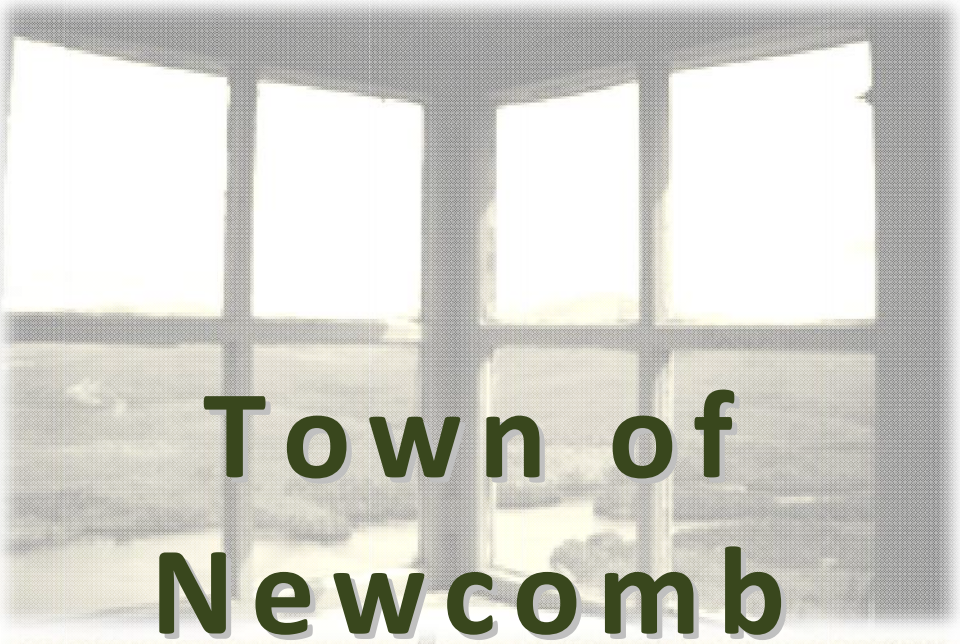
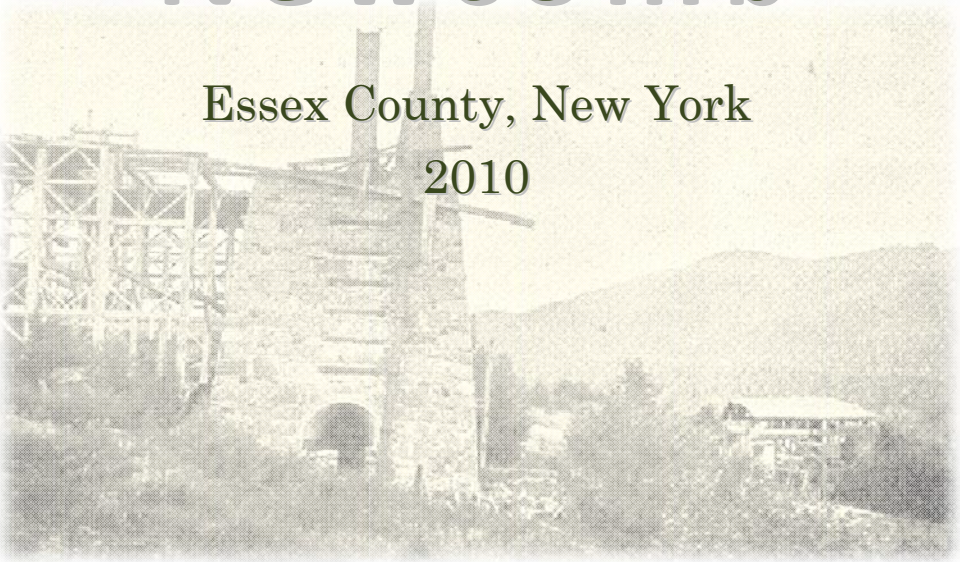
COMPREHENSIVE PLAN



Town of Newcomb



Essex County, New York

2010

THE Chazen COMPANIES

Adopted by the Newcomb Town Board:
March 30, 2010

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Table of Contents

1.0 INTRODUCTION 1

1.1 What is a Comprehensive Plan? 1

1.2 About This Document 2

1.3 Planning Process 3

2.0 NEWCOMB TODAY 6

2.1 Overview 6

2.2 Population 7

2.3 Demographics 8

2.4 Housing 9

2.5 Economic Base 11

2.6 Community Services 15

2.7 Recreational Resources 18

2.8 Historic & Cultural Resources 21

2.9 Infrastructure and Utilities 24

2.10 Natural Resources 26

2.10.1 Geology & Topography 26

2.10.2 Soils 27

2.10.3 Land Cover 27

2.10.4 Water Resources 27

2.10.5 Visual Resources 29

2.10.6 Land Use and Development 29

3.0 BUILDOUT ANALYSIS 32

4.0 COMMUNITY INPUT 34

5.0 SYNTHESIS 39

5.1 What Makes Newcomb Special 39

5.2 SWOT Analysis 39

6.0 A VISION FOR THE FUTURE 43

7.0 GOALS & STRATEGIES 43

8.0 IMPLEMENTING THE PLAN 49

List of Figures

Figure 1 – Planning Process
Figure 2 - Population
Figure 3 – Age Groups
Figure 4 – Age of Housing Stock
Figure 5 – Number & Cost of Housing Units Trend
Figure 6 – Year-Round & Seasonal Housing
Figure 7 – Estimated Median Household Income
Figure 8 – Regional Location Quotients
Figure 9 – Recreational Resources
Figure 10 – Road Typology
Figure 11 – Transportation Network
Figure 12 – Slope
Figure 13 – Soils
Figure 14 – Land Cover
Figure 15 – Water Resources
Figure 16 – Wetlands
Figure 17 – Viewshed Analysis
Figure 18 – APA Land Classification
Figure 19 – Zoning
Figure 20 – Land Use
Figure 21 – Scenario 1 Constraints – Town-Wide
Figure 22 – Scenario 1 Constraints – Hamlet
Figure 23 – Scenario 2 Constraints – Town-Wide
Figure 24 – Scenario 3 Constrains – Town-Wide
Figure 25 – Very & Somewhat Important Factors for Living in Newcomb
Figure 26 – Excellent & More than Satisfactory Rating of Facilities & Services
Figure 27 – Strongly Agree & Agree that the Town of Newcomb Should Attract
Figure 28 – Comprehensive Plan Concept Map

List of Tables

Table 1 – Local Employment

Table 2 - Newcomb Sub-Watersheds

Table 3 – Wild, Scenic, Recreation Rivers

Table 4 – Public APA Classifications

Table 5 – Private APA Classifications

Table 6 - Town of Newcomb Zoning Districts

Table 7 - Newcomb Land Use

Table 8 - Buildout Analysis Results

Appendices

Appendix I: Maps

Appendix II: Summary of Stakeholder Interviews

Appendix III: Survey Results

Appendix IV: Public Meeting Minutes

1.0 INTRODUCTION

1.1 What is a Comprehensive Plan?

A comprehensive plan is a policy guide that sets forth directions for the future of a community. It is not a law or regulation. Rather, it is a blueprint to help guide for future planning and decision making. A town's comprehensive plan shapes how it functions as a community and sets forth the community's collective aspirations, values and vision.

The authority for preparation of a comprehensive plan is set forth in Town Law Section 272-a.2 a, which states that a comprehensive plan is the "…materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive materials that identify goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development of the town…"

Plans are subject to change and revision with the passage of time and events. Newcomb originally adopted a comprehensive plan in 1990. This plan was used as the foundation for establishing zoning and subdivision regulations. This plan was also instrumental in gaining the Adirondack Park Agency's approval of Newcomb's land use planning program. Towns with approved planning programs in the Adirondack Park retain review and approval projects over certain projects, which otherwise would be reviewed by the APA. In other words, an approved land use planning program gives a town in the Park more local control over land use and development decisions.

The *1990 Comprehensive Plan* sought to address such issues as road maintenance, inadequate electrical service, employment, growth in local businesses, and affordable rental housing and also focused on promoting commercial and light industrial development, encouraging tourism and recreation as a primary industry, and maintaining a viable school system. However, as the 1990 plan nears 20 years of age, the Town of Newcomb has recognized the need to update its *Comprehensive Plan*.

With this Plan, the Town is once again taking a comprehensive look at its development policies as well as refining its vision to reflect the changes experienced by the community since the preparation of the last plan. This *Comprehensive Plan* makes use of some of the studies, data, analyses and policy objectives of the prior plans. In addition, it presents new data related to development, land use, and demographic trends, and utilizes digital data for analyzing land use and development patterns. Key to the development of this plan was a community survey and interviews with key stakeholders to identify challenges and opportunities currently facing the Town.

The formulation of community goals is one of the most important products resulting from the development of a comprehensive plan. In addition to giving direction to the plan and

articulating the community's vision for its future, goals help define priorities and provide common ground between diverse perspective and visions.

Besides providing a policy foundation, the *Comprehensive Plan* can be used as a tool to help obtain funding for a variety of projects. It can also be used as a marketing tool to promote the assets of the Town. Finally, it provides the foundation for any land use regulations the Town may adopt in the future.

1.2 About This Document

The Town of Newcomb Comprehensive Plan is written and organized to be as succinct as possible. The plan is organized as follows:

❶ Chapter 1 provides an overview of the comprehensive planning process (see below).

❷ Chapter 2 provides an overview of Newcomb's existing social, cultural, economic and environmental conditions.

❸ Chapter 3 discusses Newcomb's overall development potential given the town's existing regulatory and environmental constraints (e.g. Forest Preserve lands, zoning regulations, waterways, wetlands, etc.).

❹ Chapter 4 presents the results and input from the stakeholder interviews community-wide survey, and public meetings.

❺ Chapter 5 is a synthesis of the Newcomb's strengths, weaknesses, opportunities, and threats, as identified by through the planning process and existing conditions research. The section also examines the interrelationship between these trends and conditions.

❻ Chapter 6 presents Newcomb's vision statement, which identifies the broad characteristics and values the community seeks to maintain and enhance as it looks toward the future.

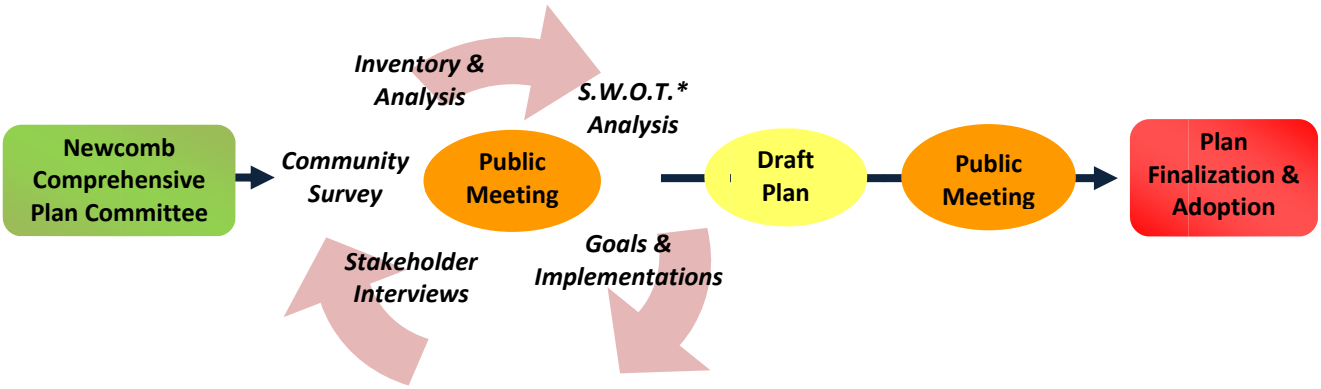
❼ Chapter 7 outlines the Newcomb Comprehensive Plan goals. These goals provide policy directives for the Town over the next 10 to 15 years. For each goal, specific objectives to implement the goal are provided.

❽ Chapter 8 provides an implementation table. For each recommendation, the table provides an implementing agency/organization and potential funding sources.

1.3 Planning Process

The Town of Newcomb's comprehensive planning process began in the summer of 2008. Recognizing the need to update its previous comprehensive plan, which was adopted in 1990, the Town appointed a committee of local residents and tasked it with drafting a new plan that would address the Town's current issues and goals. The planning process is outline below. Figure 1.3-1 illustrates planning process.

Figure 1 – Planning Process



**Strengths, Weakness, Opportunities, and Threats (SWOT)*

The Comprehensive Plan Committee

Committee Meeting

The Newcomb Comprehensive Plan Committee met regularly while developing the plan. The Committee consisted of 14 residents. Committee members represented a broad spectrum of the community, ensuring a fair and balanced planning process. The Committee gathered and examined information from many sources. In addition to holding public meetings interviews, and a town-wide survey, the Committee reached out to local businesses, Town department heads and board members, Essex County official and personnel, the town historian, various non-profits, the State University of New York College of Environmental Science and Forestry, the New York State Department of Environmental Conservation and Office of Parks Recreation and Historic Preservation, and the Adirondack Park Agency. It was only after all the necessary information was compiled did the Committee begin to analyze and formulate the goals and recommendations that are outlined within this plan.

Inventory & Analysis

The first step in the planning process was to conduct an inventory and analysis of the Town's existing social, economic and environmental conditions. Using information and data from such sources as Geographic Information Systems (software), the U.S. Census Bureau, U.S. Bureau of Labor Statistics, U.S. Bureau of Statistical Analysis, U.S. Fish and Wildlife Service, NYS Department of Environmental Conservation, NYS Department of Labor, NYS Office of Parks Recreation and Historic Preservation, NYS Department of Transportation, Essex County Real Property Tax Services, Essex County Department of Public Works, Town Tax Assessor, and local residents, the Comprehensive Plan Committee examined social, economic and land use trends as well as the Town's environmental and cultural resources . The Committee also examined the Town's municipal infrastructure and its community services such as roads and educational, health, emergency, fire protection, and sewer and water services. The results of the inventory and analysis are discussed at length in section 2.0 of this report.

Public Participation

Providing opportunities for Newcomb residents to take part in the planning process was a high priority for the Comprehensive Plan Committee. Committee meeting minutes and information were regularly posted on the Town's website. Residents were encouraged to attend committee meetings and were also encouraged to contact the committee with their ideas, questions, comments, and concerns.

Public Meeting Participants

More importantly, local stakeholders and residents provided significant guidance and input throughout the process through interviews, a community-wide survey, and two (2) public hearings. The interview process included 22 stakeholders selected by the committee based upon their understanding of a particular issue or overall local knowledge. Stakeholders were asked what they did and did not like about Newcomb, and were also asked what they would like to see remain the same and what they would like to see changed. The results of the interviews were compiled and reviewed by the Committee. The results of the stakeholder interviews are included in Appendix II.

The results of the inventory and analysis and stakeholder interviews were used to develop a town-wide community survey. The survey asked a wide range of questions including peoples' level of satisfaction with municipal services and their thoughts about the future of the Town. The survey was sent to all property owners within the town and the results were collated by seasonal, year-round, and land owners. A survey must have a good response rate in order to

produce accurate, useful results. A good response rate for a community survey is typically 20 percent. Newcomb's Community Survey response rate was more than 40 percent. The results of the survey are included in Appendix III.

