

Town of Brighton Smart Growth Plan

Funded by the
Adirondack Park Community Smart Growth Grant Program



July 9, 2009

Prepared for:
Town of Brighton
Franklin County, NY

Prepared by:
F. X. Browne, Inc.
Saranac Lake, NY

Town of Brighton Smart Growth Plan

July 9, 2009



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Executive Summary

In 2008, the Town of Brighton received an Adirondack Park Community Smart Growth Grant from the New York State Department of Environmental Conservation for a sustainable economic development project. The project was designed to investigate solutions for some of the biggest issues facing Brighton residents: the closure of Camp Gabriels, high energy costs, poor telecommunications access, lack of affordable housing, lack of public transportation, and poor visibility for local businesses. The project included the following activities:

- Review of existing documents
- Key stakeholder interviews
- Community survey
- Brighton Connections tourism brochure
- Brighton business social
- Energy efficiency workshop
- Telecommunications planning
- Land use evaluation
- Smart Growth Plan
- Public Meetings



Community Survey

Approximately 25 percent of the households in Brighton that were mailed the survey responded. Of the respondents, the vast majority (72 percent) feel that Brighton’s primary “identity” should be “a place to live and work.” The type of economic development that community members listed as most desirable was re-use of existing buildings (51 percent), followed by Camp Gabriels replacement (48 percent), recreation businesses (46 percent), and home-based businesses (44 percent). More information about the community survey is provided in section 1.7 and Appendix B.

Land Use Analysis

Very little land is available for development within the Town of Brighton. Of the available land, much of it is “land-locked” behind properties along roads, making it inaccessible. However, six key areas have been identified as locations close to existing development centers or prominent intersections with potential for the type of commercial or light industrial development that will bring jobs and economic development to the town. The Town of Brighton should consider implementing town planning to designate these areas as economic development centers. In addition, the town should promote reuse and redevelopment of existing buildings for commercial use. The land use analysis is provided in section 2.0.

Environmental Assessment

The Town of Brighton has a wealth of environmental assets that attract visitors, scientists, birders, students, and local residents. For example, the town has high-value wetland complexes, an extensive underlying aquifer, quality forest resources, habitat for rare and threatened species, and spectacular rivers, lakes, and mountains for recreational opportunities. Although the town’s environmental resources are largely in good condition, the Town of Brighton should consider

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environmental planning initiatives to protect the town's greatest assets in terms of economic development potential: natural and recreational resources. In particular, the town should pass a conservation subdivision (cluster development) ordinance to ensure that future development protects open space and focuses development in key areas. The environmental assessment is discussed in section 2.3 and maps are provided in Appendix D.

Business Development/Brighton Connections Brochure

The Town of Brighton has an active business community, the vast majority of which are small businesses. In order to highlight and capitalize upon the town's economic development potential, a tourist brochure, "Brighton Connections" was developed. The goal of the brochure is to attract visitors to the Town of Brighton from the greater Adirondack region, as well as to provide information to visitors that may keep them in the town for additional recreational opportunities, shopping, accommodations, etc. Three thousand full-color copies of the brochure have been printed and are being distributed to local and regional venues such as the Visitor's Interpretive Center, chambers of commerce, museums, hotels, and other locations. More information about the brochure is provided in section 3.4 and a copy of the brochure is provided in Appendix F.

Telecommunications

A major impediment to economic development in the Town of Brighton is a lack of high-speed Internet and cell phone access in parts of the town. For many residents, the cost of installing high-speed Internet access from the main road to their homes (so-called "last mile" access) is prohibitive. The Town of Brighton should partner with CBN Connect and/or other area telecommunications interests to improve high-speed Internet and cell phone access to town residents, possibly via supporting the installation of a wireless transmitter in a strategic location such as the Adirondack Airport. Telecommunications issues in the Town of Brighton are discussed in Section 4.0.

Town Planning

Currently, the Town of Brighton has no comprehensive, zoning, or site review plan to guide future development and ensure that development practices within the town are compatible with the town's character and identity. At a minimum, the town should re-establish its site review board and pass a Site Review Plan to allow for review of major developments within the town. The town should also consider implementing a Comprehensive Plan, Land Use Plan or Subdivision and Land Development Ordinance, and Conservation Subdivision Ordinance. Information on planning issues in the Town of Brighton is provided in section 6.0.

Organizational Capacity

The Town of Brighton has no full-time employees other than Highway Department personnel. The Town Supervisor and the Town Board members are part-time elected officials, and all have other jobs that keep them very busy. The town would benefit greatly from having a full-time Town Manager to keep up with grant opportunities, regional collaborations, and economic development initiatives. At least part of the Town Manager's salary could be paid with grant money, which would provide an incentive to apply for grants.

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Action Plan

The following Action Plan summary highlights the most pressing needs in the Town of Brighton in terms of economic development. The Action Plan, timeline, and potential funding opportunities are discussed in section 7.0.

1. Distribute the Brighton Connections brochure widely in the Tri-lakes region.
2. Hire a town manager or town planner to seek grants and advocate for the town's interests within the Adirondack region.
3. Support efforts to find a year-round business to replace Camp Gabriels.
4. Hold monthly Brighton business socials, rotating locations between town businesses, in order to foster connections and collaboration between area businesses.
5. Periodically hold energy efficiency workshops and additional opportunities to provide information to residents about how they can improve their homes and reduce the cost of home ownership.
6. Develop and implement a Site Review Plan.
7. Develop and implement a conservation subdivision ordinance.
8. Apply for a technology grant or stimulus funding in conjunction with CBN Connect and other area towns to build a wireless high-speed Internet transmitter at the Adirondack Airport.
9. Partner with neighboring towns to share services and engage in cooperative purchasing to save money.
10. Encourage year-round economic development in the town, including support for "green jobs."
11. Whenever possible, maintain existing buildings and support historic preservation projects such as the Town Hall renovation. This includes promoting historic preservation easements on public and private properties in the town.
12. Encourage smart economic growth in existing centers such as Gabriels village and other identified potential growth areas.



1.0 Introduction

The Brighton Smart Growth Project was funded by the New York State Department of Environmental Conservation (NYS DEC) Adirondack Park Community Smart Growth Grant. This grant program (funded by the Environmental Protection Fund), provided funds for eighteen projects in Adirondack Park communities that need financial or technical assistance to plan successfully for the future.

1.1 Purpose of Smart Growth Plan

The Brighton Smart Growth Plan is intended to inform decision-making in the Town of Brighton with respect to economically and environmentally sustainable growth practices. It is not a town governing document, but rather serves as a springboard for future planning efforts in the town. The Plan documents the desires and goals of town residents, and provides information about how to guide growth within the town so that our community and recreational character can be preserved, while creating jobs and small business opportunities for our residents. The Town of Brighton is seen by our residents and visitors as a recreation haven and a place to live and work. We need to capitalize on our rich history, ample and unique recreational opportunities, supportive community spirit, community and natural assets, and diverse economic potential to keep our town viable long into the future. A glossary of planning terms designed to assist readers of this Plan is provided in Appendix G.

We need to capitalize on our rich history, ample and unique recreational opportunities, supportive community spirit, and diverse economic potential to keep our town viable long into the future.

1.2 Demographics and Background

The Town of Brighton is located in south-central Franklin County, one of the northernmost counties in New York State. The town occupies an area of about 78 square miles. Most of the land is forested. According to the Brighton 2000 Report (Willis 2002), the State of New York owns about 47% of the land in the town, most of it wild forest. Lands of Paul Smith's College account for an additional 20% of town acreage. Figure 1 is a location map of the Town of Brighton.

Modern-day development in Brighton is primarily centered along the few roads in town. Two state highways intersect in Brighton; Route 30 runs north to Malone and south to Tupper Lake, and Route 86 runs east to Saranac Lake and ends at Paul Smith's College at its western terminus. Approximately 8 miles of county and town roads also exist in the town. Several developed areas, or neighborhoods, are located within the town, including McColloms, Paul Smiths (including Keese Mill Road), Gabriels, Rainbow Lake, and Split Rock Road.

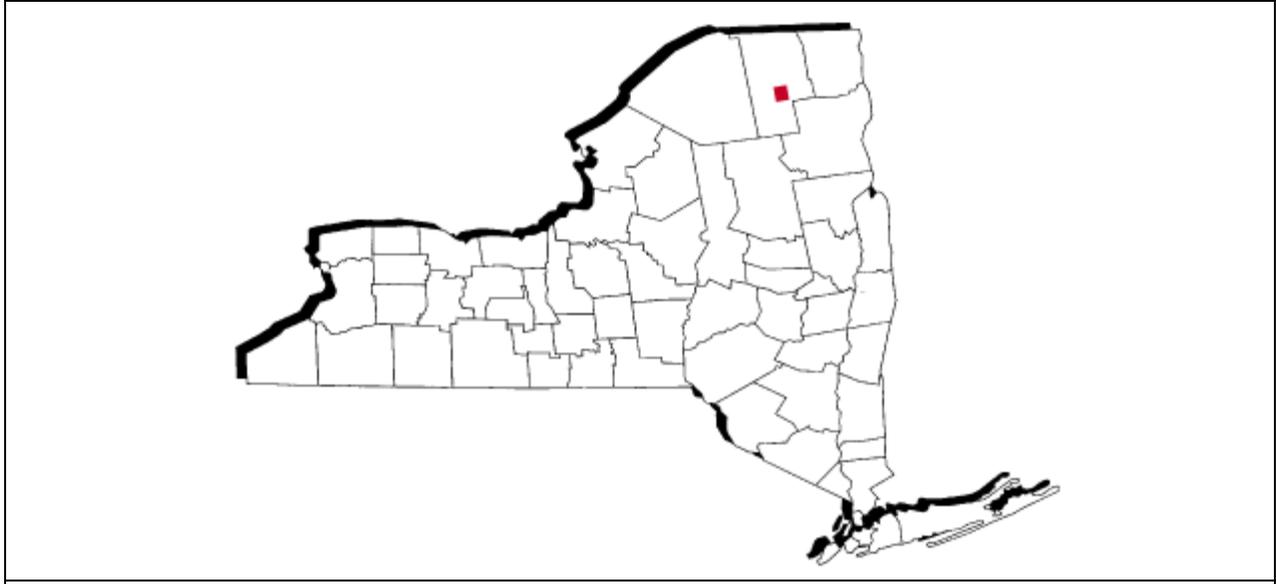


Figure 1 - Town of Brighton Location Map
Source: Brighton 2000 Report (Willis 2002)



Photo Credit: Pat Willis

Historical information about the Town of Brighton is provided in Appendix A.

According to the US Census Bureau there were 1,682 residents in the Town of Brighton in the year 2000. That total included 363 inmates of Camp Gabriels and 535 Paul Smith's College students, leaving 784 people not resident in either institution. The 1999 per capita income in the town was \$11,995, which is about half the national average of \$21,587.

Of the town's population over age 16, 86 percent were in the labor force. The total assessment for the Town in 2009 was \$247,296,840, with approximately 1,097 tax parcels on the tax rolls. The Total Warrant for the town and county in 2009 was \$1,319,109; the school tax re-levy (unpaid school taxes are added on to town and county) was \$64,589.

Figure 2 is a topographic map of the Town of Brighton.

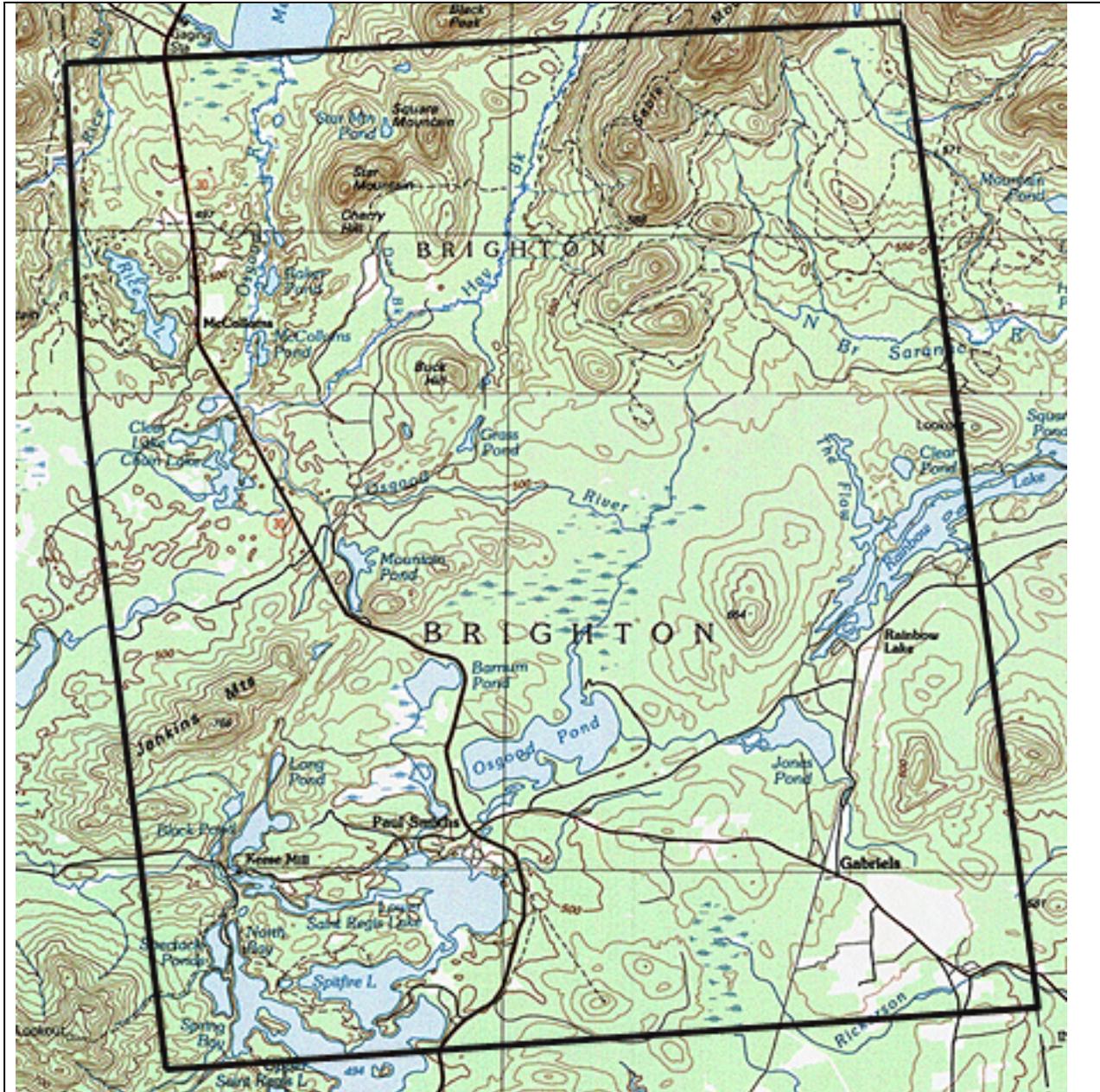


Figure 2 - Town of Brighton Map
Source: Brighton 2000 Report (Willis 2002)

1.3 Community Assets

Brighton has a wealth of economic, cultural, historical, and recreational opportunities existing within the town. However, many of these opportunities are under-utilized or not recognized by tourists passing through the town on their way to the Visitor's Interpretive Center or other recreational opportunities. Brighton is a wonderful place to live and work, as well as a recreation haven. Brighton has many assets to offer our visitors, including hiking trails, numerous lakes and

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rivers for paddling, wetland bird watching sites, historical sites, crafters' studios, working farms, a nature center, and an award-winning college. Brighton contains a broad mix of land use, including a small town center in Gabriels, three larger institutions (Paul Smith's College, the Adirondack Park Visitor Interpretive Center, and the Camp Gabriels Correctional Facility, although the latter recently closed), several large recreational lakes with many second homes, two multigenerational working family farms, and several small forestry operations and tree farms.

Brighton has a strong community volunteer base, supporting the following organizations: Brighton Architectural Heritage Committee, Brighton Seniors, Osgood Lake Association, Paul Smiths-Gabriels Volunteer Fire Department, Rainbow Lake Association, St. Paul's/Assumption Church Food Pantry, St. Regis Lakes Association, and the Volunteer Ride-to-Town Program. The citizens of the Brighton community are a major asset; a culture of neighborliness and a willingness to help others abounds.

A more detailed listing of the Town of Brighton's assets is included in Appendix A.

1.4 Town Government and Local Laws

The Town of Brighton is governed by a supervisor and four town council members. Decisions regarding town business are made by majority rule of the town council and supervisor, consisting of at least three of the five members. The town supervisor is the chief financial officer of the town and presides over town council meetings. Town council meetings are held at the town hall on the second Tuesday of each month at 7:00 pm, and are open to the public. Periodically, special town meetings are held to address interim issues, which are announced in the local newspaper.

The town does not have any full time staff other than the highway department personnel. The town clerk, town supervisor, and town council members are elected officials, and all work part-time for the town (most of them have other full-time jobs). The town clerk has office hours two afternoons a week, and the town has no planning department. Other elected part-time personnel include a tax collector and a town justice. Part-time personnel that are appointed by the town board or town supervisor include the code enforcement officer, town assessor, bookkeeper, park attendant, dog control officer, board of assessment review, and custodian. The highway department is supervised by the highway superintendent (elected), and consists of three other full-time department personnel.

The Town of Brighton has no existing approved zoning, comprehensive plan, or other land use planning documents. All town planning is currently governed by the Adirondack Park Agency (APA) Act. While the APA Act does protect some environmentally sensitive areas from development and manages some land use, it does not necessarily take into account the community character and land use impacts on surrounding businesses, nor is it intended to take the place of local municipal planning. The APA acts within its jurisdiction only.

The following local laws govern the Town of Brighton (Town of Brighton):

- Liability concerning town highways
- Avoidable Alarms
- Veterans Exemption Increase
- Dog control
- Repair and removal of unsafe buildings
- Four-year terms for Town Clerk and Tax Collector
- Establish Grievance Day as the first Thursday in June
- Residency requirements for Code Enforcement Officer
- Administration and enforcement of the Uniform Fire Prevention and Building Code
- Prohibition of litter, clutter and debris
- Personal Watercraft Regulation Zone

1.5 What is Smart Growth?

According to the American Planning Association (2002), Smart Growth is the process of using various community planning techniques to develop and revitalize communities. “Smart Growth is critically important in rural and small town economic development initiatives because the limited availability of public funding means each dollar must accomplish more” (American Planning Association 2002). The Smart Growth Network developed a set of ten basic principles for Smart Growth (2001):

1. Mix land uses
2. Take advantage of compact building design
3. Create a range of housing opportunities and choices
4. Create walkable neighborhoods
5. Foster distinctive, attractive communities with a strong sense of place
6. Preserve open space, farmland, natural beauty, and critical environmental areas
7. Strengthen and direct development towards existing communities
8. Provide a variety of transportation choices
9. Make development decisions predictable, fair, and cost effective
10. Encourage community and stakeholder collaboration in development decisions

Smart Growth does not mean 'No Growth.' Planning for economically and environmentally sustainable growth is a responsible way to ensure that community growth takes into account community character and the needs and preferences of community members.

Even though the Town of Brighton is rural in character, Smart Growth issues are just as relevant. The Common Ground Alliance has developed a *Blueprint for the Blue Line* that addresses many Smart Growth issues within the Adirondack Park; for example, main street revitalization, infrastructure, sustainable economic development, high-speed telecommunications, community housing, transportation, and land use planning (2008). The Blueprint cites a lack of municipal planning as a major concern for Adirondack communities, leaving them unprepared for

unwanted or poorly-planned development and unable to protect vulnerable natural areas and critical habitat. The Adirondack Council's report, *Climate Change and Future Land Use in the Adirondack Park* (n.d.), recommends that Adirondack communities "strengthen comprehensive planning from the local community level and extend across the entire Park to address climate change and also to 'brand' the Park's unique natural, cultural and historic assets for its future sustainable development."

Smart Growth does not mean 'No Growth.' Planning for economically and environmentally sustainable growth is a responsible way to ensure that community growth takes into account community character and the needs and preferences of community members.

1.6 Brighton Smart Growth Initiative

In 2008, the Town of Brighton received an Adirondack Park Community Smart Growth Grant through the New York State Department of Environmental Conservation for a sustainable economic development project. The project was designed to investigate solutions for some of the biggest issues facing Brighton residents: the closure of Camp Gabriels, high energy costs, poor telecommunications access, lack of affordable housing, lack of public transportation, and poor visibility for local businesses. This project includes the following activities:

- Review of Existing Documents – reviewed and summarized past town planning documents and historical documents.
- Key Stakeholder Interviews – interviewed representatives of key stakeholder groups in the town, including the Adirondack Visitor Interpretive Center, Camp Gabriels Correctional Facility, Paul Smith's College, local churches, the Brighton Seniors, area farmers, and local businesspeople).
- Community Survey – mailed a survey to all community taxpayers to assess their priorities in terms of the town's identity, development priorities, Internet access, and businesses.
- Brochure – designed a town of Brighton tourist brochure to highlight local businesses and attractions for visitors to the town as well as services for residents.
- Business Social – held the first ever Brighton Business Social at the town hall to bring local business people together in hopes of forging partnerships and shared services.
- Energy Efficiency Workshop – held a workshop at the VIC to inform residents about opportunities to save money by making their homes and businesses more energy efficient.
- Telecommunications Planning – the Town began coordination with other area telecommunications planning teams in efforts to bring high-speed Internet into more areas of the town without high-speed access.
- Land Use Evaluation – conducted an environmental risk assessment, GIS land use mapping project, and build-out analysis to determine areas of the town that are open for development as well as to highlight unique and marketable natural features in the town.
- Smart Growth Plan – compiled and evaluated the results of the economic and land use assessments in order to determine economic development alternatives that will improve the economy of the town of Brighton while at the same time protecting the town's vital

environmental, cultural, and historical resources. The alternatives have been prioritized in this Smart Growth Plan.

- Public Meetings – Held two public meetings as part of this project, one at the beginning and one at the end, to allow local residents to voice their opinions about smart growth topics in the Town of Brighton.

1.7 Brighton Smart Growth Community Survey

As part of the Brighton Smart Growth project, the Town of Brighton solicited information from town residents and business owners via a community survey regarding community issues, businesses, energy efficiency needs, and the town's overall identity. The goal was not a scientific survey of resident perceptions, but rather a method for soliciting interest and facilitating connections between residents and businesses within the town. In order to reach all of the interested small business

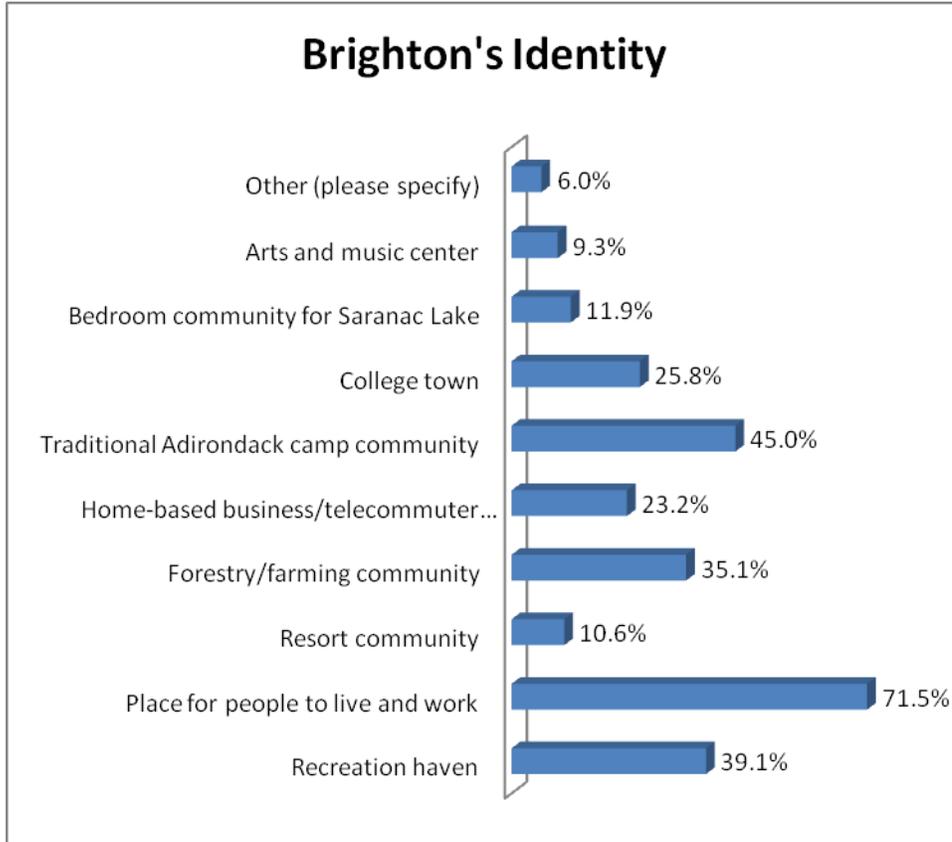


owners and residents within the town to gather information about green building, small businesses cooperatives, high-speed internet access, and other issues related to smart growth, a paper survey was mailed to every household in the town using a fire department mailing list. The survey was also advertised to residents via ads in the newspaper, announcements on the radio, flyers at the stores and post offices in town, email lists, and word of mouth. The survey was posted online using SurveyMonkey.com, and all responses, both paper and online, were entered and compiled using the online service.

