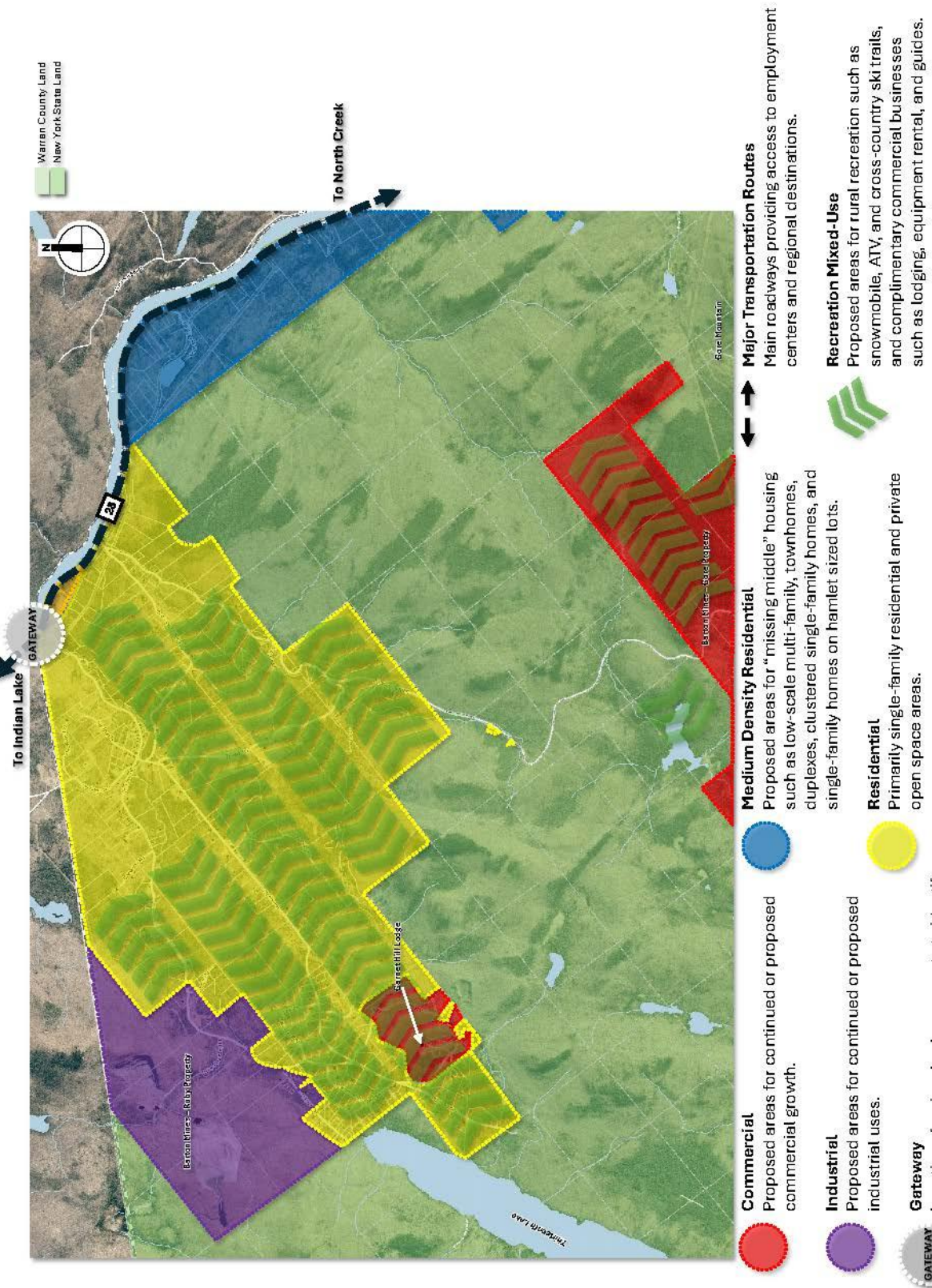
Attendees of the workshop generally desired to preserve the existing land use patterns within the Garnet Hill area and noted a potential for increased housing density and low impact commercial uses along the Hudson River to support the whitewater rafting and other outdoor recreation industries. This area also stood out as an opportunity to expand outdoor recreational offerings.

There are three roadside Hudson River access points in North River that are owned by Warren County. These sites, particularly Route 28 Canoe Access Site #1, should be improved to provide gateway opportunities for the town and the county with information and directional signage to promote local businesses, recreational and cultural resources, and nearby commercial districts. Additionally, the design and amenities offered at the water access points should be updated to better support the outdoor recreation economy of Johnsburg and Warren County. These updates could include universal access fishing sites and kayak/canoe launches and improvements to provide easier access for whitewater rafts.



*Photo 27: Kayakers on the Hudson River in North River*

# NORTH RIVER FUTURE LAND USE VISION MAP





## Riparius

The Hamlet of Riparius straddles the Hudson River between Johnsburg and the neighboring Town of Chester and might be best known for the picturesque bridge that spans the river entering the hamlet. Here, a potential for medium-density housing along the river north of Route 8 was identified. There is a small APA hamlet area designated south of Route 8 which may offer an opportunity to expand commercial activities along the river



*Photo 28: Bridger over the Hudson River in Riparius*

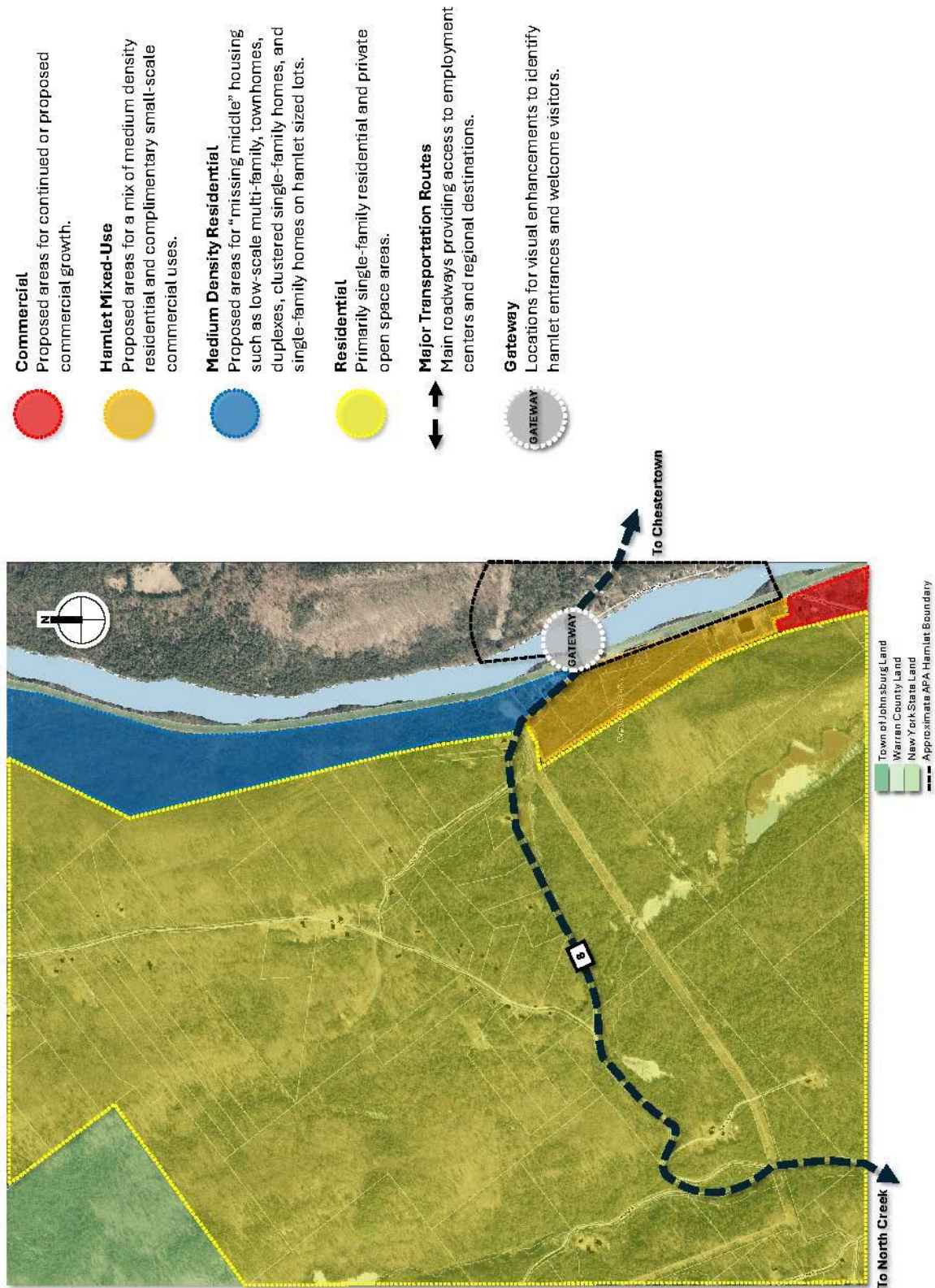
The county-owned railroad corridor runs through Riparius which can provide opportunities for a regional recreational attraction. Additionally, the historic train depot at Riparius is owned by Warren County and could be transformed into a tourism resource with a visitor's center, restrooms, and other support services.

## Sodom

While not a designated APA Hamlet Area, Sodom is a place in Johnsburg where there is existing density of housing and businesses and that has the potential to grow in the future. Sodom is located on the southern side of Gore Mountain and is just outside the North Creek Hamlet. Future land use opportunities suggest the potential for some commercial uses at the intersection of Peaceful Valley Road and Route 8 as well as increased housing density on Peaceful Valley Road near Gore Mountain. If future expansion of the sewer infrastructure were to reach this area, the town may want to consider developing a request to expand the North Creek Hamlet Area for APA review which would allow for more intensive development in this corridor.

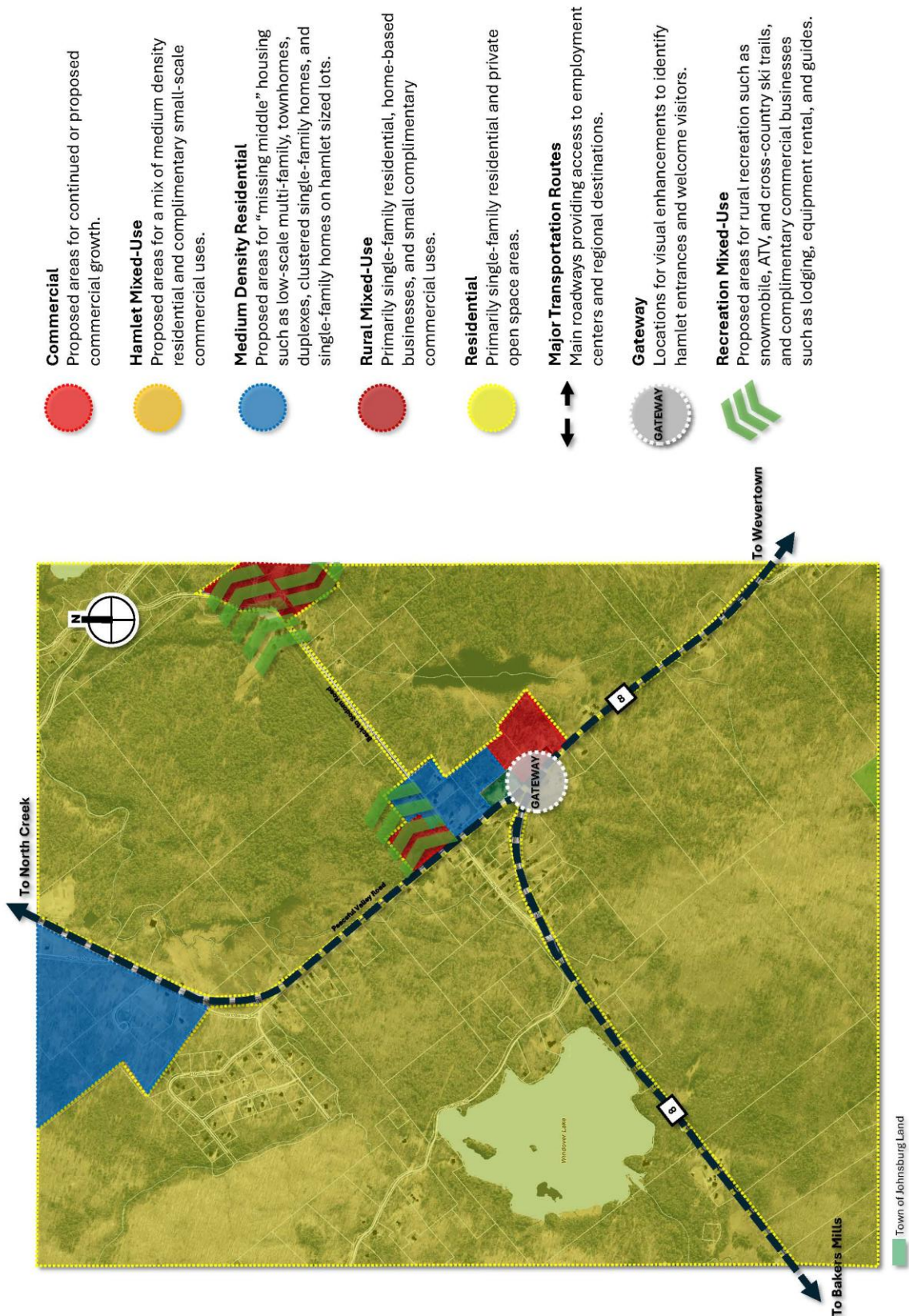


## RIPARIUS FUTURE LAND USE VISION MAP





## SODOM FUTURE LAND USE VISION MAP



## Wevertown

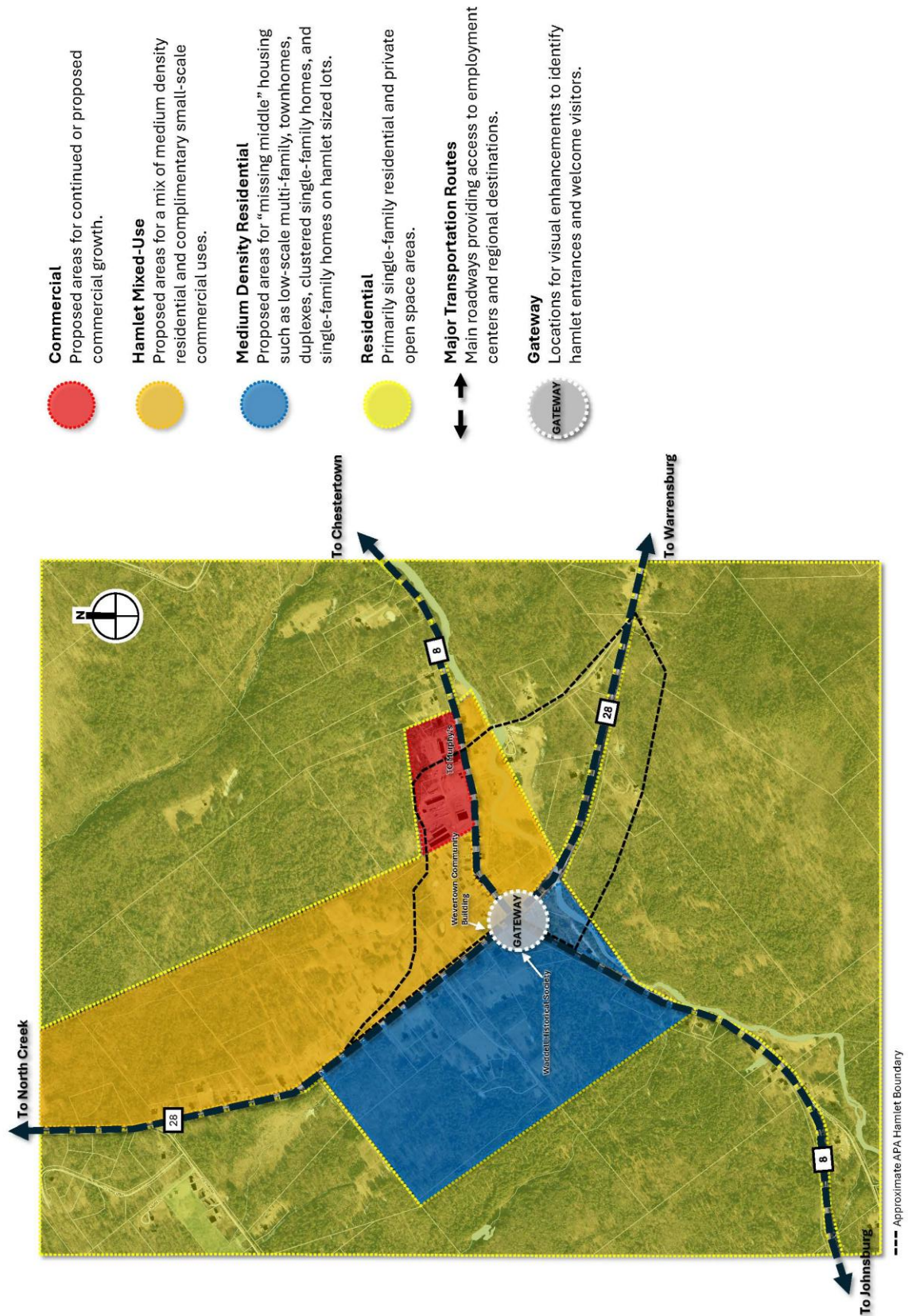
Wevertown, located at the intersection of NYS Routes 8 and 28, serves as the gateway to the Town of Johnsbury for those traveling from Warrensburg, Glens Falls, and other points south. Wevertown is home to the historic Waddell House, headquarters of the Johnsbury Historical Society, a community center, and various small commercial enterprises. Due to its location near major travel corridors and a short drive from the interstate, this hamlet has the potential for new housing and commercial uses.



*Photo 29: Waddell House*



## WEVERTOWN FUTURE LAND USE VISION MAP



## Section 4. Implementation Strategy

For successful implementation of the strategies outlined in this plan, the Town Board should establish a standing Comprehensive Plan Implementation Committee responsible for reviewing the recommendations outlined below, collaborating with the town and local partners to secure funding, and taking actionable steps toward implementation.

Additionally, the committee and Town Board may also conduct annual reviews of the plan to adjust the implementation strategy in response to changing opportunities or priorities. While each action has been carefully considered in relation to the issues and priorities identified in this plan, further planning will be necessary to determine the next steps and appropriate funding mechanisms.

Securing funding is a critical factor in successfully implementing many of these recommendations. Federal, state, and local funding opportunities are regularly available, and most grants require a local match, which can be provided in cash or through in-kind contributions such as donated materials, staff time, equipment, or volunteer labor. It is important to note that most grants are reimbursable, meaning that initial funding for the project must be provided upfront before reimbursement occurs. The implementation committee can work with the Town Board to ensure that the town budget includes dedicated funding for matching grants that support and advance the community's goals.

A standing **Comprehensive Plan Implementation Committee (CPIC)** should be established following the adoption of the Comprehensive Plan to facilitate its recommendations.



Photo 31: Class outreach



Photo 30: Public workshop at the Fire House



The implementation matrix below outlines nearly 100 strategies for the Town of Johnsburg to pursue. In addition to the recommended action, the matrix identifies partners for implementation and sources for funding or technical assistance. Funding and technical sources are further identified in **Section 4.2** of this document.

## 4.1 Implementation Matrix

The implementation matrix serves as a critical tool for the Town of Johnsburg to realize the community's vision and goals established during this planning process. While certain strategies will require direct leadership from the Town Board, others can be initiated by various agencies, nonprofit organizations, or community groups, with the Town Board providing support and coordination.

The chart below outlines potential implementation partners, funding sources, and technical resources, along with the anticipated timeline for execution. Each strategy is categorized under its corresponding goal and organized by its projected implementation timeframe. Strategies marked with a **(Z)** are items to be addressed through zoning and land use updates. Priority strategies are highlighted throughout the implementation matrix; these represent key initiatives identified through the planning process, community input, and prior efforts as critical projects that address pressing needs and enhance overall community well-being.

Project profiles and expanded narratives of selected recommendations can be found in **Appendix C**.

Housing					
Recommended Action			Partners for implementation	Potential Funding Sources/Technical Resources	Timeframe to Initiate
<b>Goal 1: Expand housing opportunities and diversify housing stock.</b>					
2026 – 2028	1.1	<b>PRIORITY:</b> Review and update the town zoning code to promote desired commercial activity and housing opportunities in the hamlet areas. <b>(Z)</b>	Warren Co. Planning Dept., LCLGRP	NYSDOS, NYSDEC	Short Term (1-3 years)
	1.2	Work with not-for-profit community housing partners to expand and preserve affordable housing options by rehabilitating existing structures and new builds.	Adirondack Roots, Warren County, LCLGRP, Northern Forest Center	Adirondack Roots, NYSHCR, NBRC	Short Term (1-3 years)
	1.3	Facilitate public/private partnerships to build deed-restricted workforce and affordable housing on municipally owned land within or near hamlets emphasizing smart growth principles for development.	Adirondack Roots, ADK Action, LCLGRP, Warren County	NYSHCR, NBRC	Short Term (1-3 years)
	1.4	Identify locations where new development would be appropriate and facilitate necessary zoning updates. <b>(Z)</b>	Warren Co. Planning Dept.	NYSDOS	Short Term (1-3 years)

	1.5	Work with local major employers to provide workforce housing opportunities.	ORDA, Barton Mines, Hudson Headwaters	NBRC	Short Term (1-3 years)
	1.6	Seek funding to plan, design, and construct infrastructure for housing that leverages hamlet-designated areas within the town.	Warren Co. Planning Dept., LCLGRP	NYSHCR, NBRC, APA	Short Term (1-3 years)
	1.7	Develop a policy for Accessory Dwelling Units (ADUs) as an opportunity for alternative housing options in residential areas. <b>(Z)</b>	Warren Co. Planning Dept., LCLGRP	NYSHCR, NYSDOS, APA	Short Term (1-3 years)
2028 - 2030	1.8	Develop a strategy to attract housing developers that includes partnerships to access state and federal funding.	Adirondack Roots, LCLGRP, Warren County	NYSHCR	Medium Term (3-5 years)
	1.9	Expand access to senior housing.	Warren County, TOJ Senior Committee	NYSHCR, CBDG	Medium Term (3-5 years)
	1.9.a	Develop aging-in-place strategies for new senior housing options.	Warren Co. Planning Dept., LCLGRP, TOJ Senior Committee, Cornell, NYSDOS	NYSDOS, Warren Co. Office for Aging	Medium Term (3-5 years)

<b>Goal 2: Facilitate a greater balance of local housing needs with the tourism economy.</b>					
<b>2026 – 2028</b>	2.1	Evaluate short-term rental impact on local housing supply and consider strategies for controlling any adverse effects.	Warren Co. Planning Dept.	NYSDOS, NYSDEC	Short Term (1-3 years)
	2.2	Create a local short-term rental registry.	Warren County	Town Budget	Short Term (1-3 years)
	2.3	Develop guidelines for short-term rentals. <b>(Z)</b>	Warren Co. Planning Dept.	NYSDOS, NYSDEC	Short Term (1-3 years)
<b>2028 - 2030</b>	2.4	PRIORITY: Expand the availability of traditional visitor lodging such as bed and breakfasts, inns, motels, and hotels.	Warren Co. EDC, WWIDA	Warren Co. EDC, Warren County IDA, APA	Medium Term (3-5 years)

Economy					
Recommended Action			Partners for implementation	Potential Funding Sources/Technical Resources	Timeframe to Initiate
<b>Goal 3: Expand and enhance the four-season economy.</b>					
2026 – 2028	3.1	Support a quality educational system by recognizing the interconnectedness of the town and the school system and promote coordination between town officials, school board, and administrators.	JCS	No funding needed	Short Term (1-3 years)
	3.2	Work with local and regional partners to support businesses and start-ups with educational resources, access to funding, and guidance with the town permitting process.	LCLGRP, Warren Co. EDC, WWIDA, SBTA, Library, AEDC	USDA RD, AEDC	Short Term (1-3 years)
	3.3	Maintain and enhance basic exporting and manufacturing industries.	WWIDA, Warren Co. EDC	No funding needed	Short Term (1-3 years)
	3.4	Support service and construction industries with marketing and promotion, employee recruitment, and a “shop local” campaign for residents looking for tradespeople.	WWIDA, Warren Co. EDC, Chambers of Commerce	Chambers of Commerce	Short Term (1-3 years)



2028 - 2030	3.5	Work with local educational institutions to provide additional educational/vocational opportunities for school-aged people and expand vocational education opportunities for young adults.	BOCES, Warren Co. Workforce Development Board, JCS, Library, Gore Mtn.	NBRC, Warren Co. Workforce Development	Medium Term (3-5 years)
	<b>Goal 4: Harness the benefits of the recreation, arts and cultural, and tourism economies.</b>				
2026 – 2028	4.1	Support and coordinate with the business community to fill service gaps in business hours and days of operation.	TOJ CDC, local businesses, AEDC	Warren Co. LDC	Short Term (1-3 years)
	4.2	Improve awareness of local businesses through marketing and community partners.	Johnsburg CDC, Warren Co. Planning Dept., Chambers of Commerce	Warren County Occupancy Tax	Short Term (1-3 years)
	4.3	Form a town liaison committee for Gore-ORDA to improve communications and receive updates on future investments and development projects at Gore Mountain.	Gore-ORDA	No funding needed	Short Term (1-3 years)

2028 - 2030	4.4	Work with regional planning, economic development, and tourism agencies to promote Johnsburg and its local businesses as a destination	Warren Co. Planning Dept., Warren Co. Tourism Dept., Chambers of Commerce	First Wilderness Corridor Plan, Warren County Recreation Economy Plan, NYSDOS	Medium Term (3-5 years)
	4.5	Promote Johnsburg's Trail Town designation to expand connector trails between hamlets and activity centers.	NYSDEC, UHTA, SPITS, TOJ PPP, NCTA	NYSOPRHP, NYSDEC	Medium Term (3-5 years)
	4.5.a	Install North Country National Scenic Trail informational and interpretive signage along the trail to promote the town's Trail Town designation	NYSDEC, UHTA, TOJ PPP, NCTA	NYSDEC, NCTA, Adirondack Foundation	Short Term (1-3 years)
	4.5.b	Work with NCTA to promote economic development opportunities around the North Country Scenic Trail	NCTA, TOJ PPP, Warren Co. Planning Dept.	NCTA	Short Term (1-3 years)
	4.5.c	Work with Warren County to implement the First Wilderness Trail	Warren Co. Planning Dept.	NYSDOS	Medium Term (3-5 years)
<b>Goal 5: Tap into the remote worker economy.</b>					
2026 - 2028	5.1	PRIORITY: Promote quality of life/access to recreational resources.	Warren Co. Planning Dept.	NBRC	Short Term (1-3 years)
	5.2	Enhance entertainment and social opportunities for young adults and families.	TOJ PPP	Adirondack Foundation	Short Term (1-3 years)

2028 - 2030	5.3	Expand broadband infrastructure to 100% of residences served.	LCLGRP, Warren County, Warren County EDC	NYSDEC ConnectALL	Medium Term (3-5 years)
<b>Community Facilities</b>					
<b>Recommended Action</b>			<b>Partners for implementation</b>	<b>Potential Funding Sources/Technical Resources</b>	<b>Timeframe to Initiate</b>
<b>Goal 6: Improve access to Town recreation facilities.</b>					
2026 – 2028	6.1	<b>PRIORITY:</b> Implement a coordinated system of wayfinding and directional signage	TOJ PPP, NYSDEC, UHTA	NYSDEC	Short Term (1-3 Years)
	6.2	Monitor usage of facilities to inform investments and resource allocation	TOJ PPP, UHTA, Friends of the Parks	NYSDEC	Short Term (1-3 Years)
	6.3	Update the town website with a comprehensive list/map of town facilities	TOJ PPP	NYSDEC	Short Term (1-3 Years)
	6.8.a	<b>PRIORITY:</b> Conduct a sidewalk conditions analysis and develop an ADA transition plan	Warren Co. Planning Dept., AGFTC, LCLGRP	AGFTC, NYSDEC, AARP Community Challenge	Short Term (1-3 Years)