Many local residents, seasonal homeowners and town officials attended the two (2) comprehensive plan public meetings. These public meetings were an invaluable part of the overall planning process as they allowed participants to discuss issues the Town currently faces and to offer their vision for the community. Participants offered their ideas and identified additional resources for the inventory and analysis process. The results of the public meetings are provided in Appendix IV.

Strengths, Weaknesses, Opportunities, Threats (S.W.O.T.) Analysis

An important component of the comprehensive planning process is the identification of the strengths, weaknesses, opportunities, and threats (SWOT) facing a town. As such, the Comprehensive Plan Committee examined the public's input, along with the results of the inventory and analysis, to develop a SWOT inventory for Newcomb. The SWOT analysis serves to summarize and next synthesize all the information collected for the plan and helps serve as the basis for the development of goals and objectives.

Vision Statement

The Committee next formulated a vision statement which set forth in broad terms the kind of community the Town wishes to become.

Goals & Objectives

The committee next formulated goals and objectives. Goals are broad policy directives while objectives are more specifically focused in space and time.

These elements were published in a draft plan, and subject to public review and comment. Following the second public hearing, the Committee revised the plan in response to the public comments and forwarded the recommended draft to the Town Board for review and approval.

Implementation

Lastly, the Committee developed implementation strategies to achieve the goals and objectives. Priority and/or potential funding sources were identified for each objective.

2.0 Newcomb Today

2.1 Overview

Situated in the heart of the 6.1 million acre Adirondack Park, the Town of Newcomb is one of its signature communities. For nearly 163 years, Newcomb's primary industry was iron ore and titanium dioxide mining. In addition to mining, forestry was an integral part of Newcomb's economy. However, with the closure of NL Industries in the 1980's, and the Nature Conservancy's purchase of lands once owned by Finch, Pruyn Inc., these industries have either disappeared or are now limited within the Town. The closure of NL Industries in particular led to a precipitous decline in jobs and year-round residents, which in turn prompted the closure of other local businesses and now threatens the existence of such essential institutions as the Newcomb Central School.

Defined by its remote character and "forever wild" State forest lands, Newcomb has always attracted tourists and second home owners who come to enjoy its recreational and natural resources. In recent years, the construction of seasonal homes has far outpaced the construction of year-round residences. Of those who have chosen to live in Newcomb year-round, most are retirees. The Town's natural resources attract large numbers of visitors. In 2008, more than 45,000 visitors came to enjoy the more than 70,000 acres of State owned forest lands and 77 miles of trails, the Adirondack Visitor Interpretive Center, the Goodnow and Mt. Adams fire towers, and such historic locations as Great Camp Santanoni and the Upper Works site.

In addition to state owned lands, various non-profits and institutions of higher learning have large land holdings within the Town. For example, Newcomb is home to the approximately 15,000 acre Huntington Wildlife Forest, which is held in trust for the SUNY College of Environmental Science and Forestry (ESF) and is managed by the Adirondack Ecological Center. The Huntington Wildlife Forest is also home to the Adirondack Park Agency's Visitor Interpretive Center (VIC). Together, programs administered by these intuitions help interpret the Town's natural history and better understand its ecological resources.

Private land use in Newcomb is regulated by the Adirondack Park Agency, a state agency with land use regulating authority. The Town of Newcomb, in its effort to achieve both economic and environmental sustainability, is one of the few Adirondack communities that has an APA

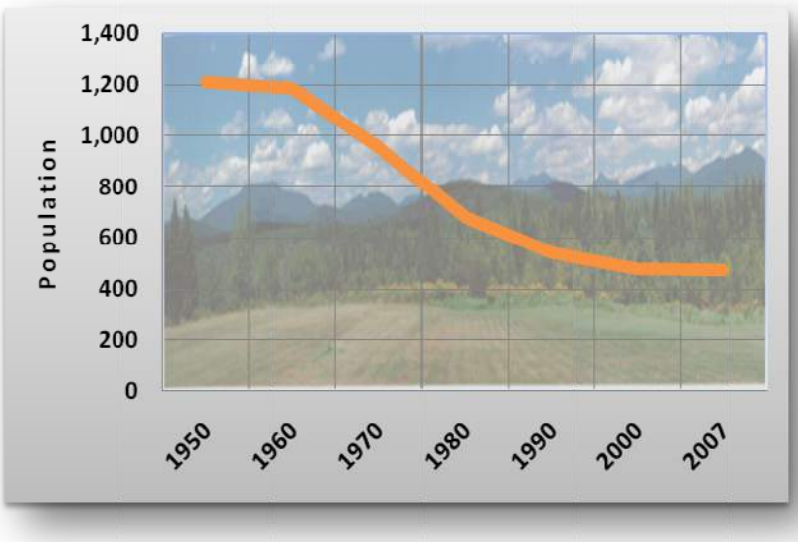
approved Local Land Use Program that seeks to conserve its resources and promote economic synergy. By adopting such a plan, the Town has retained review authority, and therefore local control, over some land use and development decisions.

In addition to the Town and APA, the New York State Department of Environmental Conservation (DEC) plays a major role because it is responsible for managing the ±70,000 acres of Forest Preserve in the Town. The Forest Preserve is divided into units for management purposes. The DEC prepares a Unit Management Plan (UMP) for each unit and invites the Town to participate in the planning process. There are three (3) UMPs within the Town of Newcomb.

2.2 Population

In 1950, Newcomb had over 1,200 year-round residents. Just 30 years later, the Town's population was less than half that. Today, the U.S. Census Bureau estimates that 475 people now call Newcomb home. Additionally, there are approximately 179 seasonal residences in the Town. Assuming an average of 2 persons per unit, the Town's population nearly doubles at the height of the summer season. Currently, Newcomb's population density is roughly two (2) people per square mile. In comparison, Essex County has a population density of 19 people per square mile, while New York State has 414 people per square mile. Most of Newcomb's population is clustered along the NYS 28N corridor and around Goodnow Flow. Figure 2, *Population*, illustrates Newcomb's population decline over the last 50 years. This loss coincides with the decline and eventual closure of NL Industries.

Figure 2 - Population

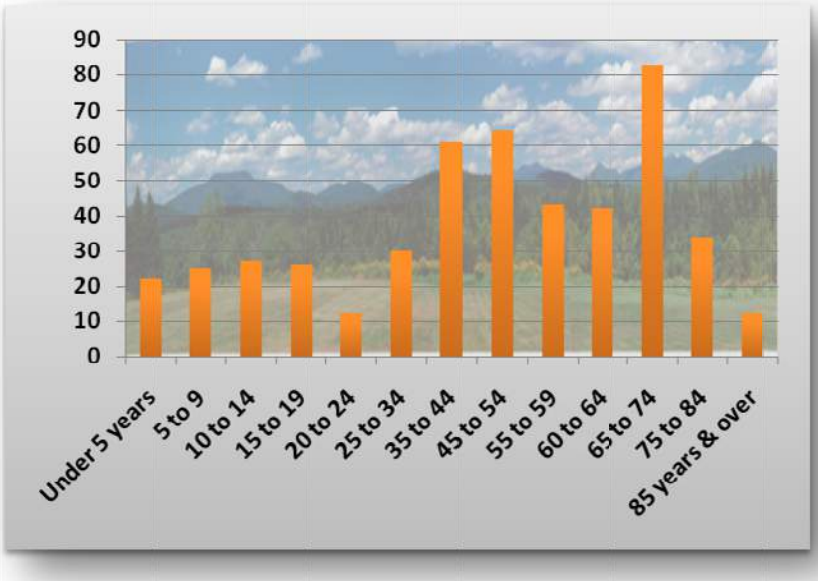


Source: U.S. Census Bureau

2.3 Demographics

As of the 2000 U.S. Census, there were approximately 245 females (50.9 percent) and 236 males (49.1 percent) living in the Town of Newcomb. These figures slightly vary from those of Essex County's where 49.1 percent of the population is male and 50.9 percent is female. The U.S. Census Bureau now estimates that there are 241 females and 230 males residing in the Town, a slight decrease.

Figure 3 – Age Groups

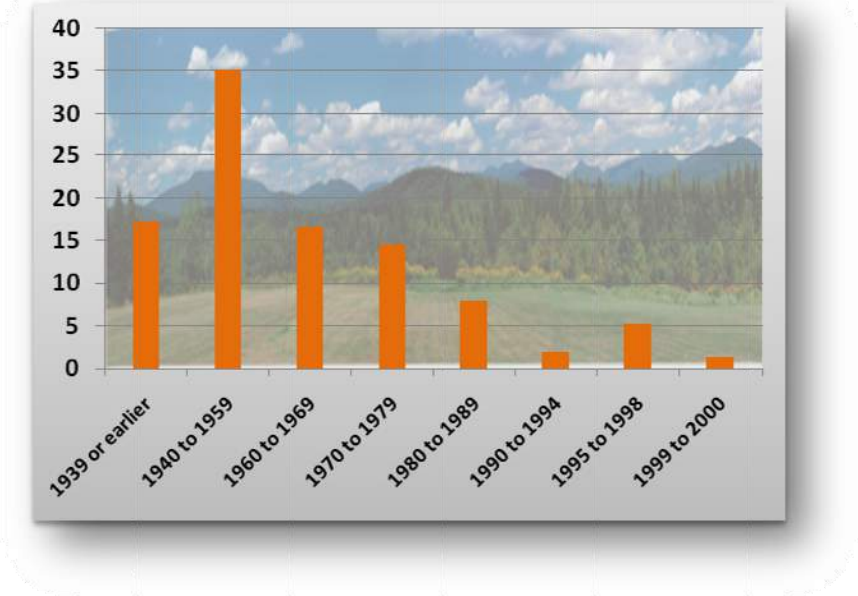


Source: U.S. Census Bureau

The median age in Newcomb is 51.4 years, which is approximately 15.5 years older than the median age in New York State. According to recent survey conducted by the Adirondack North Country Association and Adirondack Association of Towns and Villages, the median age of Adirondack Park residents is 43 years. As such, Newcomb's population is considerably older, on average, than that of the Park as a whole, and has one of the highest median ages in New York State. Figure 3, *Age Groups*, provides the number of individuals per age group for the town. The figure illustrates several interesting characteristics. Figure 3 illustrates that a large portion of Newcomb's residents are retirees and only a few young adults remain in the community after graduating high school. In fact, approximately 171 people, or nearly 36 percent are 60 years or older, while only 100 people, or approximately 20 percent, are under 20 years of age. This profile is similar to that found in Florida's retirement communities. This has important implications when considering what sort of economic future might be viable for the Town. It also has implications for the long-term viability of community institutions such as Newcomb Central School.

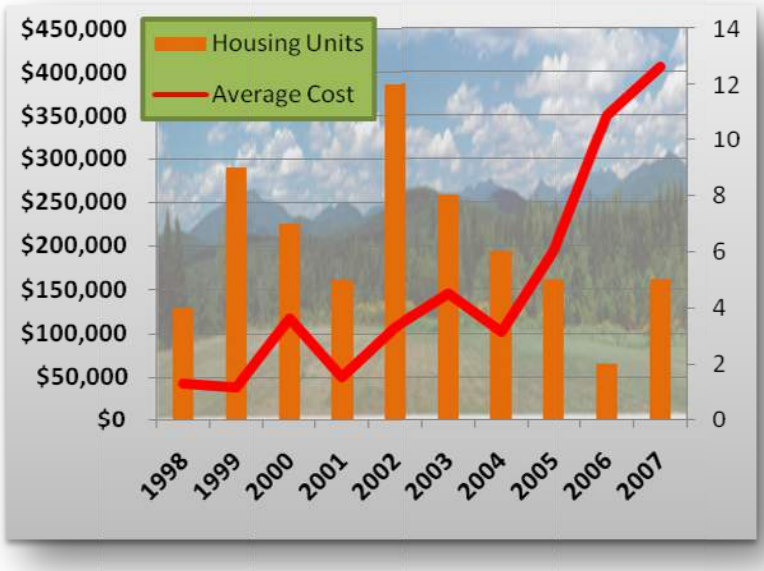
2.4 Housing

Figure 4 – Age of Housing Stock



NYS Route 28N bisects Newcomb west to east, following the corridor of the Hudson River and its tributaries via Harris and Rich Lakes. As NL Industries mining operations encroached on the Town's original settlement at Adirondac throughout the 40's and 50's, the development was relocated in 1963 to the Route 28N corridor. As such, much of Newcomb's Housing Stock still dates to this period. Today, approximately 50 percent of the Town's residential parcels are located within a quarter-mile of 28N. The Goodnow Flowage (the Flow), a 440 acre manmade lake located in the southwest corner of Newcomb, is the only other part of Town with a high concentration of residential parcels, with nearly 39 percent of the Town's residential parcels surrounding its shores. Many of these homes are used seasonally; however, in recent years, there has been an increase in the number of homes being converted from seasonal to year-round use. All properties of Goodnow Flow are part of a homeowners association, which in recent years has focused on finding a solution to the deteriorating dam that impounds the Flow.

Figure 5 – Number & Cost of Housing Units Trend



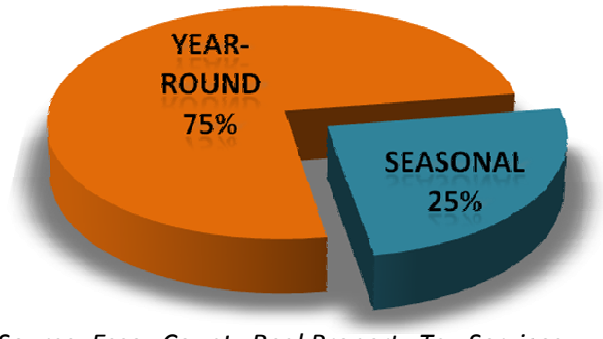
Source: U.S. Census Bureau

At the time of the 2000 U.S. Census, there were 655

housing units in the town.[1] Most (91 percent) were single-family detached homes. In addition, mobile homes accounted for 6.8 percent of the town's housing units, while slightly less than one percent of the town's housing were multiple housing units (e.g., two-family and apartment buildings). In comparison, approximately 76 percent of Essex County housing units were single-family detached homes and the percentage of mobile homes was the same as the Town's. According to the 2000 U.S. Census, more than a third (231) of Newcomb's housing units were built between 1940 and 1959 (this age is consistent with the age of construction of the housing stock relocated from the Tahawus community), whereas 39 percent of Essex County housing units were built before 1939 and 36 percent were built between 1970 and 1999. In Newcomb, since 1959, there has been a continual decline in the number of homes built. From 1990 to 2000, only 57 homes were constructed and since 2000 only 46 additional housing units were built (see Figure 4, *Age of Housing Stock*).

