

**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)**

# F. X. Browne, Inc.

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>		<b>151</b>
<i>skipped question</i>		<b>0</b>

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

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>		<b>151</b>
<i>skipped question</i>		<b>0</b>

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>		<b>151</b>
<i>skipped question</i>		<b>0</b>

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>		<b>87</b>
<i>skipped question</i>		<b>64</b>

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>		<b>32</b>
<i>skipped question</i>		<b>119</b>

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 <a href="http://townofbrighton.net">http://townofbrighton.net</a> ?		
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	
		40
<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	access 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.
19	02/05/2009 18:31:00	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.
20	02/05/2009 19:05:00	well water protection which is a real issue 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>		<b>151</b>
<i>skipped question</i>		<b>0</b>

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>		<b>35</b>
<i>skipped question</i>		<b>116</b>

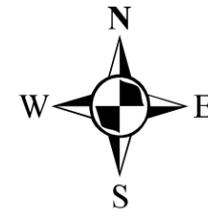
Brighton Smart Growth Community Survey Question 20		
How many people do you employ?		
Answer Options	Response Frequency	Response Count
1	58.1%	18
2-5	29.0%	9
6-10	6.5%	2
10-15	3.2%	1
20+	3.2%	1
Other (please specify)		15
<i>answered question</i>		<b>31</b>
<i>skipped question</i>		<b>120</b>

