

Envision Black Brook



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SMART GROWTH COMPREHENSIVE PLAN

DRAFT LAST REVISED APRIL 2, 2026





Envision Black Brook

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4 Computer Drive West
Albany, New York 12205
#2022109

MESSAGE FROM THE SUPERVISOR

It is my pleasure to present the Town of Black Brook's updated Comprehensive Plan. This plan represents the shared vision of our residents, businesses, and community leaders and provides a roadmap for the future of our community.

Black Brook is a special place to live, work, and visit. Located within the Adirondack Park and surrounded by extraordinary natural resources, our town has a long tradition of stewardship, hard work, and pride in our rural character. From the Au Sable River to our forests, lakes, and scenic landscapes, the quality of life we enjoy here is something we deeply value and are committed to protecting.

This Comprehensive Plan reflects the voices and ideas of our community. Through surveys, workshops, and public discussions, residents helped identify the priorities that matter most for Black Brook's future. These include protecting our natural resources, supporting responsible economic development, strengthening the hamlet of Au Sable Forks as a community center, improving housing opportunities, and maintaining the high quality of services our residents rely on.

The plan also recognizes the unique opportunities that come with being part of the Adirondack Park. Our natural environment is not only central to our identity, but also plays an important role in supporting recreation, tourism, and a sustainable local economy. Thoughtful planning will allow Black Brook to grow and adapt while preserving the rural character and natural beauty that define our community.

As we look ahead, this Comprehensive Plan will serve as a guide for decision-making by the Town Board, Planning Board, and other local leaders. It will help us prioritize investments, pursue funding opportunities, and continue improving the services and infrastructure that support our residents and businesses.

I would like to extend my sincere thanks to the members of the Comprehensive Plan Committee, the Laberge Group, and the many residents who participated in surveys, meetings, and workshops throughout this process. Your input and dedication helped ensure that this plan reflects the values and aspirations of the people who call Black Brook home.

Working together, we can build on our strengths and ensure that the Town of Black Brook remains a vibrant, welcoming, and sustainable community for generations to come.

Sincerely,

Jon Douglass

Town Supervisor

Town of Black Brook



ACKNOWLEDGEMENTS

The Town of Black Brook would like to thank the Comprehensive Plan Committee for their work in creating an updated Comprehensive Plan that reflects the current values of the Town of Black Brook.

Town Board

Jon Douglass, *Supervisor*
James Martineau, *Councilman*
James Seguin, *Councilman*
Ronald Wilkins, *Councilman*
William Rhino, *Councilman*

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SECTION 1: INTRODUCTION

The Town of Black Brook (Town) developed this Comprehensive Plan (Plan) with financial assistance from the New York State Department of State (DOS) Smart Growth Grant Program. The Smart Growth Grant from DOS was administered with assistance from the DOS Office of Planning, Development and Community Infrastructure.

Overall, the Plan was created by identifying local assets, reviewing past initiatives, engaging with partners and stakeholders, and defining community strengths, opportunities, and needs. Based on profiling the community, a vision was created and planning goals were established. Along with these goals, a series of strategies were developed that can be used to move the Plan forward. Community input was integral to this entire process.

This Plan represents a commitment to ensuring the Town remains an attractive, vibrant community that provides an excellent quality of life. The Town of Black Brook is within the Adirondack Park (Park), and much of the land in Black Brook is owned by the State and managed by the Adirondack Park Agency (APA). Cooperation with the APA and the State is vital in maintaining the beauty of the Park, which in turn provides Black Brook’s residents with an enjoyable setting and unique economic opportunities.

WHAT IS A COMPREHENSIVE PLAN?

A comprehensive plan, sometimes referred to as a master plan, is the official long-range planning document for a community—guiding zoning and land use laws, investments in public infrastructure, economic development programs, natural resource use and protection, housing policy, and other issues. Comprehensive plans also provide the legal foundation for a community’s policies, programs, and capital investment plans. Furthermore, comprehensive plans represent the community’s desired future and guides decision-making by elected and appointed officials on how development, conservation, and public investment should take place within their community. Comprehensive plans are subject to change and revisions with the passage of time and events. A comprehensive plan’s adequacy and appropriateness should always be considered when contemplating future community changes.

It is important to remember that although comprehensive plans help guide policy, they are not law. Rather, the Plan provides a framework from which to make decisions relating to future land use and development. Plans are intended to reflect the long-term vision of the community to guide investments, policies, and projects.

Town Law in New York State gives towns the power to create a comprehensive plan. Town Law, § 272-A,





Chapter 62, Article 16, describes the legal requirements for approval and what elements may be included within the comprehensive plan, but does not firmly require every plan to include every element. Therefore, comprehensive plans vary from community to community and many focus on elements and issues believed important to the local population at the time of creation and adoption. Each comprehensive plan in New York State is unique and tailored to the individual community.

A comprehensive plan is a “living document” that provides direction in land use, development, and other long-range planning decisions and should be updated approximately every 10-15 years. Importantly, in New York State, a municipality’s zoning code (if established) must be consistent with the goals and strategies of the comprehensive plan. In addition, future funding for identified projects is often supported by a comprehensive plan, which draws links between existing municipal conditions, needs, and local and regional planning efforts.

Comprehensive Planning Process



In Black Brook, a Comprehensive Plan Committee (CPC) of diverse Town stakeholders was formed to facilitate the development of the Plan and engage residents and stakeholders in the public outreach process. This Comprehensive Plan update, also known as “Envision Black Brook,” outlines the community’s vision, future land use recommendations, and community-wide goals. It includes clear steps for implementing these recommendations to realize the Town’s vision.

WHY IS THE PLAN NECESSARY?

This Black Brook Comprehensive Plan Update (Plan) replaces the current plan that was created in 1978 and further clarifies the intention of the community. The prior plan is 47 years old and does not reflect current changes in the Town and State planning practices. Town officials determined that the community needed a new plan that would be designed from the ground up to recognize current conditions, incorporate modern understanding of community planning, and provide a roadmap for smart, sustainable and quality growth over the next 10-15 years. This Plan update provides renewed and strengthened strategies for conservation and development in Black Brook, which is important to keeping the Town viable. Moving forward with implementation, the Town will seek to bolster public involvement to create a community that the residents want and deserve.

Since the 1970s, the population of the Town of Black Brook has remained relatively stable. Beneath this stability, however, lies a significant demographic shift: a large segment of the population is aging, while the number of children and young adults is insufficient to sustain long-term population maintenance or growth. To address this challenge and promote demographic balance, the Town must take a proactive approach by identifying its existing strengths, recognizing its limitations, and exploring strategic opportunities to guide growth and public policy over the next five to ten years. Encouraging new residential development and fostering business and economic



opportunities will be essential components in strengthening the Town’s population base and supporting a vibrant, sustainable community.

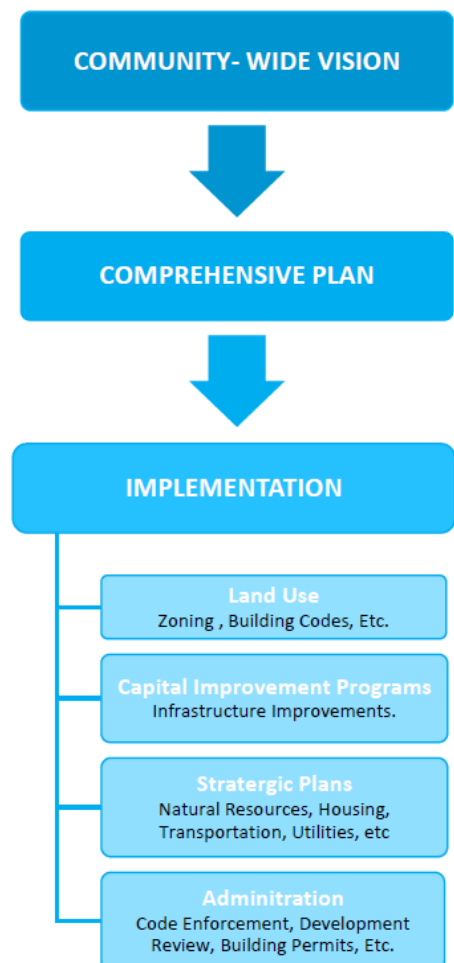
The lower cost of living and rural quality of life in the Town of Black Brook continues to be an attraction for those who have found economic opportunities in the nearby Town and City of Plattsburgh. This Plan is a necessary part of creating goals and strategies that proactively take advantage of opportunities to revitalize and expand the local commercial tax base in its largest hamlet, Au Sable Forks (also referred to as the Hamlet). This revitalization and promotion of Au Sable Forks will enable Black Brook’s residents to enjoy a quiet quality of life that emphasizes natural recreation, provides opportunities for the Village’s youth, and grows a downtown that celebrates the Village’s unique sense of place.

COMMUNITY ACTION

During its comprehensive planning process, the Town of Black Brook has aimed to create a plan that considers developments in surrounding municipalities while also promoting supportive community development efforts. The **Envision Black Brook** comprehensive planning process has incorporated community input from a variety of public events, information sessions, and direct community engagement for inclusion in this updated Plan. Public engagement opportunities have served as building blocks in the overall development of the Comprehensive Plan and have included the following subject areas:

- Providing more Housing Choices.
- Economic Development.
- Creating Efficient Development Patterns.
- Making the Town’s Environment the top priority.
- Keeping Government Services efficient.

In addition to the subject areas above, the comprehensive planning process included a broader community discussion that provided opportunities for citizens to participate in public workshops and share ideas through a community survey. This combined process served to create the framework for the updated Comprehensive Plan under the **ENVISION BLACK BROOK** process – the culmination of an engaged community utilizing an intensive, and immersive visioning process. The information gathered throughout this process helped establish the community’s vision, identify specific community goals, and set forth clear actions to implement the Town’s vision.





Through this multi-year planning process, the Town of Black Brook was able to understand changing economic conditions and identify local thoughts toward community characteristics and needs. In addition, the process identified development opportunities along with potential regulatory and land use adjustments for the purposes of protecting public health, safety, and general welfare.

PLAN ORGANIZATION

The plan serves as a tool for evaluating capital projects, development plans, and suggested changes to regulations. While some proposed projects and/or initiatives may align with the goals and actions set forth in the plan, others may not and will require additional guidance. The guiding principles, goals, and actions are tools to assist with the local decision-making process and are intended to serve as the foundation of Envision Black Brook.

The Plan provides a picture of where the community is today, its vision for the future and goals that will help achieve that vision. After the introduction, the plan is organized as follows:

Black Brook Then and Now: This part provides background relevant to the Town and sets the stage for profiling and future action by the Town. The Town's relationship with the APA plays prominently in the Town's future and is also discussed in this section. This section includes a summary of the regional plan efforts that are most applicable to Black Brook and will help the Town with informed engagement as it seeks partnerships with other organizations to leverage their resources.

Planning Process & Public Engagement: This is a summary of the engagement process and the input provided by community members. It includes the results of a public opinion survey, interviews with stakeholders, and results of public workshops.

The Vision: This section includes Black Brook's Vision Statement, a discussion of the Guiding Principles, and how they relate to the Smart Growth Program.

The Plan: This section includes the community profile, which characterizes the community in several key areas, most of which are documented by statistical information, available data, and through interviews with the Town or other providers of public services. It includes information on population characteristics, housing, historical resources, transportation, environmental systems, land uses, zoning, economic development potential, and community services. After each section, a discussion of the guiding principles, goals, and objectives that support the Vision of the Community are provided to help connect the decisions made in the plan with the current and future needs.

Implementation of the Plan & Key Projects: This final section provides recommendations for implementing and monitoring the Plan to ensure that the major goals are met in a timely fashion. This section also includes Key Projects that can be implemented by the Town that will help advance the goals as stated in the Plan. The Goals and Strategies are organized in a Matrix that provides additional information on the timeline for implementation, suggested leaders and partners for implementation, and agencies that could potentially provide resources (including grants) to the Town for implementation.