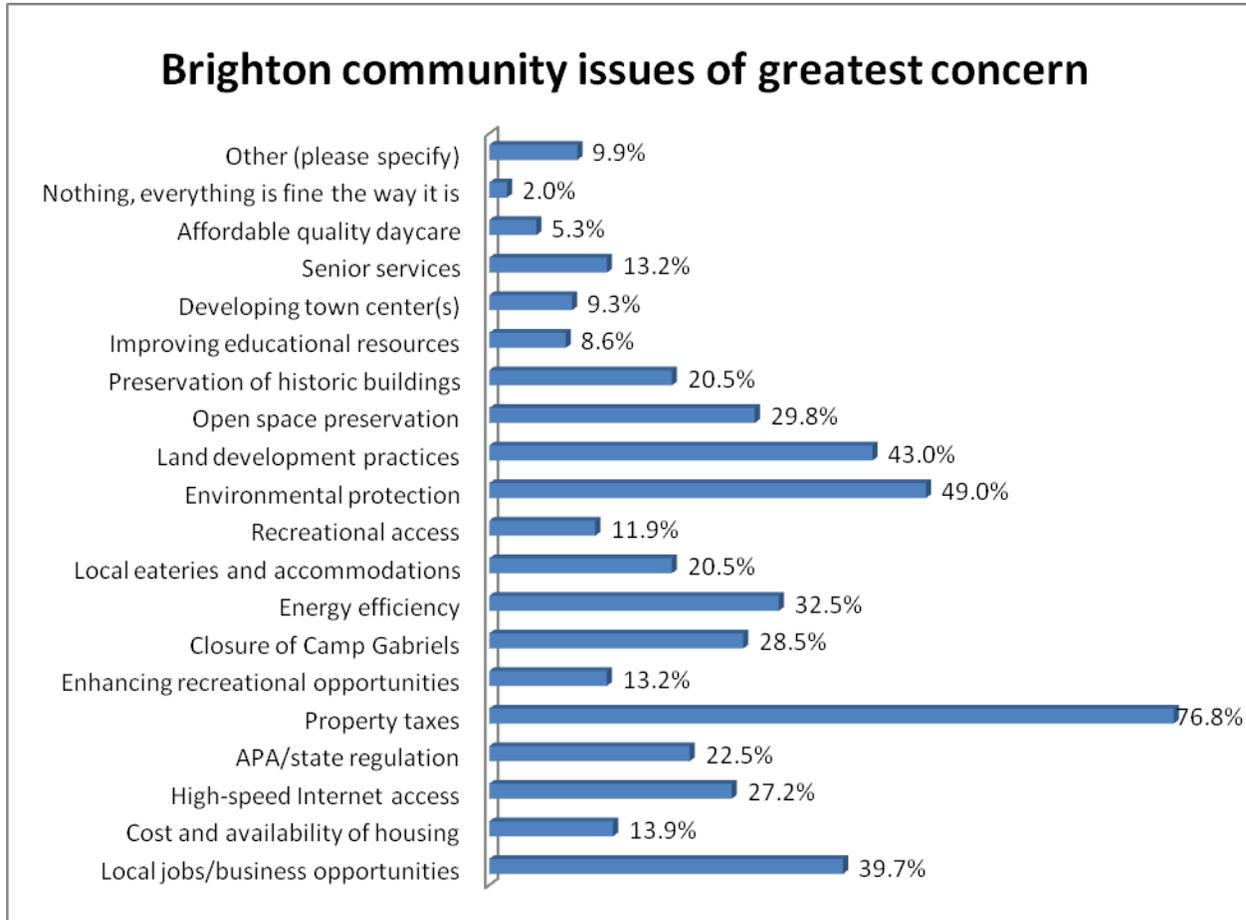
A total of 151 surveys were returned, with a return rate of approximately 25 percent. The survey results are discussed throughout this plan. A summary of the survey data is included in Appendix B.

Some of the most interesting survey general results include the following:

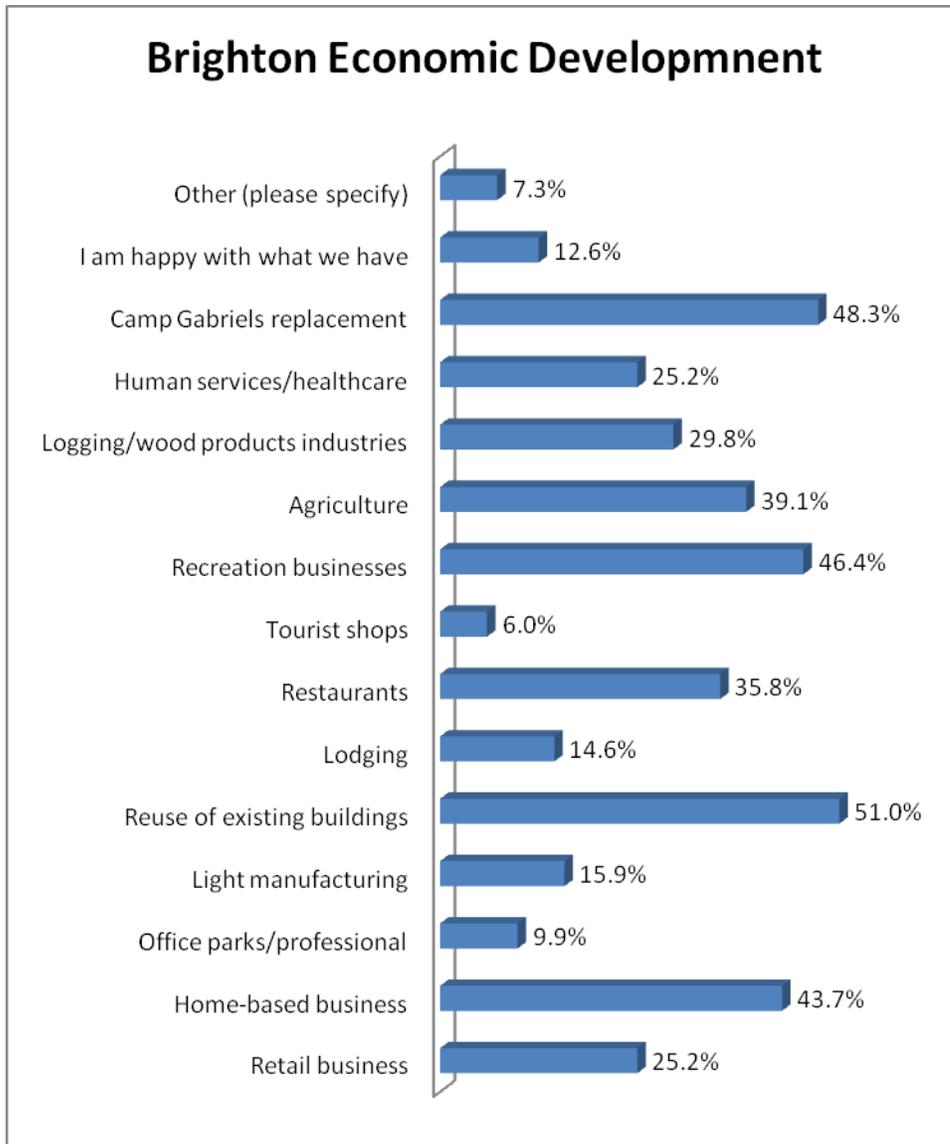
- The vast majority (72 percent) of respondents feel that Brighton’s primary “identity” should be “a place to live and work.” The second most popular category for Brighton’s identity was “traditional Adirondack camp community” with 45 percent.



- The community issue of greatest concern was property taxes (77 percent), followed by environmental protection (49 percent) and land development practices (43 percent) and local jobs/business opportunities (40 percent).



- The type of economic development that community members listed as most desirable was re-use of existing buildings (51 percent), followed by Camp Gabriels replacement (48 percent), recreation businesses (46 percent), and home-based businesses (44 percent).



1.8 Public meetings

Two public meetings were held as part of the Brighton Smart Growth Initiative. The first was held at the beginning of the project, on September 4, 2008. The purpose of the initial meeting was to solicit input from town residents about what types of growth they wanted to see in the town, as to obtain feedback on the project goals and activities.

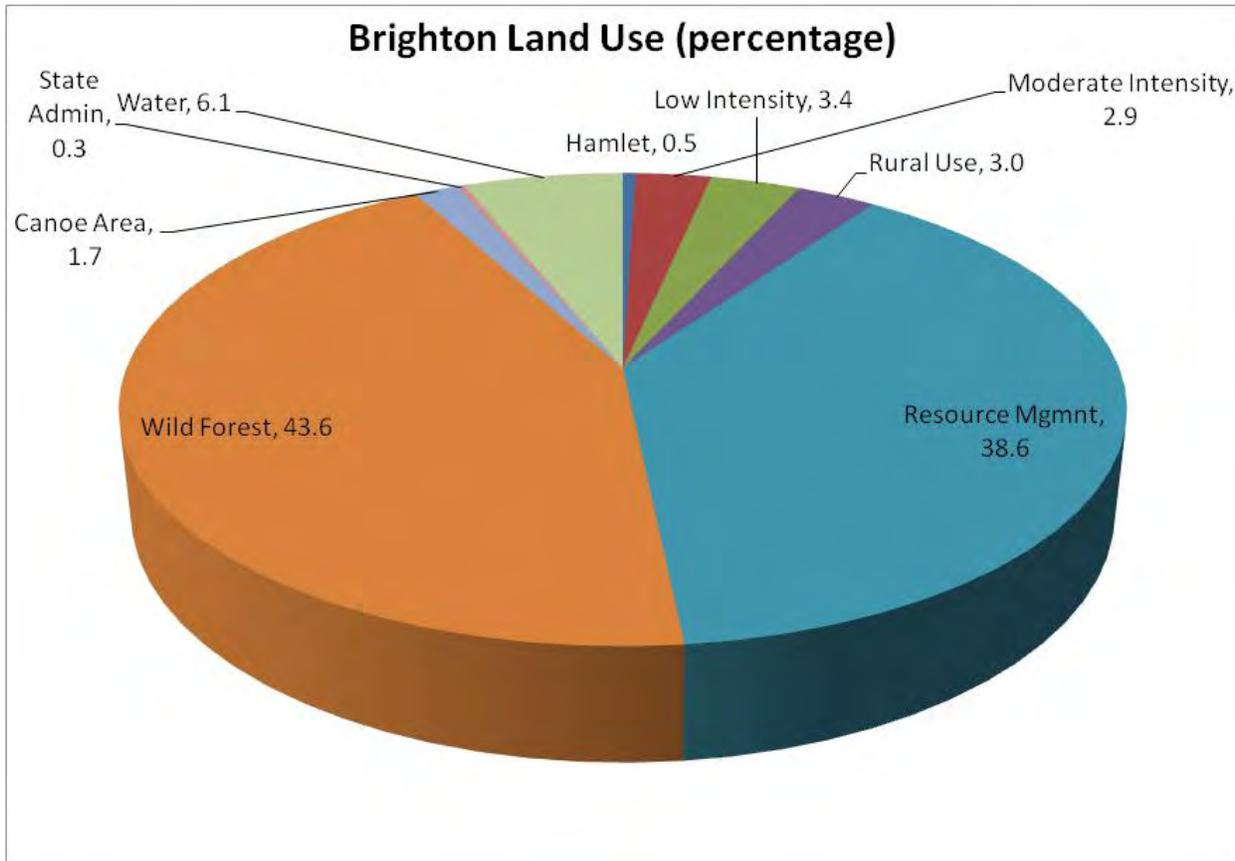
The second public meeting was held on July 23, at the end of the project, to present the draft Smart Growth Plan to residents.

2.0 Land Use

A land use assessment and build-out analysis for the Town of Brighton was conducted by Michael R. Martin, CLM, of Cedar Eden Environmental LLC using a geographic information system (GIS) and a wide variety of available data layers. The primary layers used were APA Land Classification and APA Wetlands. In addition, GIS layers containing an estimation of existing structures within the Town of Brighton were created by digitizing structures visible on USGS Topographic Quadrangles and 2004 High-Resolution Infrared Aerial Photography.

2.1 Existing Land Use

Approximately 26 percent (13,850 acres) of the town's lands are wetlands. Approximately 19 percent (9,908 acres) of the land within the town is potentially developable. The remaining lands are either wetlands, lakes and ponds, or public lands. In terms of APA land use classifications, the majority of land use in the town is either Wild Forest (44 percent) or Resource Management (39 percent).



It is not known how many dwellings are presently within the town. Buildings digitized from the topographic maps and aerial photographs do not distinguish between dwellings and other structures, such as garages, barns, and sheds. However, the digital analysis and US Census data indicate that there may be as many as 550 dwellings presently within the town. These structures

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are clustered in certain areas, including along Rainbow Lake, the St. Regis Lakes, and several areas along Route 86, as shown in the Dwelling Density map, which is provided in Appendix C. Below is a table showing the number of parcels per NYS ORPS Property Type Classifications in the Town of Brighton (LA Group 2009).

Tax Code Type Number	NYS ORPS Property Type Classifications	# of Parcels*
100	Agricultural - property used for the production of crops or livestock	23
200	Residential - property used for human habitation	505
300	Vacant Land - property that is not in use, is in temporary use, or lacks permanent improvement	283
400	Commercial - property used for the sale of goods and/or services	14
500	Recreation & Entertainment - property used by groups for recreation, amusement, or entertainment	5
600	Community Services - property used for the well being of the community.	15
700	Industrial - property used for the production and fabrication of durable and nondurable man-made goods	0
800	Public Services - property used to provide services to the general public.	26
900	Wild, Forested, Conservation Lands & Public Parks - reforested lands, preserves, and private hunting and fishing clubs	193

* parcel data from the Franklin County Real Property Tax Service and NYS Office of Real Property Services, 2007

2.2 Build-Out Analysis

The build-out analysis (potential for development, if everything in the town that could be developed was developed) within the Town of Brighton was based upon the acreage of land within each APA land classification, since this sets the present allowable maximum dwelling density. Since development cannot take place within wetlands or on lands with conservation easements, these areas were removed from this analysis. Approximately 46 percent (24,354 acres) of the town's lands are protected by easements or are wetlands. Approximately 19 percent (9,908 acres) of the land within the town is potentially developable. The remaining lands are either protected by easement, wetlands, lakes and ponds, or public lands.

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Based upon these analyses, the Town of Brighton could potentially produce a total of 1,874 principal dwellings under current APA Land Classification. These dwellings would be located in the various Land Classifications as such:

Hamlet	205 – 410 dwellings
Moderate Intensity	783 dwellings
Low Intensity	383 dwellings
Rural Use	154 dwellings
Resource Management	145 dwellings

At the present time the only lands classified by the APA as Hamlet in the town are located around the southern shore of Rainbow Lake. The lands surrounding Rainbow Lake contain many wetlands and some steep slopes which might inhibit future development. There are 282.4 acres of Moderate Intensity lands along Route 86 in Gabriels which includes commercial uses, Camp Gabriels and the Gabriels Post Office. If these lands were reclassified as Hamlet, an additional 62 – 344 dwellings could potentially be built within the town.

This analysis demonstrates that technically, a considerable number of dwellings could be constructed within the town under full build-out conditions. Assuming that all of the approximately 1,874 or more potential dwellings that could be constructed were constructed, and assuming there are approximately 550 existing dwellings within the town, an additional 1,324 dwellings could be constructed under full build-out. However, it is unknown how many principal building rights exist in the town under APA regulations, so this number is likely an overestimate. The actual number of dwellings that could be constructed in the Town of Brighton would be affected by on-the-ground wetland delineations, soil conditions, topography (steep slopes), and other factors, including APA principal building rights. Roads would need to be constructed in many areas, and in some cases, road access to interior land parcels is not possible. Also, although public water and sewer are not required for building in the town unless reclassification is desired, the lack of public sewer or water may be an impediment to additional building construction in the town. Without public sewers, septic systems will need to be constructed on new building sites, Septic systems need to be properly sited with respect to soil and site conditions, so this could be an issue on certain parcels with soil conditions that are incompatible with septic system construction.

This analysis demonstrates that there is the potential for considerable uncontrolled change within the town. When one considers the growing population in our nation and the desire for retirement and second homes within the Adirondack Park, there can be considerable pressure to develop, at least during good economic times. The Town of Brighton should act now to guide growth in the best interest of the Town and in accordance with sustainable economic and environmental development practices. This smart growth initiative has helped the community describe what it wants its identity to be, which may be incompatible with unplanned development.

Potential Growth Areas

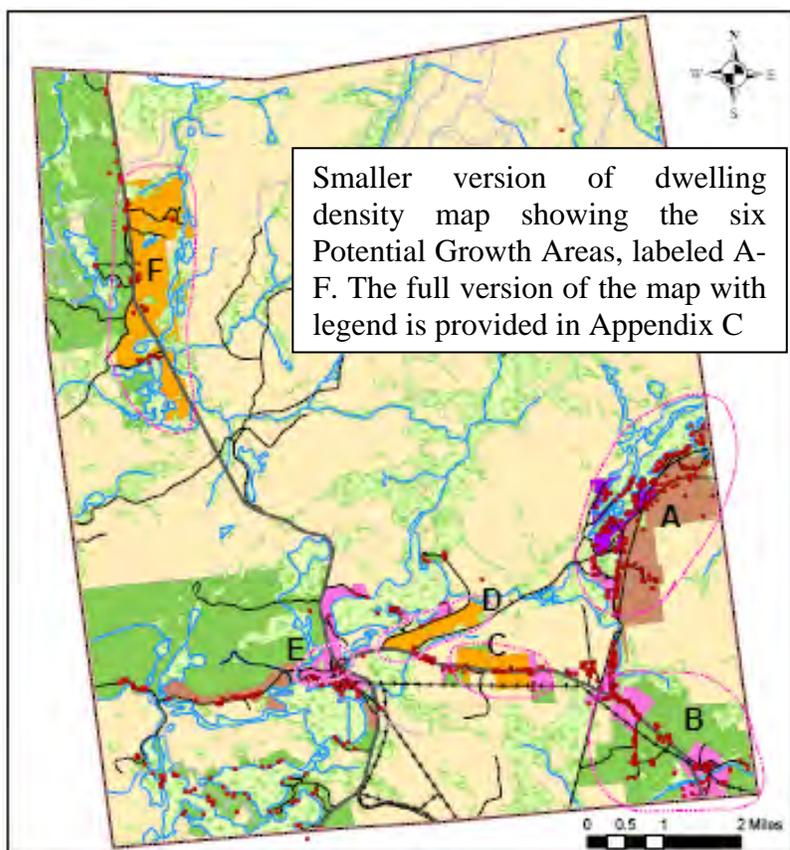
As shown on the dwelling density map in Appendix C, several specific areas of the town have been identified as potential growth areas. The individual characteristics of each area should guide

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the type of development that is most suitable in each location. Whenever possible and applicable, the Town of Brighton should consider recommending conservation subdivision design for any major subdivisions or developments in the town. Conservation subdivisions involve clustered or concentrated building sites in one area of the development while leaving the remainder of the development site as open space. This would allow as much wildlife habitat, forestry resources, and recreational opportunities to be preserved as possible within each development. Conservation subdivisions have small lot sizes but allow for greater open space preservation in the overall project. Conservation subdivisions are often cheaper for developers to construct and retain resale value very well. This type of development design may require APA approval in certain areas due to the small lot sizes, but the APA endorses conservation design when designed correctly.

Each potential development area is discussed individually below. Refer to the dwelling density map in Appendix C for locations of each area. A smaller version of the map is shown below for ease of reference.

Potential Growth Area A: County Route 60 in Rainbow Lake (Rainbow Lake Road). This area includes the only part of the town that is designated Hamlet by the APA, although it is nearly all residential land use and there is no public water or sewer. Much of this area is already highly developed, especially around the southern tip of Rainbow Lake, which includes areas within riparian buffer zones (around lake and stream shorelines). This area is best suited for carefully planned, cluster development to protect and preserve open space and environmentally sensitive buffer areas. These buffer areas help protect the water quality of Rainbow Lake.



Potential Growth Area B: Gabriels Center, including the corner of Route 86 and County Route 55 (Bloomingdale Road). This area is currently classified as Moderate Use by the APA; however, it is the primary center of commercial development in the town. This area should be the major focus of town center revitalization, and the target area for commercial development, the creation of walkable neighborhoods, and potential future reclassification as a Hamlet. This area has good visibility for businesses as it is a well traveled corridor. This area is also the location of

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the Camp Gabriels Correctional Facility which has recently been closed by the State and is in need of a re-use plan.

Potential Growth Area C: Route 86 in Gabriels/Paul Smiths (Easy Street). This area is currently a town center of sorts, and is nearly all residential development, with some farm and forestry resources. The area is designated as Rural Use, and while land is available for development, much of it is landlocked behind houses built along the road. This growth area would be a good possible location for a forestry resource industry or cluster development, although access roads would be needed.

Potential Growth Area D: Strip of land between White Pine Camp Road and County Route 31 (Jones Pond Road). This area is currently designated as Rural Use by the APA. Care should be taken to avoid development patterns such as those in Growth Area C, in which houses are built along the road and interior sections are landlocked. This growth area is close enough to Paul Smith's College to warrant some commercial land use. If the land is developed as residential land use, conservation subdivision design should be employed for any larger subdivisions.

Potential Growth Area E: Corner of Keese Mill Road and Route 30. This area is designated as Moderate Intensity by the APA. Its close proximity to Paul Smith's College provides good potential for commercial development. Ideally, the development focus of this area should be commercial businesses that cater to the college students and visitors such as restaurants, a laundromat, entertainment venues, a gas station, and/or stores. These businesses would not only service the college population, they would also bring in jobs for local residents, encourage/enable visitors to the town to stay longer, and encourage additional business growth.

Potential Growth Area F: Route 30 and Route 458 in McColloms. This area is a large tract that is designated as Rural Use. It does have good development potential, but since this area is far away from the existing town center or the college, it is not an attractive development option at this time. Growth in this area, under current circumstances, would be considered sprawl rather than smart growth; however, the potential development of this growth area should be revisited in the future as the town grows and changes.

Even within the above potential growth areas, it will be important to think carefully about how best to develop the areas, taking into consideration factors such as wildlife habitat, forestry resources, water quality impacts, and recreational opportunities in addition to more traditional factors such as infrastructure needs. In most cases, new development and subdivisions should be reasonably dense and clustered in the most appropriate locations within the growth areas, allowing for preservation of open space. Guiding growth in each of the above potential growth areas would entail comprehensive planning, zoning, site review or other planning ordinances. In the past, none of these measures have been implemented in the town, but it is important to consider and encourage sustainable economic growth at this time. Brighton should take control over its future through planning in order to preserve the existing character and resources.

2.3 Environmental Assessment

The Town of Brighton benefits from rich environmental resources. These include abundant forests, lakes, streams, fields, pastures and wetlands. These resources provide varied benefits to the community: hunting and fishing opportunities, wildlife habitat for game and non-game species, rich water resources and high water quality, air quality, carbon sequestration, and local economic opportunities (through direct land uses such as agriculture and forestry, as well as indirect opportunities such as guiding and nature-based businesses). In addition, it is largely these characteristics and the natural beauty which they confer which provide Brighton with its identity and its rural and wild character; these features make Brighton a beautiful place to live and to visit. Some of the economic opportunities afforded by the town's environmental qualities are being capitalized upon; others represent untapped opportunities.

Brighton has abundant environmental resources, and is in a good position to protect them. However, past development patterns have not been carefully planned, and this needs to change.

Brighton is in a good position to protect its environmental quality. Many of the town's environmental resources are in good condition and have not been severely impacted by human uses or pollution. Therefore, the town is in an excellent position to think carefully about its natural resources and its environmental quality now, rather than needing to try to restore a tarnished landscape.

Although the town's environmental resources are largely in good condition, past development patterns have not been carefully planned. Existing development in the town is strung along roadways and clustered around lakes. Some camps and structures that were initially meant for seasonal use are being converted to year-round use, in the absence of any coordinated planning. These incremental decisions are not necessarily conducive to protecting environmentally-sensitive features. Lakefront development presents obvious challenges to maintaining water quality and access; this is compounded by older septic systems that are not necessarily well-situated or properly maintained. Future planning efforts will need to consider, and look beyond, this historical legacy if they are to successfully protect environmental features.

Mapping

A set of maps were created as part of this project, and are provided in Appendix D. Map notes explaining map sources and descriptions are also included in Appendix D. The maps include land ownership and management, water resources, water resources showing ecological buffers, land cover, Brighton area lakes: aquatic invasive status, core wildlife habitat, modeled and observed wildlife data.

