



**Department
of State**



Town/Village of Champlain

Comprehensive Plan

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Task 8

Literature Review of Local and Regional Planning Reports & Initiatives

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Prepared by Ann Ruzow Holland, Ph.D. AICP-- in consultation with the AES Community Planning Advisory Team

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Executive Summary

This document synthesizes key findings from regional and local planning initiatives and reports relevant to the Town and Village of Champlain's Comprehensive Plan. The recommendations are contextualized using widely recognized Smart Growth Principles, emphasizing sustainable and inclusive development. An extensive investigation of reports, studies, strategic plans, and other documents was conducted and produced 22 individual resources to inform the Comprehensive Plan. These resources are part needs analysis, part strategic planning, and part visioning. Many of the issues that the Town of Champlain's Comprehensive Planning Committee has strived to identify have been well documented and are either partly or largely being addressed through a variety of State and Regional initiatives, related to topics from the environment to housing, to economic challenges.

Key Findings and Recommendations

Environmental Resilience

Several reports emphasize building resilience to extreme weather events and environmental challenges:

- The Clinton County Hazard Mitigation Plan highlights the need for updated mitigation projects in the Village of Champlain, such as advancing stormwater infrastructure improvements.
- The Lake Champlain Basin Plan recommends prioritizing agricultural nutrient management, riparian buffer creation, and roadside ditch improvements to reduce phosphorus and sediment runoff impacting water quality.

Smart Growth Principles:

- ✓ Expand planning across jurisdictional lines to increase sustainability.
- ✓ Improve green infrastructure and promote active resident participation.

Housing Opportunities

Addressing the regional housing crisis is critical.

- The Building Balanced Communities Study identifies the need for diversified, affordable housing in Champlain, including single-family, multi-family, and workforce housing near infrastructure.
- Encouraging public-private partnerships and creative financing tools can accelerate progress.

Smart Growth Principles:

- ✓ Promote mixed land uses and compact neighborhoods.
- ✓ Ensure housing opportunities for diverse income levels.

Economic Development and Workforce Readiness

Enhancing regional economic opportunities includes:

- Leveraging redevelopment projects like the Miromar Outlet Mall to boost local commerce and employment.
- Aligning with the Adirondack Promising Jobs Report, which identifies high-demand careers in healthcare, education, and skilled trades.

Smart Growth Principles:

- ✓ Develop infrastructure that supports equitable economic growth.
- ✓ Collaborate regionally to foster entrepreneurship and workforce development.
- ✓ Community Engagement and Sense of Place
Building vibrant, inclusive communities is central to revitalization:
- ✓ The Attracting New Residents Strategy underscores the importance of well-planned public spaces, connectivity, and long-term efforts to attract families.
- ✓ Expanding walkable neighborhoods and clean energy initiatives strengthens community identity and sustainability.

Smart Growth Principles:

- ✓ Promote community and stakeholder collaboration.
- ✓ Build on unique traits that enhance Champlain's identity.

Conclusion

The integration of Smart Growth Principles into Champlain's planning efforts ensures a balanced approach to growth, environmental stewardship, housing affordability, and economic sustainability. By leveraging regional resources and engaging stakeholders, the Town and Village can chart a forward-thinking path that prioritizes resilience, inclusivity, and prosperity.

Environmental

1. Clinton County NY Hazard Mitigation Plan, Mountain View Planning & the Clinton County Planning Department, 5/1/21

With funding from the Federal Emergency Management Agency (FEMA) and New York State Division of Homeland Security and Emergency Services (DHSES), Clinton County hired Mountain View Planning to consult with on an update to the Clinton County Hazard Mitigation Plan. The purpose of the update was to protect life, safety, and property by reducing the potential for future damages and economic losses that result from natural hazards; to qualify for additional grant funding, in both the pre-disaster and post-disaster environment; to speed recovery and redevelopment following disaster events; to demonstrate a firm local commitment to hazard mitigation principles; and to comply with both state and federal legislative requirements for local hazard mitigation plans.¹

Relevant Smart Growth Principles:

- ✓ Increase resiliency to extreme weather events.

Specific recommendations/findings impacting the Comprehensive Plan

“The Village of Champlain reviewed the county project list from the 2014 plan. They have included a status of efforts in the Village of Champlain to advance on these county mitigation projects. Projects listed in the 2014 plan specific to the Village of Champlain were reviewed to determine if any progress has been made on implementing these projects. Status and progress are included in the table. New mitigation projects were developed by the Village of Champlain as the plan was being updated in 2020.” See Figures 1 and 2 below for the Town of Champlain’s Mitigation projects and project review.

| TOWN OF CHAMPLAIN 2014 MITIGATION PROJECT REVIEW | | | | | | | | | |
|--|---|--|--------------------------------------|----------|-------------|----------|--------|----------|--------|
| Goal | Objective | Strategy | Lead Agency | Estimate | Target Date | Priority | Status | Progress | Issues |
| Reduce impact of flooding/ ice jams | Reduce stormwater runoff for land along the Great Chazy River | Implement a stormwater runoff plan to lessen silt buildup along the river on the Perry Mills Roads | Village executives, county/local DPW | H | Ongoing LT | H | | | |

Figure 1- Town of Champlain Mitigation Project Review²

¹ Mountain View Planning & the Clinton County Planning Department, “Clinton County NY Hazard Mitigation Plan,” 1-3

² Mountain View Planning, “Clinton County, New York Hazard Mitigation Plan,” 6-103

| TOWN OF CHAMPLAIN MITIGATION PROJECTS 2021 | | | | | | | | | |
|--|--|---|------------------|-------------------|----------------|-------------------------------|---------------------------|---------------------------|--------------------------------------|
| Project # and Name | Goal Addressed | Project or Action | Hazard Addressed | Lead Agency | Estimated Cost | Timeframe to Complete (years) | Potential Funding Sources | Priority (high, med, low) | Mitigation Technique Category |
| 1. Drainage project | Improve drainage along Spruce St. to reduce roadway flooding | Spruce St, storm water drainage project to design and install drainage | Flood | Town of Champlain | H-\$300,000 | 2021-2025 | ? | | #3 Natural Systems Protection |
| 2. Purchase generator for water plant | Drinking water plant's generator needs to be upgraded | Upgrade generator for drinking water plant to ensure it is protected during power outages | All | Town of Champlain | M-\$40,000 | 2021-2025 | Town Budget | | #4 Education and awareness projects. |

Figure 2 - Town of Champlain Mitigation Projects 2021³

³ Mountain View Planning, "Clinton County, New York Hazard Mitigation Plan," 6-104

| VILLAGE OF CHAMPLAIN 2014 MITIGATION PROJECT REVIEW | | | | | | | | | |
|---|---|--|---|----------|---------------------|----------|---|---|-----------------------------|
| Goal | Objective | Strategy | Lead Agency | Estimate | Target Date | Priority | Status | Progress | Issues |
| Reduce impact of flooding/ ice jams | Remove debris, dredge along Great Chazy River in Shallow areas | Clean debris from river above and below Main Street bridge. | Village executives, county/local DPW | H | Fall 2013 | H | Incomplete | | DEC would not permit action |
| Reduce impact of flooding | Provide constant flow of Great Chazy River during ice jams | Install flood control walls to keep ice within riverbank along the Great Chazy River | Village executives, county/local DPW | H | Ongoing LT | H | Complete (2018), county and village partnership | Remove ice from river with long stick excavator | |
| Reduce impact of flooding/ ice jams | Remove major natural gas line from under main street bridge Great Chazy River | Relocate the natural gas line to reduce the chance of losing major gas supply lines | Village executives, county/local DPW, NYSEG | ? | Ongoing (Fall 2013) | H | Not complete | | |

Figure 3- Village of Champlain 2014 Mitigation Project Review⁴

⁴ Mountain View Planning, "Clinton County, New York Hazard Mitigation Plan," 6-117

| VILLAGE OF CHAMPLAIN MITIGATION PROJECTS 2021 | | | | | | | | | |
|---|--|--|------------------|--------------------|----------------|-------------------------------|---------------------------|---------------------------|---|
| Project # and Name | Goal Addressed | Project or Action | Hazard Addressed | Lead Agency | Estimated Cost | Timeframe to Complete (years) | Potential Funding Sources | Priority (high, med, low) | Mitigation Technique Category |
| 1. Update Village planning documents | Update CEMP, CMP, and zoning maps | Update Comprehensive Emergency Management Plan and Comprehensive Plan, update zoning map | All | Village Executives | H | 2021-2025 | Village Budget | H | #1 Local Plans and Regulations |
| 2. Maintain Village water system | Replace water system lines to increase capacity of water system | Replace water lines as needed to increase capacity and integrity to reduce loss of water | All | Village Executives | L | Ongoing | Town Budget | M | #2 Structural and Infrastructure Projects |
| 3. Maintain ditches in Village | Clear ditches and establish maintenance plan to maintain storm water conveyance and reduce road flooding | Clear ditches of debris and establish a maintenance plan in Village of Champlain | Flooding | Village Executives | L | 2021-2025 | Town Budget (SWCD) | | #2 Structural and Infrastructure Projects |
| 4. Buyout homes | Buyout homes that have been damaged in past floods to prevent future flood damages | Buyout homes that have been damaged in past floods along Main St., and River St. | Flood | Village Executives | M | 2021-2025 | FEMA | | #2 Structural and Infrastructure Projects |

Figure 4- Village of Champlain Mitigation Projects 2021⁵

⁵ Mountain View Planning, "Clinton County, New York Hazard Mitigation Plan," 6-118

2. Harmful Algal Bloom Action Plan Lake Champlain – NYS Department of Environmental Conservation, NYS Department of Health, NYS Department of Agriculture and Markets

An action plan designed to address the threat to the water quality in New York States natural water resources, identifying Lake Champlain as a priority waterbody.