SMART GROWTH PLANNING PROCESS

The New York State Department of State (DOS) Smart Growth Program establishes a set of goals for communities to evaluate and incorporate into their local planning efforts. In developing this Comprehensive Plan, the Town of Black Brook has integrated four key themes that reflect these Smart Growth principles and respond to local conditions and priorities. These four key elements are:

- **EQUITY:** Smart Growth champions inclusivity, equity and diversity by encouraging a variety of housing types and employment opportunities for people of all incomes, backgrounds, ages, and abilities.
- **ECONOMY:** Smart Growth improves community quality of life by fostering sustainable, vibrant neighborhoods and revitalized downtowns—an approach shown to attract and retain both businesses and employees.
- **ENVIRONMENT:** Environmental stewardship is woven into the fabric of Smart Growth, with green spaces and parks seamlessly integrated into community design.
- **ENERGY/CLIMATE:** Smart Growth promotes walkable, bikeable, transit-accessible neighborhoods with a compact mix of land uses, which minimizes reliance on cars and thus reduces energy use and greenhouse gas emissions. Smart Growth also encourages clean energy and climate resiliency.

The updated Comprehensive Plan reinforces the values inherent in creating a vibrant and sustainable community. Once adopted, the policies of the Comprehensive Plan will guide the Town’s boards and committees in decision-making and will assist with securing future funding to implement key priorities.

SMART GROWTH PRINCIPLES

The following Smart Growth Principles, adopted by the New York State Department of State, embody land use principles that can influence the creation of livable, sustainable, and equitable communities. These principles serve as benchmarks for the development of this plan. The ten principles are as follows:

- **DEVELOP** plans and land use regulations that allow for and encourage mixed-use neighborhoods.
- **ENABLE** a diverse mix of housing types, providing opportunity and choice for all.
- **PRIORITIZE** infill and redevelopment of existing buildings to revitalize neighborhoods and downtowns, including areas around public transit.
- **PROVIDE** well-planned, equitable, and accessible public spaces.
- **ENCOURAGE** compact neighborhood design and concentrated development around existing infrastructure.
- **PRESERVE** open space, agricultural resources, and natural resources.
- **PRIORITIZE** transportation options such as walking, cycling, and public transportation.
- **PROMOTE** climate resiliency and adaptation, preferably through nature-based solutions, and reduce greenhouse gas emissions.
- **BUILD** on unique traits to create an attractive and welcoming community with a strong sense of place.



- **ENGAGE** in an inclusive, collaborative public planning process that considers the needs and character of the community.

A discussion of the Smart Growth Principles and how they are advanced by this planning effort is discussed in the section titled “**The Vision.**”

COMMUNITY OVERVIEW

The Town of Black Brook is located within the Adirondack Park, the largest park by land area in New York State and the United States. Encompassing an area roughly the size of Vermont, the Adirondack Park was established in 1892 to protect and manage its abundant timber and water resources. Its distinctive mix of public and private land ownership makes the Park a unique place to live, work, and visit. Much of the land within the Town of Black Brook falls under the jurisdiction of the Adirondack Park Agency (APA), requiring close coordination and cooperation to ensure the preservation of the Park’s natural and scenic character. Historically, Black Brook served as a center for forest-based industry that relied heavily on local natural resources. Today, the Town possesses untapped potential for small business development within the Hamlet, particularly enterprises that could serve tourists and visitors while providing access to the region’s wide range of outdoor recreational opportunities. The Adirondack Park is located northeast of Lake Placid, which hosted the Winter Olympic Games in 1932 and 1980, further underscoring the regional significance of the area. The Town of Black



Figure 1: Christmas Tree Display at Bridge

Brook is within Clinton County. The largest municipality and county seat, the City of Plattsburgh is within easy commuting distance to Black Brook. Most of the residents in Black Brook live within the Town’s largest hamlet, Au Sable Forks, which is situated along the Au Sable River on the southern border of Black Brook.

Black Brook Then & Now

EARLY HISTORY

Black Brook has a rich history, with many reminders of its vibrant past still present today. Historic sites and historically or architecturally significant structures not only serve to define and record the past but also add character and integrity to the present by assuming an important role in the overall visual quality of the area. In addition, history is the foundation upon which the future is built and is an integral planning element. The past milestones of history, whether they were successes or failures, simply cannot be ignored when planning for future development. For any plan to be truly “comprehensive,” it must recognize a community’s history and strive to understand its past as it really was. The following is a brief historical sketch and chronology of the Town of Black Brook:

- In 1825, Zephania Palmer, a prospector and surveyor, purchased a large tract of land near what is now Palmer Hill and became the Town’s first settler. Other settlers soon followed. The Town had large quantities of iron ore, granite and lumber. The flowing Ausable River provided power as well. Combined with the area’s scenic attributes and large open spaces, Black Brook became a desirable place to live.
- The Town of Black Brook derives its name from the stream of the same name that flows through the Town. By an act of the New York State Legislature, Black Brook was officially separated from the Town of Peru and established as an independent town on March 29, 1839.

- In 1828, an iron forge was erected in Au Sable Forks which utilized iron ore from Palmer Hill. A couple of years later, a sawmill was built nearby. In 1832, the forge and sawmill were purchased by James and John Rogers, and in 1895 the J & J Rogers Company began their papermaking operations. The company expanded rapidly and grew to include a foundry, gristmill, blacksmith shop, nail shop, carpenter shop, and store.



Figure 2: Workers on the Steps of the J&J Rogers Company Pulp Mill Wet Room, 1916. Original photo courtesy Elsa Voelcker

- For over one hundred years, the J & J Rogers Company was the economic backbone of the Town of Black Brook. This solid industrial base, combined with the many outstanding natural features in the Town, created a healthy atmosphere for growth and development. However, by 1890, mining had stopped within the Town. The J & J Rogers Company ceased the manufacturing of iron, but the pulp and paper mill continued to operate until 1951.



BLACK BROOK TODAY

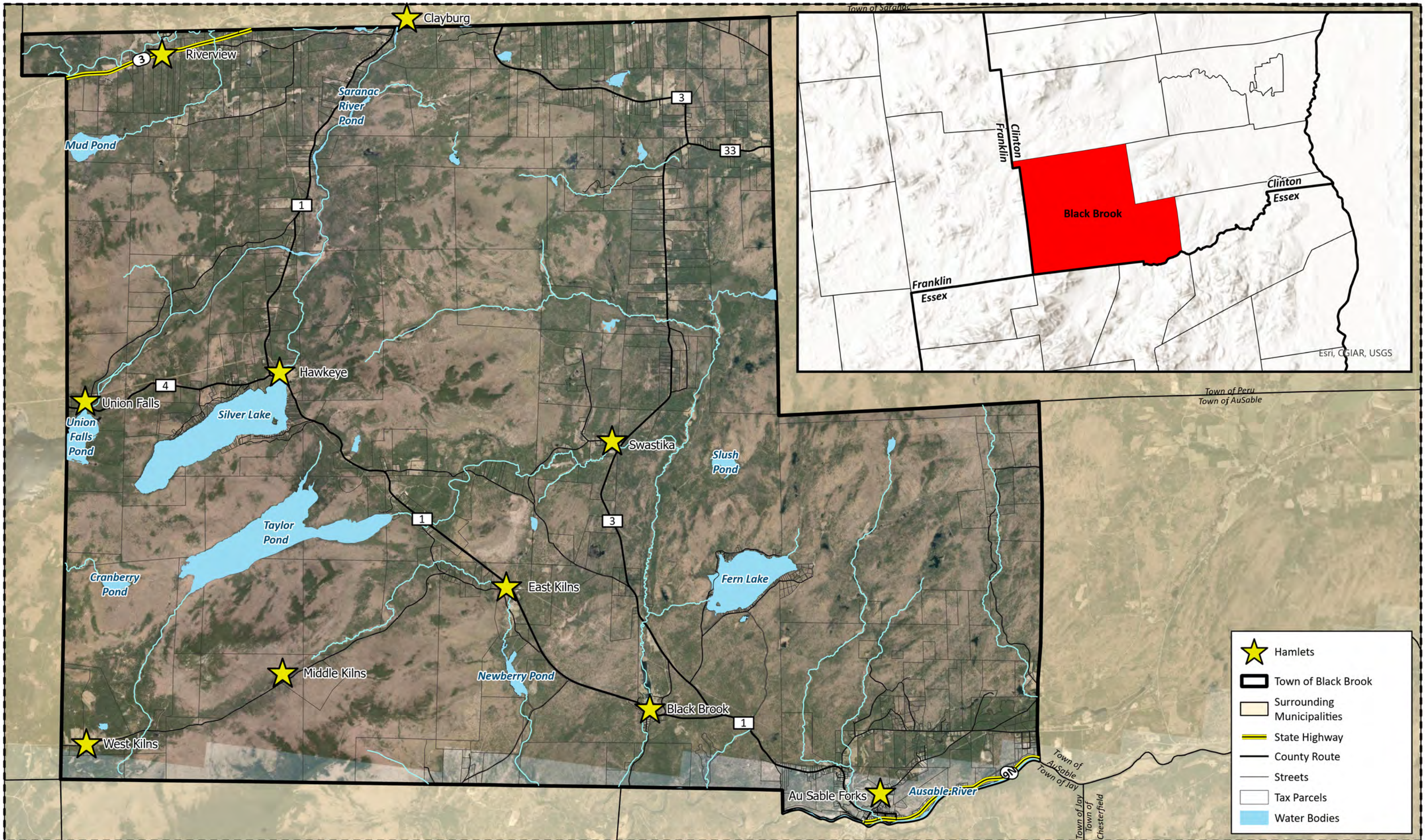
The Town's industrial decline had led to a corresponding reduction in population in Black Brook and Au Sable Forks. None the less, the Town has several hamlets which can trace their beginnings to the harvesting and industrial activities that occurred in Black Brook in the 1800's. (See Map 1: Town and Hamlet Locations) The Town of Black Brook continues to exhibit strong rural characteristics. The entire Town lies within the Adirondack Park and much of the Town is preserved as wild forest and protected lakes making it a beautiful area for year-round outdoor activities, including, "Wild Trout Fly Fishing Destination," a title it has earned. Anglers from all over the world visit Black Brook for trout fishing, making it important to maintain the quality habitat of the streams and beautiful settings for fishing.

Town managed development occurs only within the Hamlet of Au Sable. The Town includes a significant number of State-owned parcels reserved for conservation purposes or the Adirondack Park. Private parcels outside the Hamlet often have limited opportunities for growth since much of the land has significant environmental constraints or requires development permits from the APA. However, the presence of the Park provides interesting opportunities. Seasonal population growth for campers and other visitors to the area using the many lakes, trails and secluded camps makes it ripe for businesses catering to tourists. One of the key issues identified during this planning process was the lack of housing for seasonal workers which can limit the expansion of seasonal businesses, as these job opportunities do not pay enough for workers to commute from other areas.

The Town of Black Brook is within reasonable commuting distance to Plattsburgh, which attracts residents to Black Brook that want to live in a rural setting close to park resources. A number of businesses with online operations have relocated to Black Brook, reinforcing the need for good internet and broadband connectivity.

Figure 3: Photo of Playground within Au Sable Forks.







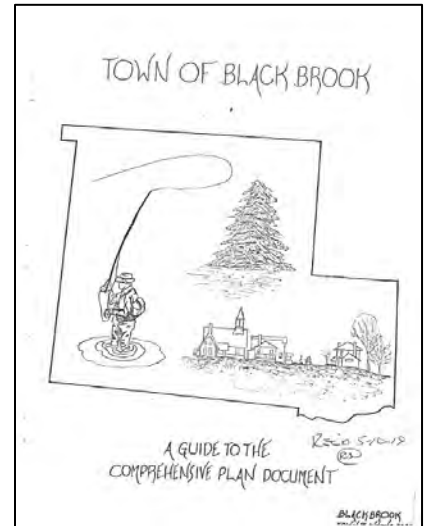
PREVIOUS PLANNING EFFORTS

In addition to the community outreach provided as part of this planning process, Black Brook’s Plan consulted other plans and resources prepared for the Town, County, and region. Ideas generated from Black Brook’s public engagement process are supported within these prior plans.