2028 - 2030	6.4	<b>PRIORITY:</b> Improve pedestrian and bicycle connections between North Creek and Ski Bowl Park for increased recreation opportunities and economic development.	Warren County Planning, NYSDOT, AGFTC, NYSDEC	NYSDEC, NYSDOT, AGFTC, NBRC, FHWA	Medium Term (3-5 Years)
	6.5	Expand pedestrian and bicycle connections throughout the town to connect hamlets and activity centers	Warren County Planning, NYSDOT, AGFTC, NYSDEC	NYSDEC, NYSDOT, AGFTC, NBRC, FHWA	Medium Term (3-5 years)
	6.6	Work with local rafting companies, NYSDOT, and Warren County to maintain and enhance accessible and environmentally resilient Hudson River access sites that support whitewater rafting, fishing, and other water-dependent industries in Johnsburg	Warren Co. Planning, Warren Co. DPW, NYSDOT, local businesses	NYSDOS	Medium Term (3-5 years)
	6.7	Ensure sidewalks and public buildings are universally accessible and comply with ADA standards	Warren County Planning Department, AGFTC	NYSDEC, NYSDOT, AGFTC, FHWA	Medium Term (3-5 years)



<b>Goal 7: Improve support services for families.</b>					
<b>2026 – 2028</b>	7.1	Expand daycare opportunities	Adirondack Foundation, BT3, YMCA, SACN, Gore Mtn.	NBRC, SACN, Adirondack Foundation	Short Term (1-3 years)
	7.2	Expand eldercare and senior care opportunities	HHHN, Warren Co. Office of the Aging	HHHN	Short Term (1-3 years)
	7.3	Expand and maintain youth programming	TOJ PPP	Town Budget	Short Term (1-3 years)
	7.4	Support Johnsburg Senior Committee	Town Board, Gore Mtn Seniors, ADK Community Outreach Center	No funding needed	Short Term (1-3 years)
	7.5	PRIORITY: Retain local healthcare services for families and senior	HHHN	HHHN. NBRC	Short Term (1-3 years)
	7.6	Work with Johnsburg Central School to promote and expand services and outreach to students and the community.	JCS	No funding needed	Short Term (1-3 years)
	7.7	Support Hudson Headwaters Program of All-inclusive Care for the Elderly (PACE) and encourage the establishment of a satellite center in North Creek	HHHN	No funding needed	Short Term (1-3 years)

	7.8	Develop an age-friendly action plan	HHHN, AAA	AAA, CCE	Medium Term (3-5 years)
<b>Goal 8: Improve and enhance Johnsburg's recreational and cultural assets.</b>					
2026 – 2028	8.1	Explore additional placemaking opportunities and pop-up events/seasonal programming to attract people to Riverfront Park and other town-owned parks and facilities.	Warren County, TOJ PPP., Chambers of Commerce	T-Mobile Community Grant, Warren County Occupancy Tax	Short Term (1-3 years)
	8.2	Implement recommendations from existing community planning initiatives			
	8.2.a	Implement recommendations from the Mill Creek Area Management Plan	Warren Co. Planning Dept., Friends of the Parks	NYSDOS, NYSDEC, OPRHP	Short Term (1-3 years)
	8.2.b	<b>Priority:</b> Implement recommendations from the Ski Bowl Park Masterplan	Warren Co. Planning Dept., Friends of the Parks, UHTA	NYSDOS, NYSDEC, OPRHP	Short Term (1-3 years)
	8.3	Coordinate with Warren County to create a unified visitor experience at the Riverfront Park complex.	Warren Co. Recreation, DPW, and Planning Depts.	T-Mobile Community Grant, Warren County Occupancy Tax, NYSDOS	Short Term (1-3 years)

	8.4	<b>Priority:</b> Promote the establishment of a North Creek Arts District that enhances community anchors like the Tannery Pond Community Center, and local galleries, artists, and artisans.	TPCC, local artists	Adirondack Foundation, NYSDOS, NYSCA, LARAC, Warren County Occupancy Tax	Short Term (1-3 years)
	8.5	Promote the historical and cultural resources of the Town of Johnsbury.			
	8.5.a	Promote the North Creek Depot Museum as a heritage tourism and educational destination.	North Creek Depot Museum, Warren Co. Tourism	Adirondack Foundation, Warren County Occupancy Tax, IMLS	Short Term (1-3 years)
	8.5.b	Support the Johnsbury Historical Society and promote the Waddel House heritage and cultural tourism destination.	Johnsbury Historical Society, Warren Co. Tourism	Adirondack Foundation, NYSCA	Short Term (1-3 years)
	8.6	Support expanding programming at the Town of Johnsbury library including the Small Business Support Program	TOJ CDC, AEDC	NYSED, SBTA	Short Term (1-3 years)
2028 - 2030	8.7	<b>Priority:</b> Evaluate public parks for universal accessibility and ADA compliance and make improvements as appropriate and create standards for future recreational amenities.	Warren Co. Planning Dept., LCLGRP	T-Mobile Community Grant, AARP Community Challenge Grant	Medium Term (3-5 years)

	8.8	Expand bicycle and pedestrian amenities in North Creek hamlet	Warren County DPW, NYSDOT, AGFTC	AGFTC Make the Connection program, AARP Community Challenge Grant, NYSDOT, FHWA	Medium Term (3-5 years)
2030 +	8.9	<b>PRIORITY:</b> Coordinate with Warren County on future opportunities for the county-owned railroad corridor to leverage opportunities for outdoor recreation.	Warren Co. Planning Dept. Warren Co. DPW	NYSDEC, OPRHP	Long Term (5+ years)
<b>Goal 9: Retain and enhance emergency services.</b>					
2026 – 2028	9.1	<b>Priority:</b> Organize a campaign to recruit new volunteers for fire companies and provide incentives for volunteers.	Warren County, TOJ firehouses	None needed	Short Term (1-3 years)
	9.2	Establish alternative paths for volunteerism within the town emergency services.	Johnsburg EMS, TOJ firehouses	NYSDHSES, Warren County, Town of Johnsbury	Short Term (1-3 years)
	9.3	<b>Priority:</b> Analyze unmet emergency needs of the community and update the local Emergency Response Plan. Review and update the plan every five years to ensure its relevancy.	Johnsburg EMS, TOJ fire houses, Warren County Emergency Services	NYSDHSES, Warren Co. Emergency Management	Short Term (1-3 years)



	9.4	Continue supporting Johnsbury EMS.	Johnsbury EMS, Warren County	Town Budget	Short Term (1-3 years)
	9.5	Continue to support volunteer fire companies through funding and volunteer support.	TOJ firehouses, Warren County	Town Budget	Short Term (1-3 years)
<b>Goal 10: Expand Ride Sharing, Public Transit, and Sustainable Transportation Options.</b>					
2026 – 2028	10.1	Coordinate with CDTA, Warren County, and AGFTC to expand public transit service to Johnsbury and North Creek	CDTA, Warren County, AGFTC	CDTA	Short Term (1-3 years)
	10.2	<b>PRIORITY:</b> Explore opportunities for volunteer programs for ridesharing and consider partnering with neighboring communities.	AGFTC	CDTA	Short Term (1-3 years)
	10.3	Identify opportunities for electric vehicle (EV) charging stations in public parks and other town-owned facilities	CDTA, AGFTC, NYSDERDA	NYSERDA, NYSDEC, National Grid	Short Term (1-3 years)
2028 - 2030	10.4	Re-launch shuttle service in North Creek	Warren County, CDTA, AGFTC	Adirondack Foundation, Gore Mtn, Business Owners, AARP Community Challenge	Medium Term (3-5 years)

	10.5	Expand Warren/Hamilton Counties Office for the Aging and Warren County Veterans' Services senior transportation program	Warren County	AGFTC, FTA	Medium Term (3-5 years)
<b>Land Use</b>					
<b>Recommended Action</b>			<b>Partners for implementation</b>	<b>Potential Funding Sources/Technical Resources</b>	<b>Timeframe to Initiate</b>
<b>Goal 11: Update land use regulations to achieve housing, economic, and community goals.</b>					
<b>2026 – 2028</b>	11.1	<b>PRIORITY:</b> Develop a modern and predictable zoning code for town boards, staff, residents, and developers. <b>(Z)</b>	APA, Warren County Planning Department, LCLGRP	NYSDOS, NYSDEC, APA	Short Term (1-3 years)
	11.2	<b>PRIORITY:</b> Update the zoning code in North Creek hamlet to recognize the increased density allowed by new sewer infrastructure to maximize economic growth, reduce the cost burden on individual ratepayers, ensure the long-term viability of the new facility and make sure new development and economic opportunities are allowed by right. <b>(Z)</b>	Warren County Planning Department, LCLGRP, APA	NYSDOS, NYSDEC, APA	Short Term (1-3 years)

	11.3	Review/update zoning code (in and outside of hamlets) to facilitate development and redevelopment that meets the community's needs and is appropriate. <b>(Z)</b>	Warren County Planning Department, LCLGRP, APA	NYSDOS, NYSDEC, APA	Short Term (1-3 years)
	11.4	Update zoning to allow alternative types of housing in appropriate locations. These could include accessory dwelling units (ADUs, manufactured housing, duplexes, triplexes, townhouses, etc.). <b>(Z)</b>	Warren County Planning Department, LCLGRP, APA	NYSDOS, NYDEC, APA	Short Term (1-3 years)
	11.4.a	Define desired housing typologies within the zoning code. <b>(Z)</b>	Warren County Planning Department, LCLGRP	NYSDOS, NYSDEC, Adirondack Foundation	Short Term (1-3 years)
	11.4.b	Perform Zoning Code review to ensure that the existing code does not impose barriers to housing development in hamlet and moderate intensity areas. <b>(Z)</b>	LCLGRP, Warren County Planning, APA	NYSDOS	Short Term (1-3 years)
	11.5	Update the zoning code to allow Recreational Vehicles (RVs) for seasonal, temporary housing in designated areas with adequate water and wastewater services. <b>(Z)</b>	APA, Warren County Planning Department	NYSDOS	Short Term (1-3 years)

	11.6	Develop site plan review guidance for alternative energy facilities like small-scale solar arrays and battery storage that include view shed analysis, screening requirements, and decommissioning bonds. <b>(Z)</b>	Warren County Planning Department, LCLGRP, APA	NYSDOS, NYSDEC, NYSEDA	Short Term (1-3 years)
	11.7	Identify areas in the APA Moderate Intensity and Low-Intensity Land Use Areas that are eligible for the APA Community Housing Density Bonus Program for up to 120% AMI income-restricted housing to increase the stock of workforce housing in Johnsbury. <b>(Z)</b>	APA, LCLGRP	NYSDOS, NYSDEC	Short Term (1-3 years)
	11.8	Review and update Town of Johnsbury sign code and permit requirements to facilitate signage that is business friendly, attractive, and welcoming to residents and visitors. <b>(Z)</b>	Warren County Planning Department, APA	NYSDOS, NYSDEC	Short Term (1-3 years)



Goal 12: Celebrate the unique character of each hamlet.					
2026 – 2028	12.1	<b>Priority:</b> Implement wayfinding and gateway treatments to establish a sense of arrival and place.	Warren Co. Planning Dept, Warren Co. DPW, NYSDOT, APA	Adirondack Foundation, T-Mobile, NYSDEC, NYSDOS	Short Term (1-3 years)
	12.2	Develop design guidelines and performance standards to protect open space, viewsheds, and historic resources, and enhance community character.	TOJ PPP, Parks Committee	NYSDEC, NYSOPHP	Short Term (1-3 years)
	12.3	Encourage small businesses and support hamlet revitalization by exploring grant and funding opportunities.	Johnsburg CDC, Chambers of Commerce	LCLGRP Small Business Loan Program	Short Term (1-3 years)
	12.4	<b>Priority:</b> Encourage businesses that add to the vitality of hamlet centers by providing cultural, recreational, and entertainment amenities desired by the community and visitors.	TOJ CDC, Warren County EDC, WWIDA	USDA RD	Short Term (1-3 years)
	12.5	Implement North Creek Streetscape Improvements (North Creek Main Street and Waterfront Final Enhancement Plan) in coordination with the construction of the sewer system.	Warren County DPW, Warren County Planning	NYSDOS, NYSDOT, AGFTC	Short Term (1-3 years)

	12.6	<b>Priority:</b> Coordinate with Warren County DPW to seek funding to implement Complete Street improvements when paving and other work is being done along county roadways in Hamlet areas.	A/GFTC, NYSDOT, Warren County DWP, TOJ Highway Dept.	NYSDEC, NYSDOT, A/GFTC	Short Term (1-3 years)
	12.7	Identify buildings, areas, and sites within the town to be nominated for listing on the State and National Historic Register, beginning with town owned buildings and sites.	TOJ Historical Society, AARCH	None needed	Short Term (1-3 years)
2028 - 2030	12.8	Utilize placemaking strategies such as annual community events, pop-up markets, farmers markets, public art, and live entertainment to draw residents and visitors to the community and patrons to local businesses.	Warren Co. Tourism, Chambers of Commerce	Adirondack Foundation, T-Mobile, P4PS	Medium Term (3-5 years)
	12.9	Implement streetscape improvements, like sidewalks, lighting, street trees, and benches where appropriate in all hamlet areas.	NYSDOT	P4PS, T-Mobile, AARP Community Challenge, AGFTC	Medium Term (3-5 years)

Goal 13: Protect and conserve the natural resources of the community.					
2026 – 2028	13.1	<b>PRIORITY:</b> Install and improve public utilities in North Creek that protect the town’s natural resources, promote economic development, and protect public health.			
	13.1.a	<b>PRIORITY:</b> Implement the North Creek sewer and wastewater project and plan for phased expansion of the system	LCLGRP, Warren Co. Planning Dept., Warren Co. EDC	USDA RD, EFC, NBRC	Short Term (1-3 years)
	13.2.b	<b>PRIORITY:</b> Implement North Creek water district improvements	LCLGRP, Warren Co. Planning Dept.	USDA RD, WIIA, EFC, NBRC	Medium Term (3-5 years)
	13.2	Pursue designation as a Climate Smart Community (CSC) and a Clean Energy Community (CEC) with NYSDEC and NYSED and complete actions to become a bronze-level CSC community and form CSC/CEC Committee	Warren County Planning, CDRPC, LGLCRP	NYSERDA, NYSDEC	Short Term (1-3 years)
	13.3	Implement zoning and subdivision regulations that encourage sustainable development and land conservation. (Z)	Warren Co. Planning Dept., LCLGRP, APA	NYSDEC, NYSDEC	Short Term (1-3 years)
	13.4	Update Scenic Corridor Overlay (SCO) District Standards and consider additional road designations. (Z)	Warren Co. Planning Dept., LCLGRP, APA	NYSDEC, NYSDEC	Short Term (1-3 years)

	13.5	Consider ridgeline protection guidance for development to protect notable view sheds within the town. (Z)	Warren Co. Planning Dept., LCLGRP, APA	NYSDOS, NYSDEC	Short Term (1-3 years)
	13.6	Update the lighting ordinance to avoid light spill and promote consistency with dark sky strategies. (Z)	Warren Co. Planning Dept., LCLGRP, APA	NYSDOS, NYSDEC	Short Term (1-3 years)
2028 - 2030	13.7	Establish a town-sponsored term easement program to provide tax incentives to qualified landowners that commit to conserving privately owned natural resources by not developing for an established period of time (15-20 years).	LCLGRP, APA	NYSDOS, NYSDEC	Medium Term (3-5 years)
	13.2.a	Evaluate the town's existing built and green infrastructure systems, identify both short-and-long term needs, and explore available resources to support their maintenance, expansion, and resilience. Ensure these systems can accommodate future growth, enhance capacity, and strengthen the town's adaptability to evolving environmental and community demands.	Warren Co. Planning Dept. LCLGRP	NYSDEC, NYSED, NYS Bond Act	Medium Term (3-5 years)

2030 +	13.8	Coordinate with the New York State Department of Environmental Conservation (NYSDEC) to ensure that State land planning efforts like Use Management Plans (UMPs) NYS Open Space Conservation Plan and the 30 x 30 Conservation Strategy support the town's conservation goals.	TOJ, NYSDEC Region 5	NYSDEC	Long Term (5+ years)
	13.9	<b>PRIORITY:</b> Implement net zero improvements at the town waste transfer and recycling facility.	CSC/CEC Committee	NYSERDA	Long Term (5+ years)

*A Living Document.* A comprehensive plan is a living document that evolves to reflect the changing needs, priorities, and goals of a community. While it provides a long-term vision for growth and development, it must be reviewed annually to ensure its policies and recommendations remain relevant and effective. Regular reviews allow for adjustments based on new data, emerging trends, and unforeseen challenges. Additionally, a more thorough update should be conducted every 5 to 10 years to incorporate significant changes in demographics, infrastructure, economic conditions, and community aspirations. This iterative process ensures that the comprehensive plan remains a useful and adaptable tool for guiding sustainable development and decision-making.



## 4.2 Funding and Technical Assistance Resources

The plan identifies a range of funding sources and opportunities available at both the State and Federal levels, along with organizations offering technical assistance and business support. While not exhaustive, this list highlights key resources that can support implementation efforts.

### State Funding Opportunities

#### **Building Recreational Infrastructure for Communities, Kids and Seniors (NY BRICKS)**

- Governor Hochul will launch the NY BRICKS grant program to support municipalities and nonprofit organizations in building or renovating community centers that promote physical health, mental well-being, and community connections for youth and older adults. The grants will fund design, construction, renovation, and land acquisition for these centers. Priority will be given to projects in low-income or disadvantaged areas, as well as those offering affordable services like childcare, eldercare, and mental health counseling. The program aims to make transformative, high-impact investments in local communities.

#### **New York State Homes and Community Renewal (NYSHCR)**

- [NYSHCR](#) oversees housing and community development programs aimed at creating and preserving affordable housing. It also enhances communities by providing grants and loans to municipalities and non-profits, supporting local infrastructure improvements, economic development, and housing initiatives in underserved areas.

#### **New York State Division of Homeland Security and Emergency Services (DHSES)**

- [Recruitment and Retention Grant Program](#): Provides funding to support county and local fire and EMS agencies in their efforts to recruit new and retain existing fire and EMS volunteers
- [Volunteer Fire Infrastructure & Response Equipment \(V-FIRE\) Grant Program](#): Provides funding to support volunteer fire departments to upgrade and improve their facilities and response capabilities.

#### **New York State Department of Environmental Conservation (NYSDEC)**

- [Adirondack Park Community Smart Growth Program](#): Supports projects that foster sustainable development, environmental protection, and community livability. The program supports the planning and implementation of key projects identified as priorities in plans. The program offers grant funding for counties, towns and villages

that need financial or technical assistance to plan and grow successfully in the Adirondack Park.

- [Climate Smart Communities Grant Program \(CSC\)](#): The CSC Grant program was established in 2016 to provide 50/50 matching grants to municipalities for various climate change mitigation, adaptation, and planning and assessment projects.

#### **New York State Department of State (NYSDOS)**

- [Brownfield Opportunity Area \(BOA\) Program](#): Provides communities with grant funding and technical assistance to develop area-wide plans to effectively redevelop brownfields and other vacant and abandoned sites, transforming them into catalytic properties that facilitate community investment and improvement.
- [Local Waterfront Revitalization Program \(LWRP\)](#), implementation: Funding for the implementation of project identified in an LWRP is available through this program with funding from the NYS Environmental Protection Fund (EPF).
- [Smart Growth Community Planning and Zoning Program](#): The Smart Growth Planning and Zoning Program provides grants to communities to create and update municipal comprehensive plans and zoning ordinances to incorporate smart growth and clean energy elements

#### **New York State Department of Transportation (NYSDOT)**

- [Transportation Alternatives Program \(TAP\)](#): TAP provides funding for on-road and off-road facilities for pedestrians, bicyclists, and other non-motorized forms of transportation; infrastructure projects that will provide safe routes for non-drivers, including children, older adults, and individuals with disabilities.

#### **New York State Department of Education (NYSED)**

- [State Aid for Library Construction](#): Covers approved costs for the acquisition, construction, renovation, or rehabilitation of public libraries as well as broadband infrastructure projects.

#### **New York State Energy Research and Development Authority (NYSERDA)**

- [Clean Energy Communities \(CEC\)](#): Grants are available for communities for the implementation of high impact actions related to the CEC program.

#### **New York State Office of Parks, Recreation, and Historic Preservation (OPRHP)**

- [Recreational Trails Program \(RTP\)](#): Provides funds to develop and maintain recreational trails and trail-related facilities.

- [Parks Grant Program](#): The Parks program supports acquiring, developing, and planning parks and recreational facilities. It focuses on preserving, rehabilitating, or restoring lands, waters, and structures for recreation or conservation, as well as structural assessments and project planning.

## Federal Funding Opportunities

### Adirondack/Glens Falls Transportation Council (AGFTC)

- [Engineering Assistance Program](#): Provides access to transportation planning and engineering consultants for eligible municipal transportation projects including safety evaluations and pedestrian infrastructure.
- [Make the Connection Program](#): This program helps municipal project sponsors fund enhancements to the region's bicycle and pedestrian network, such as new sidewalks, multi-use trails, safety upgrades for pedestrians and cyclists, trail improvements, and ADA compliance projects.

### Federal Emergency Management Agency (FEMA)

- [Assistance to Firefighters Grants Program](#): Provides funds for critically needed resources to equip and train emergency personnel, enhance efficiencies, and support community resilience.

### Federal Highway Administration (FHWA)

- [Safe Streets and Roads for All \(SS4A\) Grant Program](#): funds regional, local, and Tribal initiatives through grants to prevent roadway deaths and serious injuries. The Town of Johnsbury is eligible for these programs under LCLGRP's forthcoming *Road to Zero: Adirondack Gateway Action Plan*.

### Federal Transit Administration (FTA)

- [Enhanced Mobility of Seniors & Individuals with Disabilities - Section 5310](#): This program provides funding to states and designated recipients to meet the transportation needs of older adults and people with disabilities when the transportation service provided is unavailable, insufficient, or inappropriate to meet these needs. AGFTC administers these funds for the region.

### Northern Bordered Regional Commission (NBRC)

- [Catalyst Program](#): This program makes available funding for infrastructure and non-infrastructure projects that stimulate growth and inspire partnerships for rural economic vitality in the northern border region.

- [Workforce Opportunities for Rural Communities \(WORC\)](#): This program provides grant funds to support workforce development activities that prepare workers for good jobs in high-demand occupations in rural communities.

#### **United States Department of Agriculture (USDA)**

- [Community Facilities Direct Loan & Grant Program](#): Provides affordable funding to develop essential community facilities in rural areas.
- [Rural Development Business Programs](#): Business programs provide financial backing and technical assistance to stimulate business creation and growth. The programs work through partnerships with public and private community-based organizations and financial institutions to provide financial assistance, business development, and technical assistance to rural businesses

#### **United States Department of Economic Development (USEDA)**

- [Public Works Program](#): This program invests in communities to revitalize, expand, and upgrade their physical infrastructure to attract new industry; encourage business expansion, diversify local economies, and generate job growth. The program invests in technology-based infrastructure as well as traditional public works projects such as water and sewer improvements, industrial parks, and brownfield redevelopment.

#### **United States Department of Transportation (USDOT)**

- [Transportation Enhancement Activities](#): Federal Highway Administration monies for smaller – scale transportation projects such as pedestrian and bicycle facilities, overlooks and viewing area; community improvements such as historic preservation and vegetation management; environmental mitigation related to stormwater and habitat connectivity; recreational trails; safe routes to school projects; and vulnerable road user safety assessments.

### **Private Funding Opportunities**

#### **AARP**

- The AARP [Community Challenge](#) grant program is part of the nationwide AARP Livable Communities initiative that helps communities become great places to live for residents of all ages.

## **Adirondack Foundation**

- The Adirondack Foundation is a 501(c)(3) nonprofit organization dedicated to building strong communities across the Adirondacks. The Foundation provides a variety of funding opportunities through the [Generous Act Fund](#).
- [Community Fund for the Gore Mountain Region \(CFGMR\)](#): The CFGMR offers grants to nonprofit organizations in the Towns of Chester, Horicon, Johnsburg, Minerva, and Schroon to support community beautification, historic preservation, culture and the arts, education, recreation, and programs for youth, seniors, and veterans.
- The [Kindling Award](#) provides funding and promotional assistance to support community events that meet needs and build a more positive future, to serve those who are isolated and create space to be together.

## **Institute of Museum and Library Services (IMLS)**

- [Inspire! Grants for Small Museums](#) are designed to reduce the application burden on small museums and help them address priorities identified in their strategic plans. Recipients focus on lifelong learning experiences, institutional capacity building, and collections stewardship and access.

## **Lower Adirondack Arts Council (LARAC)**

- [Community Art Grants](#) provide support for art and cultural projects to non-profit organizations, groups, collectives, and artists through three categories: Project Support, Individual Artist, and Art Education. Community Art Grants are available in Warren and Washington Counties.

## **New York Foundation for the Arts (NYFA)**

- [The New York Foundation for the Arts](#) provides various grants and resources to artists and non-profit organizations in a wide range of disciplines. Grants available to New York artists include the NYSCA/NYFA Artist Fellowship, The Ryan Hudak LGBTQ+ Dramatic Writing Award, and the JGS Fellowship for Photography.

## **Project for Public Spaces (P4PS)**

- [Community Placemaking Grants](#) provide direct funding, technical assistance, and capacity building facilitated by P4PS. This program funds US-based nonprofits and government agencies to work with local stakeholders to transform public spaces or create new ones.



## **T-Mobile Hometown Grants**

- [Hometown Grants](#) support shovel-ready projects that enhance community spaces and foster local connections. Examples include repurposing historic buildings into gathering spaces, upgrading parks or trails, and implementing technology projects for public libraries.

## **Warren-Washington IDA (WWIDA)**

- The [WWIDA](#) Provides incentive-based assistance programs to encourage and help businesses start, expand, or move into the two-county region.

## **Sources for Technical Assistance**

### **Adirondack Architectural Heritage (AARCH)**

- AARCH is a nonprofit historic preservation organization for the Adirondack Region, with a mission to promote better public understanding, appreciation, and stewardship of the region's unique and diverse architectural heritage <https://aarch.org/>.

### **Adirondack Park Agency (APA)**

- The Adirondack Park Agency (APA) was created in 1971 by the New York State Legislature to develop long-range land use plans for both public and private lands within the boundary of the Adirondack Park. The APA offers technical assistance to municipalities and landowners in the Adirondack Park in a variety of areas including economic development, land use and zoning, and solar development.

### **Adirondack Roots**

- Formally known as the Housing Assistance Program of Essex County, Adirondack Roots is a nonprofit community development and affordable housing organization. Adirondack Roots works in partnership with the Adirondack Community Housing Trust to provide housing across the Adirondack region that will remain affordable in perpetuity <https://adirondackroots.org/>.

### **Southern Adirondack Childcare Network (SACCN)**

- The [SACCN](#) is a non-profit organization dedicated to supporting childcare providers and municipalities in Hamilton, Warren, and Washington counties. It offers guidance on starting childcare programs, provides training, technical assistance, and business-related support services, and works with municipalities to develop and promote policies that expand local childcare services.