The mapping exercises and environmental analysis components of this Smart Growth Plan are intended to inform future development choices. The town has an opportunity to utilize tools that would plan for growth and development while protecting important resources and avoiding environmentally-sensitive features on the landscape. In this Smart Growth Plan, the goal of this analysis is somewhat limited, and is focused on recognizing environmental benefits and natural features that serve as “green infrastructure” in the town, and to illustrate the town landscape in a new way. Opportunities for future environmental analyses include the following:

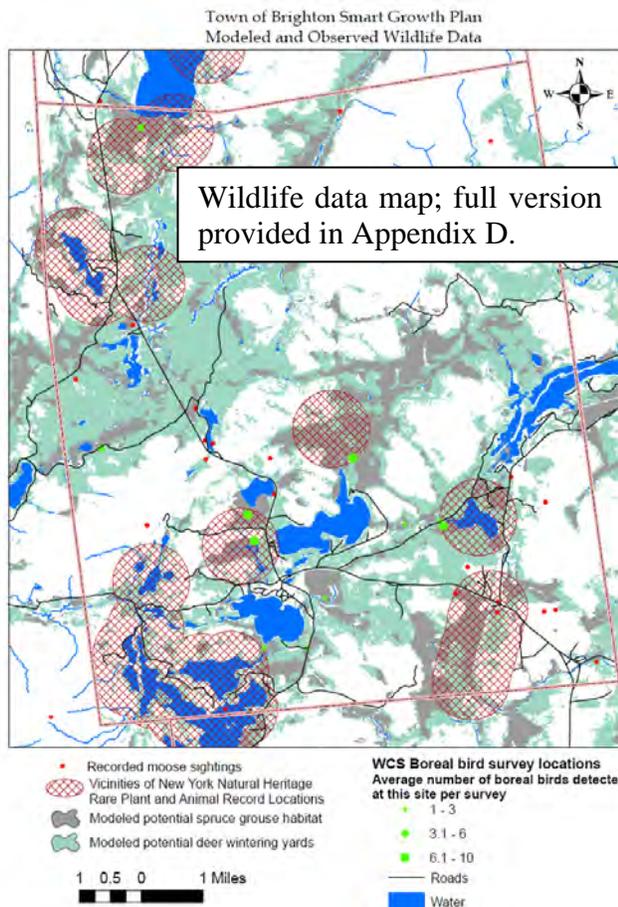
Field surveys: The town-scale mapping using existing ecological data is just a starting point for a serious effort to understand, locate, and determine protection measures for habitats and natural features in the Town of Brighton.

This is not a substitute for on-the-ground site surveys, which would yield tremendous information, including locating sign of wildlife, wildlife’s use of habitats or potential conflict areas, such as road crossings, and high value habitats such as vernal pools or old-growth forests. The existing data used in the current analysis is not sufficiently scaled to be used for site-based determinations or detailed local land use planning.

Conservation priorities: This environmental analysis has not attempted to make value judgments about which habitats and natural features are important to protect. As the Town of Brighton makes decisions about the future, it will have to weigh how to prioritize environmental benefits. Some options for how to approach this include: identifying important community values as a filter for prioritization (e.g. is wildlife habitat important to the community? What about scenic resources and viewsheds?); using the uniqueness of features as key criteria; and using the quality of features as key criteria.

2.4 Land Use Recommendations

Many tools exist that can help Brighton protect features that are important to the community. Some of these are dependent upon engaging in local land use planning; others are not. Some steps that would help in protecting environmental features include:



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- Being explicit about identifying and listing community values in town planning efforts. For example, if biodiversity protection is a goal that is important to the town, it should be explicitly mentioned.
- Learning about planning tools that are available to enhance natural resource protection, such as conservation subdivisions, Transfer of Development Rights, and conservation overlay zones.
- Continuing to collect information about the town's environmental resources, potentially including the use of field surveys, as mentioned above.
- Advancing the concept of the potential growth areas presented in this plan to identify specific locations (such as Gabriels) as places where intensified development might be appropriate, as a way to achieve Smart Growth and steer development away from less-suitable locations. This consideration should be based on an analysis of the locations in the community that are best able to sustain development (Klemens et al, 2006).
- Emphasizing opportunities to cluster development in suitable locations rather than dispersing development across the landscape, as outlined in Section 2.2 above.
- Talking with other local municipalities about planning beyond town boundaries to achieve regional-level thinking.
- Taking advantage of regional organizations and resources to help with natural resource protection (e.g. the Wildlife Conservation Society, Paul Smith's College, state agencies, etc.)
- Thinking broadly about natural resources that should be protected. For example, Brighton includes many large, intact forest blocks that provide habitat for interior forest species, and that help provide connectivity for wildlife needing to travel across the landscape. A narrow view of natural resources that only accounts for features like wetlands would overlook the importance of this upland habitat.

3.0 Brighton Businesses

3.1 Existing Businesses

A list of businesses operating within the Town of Brighton had been compiled by community members as part of the Brighton 2000 project, and this list was updated as part of this project. The list was posted at all area post offices and stores for community members to update. Questions about area businesses were also included in the Community Survey. Approximately 70 businesses were identified in the town (although it is likely that there are more out there).



The majority of the businesses are rental cottages, artisans, and single-proprietor service businesses. Examples include daycares, contractors, stores, restaurant/bars, automotive care, and farming. The major employers in the Town of Brighton other than these small businesses include Paul Smith's College and the Adirondack Park Visitor Interpretive Center. Camp Gabriels Correctional Facility was the largest employer in the town, but it was closed on June 30, 2009. A copy of the business directory spreadsheet is provided in Appendix E.

3.2 Business Social

As a focus group meeting of interested Brighton business owners, the Smart Growth Grant Committee held a town business social event at the town hall on Friday, March 6, from 5-7 pm. The goal of the social was to encourage interaction and shared services between local businesses, and to foster a sense of community. The event was advertised with flyers and press releases, and light refreshments were served. The social was attended by approximately 10-20 artisans and business owners, all of whom appreciated the networking opportunity, and some of whom vowed to hold future socials at their places of business.

3.3 Survey Results

Of the 151 community survey respondents, 30 (20 percent) stated that they owned or operated a business in Brighton. About half of these are year-round businesses, and the other half are seasonal, mostly summer.

3.4 Brochure

As part of this project, a brochure, called Brighton Connections, was developed to advertise the various wonderful businesses, services, artists and artisans, attractions, history, annual events, and recreational opportunities in the Town of Brighton. The brochure is being distributed throughout the Tri-Lakes at local chambers of commerce, hotels, and tourist venues such as the Visitor's Interpretive Center, the Corn Maze, and the Wild Center. Over 3,000 four-color

production high quality pieces were printed, in a 4 x 11” glossy booklet-style with photographs from Mark Kurtz and other area photographers.

Advertisements were sponsored in the brochure by local businesses to cover printing costs. The goal of the brochure is to not only attract visitors to our town, but also to provide information about services and additional activities for visitors to patronize while they are here. The title of the brochure is Brighton Connections, which represents the connection between Brighton businesses and residents with each other and with businesses in the surrounding region. A copy of the brochure is provided in Appendix F.

3.5 Brighton Website

The committee meeting minutes from the Smart Growth Grant project have been posted on the Town of Brighton Web site. This final Smart Growth Plan will also be posted on the Web site, as well as information from the Brighton Connections brochure and Brighton Business Directory. Currently, although the Town of Brighton Web site is attractive and well-organized, the information on individual pages should be updated, including contact information (for example, church pastors, organization contacts, etc). Updates should happen on a regular basis, so that the Web site can serve as a tourist and business information center.

3.6 Camp Gabriels

Despite the efforts of many local supporters, the Camp Gabriels Correctional Facility in Gabriels was closed on June 30, 2009. The town and community sincerely hope that the facility is re-developed into some sort of entity that provides year-round employment for local residents. Having this facility fall into disrepair by disuse could be disastrous and seriously hamper future development. The New York State Department of Corrections is required to prepare an adaptive re-use plan for the facility by October 1, 2009. Some of the facility re-use options that have been floated by Camp Gabriels employees and community members include:

- Drug and alcohol rehabilitation center similar to or affiliated with St. Joseph’s in Saranac Lake
- VA clinic
- School or facility for youth at risk
- Forest Rangers training school
- Teaching and/or research facility for green living (e.g. small space farming, eco-friendly technologies, composting, etc.)
- Light manufacturing facility such as a pellet plant
- Resort

A resort may not be the best option for sustainable economic development because it would be unlikely to be a year-round facility. Other than that, any of the above options are worth pursuing. The Town of Brighton should form (or join) a task force to investigate and guide re-use of the facility. The task force should include community members, elected officials from Brighton,

Franklin County, neighboring municipalities, and the State, as well as representatives from the former correctional facility.

At one of the Smart Growth Grant Committee meetings, the possibility of developing a wood pellet plant in the Town of Brighton, in particular as an alternative to Camp Gabriels, was discussed with some representatives from Paul Smith's College. Paul Smith's College is working on developing their own biomass facility and is not interested in collaborating on building a pellet plant in Brighton. Although the APA would most likely approve a pellet plant in the town since it would be compatible with forestry-based land uses, a small pellet plant would have a hard time competing with planned and existing plants in Massena and elsewhere. The most effective means of developing a pellet plant in Brighton would be for an interested entrepreneur to pursue working with Finch Pruyn or some other larger established forestry product business to develop a plant.

4.0 Telecommunications

Telecommunications refers to the transmission of electromagnetic signals, including Internet and cell phone signals. High-speed Internet access, also known as broadband access, is necessary for economic development, since high-speed access is required for transmitting large documents or photos, streaming video, or many other forms of online communication. Transfer of documents and information of all kinds is necessary for most modern-day business operations.

Telecommunication speeds of the most common forms of Internet access are listed below (as discussed at the November 14, 2008 APA conference on telecommunications):

- Broadband as defined by the FCC: 750 kb/sec
- Regular Roadrunner Cable (broadband): 3-10 MB/sec, depending on number of users
- Time Warner Turbo: 15 MB/sec, depending on number of users
- DSL: 750 kb/sec upload, 1.5 MB/sec download
- Satellite: 1.5 MB/sec
- Dialup: 56 kb/sec
- Wireless: 1.0 MB/sec



Telecommunications is a smart growth issue since access to high-speed Internet attracts business growth as well as visitors. New businesses may choose not to located in Brighton if they cannot get high-speed Internet access. Visitors coming to Brighton on vacation who are used to having high-speed Internet access might be frustrated and not return for future vacations if they cannot

check email or keep in touch with their businesses while they are here. And small businesses in Brighton without high-speed Internet access are at a disadvantage if they can't transfer large files, upload pictures or videos to their website, or access certain Web applications like their competitors in other areas. According to the Adirondack Park Regional Assessment Project report (2009), only seven out of 103 communities in the Adirondack Park have full cell phone coverage (and Brighton is not one of the seven), and only five percent of Adirondack communities report that broadband service is available everywhere.

4.1 Existing Telecommunications in Brighton

According to the Brighton community survey, the majority of Brighton residents who have Internet access have cable high-speed Internet access (51 percent). However, a significant percentage of respondents have only dial-up Internet access or no access at all. Of these, a number of respondents said they would use the Internet for business purposes if they had it. This is a concern, as it indicates that the lack of high-speed Internet access is negatively impacting business growth in the town.

Also, the cell phone tower at Paul Smith's College is planned to be operational by this summer. Although it will not provide cell service to the entire town, it will improve cell phone access for many, and will be an important safety feature for the college students. Improved cell phone coverage will allow residents the option to use a mobile broadband device for Internet access, even if they do not have access to cable broadband.

4.2 Regional Telecommunications Planning

Two groups, the Development Authority of the North Country (DANC) and CBN Connect, are wholesale "carrier's carriers" with the goal of installing and managing broadband infrastructure in the North Country. DANC is located in central New York and CBN Connect is in the process of creating infrastructure throughout the Clinton, Essex and Franklin tri-county region. CBN Connect will be seeking providers to service the area, hoping to encourage multiple providers and therefore better pricing through competition.

CBN Connect will be constructing broadband infrastructure down the Route 86 corridor through Brighton by the end of 2009 and possibly up Route 30 in the future. However, this will not help many of the Brighton residents that need connection for the "last mile" from the main road to their houses. According to Howard Lowe of CBN Connect, last mile services could be provided by individual wireless transmitters (personal communication, October 14, 2008). Wireless subscribers would have an antenna receiver at their house (inside or outside, depending on proximity to the transmitter), which would transmit signal via a secure link to their router. Each antenna receiver would have its own IP address, only enabling subscribers to utilize the wireless service.

The Saranac Lake Chamber of Commerce is in the process of developing a coalition to look into wireless networks, and a Franklin County pilot project is being planned by CBN Connect. The pilot project, located in Chateauguay, is working with Primelink and Westelcom, and it is possible that those two companies would be interested in expanding their business base, in

addition to Time Warner Cable (personal communication, Julie West, CBN Connect, November 2009). In addition, CBN Connect is in the process of conducting a survey of all potential wireless antennae sites in the Adirondack Park.

The Common Ground Alliance is a coalition of local leaders seeking to identify and improve key issues for the park. The three core issues identified during the summer 2008 conference were property taxes, energy, and telecommunications/high speed internet. The Town of Brighton should participate in the Common Ground Alliance and work together with CBN Connect to install last-mile connections in the Town of Brighton via a wireless transmitter or other means in the town.

4.3 Telecommunications Recommendations

CBN Connect is making concerted efforts to bring broadband access to the Adirondacks, and the Town of Brighton should partner with them if at all possible. The Town of Brighton should pursue the possibility of collaborating with CBN Connect and area towns to install a wireless transmitter at the Adirondack Regional Airport in Lake Clear or other suitable location. A united effort to pursue access for the residents of multiple towns is more likely to succeed than any one town's efforts alone. Funding sources for such a project could include a NYS Office of Technology grant or federal stimulus funds. If a wireless antenna were to be installed at the Adirondack Regional Airport, the radius of transmission would be approximately five miles as the crow flies, so it would probably cover most if not all of the town (Julie West, personal communication, November 2008).

5.0 Evaluation of Smart Growth Alternatives

5.1 Affordable Housing

As in many areas of the Adirondacks, many homeowners, including seniors and working families, are being priced out of their homes in the Town of Brighton. According to the Saranac Lake and Harrietstown Draft Comprehensive Plan, although personal income has grown only 2 percent per year in the Saranac Lake area, home sale prices have increased 20 percent per year since 2000 (2009). As a result, middle-income families earning approximately \$50,000 cannot expect to find a decent home within their budget. This housing gap is reaching crisis proportions in Brighton as well, where few affordable rental properties



exist and those that do exist are often quickly snapped up by Paul Smith's College students (Village of Saranac Lake and Town of Harriestown Comprehensive Planning Committee, 2009).

Affordable housing, as defined by the US Department of Housing and Urban Development, is housing for which the occupant is paying no more than 30 percent of his or her income for gross housing costs, including utilities. The 2007 median income in Franklin County was \$ 39,199. Affordable housing concerns were frequently mentioned in the Town of Brighton community survey. The issue of affordable housing in the Town of Brighton should be addressed by finding ways to improve existing homes and make them more affordable for residents to own, rather than focusing on constructing new low-income affordable housing in the town, due to the lack of available building lots for large developments and a lack of funding for such projects.

The Town of Brighton has been working to provide affordable housing for its residents for over a decade. The town applied for and received two separate Small Cities Community Development Block Grants from the US Department of Housing and Urban Development (HUD). In 1992, 28 different projects were funded in the Gabriels area, for a total cost of \$394,000. In 1994, the second HUD grant funded 30 projects in Gabriels and Rainbow Lake, for a total of \$400,000. The town applied for a third HUD grant in 1996 but was turned down. Now that it has been several years, the town should apply for additional HUD funding to pay for much-needed home repairs in the town, making it more affordable for low-income families and seniors to stay in their own homes.

Additional funding options for affordable housing in Franklin County include housing grant assistance from Friends of the North Country, Inc. (518-834-9696 or 800-355-3662 and <http://www.friendsofthenorthcountry.org/>), or senior heating assistance programs through the New York State Office of Temporary or Disability Assistance Home Energy Assistance Program (HEAP), which can be contacted at 1-800-342-3009, or <http://www.otda.state.ny.us/main/heap/>.

The Adirondack Community Housing Trust (ACHT) was created to keep some homes in the Adirondack Park affordable for middle income families to purchase. Thanks to Senator Betty Little, the State last year budgeted \$1 Million to be used by the ACHT to reduce the cost of home purchases for families making up to 120% of area median income. The initiative requires that resale limitations be placed on the property so that in the future, the sale of these homes will be managed by ACHT so they will be passed on to other income-qualified families at affordable prices. More information on this program can be found at <http://www.adkhousing.org/> or 518-873-6888.

The APA is attempting to increase affordable housing opportunities within the Adirondack Park on land best suited to sustain a higher density of development through proposed changes in legislation (S.3367). The bill would encourage community housing projects within a three mile radius of APA classified Hamlet land use areas through special treatment under the "overall intensity guidelines" of the Adirondack Park Agency Act (APA) Act, Executive Law (EL) Article 27. If this bill passes, and if the construction of additional affordable housing units is desired in the future within the Town of Brighton, the town should consider constructing any new units within Potential Growth Area A, as outlined in Section 2.2 of this Plan.

5.2 Town center revitalization and reclassification

The Town of Brighton consists of several developed areas, including Rainbow Lake, Paul Smiths, Gabriels and McColloms. The only area within Brighton that could be considered a “town center” is Gabriels, which has a community park with field house, two small stores, two small restaurants, several other small businesses, and a small concentration of houses. Clustering growth into areas that are already developed can help protect open space in other areas. In addition, revitalizing a town center into an attractive, inviting mix of commercial and residential land use and walkable neighborhoods invites not only tourists but also greater use by local residents. Encouraging attractive infill growth in Gabriels would benefit the local economy in Brighton. The bill on community housing mentioned in the previous section might also provide funding for additional development in Gabriels as the area is within a 3-mile radius of the existing Hamlet in Rainbow Lake and currently classified as Moderate Intensity. Adding well-lit sidewalks between the park and the stores would be an excellent first step toward town center revitalization, followed by the addition of more restaurants and stores and attractive landscaping.

Currently, Gabriels is classified as Moderate Intensity land use by the Adirondack Park Agency. If the Town of Brighton was granted a map amendment to reclassify Gabriels as a Hamlet, more businesses and economic growth could be encouraged in that area. The major benefit of reclassification in Gabriels is that it loosens the density restrictions for building in the area. If the town wishes to pursue reclassification, it would need to apply for a Map Amendment, which entails mapping soils, slopes, wetlands, and natural resources. Because Gabriels is not serviced by central sewer and water, the map amendment is less likely to be approved. However, if the central sewage facility at Camp Gabriels were modified to service the entire Gabriels area this would improve chances of the map amendment being approved. Public sewer and water is an important consideration to increased density, since as lot sizes get smaller, the potential for appropriate well and on-site septic locations are greatly decreased. The proximity of wetlands may also be an issue in the area. In addition, if the town could implement a local land use plan, which transfers jurisdiction of land use planning to the town from the APA, the town could shift around the development densities so that they are concentrated in Gabriels center. This process often calls for detailed comprehensive planning and at this time, it is not likely to be financially beneficial or feasible. Discussion with the APA on the process and requirements for this map amendment may still be useful and should be pursued if so desired by the town.

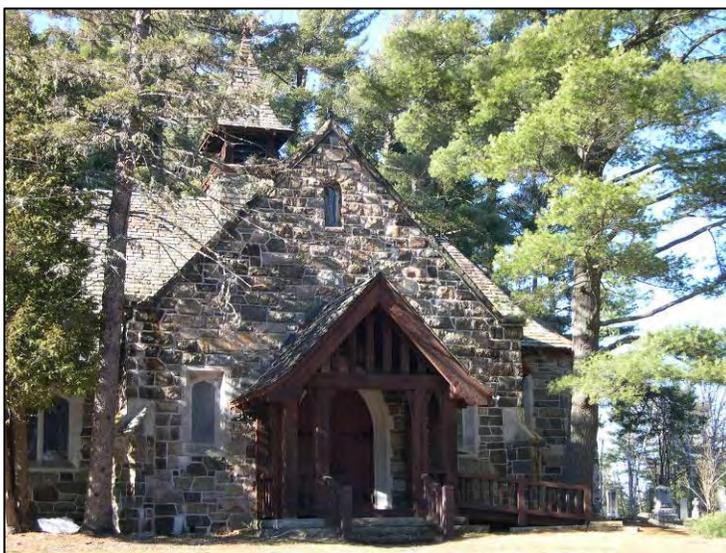
5.3 Craft/Heritage trails

The Town of Brighton has a vibrant art community, with a number of well-known artists making their studios here. In addition, the town’s rich heritage is celebrated around kitchen tables and on an annual basis at events such as Brighton History Days. Craft studios, Adirondack Great Camps, historic hotels and canoe routes, churches, and one-room schoolhouses, all are of potential interest to visitors to our town. The town should consider developing craft and/or heritage “trails” in order to lure visitors to the area. Future grants should be sought to develop these trails, potentially even including pre-recorded local history tours that can be followed using GPS coordinates and mp3 or CD recordings tied to specific historical or heritage sites around the town. The local history tours could be coordinated in conjunction with the Visitor Interpretive Center and Paul Smith’s College.

Efforts are currently underway by the Adirondack North Country Association to develop 13 Scenic Byway Trails throughout the Adirondacks, one of which (the Adirondack Trail) passes through the western edge of the Town of Brighton down Route 30. The Town of Brighton should capitalize on the Scenic Byway program in order to promote local businesses and artisans along the route to draw tourists and visitors to the region.

5.4 Historic Resources

The Adirondack Architectural Heritage (AARCH) is the nonprofit historic preservation organization for the Adirondack Park. AARCH has been involved in a number of historical preservation initiatives within the Town of Brighton, including a historic building inventory (which was started but never fully completed), and the renovation of the historic Brighton Town Hall. The Town Hall renovation was recently approved for a \$400,000 State Historic Preservation Office grant; this worthwhile project should be supported.



Historic, or heritage preservation is a smart growth issue, because such preservation leads to economic and environmental sustainability. Renovation and re-use of existing buildings using local labor and original local materials creates local jobs, saves on fossil fuels, reduces landfill waste, and provides affordable housing (Rypkema 2005). Preservation of historic buildings in the Town of Brighton should be a priority. In fact, over 50 percent of respondents to the Brighton Community Survey rated “re-use of existing buildings” as one of the five types of economic development on which the community should focus. Clearly this is an important issue to local residents.

As more and more private land is developed in the Adirondacks, land owners and builders are becoming creative in finding shoreline properties upon which to build. The practice of tearing down historic camps and buildings in order to construct new ‘mcmansions’ in their shoreline footprints is becoming more and more common. In order to avoid this happening to beloved family and historic properties, property owners can place historic preservation easements on their homes. Such easements serve to protect the property in perpetuity against future alteration or intentional damage. In exchange for the preservation easement, property owners can receive a substantial tax credit. For more information, visit the National Park Service’s Historical Preservation Tax Credit website at <http://www.nps.gov/hps/tps/tax/easement.htm>.

5.5 Energy Efficiency/Green building

Brighton Energy Efficiency Workshop

The Town of Brighton held an informational energy efficiency workshop at the Paul Smiths Visitor Interpretive Center on Saturday, March 21. The event was publicized in the newspaper, via flyers, and via the community survey. This free workshop was presented by Ann Heidenreich from North Country Energy Smart Communities. Ms. Heidenreich is a recognized expert on the subject and speaks to many organizations on this topic. Information about programs and funding opportunities for home energy improvements were discussed, as well as the energy audit process and examples of energy efficiency improvements that local residents had implemented in their own homes. More information can be found at <http://www.getenergysmart.org>. Funding is also available for residential homeowners that meet low income guidelines for weatherization and appliance replacement. NYSERDA's energy audits are available for commercial, institutional, non-profit and local government buildings, as well as individual residences.

Regional Energy Initiatives

Energy represents a major municipal and household expense within Brighton, and the community survey demonstrated that over 32 percent of Brighton residents feel that energy efficiency and renewable energy opportunities are issues of greatest concern. Regional initiatives such as the Adirondack Climate Action Plan, Regional Greenhouse Gas and Energy Audit, and Energy Smart Park Initiative, offer opportunities for Adirondack communities such as Brighton to receive assistance and support in identifying and implementing municipal and local energy projects. These include such ideas as improving community energy efficiency by adopting an enhanced energy code; working with other municipalities to implement the concept of Community Energy Efficiency Managers (a person who would identify and implement energy-saving opportunities); and communities working with regional groups to identify opportunities for converting municipal energy sources to renewables such as biomass. As part of implementing this Smart Growth Plan, Brighton should take advantage of opportunities to learn more about, and potentially participate in, energy conservation initiatives.

Green Building

Green building practices are growing in popularity nationwide; no less in Brighton. These practices include energy efficient appliances, alternative energy sources (solar, geothermal, etc), use of locally-available building materials, and energy efficient design, among others. Over 22 percent of respondents to the community survey indicated their interest in learning more about green building practices and energy efficiency, as well as shared services between businesses. In the future, homeowners and business owners in the Town of Brighton should work together for cooperative purchasing of green building materials and supplies.

5.6 Multi-use/Walkable Neighborhoods

Designing and incorporating more traditional, multi-use, walkable neighborhoods is a central tenet of smart growth planning initiatives nationwide. The idea is that neighborhoods with a mixture of businesses, services, and housing all within a walkable distance reduce sprawl, decrease the consumption of fossil fuels, generate business growth, improve the health of residents, and are generally more environmentally-friendly. Opportunities for multi-use,

walkable neighborhoods are minimal within the Town of Brighton, but some potential exists within the Gabriels center area. Indeed, stores, businesses, a church, a park, restaurants and dwellings already exist within a small area, and many people do walk within this radius. To the greatest extent possible, future business and affordable housing growth should be concentrated within walking distance of Gabriels in order to continue to develop the walkable community. If needed, sidewalks, bike paths, or walking paths could be established in order to increase walking safety and greater town center use.