While the number of housing units built each year has steadily decreased, the value of new home construction has increased exponentially. In 2001, five (5) housing units were built at an average cost of $49,700. In 2007, the same number of homes were built at an average cost of $406,000. Although these figures to some extent reflect a rise in construction costs, they also reflect a trend towards the construction of expensive second homes by relatively affluent seasonal residents. According U.S. Census Bureau figures, in 2000, Newcomb's median housing value was $78,500. By 2007, the median value had increased to $122,762 – a nearly 36 percent increase since 2000. Essex County figures are somewhat comparable to that of the Town's. In 2000, the median housing value for Essex County was $76,800. By 2007, the median housing value in the County had increased to $129,951 (see Figure 5, *Number & Cost of Housing Units Trend*).

Figure 6 – Year-Round & Seasonal Housing



Source: Essex County Real Property Tax Services

The majority of housing in Newcomb is occupied throughout the year; however, a significant number are seasonal homes. Many of these seasonal homes are part of the Goodnow Flow homeowners association. Based on real property information, 75 percent of residential homes are used year-round and 25 percent are seasonal (see Figure 6, *Year-Round & Seasonal Housing*).

[1] According to the U.S. Census, a "housing unit" is a house, an apartment, a mobile (manufactured) home or trailer, a group of rooms, or a single room that is occupied as separate living quarters or, if vacant, is intended for occupancy as separate living quarters

2.5 Economic Base

Taxes

Newcomb is one of 17 towns in the State of New York that uses the Homestead Tax Option for residential properties. The Homestead Tax Option is intended to prevent any large shift of the property tax burden to residential property owners after a revaluation. In qualifying towns, the option allows for the establishment of two separate property tax rates: a lower tax rate for residential property owners (the homestead tax), and higher rate for all other property owners (the non-homestead tax). However, only certain types of property qualify as residential property under the Homestead Tax Option: one-, two-, and three-family residential units; farm homes, and mobile homes that are owner-occupied and separately assessed. Vacant land parcels not larger than 10 acres that are located in zones that restrict residential use to one-, two-, or three-family residential dwellings also qualify.

The estimated median housing value in the Town of Newcomb is $122,762. According to the Essex County Real Property Tax Service, the School tax rate per $1,000 of assessed value is 8.10. The Town's homestead tax rate per $1,000 of assessed value is 1.097, the highway homestead tax rate is 0.6776, the fire protection homestead tax rate is 0.1214, and the County's tax rate is 2.20. As such, the median valued, homestead qualifying home in Newcomb is annually taxed approximately $1,498. For non-homestead properties, the Town's tax rate is 6.1489, the highway rate is 3.8023, and the fire protection rate is 0.6897. As such, a non qualifying parcel valued at $122,762 would be annually taxed approximately $2,579.

According to Newcomb Central School, the School District's total 2008-2009 revenue is $3.1 million, which includes $2.6 million from New York State lands. As such, State owned and Forest Preserve lands provide approximately 84 percent of School's total revenue.

Income

The estimated 2007 median household income for Newcomb was $40,252 (see Figure 7, *Estimated Median Household Income*), which is 24.8 percent less than the state average and 6.3 percent less than the county average. According to the 2000 U.S. Census, the median household income was approximately $32,600. Adjusting for inflation, that represents a nearly one percent *decrease* in median household income since 2000. That is, since 2000 the median income of Town residents has declined in real terms.

Figure 7 – Estimated Median Household Income: 2007

Employment

Year 2000 Census data for Newcomb shows that a majority of employed residents were classified as government workers (59.9 percent). Approximately 32 percent of employed residents were classified as private wage or salary workers, while 8.1 percent were classified as self employed. A closer look at Newcomb's 2000 U.S. Census employment data identifies educational, health and social services (34.5 percent), public administration (20.3 percent), and retail trade (10.2 percent) as the greatest source of employment. Entertainment, recreation, accommodation and food services (9.6 percent), manufacturing (5.1 percent), other services such as automotive repair or personal care services (4.6 percent), professional, scientific, management, administrative, and waste management services (4.6 percent), construction (4.1 percent), and agriculture, forestry, fishing and hunting, and mining (3.6 percent) are the remaining employment sectors for residents of the town. In 2000, the unemployment rate for Newcomb was 6.4 percent. As of January 2009, the Essex County unemployment rate was approximately 10.8 percent, which is nearly a 30 percent increase from the same period of the previous year, a reflection of the current recession.

When examining these employment figures, it is important to note, however, that these include jobs both within and outside of the Town. Within Newcomb, the major employers are the Newcomb Central School District, the Town and the SUNY Environmental Science and Forestry Field Station (Huntington Wildlife Forest).

While the 2000 U.S. Census data helps to paint a picture of Newcomb's overall employment characteristics, it doesn't provide information regarding the number and types of businesses that are present in the community and the number of individuals they employee. In addition, given that (according to 2000 U.S. Census data) approximately 37 percent of Newcomb's employed residents travel more than 20 minutes to work. Given that most residents live within close proximity to NYS 28N, commutes greater than 20 minutes are essential for jobs that are outside of town. As such, it is important to look at town-specific employment data in addition to who commutes to Newcomb for work and where Newcomb residents commute to for work. Analysts refer to such characteristics as a community's "workshed."

Table 1, *Local Employment*, illustrates the total number of establishments (by industry) within the Town. As the table indicates, all private establishments within the Town have one (1) to four (4) employees. Excluded from these figures are jobs related to public administration, government, and community services. As discussed above, these sectors provide the greatest source of employment within the Town.

Table 1 – Local Employment

Industry	Total Establishments	Establishments w/ 1-4 Employees
Construction	2	2
Retail trade	2	2
Finance & insurance	1	1
Health care and social assistance	1	1
Arts, entertainment & recreation	2	2
Accommodation & food services	1	1
Other services (except public administration)	2	2
Total	**11**	**11**

U.S. Census Bureau: County Business Patterns

While the number of business and employment opportunities in any community is relative to its size, it is clear, given these figures, there are few such opportunities in Newcomb. However, because economic development patterns do not necessarily mirror political boundaries, it is important to examine employment from a broader perspective. For example, within an hour's drive from the Town, there are approximately 4,600 jobs according to the U.S. Census Bureau and the U.S. Bureau of Labor Statistics. Approximately 80 percent of these jobs were filled by individuals younger than 55 years of age, and 38 percent of positions pay over $3,400 monthly.

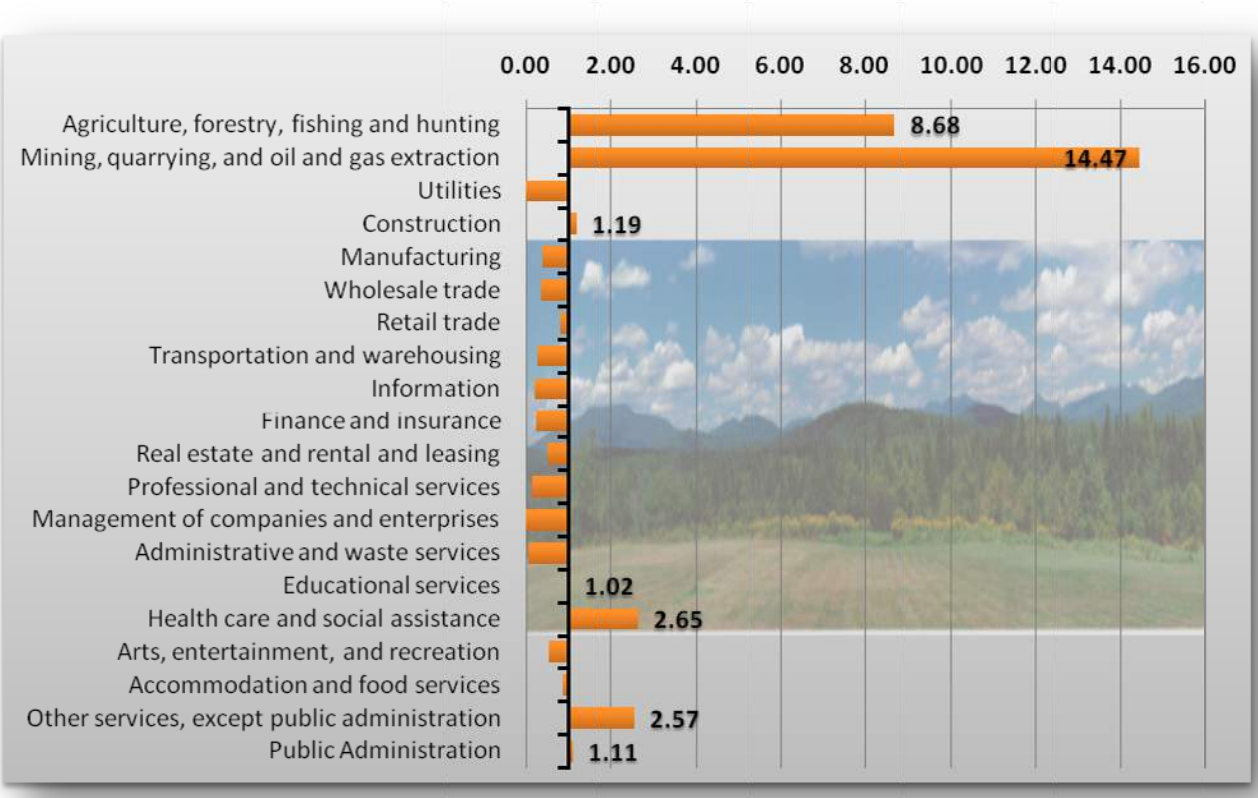
Another way of looking at these numbers is by their Location Quotients (LQs). Location Quotients (LQs) are ratios that allow an area's distribution of employment by industry to be compared to a reference area's employment distribution. The reference area can be the U.S., a particular state, or a metropolitan area. Industries within a given area divide into two categories – basic and non-basic. Basic industries are those exporting from the region, whereas non-basic are either supporting basic industries or are underdeveloped industries within the given area.

Figure 8, *Regional Location Quotents*, illustrates the LQs of 4,600 area jobs using New York State as a reference area. If an LQ is equal to one (1), such as Educational Services, then the industry has the same share of its area employment as it does in the reference area (i.e., New York State). However, when an LQ is greater than one (1), it indicates an industry with a greater share of the local area employment than is the case in the reference area (i.e., forestry, health care and social assistance).[2]

[2] http://www.bls.gov

This analysis includes portions of Indian Lake, Blue Mountain Lake, Tupper Lake, Raquette Lake, Schroon Lake, and North Creek. The LQs are greater in industries such as health care, other services (e.g., automotive repair, beauty salons, drycleaners, etc.), forestry and mining than they would be if only Newcomb were examined. As such, Newcomb may choose to capitalize on stronger industries such as forestry, or perhaps cultivate those industries that are lacking in the area, such as retail and trade or accommodation and food services.

Figure 8 – Regional Location Quotients



Source: U.S. Bureau of Labor Statistics

2.6 Community Services

Newcomb Central School

Although Newcomb is sparsely populated, it benefits from a forward thinking school system. Newcomb Central School not only provides elementary and secondary educational services for the Town, it also serves as a community center. As of 2009, there are 82 students, including five (10) international students, enrolled at the school and there are a total of fifteen (15) teachers. As such, the teacher to student ratio is one (1) to five (5), whereas New York State's average teacher to student ratio is one (1) to fourteen (14). In addition to teachers, the school has nine (9) other professional staff, including assistant teachers, a special education teacher, a part-time guidance counselor, a part-time counselor, a part-time speech teacher, and a physician assistant. The school also has twelve (12) full and part-time administrative and operational employees. The School District's total local tax revenue for the 2008-2009 school year was $3.1 million. Total expenditures for the same time were approximately $4.2 million. The difference is made-up mainly by State aid payments. This amounted to approximately $57, 500 in expenditures per student. The New York State average is approximately $11,000 per student.

Newcomb Central School Huskies

While the State of New York is seeking to consolidate school districts with less than 1,000 students, Newcomb Central School is seeking to expand through several initiatives including its international student program and the housing of non-residential students. Over the past few years Newcomb has welcomed adults and students from Russia, Iraq, Israel, China, Germany, France, South Korea, Switzerland, Sweden, Brazil, Bangladesh, Japan, and Australia. Newcomb Central School's programs have been recognized on television, radio, and the newspaper. Currently Newcomb is actively pursuing a change in the Federal Immigration law to allow F-1 tuition paying international students to attend a public school for their entire high school experience. If such changes were to occur, the school would seek to develop dormitory type housing in order to support the significant expansion of the international program.

Thanks to a partnership with North Country Community College, Newcomb Central School has a program that allowing most students to graduate with 30-40 college credits. The high school teachers are also adjunct professors at North Country. Newcomb Central School is thus able to meet the requirements of both high school and college. This unique program gives students a real advantage when they leave for college. There are many other distinctions that separating Newcomb Central School from most other schools including foreign language in PK-12, SmartBoards in all classrooms, a physician assistant allowing diagnosis and treatment, distant learning lab connecting classrooms around the world, six teachers Nationally Certified or are in

the process of certification, Independent study programs, Adirondack and New York City treks, and Thesis Research Investigative Paper (TRIP) presentations by 7-12th Grades.

As the heart of the community, Newcomb Central School opens its doors every night of the week for educational and recreational opportunities. Families routinely enjoy cooking, roundtable discussions, crafts, basketball, volleyball, karate, the library, internet access, walking and the weight room.

Newcomb Central School seeks to prepare its students for the technological and globally oriented jobs of tomorrow. Test scores are always high. The 2008 New York State 3-8th Grade English Language Arts and Math Grades were among the highest in the State.

Emergency Services

The Town of Newcomb Volunteer Fire Department is located on Route 28N. The Department has a total of four (4) officers, a President, Vice President, Secretary and Treasurer, six (6) Board Members, and one (1) Executive Medical officer. The Executive Medical officer also heads the Newcomb Health Center. The Department has three vehicles, two (2) pump trucks, one (1) brush truck, and one (1) equipment van. According to the Department, these vehicles are somewhat dated. The Newcomb VFD also maintains and operates the Newcomb Rescue Squad. As such, the Newcomb VFD not only offers emergency first response, but basic life support as well.

The Rescue Squad, which is located at 20 Marcy Lane near the intersection with Route 28N, has four (4) full-time Emergency Medical Technicians positions. The Squad also has four (4) qualified personnel that can provide on call assistance. These individual are compensated by the Department on a per diem basis. The Rescue Squad also has two (2) volunteer members. Salary and benefits for the Rescue Squad come out of the Newcomb VFD's annual Budget. The Rescue Squad has one (1) ambulance. In 2008, the VFD had a budget of $200,000. Approximately $135,000 was allocated to the rescue squad that same year. In 2008, the Newcomb VFD and Rescue Squad responded to 48 calls. This figure includes standby calls, such as sports and community events. The Department has mutual aid contracts with Long Lake, Minerva, North Warren, and Johnsburg.

The New York State Police and Essex County Sheriffs are responsible for providing police services to the Town of Newcomb. Based in Lewis, NY, the Essex County Sheriff has served the County since 1799. In addition, the Department is the lead agency in the Essex County Drug Task Force, and participates in the Adirondack Drug Task Force.

The New York State Police Troop B Head Quarters is located in the Town of Ray Brook. The Troop is broken up into three zones, each zone having various substations. The substations nearest to Newcomb are in North Hudson, Indian Lake, and Tupper Lake.