Town Plans

Town of Black Brook: A Guide to the Comprehensive Plan Document (Adopted 1978)

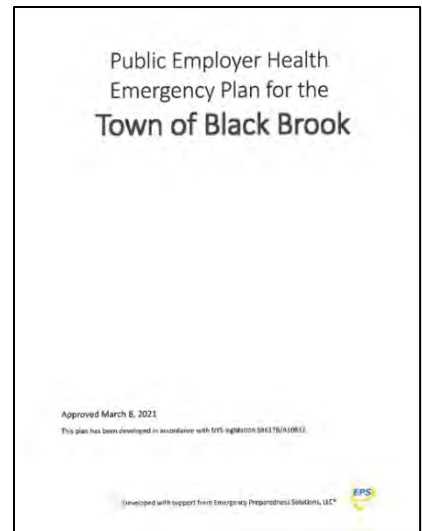
The County Planning Office, together with the Town Planning Board, concentrated on the refinement of Black Brook’s original 1975 Land Use Plan. This Comprehensive Plan Guide Document was designed to help the Town work with and understand the original plan. The original Plan Document together with the Guide Document is considered the Town of Black Brook’s Comprehensive Land Use Plan.



This document acknowledges the constraints on development imposed by the Adirondack Park Agency and focuses development within the Hamlet of Au Sable Forks and “other appropriate locations” within the Town. The Plan strives to utilize sound rural design concepts to minimize conflicts in land use throughout the Town. It also provides the framework for the current zoning districts in the Town, which amended, supplemented, and corrected maps and planning related documents contained in the original 1975 plan. The Land Use Plan Map contained in this document was then adopted as the Zoning Map in the Town of Black Brook. In addition, this Plan provides a brief history of the Town, a list of historic properties identified by the Town Historian and provides population statistics of residents and visitors.

Public Employer Health Emergency Plan for the Town of Black Brook, 2021

This plan was developed for the Town of Black Brook and applies during a declared public health emergency in New York State that may affect industrial or manufacturing operations.



The plan describes the purpose, scope, situation overview, planning assumption, concept operation, and mission essential functions, such as:

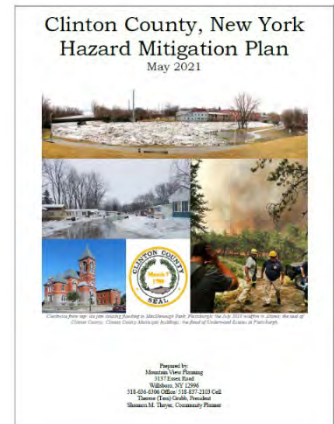
- Risk reduction through remote work and staggered shifts.
- Personal protective equipment.
- Staff exposures, cleaning, and disinfection.
- Employee and contractor leave.
- Documentation of work hours and locations.
- Housing for essential employees.
- Priority functions that the Town deems necessary during emergency situations.



County Plans

Clinton County, New York Hazard Mitigation Plan, 2021

The Clinton County 2021 Hazard Mitigation Plan (HMP) update was prepared to meet requirements set forth by the Federal Emergency Management Agency (FEMA) and New York State Division of Homeland Security and Emergency Services (DHSES). The 2021 Clinton County Hazard Mitigation Plan Update includes hazards that were not addressed in the 2011 plan. The 2014 New York State Hazard Mitigation Plan was reviewed to provide a list of the hazards that would be considered for the updated 2021 plan. The plan describes the hazard identification and risk assessment and mitigation strategies by town.



The plan includes a list of high-priority projects that enable towns and villages to be fully functional during times of disasters. It also ranks projects that would improve other functions of towns and villages. Projects must be identified in the HMP to receive funding.

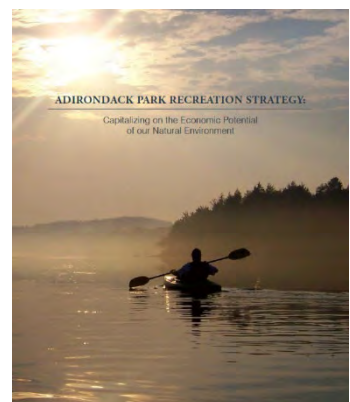
Adirondack Park Management

Guide to Adirondack Park Agency Land Use Regulations, 2001

This Citizen’s Guide serves to familiarize readers with the Agency’s regulations pertaining to private land within the Adirondack Park. This includes descriptions and definitions regarding The Adirondack Park Agency and Land Use Classifications, Critical Environmental Areas, Shorelines, and Permit Processes and Checklists. The guide is meant to be an overview of the permitting process and policies of the Adirondack Park Agency.

Adirondack Park Recreational Strategy (undated)

This Plan provides a regional perspective for improving the preservation and use of the Adirondack Park, enhancing the ability of the park to be opened for enjoyment to the public, increasing visitors, and assisting with additional tourist revenue for business developed within the communities that are within or near the Park. It specifically addresses Black Brook (along with other communities) individually, outlining a preliminary plan to support economic development.



For Black Brook these include:

Opportunity 1: The County Planning Office, together with the Town Planning Board, concentrated on the refinement of Black Brook’s land use.

- Expedite a collaborative approach to recreation planning for Forest Preserve, conservation easement, and other publicly accessible lands within the Park.
- Establish recreational linkages between communities in the Park.



- Create a system of destination trails that weave between the regions of the Park.
- Develop a spectrum of recreational opportunities ranging from more intensive use in the front country and more remote interior experiences.
- Consider the needs of various user groups during the planning and implementation of infrastructure projects (e.g., bike lanes during road reconstruction/repaving).
- Create an online asset management system to coordinate public land stewardship conducted by paid and volunteer groups which would also serve as a project locator for potential volunteers.
- Implement a cohesive design standard and establish an informative theme for recreation opportunity signage among the State, local governments, and businesses in the Park.
- Establish a dedicated fund devoted to maintaining recreation infrastructure.
- Increase the stewardship of the Park utilizing the Environmental Protection Fund.
- Identify and develop recreational opportunities within communities (e.g., pedestrian and bicycle pathways, athletic fields, and water access).

Opportunity 2: Position communities to attract revenue from recreating visitors:

- Conduct tourism amenity mapping throughout the Park to identify service gaps and market opportunities.
- Utilize targeted investments to ensure each regional recreation hub (cluster of communities and related infrastructure and amenities) has the complete set of amenities to facilitate visitor-driven economic activity, recognizing that each community can and should benefit from the success of others within its regional hub.
- Provide technical and financial assistance for Park communities to identify water and sewer improvement needs related to business growth and development planning.
- Apply for low-interest financing from the NYS Environmental Facilities Corporation.
- Tap into grant opportunities and planning assistance programs to make improvements to municipal services related to business development and recreation amenities.
- Improve Main Streets.
- Implement the Community Transformation Tourism Fund and the Tourism Business Revitalization Fund (recommended by the North Country Regional Economic Development Council) as a way to jumpstart construction and improvements to existing visitor amenities.
- Continue to support NYSERDA energy audits, grants, and loans for businesses needing to upgrade their energy efficiency to maintain their business profitability.
- Establish an Adirondack Microenterprise Fund to support small business retention, development, and expansion within the Park. This fund should include opportunities for both grants and low-interest loans and consider the seasonality of businesses, both in understanding streams of income and encouraging shoulder season development.



Opportunity 3: Expand and diversify the outdoor recreation industry as a Park-wide priority for economic sustainability:

- Target the outdoor recreation industry as a coordinated element of the North Country, Capital Region, and Mohawk Valley Regional Economic Development Council Plans.
- Encourage programmatic collaboration among the various IDAs and related organizations in the Adirondack Park to foster a favorable investment climate for the retention and expansion of the Park’s outdoor industry.
- Plan and implement a diverse and dispersed set of managed recreation activities within the park including races, challenges, athletic events and tournaments and other activities that support the Adirondack Park’s hospitality industry.

Opportunity 4: Market the identity of the entire park to realize the State and local economic benefits of this unique asset:

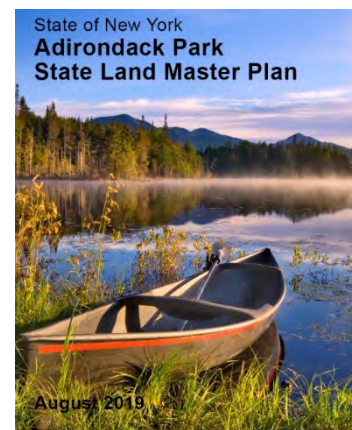
- Develop a comprehensive recreational asset inventory and web portal that promotes all recreation assets and events across the park. Allow regional tourism, local communities, and economic development websites to access the inventory and provide a real-time and accurate accounting of the recreational amenities within their districts.
- Develop an Adirondack Park design vernacular and logo to be used by State agencies in all public information outlets (e.g., signs, the web and published material) and for use by private providers of visitor amenities.

Adirondack Park State Land Master Plan, 2019

This document sets forth the master plan for all State lands within the Adirondack Park. The unifying theme of the master plan is to protect and preserve the natural resources of the state land within the park. Human use and enjoyment of those lands should be permitted and encouraged, so long as the resources in their physical and biological context as well as their social or psychological aspects are not degraded.

This plan defines a classification system based on the following categories and provides guidelines for management and use in the park:

- **Wilderness:** An area where the earth and its community of life are untrammelled by man--where man himself is a visitor who does not remain.
- **Primitive:** A primitive area is an area of land or water that is either or both:
 1. Wilderness in character but,
 - a. contains structures, improvements, or uses that are inconsistent with wilderness, as defined, and whose removal, though a long-term objective, cannot be provided for by a fixed deadline.



- b. contains, or is contiguous to, private lands that are of a size and influence to prevent wilderness designation.
2. Of a size and character not meeting wilderness standards, but where the fragility of the resource or other factors require wilderness management.
- **Canoe Area:** A canoe area is an area where the watercourses or the number and proximity of lakes and ponds make possible a remote and unconfined type of water-oriented recreation in an essentially wilderness setting.
 - **Intensive use:** An intensive use area is an area where the state provides facilities for intensive forms of outdoor recreation by the public. Two types of intensive-use areas are defined by this plan: campground and day-use areas.
 - **Historic Areas:** Historic areas are locations of buildings, structures, or sites owned by the state (other than the Adirondack Forest Preserve itself) that are significant in the history, architecture, archeology or culture of the Adirondack Park.
 - **Wild, Scenic, and Recreational Rivers:** A wild river is a river or section of river that is free of diversions and impoundments, inaccessible to the public except by water, foot or horse trail; and with a river area primitive in nature and free of any man-made development except foot bridges. A scenic river is a river or section of river that is free of diversions or impoundments except for log dams, with limited road access and with a river area largely primitive and undeveloped, or that is partially or predominantly used for agriculture, forest management and other dispersed human activities that do not substantially interfere with public use and enjoyment of the river and its shore. A recreational river is a river or section of river that is readily accessible by road or railroad, which may have developed in the river area and that may have undergone some diversion or impoundment in the past.
 - **Travel Corridors:** Those lands within the Adirondack Park constituting either a highway corridor or a railroad corridor and those state lands immediately adjacent to and visible from these corridors. A highway corridor is the roadway, roadbed, surface, and lands owned in fee, easement or by right-of-way for the maintenance and use of state or interstate highways. A railroad corridor is the fee, easement, or right-of-way lands that include the Remsen-Lake Placid rail bed or any future acquisition that may be considered for classification as a travel corridor for the operation of rail cars, or to serve as a rail trail.



Figure 4: Wild Life Corridor.



- **Wild Forest Areas:** Wild forest area consists of State lands in Black Brook in Clinton County. The area's distinguishing feature is its diversity of recreational opportunities. The largest contiguous parcel, approximately 6,400 acres, offers scenic rock cliffs overlooking much of the Jay and Sentinel Ranges, camping at the lean-to on Cooper Kill Pond, and hunting access along Forestdale Road. Other State land parcels provide access for trout fishing on the renowned Au Sable River, viewing scenic waterfalls, rock climbing, and mountain biking. In the winter, cross-country skiing, ice climbing, trapping, and snowmobiling are available. The report has lists of state-held conservation easements within the Adirondack Park. Shell Rock in Black Brook is one of these areas that span 806 acres. Most of these classifications and guidelines could be utilized while updating the comprehensive plan for Town of Black Brook.
- **Special Management Guidelines:** The previously described guidelines reflect the minimum management constraints for the categories described above. Certain parcels of land often require special management to reflect unusual resource or public use factors and are mentioned in this section as having additional land management needs.