6.0 Municipal Planning

6.1 Past Town Planning Efforts

The Town of Brighton has attempted to develop and implement planning and zoning regulations several times in the past, although none has ever passed the public hearing process or the Town Board vote. In the 1980s, a Comprehensive Plan and a Zoning Plan were developed by hired consultants, but neither was ever passed. In the 1990s, a site review planning board was established, which met regularly for a year. A Site Review Plan was developed, undergoing multiple revisions, and a public hearing was held. The Site Review Plan stipulated that the Planning Board would review and approve new construction and development above a specified size and scope in the town. A Town Planner was hired on a part time basis (shared with the Town of Santa Clara) to assist with developing the Site Review Plan and to help with any planning issues. The Site Review Board was made up of informed group of town citizens representing diverse interests as well as each of the major “neighborhoods” in Brighton. Despite concerted efforts by then-town board members and despite numerous revisions to the Site Review Plan, the Plan was never passed and the Site Review Board was eventually disbanded. One of the main reasons why people were opposed to the Site Review Plan was that they felt that the APA already put enough restrictions on private land. Another reason was questions about the qualifications of the individuals on the Planning Board; although the hiring of the Town Planner was intended to address that issue.



6.2 Regional Planning

Quite a number of regional planning initiatives are currently underway in the Tri-Lakes and Adirondack regions. Each of these planning initiatives are mentioned briefly below. The Brighton Town Board should make every effort to keep apprised of the progress of these initiatives and participate in the initiatives when possible.

Transition Town

Transition Town is a group of concerned Saranac Lake citizens formed to address economic and climatic concerns. The group is looking at ways to reduce local reliance on fossil fuels, and to establish a more sustainable future. More information about the parent organization can be found at <http://www.transitiontowns.org/>.

Hamlets 3 – Smart Hamlets

The Adirondack Hamlets is a project through the Adirondack Community Housing Trust to create opportunities for economic development and physical improvement of the Adirondack region through smart expansion. This can be achieved through the use of mapping, analysis, and interaction with the public community. The types of growth advocated by this project are in line with our recommendations in this Smart Growth Plan. More information can be found at <http://www.adkhousing.org/hamlets.asp>, or by calling (518) 873-6888.

Adirondack North Country Association (ANCA) Common Ground Alliance

The Common Ground Alliance is a coalition of community leaders from towns throughout the Adirondacks come together on a semi-annual basis in a forum for public-private collaboration on Adirondack issues. The Alliance consists of representatives from state and local governments, nonprofit organizations, and residents of the Park working as equals to recognize the common good of the communities, residents, and resources of the Adirondack Park. More information can be found in the Blueprint for the Blue Line at <http://www.adirondack.org/news/blueprint.php>.

Adirondack Association of Towns and Villages (AATV)

The Adirondack Association of Towns and Villages is made up of representatives from the towns and villages within the Adirondack park. The Association was formed to address issues unique to local government and residents within the Park. More information is available at <http://aatvny.org/content>, or (518) 661-7622.

Adirondack Park Regional Assessment Report (AATV and ANCA)

The APRAP report provides a descriptive analysis of the towns and villages in the Adirondack Park, including government, social, and economic data and trends. The report found that school enrollment is dramatically dropping in the Adirondacks, even compared to other rural areas of New York State. Young families are moving out of the Park and older retirees are moving in. Approximately 40 percent of Adirondack homes are owned by people whose primary residence is outside of the Blue Line. Broadband telecommunications infrastructure lags behind other areas of the state. To obtain a copy of the report, visit <http://aatvny.org/> or call (518) 661-7622.

Adirondack Park Local Government Review Board

The Adirondack Park Local Government Review Board is made up of members appointed by the governing bodies of the twelve counties wholly or partly in the Adirondack Park. The Review Board represents the interests of Adirondack communities, in collaboration with the Adirondack Park Agency. More information can be found at <http://www.adkreviewboard.com/>, or (518) 494-3607.

Adirondack North Country Association (ANCA) Scenic Byway Program

The Scenic Byway Program outlines thirteen interconnected routes in the Adirondacks that visitors can travel to enjoy local history, artist studios, outdoor adventure locales, and farmer's

markets. The goal of the program is to increase state, national, and international exposure for the towns along the scenic byways. More information about this organization can be found at <http://www.adirondack.org/introscenicbywaycurrent.php>, or 891-6200.

Adirondack Climate Action Plan (ADKCAP)

ADKCAP is working to help the economy of the Adirondacks by helping local residents reduce energy use, decrease our dependence on foreign oil, and improve the long-term economic health of the Adirondack region. The Adirondack Park Greenhouse Gas Inventory was prepared in April 2009 as part of the Adirondack Energy Smart Park Initiative (E\$PI). More information and a copy of the report can be found at <http://www.adkcap.org/>.

Saranac Lake Community Garden

A community garden is being planned in Saranac Lake beginning in the summer of 2009. Tucker Farms, Inc. in Gabriels has offered “spillover” garden space for local residents desiring garden plots.

6.3 Planning Recommendations

The Town of Brighton currently lacks any planning tools, beyond those which are exercised by the Adirondack Park Agency as part of their jurisdiction. The APA Act was passed primarily for the purpose of protecting the natural resources in the Park, and preserving the Park’s “forever wild” status for future generations. The APA Act, however, is not intended to supplant local planning efforts, which take into account local character and the needs of local stakeholders. For this reason, the following local planning initiatives should be considered for the Town of Brighton.

Site Review Plan

A Site Review Plan has already been developed for the Town of Brighton during the 1990s, as described in Section 6.1. The Plan establishes a Site Review Board and a process for reviewing all new development sites in the town, including single family homes. Although the Site Review Plan was never passed, the time may be right for the Town of Brighton to revisit the regulation and attempt to pass it with possible revisions. Concerns expressed by residents in the past included doubts over the qualifications of the review board members, and disapproval of the fact that even small development sites must be reviewed.

A Site Review Plan provides the opportunity for the town to examine new development proposals for their applicability to the town’s character. The Site Review Board should consist of community members representing the different “neighborhoods” of Brighton (Gabriels, Rainbow Lake, Paul Smiths, McColloms, and Split Rock Road. Many towns have planning boards consisting of local citizens without planning experience or qualifications. Often if expert knowledge is required in review of a plan, towns have required the applicant to pay for such services. In addition, the inclusion on the board of a professional town planner (optimally shared with a neighboring town, as has been done in the past) will provide sufficient professional expertise. Alternatively, rather than (or in addition to) implementing a Site Review Plan, the town may choose to implement a Subdivision Review Plan, which may have a greater likelihood of being passed if it pertained only to larger developments and subdivisions rather than every

new dwelling or development. At the very least, even if no additional ordinances or plans are desired in the Town of Brighton, a Site or Subdivision Review Plan and planning board is recommended. Unbridled development can destroy a Town's character and Hamlet areas can be particularly vulnerable as there is little APA jurisdiction. The environmentally-sensitive area around the southern end of Rainbow Lake is of particular concern as much of the area is designated as a Hamlet.

Comprehensive Planning

A Comprehensive Plan is a road map for determining what a particular municipality desires for its future, and how it intends to get there. The term "comprehensive" refers to the planning method that looks at the past development patterns of the municipality and examines future planning from all angles, and across all stakeholders. Typically, a Comprehensive Plan provides a long range view of how the town should develop or redevelop, usually over ten to twenty-five



years. The community survey conducted as part of this Smart Growth Plan showed strong consensus as to the town's "identity" as a place to live and work; this is evidence that comprehensive planning may be successful and constructive for the Town of Brighton.

Zoning/Subdivision and Land Development Ordinances

Many municipalities have both Zoning Ordinances and Subdivision and Land Development Ordinances (SALDOs). Zoning Ordinances shape the overall development trends in a municipality by targeting different areas within the municipality for different types of growth (e.g. commercially developed areas vs. residentially developed areas). The SALDO outlines specific, detailed requirements for development standards within each zoning district. The two types of regulations work hand-in-hand. Although the Town of Brighton has historically developed slowly, and although the APA Act provides regulation for many types of development in the town, the Town of Brighton may wish to designate certain areas in which to concentrate growth, or to concentrate certain types of growth (i.e. commercial or industrial) in order to increase the economic viability of the town. The potential growth areas outlined in Section 2.3 may be a place to start. The Town may find that without local control, unwanted developments or businesses could potentially be established without any legal recourse to stop them.

Other Municipal Ordinances

Other municipal ordinances may be warranted for the Town of Brighton, depending on the types of growth desired. In particular, an open space ordinance, cluster/conservation development ordinance, would serve to guide development in potential growth areas of the town to incorporate smart growth principles such as preservation of open space, mixed land use, and walkable neighborhoods.

Conservation Easements

Conservation Easements help preserve open space, protect critical areas from development, and concentrate development in areas that are already disturbed. A conservation easement is a voluntary agreement that allows a landowner to limit the type or amount of development on their property while retaining private ownership of the land. The easement is signed by the landowner, who is the easement donor, and a land trust or conservancy, who is the party receiving the easement. The easement applies to all future owners of the land. By granting a conservation easement, a landowner can assure that the property will be protected from unwanted development forever, while maintaining ownership of the land. An additional benefit of granting a conservation easement is that the donation of an easement may provide financial advantage to the donor. Town of Brighton land owners should be aware of the option to protect their land via conservation easements.

In April 2009, Governor Paterson and the New York State legislature approved funding for the Conservation Partnership Program, which is a land trust capacity-building program administered by the Land Trust Alliance in coordination with the NYS DEC. This legislation and funding will provide additional opportunities for land trust funding, and therefore conservation easements.

7.0 Smart Growth Action Plan

Although the State-funded smart growth study in the Town of Brighton is complete, the town should continue to pursue and implement the smart growth recommendations outlined in this Plan. The Action Plan and some recommended funding sources are provided below.

7.1 Action Plan

The following Action Plan summary highlights the most pressing needs in the Town of Brighton in terms of economic development.

1. Distribute the Brighton Connections brochure widely in the Tri-lakes region
2. Hire a town manager or town planner to seek grants and advocate for the town's interests within the Adirondack region.
3. Support efforts to find a year-round business(es) to replace Camp Gabriels.
4. Hold monthly Brighton business socials, rotating locations between town businesses, in order to foster connections and collaboration between area businesses.
5. Periodically hold energy efficiency workshops and additional opportunities to provide information to residents about how they can improve their homes and reduce the cost of home ownership.

6. Develop and implement a Site Review Plan.
7. Develop and implement a conservation subdivision ordinance.
8. Apply for a technology grant or stimulus funding in conjunction with CBN Connect and other area towns to build a wireless high-speed Internet transmitter at the Adirondack Airport.
9. Partner with neighboring towns to share services and engage in cooperative purchasing to save money.
10. Encourage year-round economic development in the town, including support for “green jobs.”
11. Whenever possible, maintain existing buildings and support historic preservation projects such as the Town Hall renovation. This includes promoting historic preservation easements on public and private properties in the town.
12. Encourage smart economic growth in existing centers such as Gabriels village and other identified potential growth areas.

7.2 Timeline, Organizational Capacity and Funding

It is difficult to place the above recommendations onto a timeline, as many of them are contingent upon funding and/or public approval. An important step in implementing the recommendations is to determine who will carry out the Plan. The Town of Brighton has no full-time employees other than the highway department personnel, and all of the town board members (including the supervisor) have other jobs or run their own businesses. It is recommended that the town pursue hiring either a community planner or a town manager, at least part-time but preferably full-time. The planner or manager could represent the town in regional planning efforts, apply for grants, and attend to all the issues that will further the Town of Brighton’s interests. The town needs someone to continue the momentum initiated by this project, whose job it is to keep on top of opportunities that arise, and to move the town forward as an economically viable place to live and work.

In addition, the Brighton Town Supervisor should be in communication with the supervisors of the neighboring towns and villages (Franklin, Santa Clara, Harrietstown, Saranac Lake, and St. Armand) to let them know about this project, and to discuss interest in any cooperative planning efforts. In this, and the other ways outlined in the Action Plan, the recommendations outlined in the Brighton Smart Growth Plan can move forward.



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Appendix A

Town of Brighton Historical Information and Assets

Town of Brighton History

The Town of Brighton was originally part of the Macomb Purchase, which encompassed the lands that are now Lewis, Jefferson, St. Lawrence and Franklin Counties, as well as portions of Herkimer and Oswego Counties. The Town of Brighton was split off from the Town of Duane in 1858. The earliest settlers in the town were Moses Follensby, Samuel Johnson, and Amos and Levi Rice. Oliver Keese and Thomas Tomlinson build Keese's Mill in 1851. Other prominent citizens who leant their names to our lakes, hotels and roads, including Arthur Osgood and James Wardner, arrived at around the same time (Collins 1977). The most famous and most influential Brighton settler, Apollos (Paul) Smith, purchased land for his hotel on the shore of Lower St. Regis Lake in 1858. The hotel, which later became Paul Smith's College, was operated by Paul Smith, his wife Lydia, and their descendents for nearly 100 years.

Other resorts and hotels sprung up in Brighton as hunting/fishing resorts or tuberculosis cure cottages, including Garondah Cottage, Wardner's Rainbow Inn, Northbrook Lodge, Clark-Wardner Camps, and McColloms Hotel. Brighton was also home to two tuberculosis sanatoriums: Gabriels Sanatorium (now Camp Gabriels Correctional Facility) and Rainbow Sanatorium. However, Paul Smith's Hotel was the most influential facility on the development of the town. Smith was responsible for bringing electricity, telephone/telegraph service, mail service, stagecoaches, and a rail line to the town in order to serve his guests (Collins 1977). The hamlet of Gabriels developed beginning in approximately 1892 around the railroad station where guests arrived and were taken by stagecoach to the hotel. The Town of Brighton was known for having the best roads in the area, a distinction that is more or less maintained to this day (Seaver 1918).

Many famous people frequented Paul Smith's Hotel in its fashionable resort heyday, including P.T. Barnum, William A. Rockefeller, Irving Berlin, E. H. Harriman Dr. Edward Livingston Trudeau, and three different US presidents: Grover Cleveland, Theodore Roosevelt, and Calvin Coolidge. In 1926, President Calvin Coolidge and his wife spent the entire summer at White Pine Camp in Paul Smiths, hence the nickname, the Summer White House (Collins 1977, Paul Smith's College 2007).

Town of Brighton Assets

Brighton lies in two watersheds, the Ontario/St. Lawrence watershed and the Saranac/Champlain watershed. In the Ontario/St. Lawrence watershed are the St. Regis lakes chain, consisting of Upper St. Regis, Spitfire and Lower St. Regis which together are the headwaters of the middle branch of the St. Regis River, Rice Lake, the source of the east branch of the St. Regis River, and Osgood Pond, the source of the Osgood River. Rainbow Lake, located in the Saranac/Champlain watershed, drains into the north branch of the Saranac River. Other significant water bodies in the town are Jones Pond, the Spectacle Ponds, Black Pond, Barnum Pond, the Forestmere Lakes, Slush Pond, and Mountain Pond.

Portions of the Debar Mountain and Saranac Lake Wild Forests are located within the Town of Brighton and recreational opportunities abound. Public campsites on state land exist at Jones Pond, Rainbow Lake, Mountain Pond, and Hays Brook. Public hiking trails can be found at

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Jones Pond, the Red Dot Trail at Osgood Pond, Hays Brook, Jenkins Mountain, Black Pond, the Jackrabbit Trail, and the Visitor Interpretive Center (VIC), along with miles of old logging trails on Paul Smith's College conservation easement land and other trails on private lands. Many lakes and ponds in the town provide recreational paddling and boating opportunities, including Osgood Pond, Rainbow Lake, the St. Regis Lakes, Jones Pond, Mountain Pond, the St. Regis River, the Osgood River, Church Pond, Barnum Pond, and Black Pond.

Town of Brighton Attractions

Winter:

Jackrabbit Trail Skiing

Snowshoeing and skiing at the Visitor Interpretive Center (327-3000)

Snowmobiling (<http://www.adirondacklakes.com/snowmobiling.cfm>)

Ice Fishing – Barnum Pond, Jones Pond, St. Regis Lakes, Rainbow Lake, Osgood Pond

Spring/Summer/Fall:

Hiking: VIC, Jenkins Mountain, Jones Hill, Red Dot Trail, Hayes Brook Trail, Jackrabbit Trail

Canoeing/Boating access: Barnum Pond, Mountain Pond, Black Pond (canoe only), St. Regis River, Upper St. Regis Lake, Lower St. Regis Lake, Church Pond (canoe only- access to Osgood Pond), Jones Pond, Rainbow Lake.

Fishing (trout stocked): Mountain Pond, Black Pond, Deer Pond, Long Pond, Loon Pond, Lost Pond, Upper St. Regis Lake (salmon), Upper Spectacle Pond.

Camping (primitive campsites): Jones Pond, Osgood Pond (lean-tos), Mountain Pond, nine carries canoe route, Rainbow Lake.

Nature observation/birding: Visitor Interpretive Center

Tucker Farms: strawberry picking (June-July), corn maze (August-October), pumpkin picking (October)

Horseback riding trails: Hayes Brook trails

Geocaching: use zip codes 12970, 12976, 12939

Annual Calendar of Brighton Events

Saturdays are for Kids programs (VIC) - year-round: 327-3000
Chilly Ski and Snowshoe Festival (VIC) - mid-January: 327-3000
Lasagna Dinner (Paul Smiths-Gabriels Fire Department)– March: 327-3600
Maple Sugarhouse Breakfast (Paul Smiths College) – mid-April: 327-6430
Farmers Market (Paul Smith’s College) – June-August: 891-7470
Adirondack Birding Festival (VIC) – early June: 327-3000
Guided Wilderness Canoe Paddles (VIC) - every other Wednesday, summer: 327-3000
Adirondack Almanac Lecture Series (VIC): Wednesday evenings, summer only: 327-3000
White Pine Camp Summer White House tours: Saturdays, July and August: 327-3030
Brighton History Days (Town)– mid-July: 327-3202
St. Regis Canoe Invitational Race (Paul Smiths College) - July: 327-6389
Ice Cream Social (Town) – early August: 327-3202
Adirondack Wildlife Festival (VIC) – early August: 327-3000
Open Studio Weekend (Adirondack Artists’ Guild) – late September: 891-2615
Corn Maze (Tucker Farms) – August-October: 637-1230
Cut Your Own Christmas Tree (Moody’s Tree Farm) – November-December: 891-4147
Joy of Giving Party (New & Improved) – second Saturday in December: 327-3554

Appendix B

Brighton Community Survey Results

(Note: Questions containing personal or business personally identifiable information such as names, emails, phone numbers, or addresses are not included in this appendix. The survey questions are not necessarily listed in numerical order to conserve space and allow for easier viewing)

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Brighton Smart Growth Community Survey Question 1		
Identify the FIVE community issues of greatest concern for you and your family (check up to 5).		
Answer Options	Response Frequency	Response Count
Local jobs/business opportunities	39.7%	60
Cost and availability of housing	13.9%	21
High-speed Internet access	27.2%	41
APA/state regulation	22.5%	34
Property taxes	76.8%	116
Enhancing recreational opportunities	13.2%	20
Closure of Camp Gabriels	28.5%	43
Energy efficiency	32.5%	49
Local eateries and accommodations	20.5%	31
Recreational access	11.9%	18
Environmental protection	49.0%	74
Land development practices	43.0%	65
Open space preservation	29.8%	45
Preservation of historic buildings	20.5%	31
Improving educational resources	8.6%	13
Developing town center(s)	9.3%	14
Senior services	13.2%	20
Affordable quality daycare	5.3%	8
Nothing, everything is fine the way it is	2.0%	3
Other (please specify)	9.9%	15
<i>answered question</i>		151
<i>skipped question</i>		0

Number	Response Date	Other (please specify)
1	01/26/2009 23:37:00	High speed internet access
2	02/03/2009 23:29:00	"eyesores"-- poorly maintained homes and yards
3	02/04/2009 19:06:00	Youth recreation programs
4	02/04/2009 19:09:00	local sustainable food production or csa
5	02/04/2009 19:51:00	more comprehensive, efficient recycling
6	02/04/2009 20:18:00	code enforcement
7	02/05/2009 00:19:00	Get back to the way things were when those of us who grew up here were.
8	02/05/2009 14:43:00	availability of doctors/medical care
9	02/05/2009 15:43:00	Shared Services with other Towns
10	02/05/2009 19:05:00	agriculture
11	02/06/2009 19:39:00	excess # of junk vehicles on a lot, This detracts from the entire area!
12	02/06/2009 20:12:00	more access for ATVs
13	02/06/2009 21:45:00	transportation for seniors
14	02/11/2009 18:08:00	buliding lots for low income families, senior housing
15	03/02/2009 16:43:00	tax incentives to attract businesses and development

Brighton Smart Growth Community Survey Question 2	
Which issue from Question 1 is the most important?	
Answer Options	Response Count
	143
<i>answered question</i>	143
<i>skipped question</i>	8

Number	Response Date	Response Text
1	01/19/2009 23:29:00	environmental protection
2	01/26/2009 19:15:00	Environmental Protection
3	01/26/2009 22:01:00	Land development practices
4	01/26/2009 23:37:00	High speed internet access
5	01/27/2009 21:20:00	High-speed Internet access
6	01/27/2009 22:50:00	Land development practices
7	01/28/2009 13:58:00	property taxes
8	01/28/2009 16:22:00	High-speed Internet Access
9	01/28/2009 17:15:00	local jobs
10	01/28/2009 17:29:00	High-speed Internet access
11	01/28/2009 19:05:00	high taxes
12	01/28/2009 21:09:00	a
13	01/29/2009 21:29:00	Property taxes
14	01/31/2009 00:28:00	Local Jobs and Business Opportunities
15	01/31/2009 04:37:00	property taxes
16	01/31/2009 14:26:00	Open Space Preservation
17	01/31/2009 14:42:00	camp Gabrials
18	01/31/2009 15:25:00	Local jobs
19	01/31/2009 21:04:00	property taxes
20	01/31/2009 21:15:00	Enhancing recreational opportunities
21	02/02/2009 16:33:00	Property Taxes
22	02/03/2009 15:42:00	ENHANCING RECREATIONAL OPPORTUNITIES
23	02/03/2009 22:39:00	APA/state regulation
24	02/03/2009 23:29:00	Property taxes
25	02/03/2009 23:42:00	Local jobs and business opportunities (which includes keeping Camp Gabriels open)
26	02/04/2009 15:33:00	property taxes
27	02/04/2009 18:48:00	property taxes
28	02/04/2009 18:51:00	property taxes
29	02/04/2009 18:54:00	property taxes
30	02/04/2009 19:02:00	Local jobs/business opportunities
31	02/04/2009 19:06:00	property taxes
32	02/04/2009 19:09:00	sustainable food
33	02/04/2009 19:12:00	property taxes
34	02/04/2009 19:14:00	property taxes
35	02/04/2009 19:21:00	Local jobs/business opportunities
36	02/04/2009 19:27:00	property taxes
37	02/04/2009 19:32:00	High speed Internet access
38	02/04/2009 19:39:00	High speed Internet access
39	02/04/2009 19:41:00	property taxes
40	02/04/2009 19:45:00	Energy efficiency
41	02/04/2009 19:47:00	Open space preservation
42	02/04/2009 20:00:00	property taxes
43	02/04/2009 20:09:00	property taxes
44	02/04/2009 20:11:00	closure of camp gabriels
45	02/04/2009 20:14:00	property taxes
46	02/04/2009 20:18:00	Negative impression of town based on image presented (i.e. house 2 doors down from town hall among others)
47	02/04/2009 20:29:00	property taxes
48	02/04/2009 20:31:00	property taxes
49	02/04/2009 20:33:00	Local jobs/business opportunities
50	02/04/2009 20:39:00	No zoning is needed. It only causes trouble, expense, and bad feelings between neighbors
51	02/04/2009 20:42:00	Environmental preservation and protection
52	02/04/2009 23:12:00	apa req

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Brighton Smart Growth Community Survey Question 3		
Identify the FIVE types of economic development you believe the community should focus most on (choose up to 5)		
Answer Options	Response Frequency	Response Count
Retail business	25.2%	38
Home-based business	43.7%	66
Office parks/professional	9.9%	15
Light manufacturing	15.9%	24
Reuse of existing buildings	51.0%	77
Lodging	14.6%	22
Restaurants	35.8%	54
Tourist shops	6.0%	9
Recreation businesses	46.4%	70
Agriculture	39.1%	59
Logging/wood products industries	29.8%	45
Human services/healthcare	25.2%	38
Camp Gabriels replacement	48.3%	73
I am happy with what we have	12.6%	19
Other (please specify)	7.3%	11
<i>answered question</i>		151
<i>skipped question</i>		0

Number	Response Date	Other (please specify)
1	01/26/2009 19:15:00	Environmental businesses in association with P.S. College
2	01/28/2009 17:29:00	research/manufacturing in the computer or biotech areas
3	02/05/2009 01:46:00	Information Technology Enabled Businesses
4	02/05/2009 15:43:00	Affordable housing
5	02/05/2009 18:31:00	Logging and wood products should not be linked, logging has been very destructive in this town
6	02/09/2009 01:56:00	Paul Smiths summer semester or quarter
7	02/11/2009 17:49:00	haberdashery/barber shop
8	02/11/2009 18:08:00	motel with restaurant
9	02/11/2009 18:22:00	mining
10	03/02/2009 01:50:00	Save Camp Gabriels
11	03/02/2009 16:48:00	reuse old Young's Farm

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Brighton Smart Growth Community Survey Question 4	
Which of the items in Question 3 is most important?	
Answer Options	Response Count
	128
<i>answered question</i>	128
<i>skipped question</i>	23