Health Care Services

The Town of Newcomb supports the Newcomb Health Center, which is located just north of Rt. 28 N on the East side of town next to the overlook. The Health Center is open 40 hours a week and is staffed by a full time physician assistant and registered nurse as well as a full time administrative assistant and two part time secretaries. After hours and emergency services are also available. A physician from Long Lake, 17 miles west of Newcomb, oversees The PA and services provided at the Health Center.

The Health Center sees in excess of 100 patients per week from Newcomb and nearby communities. Staff cares for a variety of patients from newborns to making house calls on the elderly. They provide free immunizations through the Federal Vaccines for Children Program as well as perform medical examinations, minor surgical procedures and emergency care. The facility was expanded in the spring of 2009 to create for three exam rooms and more space for staff and patients.

The Town of Newcomb also provides transportation for elderly patients for medical visits to doctor's offices and hospitals for those in need.

For more acute care and general medical services (i.e., eye care, dentistry, orthopedic, etc.), neighboring towns such as Tupper Lake, Saranac Lake, and Lake Placid are home to various private practices. The Adirondack Medical Center, located in the Town of Saranac Lake, is the closest full service hospital to Newcomb. The 97-bed general hospital has an approximately 50-member medical staff with board certification in over 21 specialties.[3] Glens Falls Hospital is the closest comprehensive, acute care community hospital for Newcomb residents. The hospital has more than 225 affiliated physicians, ranging from primary care practitioners to surgical subspecialists who are board-certified in more than 25 specialties.[4]

[3] http://www.amccares.org/
[4] http://www.glensfallshospital.org/

2.7 Recreational Resources

State Owned & Forest Preserve Lands

The Town of Newcomb is the southern gateway to the Adirondack High Peaks, one of the most popular hiking areas in the northeast. There are over 77 miles of New York State Department of Environmental Conservation (DEC) marked and maintained trails within the Town, traversing such Adirondack High Peaks as Iroquois, Santanoni, and Mt. Marshall, as well as smaller summits such as Mt. Adams. SUNY ESF maintains a private trail open to the public up Goodnow Mountain. Along many of these trails are designated campsites and lean-tos for public use. Perched atop Goodnow Mountain and Mt. Adams are two historic fire towers that attract many visitors. Both towers offer outstanding views of the Adirondacks High Peaks.

There are the more than 70,000 acres of State owned Forest Preserve in the Town. Most of this land is classified as Wilderness or Wild Forest by the Adirondack Park Agency. The primary difference is that motorized uses are allowed in Wild Forest areas, but not in Wilderness. Recreational opportunities abound throughout the Forest Preserve. Snowmobiling, hiking, camping, rock and ice climbing, hunting, fishing, bird watching, mountain biking, horseback riding, cross-country and backcountry skiing, canoeing, flat-water and whitewater rafting and kayaking, photography, are just some the activities one can participate in . One of the major access points to the High Peaks Region is located within Newcomb at the end of Upper Works Road. The trails leading to Calamity Pond, the Flowed lands, and the High Peaks are some of the most heavily traveled in Adirondack Park. According to the DEC, in 2008, 333 hikers registered at the Shattuck Clearing trail registry on Northville-Placid trial, 1,138 hikers used the Bradley Pond trail, 1,269 used the East River trail, 3,316 individuals signed in at Camp Santanoni, and 4,734 hikers signed in at Upper Works. According to SUNY ESF, approximately 5,692 hikers used the Goodnow trail. The DEC estimates that only about half of those using a trail sign in, so actual usage is approximately twice as high. Figure 9, *Recreational Resource* (see Appendix I) illustrates the Town's many trails and recreational resources.

Hiking in the Adirondacks

Parks

For those who like camping with amenities, the New York State DEC operates a campground along the north shore of Lake Harris. The Lake Harris Campground is a 90-site facility that can accommodate anything from tents to 40 foot RVs. The campsite offers a variety of recreational opportunities including: canoeing and boating, fishing, hiking, and bicycling. The campground is

open from mid-May to September. In addition to the Lake Harris Campground, the Town of Newcomb also owns and operates several recreational facilities, including:

- **Town Beach and Boat Launch** located along the shores of Lake Harris. The facility provides users with a changing house, an open pavilion, trails, and a basketball court.[5]
- **High Peaks Golf Course**, located on Santanoni Drive just off Route 28N, offers golfers "beautiful fairways with spectacular views of the High Peaks, elevated sloping greens, creatively placed bunkers and natural hazards." The 33 par, municipal 9 -hole course, is fully irrigated and offers four sets of tees for all ages and abilities.[6]
- **Hudson River Information Center** presents exceptional views of Santanoni Mountain and the upper Hudson River. Visitors can view photos and artifacts from the early Hudson River logging industry, along with interpretive exhibits that illustrate historical logging practices that were used on the river.

Newcomb Town Beach

Hudson River Information Center

- **High Peaks Overlook** is a two (2) acre viewing area located along the north side of Route 28N. The site offers spectacular views of the Adirondack High Peaks to the North. An interpretive feature helps visitors identify the various mountains that define the Adirondack High Peak ridgeline.
- **Woodruff Pond Ecology Trail** takes visitors on self guided "tree trek." As trail goers pass through stands of eastern white pine, red and sugar maple, balsam firs, red spruce, white ash, yellow birch and eastern hemlock, interpretive brochures and signage explain the natural and social history of these resources.
- **Town Ski Slope** is owned and operated by the Town of Newcomb. The facility provides a small downhill ski area and is equipped with a T-bar. The facility is open to the public through the winter months.
- **Newcomb Central School** not only provides educational services for the community, but offers recreation opportunities as well. The approximately 17 acre campus is equipped with basketball and tennis courts, and a baseball and

[5] http://www.newcombny.com/
[6] http://www.highpeaksgolf.com

soccer field. Located within the Hamlet, these facilities are open to the public for their enjoyment.

- **Adirondack Visitors Interpretive Center** is located along NYS Route 28N. The facility offers miles of hiking trails through hundreds of acres of forest, wetlands, and lakes. While the VIC buildings have restricted hours (five (5) days a week), the trials are open dawn till dusk seven (7) days a week 365 days a year. The VIC includes a picnic area, 6,000-square-foot public assembly building with a multi-purpose room, exhibit space, visitor information, a lounge and rest rooms. The Center sponsors educational and outreach programs such as guest lectures and canoe and hiking tours.[7] Approximately 28,000-29,000 people visit the VIC annually.

[7] http://www.adkvic.org

2.8 Historic & Cultural Resources

The Town of Newcomb, named after Daniel T. Newcomb, the Town's first supervisor, was incorporated in 1828. First inhabited by the tribes of the Algonquin nation, the inhospitable nature of Adirondack winters discouraged year round habitation for these indigenous people. As such, there remains little evidence of their presence. According to NYS Office of Parks, Recreation, and Historic Preservation (OPRHP), there are only few archeological sites within the Town Newcomb.

Newcomb was first settled by Joseph Chandler from Vermont in 1816. Chandler, a farmer, was soon followed by other industrious spirits who forged their way out of the wilderness, constructing a saw and grist mill, opening an inn (Aunt Polly's Inn), and mining for ore.[8] The latter, according to Lana Fennessy, "was the most important feature of the history of Newcomb." The Adirondack Iron Company, which opened in 1826, was founded by Archibald McIntyre and David Henderson. The company managed with some success to extract and process iron ore from their "upper" works site for nearly 30 years. However, transshipment and supply difficulties, a financial panic, coupled with catastrophic interruptions to the water supplies, proved too costly and difficult. Faced with these hardships, iron ore extraction at the McIntyre mine ceased in 1856. Today, historical and cultural resources associated with Newcomb's early mining operations, and their associated settlements, abound. In fact, the abandoned settlement of Adirondac (Upper Works) is registered as National Historic Landmark. Today, approximately 10 buildings remain standing within the settlement, as does the McIntyre Blast Furnace, which has undergone some restoration work to stabilize the structure.

In 1941, after having purchased the McIntyre works, NL resumed mining operations; however, not for iron ore, but for titanium dioxide. Throughout the early part of the twentieth century, the use of titanium dioxide in pigments had grown in popularity due to opacity, brightness and "non-reactive character." Demand for titanium dioxide based pigments further increased with the war effort, prompting NL Industries to expand its operations. In 1963, as mining operations neared the Tahawus settlement (the mine-owned housing community adjacent to the mine operations), NL Industries relocated the community 12 miles south to an area along NYS Route 28N on the east edge of Newcomb. This became known as Winebrook Hills. During NL Industries' tenure, Newcomb witnessed its greatest period of growth. However, beginning in early 1970s, NL Industries began to drastically restructure itself, eventually selling 38 of its 79 subsidiaries and reducing its total number of employees by 5,000. As part of its restructure, NL Industries ceased new extraction in 1983 and closed its Newcomb mining operations entirely in 1989. With this closure, nearly 163 years of mining in the Town of Newcomb had effectively ended overnight.

[8] Fennessy, Lana, The History of Newcomb, North Country Books, 1993

Camp Santanoni

Also registered as a National Historic Landmark, The Adirondack Great Camp, Camp Santanoni, represents a different Adirondack legacy then that of the Town's early mining operations. Built in 1892 by Robert C. Pruyn, a successful Albany banker and businessperson, the 32.2 acre complex of residences and outbuildings is now owned by the State of New York and is an outstanding example of late nineteenth century Adirondack great camp architecture. The camp and associated farm complex are accessible by foot, skis, bicycle, or horseback on a five (5) mile access by a seasonally maintained forest road.

The Mount Adams fire observation tower is also registered as a National Historic Landmark. The ninety (90) plus year old fire tower has not been used for fire observation since 1972, and was once considered a "non conforming structure" and slated for removal. Through the efforts of the Open Space Institute (OSI) and the Newcomb-based Friends of Mt Adams Fire Tower, the fire watchers cabin has been restored and materials to repair the tower itself have been flown in by the DEC. Once restoration is complete, visitors will be able to enjoy these historic resources in perpetuity.

Teddy Roosevelt's ascendency to the Presidency of the United State is an important event both nationally and for the Town of Newcomb. In 1901, news that President William McKinley, who had been shot by an assassin a week prior, was near death, reached then Vice President Roosevelt while camping near the summit of Mt. Marcy (Roosevelt had been staying at the MacNaughton Cottage, (right), in village of Adirondac). Upon receiving the news, Roosevelt immediately left for Washington D.C., embarked on a perilous nighttime journey through the Adirondack wilderness by stagecoach to reach the North Creek train station where he would learn of the President's death. A Memorial Plaque in Newcomb, situated along Route 28N, commemorates this event.

Photo Courtesy of OSI

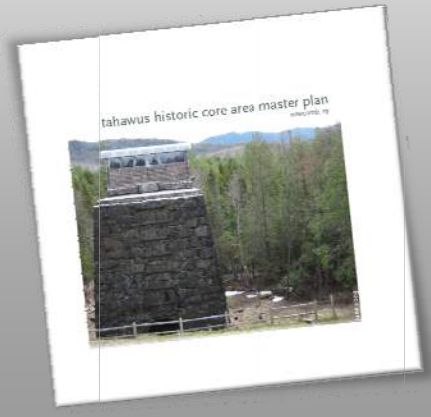
MacNaughton Cottage: Current Condition (left)

An important cultural resource, the Huntington Wildlife Forest is a regional campus owned by SUNY ESF, and is operated by the Adirondack Ecological Center (AEC). The Forest is also home to the Visitor Interpretive Center and the Goodnow Mountain Fire Tower. The 15,000 acres site was donated by Archer and Anna Huntington in 1932. The center offers extensive environmental research opportunities, with particular focus on the Adirondack's natural

resources. The campus also offers some public recreational opportunities with access to many trails including, to Goodnow Mountain, as well as access to Rich Lake Beach, which provides non-motorized boat access to the lake.

Tahawus Historic Core Area Master Plan

The Open Space Institute recently developed the *Tahawus Historic Core Area Master Plan*. The stated intent of the plan is to "guide the future land use of the 210 acre historic Tahawus property and the 48 acre Masten House parcel owned by the Open Space Institute (OSI)." The plan identifies the need to develop a "long-term" suitable use for the property, protect its historic resources, expand public access through physical improvements and interpretive signage and/or facilities, and improve pedestrian and vehicular circulation. The plan highlights many of the sites historic and natural resources and provides a series of alternative plan concepts that seek to preserve and protect these features. To read more about OSI and its effort to preserve and enhance the Tahawus site, visit their website (http://www.osiny.org/).

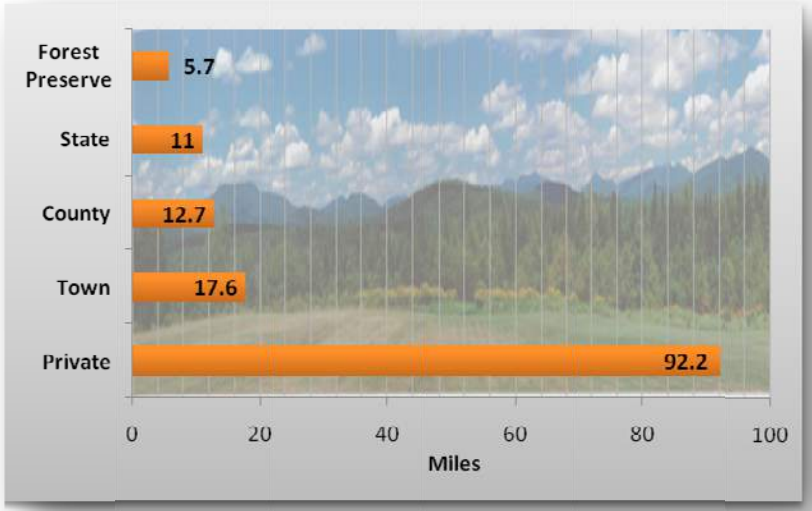


2.9 Infrastructure and Utilities

Transportation

Figure 10 identifies the total mileage of Private, Town, County, State, and Forest Preserve roads in Newcomb. Figure 11 (see Appendix I) illustrates the Town of Newcomb's transportation network.

Figure 10 – Road Typology



Source: NYSDOT

Newcomb's major thoroughfare is NYS Route 28N, which follows the natural corridor of the Hudson River, Harris and Rich Lakes, and links the town to the Adirondack Northway (Interstate 87) and to the communities to its West. NYS Route 28N also serves as Newcomb's defacto "Main Steet." According to the NYS Department of Transportation, Route 28N had an Annual Average Daily Traffic count of 1,403 in 2006. County roads within Newcomb include Blue Ridge, Tahawus, and Upper Works Roads. In 2000, according to the Essex County Highway Department, these roads had an Annual Average Daily Traffic count of 286, 196, and 68, respectively. Many of the Town's roads are located within the Hamlet; however, the town does have jurisdiction over Goodnow Flow and Woodys Roads, which provide access to Goodnow Flow in the southwestern part of town. Private roads account for more than 60 percent of all the roads within the Town. Most of these roads serve private camps or campgrounds. While the Town of Newcomb has no public transportation, it does offer senior residents daily transport to meal sites and weekly shopping trips.