Relevant Smart Growth Principles:

- ✓ Increase resiliency to extreme weather events.
- ✓ Improve green infrastructure and resident's participation to this effort.
- ✓ Expand planning and implementation efforts across jurisdictional lines, to increase effectiveness, sustainability, and resiliency.

Specific recommendations/findings impacting the Comprehensive Plan

There are many considerations the Steering Committee must consider when developing action plans that address the Harmful Algal Blooms that have been plaguing Lake Champlain. The Town of Champlain falls in the Isle LaMotte region. The contributors to the Total Maximum Daily Load are from both point and nonpoint sources throughout that region, including Agricultural Land Use, Natural Areas, Developed Land, and Open Water. "Like Port Henry, agricultural land use in the Isle La Motte sub-watershed comprises a small portion of the watershed (relative to forest) but contributes over half of the nonpoint source loading of phosphorus."⁶ The management actions were designed to address the "Nutrient and sediment inputs from agricultural lands within the contributing watershed" as well as the "Nonpoint source sediment and nutrient inputs from the contributing watershed(e.g., ditches)" in the Isle LaMotte region that the Town and Village of Champlain fall in."⁷

The projects presented are laid out by priority. Priority 1 being necessary and to be evaluated to begin as soon as possible, Priority 2 being deemed as necessary with less immediate need, and Priority 3 being considered important with the least immediate need.

"Priority 1 Projects for Isle LaMotte are as follows:

Short-term (3 years)

⁶ Department of Environmental Conservation, "Harmful Algal Bloom Action Plan Lake Champlain," 79

⁷ Department of Environmental Conservation, "Harmful Algal Bloom Action Plan Lake Champlain," 89

1. Implement a livestock exclusion program to minimize soil erosion and nutrient loading to aquatic habitat caused by livestock access to tributaries to Lake Champlain. This project would be implemented by local Soil and Water Conservation Districts (SWCDs) and other partners, and include:

- a. Installation of fencing on stable portions of the stream banks a minimum of 30 feet from the top of the bank.
- b. Installation of livestock watering stations outside the limits of riparian areas.
- c. Installation of stable stream crossings to minimize livestock impacts.
- d. Establish vegetated riparian buffers within the fenced exclusion limits to inhibit or restrict nutrient-rich stormwater runoff and eroded soil from reaching the lake or tributary streams.
- e. Rehabilitate degraded vegetated buffers within the fenced exclusion limits to improve riparian habitat function.

2. Implement a cost-share program where the State provides financial and technical support to farmers who plant cover crops on agricultural fields to reduce soil erosion and nutrient runoff.

3. Implement roadside ditch improvement projects that are likely to contribute the greatest reduction in erosion as identified in the Lake Champlain Watershed Water Quality Management Planning project. Best management practices could include:

- a. timing of cleanout to minimize soil erosion.
- b. properly sizing culverts and channels to avoid headcuts and other erosion.
- c. use of cover crops to assist in ditch bank stabilization.
- d. Installation of check dams or other facilities to reduce flow velocities, minimize erosion, and promote sedimentation.

Mid-term (3 to 5 years)

1. Implement alternative manure management practices into animal feeding operations to reduce nutrient loadings to Lake Champlain and its tributaries:

- a. Review Agricultural Environmental Management (AEM) and Concentrated Animal Feeding Operation (CAFO) plans and identify mutually beneficial alternatives to land application of manure.

- b. Develop Comprehensive Nutrient Management Plans (CNMPs) for animal feeding operations within the watershed to identify alternative manure storage and application practices.
- c. Provide public outreach and education to discourage agricultural animal access to waterways and avoid the placement of manure in the drainage path of waterways.”⁸

Priority 2 Projects for Isle LaMotte are as follows:

“Short-term (3 years)

1. Implement an inspection and maintenance program for near-shore septic systems:

- a. Inspection and pump-out of all septic systems located within 250 feet of the lakeshore.
- b. Replace failing systems with a 50% cost-share with individual property owners.

Mid-term (3 to 5 years)

1. Establish permanent riparian buffers where agricultural lands abut stream or lake habitat to protect banks and reduce soil erosion and nutrient loading. This may be accomplished by local SWCDs, non-profits, or other relevant stakeholders, through conservation easements and installing vegetative plantings and stream stabilization structures, to include:

- a. Establishment of vegetated riparian buffers to inhibit or restrict nutrient-rich stormwater runoff and eroded soil from reaching the lake or tributary streams.
- b. Restoration of degraded vegetated buffers to improve riparian habitat function.

2. Implement runoff reduction BMPs on croplands to reduce stormwater and nutrient runoff and soil erosion from agricultural lands in the watershed. This project may include:

- a. BMP Systems to promote stormwater retention and minimize concentrated runoff (e.g., rills, gullies).
- b. Stabilization of drainage swales through establishment of vegetation and/or installation of check dams.

⁸ Department of Environmental Conservation, “Harmful Algal Bloom Action Plan Lake Champlain,” 91-93

c. Installation of control facilities at the outlets of drainage swales (prior to entering the lake or tributaries) to promote sediment and nutrient capture.”⁹

Priority 3 Projects for Isle LaMotte are as follows:

“Long-term (5 to 10 years)

1. Complete a Watershed Management Plan for the Great Chazy River sub-watershed. The LCLGRP has been awarded a LCBP grant to modify the workplan to include the entire Isle La Motte Lake Segment to align with the Lake Champlain TMDL and the HABs initiative.
2. Implement a stormwater management and reduction program within the Village of Rouses Point to reduce stormwater runoff and nutrient and sediment loading into Lake Champlain.”¹⁰

3. Flood Mitigation and Resilience Report – Great Chazy River SD119 – SLR Engineering, Landscape Architecture, and Land Surveying, P.C. - June 2022

An analysis was conducted for the Great Chazy River Watershed to identify High Risk Areas (HRA) and plan for mitigation of flood and ice jam events. A flood history that includes the Town and Village of Champlain over several decades is included.

Relevant Smart Growth Principles:

- ✓ Increase resiliency to extreme weather events.
- ✓ Improve green infrastructure and resident’s participation to this effort.
- ✓ Expand planning and implementation efforts across jurisdictional lines, to increase effectiveness, sustainability, and resiliency.

Specific recommendations/findings impacting the Comprehensive Plan

“Flood mitigation recommendations are provided either as HRA-specific recommendations or as overarching recommendations that apply to the entire watershed or stream corridor.”¹¹

⁹ Department of Environmental Conservation, “Harmful Algal Bloom Action Plan Lake Champlain,” 94

¹⁰ Department of Environmental Conservation, “Harmful Algal Bloom Action Plan Lake Champlain,” 95

¹¹ SLR Engineering, Landscape Architecture, and Land Surveying, P.C., “Flood Mitigation and Resilience Report – Great Chazy River – SD119,” 2



Figure 5 - Village of Champlain during breakup ice jam event in 2007. Image provided by Clinton¹²

¹² SLR Engineering, Landscape Architecture, and Land Surveying, P.C., "Flood Mitigation and Resilience Report – Great Chazy River – SD119," Cover Page

4. Flood Mitigation and Resilience Report – Little Chazy River – SD122, SLR Engineering, Landscape Architecture, and Land Surveying, P.C., June 2022

An analysis was conducted within the Little Chazy River Watershed to identify High Risk Areas and plan for mitigation of flood and ice jam events. The river itself is not geographically in the Town or Village of Champlain, but the watershed does extend hundreds of acres into the southeast part of the Town. The Miner Dam is just south of the town boundaries in an HRA-1 location. It is not included in the NYSDEC dam inventory.

Relevant Smart Growth Principles:

- ✓ Increase resiliency to extreme weather events.
- ✓ Improve green infrastructure and resident's participation to this effort.
- ✓ Expand planning and implementation efforts across jurisdictional lines, to increase effectiveness, sustainability, and resiliency.