Number	Response Date	Response Text
1	01/19/2009 23:29:00	reuse of existing buildings
2	01/26/2009 19:15:00	Environmental businesses in association with P.S. College
3	01/26/2009 22:01:00	Recreation businesses
4	01/26/2009 23:37:00	no strong opinion
5	01/27/2009 22:50:00	Recreation business
6	01/28/2009 13:58:00	Camp Gabriels replacement
7	01/28/2009 16:22:00	Restaurants
8	01/28/2009 17:29:00	Camp Gabriels replacement/reuse of existing buildings
9	01/28/2009 19:05:00	reuse existing buildings
10	01/28/2009 21:09:00	Camp Gabriels replacement
11	01/29/2009 21:29:00	Restaurants
12	01/31/2009 00:28:00	Retail business - serves both locals and tourists
13	01/31/2009 04:37:00	restaurants
14	01/31/2009 14:26:00	Reuse of existing buildings
15	01/31/2009 14:42:00	camp Gabriels
16	01/31/2009 14:54:00	camp gabriels replacement
17	01/31/2009 15:25:00	agriculture
18	01/31/2009 21:04:00	camp gabriels replacement
19	01/31/2009 21:15:00	Reuse of existing buildings
20	02/03/2009 15:42:00	CAMP GABRIELS REPLACEMENT
21	02/03/2009 22:39:00	Retail business
22	02/03/2009 23:29:00	Camp Gabriels replacement
23	02/03/2009 23:42:00	Light Manufacturing
24	02/04/2009 15:33:00	Camp Gabriels
25	02/04/2009 18:48:00	Camp Gabriels Replacement
26	02/04/2009 18:51:00	Camp Gabriels Replacement
27	02/04/2009 18:54:00	Recreational businesses
28	02/04/2009 19:02:00	Recreational businesses
29	02/04/2009 19:06:00	Reuse of existing buildings
30	02/04/2009 19:09:00	Restaurants
31	02/04/2009 19:12:00	Reuse of existing buildings
32	02/04/2009 19:14:00	Human services/health care
33	02/04/2009 19:21:00	Home based businesses
34	02/04/2009 19:32:00	retail business - encourages local and transient commerce and tax base
35	02/04/2009 19:39:00	Camp Gabriels Replacement
36	02/04/2009 19:45:00	Light manufacturing
37	02/04/2009 19:47:00	Reuse of existing buildings
38	02/04/2009 20:00:00	retail business
39	02/04/2009 20:14:00	Camp Gabriels Replacement
40	02/04/2009 20:18:00	anything that would add jobs
41	02/04/2009 20:27:00	Light manufacturing
42	02/04/2009 20:29:00	Camp Gabriels Replacement
43	02/04/2009 20:31:00	Restaurants
44	02/04/2009 20:33:00	Camp Gabriels Replacement
45	02/04/2009 20:39:00	Keep this a friendly town
46	02/04/2009 20:42:00	Recreational businesses
47	02/04/2009 23:12:00	recreation
48	02/05/2009 00:16:00	Camp Gabriels replacement
49	02/05/2009 00:19:00	All of them
50	02/05/2009 01:46:00	Home based, IT enabled business
51	02/05/2009 15:43:00	Camp Gabriels Replacement
52	02/05/2009 16:24:00	Home based businesses
53	02/05/2009 16:40:00	Camp Gabriels replacement
54	02/05/2009 18:31:00	Agriculture
55	02/05/2009 19:05:00	agriculture
56	02/06/2009 04:16:00	Light manufacturing
57	02/06/2009 04:29:00	Local construction/materials outlet
58	02/06/2009 04:34:00	Reuse of existing buildings

Brighton Smart Growth Community Survey Question 6		
If you live or have a business in Brighton, what type of Internet access do you have?		
Answer Options	Response Frequency	Response Count
Cable broadband	36.4%	55
DSL	2.0%	3
Dial-up	20.5%	31
Satellite	9.3%	14
None	17.2%	26
I don't live or have a business in Brighton	10.6%	16
Other (please specify)	7.9%	12
<i>answered question</i>		151
<i>skipped question</i>		0

Brighton Smart Growth Community Survey Question 7		
If you have Internet access at your home or business in Brighton, what do you use it for?		
Answer Options	Response Frequency	Response Count
Business	48.3%	42
School	14.9%	13
Personal use	93.1%	81
Other (please specify)	6.9%	6
<i>answered question</i>		87
<i>skipped question</i>		64

Brighton Smart Growth Community Survey Question 9		
If you do NOT have Internet access, would you use it for business purposes if you did?		
Answer Options	Response Frequency	Response Count
Yes	40.6%	13
No	59.4%	19
Add Comment (optional)		5
<i>answered question</i>		32
<i>skipped question</i>		119

Brighton Smart Growth Community Survey Question 8		
If you do NOT have Internet access at your home or business in Brighton, have you had a problem gaining Internet access?		
Answer Options	Response Frequency	Response Count
Yes	51.6%	16
No	48.4%	15
Please describe any problems you have had		19
	<i>answered question</i>	31
	<i>skipped question</i>	120

Number	Response Date	Please describe any problems you have had
1	01/26/2009 19:15:00	Dial up service is SLOW, SLOW, SLOW, cell service is uneven and other types of service are not available
2	01/26/2009 23:37:00	I contacted Time Warner Cable. They would not run cable lines down our road- said there were wetland issues. They feel it isn't financially worthwhile because not enough customers. Could a wireless solution be found or have it available on the phone lines? We are Frontier.
3	01/27/2009 21:20:00	The local phone company Frontier has been dragging its feet bringing high speed internet access. Most areas served by Frontier have high speed. Would it be possible for local government to put some pressure on Frontier to get moving?
4	01/28/2009 16:22:00	used to have satellite, which worked for about a month and then never again, Time Warner quoted us at \$16,000 to run the cable lines to our home to get their service, we now have Verizon's wireless mobile internet service
5	02/04/2009 19:27:00	not available on our street
6	02/04/2009 19:32:00	cost associated with setting cable line to our home
7	02/04/2009 19:41:00	too slow
8	02/04/2009 20:09:00	spitfire lake
9	02/04/2009 20:42:00	must use computers at other locations
10	02/05/2009 00:19:00	When I did have other access, cable is too expensive, and dial up is about as reliable as the weather.
11	02/05/2009 18:31:00	Again huge price tags to install and yet it goes by our frontage on County Route 60
12	02/06/2009 19:47:00	Distance from Frontier connection prohibits connection.
13	02/06/2009 20:42:00	Don't subscribe to high speed cable Internet - cost \$
14	02/09/2009 00:01:00	Cable Franchisee does not serve us, high speed internet service area coverage needs to be made a condition of the Franchise/lease/contract with town.
15	02/09/2009 01:56:00	Vacation residence not set-up.
16	02/11/2009 15:39:00	would prefer to have cable or DSL rather than dialup
17	02/11/2009 18:08:00	cable too expensive to install
18	03/02/2009 02:38:00	Cost for seasonal use
19	03/02/2009 16:11:00	No DSL provided by phone co. and no cable

Brighton Smart Growth Community Survey Question 12		
What do you feel the Town of Brighton's primary "identity" should be? Choose up to three.		
Answer Options	Response Frequency	Response Count
Recreation haven	39.1%	59
Place for people to live and work	71.5%	108
Resort community	10.6%	16
Forestry/farming community	35.1%	53
Home-based business/telecommuter residential	23.2%	35
Traditional Adirondack camp community	45.0%	68
College town	25.8%	39
Bedroom community for Saranac Lake	11.9%	18
Arts and music center	9.3%	14
Other (please specify)	6.0%	9
<i>answered question</i>		151
<i>skipped question</i>		0

Number	Response Date	Other (please specify)
1	01/28/2009 17:29:00	biotech or computer (actually anything high tech) research and/or manufacturing area
2	02/06/2009 14:40:00	Rural community open space
3	02/06/2009 19:39:00	A nice quiet haven to live in
4	02/06/2009 20:55:00	We own a summer camp - we are not fit to judge
5	02/09/2009 01:56:00	Summer semester for Forestry/Biology students
6	02/11/2009 01:40:00	Forested and aquatic open space
7	02/11/2009 18:08:00	motel w/restaurant to service PSC, VIC, recreation, Camp Gabriels
8	03/02/2009 01:50:00	save camp gabriels
9	03/02/2009 17:10:00	I believe the full time residents who live and work there should determine what is important

Brighton Smart Growth Community Survey Question 14		
Indicate whether you are a:		
Answer Options	Response Frequency	Response Count
Full time resident	51.7%	78
Part time resident	45.0%	68
Business owner, nonresident	3.3%	5
Other (please specify)		3
<i>answered question</i>		151
<i>skipped question</i>		0

Brighton Smart Growth Community Survey Question 15		
Have you ever visited the Town of Brighton Web site http://townofbrighton.net ?		
Answer Options	Response Frequency	Response Count
No	55.6%	84
Yes (indicate how often you use the Web site)	44.4%	67
<i>answered question</i>		151
<i>skipped question</i>		0

Brighton Smart Growth Community Survey Question 16		
Are there any important Town of Brighton issues that this survey did not take into account?		
Answer Options		Response Count
<i>answered question</i>		40
<i>skipped question</i>		111
Number	Response Date	Response Text
1	01/26/2009 19:15:00	Water quality, control of invasive species
2	01/26/2009 22:01:00	Ownership and repair of the White Pine Camp road bridge.
3	01/26/2009 23:37:00	I am very pleased that you are addressing the internet issue. Thank you. It's a real problem.
4	01/31/2009 00:28:00	I'd like to stress that many of us take issue with the APA's regulation of even tiny home sites in the villages.
6	01/31/2009 14:42:00	The town should try to get control of camp Gabe if the state is going to close it and make it a corporate park or maybe a Northwoods type school. We depend on the state for enough
7	01/31/2009 15:25:00	water quality
8	02/03/2009 23:29:00	Homestead eyesores on Rainbow Lake Rd. and Easy St. Need ordinance to enforce clean up or enforce existing ordinance.
9	02/03/2009 23:42:00	I have only moved here recently, so I'm still getting acquainted with the area and its issues
10	02/04/2009 18:48:00	Perhaps thinking about senior citizen housing such as in Saranac Lake and Lake Placid
11	02/04/2009 18:51:00	senior housing
12	02/04/2009 19:12:00	Limiting jetskis and water skiing on Rainbow Lake - annoying!
13	02/04/2009 20:18:00	Assume the purpose of this questionnaire is to help develop a plan/vision for our community and everything we do going forward must support that mission
14	02/04/2009 23:12:00	accesss for ATV'S
15	02/05/2009 00:19:00	Whatever happened to neighbors watching out for neighbors? Seems that holds true for the wealthy folks, but those in the working class or lower incomes get forgotten about. What about some community spirit, based on affordability for EVERYONE, not just those in the higher income brackets.
16	02/05/2009 01:46:00	It would be great if we were to capture ways that we might strengthen / repair the relationship between the community & the College
17	02/05/2009 15:43:00	Consider sharing of services with other towns may be the first step to considering consolidation with another town. Brightons human resources are talented but not large in number. Consolidating with say Harrietstown would reduce redundant costs and improve available services. Way too long term to accomplish.
18	02/05/2009 16:40:00	Please help the Brighton Community by supporting the largest employer in it, Paul Smith's College. Work together to solve problems instead of pointing fingers and charging fines. This is a perfect opportunity to right the wrongs and build community spirit. And please ask owners of property near the Brighton Town Hall to clean up their yards. Not only is it an eye soar but it may be a hazard to the environment.
19	02/05/2009 18:31:00	well water protection which is a real issue
20	02/05/2009 19:05:00	large tract logging
21	02/06/2009 04:45:00	Sharing and informing individuals how to email or contact our elected officials and state senators to communicate what topics are important to us so they can work on our behalf for Camp Gabriels, cap property taxes, etc.
22	02/06/2009 19:39:00	The town should not be using salt on the roads. This is a huge economic and environmental cost to us.
23	02/06/2009 19:47:00	Easy water access, jackrabbit trail, VIC, town park, RR line, etc
24	02/06/2009 20:12:00	More access to Paul Smiths Visitor's Center load for hunters and trappers. They are the ones who pay to hunt and fish, not the hikers.
25	02/06/2009 21:04:00	prevent enterprises such as the recent proposal for a quarry on Jones Hill off of the Rainbow Lake Rd.
26	02/06/2009 21:36:00	Affordable housing so local people can afford to live here.
27	02/06/2009 21:45:00	The town suffers from a lack of persons willing to work in town government - most need to work full time elsewhere - supervisors in the county should also be county reps, thus this would be full time job
28	02/08/2009 19:18:00	Yes -- Lack of cell phone coverage. This is a high priority for businesses and residents. Secondly, maintaining the rural character of the Town.
29	02/09/2009 01:56:00	Paul Smiths college- its impact; how can we improve its revenue which will help the town; and would if it closed.
30	02/11/2009 01:40:00	The connectedness among residents of the town
31	02/11/2009 01:43:00	trash collection
32	02/11/2009 02:39:00	High taxes are destroying the fabric of the community, by pushing out the low and fixed income elements
33	02/11/2009 02:44:00	You did not consider the role of DEC. Have they ever completed the Debar Mountain UMP.
34	02/11/2009 15:39:00	Lack of unity in the community
35	02/11/2009 17:49:00	Snow removal, road conditions, (renew traffic lines), use of road salt and death of trees & vegetation
36	02/11/2009 18:08:00	Town board meeting minutes should be posted each month.
37	03/02/2009 02:38:00	Water quality in lakes vs invasive species & acid rain
38	03/02/2009 16:11:00	Most important is to preserve what we have
39	03/02/2009 16:21:00	Town plan for ensuring local control over development, protection of property values, and preservation of a quality community
40	03/02/2009 17:07:00	clean up "junk" yards

Brighton Smart Growth Community Survey Question 5		
Do you own or operate a business in the Town of Brighton?		
Answer Options	Response Frequency	Response Count
yes	19.9%	30
no	80.1%	121
<i>answered question</i>		151
<i>skipped question</i>		0

Brighton Smart Growth Community Survey Question 19		
Is your business...		
Answer Options	Response Frequency	Response Count
Year-round	54.3%	19
Seasonal (Summer)	40.0%	14
Seasonal (Winter)	5.7%	2
<i>answered question</i>		35
<i>skipped question</i>		116

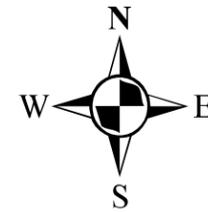
Brighton Smart Growth Community Survey Question 20		
How many people do you employ?		
Answer Options	Response Frequency	Response Count
1	58.1%	18
2-5	29.0%	9
6-10	6.5%	2
10-15	3.2%	1
20+	3.2%	1
Other (please specify)		15
<i>answered question</i>		31
<i>skipped question</i>		120

Number	Response Date	Other (please specify)
1	01/26/2009 23:38:00	self employed
2	01/28/2009 16:23:00	just me I do work from home
3	01/31/2009 15:22:00	occasionally
4	01/31/2009 15:22:00	employees are part time
5	02/03/2009 22:41:00	private residence
6	02/03/2009 23:33:00	none
7	02/04/2009 15:35:00	not applicable-do not own business in Brighton
8	02/04/2009 19:53:00	plus subcontractors
9	02/05/2009 00:18:00	family only
10	02/05/2009 00:22:00	Just ourselves, family.
11	02/05/2009 15:44:00	Just Me
12	02/05/2009 16:41:00	na
13	02/08/2009 22:29:00	Electric & Gen Services(owner/operator) / Catering(varies by event 2-5)
14	02/09/2009 01:57:00	part time plus 2 or 3 contractors
15	02/09/2009 21:44:00	self
	03/02/2009 01:59:00	40

Brighton Smart Growth Community Survey Question 18		
What type of business do you have? Be specific.		
Answer Options		Response Count
		36
<i>answered question</i>		36
<i>skipped question</i>		115
Number	Response Date	Response Text
1	01/26/2009 22:03:00	None
2	01/26/2009 23:38:00	Speech pathologist, medical
3	01/28/2009 16:23:00	Its not a home business but sometimes I need to work from home
4	01/28/2009 17:19:00	ceramic artist/ exhibit designer
5	01/31/2009 14:27:00	None
6	01/31/2009 15:22:00	off premise catering
7	01/31/2009 21:06:00	Fishing Guide Service
8	02/03/2009 22:41:00	private residence - see previous page
9	02/03/2009 23:33:00	summer resident
10	02/04/2009 15:35:00	no business--are residents
11	02/04/2009 19:42:00	Logging
12	02/04/2009 19:53:00	Lodging
13	02/04/2009 20:29:00	Cabinetmaking
14	02/04/2009 20:35:00	farm/landscaping
15	02/04/2009 20:43:00	art/photography
16	02/05/2009 00:18:00	family farm, sand and gravel business
17	02/05/2009 00:22:00	Homebaked Pies.
18	02/05/2009 01:48:00	Consulting & Training company
19	02/05/2009 15:44:00	Art and Design
20	02/05/2009 16:28:00	farm
21	02/05/2009 16:41:00	na
22	02/05/2009 18:32:00	wood products
23	02/06/2009 14:41:00	Design
24	02/06/2009 15:12:00	Construction
25	02/06/2009 19:50:00	Agricultural - chicken farm
26	02/06/2009 21:54:00	cabin rental
27	02/08/2009 19:23:00	Vacation rental on Osgood Pond
28	02/08/2009 22:29:00	Electrical & Gen Services + (Seasonal) Off-Premis Catering
29	02/09/2009 01:57:00	Recreation/ Family vacation rental
30	02/09/2009 21:44:00	welding/fabrication and repair
31	02/10/2009 01:02:00	stone masonry
32	03/02/2009 01:59:00	Summer children's camp
33	03/02/2009 02:40:00	camp rental
34	03/02/2009 16:32:00	consultant/occupational therapist
35	03/02/2009 16:38:00	carpenter/small woodlot owner
36	03/02/2009 16:50:00	Blacksmit shop

Appendix C
Land Use Analysis

Town of Brighton Smart Growth Plan
 Dwelling Density
 (excluding wetlands, easements, and state lands)



Buildout Analysis showing density of potential development under current APA Land Classifications. Also shown are locations of existing structures based on topographic maps and aerial photography.

Legend

- Municipality
- Areas of Interest
- Structures - 2003 (homes, camps, garages, barns, etc.)
- Lakes & Ponds
- Streams
- Wetlands

Roads & Trails

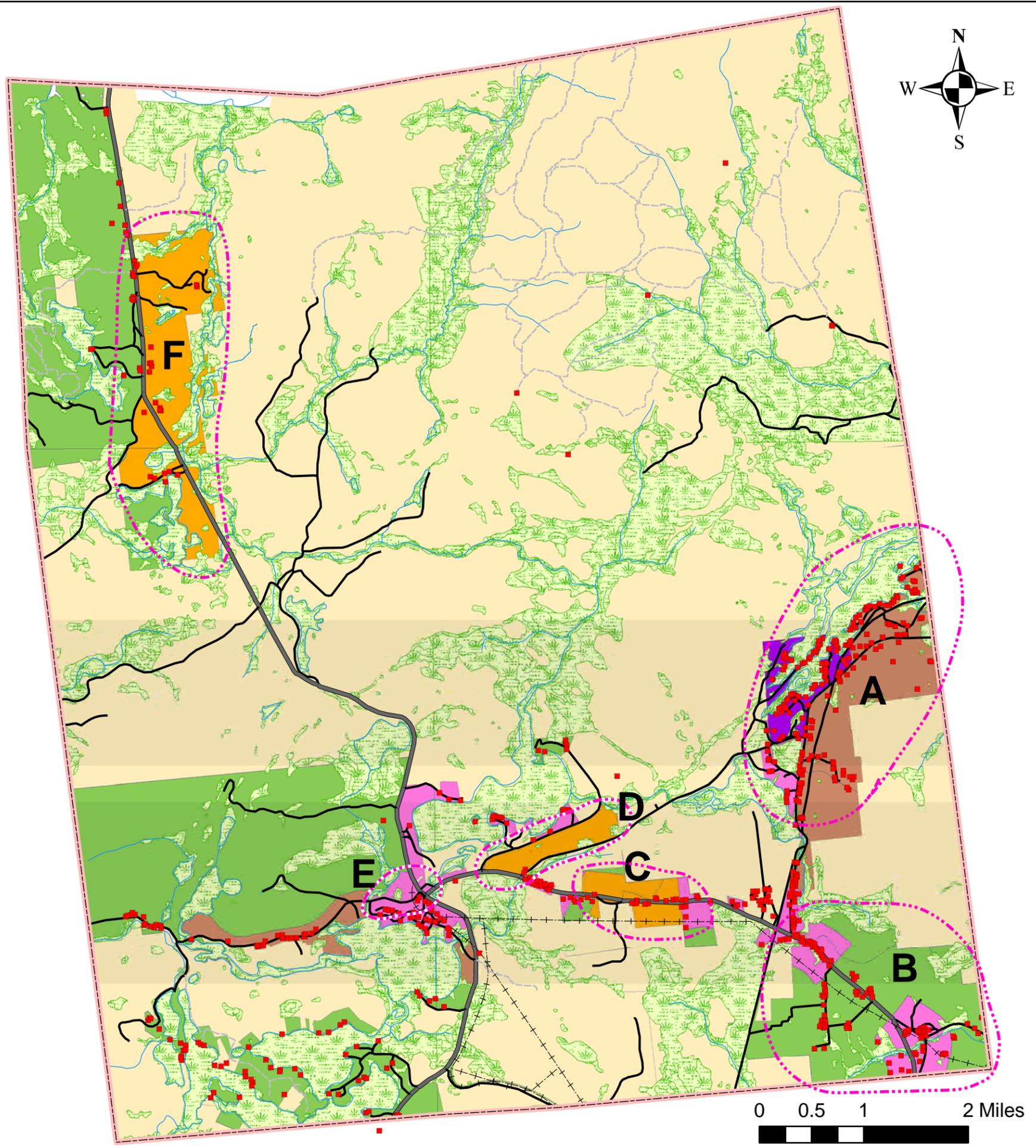
- Highway
- Road
- Rail
- Trail

NOTES:

1) Hamlet dwelling count is based on minimum lot sizes of 0.5 acre and 1.0 acre.
 2) Presently, only Hamlet area is near Rainbow Lake. Conversion of Mod. Intensity along Route 86 "downtown" would add 223 buildable acres and add potential for 62 - 344 additional dwellings.

Dwelling Density

- Preserved Land (Wetlands, Easements, State)
- Resource Mgmt (145 homes, 0.2/acre)
- Rural Use (152 homes, 0.12/acre)
- Low Intensity (383 homes, 0.31/acre)
- Mod Intensity (783 homes, 0.78/acre)
- Hamlet (205 - 410 homes, 2-4/acre)



Appendix D
Environmental Assessment

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Environmental inventory and considerations

As mentioned above, the Town of Brighton contains abundant environmental resources, providing a “green infrastructure” that delivers a range of community benefits. Some of these resources and the benefits they deliver include:

- *State-owned land.* Approximately 46% of the town is state-owned and part of the Forest Preserve. This land is primarily in the Wild Forest classification, with some in the St. Regis Canoe Area, as well as a small amount of State Administrative land. State-owned lands are accessible for public recreation, and they can serve as the core of a network of protection of important environmental features.
 - *Intact forests, large wetlands, and expansive waterways.* Brighton is part of a larger ecosystem and eco-region, but even within that larger area many of its environmental resources are exemplary. The amount of intact forest in the town, its large wetland complexes, and its expansive waterways and water resources are all significant on a regional level.
 - *Local agriculture.* Although limited as a land use, Brighton is home to some local agricultural production. This generates food and revenue, and is a valuable component of the community, especially during an era when more attention is being paid to locally-grown food products.
 - *Scenic views.* Many of the lakes, fields, and wetlands within Brighton afford beautiful, memorable, and culturally-important views of the landscape.
 - *Forest resources.* Approximately 38% of the town is private land in the resource management classification, and much of this is forestland that is suitable for logging. Some of these lands are also used for other economic activity, such as maple sugaring. These lands are also part of the large area of mostly-intact forests that are mentioned above, and which, together with forests on state lands, provide large blocks of habitat for wildlife.
 - *Wetlands.* Approximately a fifth of the town is wetland, and much of this is in large wetland complexes that are remarkable even within the Adirondacks for their size and scope. Brighton has many wetlands which are boreal in character, which is a unique habitat type for the northeastern United States. In general, wetlands enhance water quality and provide rich wildlife habitat.
 - *Water features.* The lakes, streams, and aquifers of Brighton are extensive, as is depicted on the accompanying maps. The town’s lakes and rivers are an obvious attraction for residents and visitors, cherished for their beauty and recreational value. They also provide important wildlife habitat as well as critical water resources for communities and wildlife alike, in the town as well as downstream.
 - *Wildlife habitat.* The town’s wildlife range from the common to the rare. Some species, such as the boreal birds that thrive in Brighton’s large wetland complexes, are at the southern extent of their ranges, and are the draw to attract birders from hundreds of miles away. Other species are hunted or fished, and provide both a food source and a culturally-important connection to the forests of the town. Still other species are elusive and seldom-seen, but are a testament to the wild nature of the town.
-

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Brighton contains the following habitat types¹

- Cropland
- Deciduous wetland
- Evergreen wetland
- Evergreen-northern hardwood
- Old field/pasture
- Open water
- Shrub swamp
- Spruce-fir
- Sugar maple mesic forest

Brighton is at the headwaters of several major watersheds, including:

- Lake Champlain (Saranac/Chazy)
- St. Lawrence (primarily St. Regis, and a tiny corner of Salmon/Trout)

Protecting environmental features and wildlife habitats holistically requires an ecosystem-scale approach. The maps attached to this Smart Growth Plan indicate buffers for wetlands and water features. The intention of these is to show that it is often not enough to protect a wetland or a stream without considering the impact of development on adjacent upland areas. Development adjacent to sensitive environmental features also needs to be considered carefully. In some cases, it may be advisable to try to avoid development in these locations entirely; in other cases, it may be possible to try to minimize the impact of development in these areas. The buffers shown in the attached maps are described in the table below:

Feature	Buffer width shown	Rationale	Sources
Water features (lakes, streams and rivers)	100 meters	Buffering lakes, streams and rivers from development and other human uses protects water quality, wildlife habitat, and important habitat connectivity routes for wildlife. These riparian buffers function best when they are vegetated with native vegetation; such vegetation also shades the stream or river and helps to regulate the aquatic environment. Although findings for the buffer widths required to ensure a variety of benefits range widely, expert research recommends a buffer of 100 meters to achieve water quality protection and conservation of wildlife habitat.	Environmental Law Institute, 2003

¹ New York Gap Analysis Program data

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Wetlands	150 meters	As with riparian buffers, buffers around wetlands protect both water quality and wildlife habitat. Because wetlands provide critical habitat to many species, and because many amphibians and reptiles use both wetlands and surrounding uplands in the course of their life cycle, buffer widths protecting 150 meters of adjacent habitat are recommended. Where it is not possible to achieve these buffer distances in all cases, they should be considered priorities where the habitat quality of the wetland and associated upland is high.	Calhoun et al., 2005 Semlitsch and Bodie, 2003 Harper et al., 2008
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Many planning initiatives that attempt to protect wildlife habitat use a suite of focal species as a mechanism for organization. Although this analysis has not attempted to develop such a list of species, or to organize an analysis around it, future efforts might do so. Some candidate species that might be considered in such an analysis include:

- Boreal birds. The suite of birds including Lincoln’s sparrow, gray jay, and spruce grouse, are an important indicator of Brighton’s boreal habitats.
- A wide-ranging mammal such as bear or moose. Species that travel large distances illustrate the need to protect the connectivity of habitats.
- A species such as scarlet tanager which requires interior forest habitat. The interior forest habitats of the Adirondacks are, regionally, threatened by incremental development and fragmentation. Species that require this habitat are pushed out by this careless land use change.
- A wetland-dependent species such as a wetland-dependent bird or an amphibian.
- Endangered and threatened species, and Species of Greatest Conservation Need. Although there is not sufficient data to be able to say exactly which of these species are known to exist in Brighton, vertebrates which are in these categories and which could exist in Brighton² include the following:

² This list includes vertebrate species from the New York list located at <http://www.dec.ny.gov/animals/7494.html> whose potential habitat exists in Brighton, according to the New York Gap Analysis Program data and analysis. However, for amphibians and reptiles, the New York Amphibian and Reptile Atlas Project (Herp Atlas) data was used instead. For these species, therefore, this list represents a confirmed existence of the species within the town.