Figure 5: Seasonal Housing on Lake



Economic Development

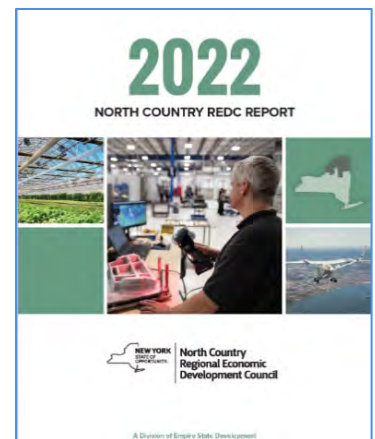
Olympic Scenic Byway Corridor Management Plan, 2004

The Olympic Scenic Byway Corridor Management Plan was prepared by the Adirondack North Country Association at the request of the New York State Department of Transportation. The State Scenic Byway, including the Olympic Scenic Byway, has been used for touring a network of North Country sites since the 1960's. The Plan identifies and describes the Byway corridor and its resources-detailing plans for economic development that promote tourism while preserving the Byway's natural, historical, cultural, and recreational resources. The Plan also describes how to maintain and enhance the Byway and proposes numerous regional and local projects and actions. Recommendations for future implementation are also included.



North Country Regional Economic Development Council Planning Documents, 2022

The North Country Regional Economic Development Council (NCREDC) is tasked with planning efforts that create positive economic change within their area, which includes Clinton County and Black Brook. These planning efforts lead to defined funding priorities through the New York State Consolidated Funding Application (CFA) process and other special funds such as the DOS Downtown Revitalization Initiative and NY Forward.



Through a series of engagement activities, plans created by the NCREDC identify common regional elements of the area today and what it could be like in ten years. Stakeholders that participated in this process focused on regional assets that will be leveraged for sustainable development.

Based on community engagement, prior research, economic analysis, and best practices, a strategic roadmap was developed for the NCREDC area. This roadmap identifies a series of strategies for each of the regional priorities with the overall intent to highlight critical tasks, programs, and tactics that will have the greatest impact within the NCREDC area to create a positive economic change for the residents and businesses. These strategies include:

- **Placemaking:** Create livable, attractive, and connected communities where people want to live, work, visit, and invest.
- **Business:** Support, grow, and diversify the North Country's major industries to serve domestic and global markets.
- **Innovation:** Foster a culture of entrepreneurship and innovation that grows and attracts entrepreneurs and companies seeking to market emerging technologies and solutions by creating synergies between research, development, and commercialization.
- **Workforce** Develop a resilient and diversified workforce through attraction, training, and retention efforts to meet the needs of the region's employers, our workers, and their families.



- **Housing:** Build a regional ecosystem to support owner-occupied and rental housing development and rehabilitation for the region's workforce in the Median Income (AMI) range to create healthy, sustainable, and diverse communities to support the region's businesses and employers.

The NCREDC prepared a "Regional Workforce Inventory" that builds on the 2021 Strategic Update and highlights the strengths and weaknesses of the region's workforce. According to this update, the NCREDC will lead the economic renaissance of New York State's small cities and rural communities. They will:

- Energize the communities by building on growth in advanced manufacturing, agriculture, and renewable energy.
- Leverage the gateway to Canada, the nation's largest trading partner, to lead the State in global investment.
- Attract and nurture entrepreneurs through innovation to catalyze the highest per capita rate of small business start-ups and expansions in the state.
- Invest in community development infrastructure that expands opportunities and capacity.
- Innovate effective rural healthcare and education delivery networks.
- Elevate global recognition of the region as one of the special places on the planet to visit, live, work, and study.
- Activate tourism as a driver to diversify economies by creating demand to accelerate private investment.
- Invest in agriculture and help feed the region and the world.
- Create the greenest energy economy in the State.

The NCREDC has prioritized its industries and sectors based on the greatest growth potential.

- Advancing Manufacturing
- Agriculture
- Renewable Energy
- Tourism
- Childcare
- Transportation
- Housing
- Healthcare



Economic Impact of Visitors In New York 2023 - Adirondacks Focus, 2024

This was a report generated by Tourism Economics on behalf of the Empire State Development. The report indicates that in 2023, visitors to New York spent \$88 billion across the state economy. Visitor spending increased more than \$9 billion, registering double-digit percentage growth for a third consecutive year. For many years now, visitor spending in the Adirondack Park has surpassed 1 billion dollars annually with an average increase of 20%. Furthermore, tourism spending in the Adirondack Park encompassing roughly 18% of all tourism spending in the state. Other large revenues in the Adirondack



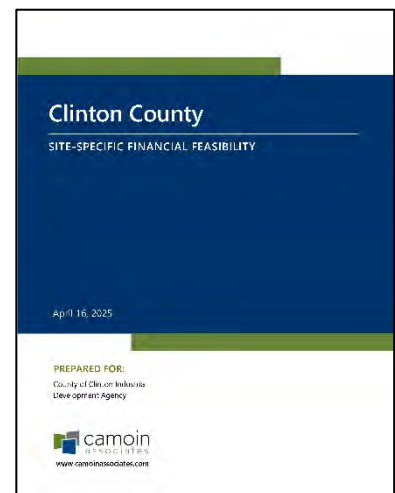
Park area include Lodging, Retail, Service Stations, Food and Beverages. This report indicates that business investments in Black Brook could be successful with support, such as training, start-up grants, or new housing (both temporary, and seasonal) to help create and maintain demand for retail and service-oriented businesses.

Clinton County Housing Needs Assessment Report (2024) and Clinton County Site-Specific Financial Feasibility Report (April 16, 2025)

The Clinton County Industrial Development Agency (IDA) is an organization that fosters relationships with employers and investors to improve economic prosperity in Clinton County by undertaking and supporting projects that include job creation/preservation, enhance workforce development and training opportunities, and provide for the general health and well-being for residents. This may include recommending and arranging industrial revenue bonds and sale-leaseback transactions, which can reduce tax burdens and provide additional financial benefits during the project’s establishment.



To address needs of the project sponsors to be able to locate potential workers or expand the available workforce in Clinton County, the IDA published two reports; the Clinton County Housing Needs Assessment Report (Housing Needs Assessment), dated 2024 and the Clinton County Site-Specific Financial Feasibility Report (Financial Feasibility Report) dated April 16, 2025).



The Housing Needs Assessment analyzes existing housing needs and estimates future housing demand for the County and for each municipality. A key finding from this report states that young adults are exiting the County, reflecting limited county wide job prospects or the unavailability of affordable housing. Because of outmigration of young adults and families, the average age of the population of Clinton County is rising. In the case of Black Brook, a variety of residential units would support changes in the local business community and create more efficiencies within the services provided by the Town and help to fill the gap in housing identified in these reports.



Both reports highlight challenges such as aging population, shrinking household sizes, unsuitable housing accommodations, and rental-affordability issues. According to the studies, nearly half of all renters, and 59% of senior renters, are cost-burdened in the County. In addition, although there is an increase in total number of jobs in the County, the number of suitable, available, rental housing remains scarce. Limited rental availability drives up prices, while increases in home prices and high mortgage rates put homeownership out of reach for many households. And finally, a decade of underbuilding has created a deficit of over 1,000 units, requiring the construction of at least 1,100 new homes (countywide) over the next five years to meet growing household numbers and replace aging stock.



SECTION 2: PLANNING PROCESS & PUBLIC ENGAGEMENT

The Public Engagement Process included an online public survey, a stakeholder meeting with businesses in Black Brook, and two Public Workshops. This section provides a summary of the results of these activities.



COMPREHENSIVE PLANNING COMMITTEE

The Town of Black Brook selected several members of the community to participate in the planning process on the Comprehensive Planning Committee (CPC). The CPC was made up of residents and business owners with a variety of interests and expertise derived from their roles as community volunteers, professionals, and interested citizens. The committee convened throughout the planning process to guide the development of the plan and to respond to a wide range of interests.

The CPC’s role throughout the planning process was to be:

- The “Eyes & Ears” of the community and representatives of specific issues and constituencies (i.e., youth, seniors, business, Planning Board, Zoning Board, etc.).
- The “Local Sounding Board” to build consensus and generate ideas.
- To review and provide constructive input to build a plan reflective of the community’s needs.
- Demystify the process and foster recommendations developed through cooperation.
- Set the stage for active implementation and cooperation.

COMMUNITY SURVEY

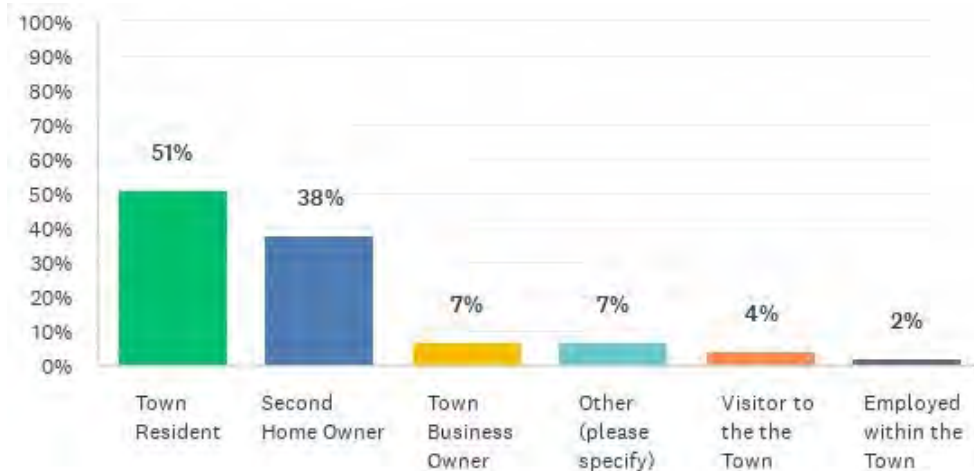
A community survey was developed for use during this planning process and was tailored to issues that were identified by the CPC as relevant to their community. The survey consisted of fifteen (15) multiple-choice and short-response questions (see Appendix A). The purpose of the survey was to gain a better understanding of the community’s priorities. All responses were kept anonymous for confidentiality, and to help cultivate more honest results. The survey was advertised for three (3) months and attracted a total of 91 respondents. The feedback from respondents aided in the formation of Black Brook’s Vision and Goals through respondents’ feedback.

The first few questions characterized the respondents and their relationship with the community. Question 1 addressed resident status. Many of the responses were from permanent residents (51%) or second homeowners



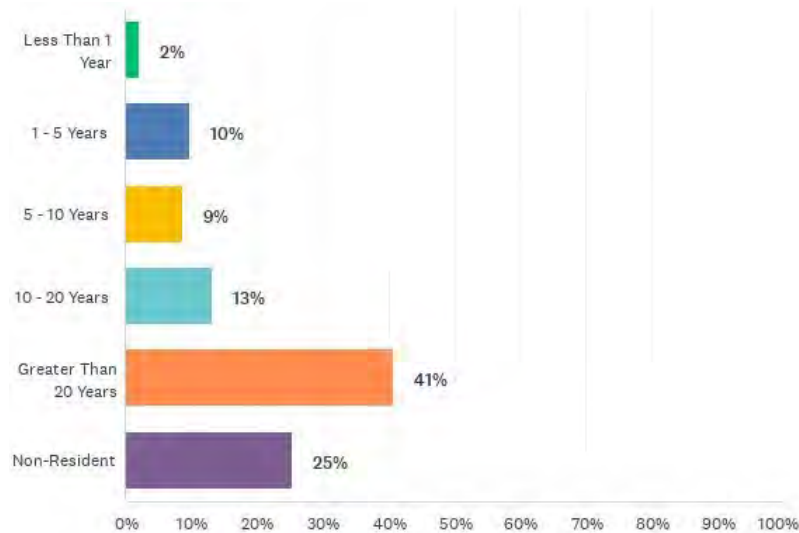
(38%). The remaining respondents indicated that they were business owners (7%), or visitors (4%). Two people indicated that they were town employees, and a few indicated that they lived near Au Sable Forks.