Specific recommendations/findings impacting the Comprehensive Plan

The Miner Dam is just south of the town boundaries. It is not included in the NYSDEC dam inventory. An inspection for inclusion in that database is recommended as well as a recommendation for removal. “As an interim step prior to dam removal, it is recommended that a dam removal feasibility study be undertaken at each site to further refine the cost and level of effort required for removal.”¹³

The following recommendations that impact the Town of Champlain are provided for HRA 1:

“•Three low-head dams impound the Little Chazy River downstream of the Miner Dam in the hamlet of Chazy at STA 241+10, STA 244+50, and STA 247+50. These structures are not included in the NYSDEC dam inventory. Inspection of the three dams for inclusion in the database is recommended.”¹⁴

• The three low-head dams at STA 241+10, STA 244+50, and STA 247+50, and what is presumed to be the Fordhams Mills dam at STA 198+00, appear to be obsolete, and their removal is recommended.”¹⁵

¹³ SLR Engineering, Landscape Architecture, and Land Surveying, P.C., “Flood Mitigation and Resilience Report – Little Chazy River – SD122,” 80

¹⁴ SLR Engineering, Landscape Architecture, and Land Surveying, P.C., “Flood Mitigation and Resilience Report – Little Chazy River – SD122,” 85

¹⁵ SLR Engineering, Landscape Architecture, and Land Surveying, P.C., “Flood Mitigation and Resilience Report – Little Chazy River – SD122,” 86

“Dams that were observed in the field or in aerial photographs that are not included in the NYSDEC dam inventory are tabulated in Table 5-1 along with pertinent identifying information. It is recommended that these dams be inspected for inclusion in the database. These structures are also recommended for removal.”¹⁶

Additionally, “transferal of dam ownership requires transmission of pertinent records as well as notice to NYSDEC Dam Safety Section and documentation of transfer of dam ownership no later than the date of transfer. It is recommended that NYSDEC, in cooperation with the New York State Office of General Services 81 June 2022 Flood Mitigation & Resilience Report – Little Chazy River – SD122 NYSDEC ascertain the current owners of these dams and, with all dams in the watershed as appropriate, take necessary action to enforce the responsibilities of dam ownership set forth in 6 NYCRR Part 673 and Environmental Conservation Law (ECL) § 15-0507. Owners of “Unsafe,” “Unsound,” or otherwise deficient dams are in violation of 6 NYCRR Part 673 and ECL § 15-0507.”¹⁷

5. Lake Champlain Basin Waterbody Inventory and Priority Waterbodies List, Bureau of Watershed Assessment and Management Division of Water NYS Department of Environmental Conservation, July 2009

An inventory of water quality information that provides a baseline assessment of water quality and operates as a supporting document for project management within the Division of Water. This is a consistently updated website, accessible to the public.

Relevant Smart Growth Principles:

- ✓ Increase resiliency to extreme weather events.
- ✓ Improve green infrastructure and resident’s participation to this effort.
- ✓ Expand planning and implementation efforts across jurisdictional lines, to increase effectiveness, sustainability, and resiliency.

¹⁶ SLR Engineering, Landscape Architecture, and Land Surveying, P.C. “Flood Mitigation and Resilience Report – Great Chazy River SD119,” 87

¹⁷ SLR Engineering, Landscape Architecture, and Land Surveying, P.C., “Flood Mitigation and Resilience Report – Little Chazy River – SD122,” 80-81

Specific recommendations/findings impacting the Comprehensive Plan

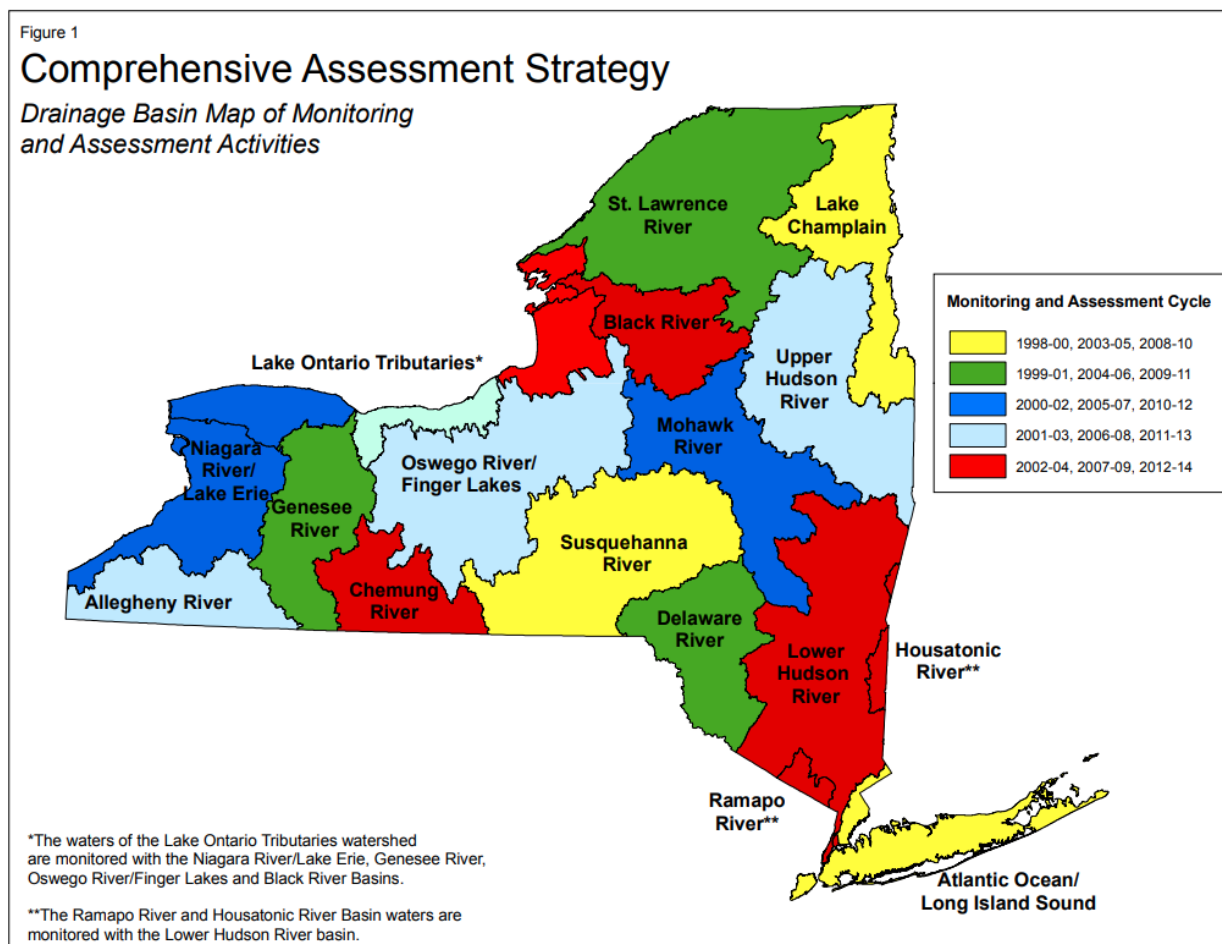


Figure 6 - Comprehensive Assessment Strategy¹⁸

¹⁸ Bureau of Watershed Assessment and Management Division of Water NYS Department of Environmental Conservation "The Waterbody Inventory and Priority Waterbodies List," 3

6. Lake Champlain Non-Point Source Pollution Sub Watershed Assessment and Management Plan, Lake Champlain-Lake George Regional Planning Board, Champlain Watershed Improvement Coalition of New York, & New York State Department of State, March 2018

A plan with the intended goals of identifying planning and implementation efforts that if completed, will reduce phosphorus inputs into surface waters from an array of sources, with the ultimate goal of a reduction of phosphorus levels in Lake Champlain

Relevant Smart Growth Principles:

- ✓ Increase resiliency to extreme weather events.
- ✓ Improve green infrastructure and resident's participation to this effort.
- ✓ Expand planning and implementation efforts across jurisdictional lines, to increase effectiveness, sustainability, and resiliency.