## Acronyms Used

A/GFTC	Adirondack Glens Falls Transportation Council
ACS	American Communities Survey
ADA	Americans with Disability Act
ADUs	Accessory Dwelling Unit
ALLUP	Agency Approved Local Land Use Program
AMI	Area Median Income
APA	Adirondack Park Agency
AARP	Formerly the American Association of Retired Persons
BT3	Adirondack Birth to Three Alliance
CDBG	Community Block Development Grant
CDTA	Capital District Transportation Authority
CEC	Clean Energy Communities
CPC	Comprehensive Plan Committee
CSC	Climate Smart Communities
GDP	Gross Domestic Product
HAPEC	Housing Assistance Program of Essex County
HHHN	Hudson Headwaters Health Network
IMLS	Institute of Museum and Library Services
JCS	Johnsburg Central School District
JES	Johnsburg Emergency Services
LARAC	Lower Adirondack Arts Council
LCLGRP	Lake Champlain – Lake George Regional Planning Board
NBRC	Northern Borders Regional Commission
MHI	Median Household Income
n.d	No Date
NYSCA	New York State Council on the Arts
NYSDHSES	New York State Division of Homeland Security and Emergency Services
NYSDEC	New York State Department of Environmental Conservation
NYSDOS	New York State Department of State
NYSDOT	New York State Department of Transportation
NYSED	New York State Education Department
NYSERDA	New York State Energy Research and Development Authority
NYSHCR	New York State Homes and Community Renewal
ORDA	Olympic Regional Development Authority
PACE	Program of All-Inclusive Care for the Elderly
PPP	Johnsburg Department of Public Properties and Programs
RVs	Recreational Vehicles
SACN	Southern Adirondack Childcare Network
SBTA	Small Business Technical Assistance
SCO	Scenic Corridor Overlay

STRs	Short Term Rentals
TOJ	Town of Johnsburg
UHTA	Upper Hudson Trails Alliance
UMP	Unit Management Plan
USDA RD	United States Department of Agriculture Rural Development
WHO	World Health Organization

# Appendices

**Appendix A: Public Workshop Summaries and Community Survey Findings**

**Appendix B: Community Profile**

**Appendix C: Project Profiles**

**Appendix D: Public Hearing Comment Summary**

Appendix A

# Public Workshop Summaries and Community Survey Findings

Town of Johnsburg Comprehensive Plan



## Public Workshop #1

### Purpose: Open House & Visioning Workshop

### Date: October 25, 2023 – Tannery Pond Community Center

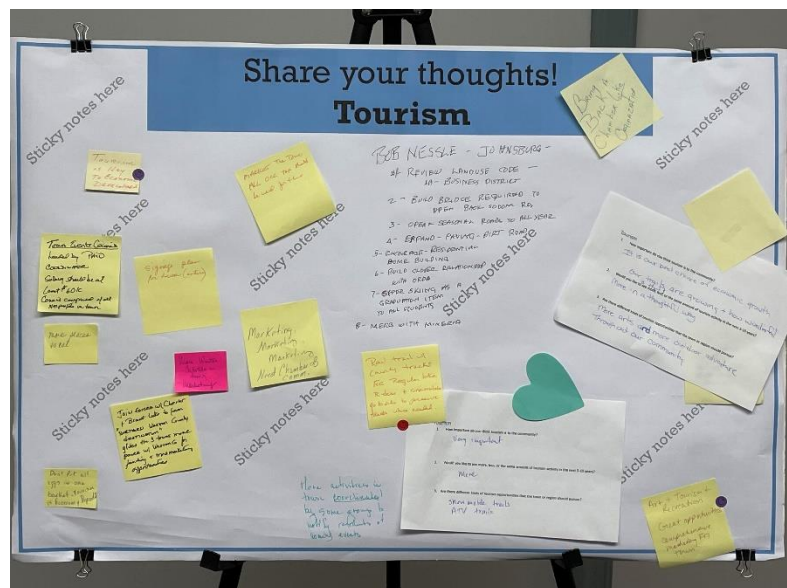
**Attendance:** Approximately 23 people attended Public Workshop #1, including community members, Town Board members, and representatives from the Comprehensive Plan Committee.

**Workshop Description:** This workshop provided participants with information about the Comprehensive Plan process and to interact with a series of boards to provide input on the direction of the plan.

Five participation boards represented five categories: Housing, Employment opportunities, Recreation, Economic Development, and Tourism. Attendees were encouraged to provide their thoughts on each category. Additionally, pointed questions were provided at each station for attendees to provide more in-depth answers. The results of this exercise are summarized in the notes below:

#### 1. Housing

- Mobile homes are OK
- Housing is vital. We are being overrun with short-term rentals making affordable housing difficult
- Nice duplexes for low income. Looks nicer than a plain apartment complex
- Form a municipal land trust
- Mixed-use and mixed-income housing. Think outside the box
- Allow tiny houses in zoning code – near North Creek
- Careful zoning control of short-term rentals
- Housing is needed for low-income and middle income. Perhaps NYS has programs and funding to help
- This is an issue that is constantly discussed but without movement or action, yet it impacts whether people stay or move here as well as the impact on businesses being able to stay open because they have sufficient staff and traffic.
- Affordability is essential to attracting people
- How to get folks to take pride in their property



Picture 1 Workshop Activities

**Are there specific areas in town where you would like to see new housing constructed?**

- Near North Creek Business District – easy access to Tops, Walgreens, etc.
- Possibility on some of the Town property land between tops and senior housing

**What are the biggest housing challenges in the community?**

- Getting commitments from contractors to build housing that nurses, teachers, and EMS workers can afford.
- Very little affordable housing for our young families
- People who are long-term residents find that they cannot afford the high taxes

**To provide housing that is affordable to the community, would you like to see new units built, vacant properties rehabilitated, conversion of existing homes into apartments, and mobile homes?**

- All of the above
- All of the above except mobile homes

**What role do you think the town should play, if any, in ensuring housing that is affordable to residents?**

- Provide town property at a discount or free
- Offering land possibilities and tax incentives
- Reduce Town of Johnsburg spending to reduce taxes that are too high. Work with the school to expand better use of town and school buildings

**2. Employment Opportunities**

- The workforce is mobile and remote now. If we build a lovely supportive place for families – they will come.
- Support childcare and family services so people can work
- High-speed broadband net for home businesses
- NEED more full-time job opportunities with benefits and retirement
- Figure out a way to blend traditional tourism type jobs with modern tech and information jobs

**In the next 5-10 years what types of employment opportunities do you envision in Johnsburg?**

- 25 new jobs will come with ORDA. Ten of these will be full-time with benefits.

- Recreation and healthcare

**How do you think the town can support potential employers in establishing themselves in Johnsburg?**

- State grants for small businesses – help existing businesses survive and thrive. We don't have the volume here
- Grants

**3. Recreation**

- Trail systems have improved and are drawing more young people. I am very excited about Gore becoming year-round tourism.
- More housing for workers and tourists is very important.
- Amphitheater
- Healthy opportunities for town exercise facilities and flat, safe walking places for less abled people
- Snowmobile trails that link every hamlet
- Linkages between Gore and North Creek
- Bike trails add a multiplier effect economically

**What types of recreational amenities would you like to see developed in Johnsburg? Where?**

- Snowmobile trails – tie into existing trail systems outside of town

**How do you use the town's current amenities, what are the barriers (i.e. location, accessibility, maintenance)?**

- Snowboard – no limitations
- Snowmobile – mostly private trails, limited by no state access

**How do you see the recreational needs of the community changing in the next 5-10 years?**

- Strong gain in outdoor recreation of all types. Ideal location in Johnsburg.
- Economic Development opportunities.
- Variety of restaurants that stay open all weekend.
- I'm not sure what kind of economic development would come in, but it is greatly needed .
- Economic development for farming.
- Rafting, Biking, Hiking, Art.
- Encourage ownership of business.
- The Town of Johnsburg is fortunate to have a beautiful and modern arts, cultural, and community center that has year-round programming that draws audiences from the whole region who stay over, eat at restaurants, and shop.
- Help those interested in hamlets to form co/ops to form small businesses.
- Economic development is tied to tourism, tied to employment, tied to housing. Can't plan in siloes.
- Create more business around natural resources. Ex. Logging industry... mulch plant.
- Create industrial complex "zone" to attract businesses.

**What does economic development for Johnsburg look like to you?**

- Measured and thoughtful in a way that allows for folks who work here to live here and vice-versa, that is respectful to the environment and allows for growth slow but with hope of vital community within the next 10 years

**Where should economic development activity in Johnsburg take place?**

- Spread out
- All over but especially in North Creek
- Along major intersections across hamlets

**What benefits would you like to see from economic development activity?**

- Improvements to the community (appearance, etc.) and people able to live and raise families.
- More young people moving here. Making our town a more inviting place to work.
- Population increase, particularly young families and people under 60 years old.

**4. Tourism**

- Bring back a chamber like organization.
- Key to success in employment, to housing and North Creek Main Street.
- Art + tourism + recreation, great opportunities, comprehensive marketing for town.
- Multi-use rail trail.
- There is a need to coordinate and have a centralized group market and organize upcoming events.
- Marketing, marketing, marketing, need chamber of commerce.
- Join forces with Chester and Brant Lake to form “Northern Warren County destinations” – increased opportunities for funding and marketing with the county.
- Don’t put all eggs into one basket, tourism is economy dependent.
- More winter activities in town.
- Tourism is key to economic development.
- Need to establish a town events council headed by a paid coordinator with salary, council comprised of all non-profits in town.

**How important do you think tourism is to the community?**

- It is our best changes of economic growth our trails area growing and how wonderful is that!
- Very important.

**Would you like to see more, less, or the same amount of tourism activity in the next 5-10 years?**

- More in a thoughtful way.

## Are there different kinds of tourism opportunities that the town or region should pursue?

- More arts and more outdoor adventure throughout our community.
- Snow mobile trails, any trails.

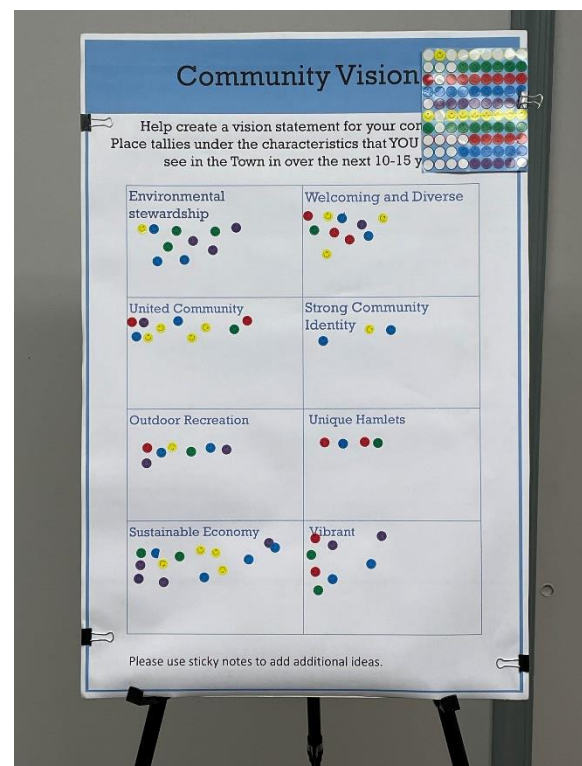
### General comments:

- Review land use codes – business district .
- Build bridge required to open back Sodom Road.
- Open seasonal roads all year.
- Expand paving dirt roads.
- Encourage residential home building.
- Build a closer relationship with ORDA.
- Offer skiing as a graduation item to all students.
- Merge with Minerva.

## 5. Vision Statement Board

Share your own thoughts on how you envision the Town in 10-15 years:

- Welcoming
- Thriving
- Attract and support young families
- Attractive
- Growth in town, tourism, economy
- Community involvement
- Diverse
- Bike Trails
- Increase employment by 15% with housing to follow
- To be forward thinking model for rural areas given our geography
- A place you want to live, work, raise a family in a safe environment
- Bike paths for kids and less abled adults in each hamlet
- Would love to see reference to culture and arts as part of the vision
- A super healthy place to live with recreation opportunities for all ages and all abilities.
- Access to great healthy food.
- Year-round vital community
- Influx of young families with affordable housing
- Adventure venue: hiking, biking, skiing, healthy food, gym/pool



Picture 2 Workshop Activities



**Stickers indicating support for descriptive words for the Community Vision prompt:**

Sustainable economy	14	Tourism and Recreation Economy	11
Environmental Stewardship	10	Welcoming and Diverse:	10
United Community	10	All-season	10
Growing	10	Attractive	10
Rural	9	Vibrant	8
Forward Thinking	7	Outdoor recreation	7
“Heart of the ADKs”	5	Celebrating the past	5
Unique hamlets	4	Strong community identity	3

## Public Workshop #2

### Purpose: Visioning Workshop

**Date: February 28, 2024 – Virtual**

**Workshop Description:** This workshop was held in a virtual format as an alternative way for the community to participate in the planning process. Participants reviewed the initial results of the community survey, the existing conditions overview, and a draft vision statement. Participants were then asked to select a breakout room to participate in more in-depth discussions surrounding a particular topic. The breakout rooms were structured around the emerging themes of Housing, Land Use, Economy, and Community facilities.

#### 1. HOUSING

**Have you had trouble finding housing within Johnsburg for yourself or a family member?**

- Yes, while trying to purchase a house, we were outbid twice by people who were paying well over the asking price in cash.
- One group member has had employees who cannot find housing nearby and move to Warrensburg or Queensbury. Many in the service industry need to live near where they work to make it worth it.

**What are Johnsburg's housing needs for current and future generations?**

- Upgraded accommodations for current and future residents including workforce.
- A variety of housing options to accommodate a variety of ages, incomes, and preferences.
- A review of how the current zoning code may impact housing and lodging options.
- Addressing short-term rentals – we need them because we do not have many hotel options (which could be addressed in the zoning code), but they are reducing the availability of housing and long-term rentals.
- Infrastructure upgrades to accommodate new housing.

**What are some obstacles to addressing housing needs?**

- Infrastructure capacity.
- Zoning.
- We need ways to attract new developers/developments.
- Short-term rentals are reducing the availability of the existing housing stock for residents.
- APA regulations.

**Can you think of any solutions or opportunities such as a site you think would be good for housing development?**

- Durken Road to Top Ridge – has water infrastructure in place
- Deed restriction program, e.i. Vail InDEED, Living ADK model in the Town of Wells.

## **2. LAND USE**

**Is there enough variety in the types of commercial properties within the town to meet the needs of business owners and residents?**

- Yes, for the most part, except for there should be an expansion from North Creek from Main Street to out past Route 28.
- There is a lot of NIMBYism across town – some believe too much commercial expansion may “taint the well”.
- The main consensus is that people want a variety of commercial properties in the primary hamlets.
- There is the question of whether Weavertown has enough support for expansion.

**Are there certain land uses that you wish to see more or less of in your neighborhood or the town in general? If so, please mention what part of Town.**

- The commercial land uses should reflect the unique character of the hamlets.
- Folks would generally rather see more local stores than big box stores. They want to support the local businesses of the Town.
- There should be more connectivity from the Main Street of the Hamlet of North Creek to Gore Mountain.
- There was already a plan developed for improved connections between the North Creek business district to connect to the mountain via the 4-way intersection at 28N.
- Each of the hamlets is eager for more commercial activity in general.

**Are there land uses that you think should be more regulated?**

- There should be more regulations of short-term rentals in general.
- Some have heard the opinion that there shouldn't be short-term rentals near schools because there aren't any regulations for who can occupy these spaces.

**Do you have any concerns about current environmental regulations (e.g. wetlands, steep slopes, stormwater) in the Town?**

- The environmental regulations are in accordance with the Adirondack Park Agency – the original plan is still good but may need some tweaking to keep up with changing times.
- Generally, folks are satisfied with the current environmental regulations.
- People want traffic to be slower near the Ski Bowl.
- There's a desire for more fencing at the municipal park.

## **3. ECONOMY**

**Are there sufficient job opportunities within the town?**

- The availability of jobs is unbalanced.
- There may be enough low paying or seasonal jobs, but not enough employees.
- There are not enough middle-income and high paying jobs.
- Summer seasonal work is being filled by retirees and college students.

- There is insufficient housing for entry and mid-level employees. People commute 20 to 30 minutes to work.
- Short-term rentals have consumed the local housing previously used by entry and mid-level workers.
- Young people are commuting from Glens Falls.
- Remote workers may be undercounted.

#### **What opportunities do you see for Johnsbury?**

- The new sewer in North Creek creates new investment opportunities. However, concerns were raised as to the cost to current property owners.
- The ORDA Ski Bowl project and other investments.
- More housing.

#### **How can economic development help the Town's businesses and residents?**

- Noted that growth in (e.g., from Ski Bowl and sewer projects) and of itself may induce more growth.
- Improve awareness of local businesses.
- Local businesses (e.g., restaurants and retail) need to cater to tourists and have more open hours.
- Noted that most restaurants were closed on Labor Day and missed opportunities.
- Many restaurants close early or have irregular hours.

#### **What's missing in the Town (from a business and retail standpoint)?**

- Garage/mechanic.
- Workforce housing.
- More 7-day per week businesses.
- Need for more hotel beds.
- Noted that Lake Placid has 1,500 beds within walking distance of Main Street and Johnsbury has 80 beds.
- Many use short-term rentals because hotels are not available.

### **4. COMMUNITY FACILITIES (E.G., SCHOOLS, PARKS, PUBLIC SPACES)**

#### **Are the town's community facilities adequate and easily accessible?**

- Sort of a mixed bag depending on what it is.
- There are no childcare options.
- Parks aren't adequate ... but with how many there are, they are accessible.

#### **What improvements would you like to see to specific or all facilities?**

- Need to find a way to attract daycare if we want to increase the number of younger people in town.
- General improvements to ensure that parks are accessible to everyone.
- We should focus on improving things for the people of Johnsbury and not just for tourism.

- Weavertown Hall needs building repairs and upgrades to make sure it can continue to be used.
- Johnsburg is a part of a new national trail system.

### **3. What recreational amenities would you like to see expanded?**

- Currently 2<sup>nd</sup> graders get free ski lessons at Gore, would like to see that be expanded to more kids in the school and embraced more by the community.
- It's a dream to have a pedestrian bridge from North Creek to the Ski Bowl.
- There is a connection at the library, but it is not noticeable and is very rarely used.
- Roundabout at the entrance of Ski Bowl Park to make getting in and out easier.
- We should talk to somebody involved with the whitewater rafting industry, it is a big draw in the summer - Whitewater Derby has been canceled for a few years now

### **What events/public spaces are well used or attended, and which are not?**

- It varies greatly by event and time of year.
- The library is a space that is not often utilized.
- The Farmers' Market is well used by a lot of seasonal residents; work is being done to expand it.
- The riverfront area in North Creek is well used (farmers market, glass blowing, rail trail)
- Tannery Pond Community Center is a great asset to the community and well attended by both residents and visitors.



## Public Workshop #3

### Purpose: Draft Goals

**Date:** May 9, 2024 – North Creek Fire House

**Attendance:** Approximately 18 community members attended this event.

**Workshop Description:** This workshop was used to gain feedback on the preliminary goals of the comprehensive plan which were developed using input gathered through the community survey, previous public workshops, and with the guidance of the Comprehensive Plan Committee.



Picture 3 Workshop Activities

Community members had an opportunity to “vote” on the goals and strategies that they agreed or disagreed with. Attendees were provided with red and green stickers, a green sticker indicated support for the goal, a red sticker indicated no support for the goal or that the goal needed to modify in some way.

Groups were also broken up into smaller breakout sessions based on the goals. Within these breakout sessions, participants were able to ask questions and provide further input on each goal and its strategies.

The results of the “vote” are summarized below:

Goal/Strategy	Green	Red	Comments
<b>VISION STATEMENT FOR THE FUTURE OF JOHNSBURG</b>			
In 2035, the Town of Johnsburg will be a supportive community for people of all ages with diverse housing opportunities and a robust, broad-based economy that balances growth with the stewardship of natural resources. The Town will welcome and embrace new residents and visitors while meeting the needs of the existing residents and workforce. Our six hamlets will offer unique opportunities and will be connected through a shared sense of history and community pride.	13	0	<ul style="list-style-type: none"><li>Too long</li></ul>
<b>HOUSING</b>			
<b>Goal 1: Expand housing opportunities and diversify housing stock.</b>	7	1	<ul style="list-style-type: none"><li>“Workforce housing” instead of “affordable housing” not as stigmatizing</li></ul>

			<ul style="list-style-type: none"> <li>• Look beyond Town for shared facilities</li> <li>• We need assisted living, supported home care services for southern Hamilton, northern Warren, and southern Essex counties. We need more elder services.</li> </ul>
Work with not-for-profit community housing partners to expand and preserve affordable housing options.	5	1	
Facilitate public/private partnerships to build a deed restricted workforce and affordable housing on publicly owned land within or near hamlets emphasizing smart growth principles for development.	7	0	
Develop a strategy to attract housing developers that includes partnerships to access state and federal funding.	5	1	
Identify locations where new development would be appropriate and facilitate necessary zoning updates.	7	0	
Expand access to senior housing.	6	0	<ul style="list-style-type: none"> <li>• Must have a long-range plan for seniors</li> <li>• Must save the nursing home</li> <li>• Nursing home, duh?</li> </ul>
Work with local major employers (e.g., ORDA, Barton Mines, Hudson Headwaters) to provide workforce housing opportunities.	4	2	
<b>Goal 2: Facilitate a greater balance of local housing needs with the tourism economy.</b>	7	0	<ul style="list-style-type: none"> <li>• This goal is too vague for me to disagree with</li> <li>• How will occupancy tax impact Johnsburg?</li> </ul>

Expand the availability of traditional visitor lodging such as bed and breakfasts, inns, motels, and hotels.	5	3	
Evaluate short term rental impact on local housing supply and consider strategies for controlling adverse effects.	10	5	
<b>ECONOMY</b>			
<b>Goal 3: Expand and enhance the four-season economy.</b>	9	0	
Work with local educational institutions (e.g., Johnsbury Central School, SUNY Adirondack) to provide additional educational/vocational opportunities for young people.	8	0	<ul style="list-style-type: none"> <li>• Very similar, should connect</li> <li>• Not clear who would be “working with” expanding etc. Need more info to react</li> </ul>
Expand vocational education opportunities (e.g., BOCES, Warren County Workforce Development Board) for teens and young adults.	7	0	<ul style="list-style-type: none"> <li>• Very similar, should connect</li> </ul>
Work with local partners to support small businesses including LCLRPB small business loans & technical assistance.	5	0	
Maintain and enhance basic exporting and manufacturing industries.	4	0	
Support service and construction industries.	4	0	
Establish resources to support new businesses and start-ups (e.g., information portals, streamlined Town permitting processes).	6	0	
<b>Goal 4: Harness the benefits of the recreation and tourism economy.</b>	11	1	<ul style="list-style-type: none"> <li>• TOJ develop its 3 existing parks</li> <li>• Warren County Rail line turned into a multi-use trail – kept as a railroad for Rev Rail (multi-use on side in those parts) rest of trail bed.</li> </ul>
Coordinate with the business community to fill service gaps in business hours and days of operation.	5	0	

Improve awareness of local businesses through marketing and community partners.	5	0	<ul style="list-style-type: none"> <li>• Add town marketing committee</li> <li>• Let's not overlap what we are doing! Divide and conquer</li> </ul>
Work with regional planning, economic development, and tourism agencies to promote Johnsbury and its local businesses as a destination (e.g., First Wilderness Corridor Plan, Warren County Recreation Economy Plan).	4	1	<ul style="list-style-type: none"> <li>• Agree subject to costs.</li> </ul>
Promote Johnsbury's Trail Town designation by expanding connector trails between hamlets and activity centers.	7	0	
<b>Goal 5: Tap into remote worker economy.</b>	9	0	
Expand broadband infrastructure.	9	0	
Promote quality of life/access to recreational resources.	9	0	<ul style="list-style-type: none"> <li>• Agree subject to costs.</li> </ul>
Enhance entertainment and social opportunities for young adults and families.	8	1	<ul style="list-style-type: none"> <li>• Agree subject to costs.</li> </ul>
<b>COMMUNITY FACILITIES</b>			
<b>Goal 6: Improve access to Town recreation facilities.</b>	10	0	<ul style="list-style-type: none"> <li>• Sounds good, but what is the cost and who pays for it</li> <li>• Help to make more paths accessible</li> <li>• We need a gym! We are all getting old! Not me – but you other people!</li> </ul>
Implement wayfinding.	2	0	<ul style="list-style-type: none"> <li>• What is this?</li> <li>• Not sure what this is</li> <li>• Directional signage to encourage exploration</li> </ul>
Monitor usage of facilities to inform investments and resource allocation.	6	2	

Update the Town website with a comprehensive list/map of facilities.	11	0	<ul style="list-style-type: none"> <li>Website by Town! Tourism focused, not municipality</li> </ul>
Ensure sidewalks and public buildings are ADA accessible.	10	0	<ul style="list-style-type: none"> <li>Could be a destination for accessibility</li> <li>And parking</li> </ul>
Improve pedestrian connections between North Creek and Ski Bowl Park.	13	0	
<b>Goal 7: Improve support services for families.</b>	11	1	<ul style="list-style-type: none"> <li>Transportation</li> <li>Depends on costs, and who pays them</li> <li>This is the future of this town</li> <li>Advertise the youth programming and make it accessible for visiting grandkids to drop in</li> </ul>
Expand daycare opportunities.	10	0	
Explore partnerships with Gore for the provision of childcare services.	6	0	
Expand eldercare opportunities.	10	0	
Expand and maintain youth programming.	4	0	
Retain local healthcare services for families and seniors.	8	0	<ul style="list-style-type: none"> <li>Must have a long-range plan for elderly</li> <li>Availability of services</li> <li>Needs of community</li> </ul>
<b>Goal 8: Improve and enhance Johnsbury's recreational assets including Ski Bowl Park, Riverfront Park, and Mill Creek Recreation Area.</b>	12	0	<ul style="list-style-type: none"> <li>Agree subject to costs and who pays them</li> <li>Create some type of "challenge" that has a sticker or prize related to park visits</li> </ul>
Create a guide for all of Johnsbury's parks and recreational amenities.	4	0	
Evaluate public parks for universal accessibility and make improvements as appropriate.	4	0	



Explore additional placemaking opportunities and pop-up events/seasonal programming to attract people to Riverfront Park.	8	0	<ul style="list-style-type: none"> <li>• Pop ups- rather than placemaking</li> </ul>
<b>Goal 9: Retain and enhance emergency services.</b>	12	0	<ul style="list-style-type: none"> <li>• Why is fire/EMS separate? Why so many volunteer vs. paid positions?</li> </ul>
Organize a campaign to recruit new volunteers for fire companies.	7	0	<ul style="list-style-type: none"> <li>• Depends on who is doing this</li> </ul>
Establish alternative paths for volunteerism within the Town emergency services.	4	0	<ul style="list-style-type: none"> <li>• Is there a way to utilize high school students?</li> </ul>
Provide incentives to volunteers.	4	0	<ul style="list-style-type: none"> <li>• Depends on who is doing this, and who pays for it</li> <li>• What kind of incentives? Are they for all or for seasoned, many years of service?</li> </ul>
Analyze unmet emergency needs of the community.	6	0	<ul style="list-style-type: none"> <li>• Elderly and home bound target</li> </ul>
Continue supporting Johnsburg EMS.	8	0	<ul style="list-style-type: none"> <li>• Subject to reasonable expenses</li> </ul>
<b>LAND USE</b>			
<b>Goal 10: Update land use regulations to achieve housing, economic, and community goals.</b>	11	3	<ul style="list-style-type: none"> <li>• Goal is too vague to agree/disagree with</li> <li>• I wonder whether this goal is a back doorway to regulate ST rentals...</li> <li>• Review and consider the 2 years of research done by town</li> </ul>
Review/update zoning code in North Creek hamlet to ensure new opportunities provided by sewer infrastructure are allowed.	10	1	<ul style="list-style-type: none"> <li>• Enforcement of LU ordinance</li> </ul>
Review/update zoning code (in and outside of hamlets) to facilitate development and redevelopment that meets the community's needs and is appropriate.	4	0	<ul style="list-style-type: none"> <li>• Provided no impediments are put on ST rentals</li> </ul>

Update zoning to allow alternative types of housing in appropriate locations. These could include accessory dwelling units (ADUs, manufactured housing, duplexes, triplexes, townhouses, etc.).	8	0	<ul style="list-style-type: none"> <li>• Mobile Homes</li> </ul>
<b>Goal 11: Enhance the unique character of each hamlet.</b>	5	3	<ul style="list-style-type: none"> <li>• Tweak to make feel more unified</li> <li>• Not sure how important this is</li> <li>• Consider rephrasing – Enhance the inclusion of all hamlets outside North Creek</li> </ul>
Review/update zoning ordinance to promote desired commercial activity and housing.	5	1	
Implement wayfinding and gateway treatments to establish a sense of arrival and place.	1	0	<ul style="list-style-type: none"> <li>• Include signage</li> </ul>
Develop design guidelines and performance standards to protect open space, viewsheds, historic resources, and enhance community character.	4	1	
Encourage small businesses and support hamlet revitalization by exploring grant and funding opportunities.	6	0	
Encourage small businesses that add to the vitality of hamlet centers by providing cultural, recreational, and entertainment amenities desired by the community and visitors.	3	1	<ul style="list-style-type: none"> <li>• Agree provided there are no material costs</li> </ul>
Utilize placemaking strategies such as annual community events, pop-up markets, farmers markets, public art, and live entertainment to draw residents and visitors to the community and patrons to local businesses.	4	1	
Implement streetscape improvements where appropriate.	0	0	

## **Break Out Session Summaries**

### **HOUSING**

#### *Goal 1: Expand housing opportunities and diversify housing stock*

- The group discussed the benefits of working with a non-profit organization to build and preserve affordable housing.
- The group noted that there are very few long-term rental opportunities in Johnsburg.
- Housing is an excellent opportunity for partnerships with public and private institutions.