Table 1: Survey Residential Status



Most people who said that they were residents had lived in Black Brook for over 20 years (41%). 9% of the respondents said they had lived in Black Brook between 5-10 years, 10% indicated that they had lived in Black Brook for 1-5 years, and two people indicated that they had lived in Black Brook for less than a year. Twenty-three respondents or 25% noted they were non-residents. Based on the survey results it was not clear whether part-time seasonal residents also viewed Black Brook as their residence.

Table 2: Length of Residency in Black Brook



Question 3 and 4 asked participants to characterize the Town of Black Brook using short statements and answering two questions. When asked the first question, “What do you think of when you hear ‘Town of Black Brook?’”



Envision Black Brook

Respondents' answers centered around beauty and landmarks (such as Fern Lake and the Au Sable River). The quiet small-town setting and atmosphere was praised, with many references to specific businesses and Town services. Residents also seemed to enjoy the variety of outdoor recreational opportunities available in the area. When asked the second question, "What is the best part about living in or visiting Black Brook?" Answers seemed to echo the sentiment of the previous question. Responses reinforced the sense of community, the importance of beauty, peacefulness, rural nature of the community, and the satisfaction with recreational opportunities. These open-ended questions were used to create a word cloud to represent the most prevalent themes.

Question 5 asked respondents to describe their vision for Black Brook over the next ten years. About half of the respondents indicated that they would like to see more business development. Most respondents preferred small boutique businesses or restaurants that could serve residents, attract tourists, and provide local jobs. There was a preference for maintaining the small-town feeling, controlling part-year residential properties, providing more opportunities for families, and supporting senior services and activities.



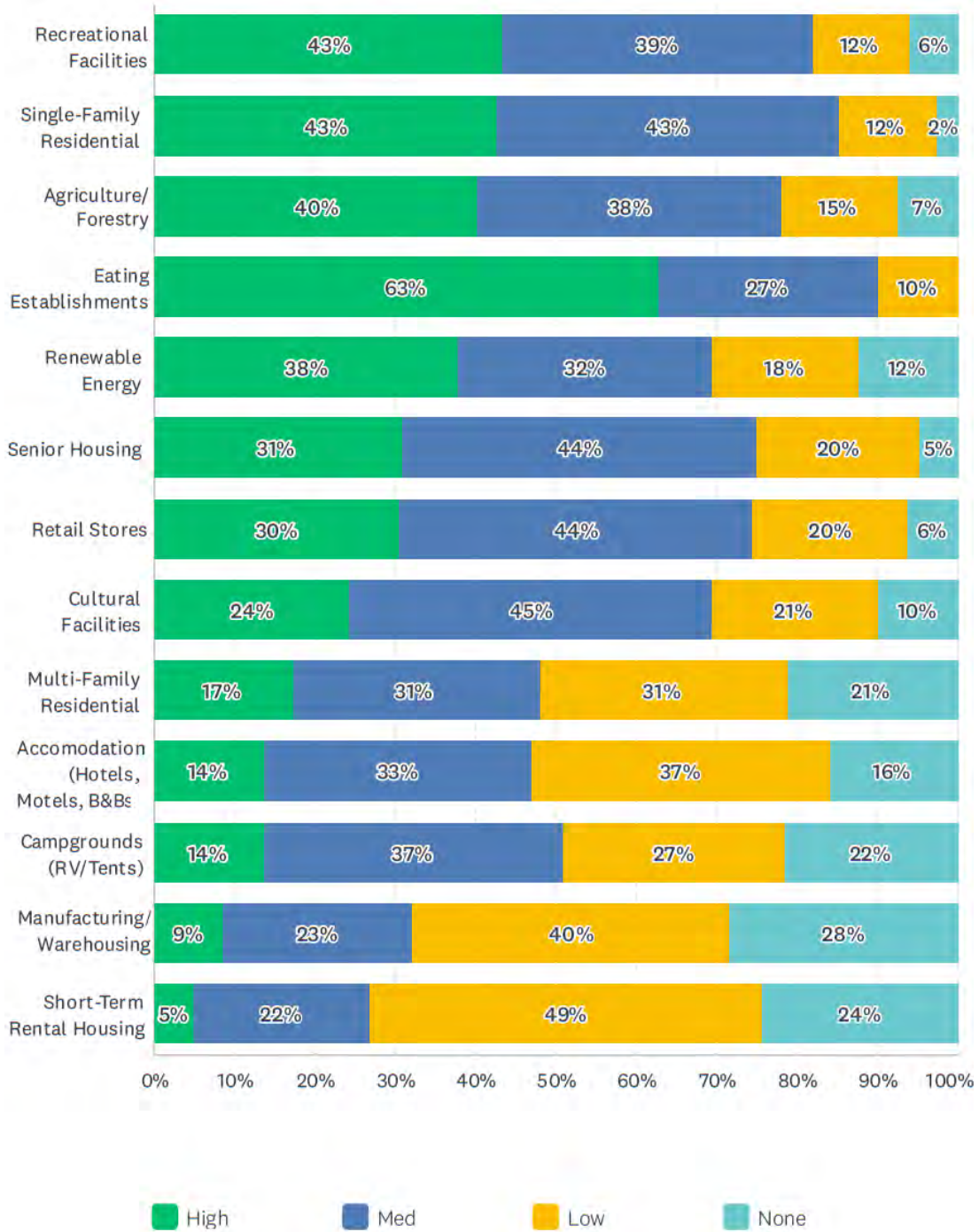
Figure 6: Word Cloud describing Black Brook

"Smart Growth" was mentioned as a concept that was preferred, because it was viewed to create more efficient use of available services and to maintain the current small-town charm of the community centers within Black Brook. Respondents also expressed a desire to continue to protect the beauty and take advantage of the recreational opportunities that are available. One person mentioned that trails that are part of the NY State Easement Lands in Black Book should be developed to encourage biking, foot trails, and climbing opportunities.

Question 6 asked a multiple-choice question about the type of development that the respondents would support in Black Brook, rating from "High" to "None." Eating Establishments (63%), Recreational Facilities (43%), and Single-Family Residential (43%) were rated the highest on this scale. Lowest support ratings were for Short-Term Rental Housing, Campgrounds, and Manufacturing/Warehousing. Many residents expressed concern that Airbnb and similar short-term rental units are insufficiently regulated and diminish the supply of housing available for year-round occupancy. Agricultural/Forestry, Cultural Facilities, Renewable Energy, Retail Stores, and Senior Housing also received significant support as shown in the table below:



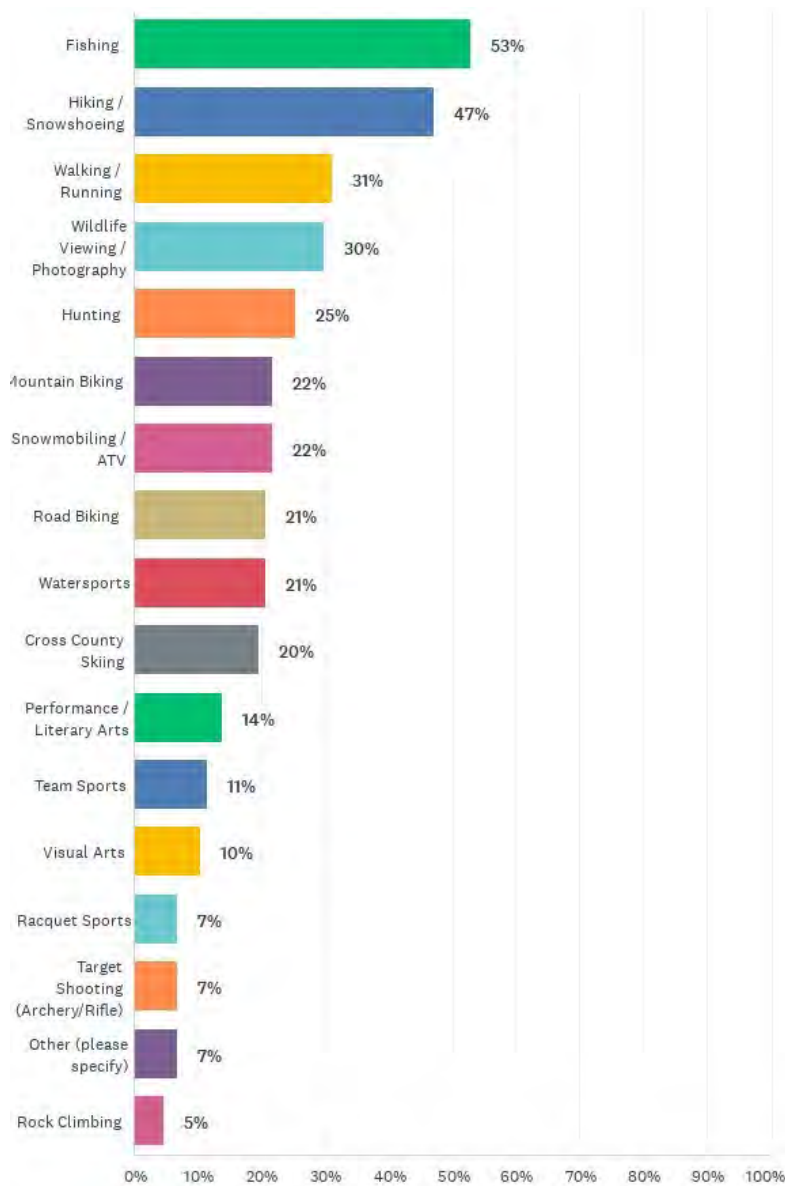
Table 3: Preferred Development in Black Brook





Question 7 asked about preferred recreational uses. The top choice for recreation was Fishing (53%). Other uses that could occur on trails that were also strongly supported included Hiking/Snowshoeing (47%), Walking/and Running (31%), and Wildlife Viewing/Photography (30%). Other significant choices included Hunting (25%), Mountain Biking (22%), Snow Mobiling (22%), Water Sports (21%), and Road Biking (21%).

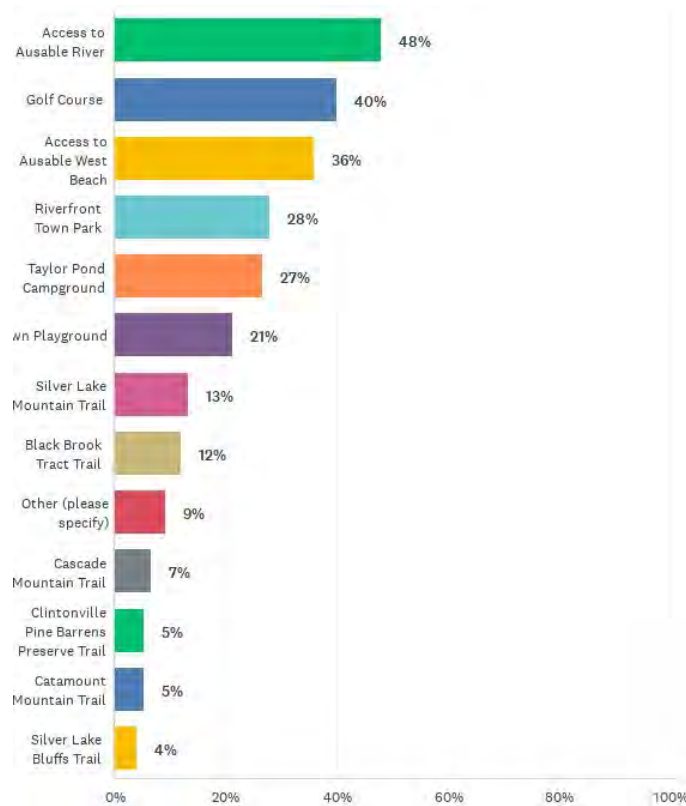
Table 4: Preferred Recreational Choices





Question 8 addressed improvements in current recreational uses. Overwhelmingly, the respondents felt that the recreational resources most in need of improvement were public access to the Au Sable River (48%), the Golf Course (40%), and Au Sable West Beach (36%). Taylor Pond Campground was mentioned as in need of improvement (27%). About 49% of the responses indicated that the Town’s playground and Riverfront Park needed renovations (See table below).