Water, Waste Water, & Utilities

The Winebrook Water and Sewer District is the only public water and wastewater district in the Town. Public water and sewer were installed for the Winebrook development when the Town settlement was relocated by National Lead. Situated in the eastern end of the Hamlet, the district straddles NYS Route 28N. Within the district on the southern side of 28N, both sewer and water services are available to residents, while on the northern side of Route 28N, only

water service is available. Water for the district is drawn directly from the Hudson. According to Town officials, the cost to maintain and repair services has continued to increase and the NYS Department of Health has indicated that several issues need to be addressed. In 2009 the Town obtained a grant from the State's revolving loan fund to make improvements to the system.

With the exception of Winebrook Water and Sewer District, there are no other water or wastewater facilities operated by the Town of Newcomb, nor are there any private water or wastewater systems. Landowners within the remainder of the Town utilize individual wells and on-site septic systems for their private water and waste water needs.

Electric service is supplied by New York State Electric & Gas Corporation (NYSEg). Cell phone service is nearly nonexistent. However, Verizon Wireless is in the process of installing transmission antennae on top of the Winebrook water tower, which should improve this situation tremendously. DSL internet service is available within a five (5) mile radius of a telephone substation (near the Hudson River Bridge on Route 28N). Newcomb Central School is serviced by a T1 internet lines, which was originally owned by BOCES, but is now controlled by the North East Regional Information Center. As such, the School's internet service is unavailable to the greater community. Improvements to high speed internet services would greatly increase townspeople's ability to work and conduct business within Newcomb. According to the Town's Comprehensive Emergency Management Plan (2008), utility failure poses the greatest threat to Newcomb due to the relative isolation of the community, followed by severe winter storms and wildfires. In case of utility failure, NYSEG owns and maintains a generator that can provide electricity to the entire town. Both the School and Volunteer Fire Department also have backup generators.

2.10 Natural Resources

Straddling the Central and High Peaks Regions of the Adirondack's, Newcomb is defined by the mountainous terrain of the Adirondack High Peaks to the north, by lakes and ponds and by the Hudson River and its tributaries. As a testament to the diversity of its forests, Newcomb is home to one of the two Adirondack Park Agency Visitor Interpretive Centers. Together, Newcomb's lakes, streams, wetlands, soils, habitats and forest cover provide the ecological framework necessary for environmental, social and economic sustainably.

Such resources offer real returns on investment. From a social perspective, natural resources offer recreational opportunities that help to promote individual health and can reinforce friendships and communal bonds. The presence and ready access to largely undisturbed wildness, including mountains, lakes and meadows provides a diverse environment from which many choose to draw meaning, solace and spiritual sustenance.

From a fiscal perspective, the preservation of open lands and natural resources helps mitigate development that often costs a community more in public services (i.e., infrastructure, maintenance, etc.) then is generated via property tax revenues. In addition, natural resources are cost effective in attenuating floods, reducing stormwater runoff and soil loss, and maintaining water quality.

2.10.1 Geology & Topography

Underlying the Town of Newcomb and the Adirondack Park is the geological feature known as the "Adirondack Dome." Straddling the Central and High Peaks Regions of the Adirondacks, the underlying bedrock in the northern portion of Newcomb is metanorthosite and anorthositic gneiss, while the central and southern portions of the town are comprised of various forms of granite, marble, and sedimentary formations. As for surficial geology, approximately 78 percent of Newcomb is till. Underlying much of the NYS Route 28N corridor is outwash sand and gravel, which accounts for nearly seven (7) percent of the town's surficial geology. Approximately 4.7 percent of the surfical geology is inwash, with the balance in alluvium, swamp deposits, exposed bedrock, and artificial fill.

Figure 12, *Slope* (see Appendix I), depicts the various classes of slope with the Town. The figure clearly illustrates the rugged topography that defines much of the north-northeastern portion of Newcomb. While the Adirondack High Peaks region consists of steep grades in excess of 25 percent, areas in-and-around the Hamlet have anywhere from three (3) to 25 percent slopes. It is important to note it is generally accepted that development along slopes of 15 percent or greater is more likely to result in accelerated erosion processes from stormwater runoff. As such, development along such slopes is often discouraged.

2.10.2 Soils

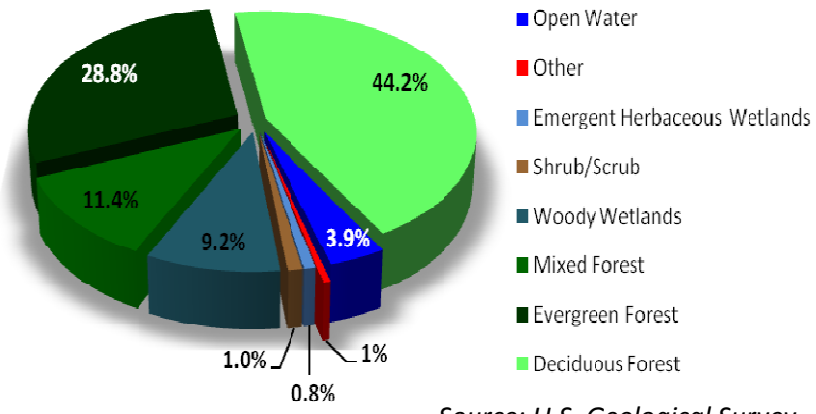
Soils within Newcomb were identified using the U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Essex County Soil Survey. According to the survey, 84 percent of Newcomb's soils are derived from gneiss (a metamorphic rock that can be made from both igneous and sedimentary parent materials), with inclusions of glacially derived soils. Texturally, 80 percent of all soils are loamy and four percent are sandy. The remaining soils are of silty or organic materials. Figure 13, *Soils* (see Appendix I), illustrates Newcomb's specific soil types.

Depth to bedrock and to seasonally high water tables varies throughout the Town. However, within-and-around the Hamlet, Tahawus Road, Blue Ridge Road, and Trout and the Perch Pond areas, 78 percent of the total acreage of developable parcels have a depth to water table that was three (3) feet or greater. Approximately 99 percent of this same area had a depth to bedrock two (2) feet or greater. For more information regarding these and other development constraints, please see the Newcomb Buildout Analysis discussion below.

2.10.3 Land Cover

Figure 14, *Land Cover*, was generated using current U.S. Geological Survey (USGS) land cover data. The figure illustrates the various land cover types that makeup Newcomb. Over 99 percent of the Town's land cover is undeveloped. The remaining one (1) percent (i.e., "other"), according the land cover data, is a mix of developed lands, maintained open spaces (e.g., lawns, golf courses, etc.), natural grasses, and barren lands (i.e., exposed rock and sandy areas).

Figure 14 – Land Cover



Source: U.S. Geological Survey

2.10.4 Water Resources

Watersheds are geographical areas that share a common drainage point such as a lake, river, or even a wetland. Watersheds, by definition, occur at multiple scales ranging from very large land areas that drain into hundreds of miles of river, to only a few acres that drain into very small streams. From a larger watershed perspective, approximately 83 percent of Newcomb's land area drains into the Hudson River, while the very northwest portion of town drains into the Raquette River. These watersheds are in-turn made up of smaller sub-watersheds. Delineated

by the DEC and APA, there are portions of the Boreas River, Cedar River, West Branch - Ausable River, North River – Hudson River, Long Lake, Long Lake to Moose Creek, and Rich Lake – Hudson River watersheds within the town. Table 2 provides the total acreage for each of these watersheds.

Within each of these watersheds there exists a network of streams, rivers, wetlands, ponds, and lakes. Within Newcomb, there are approximately 224 miles of streams, 3,979 acres of surface water, and 19,248 acres of APA regulated wetlands.

Under New York State Public Health Law, all waters within the state are given a classification by the DEC based on the best usage of the waters. The classifications range from AA to D. A and AA class waters are suitable for drinking, while class D waters are suitable for secondary contact recreation (i.e., boating). Some streams are give a sub-classification of (t) or (ts), indicating whether the waters can support trout or trout spawning, respectively. Nearly 90 percent of Newcomb's streams are designated either class C, C(t), or C(ts). Approximately, 8.3 percent of streams are classified A(t) or AA(t).

Table 2 - Newcomb Sub-Watersheds

Name	Acres
Boreas River	4,519.08
North River- Hudson River	272.25
Cedar River	8,691.94
Sanford Lake- Hudson River	64,908.48
Rich Lake- Hudson River	42,779.65
West Branch -Ausable River	302.51
Long Lake to Moose Creek	25,448.61
Long Lake	1,546.75

Source: NYSDEC

Figure 15, *Water Resources* (see Appendix I), depicts the various streams and surface waters in Town. The figure also illustrates the Wild, Scenic, and Recreational rivers within the Town. Wild, Scenic, and Recreational designations afford a level of protection from development and other activities based on the presence of hydrological modification (i.e., impoundments) and accessibility of the river. The Opalescent River, a Wild designated river, is considered relatively inaccessible except by foot and has no impoundments. The section of the Hudson River north of 28N is designated Recreational because it is readily accessible by road, while the section south of 28N is designated Scenic because it is considered less accessible. Table 3 provides the total mileage for each of these designated waterways.

Table 3 – Wild, Scenic, Recreation Rivers

River/Section	**Designation**	**Miles**
Opalescent River	Wild	11
Hudson River (North of 28N)	Recreation	12.7
Hudson River (South of 28N)	Scenic	9

Source: NYSDEC

Wetlands within the Town are depicted in Figure 16 (see Appendix I). The Adirondack Park Agency regulates wetlands that are one (1) acre or greater in size. Throughout the Adirondack Park and Newcomb, there are various types of wetlands including deep water and emergent marshes, deciduous, coniferous and shrub swamps, and bogs.

2.10.5 Visual Resources

The Town of Newcomb's visual resources are one of its most defining features. Mountain vistas, wild streams and river filled valleys, forested hillsides, and placid mountain lakes are not only an essential part of Newcomb's identity, but are a fundamental part of what defines the Adirondack Park as well. As the 1990 Comprehensive Plan noted, "The Town of Newcomb is fortunate to possess not only an extensive variety of scenic landscapes, but a number of interesting historic features as well." The 1990 plan identified the following scenic resources:

- Views from Rt. 28N Overlook.
- Views along Goodnow Flow Road
- Views from northern end of Tahawas Road
- Views from the fires towers on Goodnow Mountain and Mt. Adams
- Views from Harris and Rich Lakes
- Views from Camp Santanoni
- Views from the Town park on Harris Lake
- Views from NYS Harris Lake campground
- Views along the Hudson River

In order to better visualize the location and interrelationship of these resources, a viewshed analysis was conducted using Geographic Information System (GIS) software. A viewshed analysis use topographical data and selected viewpoints to identify highly visible areas. The above mention locations, along with selected sites along Tahawas Road and on Goodnow Flow, were plotted on a digital map. The GIS software then located areas throughout Newcomb that were visible from either a single viewpoint or multiple ones. Figure 17 (see Appendix I) illustrates the results of the viewshed analysis.

2.10.6 Land Use and Development

Established by the New York State Legislature in 1971, the Adirondack Park Agency (APA) is tasked with developing "long-range land use plans for both public and private lands within the boundary of the Park."[9] The Adirondack Park Land Use and Development Plan, divides private lands into six (6) land use classifications: Hamlet, Moderate Intensity Use, Low Intensity Use, Rural Use, Resource Management, and Industrial Use. The plan also divides public lands into seven (7) use categories, which determine the type and intensity of public use allowed for that area. In addition to the APA's long range planning responsibilities, the Agency has permitting responsibility for significant private projects that may have a regional impact. In 1993, the Town applied for and received Agency approval for its local land use program. The local land use program serves to transfer portions of the Agency's statutory authority to the Town for it to administer while the Agency retains an oversight role. The Town of Newcomb is one of eighteen (18) communities within the Adirondack Park that has an APA approved land use

[9] http://www.apa.state.ny.us

program. Newcomb consists of four (4) public and six (6) private land use classifications, which are illustrated in Figure 18, *APA Land Classification* (see Appendix I). The four (4) public classifications include Wilderness, Wild Forest, Intensive Use, and Historic. Table 4 identifies the total acreage of these land classifications within Newcomb.

Table 4 – Public APA Classifications

APA Classification	Total Acres	% of Town
Wild Forest	13,324	9.0%
Wilderness	50,705	34.1%
Intensive Use	203	0.1%
Historic	35	0.0%
Pending Classification	6,045	4.1%

Source: NYSDEC & APA

Private classifications include Hamlet, Moderate Intensity, Low Intensity, Rural Use, Resource Management and Industrial. Section §570.3, Definitions Used in These Regulations, of the Adirondack Park Rules and Regulations, provides the overall intensity guidelines for development of the private land use areas of the Park. Table 5 illustrates the total acreage, allowed development intensities, and percentage for each land use. Resource Management and Wilderness account for approximately 65 percent of the Town's total land area, whereas Hamlet, Moderate Intensity, Low Intensity, and Rural Use accounts for nearly 17 percent of the Town's total land area. All of the lands classified for public use, and some lands classified as Industrial and Resources Management, are encompassed by the 70,737 acres of Forest Preserve in the Town.

Table 5 – Private APA Classifications

APA Classification	Allowed Intensities*	Total Acres	% of Town
Hamlet	No Guidelines	1,463	1.0%
Moderate Intensity	1.3 acres	748	0.5%
Low Intensity	3.2 acres	3,162	2.1%
Rural Use	8.5 acres	18,972	12.8%
Resource Management	42.7 acres	46,157	31.1%
Industrial	No Guidelines	3,295	2.2%

*Average lot size in acres.

Source: NYSDEC & APA

Based on the above classifications, the Town of Newcomb has adopted land use regulations that mirror the location, allowable uses, and permissible intensities as established by the Adirondack Park Land Use and Development Plan. Newcomb's eight (8) zoning districts are identified in Table 6, and a summary of permitted uses for each district follows. Figure 19, *Zoning* (see Appendix I), illustrates the various zoning districts that are within the Town. Note

that the district boundaries on the Town Zoning Map (Figure 19) are intended to follow parcel boundaries. The district boundaries do not exactly match the APA land use classification boundaries on Figure 18 (see Appendix I). These maps should be reconciled.

Table 6 - Town of Newcomb Zoning Districts

District Code	District Name	Permissible Uses
R-1	Residential 1	Single-family detached dwelling
R-1A	Residential 1A	Single-family, two-family, and multi-family dwelling units
RC-1	Residential /Commercial	Single-family, two-family, multi-family, and row dwelling units
R-1.3	Residential 1.3	Single-family
R-3.2	Residential 3.2	Single-family
R-8.5	Residential 8.5	Single-family
LC	Land Conservation	No as-of-right uses within this district
I	Industrial	Private sand/gravel/extraction, agricultural use/structures, and public utilities

While APA Classifications and Zoning Districts illustrate the allowable uses within a given area, actual land use characteristics were derived from the 2008 Essex Count Real Property Tax Service data. According to the tax data, over 53 percent of the Town's land use is State owned Wild, Forested, conservation Land, and Public Parks (primarily Forest Preserve), and nearly 35 percent are privately owned Wild, Forested, conservation Land, and Public Parks. The six (6) commercial properties account for .01 percent of the total land use, and the 589 parcels taxed as residential account for a little more than one (1) percent of the total land use. Figure 20, *Land Use* (see Appendix I), illustrates the type and location of the various land uses listed below in Table 7.