Specific recommendations/findings impacting the Comprehensive Plan

| Priority Subwatershed #12b - Outlet Great Chazy River | | | | | | | | | |
|---|---|---------|--------------------------------|--------------|-------------------------------|----------------|------------------------------------|---|-------------|
| Project ID | Project Narrative | County | Location (Lat/Long) | Jurisdiction | Phosphorus Loading Concern(s) | Projected Cost | Potential Funding Source | Involved Parties (Lead agency in <i>italics></i>) | Time Frame |
| Town of Champlain | | | | | | | | | |
| 12b-1 | Promote and implement ag waste storage systems | Clinton | Various | Private | Agriculture | \$260,000 | USDA NRCS NYSDAM LCBP | Clinton Co. SWCD, USDA NRCS | Medium Term |
| 12b-2 | Implement agricultural riparian buffer program | Clinton | Various | Private | Agriculture Erosion | \$225,000 | FSA USDA NRCS NYSDAM LCBP | Clinton Co. SWCD, USDA NRCS | Short Term |
| 12b-3 | Implement streambank restoration program on Great Chazy | Clinton | Various | Private | Erosion | \$500,000 | NYSDEC NYSDAM USFWS LCBP | Clinton Co. SWCD | Medium Term |
| 12b-4 | Dredging of delta at mouth of Great Chazy River | Clinton | 44°55'55.41"N 73°23'05.67"W | Public | Erosion | \$1.5 M | NYSDOS NYSDEC LCBP | Town, Landowners | Short Term |
| Village of Champlain | | | | | | | | | |
| 12b-5 | Comprehensive stormwater management assessment | Clinton | Various | Public | Stormwater | \$50,000 | NYSDOS NYSDEC LCBP | Village | Short Term |
| 12b-6 | Implement residential stormwater reduction program | Clinton | Various | Private | Stormwater | \$100,000 | LCBP | Clinton Co. SWCD | Medium Term |

Figure 7 - Priority sub watershed #12b - Outlet Great Chazy River¹⁹

¹⁹ The New York State Department of State, Lake Champlain Non-Point Source Pollution sub watershed Assessment and Management Plan,” 124

7. Lake Champlain Phosphorus Reduction Plan New York, New York State Department of Environmental Conservation, 2/3/14

A report constituting as a first step in working toward a management plan to identify and address key phosphorus reduction goals and objectives specific to New York through the development of a Watershed Implementation Program.

Relevant Smart Growth Principles:

- ✓ Increase resiliency to extreme weather events.
- ✓ Improve green infrastructure and resident's participation to this effort.
- ✓ Expand planning and implementation efforts across jurisdictional lines, to increase effectiveness, sustainability, and resiliency.

Specific recommendations/findings impacting the Comprehensive Plan

"There is much uncertainty and complexity of relevant processes and stressors within the Lake and its' watershed. To set and make reductions in the phosphorus load delivered to the Lake from point and nonpoint sources such as wastewater discharges, barnyards, agricultural fields, unstable river channels, urban centers, residential areas, back roads, and other areas, an ***adaptive implementation approach*** is needed.

Throughout the development of the Watershed Implementation Plan (WIP), a balance of load reductions among the agriculture, wastewater and stormwater sectors will be determined. The reductions in agricultural loads are important because these loads represent a significant proportion of the total load and offer opportunities for achieving some of the greatest reductions through cost effective solutions. Recognizing that phosphorus reductions will need to come from all land sectors, we will seek to identify opportunities in wastewater treatment facilities and the developed landscape to implement cost effective technologies and practices to further reduce phosphorus loadings."²⁰

²⁰ New York State Department of Environmental Conservation, "Lake Champlain Phosphorus Reduction Plan New York, New York State Department of Environmental Conservation," 22-23

8. Lake Champlain Total Maximum Daily Load (TMDL) Watershed Implementation Plan, New York State Department of Environmental Conservation, 3/18/24

The State of New York had spent millions of dollars over the past 30 years to bring necessary improvements to the water quality of Lake Champlain, in large part by making efforts to mitigate the input of phosphorus and other pollutants that enter the lake across its 587 miles of shoreline spanning New York, Vermont, and Quebec Canada. This plan provides updated analysis of the sources of pollution by sector and a summary of past efforts and current recommendations on future projects prioritized for implementation.

Relevant Smart Growth Principles:

- ✓ Increase resiliency to extreme weather events.
- ✓ Improve green infrastructure and resident's participation to this effort.
- ✓ Expand planning and implementation efforts across jurisdictional lines, to increase effectiveness, sustainability, and resiliency.

Specific recommendations/findings impacting the Comprehensive Plan

“DEC has included a list of potential implementation projects for five sectors”²¹ These are the “agricultural sector, forested sector, urban sector, wastewater sector, and septic sector.”²² There are a variety of funding programs identified in this plan from which to choose in working toward implementation. Isle La Motte is the TMDL Watershed that the Town and Village of Champlain are geographically connected to. Items identified in that watershed region will be what the Town and Village should focus on when looking at funding and implementation. Some of these items are the “Livestock exclusion fencing and riparian buffer program”²³, completion of five comprehensive nutrient management plans²⁴, implementation of three manure management systems²⁵, implementation of Trees for Tribes on Great Chazy River²⁶, implement streambank restoration program on Great Chazy²⁷, and implement residential stormwater reduction program for Village of Champlain.”²⁸

²¹ New York State Department of Environmental Conservation, “Lake Champlain Total Maximum Daily Load (TMDL) Watershed Implementation Plan,” 43

²² New York State Department of Environmental Conservation, “Lake Champlain Total Maximum Daily Load (TMDL) Watershed Implementation Plan,” 43

²³ New York State Department of Environmental Conservation, “Lake Champlain Total Maximum Daily Load (TMDL) Watershed Implementation Plan,” 66

²⁴ New York State Department of Environmental Conservation, “Lake Champlain Total Maximum Daily Load (TMDL) Watershed Implementation Plan,” 66

²⁵ New York State Department of Environmental Conservation, “Lake Champlain Total Maximum Daily Load (TMDL) Watershed Implementation Plan,” 66

²⁶ New York State Department of Environmental Conservation, “Lake Champlain Total Maximum Daily Load (TMDL) Watershed Implementation Plan,” 70

²⁷ New York State Department of Environmental Conservation, “Lake Champlain Total Maximum Daily Load (TMDL) Watershed Implementation Plan,” 70

²⁸ New York State Department of Environmental Conservation, “Lake Champlain Total Maximum Daily Load (TMDL) Watershed Implementation Plan,” 77

Housing

9. A Place to Start: Adirondack Housing Resources – Accelerating Development of Community Housing Solutions, Adirondack Foundation, & Northern Forest Center, 3/1/23

Clinton County and surrounding Adirondack communities face a significant housing crisis characterized by limited availability, poor quality, and unaffordable options. This shortage is impacting workforce retention, economic development, and demographic growth. Short-term rentals (STRs) have further disrupted the long-term housing market, worsening the situation.

Successful approaches to addressing these challenges include nonprofit-led housing developments, such as Fawn Valley in North Elba and Both Meadow in Keene, which focus on affordability and workforce housing. Municipal partnerships like Northwoods in Plattsburgh integrate supportive services with affordable housing. Tools like land banks, community land trusts, and cooperative housing models are proving effective in maintaining long-term affordability and addressing housing shortages.

To combat the housing crisis, Clinton County should expand housing supply by adopting nonprofit and public-private models and implementing deed restrictions to secure affordability. Regulating STRs and providing incentives for year-round housing use can stabilize the rental market. Fast-tracking Clinton County's land bank application would enable the repurposing of vacant and distressed properties. Pre-development strategies, such as market studies and site acquisitions, can attract private developers and reduce financial risks. Additionally, promoting cooperative housing models can diversify options and increase accessibility.

By leveraging these strategies, Clinton County and Champlain can address housing shortages, support workforce retention, and drive sustainable community growth, ensuring long-term resilience and development.

Relevant Smart Growth Principles:

- ✓ Promote mixed land uses in focused areas.
- ✓ Create an adequate range of housing opportunities and choices.
- ✓ Promote development and redevelopment where infrastructure is adequate and sustainable.
- ✓ Promote sustainable compact neighborhoods.
- ✓ Improve green infrastructure and resident's participation to this effort.
- ✓ Expand planning and implementation efforts across jurisdictional lines, to increase effectiveness, sustainability, and resiliency.

- ✓ Promote community and stakeholder collaboration in planning.

Specific recommendations/findings impacting the Comprehensive Plan

- Limited availability, quality, and affordability of housing in the Adirondack region, including Clinton County and surrounding areas, are hindering workforce development and demographic growth.
- Short-term rentals (STRs) have disrupted the long-term rental market, exacerbating housing shortages.
- Nonprofit-led housing developments such as Fawn Valley in North Elba and Both Meadow in Keene emphasize affordable ownership and workforce housing.
- Municipal partnerships in projects like Northwoods in Plattsburgh showcase the integration of supportive services and affordable housing options.
- Land Banks: Clinton County is working toward applying for a land bank to repurpose vacant, abandoned, or distressed properties.
- Community Land Trusts: These are used to maintain long-term affordability and promote year-round housing solutions.
- Pre-development Work: Conducting studies or securing site control to attract developers, as seen in Tupper Lake's Oval Wood Dish property redevelopment.

Expand Housing Inventory:

- Leverage successful nonprofit or public-private models to create affordable workforce housing.
- Implement tools like deed restrictions to ensure housing remains accessible for middle- and low-income groups.

Regulate and Incentivize STRs:

- Establish local STR regulations and incentives to maintain housing stock for year-round residents.
- Collaborate with other municipalities in the region to share best practices and frameworks.

