



# Winter News

CAP-21, Inc.

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## Rural Communities or Resort Towns?

CAP-21 and CAA hosted a park-wide discussion on Community Housing this winter. Full houses listened to NCPR reporter Brian Mann, Hamilton County's Bill Osborne and Webb School's Colin Clark address local and park-wide trends and concerns on diminishing year-round populations and skyrocketing housing costs.

In December, Brian Mann presented points from his article, "Priced Out of Paradise", on various events since 2001 which contributed to the current housing crunch. In many ways, we are victims of our own success. The key question remains—do we want to be **rural communities**—with neighbors next door and a thriving, year-round economy—or **resort towns**—with seasonal residents or weekend renters living next door and our neighborhoods dark and empty most of the year?

Quotes from Brian Mann:

- "There are no villains here—second homeowners pay for many facilities that wouldn't be possible for rural communities."
- "Any family with a kid is the most important economic commodity for our community."
- "We must address the 'Brain Drain' of our youth. Raquette Lake School is just the first—without action, we will lose more schools."

In January, Bill Osborne, Director of Tourism and Economic Development for Hamilton County shared statistics on the changing demographics in Hamilton County, where schools and governments are the largest employers. Bill stated that the median real estate sale in 2004 was \$123K while the average wage paid was \$21.6K. Average wage earners could afford a \$57K home. In five years, Hamilton County property tax has increased 115%. Bill called for "a tourism-driven economic development engine to revitalize the county's economy and serve the people of the state of NY."

Colin Clark ended the program with sobering numbers on the decline in Webb School enrollment. As thirty students prepare to graduate in '06, only 15 have entered into kindergarten. New teachers and administrators are increasingly unable to find housing in the area.

Questions remain: Will the marketplace address the problem? How would affordable community housing remain affordable? Should local governments take action?

In response to Mann's article, noted author and environmentalist Bill McKibben wrote, "Brian Mann's article (ADK Life, Oct. 2005)...describes in painful detail the biggest crisis the park now faces: how to keep its popularity from destroying it. From destroying its shorelines and wild places, sure—but these



Top: Brian Mann speaking at Old Forge Library; Bottom: It's a family issue as the Kiefer's discuss issues raised. Lower left: Bill Osborne speaks to full house;

are relatively well protected, compared with its equally vulnerable human communities. We need our grocery stores, schools and churches, and we need them in March as much as in August. Just as the resources of newcomers and vacationers have been mobilized to conserve endangered land, we need that outside money to help build affordable housing and take the other measures to ensure that the twin experiments represented by the Adirondacks—one biological and the other human—don't founder." Perhaps we've found THE issue which can jointly harness the resources of local government, business, environmental and community organizations.

### What do you suggest?

The drain of our year-round population is a complicated problem and complex, interconnected solutions are needed. Please share your thoughts and suggestions by sending them to [input@cap-21.org](mailto:input@cap-21.org).

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*"The significant problems we face cannot be solved at the same level of thinking we were at when we created them."*

*-Albert Einstein*



## Cooperstown Community Exchange Trip



Top: the Clara Welch Thanksgiving Home Assisted Living Facility. Bottom: Mary Jane and Dick Lasher listen as guide Laura Black, Supervisor of Personal Care, explains use of the living room/media room facilities.

*"In times of change, the Learners will inherit the earth, while the Knowers will find themselves beautifully equipped to deal with a world that no longer exists."*

- Eric Hoffer



CAP-21 Hanging Flower Baskets—unifying the hamlets and volunteers of the Central Adirondacks

For several years, CAP-21 has benefited from Community Exchanges in the Adirondacks, sponsored by the Wildlife Conservation Society (WCS). This month, we borrowed their idea for a fieldtrip and exchange with the Village of Cooperstown, NY. Members of WARDA, CAA and CAP-21 traveled down on March 15th to meet with Mayor Waller, Interpretive Planner Katie Boardman, Chamber of Commerce Director Polly Renckens and Sports Center Director Brad Feik.

Cooperstown shares many common traits with our area—tourism based economy, lake-front homes, natural, recreational and historic destinations along with dwindling youth and dwindling community housing stock. They share the tension between the needs of year-round residents and tourists and address issues with a variety of solutions. Our visit focused on ways to maximize connections between existing groups and on

two community facilities.