Table 5: Improvements needed in Recreational Areas

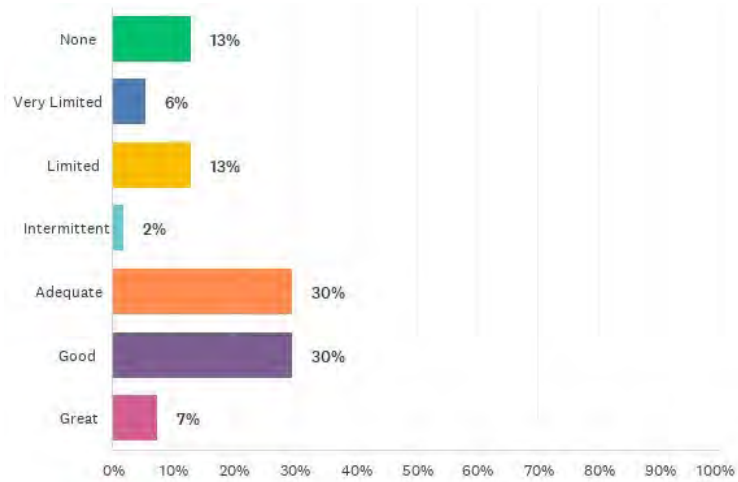


Question 9 asked: “If you have run into a land use issue within Black Brook, what measure(s) do you feel the Town should take to help alleviate the issue in the future?” Respondents felt that the biggest concern was that the APA has too much control over land use situations and that their power should be reduced, or that they should make it easier to work with them in a land use situation. Other responders feel that there have been no issues with land use.



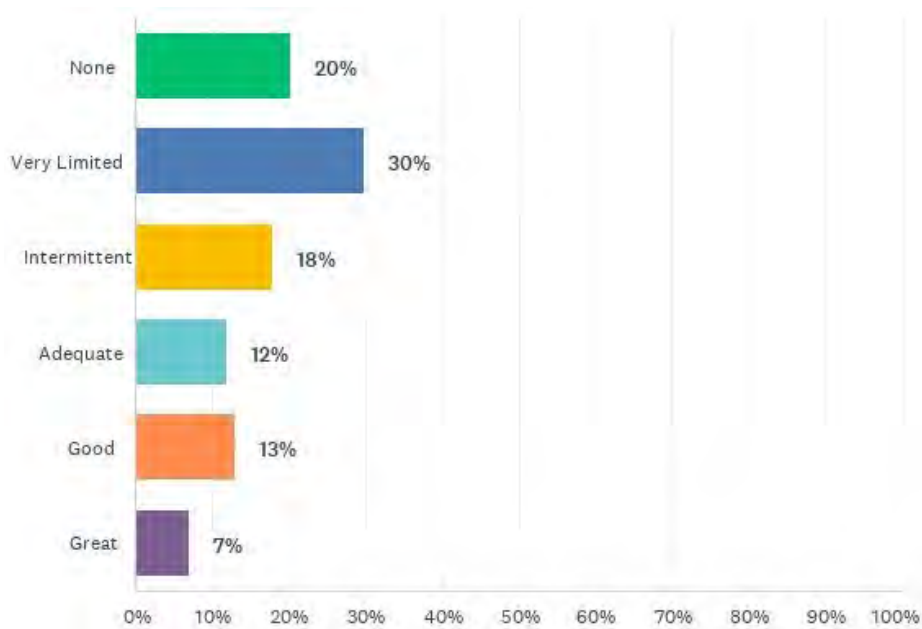
Question 10 addressed the adequacy of internet service at household, given the small population and remote location. Respondents indicated that approximately 30% of residents have limited or no access to the internet.

Table 6: Internet Service



Question 11 asked about the adequacy of cellular service in Black Brook. Survey results indicated that approximately 30% of respondents have adequate or better access to cellular networks. 50% of the respondents have very limited or zero access to cellular networks.

Table 7: Cellular Service

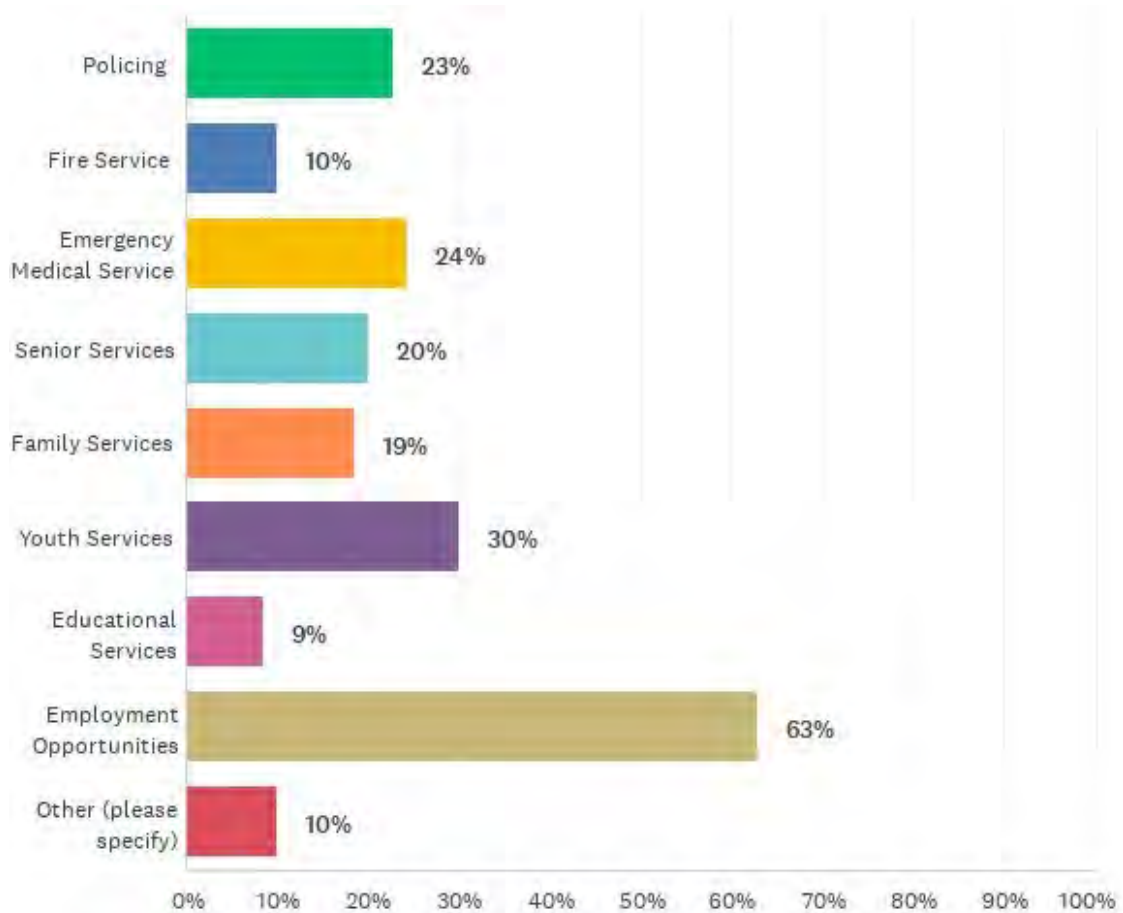


Question 12 asked respondents to provide their place of residence/business location (street, hamlet, etc.) within Black Brook. Most of the respondents listed Fern Lake as their place of residence or business. This was followed by Silver Lake and Narrows Road as the other top places.



Question 13 asked “Which services are most in need of improvement within the Town of Black Brook?” Community services ranged from social, government, public safety, or economic amenities. According to the survey, the service considered to be most in need of improvement was Employment Opportunities with 63% of respondents selecting it. Employment opportunities were followed by the need to improve youth services and senior services, respectively. Respondents identified fire protection and education as the services least in need of improvement.

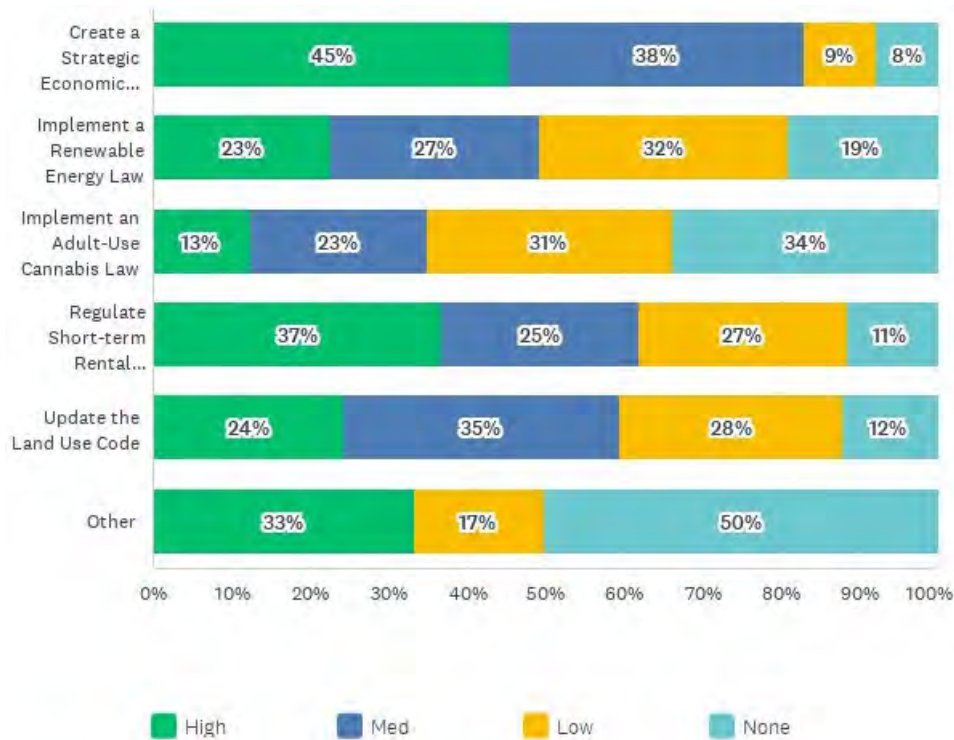
Table 8: Services in need of Most Improvement





Question 14 asked respondents to provide their level of support for various land uses in the town of Black Brook from “Highly Support” to “Do Not Support.” “Create a Strategic Economic Development Plan” was popular with 63% of the respondents, followed by “Regulate Short-Term Rental Properties.” The planning initiative that ranked the lowest was the “Implementation of an Adult-Use or Cannabis Law.”

Table 9: Planning Initiatives that are Needed Most



Question 15 asked respondents about the Town of Black Brook Black Fly Control Initiative. Most respondents were unaware of this initiative, otherwise, the initiative was strongly supported. When respondents asked if they would volunteer to help with Black Fly control, most said yes.

STAKEHOLDER MEETING

Local Business owners were invited to a special meeting with the CPC members on January 28, 2025, to better understand the successes, challenges and needs of the business community going forward. Businesses representation ranged from those that were very new (less than 5 years old) to those that have been in the community for more than 20 years.

Attendees indicated that the existing Black Brook business community consists of a mix of year-round and seasonal service and retail businesses. Many year-round retail businesses experience high activity during the summer months but struggle to remain viable during the winter. This seasonal fluctuation is largely due to population declines in winter, when many seasonal residences are closed, while business services are often scaled to meet the stronger summer tourism market.



Several year-round business owners who attended the meeting also noted that they do not operate traditional storefronts. Instead, they conduct business from home offices, frequently meeting clients at various locations or operating remotely online.

Businesses that are “seasonal” are often vulnerable to permanent closure. Reasons cited were the lack of ability to expand due to limited or unavailable seasonal workforce, despite opportunities to expand or boost sales during the peak tourist season. Housing often needs to be provided by the business to be competitive or affordable to workers. One business (a horse farm) has planned expansion of workforce housing on site for her business. The hiring of full-time seasonal workers is often more than the business can afford and can lead to less revenue carrying the business over in the winter months if they are closed. In addition, cell service and connectivity is low in the Town of Black Brook. Stakeholders cited this as a challenge to seasonal businesses, especially since phones are used to navigate and discover places and things to do in tourist areas.