#### *Goal 2: Facilitate a greater balance of local housing needs with the tourism economy*

- Many in the group noted a personal challenge with finding suitable housing for their family.
- Some in the group wondered if this is a “back-door” way to regulate short-term rentals. It was discussed that the comprehensive plan is not a regulatory document, and it is the decision of the Town Board and the community to implement such regulations.
- The group noted that at minimum, an inventory of existing short-term rentals in the community would provide important information.

### **ECONOMY**

#### *Goal 3: Expand and enhance the four-season economy*

- Comments on Goal 3 and strategies were overwhelmingly positive. Members of the break-out group discussed combining the two similar strategies noted but found that they should be kept separate as they dealt with different populations/age groups.
- The group noted that there was a disconnect between programs and awareness. They noted that there are good vocational programs available (Gore was raised as an example for high school age children) but that they are not well known or advertised.
- It was noted that it is difficult to patch together enough seasonal work to be a full-time job.
- Discussed who would be responsible for strategies. It was noted that it would depend on the strategy. It would be a mix of public and private entities.

#### *Goal 4: Harness the benefits of the recreation and tourism economy*

- Comments on Goal 4 and strategies were positive.
- Members of the break-out group suggested looking into using occupancy tax dollars to advance strategies.

- The need for better communication among various entities was emphasized. It was noted that there are several groups doing similar things and that they need to complement each other and not duplicate efforts.
- The group emphasized the need for more marketing/knowledge of local resources. Resources regarding short term rentals, parks, trails, snowmobile trails were cited.
- It was noted that there aren't any cabin communities that attract guests on an annual basis for generations (community near Minerva Lake given as example).

#### *Goal 5: Tap into remote worker economy*

- The group noted a need for a better conduit for activities – ways of connecting people and families.
- Group emphasized the need for better advertising and a central location to learn about local activities and events.
- Identified a need for a local social media marketing strategy. Suggested that the North Creek Business Alliance and Marketing Committee merge/work together.
- Identified a need for more meet up options/social events that do not involve alcohol. Indicated that it was difficult for new residents to meet people in town.
- Should add a new goal strategy about attracting new businesses/industries,



*Picture 4 Workshop Activities*

### **COMMUNITY FACILITIES**

#### *Goal 6: Improve access to Town recreation facilities*

- The group discussed interest in a town recreation center with a pool

#### *Goal 7: Improve support services for families*

- The group noted the continuing need for senior transportation for health care visits and shopping needs.
- The group noted that the town used to have a shuttle service but there is an opportunity with CDTA expansion

- A gap in mental health services was noted. Discussed if there was a potential to partner with the school to utilize their services for the greater community.

*Goal 8: Improve and enhance Johnsbury's recreational assets including Ski Bowl Park, Riverfront Park, and Mill Creek Recreation Area*

- Highlight existing opportunities like the DEC boat launch at Riverfront Park
- The group noted that the ski bowl connection would elevate this goal

*Goal 9: Retain and enhance emergency services*

- There is overall support for this goal

## **LAND USE**

*Goal 10: Update land use regulations to achieve housing, economic, and community goals.*

- The group noted that there are areas in the town which make sense for development
- The group noted that there are a lot of short-term rentals in town, but the impact isn't clear. An inventory of short-term rentals in the town is a good first step in understanding their impact on the community
- The group discussed how the Town can use the comprehensive plan to encourage different types of housing and development which can lead to affordable housing options in the community.

*Goal 11: Enhance the unique character of each hamlet.*

- Update this to sound more unifying
- The group noted that commercial activity does not make sense for every hamlet
- "Welcome to Johnsbury" signs at town lines were supported by the group as a placemaking activity and a way of growing community pride
- Hamlet gateways would provide a sense of place for those who live here, but also help visitors understand where they are/where they are going.
- The group noted that different events make sense for different hamlets/areas.



## Public Workshop #4

### Purpose: Future Land Use

**Date: September 12, 2024 – Joe Minder Lodge**

**Attendance:** Approximately 20 community members attended this workshop.

**Workshop Description:** Attendees were provided the opportunity to review and “vote” on the goals of the comprehensive plan related to land use. As in Public Workshop #3, participants were provided with red and green stickers to indicate support for each goal and strategy.



Picture 5 Workshop Activities

Stations with an aerial map of hamlet areas and primary community centers were set up on tables around the room. Using colored game pieces, participants discussed and illustrated their visions for potential land use changes within each hamlet. The results from this workshop were used to develop future land use maps.

Strategies	Green Dot	Red Dot	Notes
<b>Goal 11: Update land use regulations to achieve housing, economic, and community goals.</b>			
Seek Funding to update town zoning and land use ordinances	11	0	
Update the zoning code in North Creek hamlet to recognize the increase density allowed by new sewer infrastructure to maximize economic growth, reduce the cost burden on individual ratepayers, and ensure the long-term viability of the new facility.	14	0	<ul style="list-style-type: none"><li>• This, yes!</li></ul>
Identify areas in the APA Moderate Intensity and Low-Intensity Land Use Areas that are eligible for the APA Community Housing Density Bonus Program for up to 120% AMI income-restricted housing to increase the stock of workforce housing in Johnsburg.	16	0	
Review/update the zoning code in North Creek hamlet to ensure new opportunities provided by sewer infrastructure are allowed.	13	0	

Review/update zoning code (in and outside of hamlets) to facilitate development and redevelopment that meets the community's needs and is appropriate.	11	0	
Update zoning to allow alternative types of housing in appropriate locations. These could include accessory dwelling units (ADUs, manufactured housing, duplexes, triplexes, townhouses, etc.).	14	0	
Allow Recreational Vehicles (RVs) for seasonal, temporary housing in designated areas with adequate water and wastewater services.	11	1	<ul style="list-style-type: none"> <li>If we don't have seasonal rentals in a town w/ seasonal employment, we need to have reasonable alternatives available.</li> </ul>
Develop a modern and predictable zoning code for town boards, staff, residents, and developers.	12	0	
Additional comments	NA	NA	<ul style="list-style-type: none"> <li>Free trade zone?</li> </ul>
<b>Goal 12: Celebrate the unique character of each hamlet</b>			
Review/update zoning ordinance to promote desired commercial activity and housing.	12		
Encourage small businesses and support hamlet revitalization by exploring grant and funding opportunities.	12		<ul style="list-style-type: none"> <li>80% of businesses in America. Our backbone! Incubators idea</li> </ul>
Implement streetscape improvements, like sidewalks, lighting, street trees, and benches where appropriate.	11		<ul style="list-style-type: none"> <li>Huge tourism segment looking for this.</li> <li>ADA compliant?</li> </ul>

Implement wayfinding and gateway treatments to establish a sense of arrival and place.	13		
Encourage small businesses that add to the vitality of hamlet centers by providing cultural, recreational, and entertainment amenities desired by the community and visitors.	13	1	
Coordinate with Warren County DPW to seek funding to implement Complete Street improvements when paving and other work is being done along County roadways in Hamlet areas).	14		
Develop design guidelines and performance standards to protect open space, viewsheds, and historic resources, and enhance community character.	9	4	
Utilize placemaking strategies such as annual community events, pop-up markets, farmers markets, public art, and live entertainment to draw residents and visitors to the community and patrons to local businesses.	11		<ul style="list-style-type: none"> <li>• Tannery Pond Center can be a partner in contributing to the economic vitality of the Town of Johnsbury for locals and tourists.</li> <li>• Attract new residents &amp; businesses. Town of Johnsbury is an economic engine by providing cultural experiences.</li> </ul>
Identify buildings, areas, and sites within the town to be nominated for listing on the State and National Historic Register.	10	1	
<b>Goal 13: Protect and conserve the natural resources of the community</b>			
Implement zoning and subdivision laws that encourage sustainable development and land conservation.	8	2	

Establish a ridgeline protection ordinance to protect notable view sheds within the town.	5	4	
Coordinate with the New York State Department of Environmental Conservation (NYSDEC) to ensure that State land planning efforts like Use Management Plans (UMPs) NYS Open Space Conservation Plan and the 30 x 30 Conservation Strategy support the town's conservation goals.	6	2	
Update Scenic Corridor Overlay District Standards and consider additional road designations.	8	0	
Update the lighting ordinance to promote dark sky compliance.	9	1	<ul style="list-style-type: none"> <li>There are few areas left, and tourism is growing in this area. Lighting can be effective and very pretty.</li> </ul>
Additional comments	NA	NA	<ul style="list-style-type: none"> <li>The hamlets are the only areas in which we have room to GROW</li> </ul>

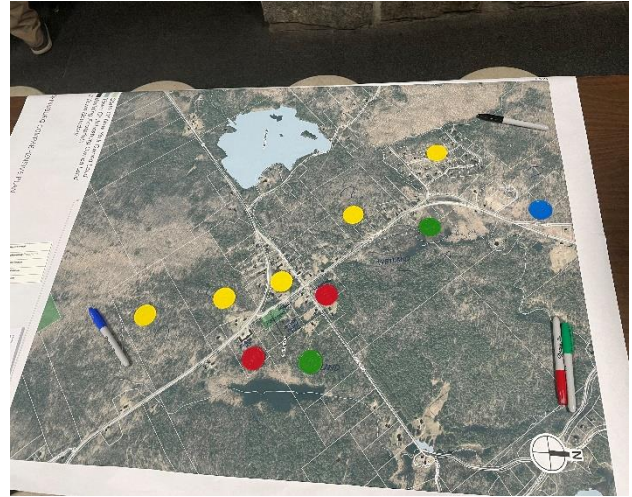
## Map Sessions Summaries

### Bakers Mills

- Attendees noted that this is a potential area for affordable and workforce housing, as land prices and housing are generally less expensive than other parts of town. It could be an area for micro-grants to support the preservation/improvement of existing housing stock as workforce/affordable housing.
- They noted that it is generally less touristy than other parts of the town, but there are a growing number of short-term rentals on Edwards Hill Road.
- Ideas for this area included a snowmobile/ATV hub with trails and supportive businesses.

## Johnsburg

1. Hamlet mixed use proposed along Route 8.
2. Potential for increased housing density north and south of Route 8, but outside of stream corridor.
3. Potential for public private partnership for affordable housing on Town of Johnsburg owned parcel.



Picture 6 Workshop Activities

## North Creek

1. Need to preserve Main Street as a commercial corridor.
2. Riverfront should be improved with greater access to the river for recreation.
3. Existing buildings along the river should be used to promote tourism and attract tourists to downtown to support local businesses. Ideas included artist studios and recreation focused uses.
4. Increased housing density within the hamlet, but off of Main Street.
5. Direct connection is needed between the Ski Bowl and Main Street.

## North River

1. Generally, preserve existing land use pattern within Garnett Hill
2. Potential for increased housing density along river.
3. Potential for recreation businesses on the Barton Mine owned property adjacent to Gore Mountain.

## Riparius

1. Potential for medium density housing along river north of Route 8.
2. Expand commercial activities along river south of Route 8.

**Sodom**

1. Generally maintain the same land use pattern.
2. Potential for some commercial uses at the intersection of Peaceful Valley Road and Route 8.
3. Potential for increased housing density on Peaceful Valley Road heading towards Gore Mountain.

**Wevertown**

1. Potential for increased housing density on the west side of Route 28.
2. Expand housing and commercial uses on the east side of Route 28.



# Town of Johnsburg Comprehensive Plan

## Community Survey Summary Findings

### Overview

A community survey was developed by the Lake Champlain – Lake George Regional Planning Board with guidance from the Comprehensive Plan Committee. One set of question was directed towards visitors to the community while another was for residents of the town.

Opening in August of 2023, the survey was advertised primarily through social media and posters around the Town. Surveys were available using an online survey tool and printed copies were available at Town Hall and later transcribed.

The survey collected 157 responses, 90.4% were residents.

### Demographic Overview

- 49% lived in Johnsburg for 20+ years
- Most survey respondents live in the Hamlet of North Creek (47%)
- 35.1% of respondents were over the age of 65, 34.5% were between 50-64
- Most (78.5%) of resident survey respondents own a single-family home 37.8% of respondents are retired, 18.9% work within Johnsburg

### Resident Survey

#### 1. In one word, how would you describe Johnsburg?

When asked to choose one word to describe Johnsburg, responses reflected the rural, peaceful nature of the Town, using words like **beautiful, peaceful, quiet, paradise, rural, home, community.**

#### 2. What makes Johnsburg special?

Many responses reflected a riff in the community and town government: **Town board unresponsive, Disconnected, outmoded, struggling, behind the times, divided, negative culture, fragmented, tumultuous, complicated.**

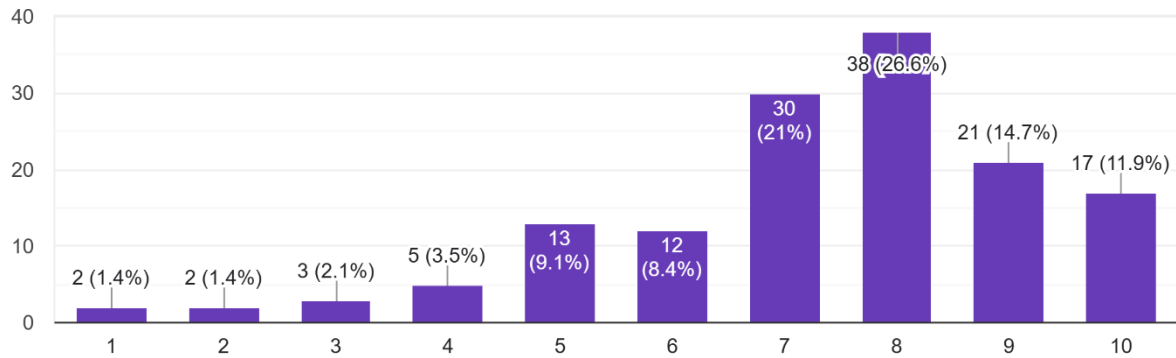
Many reflected an optimism for the future: **evolving, potential, unique, outstanding, rejuvenating, growing.**

**Nature, sense of community, the people, recreational opportunities** make Johnsburg special for survey respondents.

3.

How satisfied are you with living in Johnsbury?

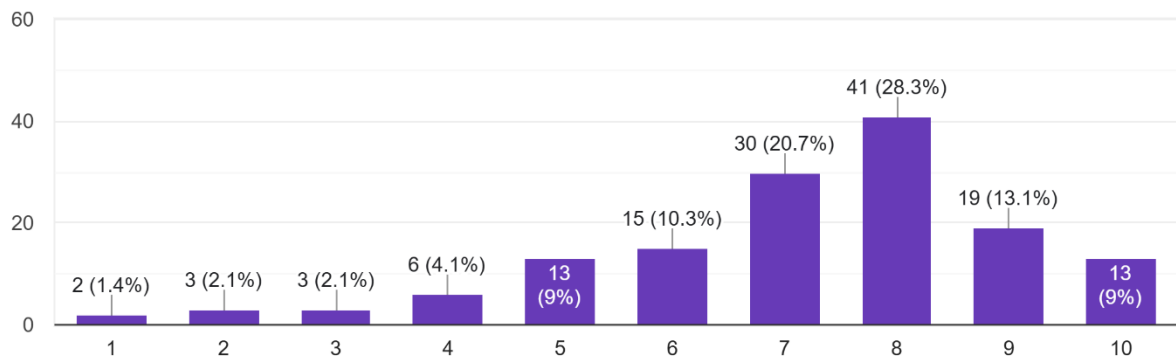
143 responses



4.

How well does Johnsbury meet your expectations of a great place to live?

145 responses



### 5. Top 3 issues facing Johnsbury:

1. Affordable housing (58.8%)
2. Employment Opportunities (44.5%)
3. Overall Affordability (33.6%)
4. Aging Population (30.3%)
5. Communication between Town and residents (29.4%)
6. Declining Population (26.9%)

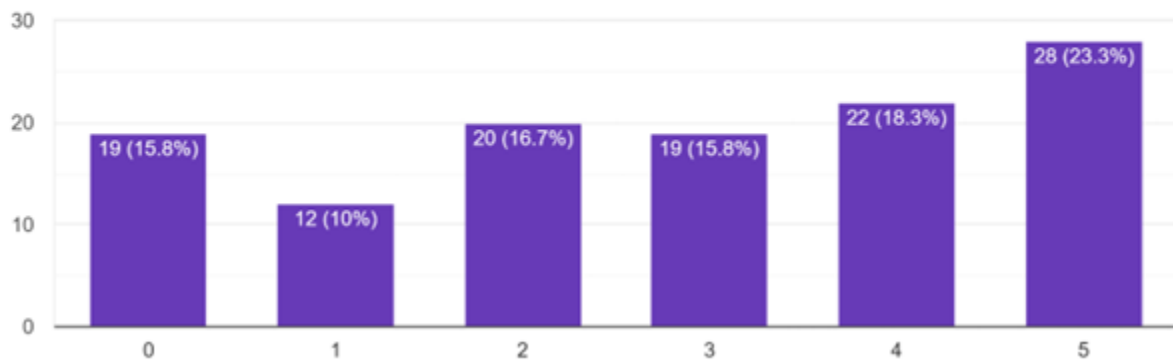
## 6. Top 3 biggest concerns as Johnsburg grows and changes:

1. People can't afford to live here (60.1%)
2. Increased taxes (48%)
3. Vacant and neglected properties (32.4%)
4. Loss of community identity (30.4%)
5. Negative environmental impacts (29.7%)
6. Increased regulations (28.4%)

## 7. 0 being not concerned, 5 being very concerned

Are you concerned about vacant and neglected properties in your community?

120 responses

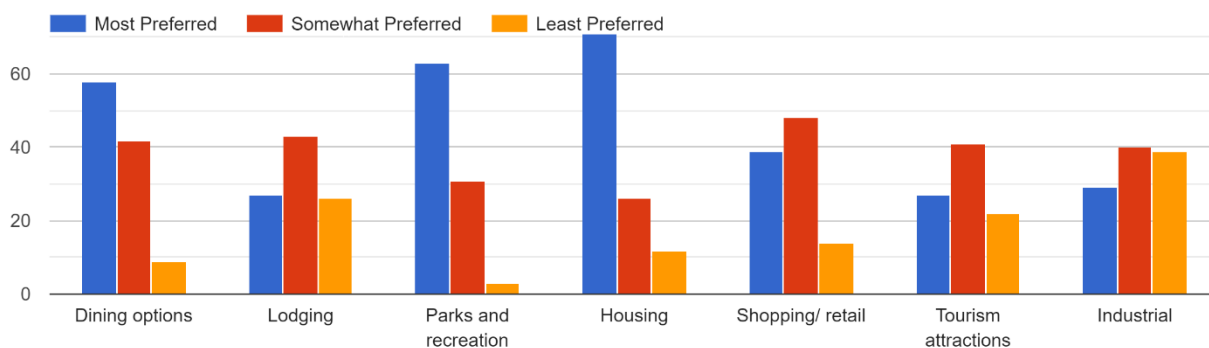


## 8. Top 3 essential changes you would like to see in Johnsburg in the next 5-10 years:

1. More affordable housing (59.8%)
2. More/better employment opportunities (45.1%)
3. Increased population, more school aged children (36.1%)
4. Upgraded bicycle/pedestrian infrastructure (30.3%)
5. More community events and activities (26.2%)
6. Increased transportation options (24.6%)

9.

What would be your most preferred development in Johnsburg? (Select all the apply)

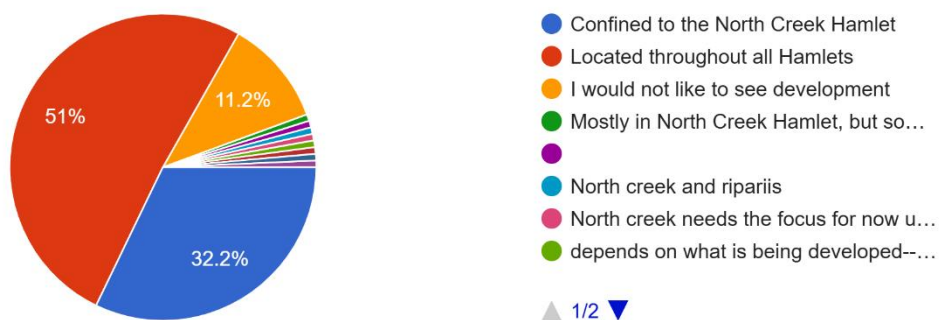


Housing, Parks and Recreation, and Dining options are the most preferred development options while industrial, lodging, and tourist attractions received the most “least preferred” selections.

10.

Where would you like to see development in Johnsburg?

143 responses



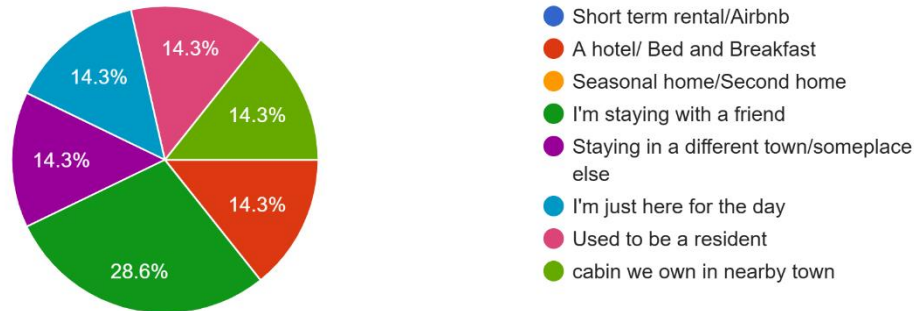
Most respondents would like to see development in all the hamlets, but we need to identify what is more appropriate and where.

## Visitor survey

### 1.

Where do you stay when you visit Johnsburg?

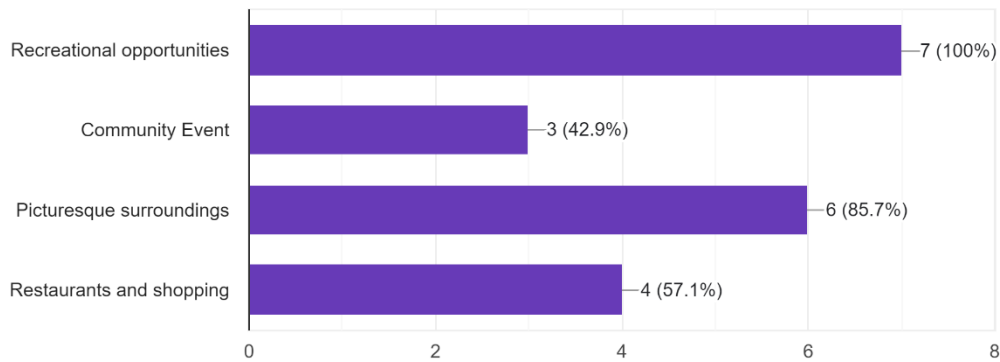
7 responses



### 2.

What do you like about Johnsburg? (Select all that apply)

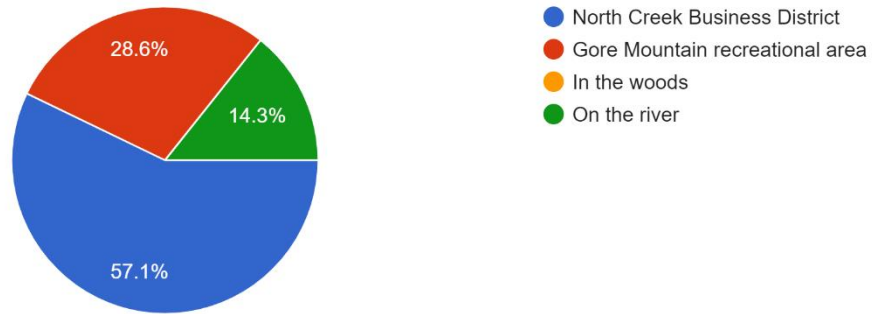
7 responses



3.

When in Johnsbury, where do you spend your time?