The Clark Sports Center is an indoor recreation facility, dedicated to serving the health and recreational needs of the year-round population while providing 35 full-time jobs. The model includes physical therapy pools and a community room, meeting needs of all generations. An Eden Certified Assisted Living Facility keeps seniors in the community near their families and also provides 30 full-time jobs. Similar assisted living facilities in more rural areas can be found in Keene Valley, NY and on the island of Islesboro, Maine. Non-profit organizations and foundations play a large role in underwriting and endowing

these facilities.

These are just two ways Cooperstown keeps families in town, while providing non-weather dependent jobs for their youth.



Below: Brad Feik, Director of the Clark Sports Center, explains the therapy pool and lift to WARDA chair, Ritter Gaylord and others.



## Hemmer Cottage News

CAP has nearly completed its first winter in Hemmer Cottage. The Cottage is a daily reminder of the impact one individual may have on a community.

Many groups now use the Hemmer Studio for small meetings. CAP-21 staff coordinate the schedule.

TOWHA has new exhibits on the first floor. Groups may host special events using the entire

Cottage. The TOW Historical Association (TOWHA) handles those requests at 369-3838.

This summer, a siding and window replacement project will begin. Siding replacement was a regular task for Bernard Hemmer and is long overdue. As always, the work dates will be determined by the weather and CAP operations will move for the week of time currently anticipated.

### Wish List

While proudly celebrating our role in keeping Hemmer Cottage open and available to the public, we are challenged by smaller office space. Three flat screen computer monitors would make a difference.

## Join the Eighth Annual Pot-ting Party

For eight years, our region has been visually unified by Hanging Flower Baskets. The Eighth Annual Potting Party will be held on Wednesday, June 14th at the Hildebrant Pavilion on North Street in Old Forge. Many hands and gloves are needed. A light supper follows.

Are you an early riser? Join the "Wand People". Celebrate the beauty of an Adirondack morning while supporting your community and sharing a coffee with a watering partner. Volunteer drivers load a water tank onto their truck-bed one morning a week and follow a set route in

Forestport, Otter Lake, Thendara, Old Forge, Eagle Bay, Stillwater or Raquette Lake. (Town employees cover Inlet). Trips last from 40-90 minutes. To learn more, call Fred Trimbach at 369-2444. No time to volunteer? Sponsor a basket! All support is welcome.

## Rt. 28 Corridor Revitalization LWRP

What is an LWRP? A Local Waterfront Revitalization Program funded by the NYS Environmental Protection Fund through the Division of Coastal Resources of the NYS Department of State (DOS).

A Local Waterfront Revitalization Program is both a plan and a program—a planning document prepared by a community, as well as a program established to implement the plan. This effort will address the most critical issues facing our waterfronts and adjacent business districts.

Originally, only the Towns of Forestport and Long Lake were on eligible in-land waterways, the Black and Raquette Rivers. Forestport, therefore, took the lead as applicant for the grant. Soon

after, the Wildlife Conservation Society (WCS) initiated requests for the Fulton Chain of Lakes and branches of the Moose River to be added to the list of eligible waterways. With help from Senator Little, this was accomplished through the State Legislature.

The Rt. 28 LWRP will provide a regional strategy to address issues along our waterfronts and adjacent commercial districts in the Towns of Forestport, Webb and Inlet. CAP-21 initiated this effort and serves as the primary facilitator. We will assemble previous planning and the majority of inventory and analysis materials on the targeted areas. River Street Planning and Development of Troy has been tapped as the Planning Consultant. They

will facilitate several public meetings, guide the research and write the final plan and implementation strategy.

Issues to be addressed include water quality, infrastructure, public access along with community and economic sustainability strategies for hamlets adjacent to our waterways. A map of the study region from DOS may be viewed in the Hemmer Studio. This is one of many planning projects which can help our towns to access new funding sources for anticipated projects along our waterways and in the adjacent commercial districts. For more information on ways this program may benefit our area, visit [http://nyswaterfronts.com/grantopps\\_EPF.asp](http://nyswaterfronts.com/grantopps_EPF.asp).

*Save the Date -*

### **Rt. 28 Corridor Revitalization Community Visioning**

*Monday, May 15th  
7PM*

*Facilitator: Margaret Irwin, River Street Planning and Development*

## Animal Resistant Cans Sale

Tired of cleaning up after the bears, raccoons and others? CAP-21 has begun a fund-raiser which is good for the community and the environment. (See insert) These animal resistant cans made of heavy plastic discourage bears away from human food sources—they can't get in and soon stop trying. The forest green reinforced cans will be available in April and May at Hemmer Cottage. Call 369-3353 to reserve yours and arrange a pick-up time.