Single-family homes are the predominant form of housing development in the area. Most attendees noted that there is a limited supply of apartment-style housing within the Town and did not believe that multifamily housing would be a widely supported option. However, there was support for clustering individual lots as a means of conserving land and preserving natural amenities.

The group also discussed their opinion of whether a “traditional downtown” approach would work in Au Sable Forks, and if a hotel would improve business prospects. The stakeholders indicated that new businesses should focus on the needs of the growing bedroom community population first and this would help the business community grow. Essentials (such as groceries) are expensive and are not fulfilled by those in Black Brook without traveling long distances. In addition, attendees said that short-term rentals have taken the place of conventional hotels and did not think that a regular hotel would be successful in the Downtown.

The stakeholders discussed the challenges of being in the Adirondack Park area. The Town can only control land within the “Hamlet Areas” and all other businesses need to apply for an additional permit to change or establish new businesses outside this area. Currently land within Au Sable Forks Hamlet is the only area that can be controlled by the Town. This can be challenging for new development. The Town can apply for an expansion of the “Hamlet Area” and the Stakeholders agreed that it might be necessary. Participants were presented with the concept of design guidelines for the Au Sable Forks business district as a potential revitalization strategy, as well as the introduction of a more clearly articulated zoning code.

Many attendees were unaware of business assistance offered by Clinton County Economic Development (CCED) and the North County Regional Economic Development Council (NCREDC). Only one business had sought low-interest loans. Attendees indicated that Black Brook could better support local businesses through increased outreach and awareness of available assistance programs, including grants and low-interest loans for new business development.

PUBLIC WORKSHOP 1

The public workshop was held on June 20, 2023. The purpose of Public Workshop 1 was to introduce community profile information to the public and help to shape Vision, Goals and Strategies that would move the Town's planning process forward. The following is a short description of the major takeaways from this meeting:

- Black Brook has achieved recognition as a friendly and desirable place to locate a business, purchase or build a home, visit, and vacation due to the Town's unspoiled wilderness, scenic vistas, and unique amenities.
- Black Brook continues to be an excellent steward of its natural environment, a community of hardworking people with strong family values, and an accommodating locality for outdoor recreation.
- Black Brook has focused on and improved the quality of life for its residents and business owners through the maintenance of high-quality services and the stabilization of taxes.
- Black Brook has generated renewed economic investment through sound planning and marketing practices while preserving its rural character and reasonably priced housing stock.
- Black Brook is thriving as a year-round and seasonal destination while it continues to accommodate intergenerational needs and desires.



Figure 7: Public Workshop 1.

POP-UP EVENT

On Sunday, August 31, 2025, Laberge Group presented a pop-up outreach event at the Black Brook River Park, 2428 East Au Sable Street in Au Sable Forks, New York. A table was set up at the outdoor fair after the annual Labor Day parade and prior to the fireworks display. It was attended by about 200 people, including children.

The pop-up provided information about the Comprehensive Plan process, smart growth themes, and encouraged people to participate in choosing the values they felt should guide Black Brook's future. In addition, the pop-up event promoted the upcoming Public Workshop 2, scheduled for September 25, 2025.



Figure 8: Pop-Up Event Display

The table included an interactive display with the concepts of Smart Growth from the DOS website. This display was designed as a conversation starter between the consultant and the public about the purpose of Smart Growth and how it enhances the planning process. The display also included an interactive board that prompted participants to prioritize their top three choices for general areas of importance that align with the Smart Growth Principles.

At least 70 people viewed the display, including many families with children. Approximately 61 attendees participated in the interactive display, choosing the values on the "What Values Should Guide Black Brook's Future?" board. All participants were able to choose three of their top priorities out of five choices listed on the Board. This was done by placing a pom-pom in a jar in front of the priority that aligned most closely with their values. The number of pom-poms were tallied at the end of the event and resulted in the following ranking of available choices:

- 1) **Clean Environment:** Fifty-five (55) attendees indicated that a clean environment was a priority. At the event, many people noted that they enjoyed living near, and in the Adirondack Park, and could clearly express their connection to the Park and the importance of the Park in other initiatives, including expanding tourism business.
- 2) **Affordability & Equity:** Forty (40) attendees indicated a need for equitable affordable housing. Comments centered around the accessibility of affordable housing, especially for young adults.
- 3) **Energy Self-Reliance:** Thirty-four (34) attendees indicated that Energy Self-Reliance was a priority. At the event many expressed concern over the rising costs of heating and cooling, and electrical rates.
- 4) **Economic Opportunity:** Thirty-two (32) attendees indicated a need for renewed economic opportunities within Black Brook, mostly as potential patrons, but some attendees would like access to local jobs. Many of the attendees expressed the need for more purchasing, eating or entertainment opportunities close to home. A significant number of attendees also made a clear connection between the quality of the environment and economic growth within the Town.

5) **Connectivity:** Twenty-three (23) attendees chose this category. Many of the young families and single individuals who participated indicated that they would welcome additional off-road trails for recreation and for connecting to destinations, while also recognizing the challenges associated with acquiring property for this purpose. In addition, attendees said that having safer access for bicycles (i.e., dedicated bike lanes) between other community centers would enhance business prospects within the Town.

PUBLIC WORKSHOP 2

The Town of Black Brook’s CPC held a public workshop on September 25, 2025, from 5-8 pm at the Black Brook Town Hall. This was an open-house format where participants could attend at any time and provide input on displays that were set up around the room. Laberge Group and members of the CPC were in attendance to facilitate dialog and answer questions. The goal was to gain insight into the community goals and the key projects for Black Brook that were created for the draft Plan, and to identify preferences on a variety of topics that could be addressed as part of the Plan. Attendees were encouraged to place their ideas and opinions on the poster boards using



Figure 9: Public Workshop 2.

Post-it notes and sticker dots, providing a representation of the community’s recommendations and preferences. Photos of the displays are in **Appendix B**. The summary of the data collected at each station is provided below.

Station 1: Community Profile

The first station displayed community demographic data to the public. Data was obtained from the 2020 and 2023 U.S. Census.

Station 2: Vision Statement

This station presented the public with the following Vision Statement:

“Black Brook is a thriving year-round and seasonal destination, in part because of its unspoiled wilderness, scenic vistas, and unique amenities. These qualities also allow the Town to accommodate intergenerational needs and desires as well attract those looking to purchase or build a home or simply vacation within a quiet and beautiful setting. This hardworking family-oriented community prides itself on being an excellent steward of its natural environment, which is evident to visitors and new residents. Renewed emphasis on economic investments and sound planning has allowed the community to grow in a responsible and thoughtful manner. Strong marketing has helped highlight the uniqueness of the area, and the rich, natural diversity of areas to enjoy. The renewed interest in the business community has enabled Black Brook to improve the quality of life for its residents, while maintaining high-quality services and delivering on continued tax stability.”

Results: The public was asked if they agreed with the Vision Statement. The public agreed and supported the Vision Statement, providing no suggested amendments.

Station 3: Black Brook Goals & Strategies

GUIDING PRINCIPLE: Traveling Black Brook: Roads, Connections & Trails: *Promote connected alternatives that support an active community and support regional interest in biking, hiking, and fishing to bring new tourist interest to Black Brook.*

The choices that were presented are as shown in **Figure 10**.

Traveling Black Brook: Roads, Connections & Trails

Use Post-It notes to provide comments or additional ideas.

Traveling Black Brook: Promote, connected alternatives that support an active community and support regional interest in biking, hiking, and fishing to bring new tourist interest to Black Brook.

Goals & Strategies	Do you agree with these ideas?
<ul style="list-style-type: none"> Require connections to existing or planned trails be incorporated into site plans for new development. Ensure that existing Ausable Fork transit stops are easily recognized, safe, and comfortable. 	
<ul style="list-style-type: none"> Require new developments/redevelopments to provide safe comfortable spaces for walking and biking. 	
<ul style="list-style-type: none"> Encourage complete streets within the Hamlet of Ausable Forks wherever practical. Provide a complete street along Golf Course Road to the Au Sable Valley Golf Club entrance. 	
<ul style="list-style-type: none"> Improve pedestrian connections between senior housing apartments, Au Sable Forks, and Holy Name Cemetery. 	
What would you change or add?	

WHAT IS A COMPLETE STREET?



Figure 10: Public Workshop 2 Alternative Transportation Connections display.

Results: Participants agreed with all the strategies above with the 1st, 2nd, and 4th strategies having the most support. Number 6 had the least support. No written comments were received.

Display 3: GUIDING PRINCIPLE: Town Character: Distinctive, Attractive & Culturally Rich: *Guide development more effectively so that it serves an active community that is desirable to live in year-round within the Town of Black Brook and preserve the areas and structures that provide public benefit to our residents and attract visitors.* The choices that were presented are as shown in **Figure 11**:

Figure 11: Public Workshop 2 Town Character Display.



Town Character: Distinctive, Attractive & Culturally Rich	
Use Post-It notes to provide comments or additional ideas.	
Town Character: Guide development more effectively so that it serves an active community that is desirable to live in year-round within the Town of Black Brook and preserve the areas and structures that provide public benefit to our residents and attract visitors.	
Goals & Strategies	Do you agree with these ideas?
<ul style="list-style-type: none">• Improve aesthetics in the business area while creating opportunities for mixed-use developments.• Create visual interest such as rehabilitated mixed-use buildings across the bridge from Jay into Black Brook.• Conserve areas proposed for open space within new development, for passive and active recreational use.	
	What would you change or add?
	

Results: All respondents agreed with the strategies presented, with one comment stating that shopping, dining, and recreation opportunities should be continuously added within walking distance of each other in the Town.

Display 4: GUIDING PRINCIPLE: Living Environment: Natural Systems & Sustainability: *The Town of Black Brook, within the Adirondack Park, has significant environmental resources worthy of protection. Black Brook depends upon these resources for economic vitality, its beautiful setting, recreational opportunities, a clean environment, and is committed to safeguarding resources to ensure long-term viability.*

The choices that were presented are shown in **Figure 12:**

Living Environment: Natural Systems & Sustainability

Use Post-It notes to provide comments or additional ideas.

Living Environment: The Town of Black Brook, within the Adirondack Park, has significant environmental resources worthy of protection. Black Brook depends upon these resources for economic vitality, its beautiful setting, recreational opportunities, a clean environment, and is committed to safeguarding resources to ensure long-term viability.

Goals & Strategies	Do you agree with these ideas?
<ul style="list-style-type: none"> Create a database of privately owned septic systems and the design limits of their use for the purposes of preventing water pollution from overburdened systems. Also utilize data to limit occupancy for short term rentals. 	
<ul style="list-style-type: none"> Create a local review procedure to reduce potential impacts to water quality including diminished groundwater recharge and quality, floodplain expansion, aquatic organisms, and climate change resiliency. 	
<ul style="list-style-type: none"> Align Town policies with APA guidelines regulating environmental conservation. 	

What would you change or add?

Figure 12: Public Workshop 2 Living Environment Display

Results: The first strategy listed had the most support from respondents while the second and third strategy were not as well supported. No comments were received.

Display 5: GUIDING PRINCIPLE: Economic Vitality: Business, Workforce & Future Economy: *Promote efforts that attract, retain, and expand a diversified business sector for the Town, especially in places where existing infrastructure is available. Encourage and support the local business community in Au Sable Forks through new local, county, and regional partnerships.* The choices that were presented are shown in **Figure 13**.

Economic Vitality: Business, Workforce & Future Economy

Use Post-It notes to provide comments or additional ideas.

Economic Vitality: Promote efforts that attract, retain, and expand a diversified business sector for the Town, especially in places where existing infrastructure is available. Encourage and support the local business community in Ausable Forks through new local, county, and regional partnerships.

Goals & Strategies	Do you agree with these ideas?
<ul style="list-style-type: none"> • Revise zoning to reflect the Hamlet of Ausable Fork's potential as a center for economic and residential growth. 	
<ul style="list-style-type: none"> • Advocate on behalf of owners of properties outside the Hamlet Zoning Area for productive use of their properties. 	
<ul style="list-style-type: none"> • Attract development interest in Black Brook for year-round residents who enjoy rural life, and would value living in Black Brook and commuting to nearby jobs. 	
<ul style="list-style-type: none"> • Create a Town-Wide marketing program that emphasizes recreational and sports activities within Black Brook. 	
<ul style="list-style-type: none"> • Create annual events around the trout fishing that occurs in Black Brook along the Ausable Forks River. 	