Land Bank Implementation:

- Accelerate Clinton County's efforts to establish a land bank. Utilize it to convert tax-foreclosed and distressed properties into affordable housing.

Focus on Pre-development Strategies:

- Conduct market analyses and secure strategic sites for housing developments. This would reduce risks for private developers and attract investment.

Promote Cooperative Housing:

- Foster education and collaboration on cooperative housing models, which distribute ownership among residents

These approaches align with regional efforts to address housing shortages and support sustainable community growth.

10. BUILDING BALANCED COMMUNITIES FOR THE NORTH COUNTRY: A Comprehensive Housing Study and Strategy, Lake Champlain-Lake George Regional Planning Board & Camoin Associates, March 2023

The North Country region, encompassing Clinton County and other Adirondack communities, faces a critical workforce housing crisis that threatens economic growth and quality of life. Declining and stagnant population trends are closely tied to insufficient housing production and escalating costs that outpace income growth. With housing increasingly unaffordable, workers and families are priced out of local markets, leading to longer commutes, reduced workforce retention, and business struggles to recruit talent.

Short-term rentals and seasonal homes further strain the housing supply, tipping the balance against year-round residents. Much of the existing housing stock is aging and in need of rehabilitation, particularly at price points attainable for the workforce. Regulatory constraints, such as zoning restrictions and limited developable land, exacerbate these challenges, particularly within the Adirondack Park's unique regulatory environment.

The report recommends a multi-faceted approach to address these issues. Strategies include increasing housing supply through modular construction and workforce training programs, rehabilitating existing housing, and incentivizing long-term rentals. Modernizing zoning regulations to allow greater density, inclusionary zoning, and accessory dwelling units is essential. Public-private partnerships, employer engagement, and innovative funding mechanisms like land banks and community trusts are vital to ensure long-term affordability.

To stabilize the market, the report urges balancing short-term rental growth with workforce housing needs through registration and regulation. Implementing these strategies will require collaboration among municipalities, nonprofits, and regional stakeholders to create sustainable housing solutions that support economic vitality and community well-being across the region.

Relevant Smart Growth Principles:

- ✓ Promote mixed land uses in focused areas.
- ✓ Create an adequate range of housing opportunities and choices.
- ✓ Promote development and redevelopment where infrastructure is adequate and sustainable.
- ✓ Promote sustainable compact neighborhoods.
- ✓ Improve green infrastructure and resident's participation to this effort.
- ✓ Expand planning and implementation efforts across jurisdictional lines, to increase effectiveness, sustainability, and resiliency.
- ✓ Promote community and stakeholder collaboration in planning.

Specific recommendations/findings impacting the Comprehensive Plan

The report identifies several recommendations that could influence comprehensive planning and housing strategies for the Town/Village of Champlain and Clinton County. These recommendations are designed to address housing shortages, stimulate economic growth, and improve community well-being. They require strategic collaboration across municipal, regional, and private sectors to implement effectively.

Increase Housing Supply. Expand workforce housing through modular construction and workforce training. Provides affordable, high-quality housing options while creating local jobs in construction and trades. This approach aligns with regional economic development goals.

- Modular construction reduces costs and accelerates development timelines.
- Workforce training programs address labor shortages in construction trades.

Rehabilitate Existing Housing. Launch programs for stabilizing and upgrading aging or substandard housing stock. Improve housing quality and availability, particularly in areas like Champlain with older housing stock.

- Encourage low-interest loan funds for renovating mixed-use properties.
- Incentivize the rehabilitation of workforce-attainable housing.

Modernize Zoning Regulations Update local zoning to encourage higher density and varied housing types, including multifamily units, Accessory dwelling units (ADUs), and inclusionary zoning policies for workforce housing. Facilitates housing diversity and increases inventory within the Village and other urban centers while supporting smart growth principles.

Balance Short-Term Rentals (STRs). Implement STR registration and explore regulatory options to mitigate their impact on housing affordability and availability. Limit STR density and incentivize conversion to long-term rentals. Ensure housing stock remains available for year-round residents and local workers.

Public-Private Partnerships. Partner with employers and developers to create innovative housing models like deed-restricted housing or rent-to-own programs. Engage local businesses in housing solutions, ensuring workers have access to affordable homes near employment centers.

Leverage Land Banks. Establish a county land bank to repurpose abandoned or tax-delinquent properties for workforce housing. Convert underutilized properties into productive housing, particularly in rural areas like Champlain Town.

Senior Housing Development. Encourage the development of senior housing types (e.g., clustered cottages, apartments) to free up existing homes for younger families. Address aging population needs while creating opportunities for housing turnover in Champlain and Clinton County.

11a. 2025 Final Report - Housing Needs Assessment: Clinton County, NY (2024) Camoin Associates

The Clinton County Housing Needs Assessment (2024) presents a comprehensive analysis of the demographic, economic, and housing conditions countywide, with selected municipal-level data. The Town of Champlain is identified as one of the municipalities experiencing employment levels still below its 2013 peak, suggesting lingering economic challenges post-pandemic. No distinct or separate reference was made specifically to the Village of Champlain as differentiated from the Town of Champlain. The two were grouped together under "Champlain" without clear disaggregation. No mention or analysis of the Village of Rouses Point was identified within the provided content of the Housing Needs Assessment.

The Clinton County Housing Needs Assessment aligns closely with Smart Growth Principles by emphasizing compact, diverse, and affordable housing options that meet evolving demographic and economic needs. Recommendations to increase housing production, diversify housing types, and prioritize infill development near employment centers promote efficient land use, reduce commuting distances, and strengthen existing communities. Expanding affordable housing and rehabilitating existing stock supports equitable access to quality living environments, fostering inclusive neighborhoods. Additionally, addressing senior and special population housing needs enhances community resiliency and livability. By focusing on coordinated regional strategies and balancing market-rate and affordable housing goals, the report advances key Smart Growth objectives such as promoting mixed-income communities, strengthening sense of place, preserving open space through infill, and encouraging sustainable economic development.

Below is a summary table of recommendations.

| Recommendation | Responsible Parties | Suggested Timeframe |
|---|---|-------------------------------------|
| Increase Housing Production | County Planning Dept, Municipalities, Developers | Short- to Mid-Term (0-5 years) |
| Expand Affordable Housing Opportunities | County Housing Agencies, Nonprofits, Developers | Short-Term (0-3 years) |
| Diversify Housing Types | Developers, Planning Boards, Zoning Boards | Short-Term (0-3 years) |
| Address Housing for Special Populations | County Social Services, Housing Nonprofits | Short- to Mid-Term (0-5 years) |
| Support Renter Upgraders and Promote Homeownership | County Housing Agencies, Financial Institutions | Short-Term (0-3 years) |
| Rehabilitate and Replace Substandard Housing | County Code Enforcement, Rehabilitation Programs | Short-Term (0-3 years) |
| Manage Short-Term Rental (STR) Impacts | County Planning Dept, Municipal Boards | Immediate to Short-Term (0-2 years) |
| Focus Development Around Employment Centers | Municipal Planners, Developers | Mid-Term (2-5 years) |
| Target Investments to High-Need Municipalities | Municipalities (Champlain, Beekmantown, Mooers, Peru) | Mid-Term (2-5 years) |
| Coordinate County-Wide Housing Strategy | County Government, Housing Task Force | Immediate to Short-Term (0-2 years) |

11b. Final Report - Housing Sites and Financial Feasibility (Clinton County, NY, 2025) Camoin Associates for the Clinton County Industrial Development Agency April 16, 2025

This report builds on the prior Housing Needs Assessment and conducts a site-specific financial feasibility analysis for five selected development opportunity sites across Clinton County. It assesses development concepts, costs, financing structures, and the need for gap funding to realize potential housing projects. Specific References to the Town of Champlain and Village of Champlain include the Miromar Site--A 19-acre former shopping center site along I-87 analyzed as a major redevelopment opportunity . The site is proposed for a mixed market-rate and attainable multifamily rental development comprising 120

apartments across four three-story buildings . Units include a mix of 1-, 2-, and 3-bedroom apartments sized between 700 to 1,300 square feet. 60% of the units are proposed to be affordable to households earning 60% of the Area Median Income (AMI). Total Development Cost (TDC): \$24.3 million. Required Gap Funding to be financially viable: \$13.5 million. The Miromar site leverages the availability of municipal water and sewer infrastructure and proximity to transportation routes (I-87 and Route 11) .

The report exemplifies Smart Growth principles by promoting compact, mixed-income residential development on underutilized sites, such as the Miromar property in Champlain. The report advances infill development over sprawl, strengthens existing infrastructure investments, and broadens housing choices across income levels. By targeting redevelopment within established communities, prioritizing access to utilities and transportation, and encouraging public-private partnerships to close funding gaps, the report supports sustainable, equitable growth patterns. While primarily focused on financial feasibility, the proposed strategies lay a foundation for future enhancements in walkability, connectivity, and green infrastructure, further aligning with comprehensive Smart Growth objectives.