Table 7 - Newcomb Land Use

Land Use	Total Parcels	% of Land Area
Commercial	6	0.01%
Community Services	27	9.21%
Public Service	8	0.13%
Recreation & Entertainment	5	0.08%
Residential	589	1.08%
Vacant Land	171	1.49%
Wild, Forested, Conservation Land and Public Parks (State Owned)	201	53.30%
Wild, Forested, Conservation Land and Public Parks (Privately Owned)	72	34.69%

3.0 Buildout Analysis

In order to better understand Newcomb's growth potential, a Geographic Information Systems (GIS) buildout analysis was conducted. A buildout analysis is an estimate of the overall development potential of a land area given a set of assumptions and constraints. Utilizing APA and Newcomb land use regulations, as well as environmental and regulatory constraints (i.e. wetlands, streams, steep slopes, depth to bedrock and water table, etc.), an estimate of the total number of potential residential dwelling units was calculated. The buildout analysis examined two (2) scenarios that differed in the severity of environmental constraints applied:

Environmental Constraints Considered for Buildout Analysis

Scenario 1 "Base Constraints"	Scenario 2 "Base and Severe Constraints"
• Slopes greater than 15% • APA wetlands w/ 100 feet regulatory buffer • Surface waters & Streams w/ 100 feet buffer	• All Scenario 1 Constraints • Depth to bedrock less than 2 feet • Depth to water table less than 2 feet • Elevation greater than 2,500 feet • Lands within 100 feet of an historic site

Since the objective of the buildout analysis was to determine the number of potential residential dwelling units, certain parcels were excluded from the build out study because the ownership or current use of the parcel preclude residential development of the land. Parcels owned by New York State (e.g. the Forest Preserve), SUNY ESF (Huntington Forest), The Nature Conservancy and the Open Space Institute were excluded from the study. In addition, parcels containing churches, cemeteries, landfills, parking lots, public parks, picnic grounds, power generating facilities, water and sewer treatment plants, utilities and public buildings were also excluded from the study. The remaining parcels in the Town, consisting of publicly and privately-owned residential land, commercial land, vacant land, and private forest land were included in the study and analyzed for potential residential development. The buildout analysis examined development potential based upon their total acreage of "unconstrained" land and the level of existing development. Based on these calculations, it was determined that a total of 575 new dwelling units could be constructed under Scenario 1 constraints, and 403 new dwelling units could be constructed under Scenario 2 constraints. The results by zoning district are provided in Table 8. Figures 21-24 (see Appendix I) illustrate the results of the buildout analysis, and highlight which parcels are "constrained" to development and which are "buildable" or "underutilized."

Given the likelihood Nature Conservancy and Open Space Institute will transfer lands they purchased from Finch Paper, LLC to the State of New York, and that they have shown interest in

transferring some lands to the Town of Newcomb, it is important to consider the implications of where and how much of such land is transferred to the Town. As previously mentioned, the buildout analysis excluded parcels owned by the Nature Conservancy and the Open Space Institute. Therefore, if lands that had numerous building constraints were transferred to the Town, there would be very little impact on the Town's potential buildout. However, if lands that had few building constraints were transferred to the Town, then there could be significant implications to the Town's potential buildout. Regardless of the level of constraints, the effect of any land transfer will be significantly influenced by the particular APA land use classification. If unconstrained land, located near the Hamlet, were transferred to Newcomb, it may be necessary to seek an APA map amendment to allow reasonable uses of such lands. Further discussion regarding the potential use of lands that may be transferred to the Town of Newcomb are included in the Section 7, *Goals & Strategies*.

Table 8 - Buildout Analysis Results

Districts	Scenario 1 Dwelling Units	Scenario 2 Dwelling Units
Residential Commercial 1	267	165
Residential 1.3	49	42
Residential 3.2	73	32
Residential 8.5	3	2
Rural Use	183	162
Totals	**575**	**403**

4.0 Community Input

Meaningful public participation is an essential part of any comprehensive planning effort. The Newcomb Comprehensive Plan Committee actively sought input from many people throughout the planning process. The goal was to effectively educate the public about the project, identify community issues and values, and provide information to the Committee to help them develop recommendations the community supports. Public participation involved (1) stakeholder interviews, (2) periodic newsletters, (3) a community-wide survey, (4) two public meetings, (5) regularly scheduled Committee meetings that were open to the public, (6) and web-based information sharing.

The following discussion provides an overview of the public input provided to the Committee. The full results of the stakeholder interviews and community-wide survey are detailed in Appendix II-IV.

Stakeholder Interviews

Stakeholders from various sectors of the community were interviewed during the planning process to gain an understanding of the various community priorities, issues and concerns. The objective was to understand the variety of community issues early in the planning process so they could be considered during the identification and review of the Comprehensive Plan's recommendations. Twenty-two representatives from various stakeholder groups were interviewed. The stakeholders represent a variety of agency, business association, development, industry, and environmental sectors of the community. Four questions were asked:

1. What do you like about Newcomb?
2. What don't you like about Newcomb?
3. What would you like to see changed?
4. What would you like to not see changed?

The following summarizes the stakeholders' comments:

- Most stakeholders felt Newcomb's natural beauty and outdoor recreational opportunities are one of its strongest attributes. Stakeholders also felt that the people of the community and the small town atmosphere are essential assets. Community services such as the school and public amenities like the ski lift and skating rink were important.
- Overwhelmingly, stakeholders expressed that Newcomb's isolation presented many difficulties for the Town, both socially and economically. Stakeholders felt Newcomb's isolation contributed to the lack of services (e.g., restaurant, gas station, etc.) and business and employment opportunities within the community. Individual stakeholders

shared their concern about the amount of Forest Preserve land within town, others questioned the fiscal sustainability of Newcomb Central School, while some stakeholders thought the winters and black flies were trying at times.

- Some stakeholders felt the Town should actively promote and attract businesses such as inns and "low key businesses that conform to the character of the community." Other stakeholders wanted the Town to more actively promote its outdoor and recreational resources. Some stakeholders wanted to see a restaurant and/or a grocery store open, 28N corridor improvements, more lodging, and re-use of the NL Industries site. Also discussed were the recently sold Finch Paper LLC lands. Some stakeholders didn't want to see the lands transferred to the State. One stakeholder wanted to explore alternative uses for some of the lands (e.g., bike trails). A few stakeholders did not want to see any changes.
- The majority of stakeholders shared the desire to preserve the sense of peace and quiet within the Town. While some growth was welcomed by many of the stakeholders, they didn't want to see it grow as big as ("too big") Lake George Village, Old Forge, or Tupper Lake. Newcomb Central School was also viewed as an essential asset that stakeholders didn't want to see changed.

Community-wide Survey

A community-wide survey was sent to all private property owners, residences and businesses throughout the Town. The Newcomb Comprehensive Committee received 288 responses, which represents a 46 percent response rate. The results of the survey were recorded and analyzed by year-round, seasonal residents, and land-owner responses. A total of 117 year-round residents, 159 seasonal residents, and 12 landowners responded to the survey. The full survey results are provided in Appendix III.

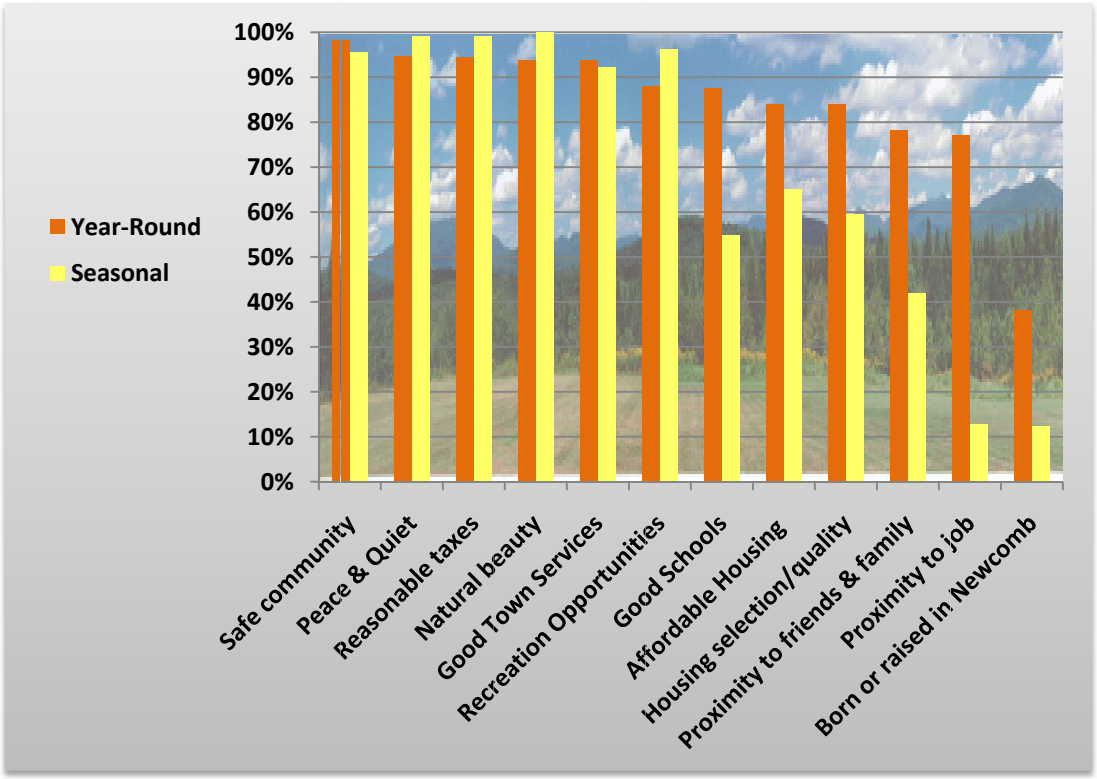
Approximately 98 percent of year-round residents who responded to the survey owned their own home. On average, year-round residents had resided in Newcomb for 32 years, with an average household size of 2.17. Forty percent of year-round residents worked full time, 38 percent were retired, and 17 percent worked part time, with the balance either unemployed or disabled. Of those that were employed, 24.1 percent were worked for a private employer, 22.2 percent worked for town government, 20.4 percent for state government, 20.4 percent were self-employed and 13 percent worked for Newcomb Central School. The majority of year-round residents who responded to the survey (57.7 percent) had less than a five (5) mile commute to work; while 21.2 percent had a commute to work that was more than 40 miles. Nearly 21 percent of year-round residents were once seasonal residents of Newcomb.

All 115 of the seasonal residents responding to the survey owned their seasonal home. Seasonal residents, on average, had come to Newcomb for more than 26 years. Forty-seven

percent of seasonal residents worked full time and 45.6 percent were retired. The majority (36.1 percent) of seasonal residents responding to the survey were between the ages of 55-65. Approximately 31 percent were between 65-75 years old and 18.6 percent were between 45-54 years of age. When asked "what would it take for you to move to Newcomb?" 11.3 percent of seasonal residents said retirement, 6.2 percent said a gas station or job, 5.2 said a grocery store, and over 4 percent said cell phone service and year round access to home. Such amenities and/or services as a hardware store, farmers market, expanded internet services, and better access to emergency/medical services were also cited.

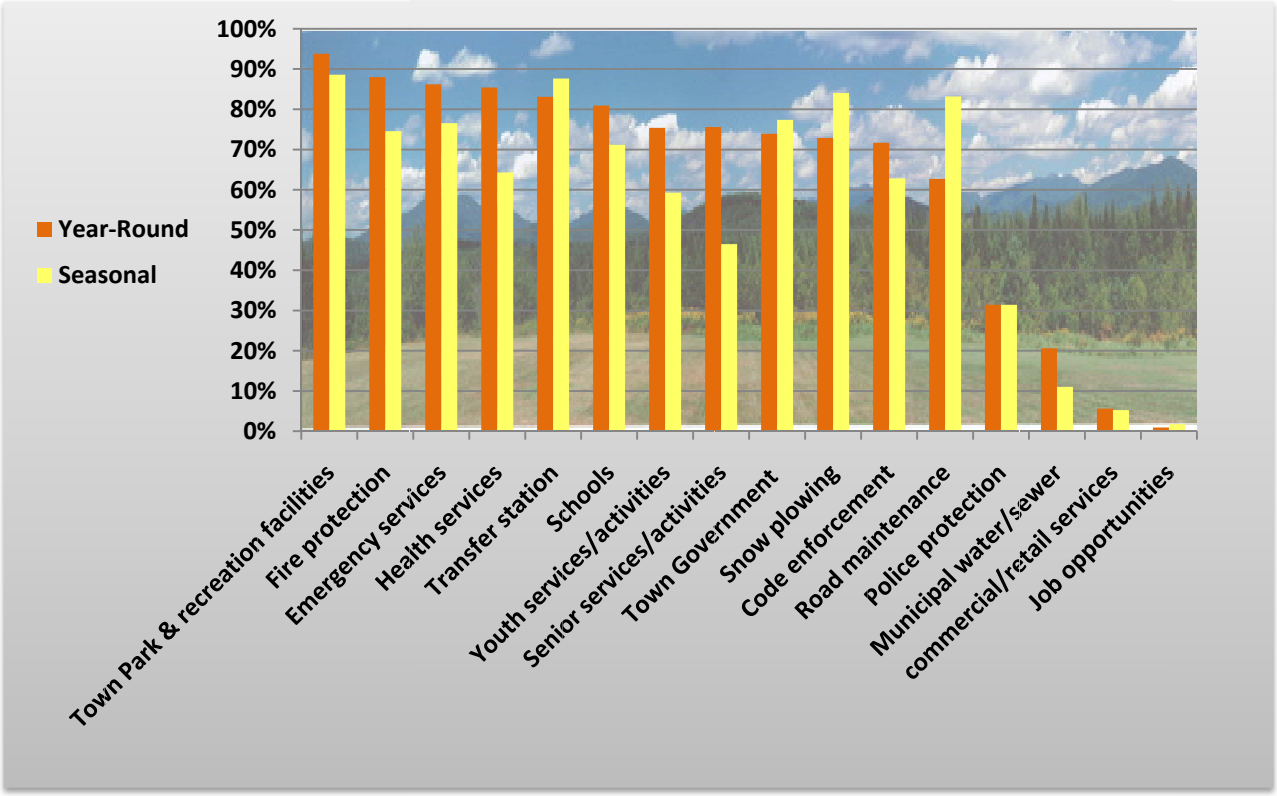
One goal of the community-wide survey was to better understand what influences an individual's decision to live and/or own property in Newcomb. As such, the survey asked participants to indicate the importance of various factors in their decision to reside in Town. Figure 25 illustrates the results for both year-round and seasonal residents. Among the most important factors (i.e., "very and somewhat important") for year-round residents were safe community (98 percent), peace and quiet (95 percent), reasonable taxes (94 percent), good school (94 percent), natural beauty (94 percent), and good town services (94 percent). The factors ranked equally high for seasonal residents, with the exception of good school (55 percent). Land owners ranked good schools, good town services, and peace and quiet as their most important factors.