F. X. Browne, Inc.

Endangered

Spruce grouse
Golden eagle
(considered extirpated
from NY but people see
it in Jay, etc)
Peregrine falcon
Short eared owl
Indiana bat
Gray wolf (considered
extirpated but listed)
Cougar (considered
extirpated but listed)

Threatened

Pied billed grebe
Least bittern
Bald eagle
Northern harrier
Canada lynx (considered
extirpated but listed)

Special Concern

Jefferson salamander
Wood turtle
Common loon
American bittern
Osprey
Sharp-shinned hawk
Cooper's hawk
Northern goshawk
Red-shouldered hawk
Common nighthawk
Red-headed woodpecker
Vesper sparrow
Small-footed bat

Species of Greatest Conservation Need

Bald eagle
Cape May warbler
Tennessee warbler
Rusty blackbird
Bay-breasted warbler
Olive-sided flycatcher

Three-toed woodpecker
Spruce grouse
Blue-winged teal
Common goldeneye
American black duck
Common loon
Common nighthawk
Black-throated blue
warbler
Scarlet tanager
Louisiana waterthrush
Wood thrush
Canada warbler
Ruffed grouse
Brown thrasher
Black-billed cuckoo
American woodcock
Long-eared owl
Golden eagle
Red-shouldered hawk
Northern goshawk
Cooper's hawk
Sharp-shinned hawk
Least bittern
American bittern
Pied-billed grebe
Four-toed salamander
Eastern ribbon snake
Wood turtle
Snapping turtle
Jefferson salamander
Blue-spotted salamander
Smooth green snake
American marten
River otter
Indiana bat
Small-footed bat
Silver-haired bat
Hoary bat
Eastern red bat

Map Notes

The following map notes include descriptions of the maps in this Appendix.

Land ownership and management

Much of the Town is either state-owned land or else is private land under conservation easement. As a result, significant use limitations apply on much of the land in the Town, and a relatively small amount of land in the Town can be developed for residential, commercial, or industrial purposes. Lands shown in grey on this map are in all state land classifications, including Wild Forest, Canoe Area, and State Administrative, which are the three classifications of state land which exist in the Town.

Data sources: APA Shared GIS, DEC

Water Resources

Brighton is rich in water resources. This map shows water resources in Brighton and several adjacent towns. The features shown on the map include lakes, streams, major watershed boundaries, aquifers, and wetlands. The Town of Brighton includes three major watersheds (Saranac/Chazy-Lake Champlain, St. Regis-St. Lawrence, and Salmon/Trout-St. Lawrence). As shown on the map, a large aquifer underlies much of the town. Note that wetland data shown on this map are incomplete outside of the Town of Brighton.

Data sources: APA Shared GIS, DEC, APA cover-type wetlands projects

Water Resources Showing Ecological Buffers

Brighton's lakes, streams, and wetlands provide water, as well as habitat and corridors for movement for many wildlife species. In order to plan for the protection of these qualities, it is necessary to think beyond boundaries and consider the upland adjacent to the edge of the lake, stream, or wetland. This map shows the ecological buffers that must be taken into consideration in order to fully protect these features and their benefits. The size and rationale of these buffers is described more fully in the environmental inventory section above.

Data sources: APA Shared GIS, and APA cover-type wetlands projects

Land Cover

The New York Gap Analysis Program was an effort to classify the varied habitats of New York State. One stage of the project involved interpreting aerial photography and classifying land cover according to a set of cover types established by the National Vegetation Classification Standard hierarchy. Brighton contains a limited number of land cover types, which are listed in the environmental inventory above. Much of Brighton is in a few different forest classifications, several wetland classifications, and open water.

Data source: New York Gap Analysis Program (GAP)

Brighton Area Lakes: Aquatic Invasive Status

Aquatic invasive species represent a major threat to water quality, aquatic habitats, and recreational opportunities. The Adirondack Park Invasive Plant Program (APIPP) conducts monitoring for the presence or absence of aquatic invasives such as Eurasian watermilfoil in many Adirondack waterbodies, and also maintains a database of lakes at which invasive species have been detected, through APIPP or other monitoring programs. To date, Meacham Lake is the only water body within the Town of Brighton in which invasive species have been detected. Eurasian watermilfoil was detected in this lake in 2002. The map shows lakes and water bodies which have been monitored with and without the detection of invasive species, as well as lakes at which formally monitoring has not been conducted by the APIPP.

Data source: Adirondack Plant Invasive Plant Program

Core Wildlife Habitat

Because much of the Town of Brighton is forested with limited roads and development, it provides excellent wildlife habitat. Large blocks of intact forest offer critical core habitat for many wide-ranging species and interior forest species that are sensitive to development and human disturbance. This map shows large forest blocks in light green. This is forest habitat (as defined in the NY GAP data) that is greater than 200 meters from major roads and 100 meters from smaller roads and “altered” land covers, and which forms forest stands larger than 55 hectares. The 55 hectare threshold has been found to be important in providing core habitat for many species. (Environmental Land Institute, 2003.)

Also shown on this map are lakes, wetlands, and large wetland complexes categorized by the Adirondack Park Agency as “megawetlands.” These all offer high quality habitat for many species of wildlife. Brighton is the location of many of the megawetlands categorized in this effort, including: Osgood River Muskeg, Spitfire Bog, Barnum Pond Bog, Hays Brook Swamp, Heron Marsh, Jones Pond Outlet, Meacham Lake Swamp, and Quebec Bog.

Data source: APA Shared GIS, New York Gap Analysis Program, APA cover-type wetlands projects.

Modeled and Observed Wildlife Data

Comprehensive data on the local presence of wildlife species is lacking in the Town of Brighton. This map shows some of the available data, including sites at which particular species have been observed, the vicinities of rare and endangered species, and habitat modeling efforts where suitable habitat is predicted for particular species. It is important to note that these modeling efforts do not show confirmed habitat, and may overestimate the extent of wildlife habitat. The two modeled habitat data layers shown are: potential spruce grouse habitat (in grey), as modeled by the Adirondack Park Agency and SUNY Plattsburgh, and potential deer wintering yards (in light green), as modeled by SUNY ESF Adirondack Ecological Center as part of the Unit Management Planning-GIS project. The cross-hatched areas show the vicinities of rare and endangered plant and animal species that are recorded in the database of the New York Natural Heritage Program. Because of the sensitivity of this data, the Heritage Program requires that only the general vicinity, and not the specific location, of these species observations, be depicted. The

red dots are moose sighting locations, as reported to and collected by the Department of Environmental Conservation. Lastly, the green dots show the locations where the Wildlife Conservation Society has conducted surveys for a suite of 13 boreal birds between 2004 - 2008, including such species as three-toed woodpecker, spruce grouse, Lincoln's sparrow, yellow palm warbler, and rusty blackbird. The size of these dots gives an indication of the abundance of boreal birds at these sites; as the legend indicates, the dots are sized according to the average number of targeted birds that have been detected during each survey.

Data sources: Wildlife Conservation Society, New York Natural Heritage Program, SUNY ESF Adirondack Ecological Center, Adirondack Park Agency, Department of Environmental Conservation.

Acknowledgements

The Wildlife Conservation Society's Adirondack Program served as the non-profit partner guiding the environmental analysis for this Smart Growth Plan. WCS is a local resource, based in Saranac Lake, and is interested in helping communities identify wildlife-friendly development strategies. WCS' Adirondack Program promotes wildlife conservation and healthy human communities in the Adirondacks through applied research, community partnerships, and public outreach.

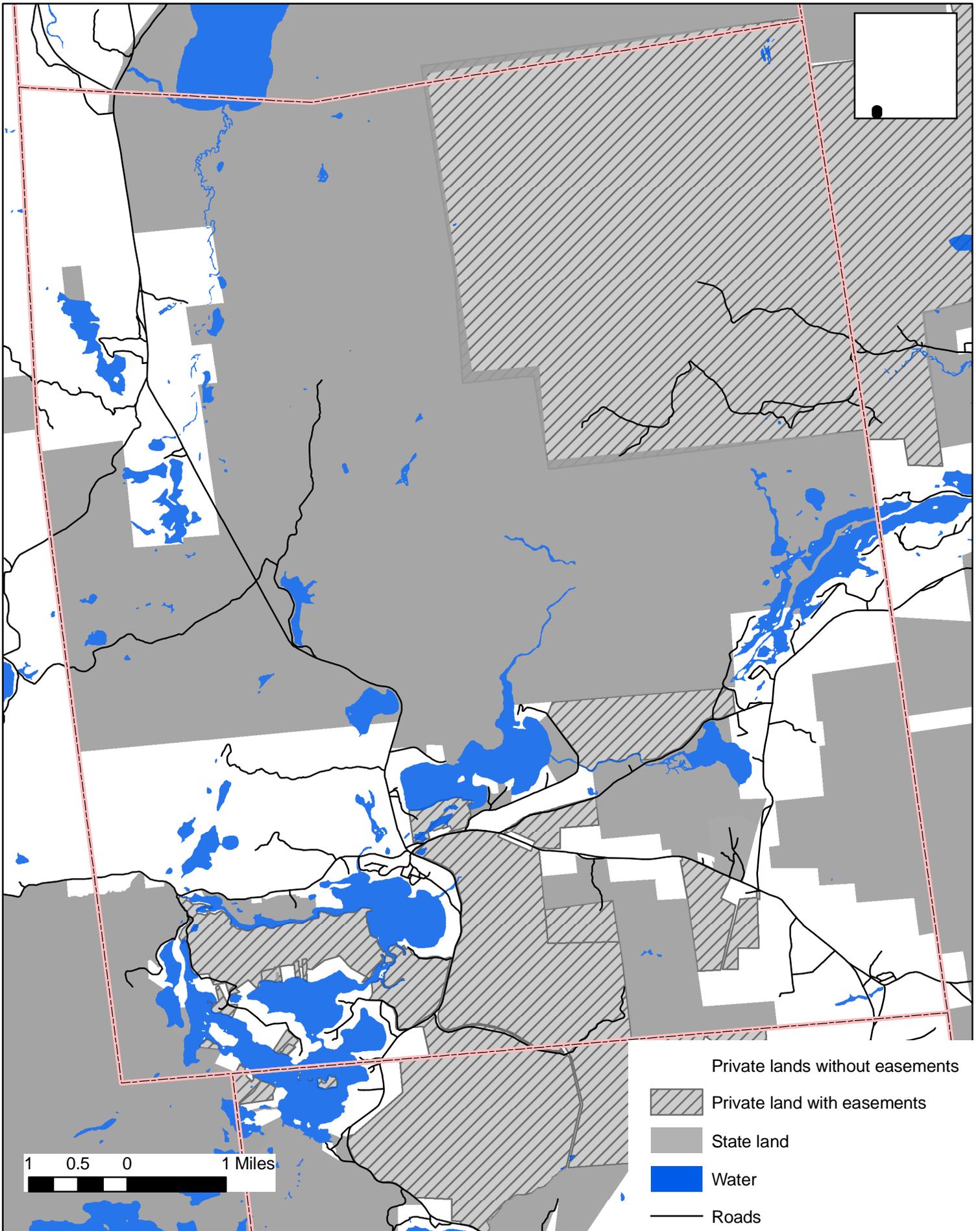
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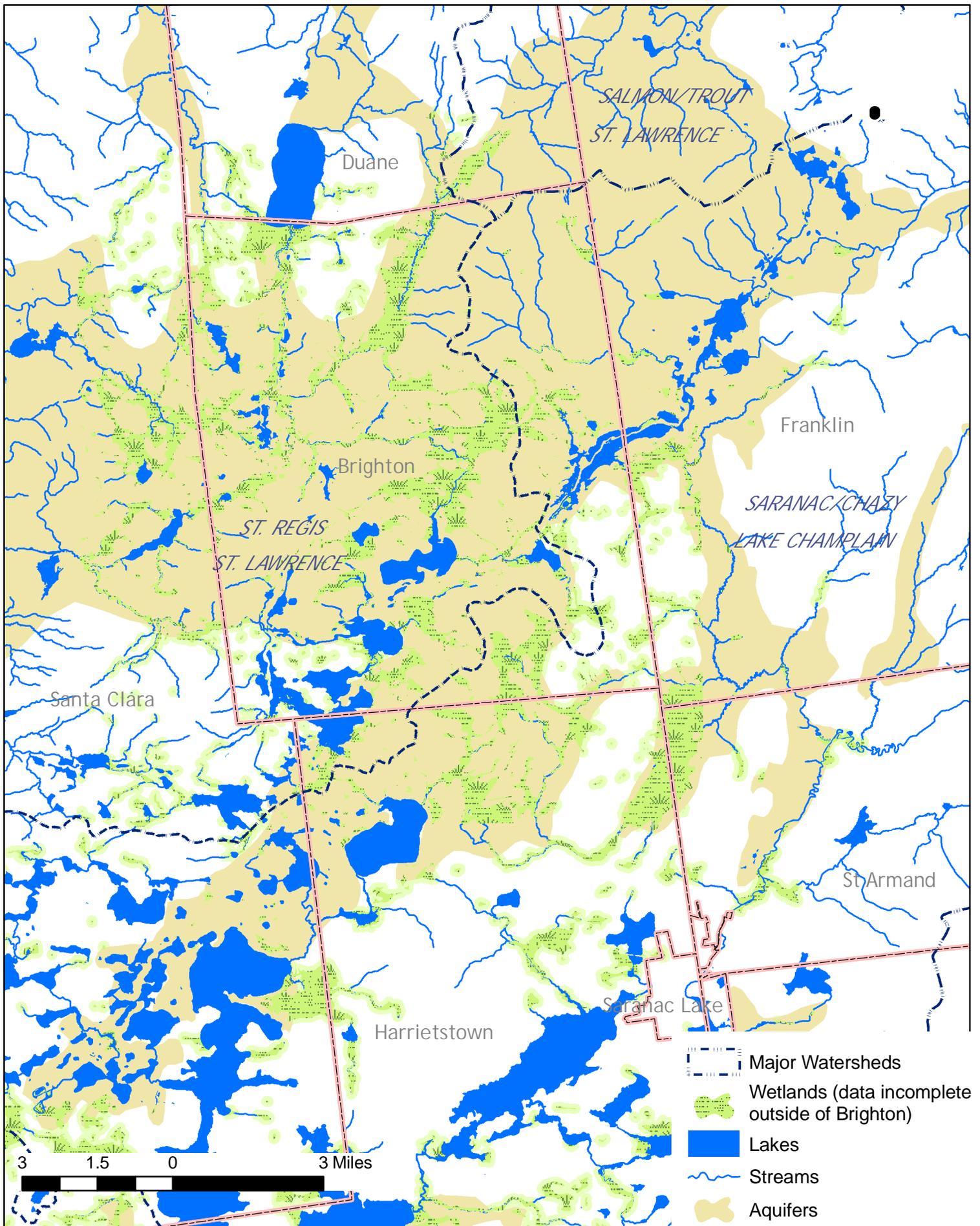
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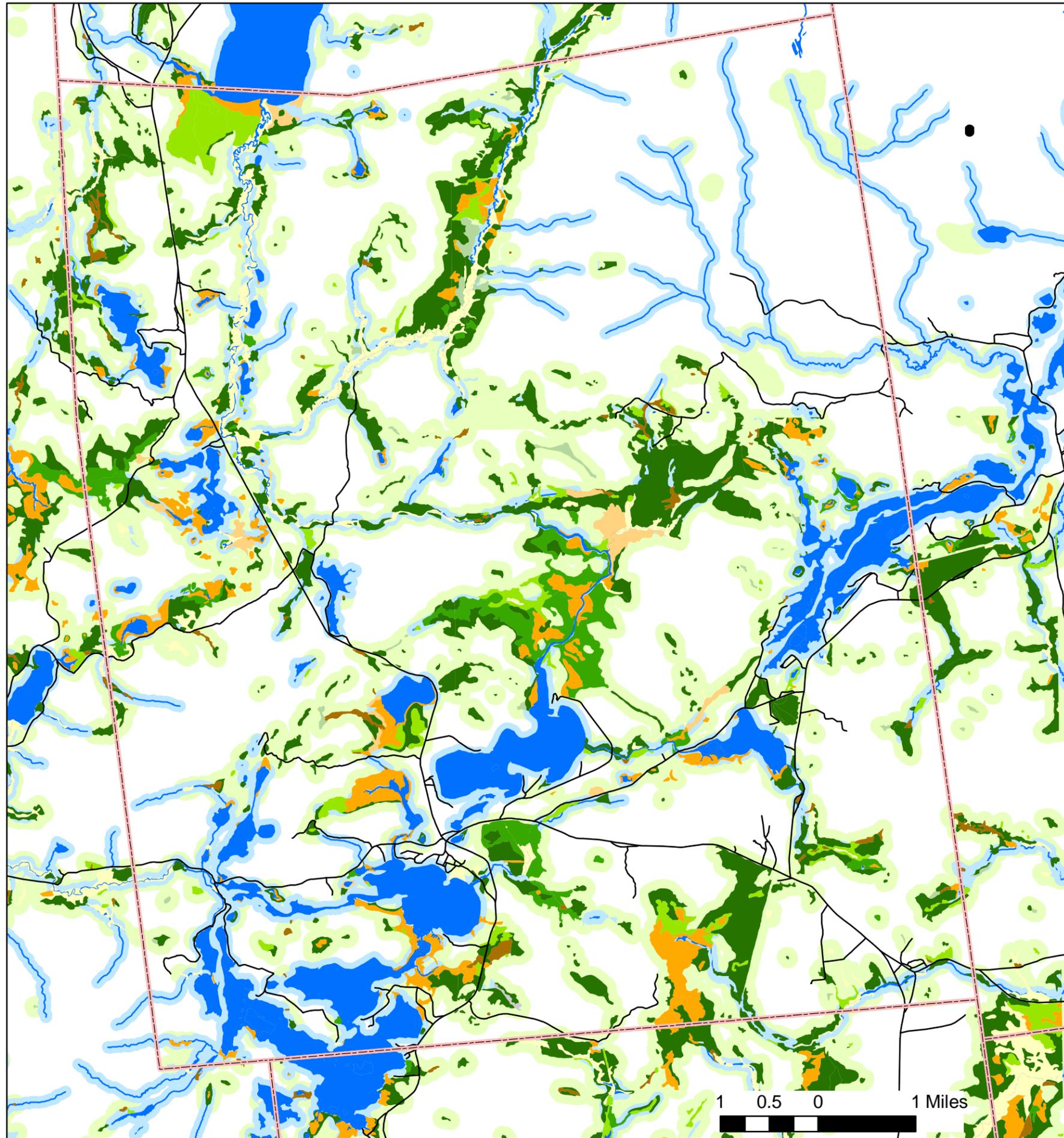
Town of Brighton Smart Growth Plan Land Ownership and Management



Town of Brighton Smart Growth Plan

Water Resources - Including Lakes, Streams, Aquifers and Wetlands





Town of Brighton Smart Growth Plan
 Water Resources
 Showing ecological buffers around
 lakes, streams and wetlands

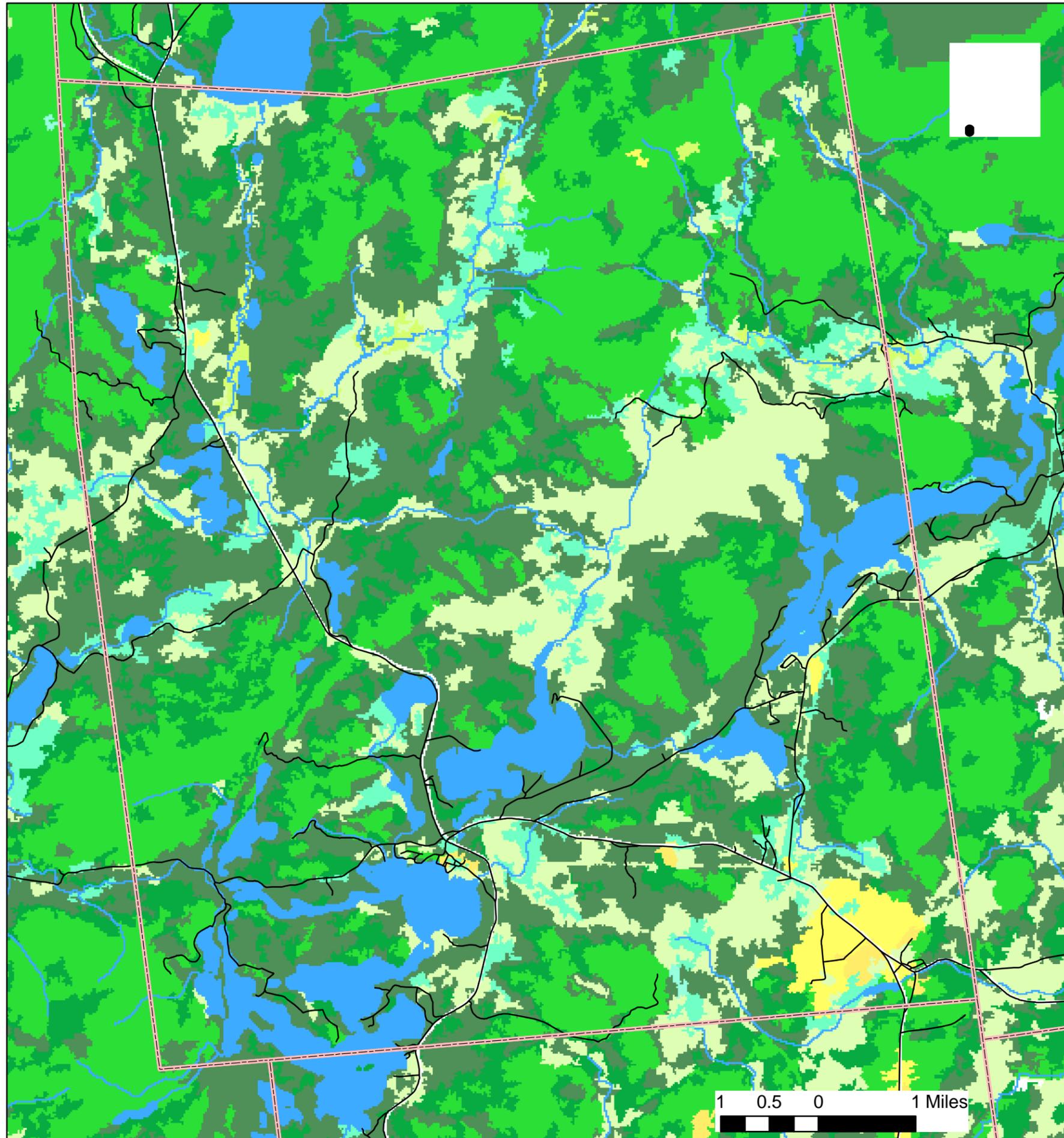
Legend

-  Municipalities
-  Roads
-  Lakes
-  Streams
-  Ecological buffer around lakes and streams