12. 'Dire' housing report, but encouraging solutions, Aaron Marbone, Adirondack Daily Enterprise, 5/30/23

A newspaper article summarizing the Housing Report done by the Lake Champlain-Lake George Regional Planning Board

Relevant Smart Growth Principles:

- ✓ Promote mixed land uses in focus areas.
- ✓ Create an adequate range of housing opportunities and choices.
- ✓ Promote development and redevelopment where infrastructure is adequate and sustainable.
- ✓ Promote sustainable compact neighborhoods.
- ✓ Promote community and stakeholder collaboration in planning.

Specific recommendations/findings impacting the Comprehensive Plan

This article highlights the solutions that the report it references addresses. “The report proposes a wide range of solutions to the housing crisis, and some of these are already underway in recent months. Franklin and Essex counties both had land banks approved by the state, which will allow communities to take run down or vacant properties that have years of delinquent taxes, renovate them, and get them back into the housing market. Gillis, who is on the Franklin County land bank board, said they had their first meeting on Monday and hope to have properties “in the pipeline” in the near future.

Many local governments have begun regulating short term vacation rentals, some with focuses on capping the number allowed and restricting where they can operate. The report also recommends deed restrictions keeping certain properties from becoming STRs and programs incentivizing renting to locals over STR conversions.

“A rent-to-locals program would provide a financial incentive to property owners to sign long-term leases with local renters,” the report states. With limited room to grow in the Adirondack Park, the report recommends that hamlets where building is easier be developed densely. Evans, a former Saranac Lake village community development director, likes the zoning solutions since they are free and allow for direct community control.”²⁹

Community Engagement

13. Attracting New Residents: A Strategy for the Adirondack Park and its Communities, Northern Forest Center, February 2021

A strategic guide aimed at providing community leaders and local, regional, and state nonprofits and public entities with a guide for creating the conditions that may help attract a new generation of residents to the Adirondacks and encourage young people who have left to return.

Relevant Smart Growth Principles:

- ✓ Promote well-planned and well-placed public spaces.
- ✓ Encourage social diversity and integration.

Specific recommendations/findings impacting the Comprehensive Plan

“Community-based adoption and implementation of an Attracting New Residents strategy is critical to testing new ideas and delivering incremental results. This is difficult, however, without concerted coordinating capacity that maintains momentum. Multiple entities can be involved in such an effort, but a loose confederation may be less effective than a central coordinating body responsible for advancing multiple conversations and approaches.

Strategy implementation can be organized into four components, and it will require a comprehensive set of skills: coordination and convening, facilitation, data collection, plan development, marketing, project management, fundraising, policy development

²⁹ Aaron Marbone, Adirondack Daily Enterprise “‘Dire’ housing report, but encouraging solutions, 2.

and more. Each component can build on the other to strengthen the whole.”³⁰ The four-pronged strategy includes sharing information, facilitating interest groups, implementing community strategies, and coordinating regional action.

“Attracting new residents to the Adirondacks is a long-term effort requiring introspection, collaboration, and thoughtful work toward ambitious community goals. Our research suggests that the Adirondacks and its communities are well positioned to attract and retain young people and young families to enrich the social and economic fabric of our communities.

The concepts and processes discussed here are intended to set communities on a path toward new resident-focused revitalization. Success will require tackling some larger, systemic issues facing our communities — infrastructure challenges, social dynamics, and basic economics — but momentum can be fueled through more accessible and incremental victories. Ongoing learning and information sharing can propel our work and strengthen our networks.

And as we move into implementing this strategy, our greatest asset will be the passion of those who live here, work here, and love this special place.”³¹

14. 2023 Annual Report, Lake Champlain-Lake George Regional Planning, 4/11/24

The Lake Champlain - Lake George Regional Planning Board (LCLGRP) released its 2023 Annual Report on April 11, 2024, highlighting significant achievements in regional planning and economic development across its five-county jurisdiction in Upstate New York. LCLGRP secured \$9.8 million in grant funding through 26 successful applications, supporting various community and economic development projects. Since 1985, the Board has issued 227 small business loans, demonstrating a longstanding commitment to fostering local entrepreneurship and economic growth. In September 2024, LCLGRP launched a Workforce Housing Revolving Loan Fund to address housing shortages and support workforce retention in the region. These accomplishments underscore LCLGRP's dedication to promoting sustainable economic development, supporting small businesses, and enhancing the quality of life in the Lake Champlain - Lake George region.

Relevant Smart Growth Principles:

- ✓ Promote mixed land uses in focus areas.
- ✓ Create an adequate range of housing opportunities and choices.
- ✓ Promote development and redevelopment where infrastructure is adequate and sustainable.
- ✓ Build on traits that make a distinctive and attractive community with a strong sense of place.

³⁰ Northern Forest Center, “Attracting New Residents: A Strategy for the Adirondack Park and its Communities,” 29

³¹ Northern Forest Center, “Attracting New Residents: A Strategy for the Adirondack Park and its Communities,” 34

- ✓ Promote well-planned and well-placed public spaces.
- ✓ Promote sustainable compact neighborhoods.
- ✓ Increase mobility and circulation within jurisdictional lines and improve connectivity with areas outside jurisdictional lines.
- ✓ Promote sustainable mass transit that reduces the local levels of greenhouse gas emissions.
- ✓ Promote walkable/bikeable neighborhood designs.
- ✓ Promote and integrate clean energy resources and related incentives.
- ✓ Improve green infrastructure and resident's participation to this effort.
- ✓ Increase resiliency to extreme weather events.
- ✓ Encourage social diversity and integration.
- ✓ Expand planning and implementation efforts across jurisdictional lines, to increase effectiveness, sustainability, and resiliency.
- ✓ Promote community and stakeholder collaboration in planning.

Specific recommendations/findings impacting the Comprehensive Plan

The 2023 **Lake Champlain-Lake George Regional Planning Board (LCLGRP) Annual Report** and related regional strategies include several recommendations and subjects relevant to comprehensive planning for Clinton County and the Town/Village of Champlain. These are drawn from initiatives and programs focused on economic development, housing, and infrastructure. These recommendations align with Clinton County and Champlain's goals of sustainable development, improved housing, and economic growth, offering practical pathways to achieve these objectives through comprehensive planning.

Workforce Housing Revolving Loan Fund established and designed to address housing shortages and affordability challenges by providing financial support for workforce housing projects. Supports Clinton County and Champlain's need for accessible housing to retain local workers and grow the economy.

Focus on Regional Transportation. Enhance Clinton County's regional accessibility and supports Champlain's industrial and residential growth.

Small Business Loan Programs. Continued emphasis on supporting entrepreneurs and expanding local industries. Encourages business growth in Champlain and Clinton County, fostering economic resilience.

Grant Programs for Water and Sewer Infrastructure. Focus on funding for clean water initiatives and stormwater management systems. Improve Champlain's infrastructure to support development while preserving natural resources.

Promotion of Regional Identity. Highlighted Lake Champlain and Lake George as cultural and economic assets. Recommendations included improving recreational facilities and leveraging tourism for economic growth. Positions Champlain and Clinton County to capitalize on tourism while enhancing residents' quality of life.

15. Village of Rouses Point Community Survey, Barton & Loguidice, D.P. C. and The Village of Rouses Point Comprehensive Planning Committee, 2021

Please note: This is a placeholder as the results have not been published.

Economy

16. 2022-2027 Comprehensive Economic Development Strategy (CEDS), Lake Champlain – Lake George Regional Planning Board, 8/10/23

A CEDS developed by the Lake Champlain – Lake George Regional Planning Board which sets the foundation for future collaborative implementation of regional strategic priorities by identifying six goals and the accompanying strategic approaches to reach said goals.

Relevant Smart Growth Principles:

- ✓ Promote development and redevelopment where infrastructure is adequate and sustainable.
- ✓ Promote well-planned and well-placed public spaces.
- ✓ Promote community and stakeholder collaboration in planning.

Specific recommendations/findings impacting the Comprehensive Plan

There are six goals outlined in the CEDS. “The LCLGRP will track metrics specific to each of the six goals outlined in the CEDS. The LCLGRP anticipates sharing updates on these metrics with regional partners and members to evaluate the advancement of their goals.”³² Specific to the Town of Champlain is a project aimed at the “redevelopment of former Miromar Outlet Mall”³³

Goal #1 – Develop and Modernize Regional Infrastructure to Promote Equitable Economic Opportunities

Goal #2 – Enhance Quality of Life and Support Vibrant Community Centers

³² Lake Champlain – Lake George Regional Planning Board, “2022-2027 Comprehensive Economic Development Strategy (CEDS),” 63

³³ Lake Champlain – Lake George Regional Planning Board, “2022-2027 Comprehensive Economic Development Strategy (CEDS),” 42

Goal #3 – Promote Regional Collaboration and Outreach

Goal #4 – Support Entrepreneurship and Business Development Opportunities

Goal #5 – Improve Workforce Readiness

Goal #6 – Preserve Natural Resources & Expand Recreational Opportunities

17. 2024 Adirondack Economic Agenda, Lake Champlain-Lake George Regional Planning, 4/11/24

An agenda presented to the Senate Finance and the Assembly Ways and Means Committees by and on behalf of the authors of the document which presents a comprehensive and practical agenda for enhancing and sustaining the economy in the Adirondack region of New York.