Animal Resistant Can available this Spring in Forest Green.

## Moose River Plains Draft UMP Available

The NYS Department of Environmental Conservation has released the draft Unit Management Plan (UMP) for the Moose River Plains Wild Forest. Public comments will be accepted until Friday, April 28, 2006. They may be sent to Senior Forester Keith Rivers, in Lowville. Phone: (315) 376-3521 e-mail: [r5ump@gw.dec.state.ny.us](mailto:r5ump@gw.dec.state.ny.us)

The Department will hold a public meeting at 6:00 p.m. on Thursday, March 30, 2006 in the meeting room at Inlet Town Hall in Inlet, New York.

your thoughts. Call, write, stop in or send an email to [input@cap-21.org](mailto:input@cap-21.org).

*Questions for Change:*

*Is it—*

*~ Good for Business,  
~ Good for the Community and  
~ Good for the Environment?*

## Tip of the CAP

For the last two years, CAP-21 has facilitated recognition of those businesses, individuals and organizations who have gone above and beyond the mark for this region. Awards have been given for a broad variety of reasons including façade improvements, personal dedication and volunteerism, to businesses for staying open year-round, beautification efforts, vision and leadership and quality of life improve-

ments to the area. This year, we'd like to hear from you....what do you see as the most positive changes in our region this year? What efforts would you like to see recognized and encouraged?

Although the awards aren't given until fall, recipients are already being named. Please visit our website at [cap-21.org](http://cap-21.org) for a complete list of recipients in the past two years. Then let us know



**Legislative Lunch**  
with  
Assemblywoman Teresa Sayward and other Regional Leaders

*Thursday, April 27  
Noon to 2PM  
Trails End Restaurant  
Old Forge*

*Call CAP Office for reservations*

## CAP-21, Inc.

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*Linking nature and commerce  
from Forestport to Long Lake*



On the web at  
[www.cap-21.org](http://www.cap-21.org)

### Upcoming Events

DEC Moose River Plains UMP Public Meeting—March 30, 6pm, Inlet Town Hall.

CASSAC (Social Services Committee) - Apr. 4 at 7pm, Hemmer Cottage.

Legislative Lunch—April 27, 12-2pm, Trails End Restaurant. Fee

Community Pride Day—May 3. Call Adele Burnett at 357-5501

Rt. 28 Corridor LWRP Community Visioning—May 15, 7pm, TBA

ADK Research Consortium Conference—May 24-5, Lake Placid. [www.adkresearch.org](http://www.adkresearch.org)

Pot-ting Party—June 14 at Hiltibrant Pavilion.

Old Forge Paddle Classic—June 25 at Hemmer Cottage

Wand People Party—Sept. 27

CAP-21 Board—3rd Wednesday at 3pm. (Call for location)

TOWHA Architectural Preser-

vation Committee—Hemmer Studio 2nd Monday at 4pm.

WARDA—2nd and 4th Tuesday—Hemmer Studio at 3:30pm.

CAA EDC—2nd Thursday at 8am (call for location) followed by Community Housing Committee at 10am.

Call the office or visit the [www.ILOVEOLDFORGE.COM](http://www.ILOVEOLDFORGE.COM) calendar for more details.



Lani Ulrich joins Chip Kiefer, Dave Etsen and Barb Criss in congratulating Ernest Hohmeyer on his retirement.

### Farewells

Area residents from CAP-21 and CAA met with park-wide leaders in February to celebrate the retirement of Ernest Hohmeyer after 22 years at ADK Economic Development Corporation. In addition to support for many businesses throughout the Park, Ernest's leadership was instrumental in establishing the local CAA Economic Development Office. To paraphrase Assemblyman Ortloff, seeds he has planted will continue to grow in the Adirondacks for many years.

This month will end with the departure of Debbie Young from the CAP-21 staff. Debbie will be assuming a full-time position closer to home in Port Leyden. She was "the right person at the right time" bringing her special skills to contribute to CAP-21 growth and development. We will miss her and wish her well as she begins a new adventure.

### Laptops

Two "newer" laptop computers with updated software are now available through CAP-21. Any organization needing to borrow one can contact the CAP-21 office at 369-3353.

### Welcome

Mark Scheidelman, Vice President of the Webb Property Owners Association (WPOA), has been named liaison representative to CAP-21. We look forward to Mark's involvement as we pursue common ground for the good of our area.