Wetlands

Class1 Wetland Descriptions

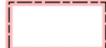
-  EM1
-  FO1
-  FO2
-  FO4
-  FO5
-  OW
-  SS1
-  SS2
-  SS3
-  SS4
-  SS5
-  Ecological buffer around wetlands



Town of Brighton Smart Growth Plan
Land Cover

Data from New York Gap Analysis Program (GAP)

Legend

 Municipalities

 Roads

Cover type classifications

 Cropland

 Old field/pasture

 Deciduous wetland

 Evergreen wetland

 Shrub swamp

 Emergent marsh/open fen/wet meadow

 Open water

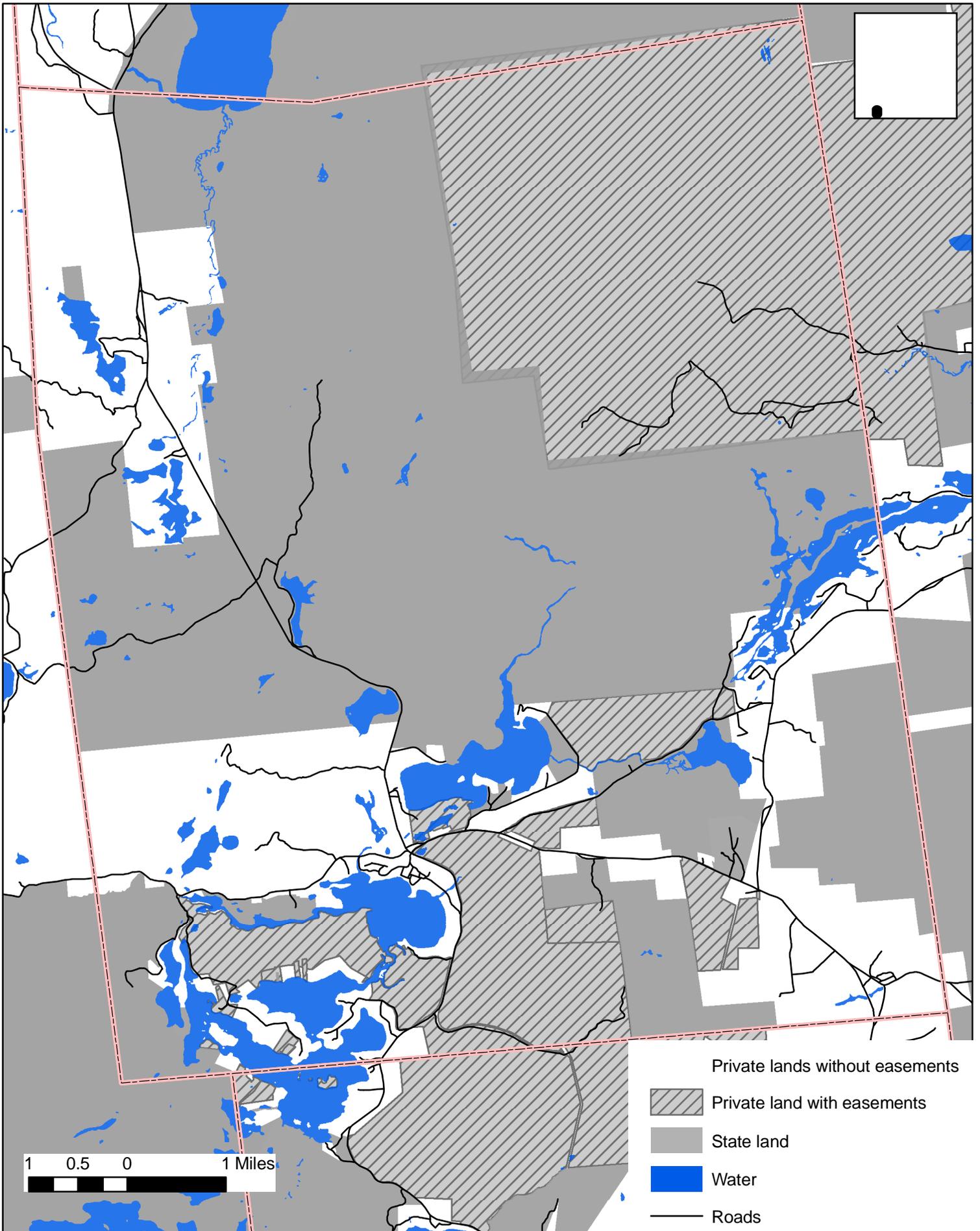
FORESTS

 Spruce-fir

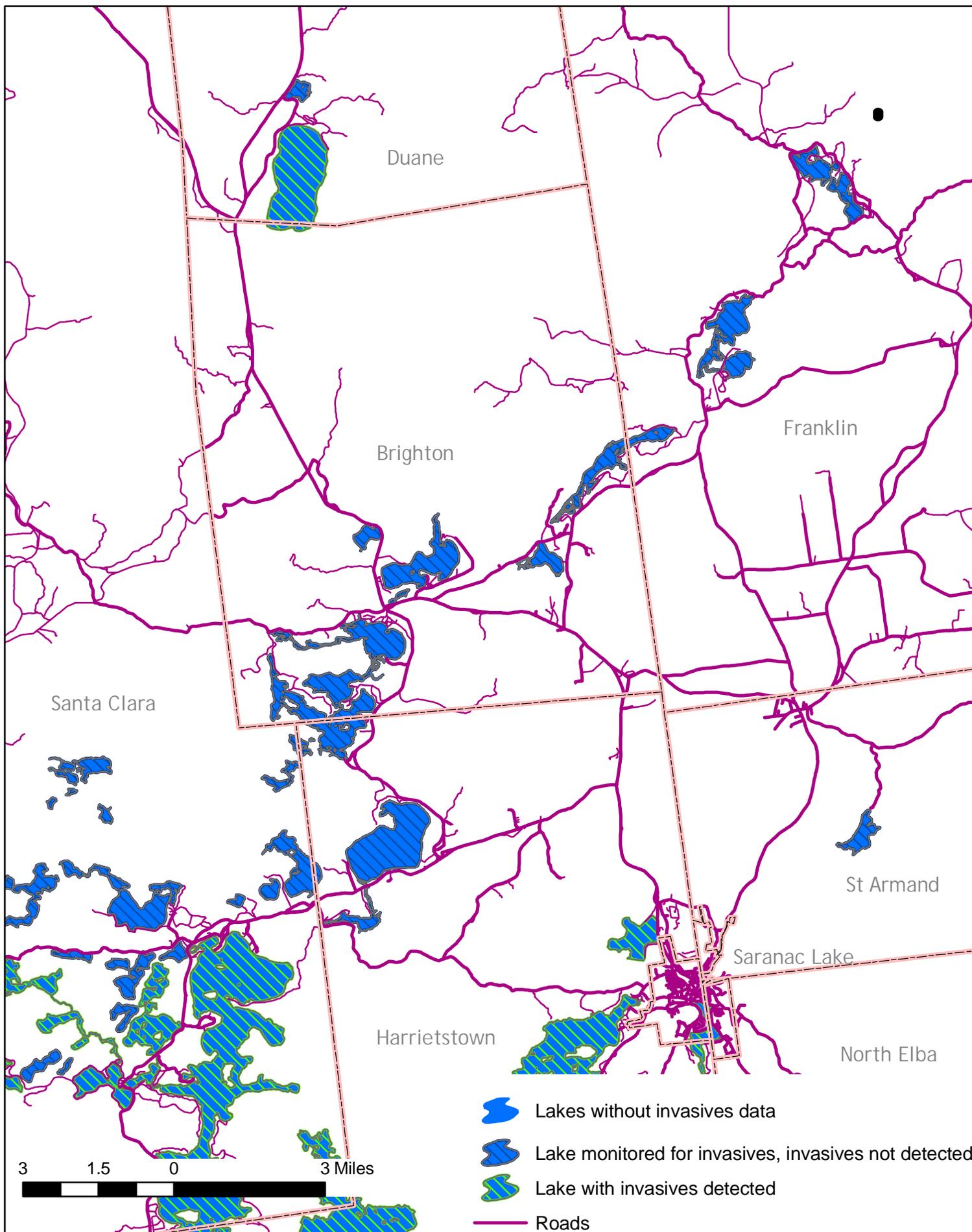
 Sugar maple mesic

 Evergreen-northern hardwood

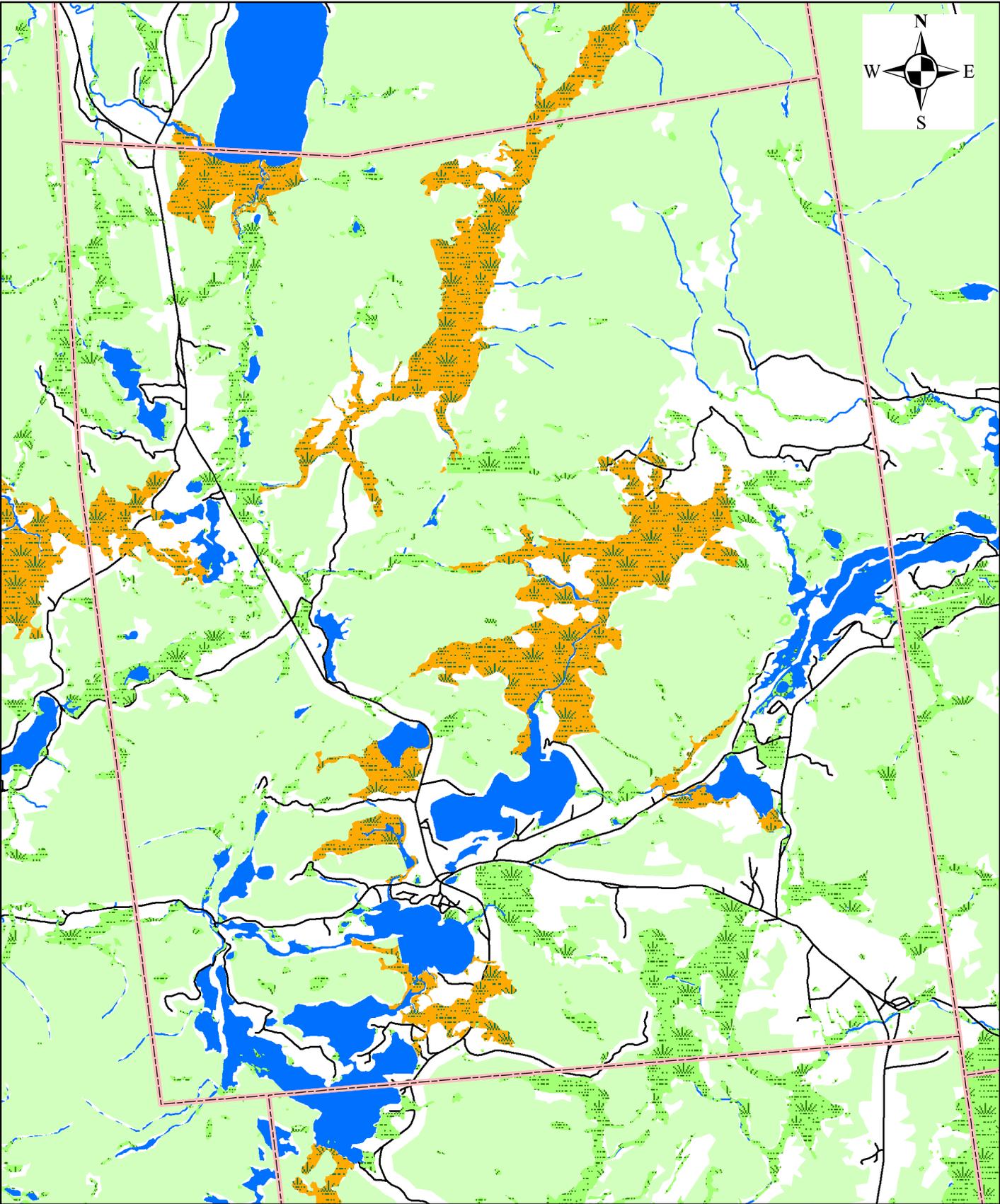
Town of Brighton Smart Growth Plan Land Ownership and Management



Town of Brighton Smart Growth Plan Brighton Area Lakes: Aquatic Invasive Status



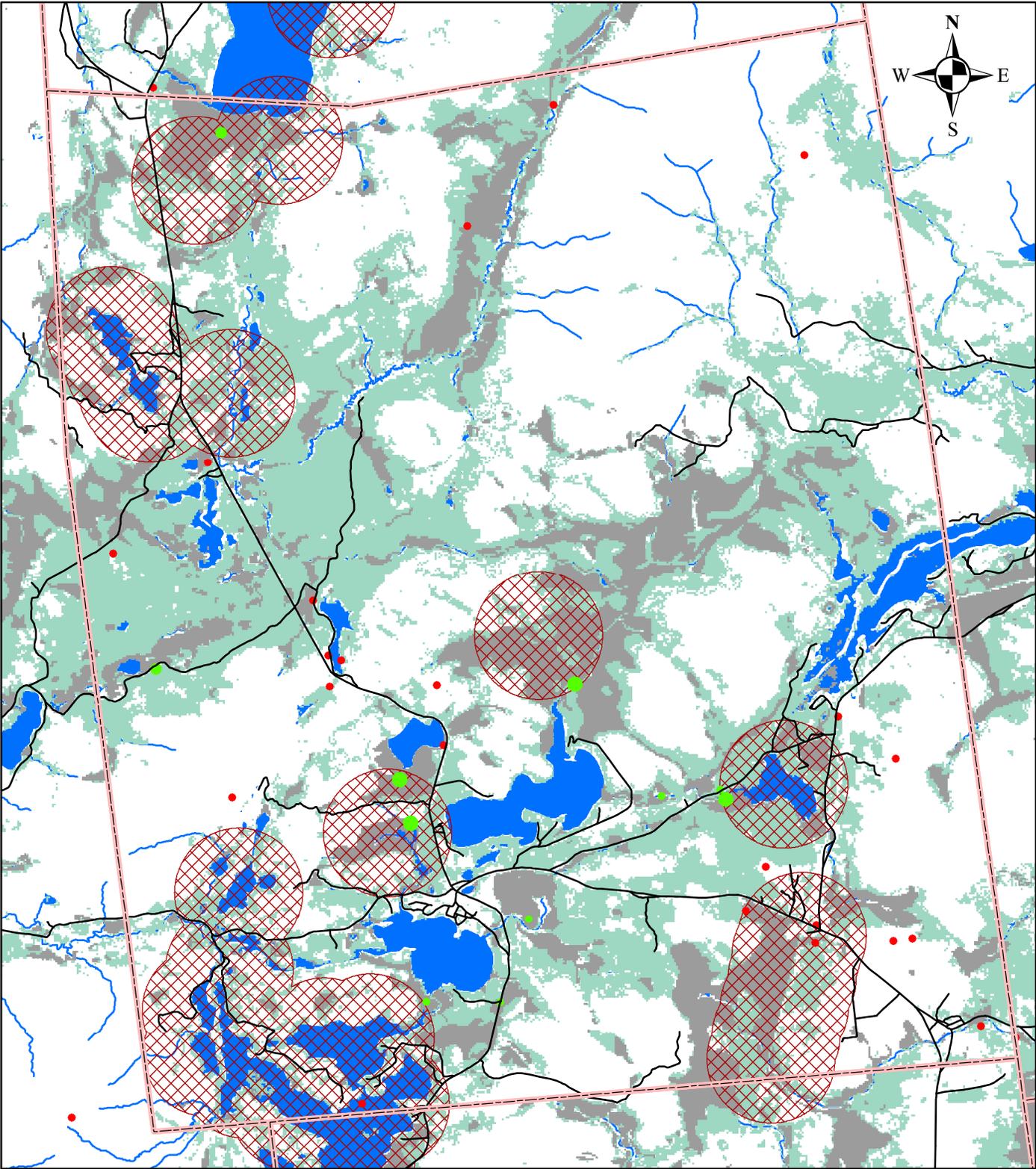
Town of Brighton Smart Growth Plan Core Wildlife Habitat



1 0.5 0 1 Miles

- Core forest habitat
- Wetlands classified as "megawetlands"
- Other wetlands
- Lakes

Town of Brighton Smart Growth Plan Modeled and Observed Wildlife Data



- Recorded moose sightings
- ⊗ Vicinities of New York Natural Heritage Rare Plant and Animal Record Locations
- ⊖ Modeled potential spruce grouse habitat
- ⊖ Modeled potential deer wintering yards

WCS Boreal bird survey locations
Average number of boreal birds detected at this site per survey

- 1 - 3
- 3.1 - 6
- 6.1 - 10

- Roads
- Water



Appendix E
Brighton Business Directory

F. X. Browne, Inc.

Name of Business	Business Address	Business Location	Business Phone	Type of Business	Last Name of Owner
86 Towing		Gabriels	891-6666	Towing	Leavitt
Adirondack Artisan Catering	P.O. Box 164, Paul Smiths, NY 12970	Paul Smiths	327-3232	Catering	
Adirondack Psychiatric Institute	27 Rickerson Pond Rd., Saranac Lake, NY 12983	Saranac Lake			Casagrain
Adirondack Swim and Trip Camp	P.O. Box 241, Rainbow Lake, NY 12976	Rainbow Lake		Accommodations	
Adirondack Visitor Interpretive Ctr	8023 State Route 30, Paul Smiths, NY 12970	Paul Smiths	327-3000	Attraction	APA
Banker, Richard	442 State Route 86, Paul Smiths, NY 12970	Paul Smiths		Farrier	Banker
Brighton Mini Mart	P.O. Box 406, Gabriels, NY 12939	Gabriels	327-5256	Retail	Smith
Buckley, Thomas	P.O. Box 106, Gabriels, NY 12939	Gabriels		Excavating	Buckley
Burge, Jr., James	312 Keese Mill Road, Paul Smiths, NY 12970	Paul Smiths			Burge
Calderone, Ruth	626 Keese Mill Road, Paul Smiths, NY 12970	Paul Smiths		Catering	Calderone
Camp Hatteras	9306 State Route 30, Paul Smiths, NY 12970	Paul Smiths	327-5030	Accommodations	Delarm
Cochran Computer Service	P.O. Box 57, Rainbow Lake, NY 12976	Rainbow Lake		Computer	Cochran
Cubby Repairs	298 County Route 60, Gabriels, NY 12939	Gabriels			
Dahlke, Paul	P. O. Box 140, Saranac Lake, NY 12983	Saranac Lake			Dahlke

F. X. Browne, Inc.

Name of Business	Business Address	Business Location	Business Phone	Type of Business	Last Name of Owner
D'Ambrisi Painting	P.O. Box 251, Rainbow Lake, NY 12976	Rainbow Lake		Painting	D'Ambrisi
Dobson, Gary	P.O. Box 116, Rainbow Lake, NY 12976	Rainbow Lake		Chimney, Heating	Dobson
Easy Street Cabins	249 State Route 86, Paul Smiths, NY 12970	Paul Smiths		Accommodations	
Fountain, Rouse	516 State Route 86, Paul Smiths, NY 12970	Paul Smiths		Publisher/Editor	Fountain
Freeburg, Richard	P.O. Box 16, Gabriels, NY 12939	Gabriels			Freeburg
Functional Artistry	306 State Route 86, Paul Smiths, NY 12970	Paul Smiths	327-3980	Artist - Chainsaw Carvings	Adams
Godfrey, Christopher	P.O. Box 45, Rainbow Lake, NY 12976	Rainbow Lake			Godfrey
Gus's Adirondack Diner	781 State Route 86, Gabriels, NY 12976	Gabriels		Restaurant	
Helms, Valerie	P. O. Box 26, Gabriels, NY 12939	Gabriels			Helms
Hendrick, Pat	State Route 86, Paul Smiths, NY 12970	Paul Smiths		Photography	Hendrick
John Kratts Bodyworks	P.O. Box 436, 111 County Rte 60, Gabriels, NY 12939	Gabriels	327-3357	Automotive Body Repair	Kratts
Keyes, Gordon B.	251 State Route 86, Paul Smiths, NY 12970	Paul Smiths	327-3397	Cabinetmaker	Keyes
Lamy, Margaret	P.O. Box 6, Rainbow Lake, NY 12976	Rainbow Lake			Lamy
Leavitt, Arthur	P.O. Box 116, Gabriels, NY 12939	Gabriels		Agricultural	Leavitt

F. X. Browne, Inc.

Name of Business	Business Address	Business Location	Business Phone	Type of Business	Last Name of Owner
Leavitt, Jennifer	P.O. Box 002, Gabriels, NY 12939	Gabriels	891-1850	Daycare	Leavitt
Leifheit Land Surveying	P.O. Box 25, Gabriels, NY 12939	Gabriels	327-3476	Surveyor	Leifheit
Maxwell, Larry	22 County Route 60, Gabriels, NY 12939	Gabriels	327-3581	Custom Golf Clubs	Maxwell
MC Motors	548 State Route 86, Paul Smiths, NY 12970	Paul Smiths		Automotive	
McCallister, Francis	P.O. Box 242, Paul Smiths, NY 12970	Paul Smiths			McCallister
McKernan, Amber	P.O. Box 77, Gabriels, NY 12939	Gabriels	327-3223	Doula/Storyteller	McKernan
McKernan, Tom	P.O. Box 77, Gabriels, NY 12939	Gabriels	327-3223	Stone Masonry	McKernan
Moody's Tree Farm	60 County Route 55, Saranac Lake, NY 12983	Gabriels	891-2468	Tree Farm	Moody
Moss, Kevan	P.O. Box 264, Paul Smiths, NY 12970	Paul Smiths			Moss
Mt. Debar Stables	9148 State Route 30, Paul Smiths, NY 12970	Paul Smiths			
Murphy's Cleaning Service	212 County Route 55, Saranac Lake, NY 12983	Saranac Lake		Cleaning Service	
New & Improved, LLC	9306 State Route 30, Paul Smiths, NY 12970	Paul Smiths	327-3554	Consulting	Eckert
North Country Electrical Services	P.O. Box 98, Gabriels, NY 12939	Gabriels	327-3310	Electrician	Stephenson
Northbrook Lodge	P.O. Box 246, Paul Smiths, NY 12939	Paul Smiths	327-3379	Accommodations	Schwartau

F. X. Browne, Inc.

Name of Business	Business Address	Business Location	Business Phone	Type of Business	Last Name of Owner
Paul Smiths College	P.O. Box 265, Paul Smiths, NY 12970	Paul Smiths	327-6227	College	
Pennington, Forrest	P.O. Box 115, Rainbow Lake, NY 12976	Rainbow Lake			Pennington
Perrino, Glen	P.O. Box 202, Rainbow Lake, NY 12976	Rainbow Lake			Perrino
Pinewood on the Lake	P.O. Box 84, Rainbow Lake, NY 12976	Rainbow Lake		Accommodations	
Ploof, David	816 State Route 86, Gabriels, NY 12939	Gabriels		Contracting	Ploof
Point of View Studio	P.O. Box 25, Gabriels, NY 12939	Gabriels		Artist, graphic design	Leifheit
Rainbow Delight Collies	P.O. Box 41, Rainbow Lake, NY 12976	Rainbow Lake		Dog breeder	Foster
Rainbow Graphics	353 Keese Mills Road, Paul Smiths, NY 12970	Paul Smiths	327-5273	Graphic design	
Randy Smith and Sons, Inc.	P.O. Box 67, Rainbow Lake, NY 12976	Rainbow Lake	327-3674	Contracting	Smith
Salls, Mary Ellen	P.O. Box 82, Gabriels, NY 12939	Gabriels		Artisan	Salls
Santagate, Nik	9048 State Route 30, Paul Smiths, NY 12970	Paul Smiths		Caretaking/ Contracting/ Sawmill	Santagate
Sheila's Cleaning	P.O. Box 444, Gabriels, NY 12939	Gabriels		Home Cleaning	
Shrope, Peter	P.O. Box 36, Rainbow Lake, NY 12976	Rainbow Lake		Artist	Shrope
Smith Contracting, Roger	P.O. Box 115, Gabriels, NY 12939	Gabriels	524-7710	Contracting	Smith

F. X. Browne, Inc.

Name of Business	Business Address	Business Location	Business Phone	Type of Business	Last Name of Owner
Smith, Paul	P.O. Box 136, Gabriels, NY 12939	Gabriels		Contracting	Smith
Smith, Shelley	P.O. Box 115, Gabriels, NY 12939	Gabriels	327-3349	Daycare	Smith
Smith, Traci	P.O. Box 97, Rainbow Lake, NY 12976	Rainbow Lake	327-6838		Smith
St. Regis Workshop	P.O. Box 255, Paul Smiths, NY 12970	Paul Smiths	327-3259	Publishing	Quenell
Sugarwood	P.O. Box 12, Rainbow Lake, NY 12976	Rainbow Lake			
Ted's Grocery	799 State Route 86, Gabriels, NY 12939	Gabriels		Retail	Fountain
The Shamrock	P.O. Box 193, 83 County Route 55, Saranac Lake, NY 12983	Gabriels	891-6180	Bar & Grill	Foley
Train Brook Forge	243 State Route 86, Paul Smiths, NY 12970	Paul Smiths	327-3747	Blacksmith	Woodward
Tucker Farms	P.O. Box 8, Gabriels, NY 12939	Gabriels		Agricultural	Tucker
Wakanda	P.O. Box 103, Rainbow Lake, NY 12976	Rainbow Lake		Accommodations	Prellwitz
White Pine Camp	P.O. Box 340, Paul Smiths, NY 12970	Paul Smiths	327-3030	Attraction/ Accommodations	Kirschenbam
White, Esq., Robert	P.O. Box 233, Rainbow Lake, NY 12976	Rainbow Lake		Attorney	White
Woodward, Christopher	P.O. Box 443, Gabriels, NY 12939	Gabriels	327-3313	Guide/Boatbuilder	Woodward