Relevant Smart Growth Principles:

- ✓ Promote mixed land uses in focus areas.
- ✓ Create an adequate range of housing opportunities and choices.
- ✓ Promote development and redevelopment where infrastructure is adequate and sustainable.
- ✓ Build on traits that make a distinctive and attractive community with a strong sense of place.
- ✓ Encourage social diversity and integration.

Specific recommendations/findings impacting the Comprehensive Plan

This document addresses Housing, Broadband/Cellular Access, Tourism Development, and Economic & Business Development for the Adirondack Region, which includes a portion of the Town of Champlain. It contains very specific steps to improving upon each of these key issues.

18. Most Promising Jobs of the Adirondack North Country Report, Adirondack Foundation, 2024

This report provides an overview of career opportunities in the Adirondack North Country, aiming to guide youth, families, educators, and job seekers. It identifies jobs projected to have at least 300 openings by 2030 and pay above the regional median wage of \$45,834. Categories include jobs emphasizing observation and problem-solving, creativity and people skills, manual work, and information-oriented roles. Resources for career exploration and skill development are also included, with particular emphasis on education and training pathways.

Relevant Smart Growth Principles:

- ✓ Build on traits that make a distinctive and attractive community with a strong sense of place.
- ✓ Encourage social diversity and integration.

Specific recommendations/findings impacting the Comprehensive Plan:

The job projections include multiple roles related to healthcare, social work, education, and trades, aligning with economic needs in Clinton County. Career pathways for skilled workers such as carpenters, nurses, and electricians could be significant for local economic planning.

Champlain could benefit from roles emphasizing community and health services, such as social workers and counselors, given the regional focus on healthcare expansion and mental health awareness.

While the job report does not explicitly address land use planning, its emphasis on infrastructure-related jobs (e.g., civil engineers, highway maintenance workers) highlights the importance of integrating workforce needs with planning for sustainable growth.

19. Regional Strategic Plan Update and Participation Part 2, North Country Regional Economic Development Council, 2023

A comprehensive review of the region's assets and needs with a vision for the future developed through the leveraging of those assets to improve and enhance sustainable development.

Relevant Smart Growth Principles:

- ✓ Promote mixed land uses in focus areas.
- ✓ Create an adequate range of housing opportunities and choices.
- ✓ Promote development and redevelopment where infrastructure is adequate and sustainable.
- ✓ Build on traits that make a distinctive and attractive community with a strong sense of place.
- ✓ Promote well-planned and well-placed public spaces.
- ✓ Promote sustainable compact neighborhoods.
- ✓ Increase mobility and circulation within jurisdictional lines and improve connectivity with areas outside jurisdictional lines.

Specific recommendations/findings impacting the Comprehensive Plan

The plan lays out a Strategic Roadmap. “The strategies aligned with regional priorities are intended to guide future funding decisions at the North Country Regional Economic Development Council level.”³⁴ The strategies focus on five regional priorities:

“Placemaking: Spotlight on downtowns, diversify housing options, nurture tourism, cultivate global sports hosting options, invest in updates to facilities.

Tradable Sectors: Long-term viability, Gateway to Canada, harness renewable energy sources

Housing: Attract, connect, affordability, options, community

Workforce: Diversity, retraining, workforce development K-12, wrap around services, support, eliminate barriers

Innovation: Higher education cluster opportunities, build around technology, incentivize collaborative research, telework options, attract private investment, retain higher ed graduates, boost gig economy”³⁵

20. 2024 Adirondack Economic Agenda for Economic Development Hearing, January 30, 2024. Submitted to the Senate Finance Committee and Assembly Ways and Means Committee by The North Country Chamber of Commerce, Adirondack Association of Towns and Villages, the Regional Office of Sustainable Tourism, the Adirondack Economic Development Corp., and the Lake Champlain-Lake George Regional Planning Board.

The full agenda expresses a comprehensive but practical agenda for enhancing and sustaining the economy in the unique Adirondack region of New York.

Relevant Smart Growth Principles:

- ✓ Promote development and redevelopment where infrastructure is adequate and sustainable.
- ✓ Build on traits that make a distinctive and attractive community with a strong sense of place.
- ✓ Promote well-planned and well-placed public spaces.
- ✓ Promote sustainable compact neighborhoods.

³⁴ North Country Regional Economic Development Council, “Regional Strategic Plan Update and Participation Part 2,” 21

³⁵ North Country Regional Economic Development Council, “Regional Strategic Plan Update and Participation Part 2,” 21

- ✓ Increase mobility and circulation within jurisdictional lines and improve connectivity with areas outside jurisdictional lines.
- ✓ Encourage social diversity and integration.
- ✓ Expand planning and implementation efforts across jurisdictional lines, to increase effectiveness, sustainability, and resiliency.
- ✓ Promote community and stakeholder collaboration in planning.

Specific recommendations/findings impacting the Comprehensive Plan:

FAST NY: Encourages the adoption of the requested funding for the FAST NY Program, opening the way to further progress across the state in the creation of shovel ready industrial sites, providing water, sewer, roads, power, and broadband at locations where there is demand for such space but an inability by localities to extend the infrastructure, creating ready sites which in today's world are indispensable.

CFA GRANTS: Request that the state urgently look at retooling CFA grants for small businesses, addressing the 20% grant cap, the long lead time, and the 100% reimbursement based funding model, offering small businesses greater flexibility, and thereby opening the way for more state support for these enterprises which are even more the backbone of the Adirondacks than elsewhere.

BUSINESS TRANSITIONS: Supporting successful transitions of existing businesses to new ownership and securing their survival and future growth is a crucial part of economic development but not sufficiently supported through current state programs. We need the door open to state funding to assist with successful small business transitions for inventory, equipment and working capital, up to \$50,000. A business saved through successful transition is as important as a new business or expansion.

LOANS: Empire State Development needs additional capacity to provide bridge loans that can complement grant programs.

TOURISM DEVELOPMENT: The upgrading and new development of lodging in key underserved tourism hubs across the Adirondacks must be an economic development priority. It must be accepted that numbers and higher development costs in the Adirondacks generally require higher funding support than the usual 20% grant level to achieve this critical aim.

Expansion of the 1% Tourism Loan Fund.

Continuation of the DRI and NY FORWARD initiatives which must be seen and utilized as planning opportunities. To this end, the small communities of the region need new forms of state assistance with pre-planning for the application process.

Land Use

21. Comprehensive Plan for the Town of Champlain, Village of Champlain, and Village of Rouses Point, Hans Klunder Associates, 1974

This report was prepared with the financial aid of a federal grant from the Department of Housing and Urban Development under their Comprehensive Planning and Management Assistance Program as well as the New York State Office of Planning Services and Covered the period 1974-1979.

Relevant Smart Growth Principles:

- ✓ Promote mixed land uses in focus areas.
- ✓ Create an adequate range of housing opportunities and choices.
- ✓ Promote development and redevelopment where infrastructure is adequate and sustainable.
- ✓ Build on traits that make a distinctive and attractive community with a strong sense of place.
- ✓ Promote well-planned and well-placed public spaces.
- ✓ Promote sustainable compact neighborhoods.
- ✓ Increase mobility and circulation within jurisdictional lines and improve connectivity with areas outside jurisdictional lines.
- ✓ Expand planning and implementation efforts across jurisdictional lines, to increase effectiveness, sustainability, and resiliency.
- ✓ Promote community and stakeholder collaboration in planning.

Specific recommendations/findings impacting the Comprehensive Plan

This document is primarily a land use plan and the information that was gathered to inform that plan involved research of existing plans and community input, much like this Comprehensive Plan Update. The plans were divided within this report between the Town of Champlain, the Village of Champlain, and the Village of Rouses Point. The trends reported bear a similarity to more recent concerns regarding availability of housing. Programs of urban renewal were recommended for the Villages. “The second primary recommendation involves a program to encourage construction of various types of housing within the Town of Champlain to be available to all income levels. Within the town itself single-family residences would be

more appropriate due to the rural character of the countryside. However, some provision for two-and multi-family living should be made in the hamlet areas, such as Coopersville and Perry's Mills, and on the Outskirts of the two villages.³⁶

Within the villages themselves, as has been indicated by the data previously discussed, a concerted effort to provide lower income apartment units as well as additional suitable single- and multi-family residences should be initiated as soon as possible.