7 responses



4. Visitors would like to see more **restaurants, shopping options, and family friendly events.**



Appendix B

# Town of Johnsburg Community Profile

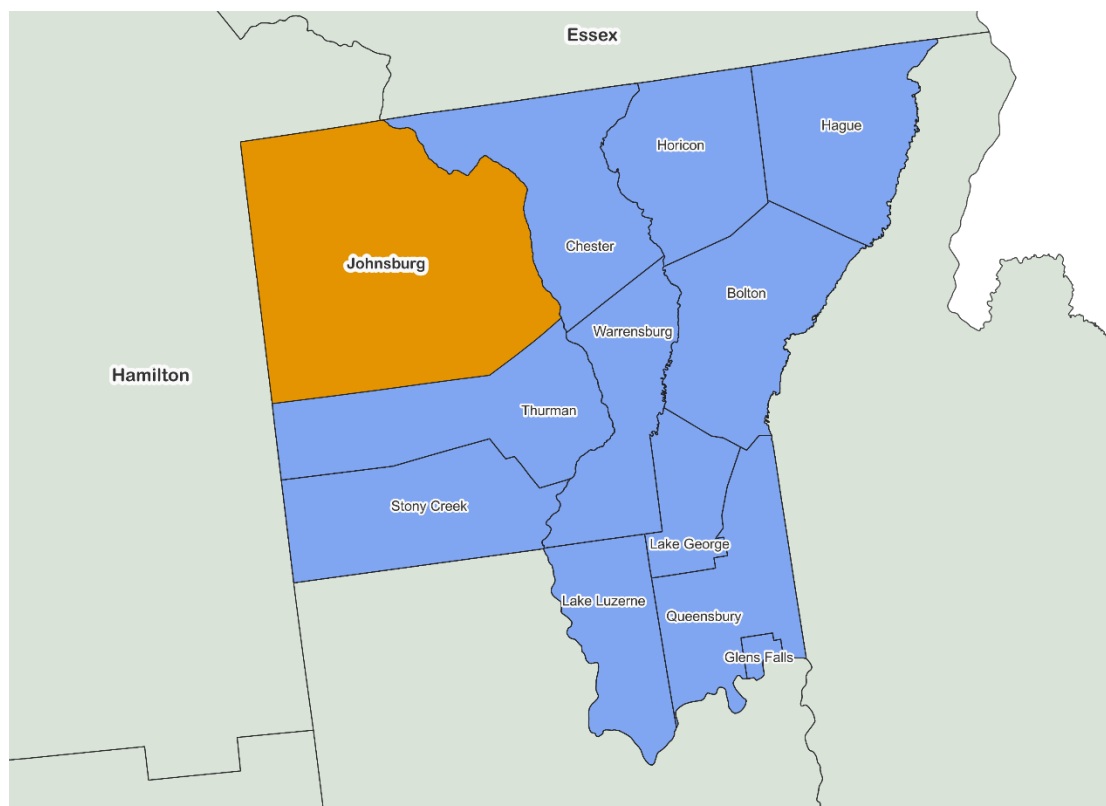
Town of Johnsburg Comprehensive Plan

## Contents

Introduction .....	2
History .....	2
The 2004 Comprehensive Plan .....	4
Demographic Characteristics .....	5
Economic Indicators .....	7
Local and Regional Economic Characteristics.....	8
Housing Characteristics .....	10
Land Use and Smart Growth Focus Areas .....	12
Forest Lands Uses, and Districts.....	14
Infrastructure and Public Utilities.....	14
Transportation Systems .....	15
Natural Resources and Climate .....	16
Extreme Weather Events, Flooding, Erosion Hazards, and Local Resiliency.....	19
Health and Emergency Services and Facilities .....	20
Parks, Public spaces, and Recreational Facilities .....	21
Historic and Cultural Resources .....	21
Waterfront Resources and Public Access .....	22
Zoning and Other Local Development Controls.....	22
.....	32
Fiscal Resources .....	33
Opportunities & Challenges for Addressing Smart Growth Principles.....	34

# Introduction

The Town of Johnsburg is located in the Northwest corner of Warren County, New York. The largest town in the County serves as the gateway to the Adirondack Park from the south and has a wide variety of outdoor recreational and natural resources. Approximately 60% of the land area within the town is owned by New York State and classified as Forest Preserve lands, referred to as *forever wild*.



Map 1: Regional Context

The total area of the town is 206.7 square miles, of which 204.2 square miles is land and 2.5 square miles is water. The Hudson River forms the town's eastern boundary and the Warren County Towns of Thurman and Chester make Johnsburg's southern and eastern borders while the Hamilton County communities of Wells and Indian Lake are to the West and North (**Map 1. Regional Context**).

## History

The Town of Johnsburg is named for John Thurman, the original patentee, who purchased the land around 1788. The land for the town was originally part of the "old town of

Thurman” which also included the present-day Thurman, Bolton, Chester, Warrensburg, Stony Creek, a part of Caldwell (Lake George).

The settlers of the town were dependent on its natural resources and lumber, farming, and mining were economic mainstays. Small farms were common despite the harsh climate where crops included beans, corn, potatoes, squash, hay, oats, and buckwheat.

Throughout history, numerous hamlets and settlements have been formed within Johnsburg based on industry and commerce. Today, six official hamlets are recognized in the town including Bakers Mills, North River, Johnsburg, North Creek, Riparius, and Wevertown. Throughout Johnsburg, there are also many neighborhoods like Sodom, The Glen, Christian Hill, and Garnet Lake (**Map 2. Johnsburg Hamlets and Selected Neighborhoods**).



*Map 2: Johnsburg Hamlets and Selected Neighborhoods. Source: Warren County Planning Department*

In the 20<sup>th</sup> Century, tourism, recreation, and second home development became important economic factors resulting from the development of Gore Mountain Ski Center. After World War II ended, the push began to build a state-operated ski center at Gore Mountain. In 1947, the New York State Department of Conservation (NYSDEC) was authorized to construct three ski centers in the state which included Gore. Despite this referendum, Gore was bypassed twice in the 1940s while the other two centers were developed. Throughout

the 1950s, many appeals were made to the New York State government including such displays as a 55-car motorcade to the State Legislature in Albany, a petition with over 10,000 signatures in support of the project, and many other vocal supporters. The turning point came with the construction of the Adirondack Northway which boosted accessibility to the region.

The construction of Interstate 87, also known as the Adirondack Northway had many other important impacts on development for the community and region.

## The 2004 Comprehensive Plan

The Town of Johnsburg's previous comprehensive plan was prepared in 2004 by SUNY Plattsburgh's Environmental Science Department. The plan was developed with guidance from a comprehensive plan committee and staff from the Warren County Planning Department, Warren County Soil and Water Conservation District, and Warren County Economic Development Corporation with support from the Adirondack Park Agency. The plan references community and interviews and involvement but does not indicate the use of any additional public outreach like workshops or open houses.

*2004 Vision Statement: The Town of Johnsburg should remain as a scenic, rural, residential community for both year-round and seasonal residents with services provided primarily in the hamlet areas. North Creek hamlet should be revitalized as a tourist destination and service center with closer linkage to the Gore Mountain Ski Center. The local economy should be supported by enhanced tourism/recreation trade as well as by business and industry compatible with the town's rural and scenic character.*

The plan also identifies seven community issues including scenic rural environment, economy, hamlet revitalization, affordable housing, location of commercial and industrial development, protection of residential neighborhoods, and revision of existing land use regulations.

Twenty years after the adoption of this plan, the community of Johnsburg is similar to what is described in the vision statement of the 2004 plan. The town remains very rural with most of the development in and around North Creek hamlet. There have been significant efforts to establish better linkages between Gore Mountain Ski Center and the hamlet of North Creek including planning for enhanced pedestrian connections between the two activity centers. Within the community, there remains a desire to support economic growth through industries that are compatible with the community and the existing natural environment. An almost completed municipal sewer system in North Creek supports revitalization and economic development opportunities in that hamlet.

The goals outlined in the 2004 Comprehensive Plan are generally in line with the goals developed in the 2024 planning process. Preserving the natural resources of the town remains a priority for most community members. Additionally, economic growth and affordable housing options continue to be focus areas for the town. Updating land use regulations to ensure that future development is appropriate and beneficial for the community also remains a priority. While the 2004 plan mentions the town’s hamlets in goals 5 and 6, the 2024 planning process highlighted a desire to create a more unified approach to the hamlets of Johnsbury rather than separating North Creek. This means that each hamlet will be looked at for its character and history and as an integral part of the Town of Johnsbury.

## Demographic Characteristics

**Population:** The 2020 U.S. Census counted the population of Johnsbury at 2,143 people. This represents a decrease of 12.5% between 2000-2020, while Warren County experienced a 4% growth during that period. The town’s population loss during this period is consistent with that of the nearby communities of Chester and Thurman (**Figure 1**). Between 2000 and 2020, the Town of Chester experienced a 12.5% population loss while Thurman had a 10.1% population loss.

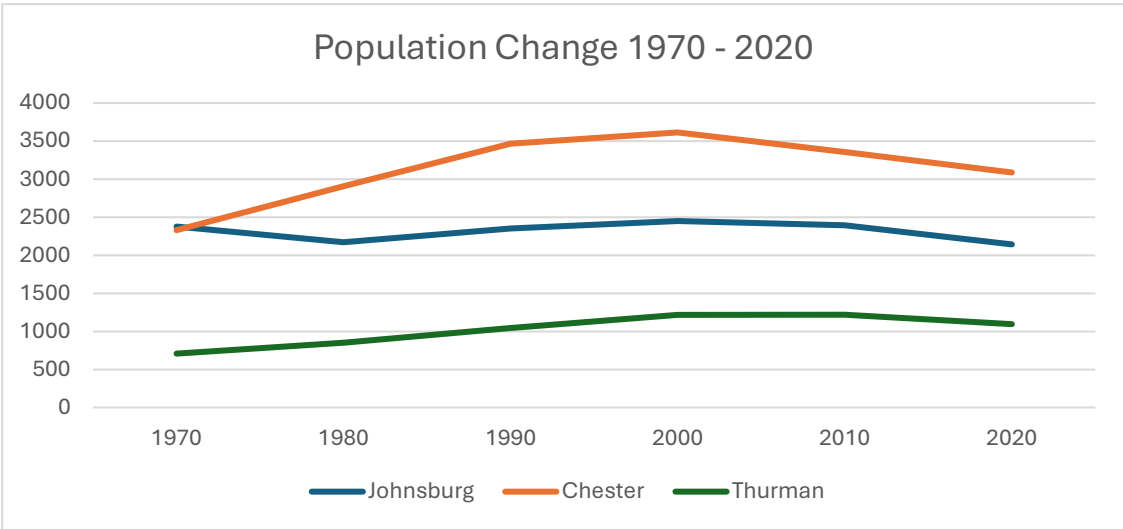


Figure 1: Population change of three Warren County communities 1970-2020. Source: US Census Bureau.



*An Aging Population.* In 2020, Warren County was the fifth oldest county in New York State with a median age of 47.5. Johnsburg’s median age is slightly higher at 52, ranking 7<sup>th</sup> in the County (**Figure 2**).

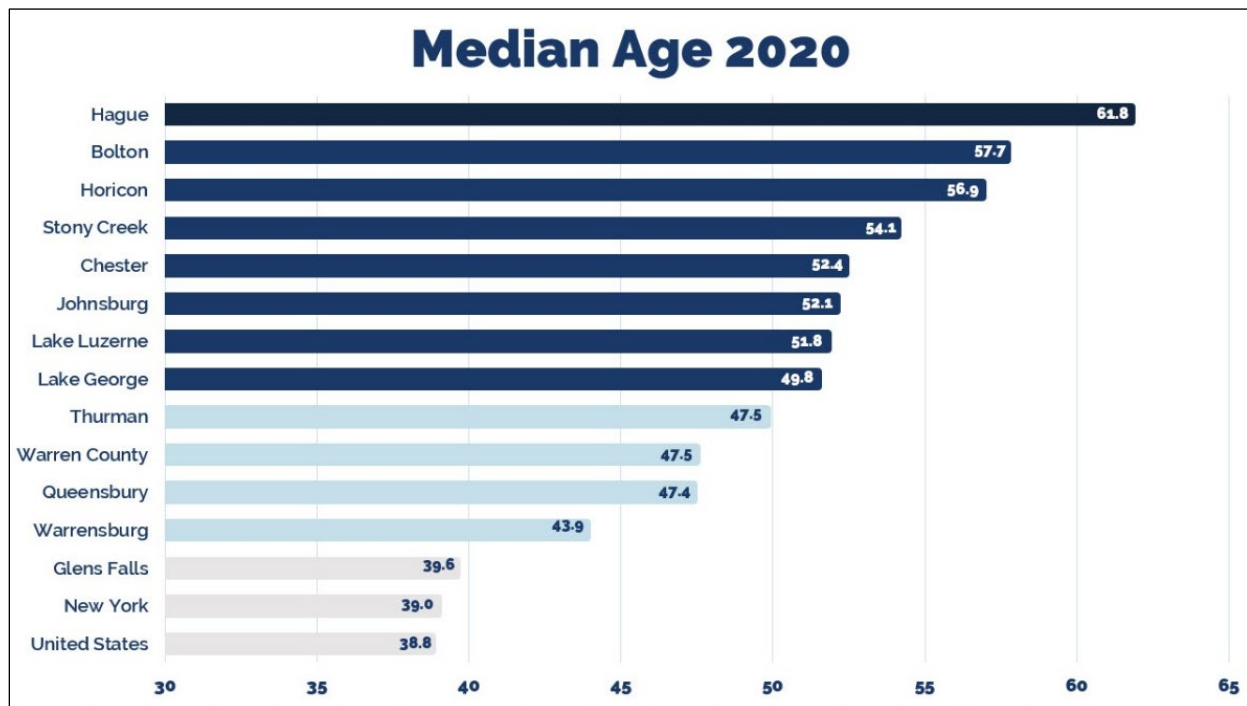


Figure 2: 2020 Median Age for Warren County Communities. Source: 2020 US Census. Graphic courtesy of <https://warren-county-gis-warrencountyny.hub.arcgis.com/apps/290c5909c0cd4b5e965c9a925ada5c64/explore>

In 2022, over a quarter of the town was over the age of 65 (28.3%) which is an increase from 2000 by approximately 10%. This is similar to Warren County which has 24% of the population over the age of 65.<sup>1</sup>

*School Enrollment.* The aging population and decrease in young families have impacted the school district and enrollment has declined dramatically since 2000 (**Figure 3**). To address these changes, a district consolidation study has been conducted to evaluate the potential of combining school districts with the Minerva School District in Essex County, a district facing similar challenges.

<sup>1</sup> 2022 American Community Survey 5-Year Estimates.

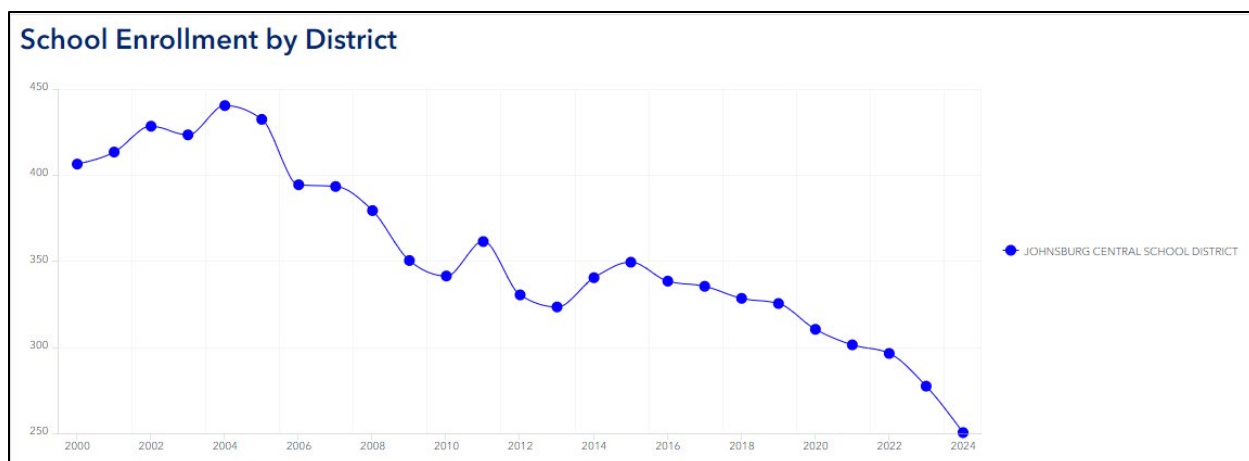


Figure 3: Johnsburg Central School District Enrollment 2000-2024. Source: New York State Department of Education.

<https://warrencountyny.maps.arcgis.com/apps/dashboards/27caf03d03254eb5bbc586c184947400>

**Ethnic Composition.** Most residents of the Town of Johnsburg identify as having descended from Irish (21.2%), German (20.9%), English (15.5%), Italian (11.0%), French (5.9%), and Polish (4.4%) ancestry. Approximately 2% of the community reports speaking Spanish at home and 1.1% reports Asian and Pacific Islander language at home.<sup>2</sup>

## Economic Indicators

**Median Household Income.** In the Town of Johnsburg, the median household income is \$49,515 (ACS, 2022). Despite significant growth in townwide MHI, Johnsburg has the second-lowest MHI in Warren County and is below the County's MHI of \$67,244.

Historically, the MHI of Johnsburg has consistently been lower and is projected to remain that way, further widening the gap between the MHI of Johnsburg and that of other towns in Warren County.<sup>3</sup>

**Poverty.** Disparities between Johnsburg and the rest of Warren County can also be seen in the percentage poverty among the population, as defined by the US Census by comparing a person's or family's income to a set poverty threshold by households, which in 2022 was \$22,556 for a household of three people. In 2022, 8% of the households in Johnsburg were

<sup>2</sup> 2022 American Community Survey 5-Year Estimates

<sup>3</sup> Warren County, NY (2023). A Housing Needs Study and Market Demand Analysis of Warren County, New York.

<https://public.warrencountyny.gov/gis/housingneeds/Housing%20Needs%20Study%20and%20Market%20Demand%20Analysis%20-%20Warren%20County,%20NY.pdf>

below the poverty level. This is an increase from 2019 and 2020, but an overall decrease from 2013 (16.4%).

## Local and Regional Economic Characteristics

*Unemployment Rates and Trends.* In June 2024, the Glens Falls Metro Area had an unemployment rate of 3.2% (not seasonally adjusted). The unemployment rate in the region is seasonally impacted with increased unemployment in the winter months and decreases in the spring and summer months. Like much of the country, the region saw a sharp spike in unemployment in April 2020 (17.6%) with another smaller spike in February 2021 (7%).<sup>4</sup>

*Major Employers and Industries.* The top industries for workers in the Town of Johnsbury are Educational services, health care and social assistance (22.6%), followed by Professional, scientific, and management, and administrative and waste management services (20.3%), and Arts, entertainment, and recreation, and accommodation and food services (18%) (Figure 4).

Industry for the Civilian Employed Population 16 Years and Over	
in Johnsbury town, Warren County, New York	
DP03	
Measure	Value
Agriculture, forestry, fishing and hunting, and mining	1.3%
Construction	8.7%
Manufacturing	1.1%
Wholesale trade	0.0%
Retail trade	6.3%
Transportation and warehousing, and utilities	7.0%
Information	0.0%
Finance and insurance, and real estate and rental and leasing	8.1%
Professional, scientific, and management, and administrative and waste management services	20.3%
Educational services, and health care and social assistance	22.6%
Arts, entertainment, and recreation, and accommodation and food services	18.0%
Other services, except public administration	2.1%
Public administration	4.7%

Figure 4. Industries for the Employed Population over 16 in Johnsbury. Source: 2022 ACS 5-Year Estimates.

<sup>4</sup> <https://dol.ny.gov/local-area-unemployment-statistics>

Major employers within the Town of Johnsburg include Gore Mountain Ski Center, Barton Mines, Johnsburg Central School, and Elderwood.

**Sales Tax Information.** The minimum combined sales tax rate for Warren County is 7%. This is the total of state and county sales tax rates. The New York state sales tax rate is currently 4% and the Warren County sales tax rate is 3%. Warren County is one of three counties in New York with a sales tax rate of 7%, the lowest rate in the state. In 2024, a 1% increase (or \$.01 on \$1 of taxable purchase) has been proposed to fund infrastructure repairs and improvements. Sales tax is distributed among municipalities based on assessed value. In 2018, Johnsburg received \$383,352 in sales tax distribution from Warren County.

**Property Tax Rates.** Property taxes are determined by multiplying the tax rate by the property value per thousand dollars (**Table 1**).

<b>Table 1: Tax Rates Town of Johnsburg 2019 – 2024</b>						
Source: Warren County Real Property Tax Service Agency						
	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>
<b>County</b>	\$199.334	\$209.798	\$206.177	\$205.190	\$3.578	\$3.813
<b>Town</b>	\$155.687	\$155.158	\$160.376	\$162.815	\$2.527	\$2.459
<b>Fire P 1</b>	\$35.624	\$39.170	\$39.123	\$40.994	\$0.628	\$0.654
<b>Fire D 2</b>	\$48.085	\$48.580	\$57.354	\$58.196	\$1.080	\$1.077
<b>EMS</b>	\$23.157	\$23.659	\$25.162	\$25.602	\$0.457	\$0.715

**Economic Trends.** Historically Johnsburg’s economy has relied on resource extraction from the surrounding environment, primarily logging, agriculture, and mining. These industries provided jobs and growth for the people of Johnsburg and continue to shape the identity of the town. Today, the town continues to use the environment as its primary economic driver in the form of tourism and outdoor recreation. This industry is poised for significant growth as investments in the Gore Mountain Ski Area, Ski Bowl Park, and the Hamlet of North Creek come to fruition and allow for greater use and enjoyment of the pristine Adirondack Environment. In the spring and summer months, whitewater rafting, hiking, mountain biking, and other outdoor activities attract many to the region for adventure tourism.

# Housing Characteristics

There are 1,832 housing units in Johnsburg and 1,083 (59.1%) are categorized as occupied units while the remaining 749 (40.9%) are categorized as vacant/seasonal units. Approximately 80% of the occupied units in the town are owner-occupied while 20% are renter-occupied units. Household tenure in the community is long with 144 households moving in before 1990 and only 39 having moved in after 2020 (**Figure 5**). The average renter household size in Johnsburg is 1.78 people and the average owner-occupied household size is 2.10 people.

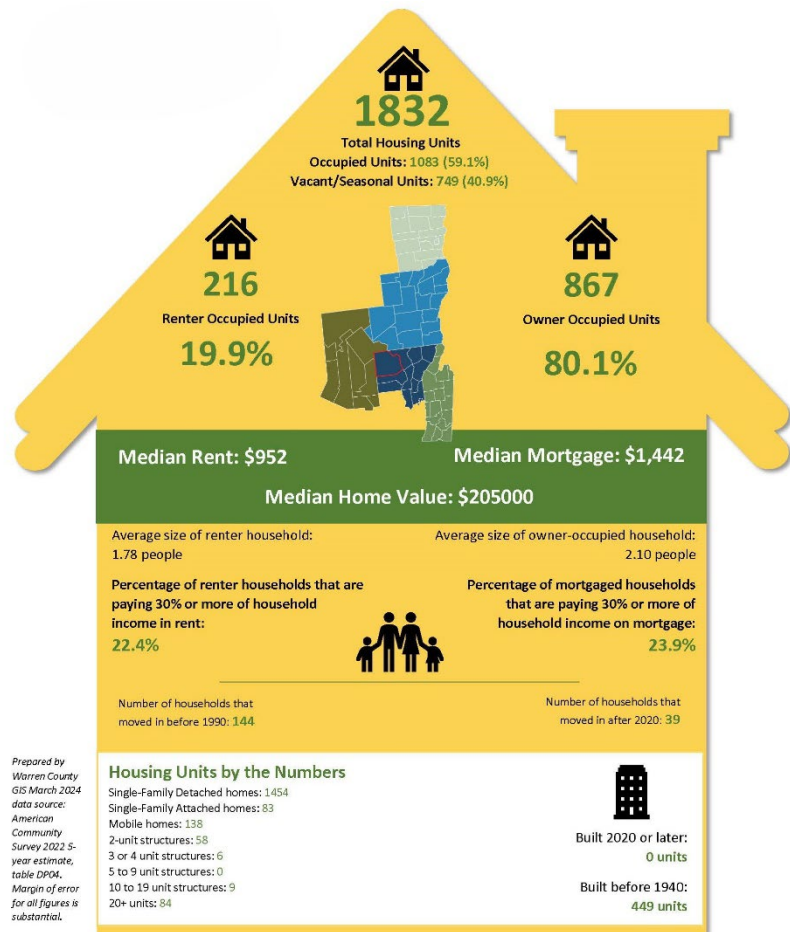


Figure 5: Housing Characteristics of Johnsburg. Source 2022 ACS 5-Year Estimates. LCLGRP Regional Data Dashboard, LCLGRP.org.

## Average Household Size (Owner Occupied)



**Johnsburg**  
**2.1 people**



**Warren County**  
**2.41 people**



**New York State**  
**2.55 people**

**Median Home Sale Price.** Between 2019 and 2022, the median sale price of homes in the Town of Johnsburg increased 52%. On average, sale prices in Warren County have increased since 2019, and the magnitude of the increase depends on the type of structure, location, size, and year built. According to state transfer records for Warren County, from 2014 to 2022, the median sale price for single-family year-round residences at the time of the sale increased by 38%; the increase from 2019 to 2022 was 26%.<sup>5</sup>

The Warren County Housing Needs Study and Market Demand Analysis analyzes homeownership affordability for the median household by each town in the county. Using the Town of Johnsburg’s median household income of \$49,515 and a median sale price for a home of \$296,200 in 2002, the affordability gap for an MHI is \$73,605 with a standard banking loan. Approximately 24% of Johnsburg’s homeowners are mortgage-burdened, meaning they spend 30% or more of their household income on mortgage payments and other living expenses.

**Rental units.** White Water Manor in North Creek is an affordable senior facility with 24 total units that are all occupied, and a waiting list comprised of three households.

**Rents.** In 2021 median gross rent in Warren County was \$969.<sup>6</sup> Monthly rent during this time was Johnsburg was slightly lower at \$848 and has steadily rose year to year. When compared to neighboring Warren County communities, rent in Johnsburg is higher than Chester, much lower than Lake George, and comparable to Warrensburg (**Figure 6**).

Over 20% of Johnsburg’s renters are rent burdened, meaning they are paying 30% or more of their household income on living expenses.