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

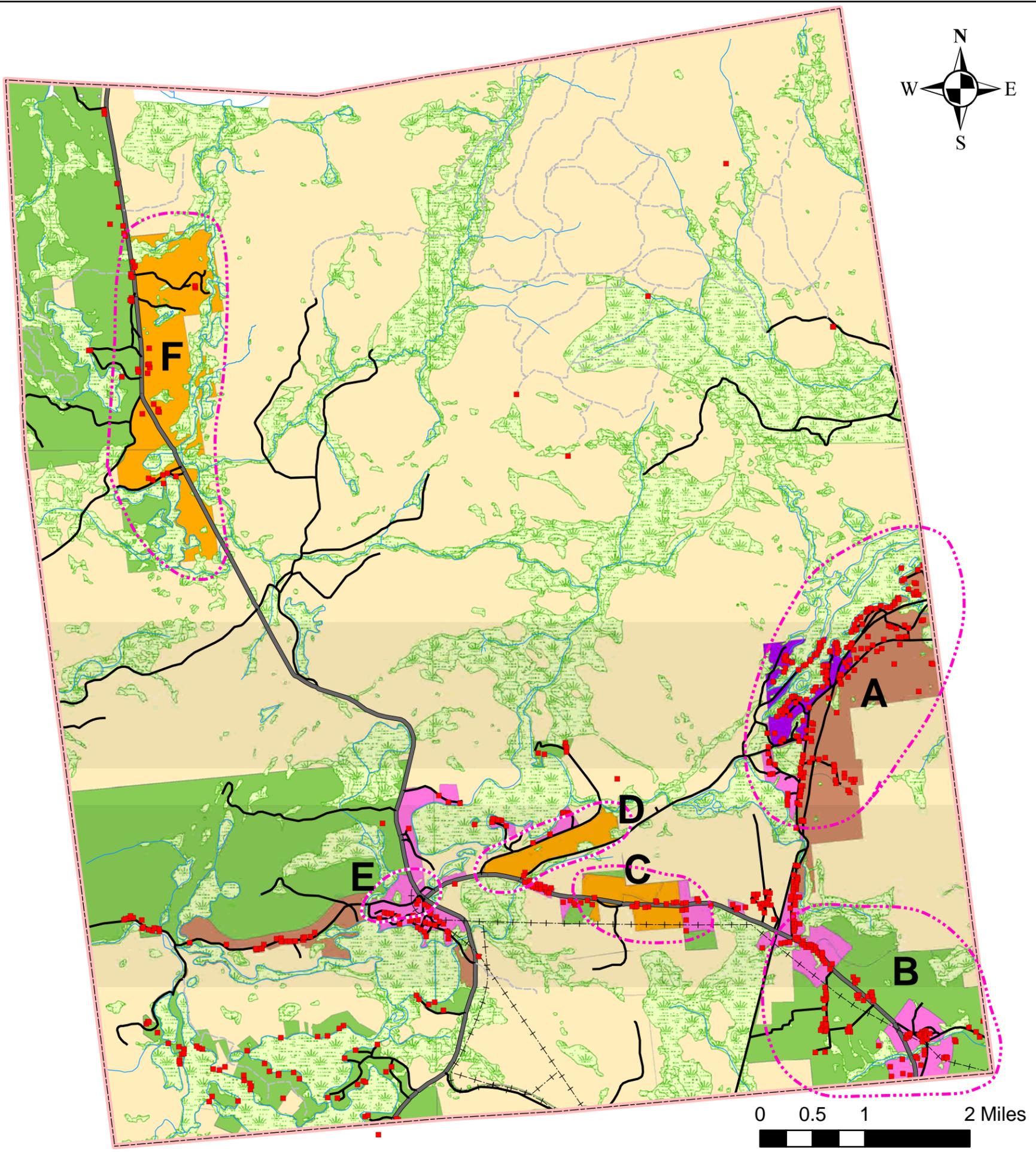
**Roads & Trails**

- 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 types<sup>1</sup>

- 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

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<sup>1</sup> 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 Brighton<sup>2</sup> include the following:

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<sup>2</sup> 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.

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### 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