A Town-wide policy should be formulated concerning mobile home development, which has been rapid in recent years, and which should be property regulated and perhaps concentrated in specifically designated mobile home parks in appropriate locations...It is hoped, however, that the construction of other decent low-cost housing will considerably eliminate the pressures for mobile home acquisition.

Standards should be developed for all housing types within the town to ensure appropriate, safe, and sanitary construction and landscaping to enhance not detract from the visual appeal of the community."³⁷

Additionally, the plan addressed issues with transportation and Community Facilities and Utilities. An Environmental Assessment Statement summarizes the overall findings of the plan. " Above all, this Comprehensive Plan – Phase I, outlines human benefits attainable from Champlain's natural environs and makes provisions to avoid environmental conflicts, be they concerning of the natural environment or human-caused community elements.

Phase I sets the state for further environmental planning through plan implementation measures such as subdivision regulations which would require environmental amenities, and a logical Public Open Space and Land Acquisition Plan and Program. In addition, it has taken into consideration those aspects that are of special community concern, such as sewer and water pollution control provisions, and has encouraged a future comprehensive planning phase adopting regulations to prevent disruption of the natural environs in Champlain."³⁸

Additionally, the plan found that "Champlain...constitutes a largely rural community with prime agricultural lands within its confines, and the Plan, if accomplished as submitted, includes measures to enhance these natural phenomena."³⁹ These findings are relevant to the town as much now as they were in 1974.

³⁶ Hans Klunder Associates, "Comprehensive Plan Phase I for the Town of Champlain, Village of Champlain and Village of Rouses Point, NY," IV-15

³⁷ Hans Klunder Associates, "Comprehensive Plan Phase I for the Town of Champlain, Village of Champlain and Village of Rouses Point, NY," IV-16

³⁸ Hans Klunder Associates, "Comprehensive Plan Phase I for the Town of Champlain, Village of Champlain and Village of Rouses Point, NY," EA-1

³⁹ Hans Klunder Associates, "Comprehensive Plan Phase I for the Town of Champlain, Village of Champlain and Village of Rouses Point, NY," EA-3

22. Town of Champlain Comprehensive Land Use Plan Parts 1 & 2: Background Information and Analysis, Richard F. Lamb, AICP Associate Professor State University of New York, 1992/1993

To be used as an advisory document, this is a two-part Comprehensive Land Use Plan for the Town of Champlain, focusing on physical resources, analysis of growth trends, examination of future needs, and examples of policies designed to ensure that growth in the best interest of the community will occur.

Relevant Smart Growth Principles:

- ✓ Promote mixed land uses in focus areas.
- ✓ Create an adequate range of housing opportunities and choices.
- ✓ Promote development and redevelopment where infrastructure is adequate and sustainable.
- ✓ Build on traits that make a distinctive and attractive community with a strong sense of place.
- ✓ Promote well-planned and well-placed public spaces.
- ✓ Promote sustainable compact neighborhoods.
- ✓ Increase mobility and circulation within jurisdictional lines and improve connectivity with areas outside jurisdictional lines.
- ✓ Expand planning and implementation efforts across jurisdictional lines, to increase effectiveness, sustainability, and resiliency.
- ✓ Promote community and stakeholder collaboration in planning.

Specific recommendations/findings impacting the Comprehensive Plan

This plan addressed a multitude of issues, providing background and analysis on the following relevant issues: Soils; Water Resources; Other Environmental Resources; Agriculture, Highways; Population and Housing Characteristics; Growth Trends; Statistical Profile of the Town of Champlain; Development Infrastructure; Potential for Commercial Development; Potential for Industrial and Warehousing Development; Potential for Residential Development; and Waste The general findings were: “Growth should be encouraged, but should be guided and controlled to a certain extent; Commercial and industrial development should be encouraged; Major commercial and industrial development should generally be confined to arterial highways and in industrial locations near the Village of Champlain and elsewhere, while most of the town should develop as residential mixed with occasional small businesses; Residential neighborhoods and property values should be protected; Affordable Housing should be provided for; All new development should be provided with adequate sewerage disposal; The rural character should be preserved; The continuation of agriculture should be encouraged; State and county highways should be preserved as safe, arterial routes while providing for development along them; A safe living environment and highway system should be provided;

The visual environment should be protected; Water resources should be protected; Commercial waste disposal activities should be controlled; Future use of the Lake Champlain and Great Chazy River Shoreline should balance the interests of the public with those of property owners in the area; and Public participation in the planning process should be encouraged.”⁴⁰

23. Community Redevelopment Strategy and Implementation Plan, The Development Corporation and AES Northeast, January-March 2009

The 2009 Redevelopment Strategy for the Village of Rouses Point outlines a comprehensive plan to revitalize the area, focusing on leveraging local assets, improving infrastructure, and addressing key challenges. The strategy identifies opportunities in housing, commercial, industrial, and tourism development while emphasizing sustainability and economic growth. The Village is strategically positioned near the Canadian border, with robust transportation links, low-cost utilities, and abundant natural and cultural resources. Significant attention is placed on the redevelopment of underutilized parcels, particularly in areas with potential for industrial and residential projects. The recommendations include prioritizing infrastructure upgrades, enhancing public spaces, and expanding access to utilities, such as three-phase power, to support future development.

Key initiatives involve promoting the adaptive reuse of sites, such as the Anchorage Restaurant and Rouses Point Rail Station, to bolster tourism and economic activity. The plan also emphasizes the importance of modernizing zoning regulations, reducing inflow/infiltration in the sewer system, and extending pedestrian connections. Encouraging bilingual signage and creating gateways reflects the Village’s commitment to fostering cross-border collaboration and tourism.

Collaboration is a cornerstone of the strategy, with recommendations for public-private partnerships, leveraging grants, and engaging regional development agencies. The Village is urged to maintain a Revitalization Project Manager to drive implementation and coordinate efforts. With a focus on strategic site selection, sustainable practices, and stakeholder engagement, the plan positions Rouses Point for long-term economic and community development.

Relevant Smart Growth Principles:

- ✓ Promote mixed land uses in focused areas.
- ✓ Create an adequate range of housing opportunities and choices.
- ✓ Promote development and redevelopment where infrastructure is adequate and sustainable.
- ✓ Promote sustainable compact neighborhoods.

⁴⁰ Richard F. Lamb, AICP Associate Professor State University of New York, “Town of Champlain Comprehensive Land Use Plan Parts 1 & 2: Background Information and Analysis,” 87-89

- ✓ Improve green infrastructure and resident's participation to this effort.
- ✓ Expand planning and implementation efforts across jurisdictional lines, to increase effectiveness, sustainability, and resiliency.
- ✓ Promote community and stakeholder collaboration in planning.

Specific recommendations/findings impacting the Comprehensive Plan

The 2009 Redevelopment Strategy for the Village of Rouses Point includes several recommendations relevant to comprehensive planning. These focus on land use, infrastructure, economic development, and zoning improvements to support growth and redevelopment in the Village. These recommendations emphasize a proactive approach to comprehensive planning, aimed at fostering sustainable growth, improving infrastructure, and enhancing quality of life in the Village of Rouses Point.

Update the Comprehensive Plan. Revise the Village's Comprehensive Land Use Plan to reflect current opportunities and challenges, integrating modern planning concepts like smart growth, mixed-use development, and walkable communities. Ensure zoning and land use policies align with the community's evolving needs and aspirations.

Zoning Reforms. Modernize zoning codes to encourage mixed-use development (e.g., residential over commercial), adaptive reuse of existing properties, industrial and commercial developments in targeted areas, and higher density housing near the downtown and waterfront. Foster diverse land uses while preserving the Village's character and supporting economic growth.

Infrastructure Planning. Prioritize infrastructure improvements, including upgrades to water and sewer systems to reduce inflow/infiltration and accommodate new development, expansion of three-phase power for industrial and commercial areas, enhance pedestrian connectivity with new walking paths and extensions. Support future growth, ensure reliable services, and improve accessibility.






Redevelopment of Key Sites. Identify and prioritize redevelopment of underutilized and vacant parcels, such as lakefront properties for recreational and tourism purposes, industrial sites for light manufacturing or commercial use, and central areas for mixed-use developments. Maximize land use potential and attract investments.

Economic Development and Tourism. Integrate tourism and cross-border commerce into the comprehensive plan by promoting bilingual signage for Canadian visitors, developing gateway enhancements to create a sense of arrival, and supporting projects like the Fort Montgomery area and Lake Champlain waterfront for tourism. Diversify the local economy and capitalize on regional tourism opportunities.

Collaborative Planning. Foster partnerships with regional entities like the Clinton County Industrial Development Agency and other stakeholders to align local planning with broader economic and infrastructure goals. Ensure regional coordination for funding, expertise, and policy alignment.

Sustainability and Design Standards. Develop design guidelines for industrial, residential, and commercial developments outside the downtown area to ensure sustainable growth and compatibility with existing land uses. Promote aesthetically pleasing, environmentally responsible development.

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