Figure 25 – Very & Somewhat Important Factors for Living in Newcomb



When asked to rate various government, emergency, and health services, and economic factors, year-round residents ranked town park and recreation facilities (94 percent), fire protection (88 percent), emergency services (86 percent), health services (85 percent), transfer station (83 percent), and school (81 percent) as either "excellent" or "more than satisfactory." While their level of satisfaction was somewhat lower, seasonal residents held most services in similar high regard. However, seasonal residents did rate transfer station (88 percent), snow plowing (84 percent), town government (77 percent), and road maintenance (83 percent) higher then year-round residents did. Figure 26 illustrates the complete results of the satisfaction ratings.

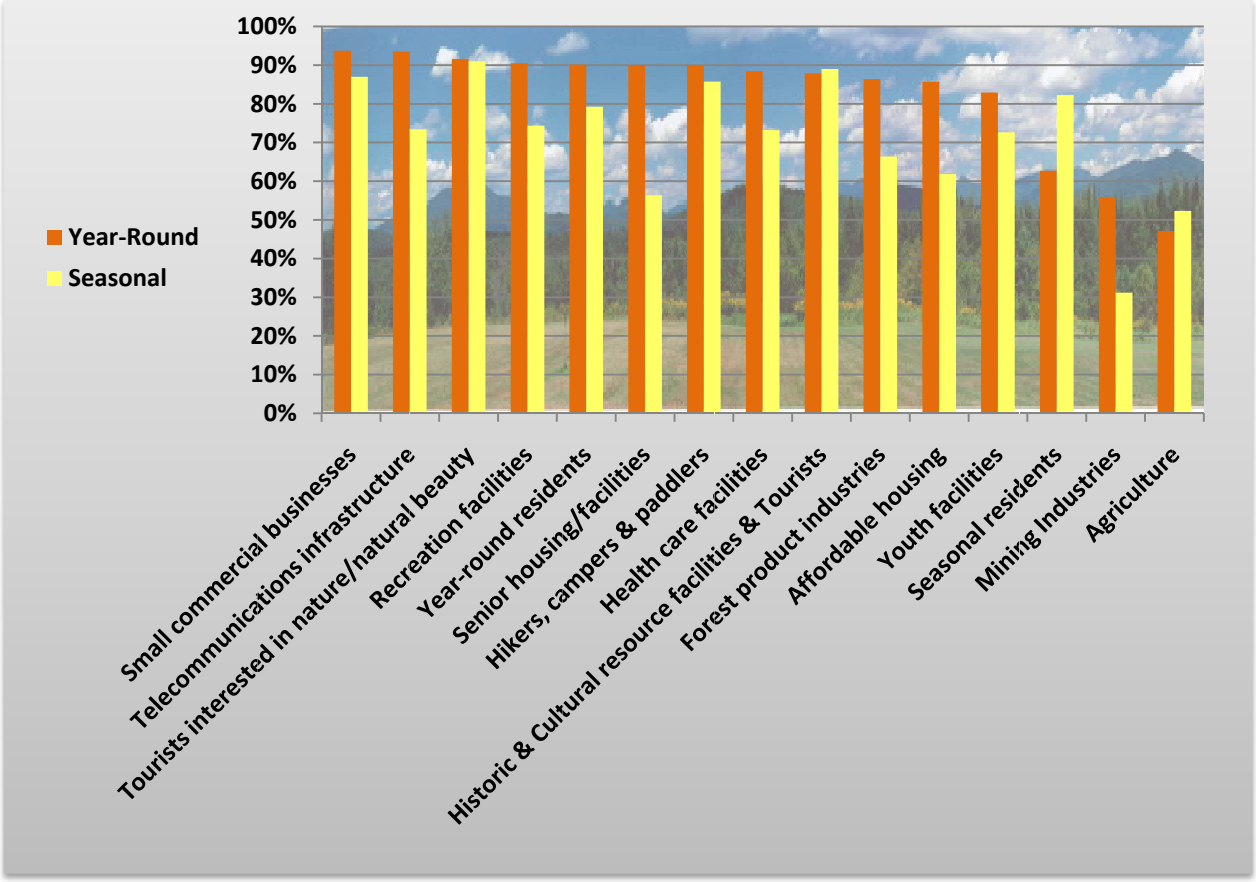
Figure 26 – Excellent & More than Satisfactory Rating of Facilities & Services



The community-wide survey also asked year-round and seasonal residents how much they agreed or disagreed with Town trying to attract and/or promote various industries, businesses, and or amenities. Figure 27 illustrates the results. Year-round residents either "strongly agree" or "agree" that the Town should try to attract small commercial businesses (94 percent), telecommunication infrastructure (94 percent), tourists interested in nature/natural beauty (92 percent), recreation facilities (91 percent), year-round residents (90 percent), senior housing/facilities (90 percent), hikers, campers and paddlers (90 percent), and health care facilities (88 percent). Year-round residents also ranked historic and cultural resource facilities and tourism, affordable housing, forest products industries, and youth facilities highly.

Seasonal residents shared somewhat similar interest in small commercial businesses (86 percent), hikers, campers and paddlers (86 percent), tourists interested in nature/natural beauty (91 percent), and cultural resource facilities and tourism (89 percent). Seasonal residents were significantly less interested in telecommunication infrastructure (73 percent), senior housing/facilities (56 percent), and affordable housing (62 percent). Land owners unanimously agreed that tourist interested in nature/natural beauty, along with hikers, campers and paddlers, should be most sought after.

Figure 27 – Strongly Agree & Agree that the Town of Newcomb Should Attract



In regards to economic development and the environment, survey participants were asked to identify on a 1-10 scale the number that closest represented their point of view. Figure XXX below illustrates the results. The average response for year-round residents was 6.48 (★). The average for seasonal residents was 4.71 (☆).

Protecting the environment should be given priority, even if it causes slower economic growth and some loss of jobs

Economic growth and creating jobs should be the top priority even if the environment suffers to some extent.

5.0 Synthesis

5.1 What Makes Newcomb Special

Preparing a Town Comprehensive Plan allows a community to identify its near and long-term goals and analyze how best to achieve such goals. It is also an opportunity to recognize what it is about the community that makes it unique or special. Situated in the heart of the 6.1 million acre Adirondack Park, the Town of Newcomb's cascading mountains, forested hillsides, stream and river filled valleys, and placid lakes are what likely come to mind first when thinking of its special qualities. The Town of Newcomb boasts many miles of recreational trails traversing spectacular mountain tops such as Mt. Adams and Goodnow, both of which lead to historic fire towers with remarkable views of a vast wilderness. After spilling from Lake Tear of the Clouds high in the mountains, the Hudson River passes through Newcomb as it grows and makes its way to New York City, defining an entire region and its people along the way. Whether you are camping far away from home, or just out fishing after a day's work, the myriad of ponds and lakes throughout Newcomb offer a peaceful respite for all to enjoy.

While Newcomb's geographic isolation presents any number of issues, the perseverance and self-sufficiency of its residents is certainly an economic and social asset. Such attributes help breed success and are conducive to strong and lasting communities. People's willingness to help and support one another is attributable to the success and staying power of such local business as Bissel's Store, and Cloud Splitter outfitter. Community services such as Newcomb Central School, Newcomb Health Center, Town of Newcomb Volunteer Fire Department and Rescue Squad are well funded and staffed by dedicated professional and local residents, bucking national trends of waning volunteerism and local apathy. A testament to these services is the high marks they received from the community-wide survey.

Institutions such as SUNY ESF Huntington Wildlife Forest and Adirondack Ecological Center along with the Adirondack Park Agency's Visitors Interpretive Center, the abandoned settlement of Adirondac, and Camp Santanoni present tremendous environmental and cultural research and educational opportunities within the Town. Finally, Newcomb is an innovative community that is open to new ideas and opportunities, particularly as it is refocusing on its "green" and competitive advantages and prepares itself for a more diverse economic base.

5.2 Strengths, Weakness, Opportunities, Threats (SWOT) Analysis

A Strength, Weakness, Opportunities, Threats (SWOT) Analysis is a strategic planning exercise that helps to identify and examine current conditions and trends within a community, and organize them in such a way that helps to better understand how they may affect its future. The results of Newcomb's SWOT Analysis are outlined below.

Strengths are those available and valuable assets that should be preserved or improved on:

Strengths…

- **Newcomb is a peaceful, quiet and serene community;**
- **Newcomb has many natural resources (i.e., rivers, lakes, forests, wildlife and mountains) and beauty;**
- **There are many outdoor recreational opportunities (hiking, x-country skiing, snowmobiling, fishing, camping, boating, skating);**
- **The Town has low taxes and relatively affordable year-round housing;**
- **Newcomb Central School is a good local school;**
- **The Adirondack Visitor Interpretive Center is a positive community resource;**
- **Huntington Forest is a positive community resource;**
- **Newcomb has many historic resources: Tahawus, Santanoni, Goodnow Mountain Fire Tower;**
- **The Town has its own municipally owned golf course;**
- **There exists a strong sense of community: small town atmosphere, helpful neighbors, volunteerism;**
- **The Town has good community services such as fire protection, snow plowing and summer youth program; and,**
- **Although public safety assets are limited, Newcomb is a safe place to live.**

Weaknesses are drawbacks or short-term challenges that need to be addressed so that they do not cause long-term problems to the viability of either the quality of life or the economy of the area:

Weaknesses…

- **Newcomb is geographically isolated;**
- **Lack of commercial facilities such as a gas station, full service grocery and restaurant/diner;**
- **Newcomb has an aging population;**
- **There is a high percentage of residents who do not live in the Town year round and so cannot take part in activities or contribute economically year-round;**
- **There are few businesses to provide jobs;**
- **There is limited water and sewer infrastructure;**
- **There are limited public safety assets;**
- **There is limited high speed internet access;**
- **There is a low traffic count on Rt. 28N; and,**
- **There is a lack of lodging.**
- **There is no sense of place along Rt. 28N due to non-existent streetscape and spread out facilities.**

Opportunities are the long-range positive trends affecting the Town as well as the positive paths we might follow:

Opportunities…

- **Develop and market a shared vision for Newcomb;**
- **Designate area for small scale commercial development and explore ways to attract such development;**
- **Develop and market Newcomb's historic resources;**
- **Drive vehicular traffic through Newcomb by signage;**
- **Implement and market snowmobile trail system;**
- **Market Newcomb's outdoor recreation resources, including disabled accessible facilities;**
- **Capitalize on Newcomb's green/sustainable potential (i.e. natural resources/the environment, forestry products);**
- **Further improve access to Santanoni for the disabled;**
- **Develop a Town Center with facilities such as a pool, library, internet access, youth room, meeting room and exercise facilities;**
- **Continue to explore ways to attract students to the school system;**
- **Explore employment generators such as backroom corporate facilities (e.g. call centers, redemption centers);**
- **Explore development of a business park for wood-based products such as wood pellets;**
- **Explore development of a business incubator equipped with technological infrastructure to attract new businesses;**
- **Form a Beautification Committee and spruce up roadways and town facilities to make them more attractive;**
- **Explore placing developmental homes in the Town as a way of generating employment;**
- **Develop a strategy for redevelopment of the NL Industries property, possibly as a green energy or manufacturing facility;**
- **Provide senior housing;**
- **Support heritage and environmental tourism and educational initiatives/activities between/among Newcomb's institutions (e.g. Huntington Forest, VIC, School, DEC, etc.);**
- **Potential expansion of golf course and inclusion of a restaurant;**
- **Opportunity for development of lodging;**
- **Opportunity for redevelopment of Lake Harris House; and,**
- **Potential for redevelopment of train track as a long-distance trail.**

Threats are long-term weaknesses that can undermine attempts to meeting the goals established by Newcomb:

Threats…

- **Closure of school due to small size, declining enrollment and operating costs;**
- **Aging population and lack of jobs leads to continuing spiral of economic decline followed by loss of population and decline in services, leading to further decline;**
- **Aging and lacking infrastructure such as water/sewer and roads leads to disinvestment, economic decline, and environmental degradation;**
- **Unsightly infrastructure and facilities leads to disinvestment and decline; and,**
- **Rising taxes if, for example, the State freezes payments on the Forest Preserve**

6.0 A Vision for the Future

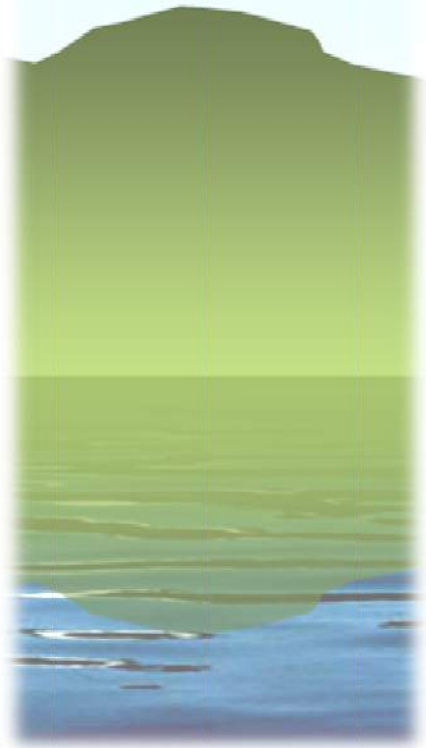
The Newcomb Comprehensive Plan Vision Statement provides a concise summary of what the Town wishes to achieve in the next ten years. In adopting this statement, it is worthwhile to first succinctly state what the Town is like today.

Newcomb Today

Located in the heart of the Adirondacks, Newcomb has transitioned in the last 30 years from a mining town to a second home community. In addition to its great natural beauty, Newcomb's assets include recreation facilities such as trails, lakes and streams, a state campground and a town golf course; historic facilities such as Santanoni and the Tahawus Historic Core Area; and the Adirondack Park Visitor Interpretative Center. Newcomb's innovative school system and the Huntington Wildlife Forest are also vital components of the Town.

Newcomb Tomorrow

Newcomb seeks to continue its redevelopment by focusing on year-round economic development opportunities capitalizing on the Town's natural resources, educational facilities, historic sites and recreation opportunities. The Town will improve its physical appearance and seek to create the infrastructure to attract sustainable, non-tourism based business and industry, leading in turn to a new generation of year-round residents who will take advantage of the Town's high quality of life. The Town seeks to take advantage of its pristine environment and cultural heritage to attract visitors as well. The Town will become a destination for heritage and environmental tourism, as well as a broad range of recreational enthusiasts.



7.0 Goals and Objectives

Goals are broad policy targets, while objectives are specific achievements that we hope to accomplish in the future in order to implement goals. Note that in some cases an objective may apply to more than one goal, an indicator of its importance.

In developing the goals and objectives for Newcomb, several important factors were considered. One is the demographics of the Town. With an average age of 51 years, Newcomb has one of the oldest populations in the northeastern United States, and it is getting older. This fact strongly impacts quality of life and the needs of an aging population. Another factor is the need to create business opportunities and encourage small business initiatives to bring the Town needed services and jobs.

The Town's Goals and Objectives have been organized by topic, as follows, but it is emphasized that there is overlap between them.