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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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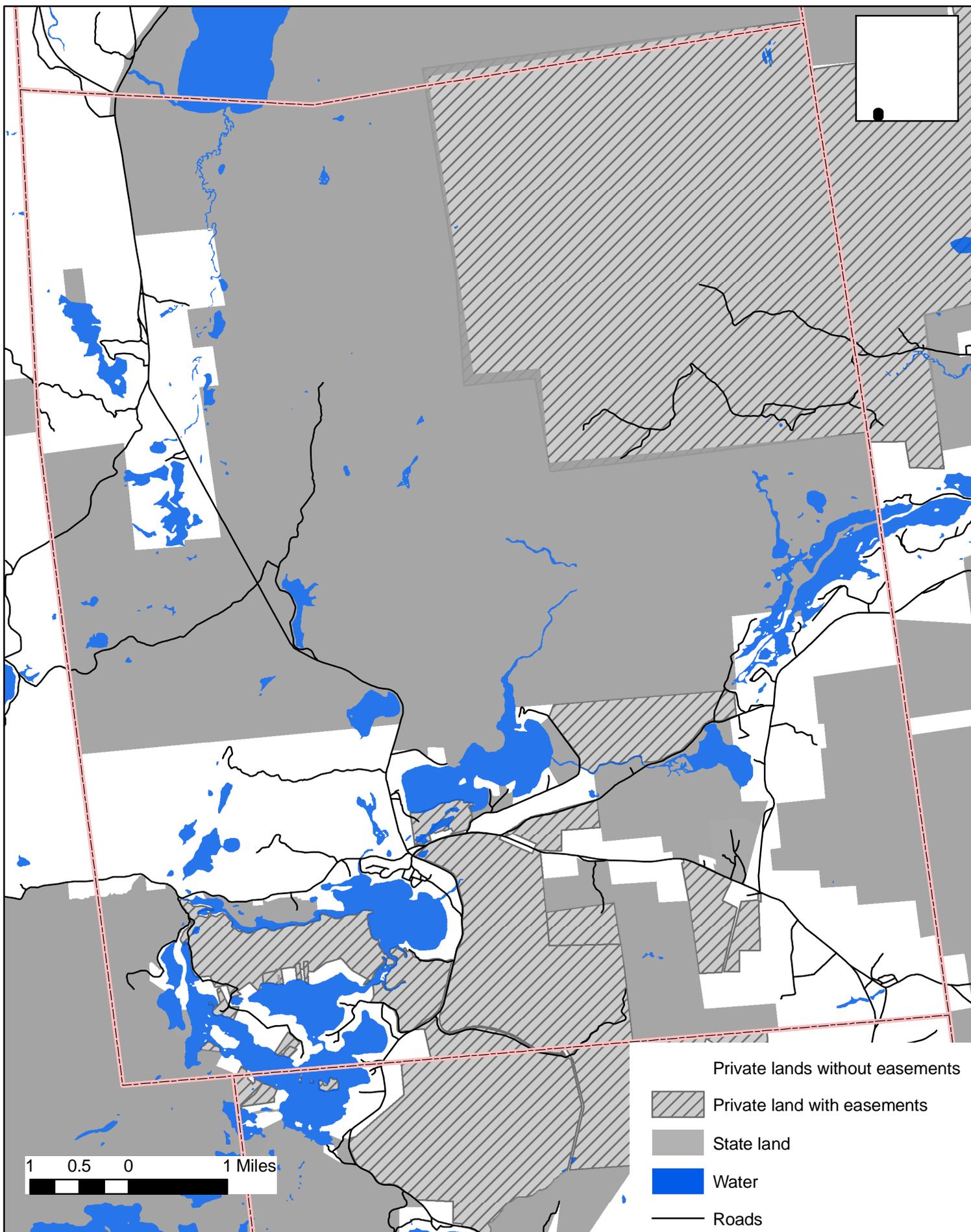
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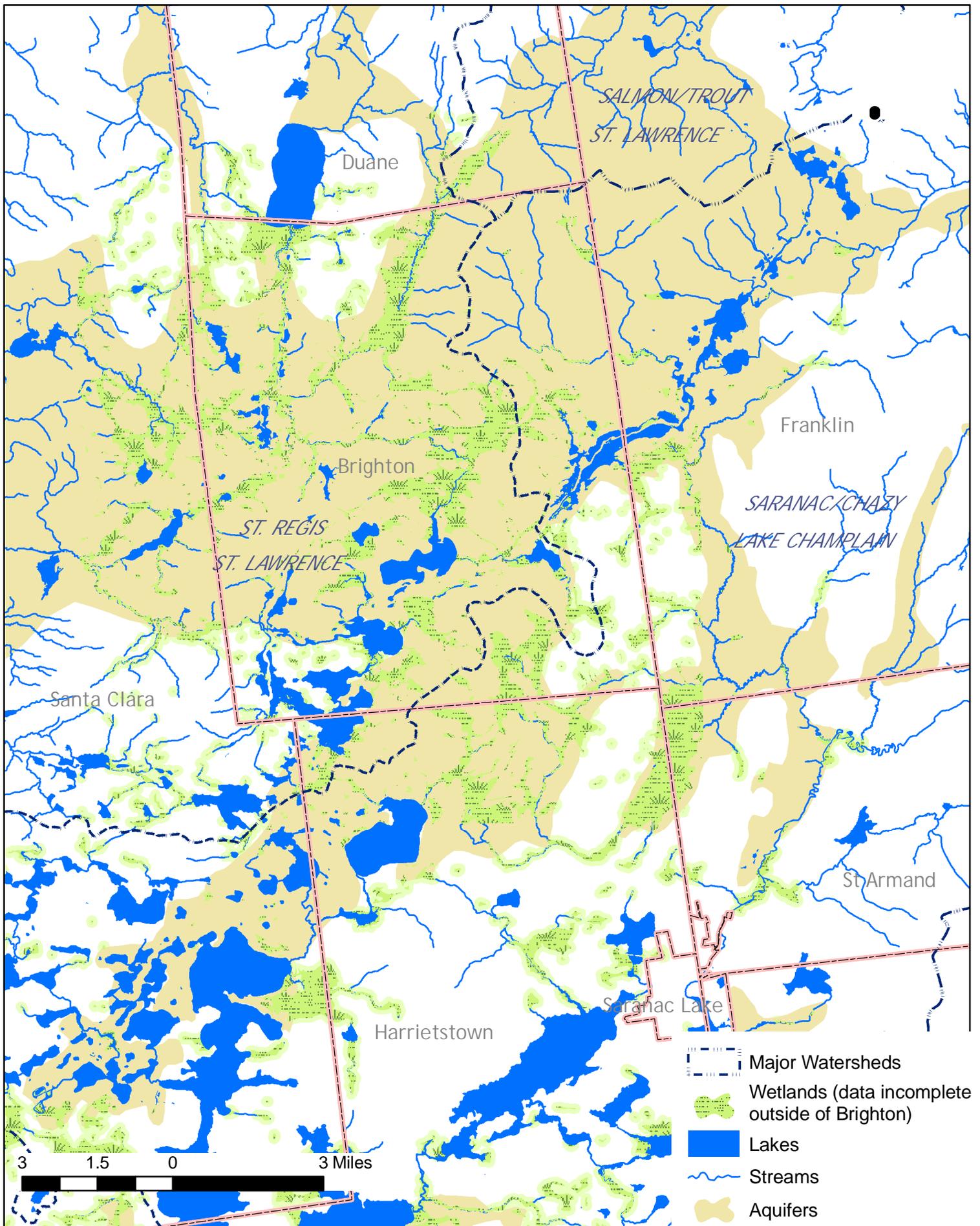