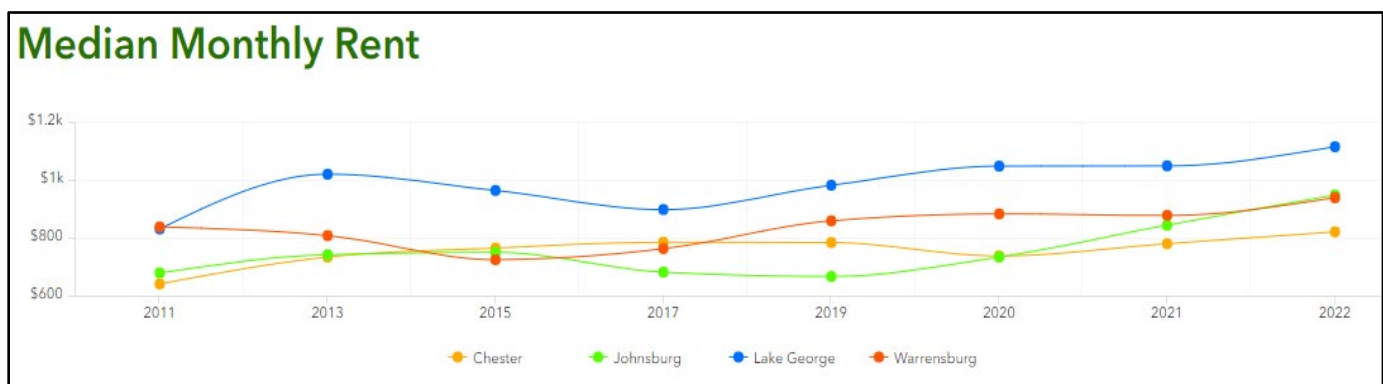


Figure 6: Comparative median monthly rents of four Warren County Communities. Source ACS 2022, LGLCRPB Dashboard Gallery <https://lclgrpb-dashboards-warrencountyny.hub.arcgis.com>

<sup>5</sup> Warren County Housing Needs Study, 2022. <https://warren-county-housing-warrencountyny.hub.arcgis.com/pages/housing-study>

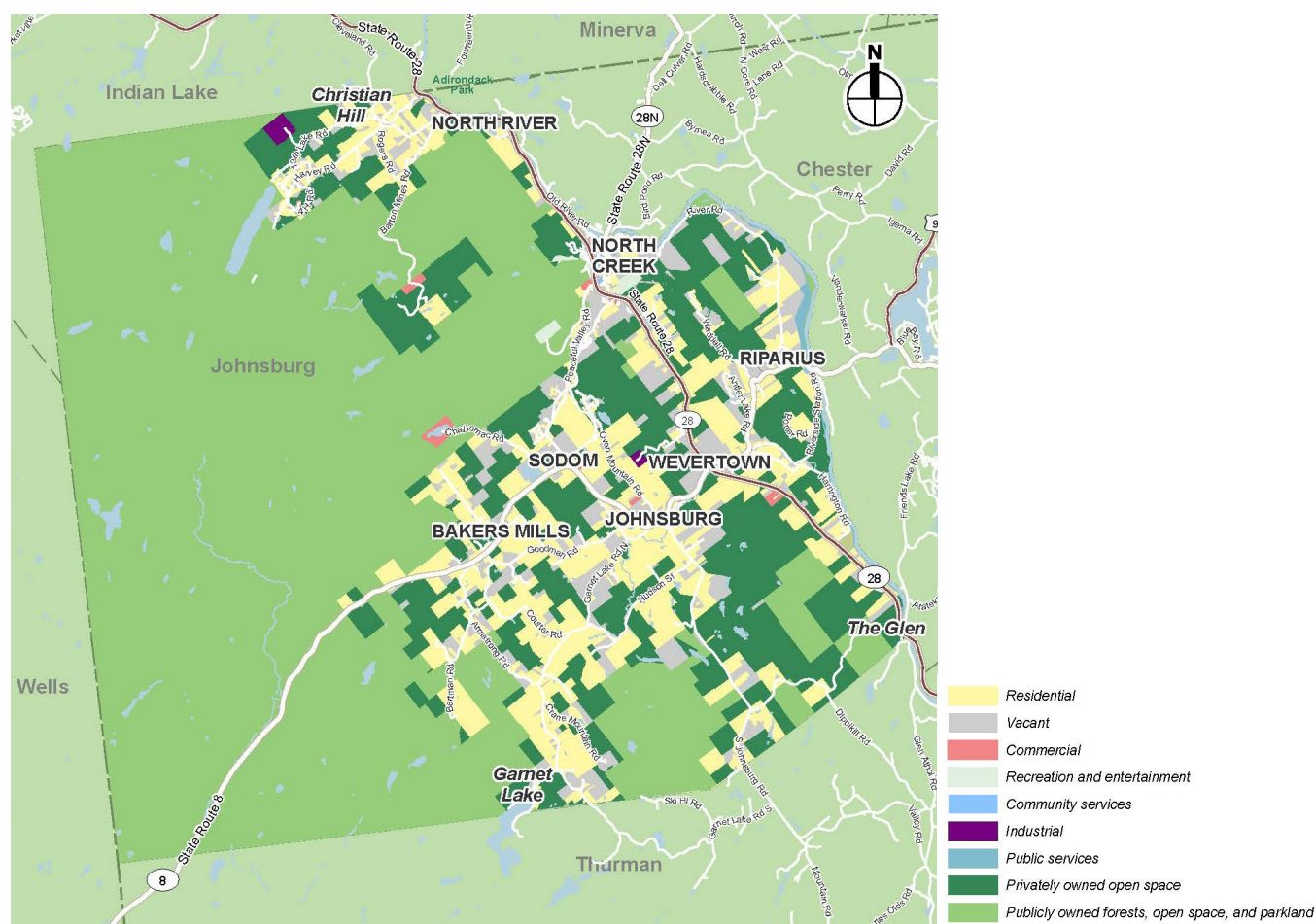
<sup>6</sup> 2021 ACS 5-year estimate



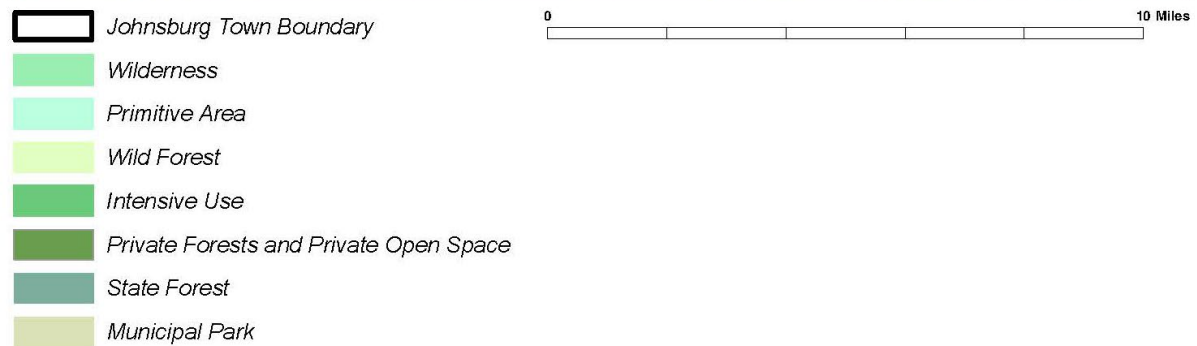
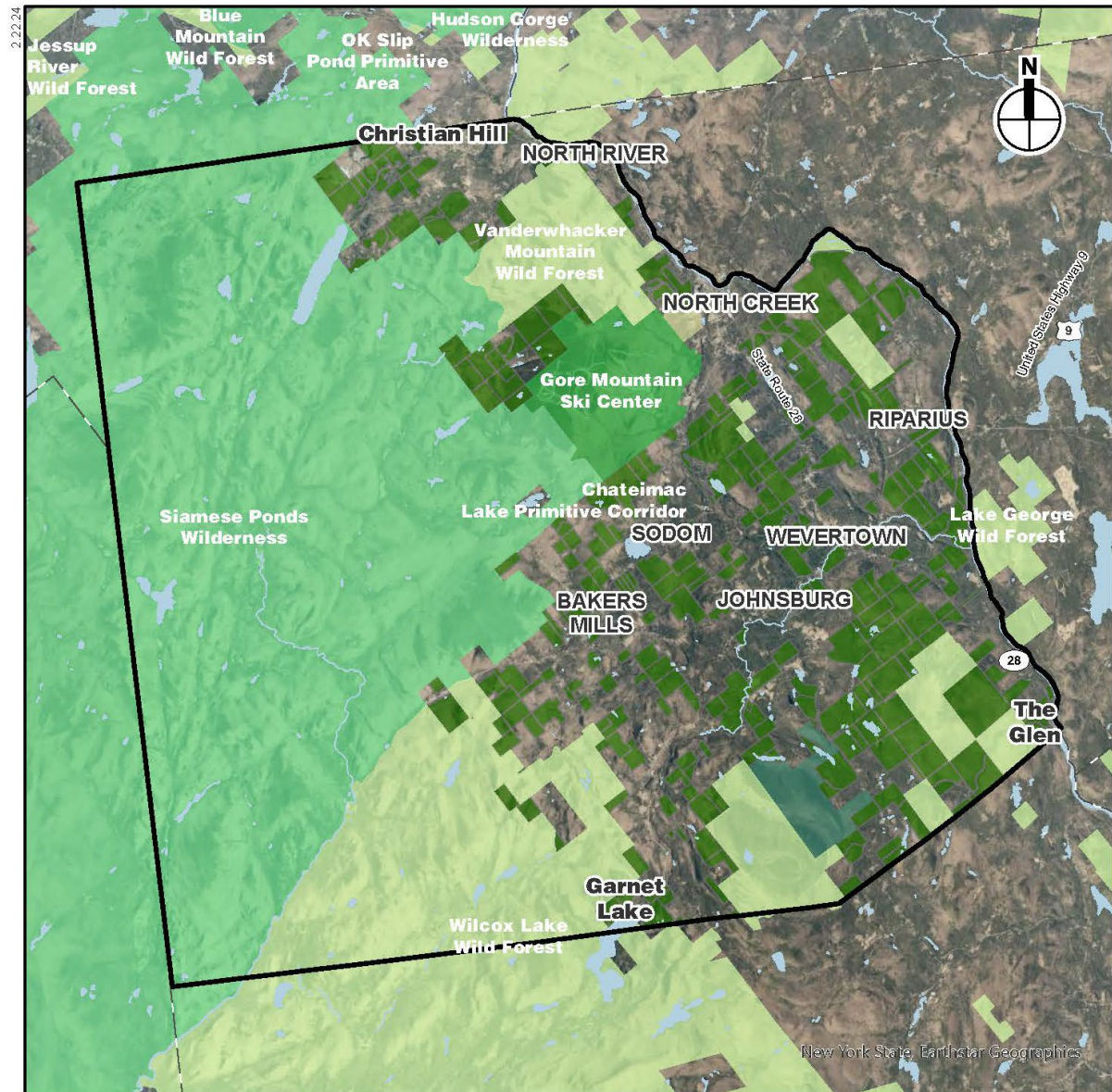
# Land Use and Smart Growth Focus Areas

**Land Use.** Land use in the Town of Johnsburg is controlled by an intricate combination of local ordinances, Adirondack Park Agency Regulations, and New York State Department of Environmental Conservation Unit Management Plans (UMPs), each regulating different areas of the town and sometimes overlapping. Approximately 60% of Johnsburg is State land designated as Forest Preserve, often referred to as *forever wild*. Article XIV of the New York State Constitution declares that these lands be forever kept as wild forest lands.

**Publicly owned forests, open space, and parkland** are the largest land use in the town. This is unsurprising given the vast amount of State land and town-owned recreational facilities in the community. This is followed by **privately owned open space** and **residential** uses. **Recreational and entertainment** uses are found scattered throughout the hamlets and one **Industrial** use is identified in the North River Hamlet (**Map 3. Existing Land Use**).



Map 3: Existing Land Use



Map 4: Existing Parks and Open Space



*Smart Growth Focus Areas.* The Town of Johnsbury has six hamlet areas five of which are designated APA hamlet areas. APA designated Hamlet Areas have been targeted for growth and development based on a number of environmental screening factors unique to the Adirondack Park. Each of the hamlet areas are suitable as focus areas for smart growth many of which already have a cluster of residential population that could support some level of pedestrian infrastructure and place-based community building. The Hamlet of North Creek is the Town's economic and social hub and is supported by a public water supply and will soon have municipal sewer and wastewater. The hamlet has a mix of residential and commercial uses with sidewalks connecting them.

## Forest Lands Uses, and Districts

Land within Johnsbury is heavily forested and does not have contain any large-scale or industrial agricultural uses. State owned forest lands are managed by the NYSDEC in accordance with a Unit Management Plan (UMP), which assesses the natural and physical resources present within a unit of state-owned land. They are also used to identify opportunities for public use and recreation that are consistent with the classifications of these lands and consider the ability of the resources and ecosystems to accommodate such use. There are four state land units in Johnsbury, Vanderwhacker Mountain Wild Forest, Wilcox Lake Wild Forest, Siamese Ponds Wilderness, and Gore Mountain Ski Center. All four units are included in their UMPs (**Map 4. Existing Parks and Open Space**).

## Infrastructure and Public Utilities

The Hamlet of North Creek is served by municipal water and the Town is currently in the process of constructing municipal sewer and wastewater treatment facilities to service the hamlet area and drive economic development.

*Drinking Water Supply.* The North Creek water system serves approximately 1,100 individuals with over 380 service connections. Drinking water for the water district is derived from three drilled wells in the same aquifer. Before distribution, chlorine is added to the well for disinfection, and orthophosphate is added to the water for corrosion control. Two 100,000-gallon storage tanks and one 200,000-gallon storage tank provide water storage for the system. Residential user rates for the North Creek Water District are \$250 per year.

The NYS Department of Health (NYSDOH) conducts source water assessments to determine the risks that various potential contaminants pose to the water supply and system. The assessment rated the North Creek water system as having elevated susceptibility to microbials, salts, sulfate, nitrate, industrial solvents, and other industrial contaminants. This elevated rating is due to the supply wells being near state regulated

discharge facilities as well as the nature of drawing from a shallow unconfined aquifer. These issues are addressed in the treatment process and could be addressed by the community through a Drinking Waters Source Protection Plan (DWSP2), a comprehensive planning process to protect public drinking water sources that is sponsored by NYSDEC and NYSDOH and provided to communities free of charge.

*North Creek Sewer System.* The town is in the process of installing a sewer system and wastewater treatment facility in the Hamlet of North Creek. The district includes 24 residential properties, the downtown commercial district, and the Ski Bowl. The designed flow for the sewer district is approximately 61,000 gallons per day (GPD). The wastewater treatment facility will be an advanced fixed film process fed by a sanitary collection system with gravity collection and pump stations with force mains. The collection system will consist of 8-inch gravity sewer mains, residential connections, and force mains and approximately 4,850 linear feet of gravity sewer main located along Main Street, Ski Bowl Road, and Railroad Place with approximately sixty-six (66) lateral connections. The collection system would also include approximately 4,835 linear feet of force main and a pump station. As of the writing of this report, the estimated construction cost for collection, treatment, and discharge is \$7,630,880. The estimated O&M costs a total of \$60,000 per year. The project has secured funding from the Northern Border Regional Commission (NBRC), Empire State Development (ESD), and USDA Rural Development (RD).

*Recycling Center and Transfer Station.* The Town of Johnsbury landfill was closed in 1991. A transfer station has been operated since then on the edge of the former landfill site, adjacent to the North Creek Ski Bowl. Trash is compacted on site and recyclables are collected and both are hauled away by a contractor. Mixed scrap metal is collected and sold. E-waste recycling was added in 2015.

## Transportation Systems

The average travel time to work for residents of Johnsbury is 28.9 minutes, slightly longer than Warren County residents as a whole who travel just over 20 minutes on average. Over 75% of workers over 16 years old report driving to work alone, while 4% carpool, and about 15% work from home. No one reported walking or using public transportation (**Figure 7**).<sup>7</sup>

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<sup>7</sup> 2022 American Community Survey 5-Year Estimates

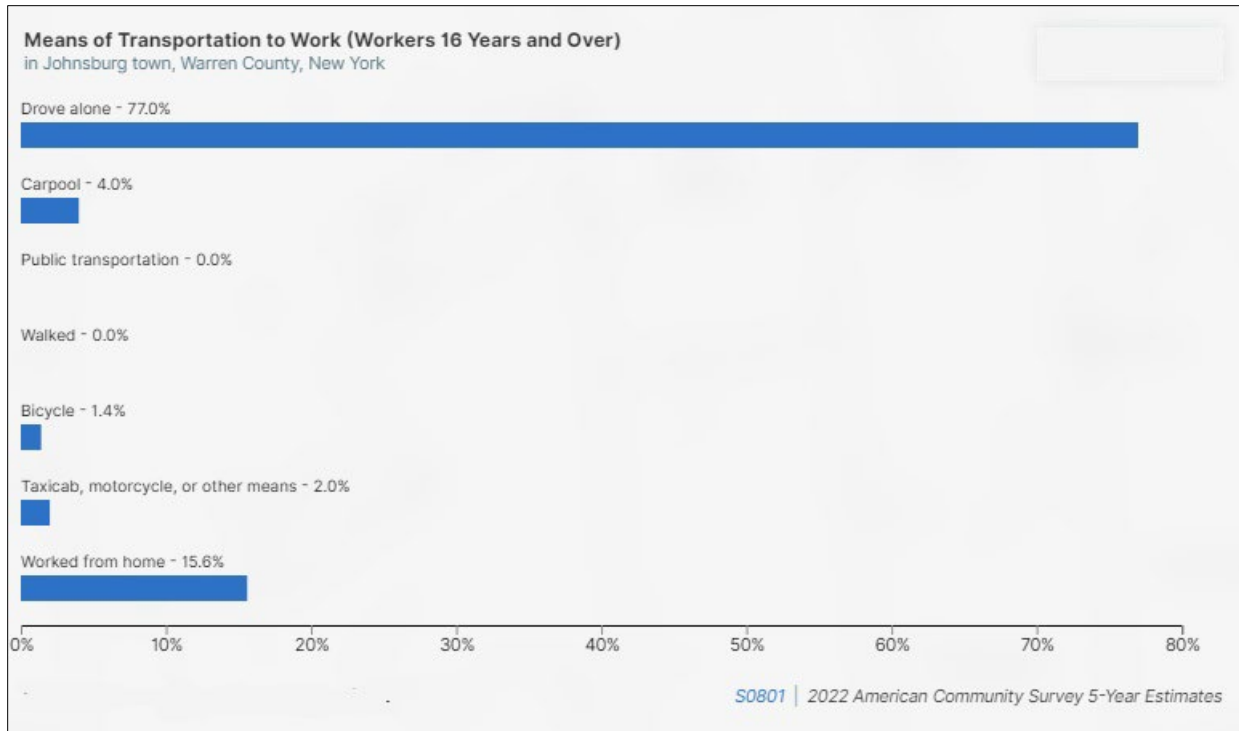


Figure 7: Forms of Transportation to Work reported by Workers 16 Years and Over in Johnsbury. Source: 2022 ACS 5-Year Estimates.

## Natural Resources and Climate

Johnsbury has many natural resources that have helped make the Town a destination for recreation and outdoor enthusiasts for every season.

**Watercourses.** Many significant lakes and rivers have been vital to Johnsbury's development, including Thirteenth Lake, Garnet Lake, Chatiemac Lake, North Creek, and the Hudson River. All surface waters are within the Upper Hudson River Watershed, ultimately draining into the Hudson River. Many waters are wholly or partially located within State lands, under the stewardship of the NYSDEC. The Garnet Lake Conservation Association is a non-profit organization dedicated to preserving the environmental quality of Garnet Lake.

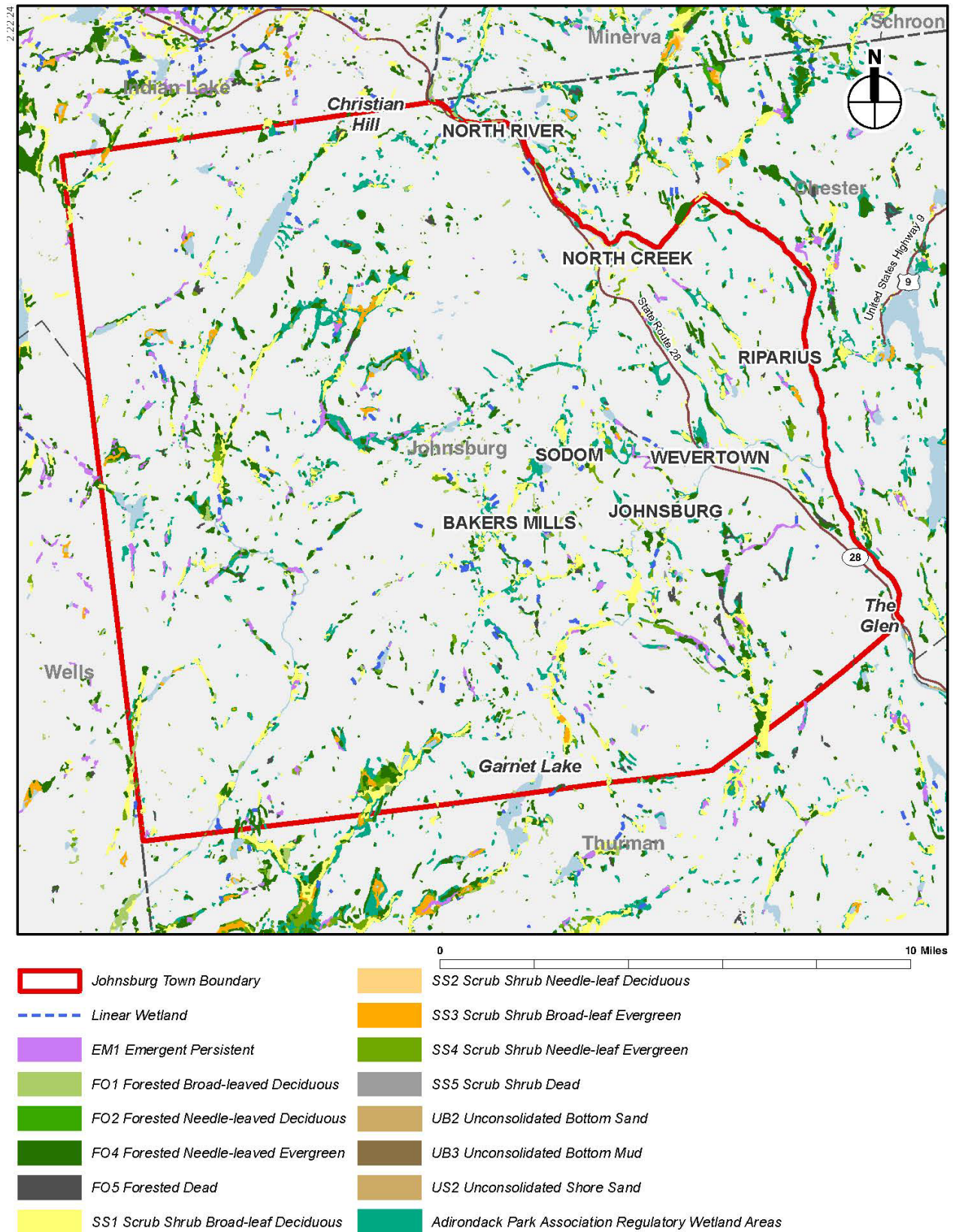
The NYSDEC Division of Water utilizes information gathered through its monitoring programs to assess the health of New York State's waterbodies and the watershed draining them. To aid in prioritizing protection and restoration activities, waterbodies are assigned a letter grade, AA, A, B, or C to establish standards for water quality and stream management. Class AA and A waters are regulated to standards suitable for water supply, swimming, and fishing. Class B waters are regulated to standards for swimming and

fishing. Class C waters, including most of the small streams in Johnsbury, are regulated to standards suitable for fishing.

In general, all waters within Johnsbury have received an A classification with no significant impairments to usage. Many waters have also received an additional T classification, which designates them as trout waters.

*Wetlands.* Within the Adirondack Park, wetlands are the responsibility of the Adirondack Park Agency. Under the APA Act and the NYS Freshwater Wetland Act, almost all land uses, such as draining, dredging, placing fill, structures, and subdivisions in, or involving wetlands require an APA permit. APA-regulated wetlands are dispersed throughout the town and generally follow stream corridors (**Map 5. Adirondack Park Regulatory Wetlands**).





Map 5: Adirondack Park Regulatory Wetlands

*Rare Plants, Animals and Important Habitats.* Within the Town of Johnsbury, two birds of special concern and two dragonflies of special concern have recently been identified. Johnsbury is also home to four species of threatened flowering plants and two endangered flowering plants. Within the Town, there are also four upland Natural Communities and one Freshwater Nontidal Wetland.

<b>Rare Plants and Animals by Location</b>		
Source: NYSDEC, 2024		
Animal: Birds		
Bicknell's Thrush	Recently Confirmed	Special Concern
Common Loon	Recently Confirmed	Special Concern
Animal: Dragonflies		
Extra-striped Snaketail	Recently Confirmed	Special Concern
Pygmy Snaketail	Recently Confirmed	Special Concern
Plant: Flowering Plants		
Dwarf Cherry	Recently Confirmed	Threatened
Northern Bog Aster	Recently Confirmed	Threatened
Rand's Goldenrod	Recently Confirmed	Threatened
Rhodora	Historically Confirmed	Threatened
Sticky False Asphodel	Recently Confirmed	Endangered
Tall Hairy Lettuce	Possible but not Confirmed	Endangered
Natural Community: Uplands		
Cliff Community	Recently Confirmed	
Hemlock-Northern Hardwood Forest	Recently Confirmed	
Red Pine Rocky Summit	Recently Confirmed	
Riverside Ice Meadow	Recently Confirmed	
Natural Community: Freshwater Nontidal Wetlands		
Vernam Pool	Recently Confirmed	

## Extreme Weather Events, Flooding, Erosion Hazards, and Local Resiliency

In 2023, Warren County undertook and adopted an update to its Countywide Hazard Mitigation Plan. This plan includes specific environmental and natural hazards that have affected the Town of Johnsbury in the past and prioritize hazard mitigation actions in the future. The Johnsbury representatives highlighted two significant events as having adverse impacts on Town operations, The Halloween Storm of 2019 causing severe flooding and washed-out roads, and a winter storm in 2022 which resulted in impassable roadways and long-term power outages throughout the community.

Johnsburg also provided a self-ranking of their community's risk and vulnerability when faced with hazard events:

Hazard	Risk
Extreme Temperature	Medium
Flood	Medium
Serve Storm	High
Severe Winter Storm	High
Wildfire	Medium
Dam Failure	High

**Several identified issues and vulnerabilities include:**

- Lack of backup power to critical facilities
- Lack of Town-wide emergency notification system
- Aging infrastructure, primarily culverts and bridges
- A quarter of Town maintained roadways are paved, washouts on unpaved roads
- Updates needed to flood damage prevention ordinances and official procedures after extreme events

## Health and Emergency Services and Facilities

*Emergency Medical Services.* The Johnsburg Emergency Squad (JES) is a private non-profit 501(c)(3) company covering all the areas within the towns of Minerva and Johnsburg. JES has a mission to deliver timely, professional emergency medical care in a compassionate manner to those residents and visitors within our service area and to our neighbors in nearby communities.

In November 2014, the people of Johnsburg passed an ambulance tax district that allows JES to pay competitive salaries to its employees and offer benefits. The tax district ensures that the squad will continue to provide quality and timely care far into the future.

*Volunteer Fire Departments.* There are five volunteer fire departments in Johnsburg, located in their respective hamlets: North Creek Volunteer Fire Department, Johnsburg Volunteer Fire Department, Garnet Lake Fire Department, North River Fire Department, and Bakers Mills Volunteer Fire Department.

*Health Care.* North Creek Health Center operated by Hudson Headwaters Health Network is located right outside the Hamlet of North Creek and provides primary care to patients of all ages.

Elderwood at North Creek provides in-patient and outpatient physical therapy as well as long-term care therapy and palliative care. This is a crucial service for the aging population in this rural community who might otherwise have to travel over an hour to services in Glens Falls and beyond. In Spring 2024, Elderwood announced that it was at risk of closing without significant support from New York State.

## Parks, Public spaces, and Recreational Facilities

Johnsburg has a wealth of recreational resources managed by both the State and the Town's Department of Buildings and Parks. **Ski Bowl Park** is a multi-use area that hosts many events and opportunities for outdoor recreation. In the winter, the park is operated by New York's Olympic Regional Development Authority (ORDA) with two operational ski lifts and night skiing. Additionally, there is show-shoeing, cross cross-country skiing, and the Village Slope features a half-pipe. In the summer, the town resumes control of the park and hosts numerous events including Waynestock, and the Independence Day Celebration. Ski Bowl Park is also home to the Town's Youth Program and features two ball fields, tennis courts, a tot lot, and hiking and biking trails. The Town has recently completed a master plan for Ski Bowl Park.

*Mill Creek Recreation Area.* Also known as Dunkley Falls and The Black Hole, this picnic, fishing, and day-use area on Mill Creek is surrounded by cliffs with a deep swimming hole at the base of a cascading waterfall. The Open Space Institute (OSI) transferred this property to the town in 2014. A management plan was created for the area in 2000 and since then, the town and Warren County Planning Department have submitted funding requests to plan and implement overall site and trail improvements.

*Local Capacity.* The Town of Johnsburg has combined the Department of Parks and Recreation with the Department of Buildings and Grounds to create a full-time position for the director. With this arrangement, one administrator now oversees two smaller departments and can better oversee staff and resources. This department has a wide range of responsibilities that includes maintenance, sidewalks, grounds, youth committee, and programming that can be challenging in busy seasons. This department is also tasked with reserving spaces for public gatherings and providing information to the public. Providing a comprehensive list of the town's recreation facilities and resources in an easily accessible place on the municipal website would assist this Department in providing the public with the information they are looking for **(Strategy within Goal 6)**.

## Historic and Cultural Resources

The Town of Johnsburg has a rich historical heritage that has played a major part in forming the unique community character and sense of pride among residents. Much of that history



remains throughout the Town, mainly in the historic Adirondack architecture found in buildings like early homes, churches, and much of the North Creek Hamlet.