I. Economic Development

Economic Development is an overriding need in the Town. The Town needs sustainable businesses providing employment for existing residents and attracting new residents. Keys to meeting this goal are providing the necessary support infrastructure. Additionally, Town leaders and residents need to provide a business friendly atmosphere to encourage and even financially support business ventures that show promise of helping the Town advance economically. The following objectives support this goal.

Objectives:

1. **Investigate the creation of a local resident-owned business cooperative to provide gas station, convenience market, restaurant, and other services.**
2. **Develop a central commercial area in order to attract small scale commercial business to the Town and to create a "downtown core."**
3. **Develop an industrial park oriented towards attracting businesses that utilize the region's sustainable resources, especially wood products.**
4. **Develop a business incubator with shared services and facilities to attract small scale and start-up businesses.**

5. **Develop a plan to attract new lodging facilities, including commercial facilities and a dormitory that can be used by the school and other organizations.**
6. **Support the redevelopment of the NL Industries property, taking into consideration the potential reuse of the existing train tracks.**
7. **Support the placement of Development Homes in the Town.**
8. **Partner with the Essex County Industrial Development Agency and Adirondack Economic Development Corporation to help support local business ventures.**
9. **Areas to pursue additional economic development opportunities may include culture and the arts, traditional and alternative agricultural practices, and Newcomb Central School related initiatives.**

II. Quality of Life

Quality of life is an essential consideration in a person's decision to live in a community or a business' decision to locate there. The Town's residents are generally pleased with their quality of life, but are worried about its decline as services and jobs move away. In order to attract new residents and tourists, and to improve upon the existing quality of life for those already living there, Town leaders and residents need to provide an attractive physical environment, and provide the necessary services and facilities. The following objectives support this goal.

The Nature Conservancy Owned Lands & the Town of Newcomb

In June 2007, The Nature Conservancy purchased from Finch Paper LLC, 161,000 acres of land within the Adirondack Park. Since the acquisition, The Nature Conservancy has sold approximately 92,000 acres for environmentally responsible forestry. Of the 69,000 acres still remaining, 65,000 acres are expected to be sold to the state for Forest Preserve; 1,170 acres have been set aside for community-enhancement projects in Newcomb, Long Lake and Indian Lake; and the remaining 3,500 acres are still under negotiation.

Lands being offered by The Nature Conservancy to the Town of Newcomb for community enhancement present numerous opportunities. More specifically, there are four (4) community-enhancement parcels within the Town. Through the use and/or development of these parcels, which are all located within the Rt. 28N corridor, and are classified as either Hamlet or Industrial by the APA, several of the Comprehensive Plan objectives can be met. For example, Industrial classified properties could be used to develop an industrial park in accordance with the Comprehensive Plan's Economic Development objectives. Hamlet classified lands could be used to fulfill several Comprehensive Plan objectives. For example, the parcel north of Rt. 28N, near Bissell Loop, could be used to develop a centrally located commercial area incorporating a business incubator, lodging facilities, a community center, and other proposed services (e.g., gas station, convenience market, restaurant, etc.). In addition, properties further west along the Rt. 28N corridor could be used for residential housing, senior facilities, and school related projects and/or activities. The **Comprehensive Plan Concept Map** (**Figure 28 in Appendix I**) identifies the location of properties owned by The Nature Conservancy.

Objectives:

1. **Develop a plan for the Rt. 28N corridor in the Town, to include uniform signage and elements/improvements to help create a sense of place. Such elements may include context appropriate and/or period lighting fixtures, sidewalks, bike lanes and/or paths, and controlled access and traffic calming features.**
2. **Address the issue of an aging population in planning for medical services, senior activities, housing, and elder care.**
3. **Develop a community center to include facilities such as a library, internet access, youth room, meeting space and exercise facilities.**
4. **Support school initiatives to attract students and maintain a viable school, including the expansion of the international student program, efforts to change the Federal Immigration law to allow F-1 tuition paying international students to attend a public school for their entire high school experience, and development of dormitory type housing for students.**
5. **Develop a master plan for the High Peaks Overlook.**
6. **Develop a "Green Initiative" for Newcomb, emphasizing sustainable government operations as well as work and living arrangements.**

III. Marketing and Branding

Newcomb is a beautiful town in a beautiful region. In order to enhance how others see the Town, it needs to create a strong brand and then market that brand to potential visitors, residents and investors. Proper marketing, with a recognizable brand, can have a positive impact on both the Economic Development and Quality of Life Goals outlined above.

Objectives:

1. **Develop a slogan/ branding and marketing strategy for the Town to include taking advantage of its recreational, historical and educational resources as well as its amenities and quality of life.**
2. **Utilize signage in Long Lake to drive traffic through Rt. 28N to the Northway.**

IV. Recreation

Recreation is an important component of quality of life. Abundant outdoor recreation is one of the Town's most important assets. Expanding and enhancing recreational opportunities will cause more people to want to live in the Town. The following objectives support this goal.

1. **Support the development of snowmobile connector trails to surrounding communities.**
2. **Develop Santanoni as a more amenity rich recreation facility to include expanded year-round recreational opportunities, improved access for the disabled, and food service.**
3. **Develop a cross-country ski trail network incorporating the Town golf course and utilize the clubhouse to rent skis and provide food service.**
4. **Expand the Town golf course and utilize the clubhouse for multiple purposes.**
5. **Explore redeveloping the train tracks as a long distance trail taking into consideration the potential future uses of the NL industries property. Monitor the long term plans for the ownership and use of the tracks.**
6. **Classify the Essex Chain lands as Wild Forest to allow for a broad range of recreational uses, including snowmobiling, mountain biking, and horseback riding.**

V. Telecommunications

Telecommunications are essential to the 21st century economy. A robust telecommunications infrastructure, to include broadband and Wi-Fi, are essential to attracting businesses and residents. The Newcomb Central School already has an exceptionally capable distance learning center and broadband capability. If this capability was made available throughout the Town, it would encourage small business development, telecommuting, and other economic development opportunities, as well as add immeasurably to quality of life. The following objectives support the goal of expanding the Town's telecommunications infrastructure.

Objectives:

1. **Develop a plan to expand all forms of telecommunications throughout the Town**.

VI. Infrastructure

Infrastructure provides the essential backbone that makes the town livable, accessible, attractive, and safe. It must be maintained, upgraded, and expanded. As Town demographics change, economic development occurs, or other changes take place, it needs to adjust to conditions. The following objectives support the goal of having good infrastructure in the Town.

Objectives:

1. **Contingent upon the creation of a "downtown" commercial area, create a long-term plan for the expansion of wastewater services for such future development.**
2. **Address water quality related issues in the Winebrook Water District.**
3. **Explore a self financing solution that is supported by Goodnow Flow residents to repair the dam (e.g., special taxing district).**

VII. Land Use

In order to maintain its status as a town with an APA approved local land use program, the Town of Newcomb Zoning Map should be reconciled with the APA land use classification map.

1. **Readopt the Town of Newcomb Zoning Map so that district boundaries match parcel boundaries as show in Figure 19, Zoning Map.**

8.0 Implementing the Plan

Goals are broad policy directives, while objectives are specific achievements the Town hopes to accomplish. Implementation strategies are the way in which the Comprehensive Plan goals and objectives are executed. Outlined below (next page) are various implementation strategies for each of the Comprehensive Plan's recommendations. Leadership responsibilities and potential costs and sources of funding for each of the recommendations are also provided.

Newcomb Comprehensive Plan Concept Map

The **Concept Map** (Figure 28 in Appendix I) for the Town of Newcomb Comprehensive Plan identifies the location of Comprehensive Plan objectives and implementation strategies that have physical locations. The map thus serves as a guide for future land use decisions. The Concept Map identifies proposed planning initiatives and/or projects in the Rt. 28N Corridor, including the proposed Industrial Park and Core Commercial Area, Winebrook Water/Wastewater District, the proposed High Peaks Overlook improvements. The Concept Map also illustrates existing land uses and resources that are important to the Town's present quality of life and which are expected to contribute to its future success. These include the Tahawus Historic Core Area, NL Industries, Huntington Wildlife Forest, and the Goodnow and Mt. Adams firetowers.

Priority Level	Recommendation	Implementation Strategy	Leadership	Potential Cost (Funding Sources)
Short Term (initiate within 6 Months)	**Quality of Life** • Develop a plan for the Rt. 28N corridor in the Town, to include uniform signage and streetscape elements/improvement to help create a sense of place.	• Investigate timing of DOT's next repaving of Rt. 28N so improvements may be constructed concurrently. • Retain a consultant and appoint a committee to oversee preparation of the plan. • Develop site and architectural guidelines for commercial development in the Rt. 28N corridor.	• Town Board	$20,000-$30,000 (NYS DOT, NYS EPF Grants, Town Budget)
	• Develop a Newcomb Green Initiative	• Create green standards for town facilities and projects. • Review zoning to ensure it supports green development. • Work to expand recycling at the Town Dump. • Create a "Living green in Newcomb" pamphlet.	• Green Advisory Committee (to be appointed)	Small budget for administrative costs (Town Budget)
	• Develop a master plan for the High Peaks Overlook.	• Retain a consultant and appoint a committee to work with him/her.	• Town Board/ Committee	$12,000-$15,000 (NYS EPF Grants

	Marketing & Branding • Develop a slogan/branding and marketing strategy for the Town to include taking advantage of its recreational, historical and educational resources.	• Retain a consultant and appoint a committee to work with him/her. • Develop a promotional video to be posted on the Town's web site. • Use multi-media outlets such as social networking sites (i.e. Facebook) to promote the Town. • Develop new events such as an arts & culture weekend, music weekend, and golf weekend. • Create a Newcomb Arts Council to coordinate year-round arts activities. • Create a plan implementation/accomplishments page on the Town's web site. • Promote lodging facilities. • Host environmental forums and events; market the Town as an environmental education center ("living sustainably"). • Coordinate heritage, environmental, education and recreation initiatives among Newcomb's institutions. • Publish and circulate maps and information about things to do and see in Newcomb.	• Town Board/ Committee	Small budget for locally organized events; small budget for website improvements; small budget for administrative costs; $30,000-$50,000 for professional marketing services.
	• Utilize signage to drive traffic through Newcomb along Rt. 28N to the Northway.	• Discuss signage with DOT.	Town Board	No Associated Costs
	Recreation • Develop Santanoni as a more amenity rich recreation facility to include expanded year-round recreational opportunities, improved access for the disabled and concessions. • Develop a cross-country ski trail network incorporating the Town golf course and utilize the clubhouse to rent skis and provide food service.	• Continue to work with working group (i.e., DEC, APA, Adirondack Architectural Heritage, Preservation League of NYS) to discuss issues and options. • Convene a working group to develop a plan.	• Town/ Santanoni Working Group • Town Board/ Working group	Small budget for administrative costs (Town Budget) Small budget for administrative costs (Town Budget)

	Telecommunication • Develop a plan to expand all forms of telecommunications throughout the Town.	• Inventory existing facilities. • Analyze options for expanding service • Develop plan to implement goals • Implement plan	• Town Board	$2,500-$5,000 for inventory and plan development. (Town Budget)
	Infrastructure • Address issues with the Winebrook Water/Wastewater District.	• Continue to improve wastewater infrastructure. Develop capital improvement plan and engineering drawings for water infrastructure and implement solutions.	• Town Board	Wastewater Already funded. Water funding through NYS EPF, NYS EFC, USDA Rural Development Funds).
	Land Use • Address issues with the Town of Newcomb Zoning and APA Land Use Classifications maps.	• Readopt the Town of Newcomb Zoning map so that district boundaries match parcel boundaries as shown in Figure 19.	• Town Board	Small budget for administrative costs (Town Budget)

Medium Term (initiate within 1 year)	**Economic Development** • Develop a central commercial area in order to attract small scale commercial business to the Town.	• Review zoning to ensure desired site design and densities. • Investigate ownership and taxing options to encourage development. • Work with the County IDA and other economic development entities to promote and attract business. • Develop appropriate infrastructure to encourage development.	• Town Board/ IDA/ Other Partnerships	Small budget for administrative costs (Town Budget)
	• Develop a business incubator with shared services and facilities to attract small scale and start-up businesses.	• Work with the County IDA and other economic development entities to seek funding to develop the incubator.	• Town Board/ IDA/Other Partnerships	Small budget for administrative costs (Town Budget)
	• Develop an industrial park oriented towards attracting businesses that utilize the region's sustainable resources, especially wood products	• Review zoning to ensure desired site design and densities. • Work with the County IDA and other economic development entities to seek funding to develop the incubator.	• Town Board/ IDA/Other Partnerships	Small budget for administrative costs (Town Budget)
	• Develop a plan to attract lodging facilities of all types, including motels, inns, and dormitories.	• Review zoning to ensure it encourages desired development. • Develop necessary infrastructure. • Work with the County IDA and other economic development entities to identify funding opportunities.	• Town Board/ IDA/Other Partnerships	Small budget for administrative costs (Town Budget)
	Quality of Life • Address the issues of an aging population in planning for medical services, senior activities, housing and elder care.	• Review zoning to ensure it encourages desired development. • Develop necessary infrastructure. • Work with the County IDA and other entities to identify funding opportunities	• Town Board/ Committee	Small budget for administrative costs (Town Budget)
	Recreation • Develop snowmobile connector trails to surrounding communities.	• Appoint a committee to work with DEC and surrounding communities to plan and construct the trails.	• Town Board/ DEC/APA/ Other Communities	Small budget for administrative costs (Town Budget)

Long Term (initiate within 2 years)	**Economic Development** • Support redevelopment of the NL Industries property. • Support the placement of Development Homes in the Town. • Investigate the creation of a local resident owned business cooperative to provide a gas station, restaurant, and other services.	• No specific implementation required. • Discuss with Department of Social Services. • Appoint a committee charged with investigation options and developing a plan.	• Town Board • Town Board • Town Board/ Committee	No Associated Costs No Associated Costs Small budget for administrative costs (Town Budget)
	Quality of Life • Support school initiatives to attract students and maintain a viable school.	• Develop a dormitory facility to house students and for other uses during school vacation periods. • Construct a new soccer field on Town property adjoining the school. • Continue to integrate school facilities into the Town by allowing Town use during appropriate periods. • Support the school district in lobbying for changes in boarding rules.	Newcomb Central School/Other Partnerships	Small budget for administrative costs; additional cost related to planning, design, and construction of additional facilities (Town & School Budget).
	Recreation • Support development of snowmobile connector trails to surrounding communities. • Explore redeveloping the train tracks as a long distance trail. Monitor long term plans for the ownership and use of the tracks.	• Continue to work with snowmobile clubs. Consider appointing a special committee to advance goals and objectives. • Maintain communication with track owner.	• Town Board • Town Board	Small budget for administrative costs (Town Budget) Small budget for administrative costs (Town Budget)
	Infrastructure • Create a long-term plan to increase geographical coverage of wastewater service for future development of a "downtown" commercial core area.	• Contingent upon the goal of creating a "downtown" commercial area, retain a consultant to develop a long-term plan for expansion of wastewater services.	• Town Board	$8,000-12,000 (NYS EPF Grants;