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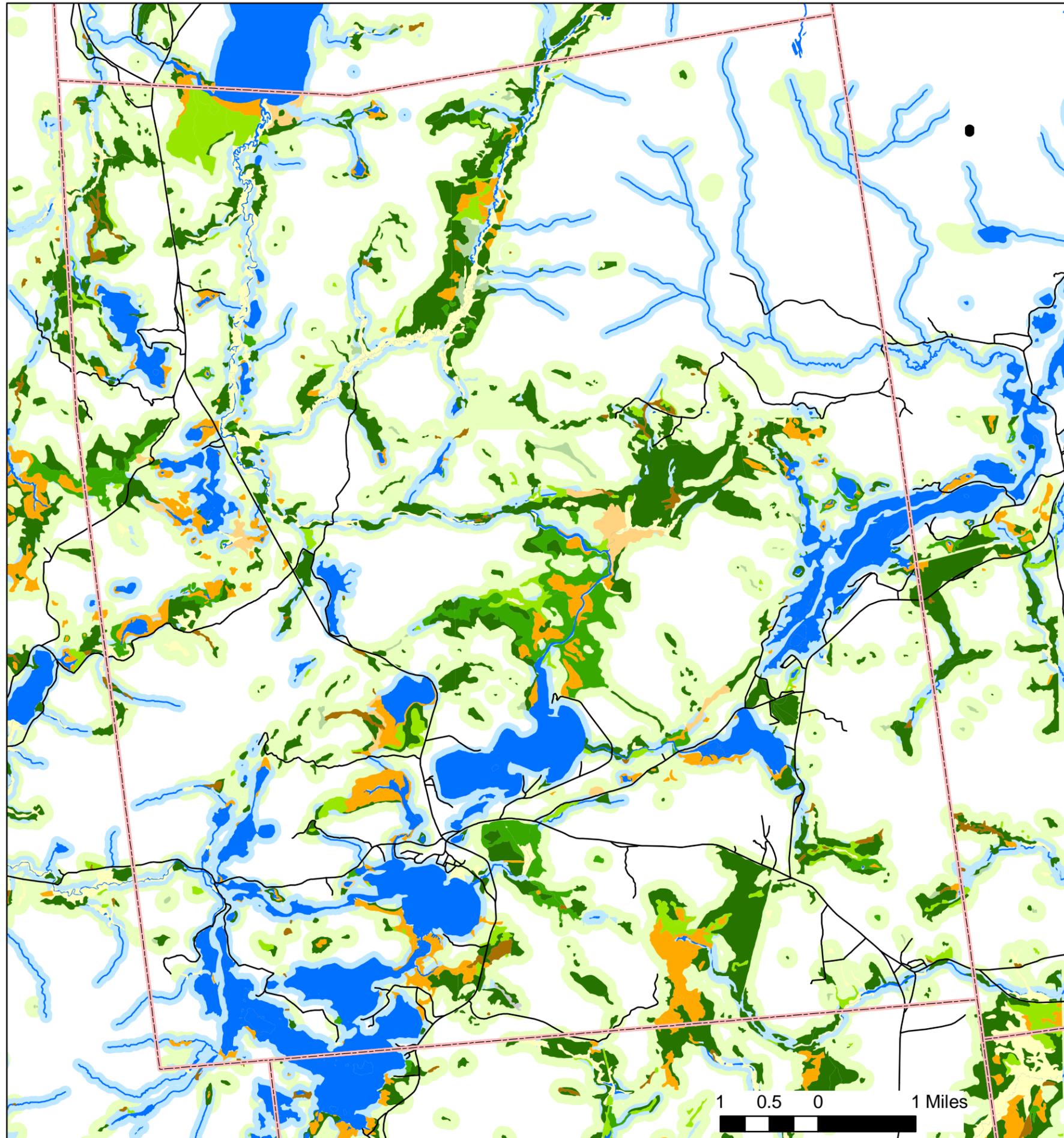
# Town of Brighton Smart Growth Plan Land Ownership and Management



# 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

1 0.5 0 1 Miles