Appendix F

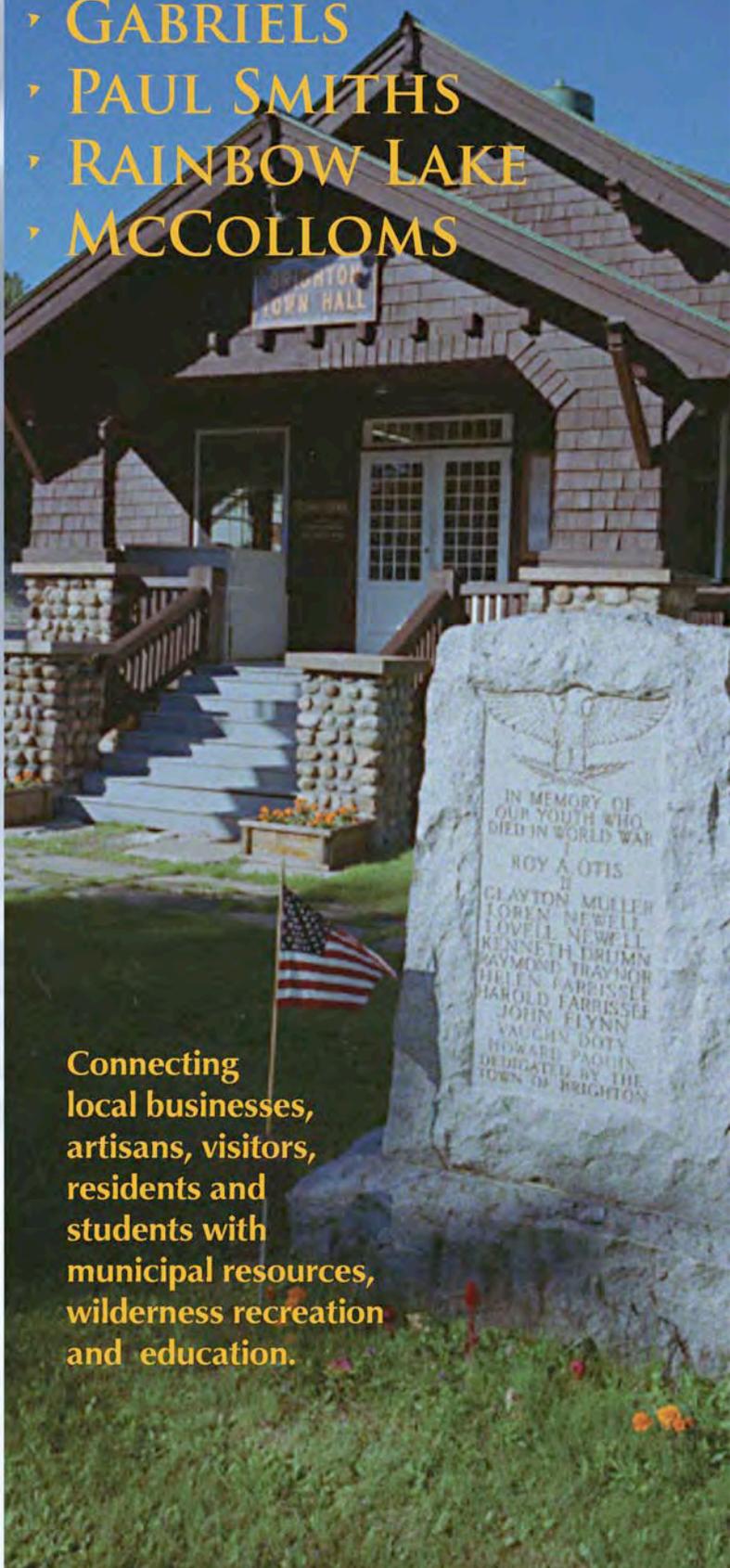
Brighton Connections Brochure

BRIGHTON CONNECTIONS

- › GABRIELS
- › PAUL SMITHS
- › RAINBOW LAKE
- › MCCOLLOMS

Connecting local businesses, artisans, visitors, residents and students with municipal resources, wilderness recreation and education.

Town of Brighton
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Paul Smiths, NY 12970





The experience for a lifetime.

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THE COLLEGE OF THE ADIRONDACKS

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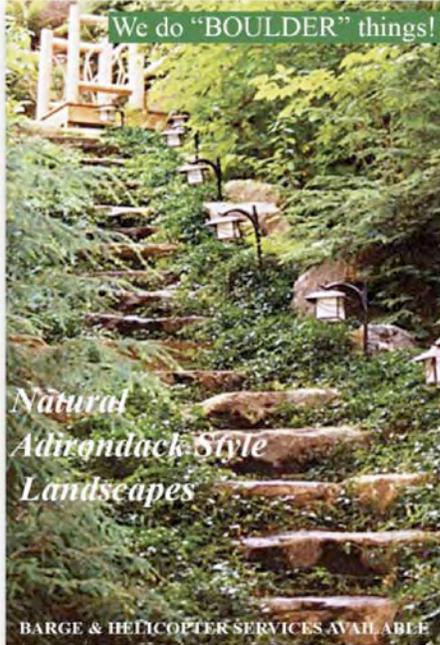
JEFF LEAVITT  STATE RT. 86
GABRIELS, NY

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HEAVY TOWING AND RECOVERY SERVICE**

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LANDSCAPING

www.wesleymoodylandscaping.com



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Saranac Lake NY 12983
518-891-4147



Welcome!
This brochure was produced to provide information about attractions, services, and events happening in Paul Smiths, Rainbow Lake, Gabriels, and McColloms, as part of a smart growth initiative. In 2008, the Town of Brighton received an Adirondack Park Community Smart Growth Grant for a sustainable economic development project to determine ways to maximize our natural, cultural, historical, and creative resources. Brighton is a wonderful place to live and work, as well as a recreation haven, sporting hiking trails, numerous lakes and rivers for paddling, wetland birdwatching, historical sites, crafters' studios, working farms, a nature center, and an award-winning college. This brochure would not be possible without the generous support of the Brighton business community, so please support our sponsors. We hope you enjoy your visit, and appreciate all that the Town of Brighton has to offer!

Sincerely,

The Brighton Town Board

March 16, 2009



Francis McAllister
PO Box 242
Paul Smiths, NY 12970
518.327.3447

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SERVICE**

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services available
LINCOLN ELECTRIC TRAINED



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Land Surveying PLLC**

Christopher H. Leifheit, LLS

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Topographic & Aerial Surveys • Zoning Consultation
Wilderness & Rural Acreage Surveys

PO Box 25, Hunt Bldg., 815 St. Rt. 86, Gabriels 327-3476

For Your Information

All Town of Brighton phone numbers are within the 518 area code.

Emergency: 911

Brighton Town Hall: Open Tuesdays & Thursdays, 12-5 PM, 327-3202

Brighton Highway Department: 327-3201

Town of Brighton board meetings are held every second Thursday of the month at 7 PM, at the Brighton Town Hall (corner of State Route 86 and Jones Pond Road, Paul Smiths).

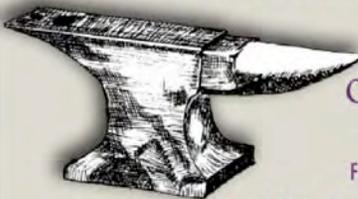
The Town of Brighton Park, located at the corner of State Route 86 and Rainbow Lake Road, features field house, playground, picnic pavilion, playing fields, and horseshoe pits:
327-3530 (field house)

Adirondack Regional Airport: 891-4600

For more information about the Town of Brighton visit: <http://townofbrighton.net>



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Did you know...

Three different US presidents were guests at Paul Smith's Hotel in its heyday: Grover Cleveland, Theodore Roosevelt, and Calvin Coolidge.¹

In 1926, President Calvin Coolidge and his wife spent the entire summer at White Pine Camp in Paul Smiths, hence the nickname, the Summer White House. The White House executive offices that summer were located in a cottage at Paul Smith's Hotel. Another hotel cottage housed twelve staff telegraph officers.¹

Approximately 47% of the land in the Town of Brighton is state-owned. Paul Smith's College land accounts for an additional 20% of town acreage.

The Town of Brighton is 20% wetlands and nearly the entire town is underlain by a high-quality aquifer. Many of the wetland areas are home to rare and threatened species such as spruce grouse, moose, and three-toed woodpecker.

The Saint Regis Canoe Area, the only designated canoe area in New York State, has several access points in the Town of Brighton, including the St. Regis River and Upper and Lower St. Regis Lakes.

Brighton lies in three different major watersheds: the Saranac/Chazy-Lake Champlain watershed, St. Regis-St. Lawrence watershed, and Salmon/Trout-St. Lawrence watershed.

The Adirondack Regional Airport, which provides daily service to Boston, is located a few miles from the Town of Brighton.

¹ Collins, Geraldine. The Brighton Story, Being the History of Paul Smiths, Gabriels, and Rainbow Lake. Saranac Lake, NY: The Chauncy Press, 1977.

Many thanks to all contributing photographers for the use of their work: Mark Kurtz, The Tucker Farm Family, Rebecca Buerkett, D.E. Leifheit, and the NYS Adirondack Park Agency Visitor Interpretive Center Staff



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Organizers of the Adirondack Canoe Races



Year-Round Brighton Happenings

Spring

- Paul Smith's College Sugarbush Breakfast-April: 327-6430
- Great Adirondack Birding Celebration-June, Adirondack Park Agency Visitor Interpretive Center (VIC), Paul Smiths: 327-3000

Summer

- Adirondack Farmers Market, located at Paul Smith's College- June-August: 891-7470
- Pat Stratton Memorial Ride- August: 891-1616
- Guided Wilderness Canoe Paddles, VIC - summer: 327-3000
- Adirondack Almanac Lecture Series, VIC- Wednesday evenings, summer: 327-3000
- White Pine Camp Summer White House Tours- Saturdays, July & August: 327-3030
- Brighton History Days-Sponsored by Town of Brighton & Brighton Architectural Heritage Committee, July: 327-3202
- St. Regis Canoe Invitational Race, Paul Smith's College- July: 327-6389
- Town of Brighton Ice Cream Social- August: 327-3202
- Adirondack Wildlife Festival, VIC- August: 327-3000

Fall

- Artist at Work Studio Tour Weekend, sponsored by Adirondack Artists' Guild- September 891-2615
- Great Adirondack Corn Maze, Tucker Farms- August-October 637-1230

Winter

- Cut Your Own Christmas Tree, Moody's Tree Farm- November-December: 891-4147
- Joy of Giving Party sponsored by New & Improved-Paul Smith's College, December: 327-3554
- Saturdays Are for Kids programs- VIC: 327-3000
- Chilly Ski and Snowshoe Festival- VIC: -January 327-3000
- Paul Smiths-Gabriels Volunteer Fire Department Lasagna Dinner, fund raiser-March: 327-3600



Connect to Businesses & Sponsors

Food

- Adirondack Artisan Catering—Off-Premise Catering & Gourmet Meals To Go, Paul Smiths: 327-3232
- Brighton Mini Mart—Fresh Pizza & Daily Specials, Gas, Papers, & More, Rt. 86, Gabriels: 327-5256
- Shamrock Bar & Grill—"Mom-made food from open til close", 83 Co. Rt. 55, Gabriels: 891-6180
- Tucker Farms—Pick Your Own Strawberries, Potato Stock, Pumpkins, 56 Hobart Road, Gabriels: 327-3408

Lodging

- Camp Hatteras—Private Vacation Rental on 33 acres,, \$200-\$300 per night, 2 night min., Paul Smiths: 327-5030
- Twin Pines on Osgood Pond—Vacation Rental, Paul Smiths: 327-3986
- White Pine Camp—Historical Lodging on Osgood Pond, 432 White Pine Rd., Paul Smiths: 327-3030

Recreation Resources

- The Great Adirondack Corn Maze—Open 1st Weekend in August through Halloween, 112 Hobart Rd., Gabriels: 637-1230
- Mac's Canoe Livery—Organizers of Adirondack Canoe Races, 5859 St. Rt. 30, Lake Clear: 891-1176
- Moody Tree Farm—Cut Your Own Christmas Tree, 60 Co. Rt. 55, Gabriels: 891-2468
- NYS Adirondack Park Agency Visitors Interpretive Center—miles of scenic trails, 8023 St. Rt. 30, Paul Smiths: 327-3000
- Pat Stratton Memorial Ride—Annual fund raiser through Brighton, Info: 891-1616
- Wiley's Flies—Fly Fishing Shop, 379 Co. Rt. 60, Rainbow Lake: 327-1829

Art Studios

- Point of View Studio—Paintings & Design, Diane Leifheit, Hunt Bldg., 815 St. Rt. 86, Gabriels: 327-3473
- Peter Shrope Studio—Ceramic Artist & Exhibit Design, PO Box 36, Rainbow Lake Rd., Rainbow Lake: 327-5247
- Train Brook Forge—Ornamental Ironwork, David Woodward, 243 St. Rt. 86, Paul Smiths: 327-3747

Education

- Paul Smith's College—The College of the Adirondacks, It's About the Experience, St. Rts. 86 & 30, Paul Smiths: 800-421-2605

Services

- AG Construction—Build & Remodel Homes, 22 Plank Rd., Bloomingdale: 946-2565
- Fran's Welding Service—Full Welding Shop, Lincoln Electric Trained, PO 242, Paul Smiths: 327-3447
- FX Browne, Inc.—Environmental Consulting & Engineering, 1519 St. Rt. 86 Saranac Lake: 891-1410
- HomEnergy Services, Inc.—Heating & Plumbing, 33 Depot St. Saranac Lake: 891-1616
- Leifheit Land Surveying PLLC—Rural wilderness land surveying, site plan consultation, Hunt Bldg., 815 St. Rt. 86, Gabriels: 327-3476
- Moody Tack Shop—Riding Supplies, 60 Co. Rt. 55, Gabriels: 891-2468
- MC Motors—Automotive Sales & Service, 548 St. Rt. 86, Paul Smiths: 327-5010
- North Country Electrical Services, Inc.—838 St. Rt. 86, Gabriels: 327-3310
- Rainbow Graphics—Graphic Design & Web Development, PO Box 201, Saranac Lake: 327-5273
- 86 Towing—Flatbed & all-wheel drive heavy towing & recovery service, Jeff Leavitt, St. Rt. 86 Gabriels: 891-6666
- Wesley Moody Landscaping, Inc.—Natural Adirondack Landscapes, 60 Co. Rt. 55, Gabriels: 891-4147

Attractions & Activities

Spring/Summer/Fall

Hiking: Jenkins Mountain, Jones Hill, Red Dot Trail, Hayes Brook Trail, Jackrabbit Trail, St. Regis Mt., NYS Adirondack Park Agency Visitor Interpretive Center (VIC)

Canoeing/Boating Access: Barnum Pond, Mountain Pond, Black Pond (canoe only), St. Regis River, Upper St. Regis Lake, Lower St. Regis Lake, Church Pond (canoe only - access to Osgood Pond), Jones Pond, Rainbow Lake

Fishing (trout stocked): Mountain Pond, Black Pond, Deer Pond, Long Pond, Loon Pond, Lost Pond, Upper St. Regis Lake (salmon), Upper Spectacle Pond

Camping (primitive campsites): Jones Pond, Osgood Pond (lean-tos), Mountain Pond, Seven Carries Canoe Area, Rainbow Lake.

Nature observation/birding: VIC

Tucker Farms: strawberry picking (June-July), corn maze (August-October), pumpkin picking (October)

Horseback Riding Trails: Hayes Brook trails

Geocaching: use zip codes 12970, 12976, 12939

Winter Fun

Jackrabbit Trail: Skiing, Snowshoeing

Snowshoeing/Skiing: VIC: 327-3000

Snowmobiling: www.adirondacklakes.com/snowmobiling.cfm

Ice Fishing: Barnum Pond, Jones Pond, St. Regis Lakes, Rainbow Lake, Osgood Pond



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Brighton Volunteers

Brighton Architectural Heritage Committee: 327-3433
Brighton Seniors: 327-3433
Osgood Lake Association: rhall135@cfl.rr.com
Paul Smiths-Gabriels Volunteer Fire Department—New members welcomed.
Rainbow Lake Association: 327-5221
St. Paul's-Assumption Church Food Pantry: 327-3297
St. Regis Lakes Association: <http://nuvocom.com/stregis/stregisweb.html>

Churches

Church of the Assumption
PO Box 193, Gabriels NY 12939-0193
891-0144 Tuesday AM
Saint Gabriel the Archangel Catholic Church (Closed)
State Routes 30 & 86, Paul Smiths
Saint John in the Wilderness
State Route 86, Paul Smiths: 891-2286
Saint Regis Presbyterian Church
Keeses Mill Road, Paul Smiths

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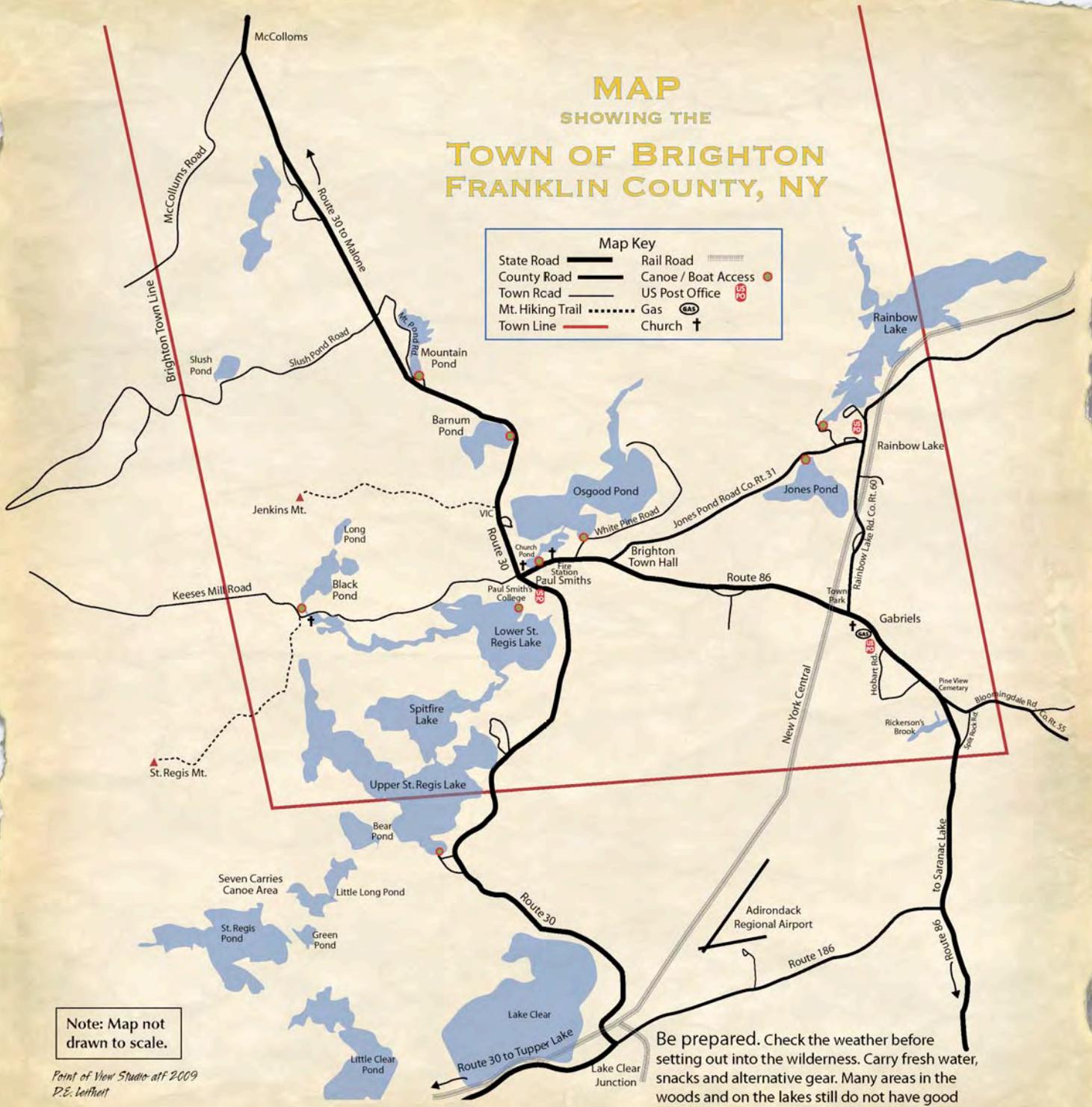
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MAP SHOWING THE TOWN OF BRIGHTON FRANKLIN COUNTY, NY

Map Key	
State Road	Rail Road
County Road	Canoe / Boat Access
Town Road	US Post Office
Mt. Hiking Trail	Gas
Town Line	Church



Note: Map not drawn to scale.

Point of View Studio: atf 2009
P.E. Joffe

Be prepared. Check the weather before setting out into the wilderness. Carry fresh water, snacks and alternative gear. Many areas in the woods and on the lakes still do not have good cell phone access.

Appendix G
Glossary of Planning Terms

Glossary of Planning Terms

APA: Adirondack Park Agency, New York State government agency responsible for guiding land use and development within the Adirondack Park.

Cluster subdivision: a subdivision in which the lot sizes are reduced below those normally required in the zoning district in which the development is located, in return for the provision of permanent open space.

Comprehensive plan: a county development plan or city, village, town, or regional planning commission master plan. Comprehensive plans provide a vision and general idea of how land should be used to assure public health, safety, and welfare.

Conservation easements: a recorded legal agreement between a landowner and a qualified conservation agency that transfers development rights from the owner to the agency to protect natural or historic features.

Conservation subdivision: a housing development in a rural setting that is characterized by compact lots and common open space, and where the natural features of land are maintained to the greatest extent possible.

Economic base: the economic base of an area consists of those activities that provide the core employment and income on which the rest of the local economy depends.

Environmentally sensitive areas: areas such as wetlands, steep slopes, waterways, underground water recharge areas, shores, and natural plant and animal habitats that are easily disturbed by development.

GIS: Geographic Information Systems - computer technology, tools, databases, and applications that provide spatial(geographic) data management, analysis, and mapping capabilities to support policy evaluation, decision-making, and program operations.

Historic preservation: the research, protection, restoration, and rehabilitation of historic properties.

Implementation tools: programs, incentives, activities, regulations, etc. that communities use to implement their plan.

Land use classification: a system for classifying and designating the appropriate use of properties.

Mixed-use development: a development that allows multiple compatible uses to be in close proximity to one another in order to minimize transportation infrastructure impacts and to create a compact, efficient neighborhood; for example, single family, multifamily, commercial, and industrial uses are located within a reasonable proximity to each other.

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Natural resources inventory: a statistical survey of land use and natural resource conditions and trends

Nonconforming use: a use (or structure) that lawfully existed prior to the adoption or amendment of an ordinance but that fails to conform to the standards of the current zoning ordinance.

Planning commission: an appointed local government commission authorized to make and adopt planning documents.

Planning process: the process of developing a plan. Usually includes the following stages – visioning, data collection and analysis, issue identification, goal and objective development, strategy formulation, plan review and approval, implementation, and monitoring and assessment.

Public participation: the involvement of the public in the planning process, with the following purposes: educate the public, reach those that rarely get involved, thwart misinformation efforts, understand what people value, seek feedback from people, and build support for a plan.

Smart growth: an approach to land-use planning and growth management that recognizes connections between development and quality of life. The features that distinguish smart growth approaches vary. In general, smart growth invests time, attention, and resources in restoring community and vitality to center cities and older suburbs. In developing areas, the approach is more urban-centered, is transit and pedestrian oriented, and has a greater mix of housing, commercial, and retail uses. Smart-growth approaches preserve open space and other environmental amenities.

Stakeholders: those who have an interest in a particular decision, either as individuals or representatives of a group. This includes people who influence a decision, or can influence it, as well as those affected by it.

Subdivision: the description and recording of separate land parcels or lots.

Sustainable development: development that maintains or enhances economic opportunity and community well-being while protecting and restoring the natural environment upon which people and economies depend. Sustainable development meets the needs of the present without compromising the ability of future generations to meet their own needs.

Town center revitalization: improve the economic or social environment of downtowns or town centers by involving all facets of the community.

Traditional neighborhood development: a development that exhibits several of the following characteristics; alleys, streets laid out in a grid system, buildings oriented to the street, front porches on houses, pedestrian-orientation, compatible, mixed land uses, villages squares and greens.

Transfer of development rights (TDR): a technique, involving the designation of development (receiving) zones and protected (sending) zones, for guiding growth away from sensitive

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resources and toward controlled development centers by transferring development rights from one area to another via local law authorization such as a deed or easement.

Trends: the general movement in the course of time of a statistically detectable change.

Visioning: a process by which a community defines the future it wants. Through public involvement, communities identify their purpose, core values, and vision of the future.

Zoning: a measure in which the community is divided into districts or zones within which permitted and special uses are established as are regulations governing lot size, building bulk, placement, and other development standards.

Adapted from:

Center for Land Use Education. *General Information on Comprehensive Planning, Planning Terminology Glossary 1*. Retrieved May 19, 2009 from http://www.uwsp.edu/cnr/landcenter/pdffiles/CompPlanBinder/General%20Information%20on%20Comprehensive%20Planning/Glossary_general%20info.pdf.