The North Creek train depot has a particularly interesting place in American history. On September 14, 1901, Vice President Theodore Roosevelt came to the station where he learned President McKinley had died. The waiting train took him to Buffalo where he was sworn in as our 26<sup>th</sup> President. The depot itself is listed on the State and National Register of Historic Places.

The North Creek Depot now operates in part as a museum for the history and culture of the Gore Mountain Region with exhibits like “The Cunningham Family Ski Exhibit” which includes photos and artifacts from the early era of skiing in the region. Other exhibits include Teddy Roosevelt’s “Night Ride to the Presidency” and a Garnet mining exhibit based on a major industry in Johnsbury.

The Tannery Pond Center located in North Creek serves as a community center for the Town of Johnsbury and a performing arts center with a full schedule of arts programming, including exhibits of original art, musicals concerts, and performances, as well as workshops and children's programs. TPC is a non-profit organization.

## Waterfront Resources and Public Access

NYSDEC offers public boat launch locations on Thirteenth Lake and Garnet Lake. Multiple locations along the Hudson River within Johnsbury also provide public access, including four municipally managed points in the Hamlet of North River. Riverfront Park in North Creek was donated to the Town in 2010 by the Open Space Institute. The property has two pavilions along the Hudson River that host a weekly farmers market, music concerts, and other events. The park is available to reserve for private parties.

## Zoning and Other Local Development Controls

Johnsbury is located within the Adirondack State Park, as such, the Town is subject to Adirondack Park Agency (APA) land controls as well as any locally adopted land use ordinances. The New York State Park Land within the Town is also subject to Unit Master Plans (UMPs) developed by NYSDEC.

The APA is an independent, executive state agency responsible for developing long-range Park policy in a forum that balances statewide concerns and the interests of local governments in the Adirondack Park. It was created by New York State law in 1971. The APA regulates development on private land with the Adirondack Park.

Within the Adirondack Park, the APA administers the Adirondack Park Agency Act, the Adirondack Park Agency Rules and Regulations, the Freshwater Wetlands Act, and the Wild, Scenic and Recreational Rivers System Act.

The APA Act §810 defines different land uses and development as class A or class B regional projects based on their location, use, intensity, and other characteristics.

*Local land use programs under the APA Act.* Local governments with the Adirondack Park may develop their local land use program known as an Agency-approved Local Land Use Program (ALLUP), which if approved by the APA may transfer some permitting authority from the APA to the local government's jurisdiction. If a municipality has an APA ALLUP, review jurisdiction over class B regional projects and variances from shoreline restrictions transfers to local governments and requires the Agency to apply certain considerations of the standards and requirements of the local land use program in its review of class A regional projects.

*ALLUP.* The Town of Johnsburg has adopted an ALLUP and has five APA-designated Hamlet Areas, in the Hamlets of North Creek, Riparius, Johnsburg, Wevertown, and Bakers Mills. Within the Adirondack Park, the Hamlet areas are the growth and service centers where development is encouraged. There are very few development restrictions from the APA within Hamlet Areas.

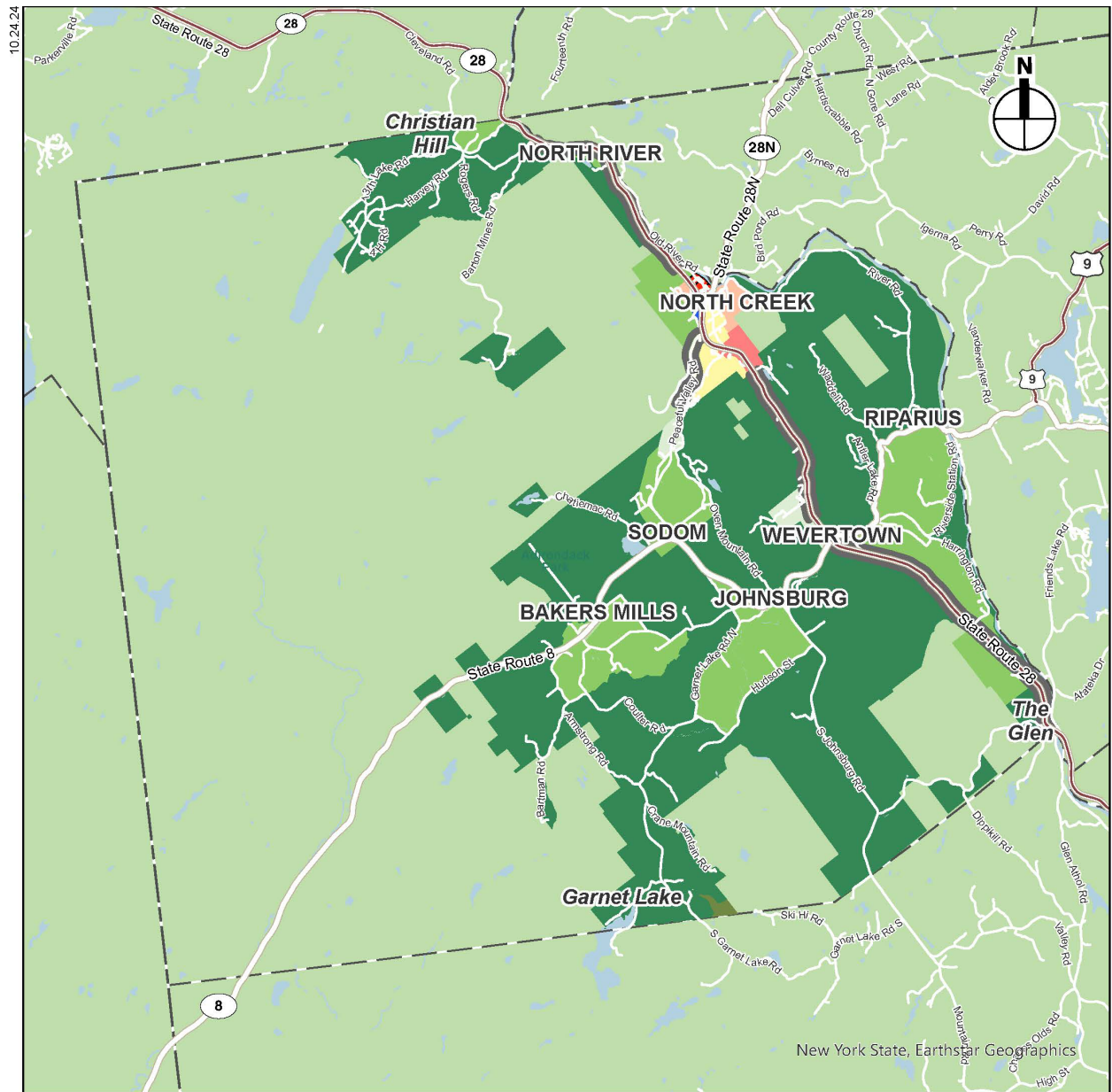
Johnsburg Zoning itself consists of 12 zoning districts and two overlay districts. Most of the Town's land area is classified as Rural Mixed Use 1.3 (MX 1.3), followed by Rural Mixed Use 8.5 (MX 8.5), both of which are in the periphery areas of the municipality. Zoning in the hamlet areas is Rural Mixed Use 3.2 (MX 3.2) with North Creek zoning for Hamlet Uses (**Map 6: Town of Johnsburg Zoning**).

*Note: The Town of Johnsburg Zoning Regulations directs the reader to consult the 2005 Comprehensive Plan for the descriptions, vision, allowable uses, and densities for each district. This should be consolidated in future zoning codes for a more streamlined user experience for code enforcement, discretionary boards, residents, and applicants.*

Zoning District	Purpose and Intent/ Vision
Hamlet Business 1 (HB1)- Main Street, North Creek	Enhance business potential due to closer linkage with Gore, growth of residential areas, and seasonal accommodations, while preserving the historic character and Adirondack flavor of the district.
Hamlet Business 2 (HB2) – State Route 28, the southern portion of North Creek hamlet	Continuation as a retail and service district for uses that are incompatible with a location in the



	Main Street business district and/or that require siting in a higher traffic volume location.
Hamlet Public and Semi-Public (HP) – <i>West of State Route 28 and portions of Ski Bowl Park</i>	Community service area containing recreational, health care, and highway garage facility.
Hamlet Residential (HR) – <i>Portions of North Creek Hamlet</i>	All forms of residential development including some infill where possible. Cluster-style development on undeveloped land to accommodate new housing demand.
Hamlet Mixed Use (HX) – <i>APA-designated Hamlet Areas</i>	Mixed-use hamlets that serve as focal points and growth centers for rural neighborhoods.
Rural Mixed Use 1.3 (MX1.3)	Relatively intense development, primarily residential consisting of single-family dwellings on 1.3-acre lots or smaller.
Rural Mixed Use 3.2 (MX3.2)	Rural residential neighborhoods primarily consisting of single-family dwellings on 3.2 acres or smaller lots.
Rural Mixed Use 8.5 (MX8.5)	Rural residential neighborhoods primarily consisting of single-family dwellings on 8.5 acres or smaller lots.
Rural Mixed Use 42.7 (MX42.7)	Dominantly open space. Other uses that are consistent with open space character.
Commercial Industrial (CI) – <i>(This district does not exist in the town.)</i>	To provide for commercial and industrial development by the creation of such districts exclusively for such uses. A relatively small area where such uses are allowed.
Main Street Overlay District (MSO) – <i>Main Street, North Creek</i>	The purpose of this district is to promote architectural compatibility with historic and Adirondack-style buildings with Main Street revitalization.
Scenic Corridor Overlay (SCO)	Preservation of scenic qualities of selected travel corridors.



#### Town of Johnsburg Zoning

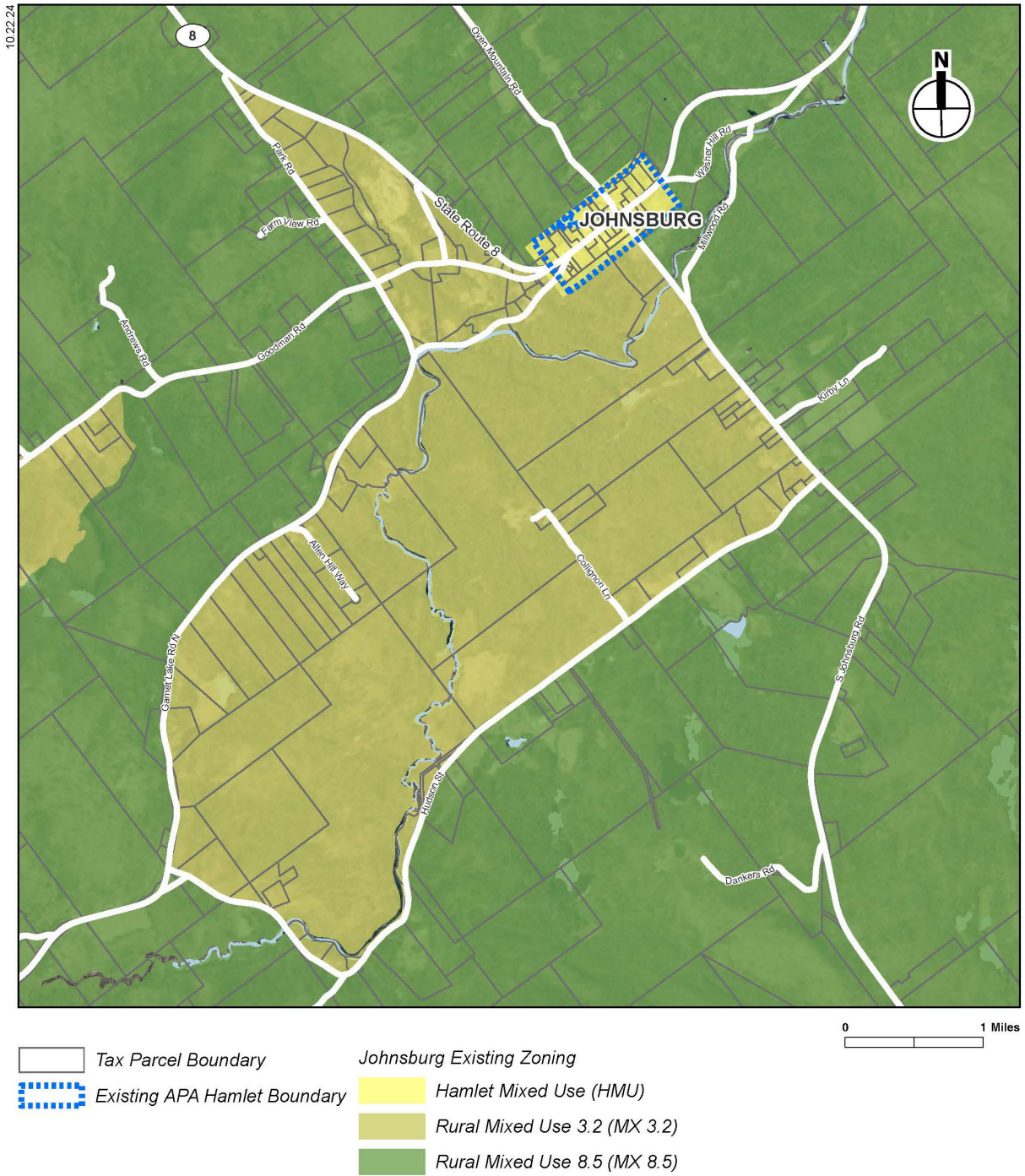
- Hamlet Business 1 (HB1)
- Hamlet Business 2 (HB2)
- Hamlet Public and Semi-Public (HP)
- Hamlet Residential (HR)
- Hamlet Mixed Use (HX)

- Main Street Overlay District (MSO)
- Rural Mixed Use 1.3 (MX 1.3)
- Rural Mixed Use 3.2 (MX 3.2)
- Rural Mixed Use 42.7 (MX 42.7)
- Rural Mixed Use 8.5 (MX 8.5)
- Scenic Corridor Overlay District (SCO)

Map 6: Town of Johnsburg Existing Zoning



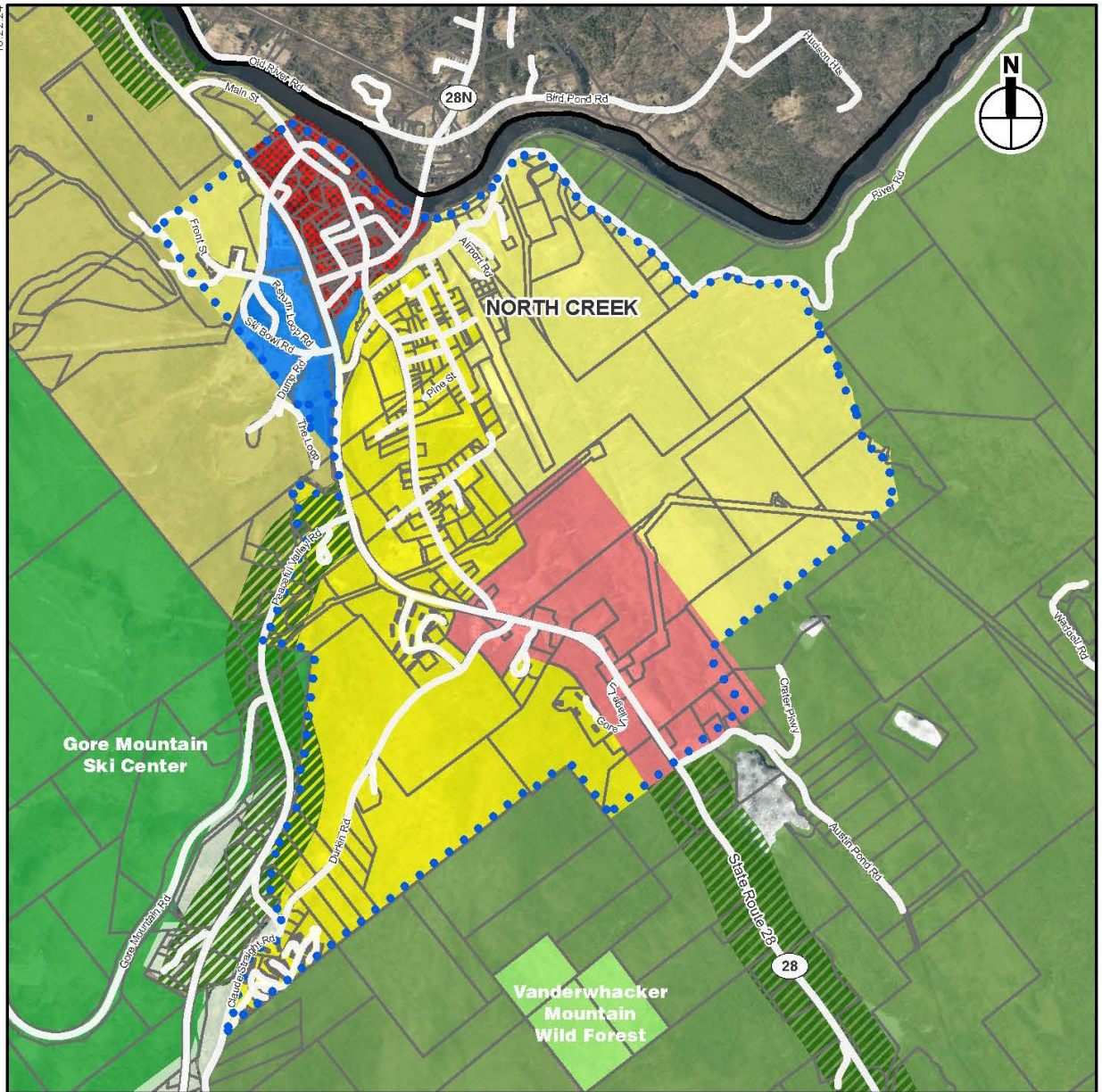




Map 8: Existing Johnsburg Zoning



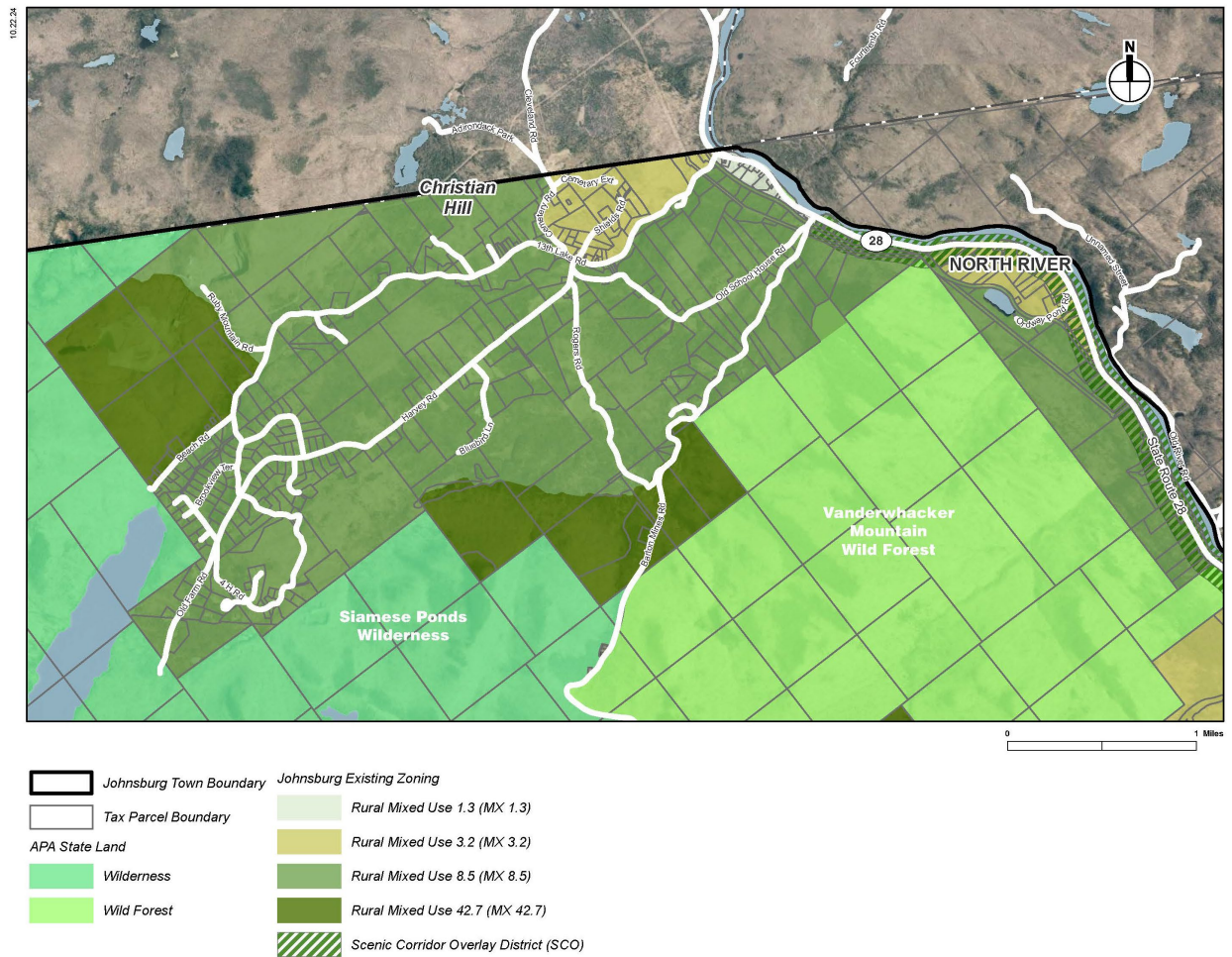
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- |                              |                                        |
|------------------------------|----------------------------------------|
| Johnsburg Town Boundary      | Hamlet Residential (HR)                |
| Existing APA Hamlet Boundary | Hamlet Mixed Use (HMU)                 |
| Tax Parcel Boundary          | Hamlet Public and Semi-Public (HP)     |
| APA State Land               | Hamlet Business 1 (HB1)                |
| Wild Forest                  | Hamlet Business 2 (HB2)                |
| Intensive Use                | Rural Mixed Use 1.3 (MX 1.3)           |
|                              | Rural Mixed Use 3.2 (MX 3.2)           |
|                              | Rural Mixed Use 8.5 (MX 8.5)           |
|                              | Main Street Overlay District (MSO)     |
|                              | Scenic Corridor Overlay District (SCO) |

Map 9: North Creek Existing Zoning





Map 10: North River Existing Zoning

**Planning Board.** The powers and duties of the Planning Board include review and approval of Site Plans, and the issuance of Special Use Permits. Additionally, the Planning Board provides advisory opinions to the Town Board on proposed amendments to Zoning Law and any matter related to planning and zoning.

**Zoning Board of Appeals.** The Zoning Board of Appeals (ZBA) rules on appeals to decisions made by the Zoning Enforcement Officer and requests for variances to the zoning law.

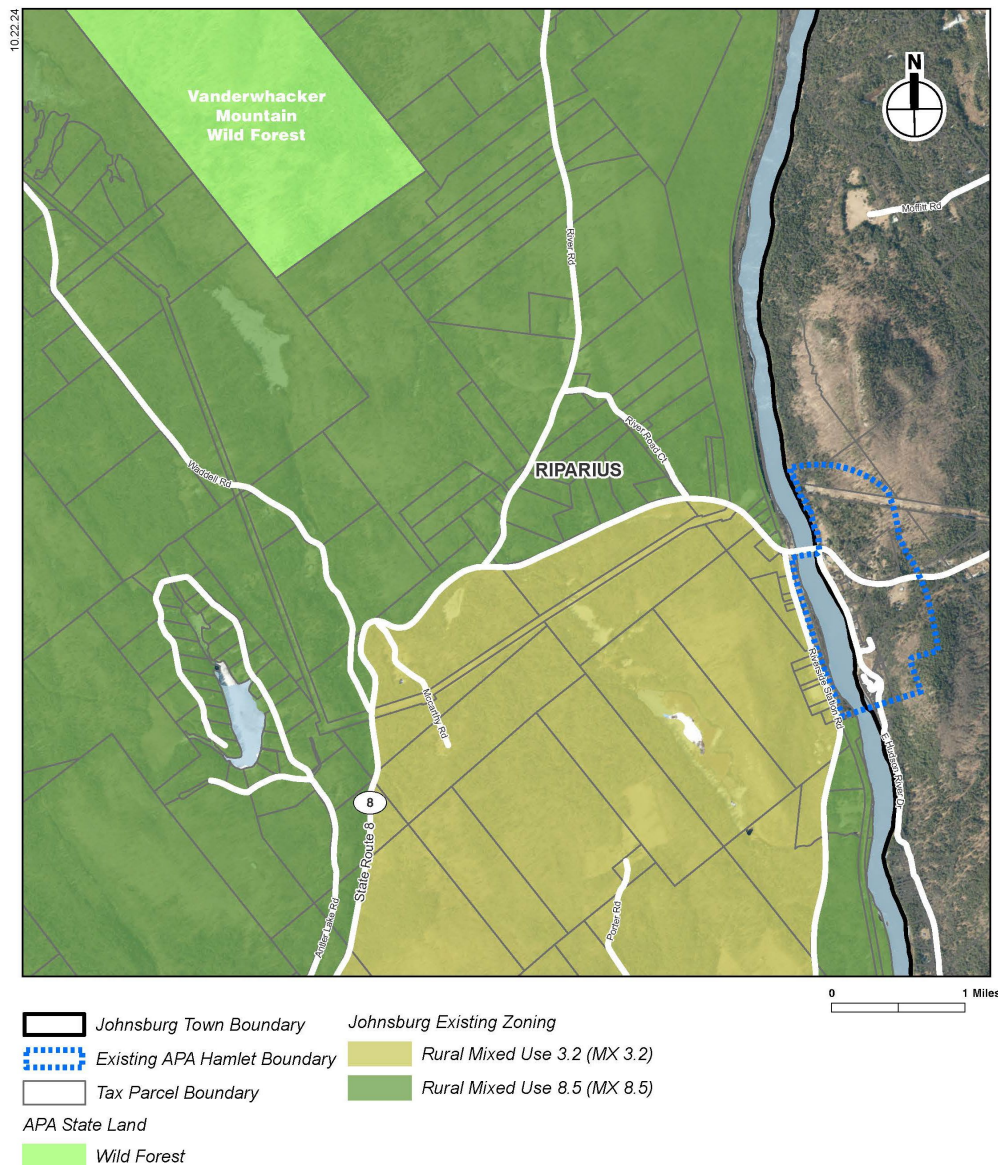
**Site Plan Review.** The Planning Board is tasked with reviewing site plans to ensure that the proposed development is:

- Designed in a way that the layout and operation of an allowed use within a district minimizes adverse impacts upon neighboring properties, the natural and man-made environment, roadways, and the community in general,



- is keeping with the character of the area in which it is located, and
- is consistent with the goals and objectives of the comprehensive plan.

**Subdivision Review.** The Planning Board is empowered to grant subdivision approvals. Subdivision of land is what drives growth and development in a community. While zoning and subdivision control are separate parts of the planning implementation process, they complement each other, and taken together can ensure well-ordered development. An important feature of subdivision control is that it attempts to ensure that when development does occur, it will be accompanied by adequate services and facilities.



Map 11: Riparius Existing Zoning

10.22.24



- |                              |                                        |
|------------------------------|----------------------------------------|
| Tax Parcel Boundary          | <b>Johnsburg Existing Zoning</b>       |
| Existing APA Hamlet Boundary | Hamlet Residential (HR)                |
| <b>APA State Land</b>        | Rural Mixed Use 1.3 (MX 1.3)           |
| Wilderness                   | Rural Mixed Use 3.2 (MX 3.2)           |
| Primitive Area               | Rural Mixed Use 8.5 (MX 8.5)           |
| Wild Forest                  | Scenic Corridor Overlay District (SCO) |
| Intensive Use                |                                        |

Map 12: Sodom Existing Zoning





Map 13: Wevertown Existing Zoning

## Fiscal Resources

The Town's adopted budget for Fiscal Year 2024 is \$2,347,535.

The Office of the New York State Comptroller maintains the Fiscal Stress Monitoring System, which acts as an early warning tool used by the State and local governments to provide feedback to local leaders, State officials and taxpayers about fiscal stress conditions to help them prioritize the needs of their community. According to the last self-assessment submitted by the Town of Johnsbury in 2022, the fiscal stress score was 0.0, resulting in No Designation. According to the system, Johnsbury has remained in a healthy fiscal position since 2020.

## Opportunities & Challenges for Addressing Smart Growth Principles

Smart Growth Principle	Opportunities	Challenges
<b>Develop plans and land use regulations that allow for and encourage mixed-use neighborhoods.</b>	- Johnsborg's five APA hamlet areas provide opportunities for mix-use developments.	- Lack of infrastructure within hamlets may limit infill development
<b>Enable a diverse mix of housing types, providing opportunity and choice for all.</b>	- Underdeveloped APA Hamlet areas throughout Johnsborg - Allow alternative forms of housing by right in zoning	-Lack of housing for seniors -High percentage of second homes -Current zoning restricts some housing types
<b>Prioritize infill and redevelopment of existing buildings to revitalize neighborhoods and downtowns, including areas around public transit.</b>	- High-priority vacant buildings in hamlet areas can be repurposed or redeveloped	- Not all hamlets/ populated areas have public infrastructure The rural nature of the Town makes public transit challenging
<b>Provide well-planned, equitable, and accessible public spaces.</b>	- Many Town and State-owned parklands and recreational facilities	- Park facilities need maintenance and accessibility improvements
<b>Encourage compact neighborhood design and concentrated development around existing infrastructure.</b>	-APA Hamlet areas promote compact development within designated boundaries	- Infrastructure limited to North Creek hamlet
<b>Preserve open space, agricultural resources, and natural resources.</b>	- Large forest tracts already preserved by Town and State	-No specific challenge identified
<b>Prioritize transportation options such as walking, cycling, and public transportation.</b>	- Opportunity to connect existing activity nodes with pedestrian and cycling infrastructure. - Interconnected trail network can connect hamlets -Coordination with CDTA to expand the bus service network	- Existing sidewalk maintenance - Lack of pedestrian facilities in most hamlets - High cost of North Creek shuttle The rural nature of the Town makes public transit challenging



<b>Promote climate resiliency and adaptation, preferably through nature-based solutions, and reduce greenhouse gas emissions.</b>	<ul style="list-style-type: none"> <li>- High level or preserved and forested land</li> <li>- Become certified CSC and/or CEC community</li> </ul>	- Lack of local incentives or programs
<b>Build on unique traits to create an attractive and welcoming community with a strong sense of place.</b>	<ul style="list-style-type: none"> <li>- Outdoor recreation facilities (trails, Skiing, Gore)</li> <li>- Scenic views</li> <li>-Gateway treatments in hamlet areas</li> </ul>	-No specific challenges identified
<b>Engage in an inclusive, collaborative public planning process that considers the needs and character of the community.</b>	<ul style="list-style-type: none"> <li>- Active volunteers and town committees</li> </ul>	- No specific challenges identified

Appendix C

# Project Profiles

Town of Johnsburg Comprehensive Plan

# Introduction

Project profiles have been developed to highlight key initiatives that advance the Town of Johnsburg’s long-term vision for growth, sustainability, and economic opportunity. These strategies focus on strengthening connectivity, upgrading infrastructure, promoting business development, and enhancing the quality of life for both residents and visitors. The following strategies were chosen for their alignment with community priorities and their demonstrated success in other municipalities:

- **Strategy 1.2:** Work with not-for-profit community housing partners to expand and preserve affordable housing options by rehabilitating existing structures and new builds.
- **Strategy 6.1 – Priority:** Implement a coordinated system of wayfinding and directional signage
- **Strategy 6.4 – Priority:** Improve pedestrian and bicycle connections between North Creek and Ski Bowl Park for increased recreation opportunities and economic development.
- **Strategy 8.4:** Promote the establishment of a North Creek Arts District that enhances community anchors like the Tannery Pond Community Center, and local galleries, artists, artisans, and Main Street businesses.

## Housing

1.2 - Work with not-for-profit community housing partners to expand and preserve affordable housing options by rehabilitating existing structures and new builds.

### Supporting Strategies:

- 1.3** Facilitate public/private partnerships to build deed-restricted workforce and affordable housing on publicly owned land within or near hamlets emphasizing smart growth principles for development.
- 1.5** Work with local major employers to provide workforce housing opportunities.
- 1.8** Develop a strategy to attract housing developers that includes partnerships to access state and federal funding sources.

**Project Description:** Housing availability and affordability has been a widespread challenge affecting communities nationwide. This strategy aims to tackle these issues through innovative public-private partnerships, bringing together non-profit organizations and local employers to help ease housing shortages. Millions of people throughout the country are living in homes that are too small, too large, or too poorly maintained to fulfill the needs of those living in them. The *Warren County Housing Needs Study and Market Demand Analysis* highlights the significant obstacles residents encounter in both homeownership and the rental market, with rising purchase and maintenance costs serving as major barriers for many residents. These financial pressures exacerbate the gap between available housing and the growing demand for housing that is affordable for working families.

The Town of Johnsbury has opportunities to collaborate with local nonprofit housing organizations operating within Warren County. These organizations focus on improving affordability, providing support services, and assisting with development projects. Some notable non-profits involved in housing work in the region include:

**1. Adirondack Roots**

- Adirondack Roots is a nonprofit dedicated to providing affordable housing for low- and moderate-income residents in the Adirondack Park. Founded in 1984 (formerly HAPEC), it has renovated over 1,100 housing units and offers financial aid and education for first-time homebuyers. In partnership with the Adirondack Community Housing Trust, Adirondack Roots places many of its homes within the Trust to ensure their affordability is preserved for future generations.

**2. The Adirondack Community Housing Trust (AHT)**

- AHT is focused on creating affordable housing solutions in the Adirondack region, including Warren County. The organization works to develop and preserve affordable rental and ownership housing options, and they often partner with municipalities and local businesses to achieve these goals.

**3. Warren-Hamilton Counties Community Action Agency**

- This agency provides housing assistance through various programs aimed at improving access to affordable housing. They offer services related to home repairs, emergency housing assistance, and energy efficiency programs to help low-income families and individuals.

**4. Warren County Habitat for Humanity**

- Habitat for Humanity is active in many regions of the U.S., and the Warren County chapter helps build and repair homes for those in need. They also provide homeownership opportunities and assist in creating affordable living spaces through volunteer-driven construction projects.

These organizations often collaborate with local government, businesses, and other stakeholders to address housing shortages and affordability issues. It would be beneficial for Johnsbury to connect with these groups to explore potential partnerships for solving local housing challenges.

The use of municipal or donated land for housing is also a popular strategy throughout the North County and may be beneficial in the attempt to alleviate the pressures of the housing crisis. Additionally, working with large local businesses such as Barton Mines and ORDA could supply the capital necessary if these development projects support their workforce. There is the potential for these employers to offer subsidies for employees' housing or even help develop housing directly as part of a broader workforce development initiative.

### Case Study: Both Meadow Trail, Keene, NY

The Both Meadow Trail housing development is a four-unit affordable housing project led by Adirondack Roots, a nonprofit housing organization. This initiative addresses the region's growing housing crisis by providing much-needed workforce and moderate-income housing. The project emphasizes long-term affordability through a shared-equity model, ensuring these homes remain accessible to moderate-income families.

Applicants must meet specific income restrictions to qualify. To preserve affordability, the homes will be part of the Adirondack Community Housing Trust (ACHT), where homeowners own their homes while leasing the land from ACHT. Supported by the New York State Affordable Homeownership Opportunity Program (AHOP), this model keeps homes available at below-market rates for future buyers. Resale prices will also be regulated through a formula to maintain affordability, with future buyers required to meet similar income qualifications.

In addition to developing affordable housing, Adirondack Roots provides financial assistance and mortgage counseling for first-time homebuyers, helping them purchase homes within the Trust.



Photo 1: Home under construction at Both Meadow in Keene, NY. Source: Adirondack Explorer.



## Community Facilities

### Strategy 6.1 – Priority: Implement a coordinated system of wayfinding and directional signage

<b>Potential Costs</b>	\$150,000
<b>Potential Partners</b>	TOJ PPP, UHTA, NYSDEC
<b>Potential Funding Sources</b>	NYSDEC, NYSDOS, T-Mobile, ADK Foundation

#### *Supporting Strategies*

- 4.2** Improve awareness of local businesses through marketing and community partners.
- 4.4** Work with regional planning, economic development, and tourism agencies to promote Johnsburg and its local businesses as a destination.
- 6.3** Update the town website with a comprehensive list/map of town facilities.
- 6.4** **Priority:** Improve pedestrian and bicycle connections between North Creek and Ski Bowl Park for increased recreation opportunities and economic development.
- 6.5** Expand pedestrian and bicycle connections throughout the town to connect hamlets and activity centers.
- 8.3** Coordinate with Warren County to create a unified visitor experience at the Riverfront Park complex.
- 12.1** **Priority:** Implement wayfinding and gateway treatments to establish a sense of arrival and place.
- 12.7** Identify buildings, area, and sites within the town to be nominated for listing on the State and National Historic Register, beginning with town owned buildings and sites.
- 12.9** Implement streetscape improvements, like sidewalks, lighting, street trees, and benches where appropriate in all hamlet areas.

**Project Description:** Wayfinding is a coordinated system of signage and mapping that allows users to understand and comfortably explore an area. Well executed wayfinding highlights local assets, encourages more in-depth visitation, increases accessibility, and enhances awareness and understanding of an area. In Johnsburg, a distinctive and practical wayfinding system should be introduced to highlight the town’s unique identity, promote its recreational assets and local businesses, and foster a welcoming atmosphere.

Various attractions can be highlighted with improved signage, including Gore Mountain, Ski Bowl Park, the Mill Creek Recreation Area, Riverfront Park, North Creek Business area, the Tannery Pond Center, North Creek Trail System, and gateways to hamlets. A wayfinding system can include the following sign types to guide and inform visitors:

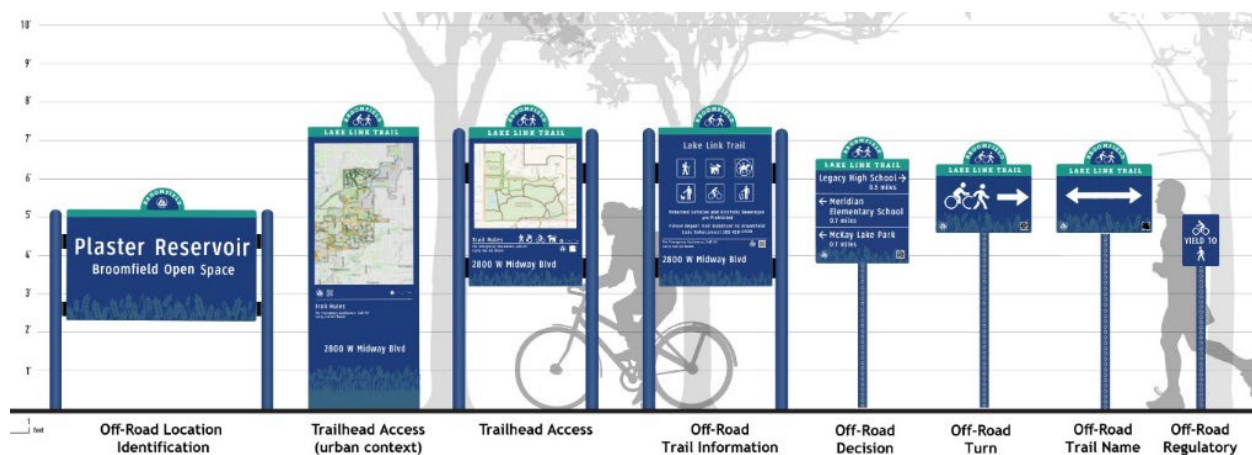


Figure 1: Concept drawings of off-street signage. Source: City of Bloomfield.

Enhanced signage can highlight key attractions such as Gore Mountain, Ski Bowl Park, the Mill Creek Recreation Area, Riverfront Park, the North Creek Business District, the Tannery Pond Community Center, the North Creek Trail System, and gateways to the town and its hamlets.

- **Gateway Signs:** Large, welcoming signs at key entry points such as Route 28 at Wevertown.
- **Orientation Signs:** Maps and kiosks at central locations, such as the North Creek Railway Depot, Ski Bowl Park, river access points, and the North Creek Business District.
- **Directional Signs:** Consistent and easily visible arrows and mileage markers to guide users to major attractions, parking, and public amenities.
- **Interpretive Signs:** Informational panels and maps near landmarks and town trails.

To establish a cohesive signage and branding system, the Town of Johnsburg could utilize the Economic Development and Marketing Committee to collaborate with a qualified consultant to develop a Wayfinding and Signage Plan.

The following draft scope of services outlines the potential steps to achieve a well-designed and functional wayfinding system throughout Johnsburg:

- a) Site visit and Analysis.
- b) Committee meetings to discuss context and visual influences as well as individual wayfinding elements and placements.
- c) Design of a brand theme, logo, and optional slogan or tagline including color, font, placement, etc.
- d) Creation of brand designs for application to all wayfinding elements.
- e) Design of a “hierarchical family” of individual signs and other elements to illustrate design elements.
- f) Refinement of a final logo/logotype as a community brand.
- g) Recommendations for placement and use of town brand on wayfinding elements and other social media and town communications applications (website, facebook, etc.).
- h) Refinement of hierarchy to an intermediate phase for public review and discussion.
- i) Using town maps, for the creation of sign element site placement.
- j) Development of a final wayfinding sign and element hierarchy.
- k) Once approved, create a full set of specifications that can be used for pricing and fabrication by appropriate vendors.



*Photo 2: Directional signage, Village of Saranac Lake, NY. Source: Village of Saranac Lake.*

## Case Study: Village of Saranac Lake, NY

In 2015, the Village of Saranac Lake launched a bicycle and pedestrian wayfinding signage program as part of its involvement in the NYSDEC Climate Smart Communities program. Enhancing trail and downtown wayfinding was also a key recommendation from the Village's Bicycle and Pedestrian Trail Master Plan, which provided conceptual designs and identified optimal locations for signage. As part of this initiative, the village designed and installed directional maps and signs at key trail connections and municipal sites throughout the area. Additionally, in alignment with an updated branding strategy, the village improved its pedestrian and bicycle infrastructure by adding new benches and bike racks, further enhancing accessibility and connectivity for both residents and visitors.



*Photos 3 & 4 above: Installed signage and bike racks in the Village of Saranac Lake, NY.  
Source: Village of Saranac Lake.*

## Recreation

6.4 – Priority: Improve pedestrian and bicycle connections between North Creek and Ski Bowl Park for increased recreation opportunities and economic development.

<b>Potential Costs:</b>	\$250,000
<b>Potential Partners:</b>	Warren County Planning, NYSDOT, AGFTC, NYSDEC, UHTA
<b>Potential Funding Sources:</b>	NYSDEC, NYSDOT, AGFTC, NBRC, FHWA

### *Supporting Strategies:*

- 6.1**     **Priority:** Implement a coordinated system of wayfinding and directional signage
- 6.5**     Expand pedestrian and bicycle connections throughout the town to connect hamlets and activity centers.
- 6.7**     Ensure sidewalks and public buildings are universally accessible and comply with ADA standards.
- 8.2**     Implement recommendations from existing community planning and recreation initiatives.
- 8.8**     Expand bicycle and pedestrian amenities in North Creek hamlet.
- 12.5**    Implement North Creek Streetscape Improvements (North Creek Main Street and Waterfront Final Enhancement Plan) in coordination with the construction of the sewer system.

Enhancing connections between Ski Bowl Park and the North Creek hamlet has been a key strategy in multiple town-wide plans. Strengthening this connection also supports several goals of this Comprehensive Plan, including:

- **Goal 4:** Leveraging the recreation and tourism economy
- **Goal 6:** Expanding access to town recreation facilities
- **Goal 8:** Enhancing and preserving Johnsbury's recreational and cultural assets



### Project Description:

Significant investments are already underway at Ski Bowl Park. Led by ORDA, a \$44 million capital improvement project includes a new lodge, upgraded skiing facilities, and the relocation of Gore's summer recreation programs. These enhancements are expected to attract over 40,000 additional visitors to the Ski Bowl annually. Simultaneously, the Town of Johnsburg is advancing a sewer installation project in the North Creek hamlet, which is anticipated to support redevelopment and stimulate economic activity along Main Street.

Efforts are also in progress to improve and expand the multi-use trail system at Ski Bowl Park, strengthening the connection between the park

and North Creek. This improved linkage will enhance bicycle and pedestrian access while encouraging visitors to explore businesses along Main Street. A comprehensive approach to this connection should incorporate key elements, including:

- Enhanced wayfinding at Ski Bowl Park and Main Street
- Recreational improvements at Ski Bowl Park, such as new trails, ball courts and fields, playgrounds, centralized parking, and pedestrian pathways
- Traffic and pedestrian safety measures along Route 28N
- Streetscape and beautification enhancements along Main Street
- Riverfront Park upgrades, including the completion of the Carol Thomas Trail Loop

To maximize the impact of these initiatives, the Town of Johnsburg should consider additional strategies. Evaluating land use policies in the North Creek hamlet could facilitate higher housing densities, business expansion, and other economic opportunities.

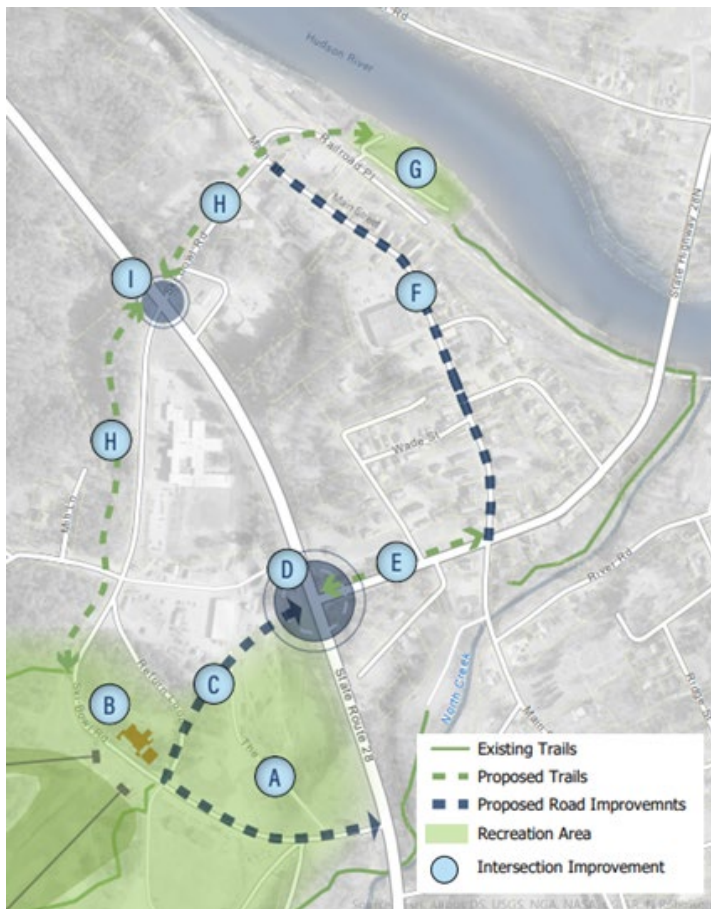


Photo 5: Concept Map of North Creek - Ski Bowl Connections  
Source: Draft Warren County Outdoor Recreation Economy Strategic Plan.

Expanding community events and programming would further engage residents and visitors, foster a stronger sense of place, and support local businesses. Strengthening partnerships with local organizations and businesses will be crucial to sustaining these efforts and securing resources for future implementation.

### Case Study: Village of Lake Placid, New York

Building on major investments by ORDA in the Lake Placid Olympic Facilities, the Village of Lake Placid implemented significant improvements to integrate these assets with Main Street, enhancing the visitor experience and promoting future economic development.



A sidewalk enhancement project replaced aging infrastructure with new pavers, curb cuts, bump-outs, and improved crosswalk markings—improving pedestrian safety and accessibility while maintaining traffic flow. Additional investments included the completion of a multi-use paved pathway around Mirror Lake, providing a scenic and functional connection between recreational sites, businesses, and lodging.

The initiative also enhanced wayfinding throughout the village and added streetscape furniture, landscaping, and public art to improve the visual appeal and walkability of Main Street. These improvements aligned with the Village's comprehensive plans, which prioritize increased mobility, age-friendliness, and overall safety for residents and visitors alike.



Photos 6 & 7: Renderings of Main Street enhancements in Lake Placid, NY. Source: Town of North Elba.

Strategy 8.4 - Promote the establishment of a North Creek Arts District that enhances community anchors like the Tannery Pond Community Center, and local galleries, artists, artisans, and Main Street businesses.

<b>Potential Costs:</b>	\$50,000
<b>Potential Partners:</b>	Tannery Pond Community Center, North Creek Depot Museum, local artists, Warren County Tourism, TOJ PPP, LARAC, TOJ CDC
<b>Potential Funding Sources:</b>	NYDOS, Adirondack Foundation, Warren County Occupancy Tax, NYSCA

*Supporting Strategies:*

- 8.5** Promote the historic and cultural resources of the Town of Johnsbury.
- 11.2** **Priority:** Update the zoning code in North Creek hamlet to recognize the increased density and [new economic development opportunities] provided by the sewer project.
- 12.3** Encourage businesses that support hamlet revitalization by exploring grant and funding opportunities.
- 12.4** **Priority:** Encourage businesses that add to the vitality of hamlet centers by providing cultural, recreational, and entertainment amenities desired by the community and visitors.
- 12.8** Utilize placemaking strategies such as annual community events...public art and live entertainment to draw residents and visitors.



Photo 8: Streetscape elements promoting the Glens Falls Arts District. Source: Discover Glens Falls.

**Project Description:** Establishing an arts or cultural district involves the designation of a specific area to support and promote artistic, cultural, and creative activities. The designation of an arts district supports several goals including:

- Downtown revitalizations
- Extending business hours and evening activities
- Providing arts and cultural activities for residents and visitors
- Supporting arts and cultural facilities and organizations

In Johnsburg, the hamlet of North Creek presents an ideal location for establishing an arts district. The Tannery Pond Community Center serves as a cultural hub, hosting arts events, public art displays, and galleries, making it a natural anchor for the district. Additionally, the North Creek Depot Museum adds to the area's cultural resources. Incorporating local parks and amenities, such as Riverfront Park, would further enhance the district and its appeal.

While New York State does not have specific legal criteria for establishing an arts and cultural district, the impact of such districts is well-documented. For example, Springfield, Massachusetts' Cultural District generated millions of dollars in economic activity and supported nearly 1,500 jobs.

Additionally, the Town of Johnsburg could offer incentives to artists and arts-related businesses to operate within the district or codify the district in future zoning updates.

A DIY approach could be used in Johnsburg to foster grassroots support and strengthen connections within the arts community. A resource like Colorado-based *Call Yourself Creative* could serve as a guide to help facilitate the process. This approach follows three key steps:

**1. Identify**

- Recognize the key stakeholders and supporters within the creative community.
- Establish a committee or working group to lead and advance the initiative.

**2. Engage**

- Take inventory of creative assets, unique characteristics, and cultural values.
- Use this information to develop a shared vision statement that reflects community aspirations.

**3. Formalize**

- Develop programming fitting the district
- Support local businesses through arts-focused economic initiatives.

## Case Study: Beekman Street Arts District, Saratoga Springs, NY

The Beekman Street Arts District spans three blocks within a mixed-use neighborhood on the City of Saratoga Springs' historic West Side. Emerging in the early 2000s as a grassroots initiative led by local artists, the project sought to revitalize an underutilized area. As the movement grew and more artists were drawn to the neighborhood, gradual improvements were made, including façade improvements and sidewalk repairs. The district later gained formal recognition with the establishment of a nonprofit organization and the city's creation of a special zoning district. Today, Beekman Street is home to approximately two dozen arts and culture-focused businesses, alongside a variety of restaurants and residential properties.



Photo 9: Beekman Street Arts District Source: Albany.com



Appendix D

# Public Hearing Comment Summary

Town of Johnsbury Comprehensive Plan

## Johnsburg Comprehensive Plan - CPC Public Hearing

### Public Comments Summary

April 2, 2025 • Tannery Pond Community Center • 5:00 – 6:00 pm

Public Attendance: 14 community members present

Planning Team: Sam Blake and Allison Gaddy, LCLGRP

Councilperson Bowers provided a welcome and description of the plan, followed by a brief overview of the planning process and findings by Ms. Gaddy. **The floor was open for public comment at 5:15 PM.**

#### Public Comment

- Discussion of the community value of keeping taxes low – balancing low cost of living with community development
- Missing theme of how to keep the community affordable
- One community member felt that the Plan seems to be/uses hostile language when addressing Short Term Rentals
  - Include a recognition of the benefit and value that Short Term Rentals bring to the community, and that they should be promoted
  - The issue of short-term rentals is more complex than the plan makes it seem to be
- Elaborate on how the Town can support local businesses
- How can the Town budget process be used to uplift the plan
- How can the Town take advantage of its many second homes
- The Plan places a good emphasis on the community's aging demographic and includes strong recommendations to improve their quality of life
- Include the culture of volunteerism and the positive aspects of seniors in the community

- There is an appreciation that hamlets other than North Creek are recognized for their potential growth and development
- The Arts have a large overlap with many of the goals of the plan for example, goal 4, goal 8, and goal 12 can all be supported by investing in the Arts
- The arts have direct and indirect impacts on the local economy, and the impact is felt in all hamlets - “arts are a meaningful compliment to recreation in the community”
- Add art vendors, studios, and shops into strategy 8.4
- Volunteers are currently working on beautification at Ski Bowl Park, with a future goal to create a botanical garden, which would help the Tourism economy of Johnsbury
- How can or should the Plan incorporate the changes in federal funding policies and the uncertainty they create.

**Public comment period was closed at 6:00 PM.**

## Johnsburg Comprehensive Plan – Town Board Public Hearing

### Public Comments Summary

May 6, 2025 • Tannery Pond Center • 6:00pm – 6:30pm

Public Attendance: 20 Community Members present

Planning Team: Allison Gaddy and Sam Blake, LCLGRPB

Councilman Williams provided a welcome and opened the public hearing, followed by an overview of the planning process, findings, and revisions based on the April 2<sup>nd</sup> public hearing by Ms. Gaddy. **The floor was open for public comment at 6:12PM.**

#### Public Comment

- Discussion and overall support of the recognition placed on the value of arts and culture in the Comprehensive Plan
  - Recognition that investments in the arts directly support Goals 4, 8, and 12
- Suggestion to modify Goal 4: *Harness the benefits of the recreation and tourism economy* to “harness the benefits of the recreational and cultural tourism economy”
- Suggestion to modify the theme to *attract new residents* to “Attract and retain residents”
- Discussion on strategy 8.4, the Tannery Pond Center is prepared to launch a working group to begin the process of forming an Arts District in North Creek
- Support for the revisions emphasizing plan implementation, and that the formation of an implementation committee is a critical next step for the Town
- Support of plan strategies recommending the enhancement of youth programming as an important step to attract young families
- Discussion on the need for a working relationship with ORDA concerning the Ski Bowl Park development. Support of strategy 4.3, formation of a Town liaison committee to work with ORDA

**Public comment period was closed at 6:35PM by Councilman Williams.**