What would you change or add?

Figure 13: Public Workshop 2 Economic Vitality Display.

Results: All the strategies above were highly supported by respondents with only the second strategy having little support. Comments included requests to reduce the tax rate, add nightly lodging, and to create a co-development relationship between Black Brook and the Town of Jay for the benefit of Au Sable Forks.

DISPLAY 6: GUIDING PRINCIPLE: Leading for the Future: Government Operations & Efficiencies: *Promote good stewardship of the Town through effective policies and strategic capital planning to reduce financial burdens on the community, enable strategic growth, increase resiliency, and promote efficiencies that enhance operations and collaboration for future generations.*

The following goals and/or strategies were presented as shown in **Figure 14**.

Results: All choices were supported by the public. No comments were received.

Leading for the Future: Government Operations & Efficiencies

Use Post-It notes to provide comments or additional ideas.

Leading for the Future: Promote good stewardship of the Town through effective policies and strategic capital planning to reduce financial burdens on the community, enable strategic growth, increase resiliency, and promote efficiencies that enhance operations and collaboration for future generations.

Goals & Strategies	Do you agree with these ideas?
<ul style="list-style-type: none"> Assess Black Brook's vulnerability to flooding events & resiliency to climate change. 	
<ul style="list-style-type: none"> Determine Black Brook's needs for additional funding and equipment for emergency situations. 	
<ul style="list-style-type: none"> Partner with educational institutions and regional entities that could provide programs and services at lower cost to the community. 	
<ul style="list-style-type: none"> Facilitate townwide expansion of broadband and wireless communication infrastructure. 	
<ul style="list-style-type: none"> Formalize the boat launch maintenance and invasive species monitoring at area lakes, rivers and streams. 	

What would you change or add?

Figure 14: Public Workshop 2 Leading for the Future Display.

Station 4: Places And Spaces

This station presented two (2) boards with maps on each board, one showing the entire Town of Black Brook and the other showing the Hamlet of Au Sable Forks, the latter of which is shown as **Figure 15**. There were a few photos to stimulate ideas for areas of discussion, such as housing types, solar farms, complete streets, trails, a new grocery store within Au Sable Forks (established in a former church), the Au Sable River, and a hydroelectric dam. The public was asked to use the numbered dots to tag locations on the maps and provide additional ideas and comments on the display.

Places and Spaces

Below are some ideas shared to improve the Town. Use the numbered dots to provide additional ideas for the Town.

Numbered Dot	Feedback

Figure 15: Public Workshop 2 Places and Spaces Display.



Results: The public comments are summarized as follows:

1. More Hamlet development rather than sprawl.
2. Acquire more riverside properties for trails, fishing, and recreation.
3. Develop bike trails and fishing access along Au Sable River, with access potentially needing an easement or purchase of land.
4. Develop a connector trail from the Town to Palmer Brook Sportsman’s Club for ATVs and snowmobiles. This recreational area is north of the Au Sable Forks Hamlet area and is a popular private recreation area with residents.
5. Develop the Mill Property! This area was cleared of all buildings and is located within the Au Sable Forks Hamlet Area near the intersection of Route 9 (Main Street) and French Village Road.

Station 4: Priorities For Investments

This station presented Key Projects the Town of Black Brook would like to undertake, the Key Projects shown in this station also addressed needs that were identified through the public survey and Public Workshop 1. The projects or ideas presented are shown in **Figure 16**.

Priorities for Investment

What is most important to you? Select three (3) projects for Black Brook using sticker dots. Use a Post-it to tell us any related thoughts.

Projects	Choose Top 4 Projects
<p>CREATE a linear park by reserving rights-of-way along a scenic areas controlled by the Town.</p> 	
<p>MARKET Black Brook businesses along existing hiking trails, fishing, and public parking, to create new opportunities to strengthen the local economy.</p> 	
<p>ADVOCATE for the redevelopment for the Ausable Golf Course and the Old Mill Site as mixed residential and commercial development.</p> 	
<p>INSTALL street furnishings and other aesthetic improvements on the public rights-of-way.</p> 	
<p>PROTECT our water resources through policy changes and projects designed to keep water resources viable for residents and wildlife.</p> 	




Figure 16: Public Workshop 2 Priorities for Investment Display.



Results: Participants were asked to indicate their top three choices. Of all the projects, “Protecting water resources” garnered the most support. Participants that lived in the area indicated that they valued the park and water resources. This was followed by “Create a linear park,” “Market Black Brook businesses,” and “Advocate for the redevelopment of Au Sable Golf Course and the Old Mill Site,” which are two specific large properties within the Au Sable Forks Hamlet Area that could be redeveloped. The least supported project was “Install Street furnishings.” When asked at the workshop, participants indicated that they were not certain how street furnishings would be maintained.

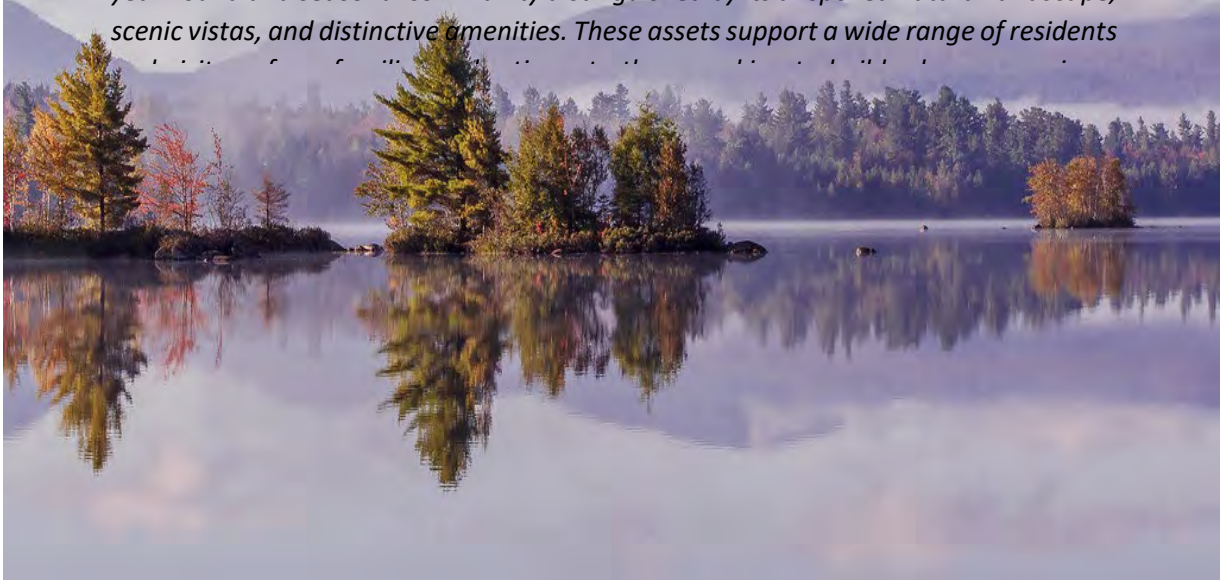


SECTION 3: THE VISION

BLACK BROOK'S VISION STATEMENT

The Vision for the Town of Black Brook was determined through the results of the community survey along with the information gathered through stakeholder meetings and public workshops. This Vision was created during this planning process with the intent of protecting and enhancing the Town's landscape and economy.

Black Brook is a thriving year-round and seasonal destination, in part because of its unspoiled wilderness, scenic vistas, and unique amenities. These qualities also allow the Town to accommodate intergenerational needs and desires as well attract those looking to purchase or build a home or simply vacation within a quiet and beautiful setting. This hardworking family-oriented community prides itself on being an excellent steward of its natural environment, which is evident to visitors and new residents. Renewed emphasis on economic investments and sound planning has allowed the community to grow in a responsible and thoughtful manner. Strong marketing has helped highlight the uniqueness of the area, and the rich, natural diversity of areas to enjoy. Renewed interest in the business community has enabled Black Brook to improve the quality of life for its residents, while maintaining high-quality services and delivering on continued tax stability. Black Brook is a vibrant year-round and seasonal community distinguished by its unspoiled natural landscape, scenic vistas, and distinctive amenities. These assets support a wide range of residents





GUIDING PRINCIPLES

The Vision Statement is supported by Guiding Principles, or themes. The Comprehensive Plan’s Guiding Principles are intended to reflect the goals and values of the community and connect the community with the value of the Smart Growth Principles. Collectively, these principles serve as the foundation for this Plan and guide day-to-day decision-making throughout Plan Implementation. These principles are repeated in Section 4: The Plan,” with further analysis of the community’s status and needs that were identified through this process.

Living in Black Brook: Housing Choices



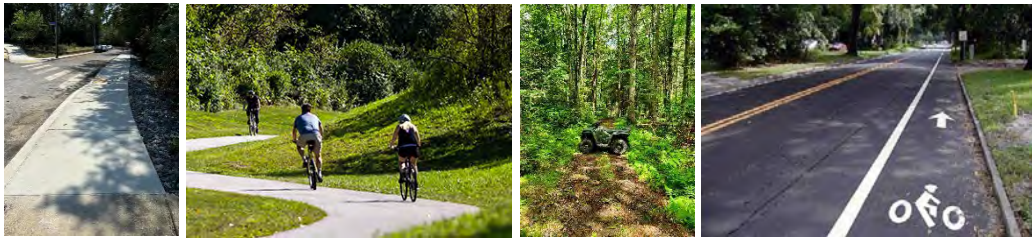
Protect and enhance the needs of current and future residents by encouraging diverse and affordable housing options for all, as well as opportunities for individuals to improve their quality of life, while preserving the natural environment.

Smart Growth encourages equity in the community through the increase of housing sizes, range of prices, and affordability. This allows for the community to support a wider range of ages and living situations. In Black Brook, many homes are single-family, although there is a small share of multiple family housing. Young adults, some of whom may have family connections to the area, require smaller homes to live near family. In addition, the lack of housing for seasonal workers may limit the growth of tourist-oriented and small businesses. Adding smaller homes near available infrastructure may be necessary for some seniors who want to be able to stay in the community, where they have friends and family connections they enjoy. As they get older, seniors often rely on transit for needs. Limited transit to and from Black Brook to Plattsburgh is already available through the Clinton County Public Transit (CCPT) and can make living in Black Brook feasible for residents who depend on transit, which increases with use and demand. Local businesses that provide seniors with variety and opportunities for engagement within walking distance of their homes can enhance living satisfaction within the Hamlet while also supporting the local economy during daytime business hours. Creating new housing options within the community can attract new residents to this beautiful area, which is only a short drive from Plattsburgh.

And finally, Smart Growth principles encourage compact community growth patterns and redevelopment over previously undeveloped areas, which preserves as much as possible the wild and natural spaces in Black Brook. The forested areas, quality of water, and outdoor recreational opportunities are among the top reasons cited by young families in public engagement opportunities as a reason to stay in Black Brook.



Traveling Black Brook: Roads, Connections & Trails.



Promote Safe, connected alternatives that support an active community and support regional interest in biking, hiking, and fishing to bring new tourist interest to Black Brook.

Encouraging residents and visitors to consider alternative transportation modes, such as public transit, hiking, and biking is one of the core elements of Smart Growth. Creating clearer and safer paths benefit people of all ages and leads to a cleaner environment. There are already visitors that come to Black Brook on trails and bike paths for their recreational activities. These trails can also be used to connect Black Brook to regional communities and bring new visitors to Black Brook. Within the community, safer cycling and walking paths allow people of all ages to move around the Town without a car. In Black Brook, regional hiking and off-road biking trails are popular recreational amenities and provide access to fishing areas, bird-watching locations, and other outdoor recreation opportunities.

Town Character: Distinctive, Attractive & Culturally Rich



Guide development more effectively so that it serves an active community that is desirable to live in year-round and preserve the areas and structures of Black Brook that provide public benefit to our residents and attract visitors.

Living in Black Brook year-round can be attractive to many people, especially those that work in nearby higher density areas, are entrepreneurs, or work remotely and want to enjoy a quiet life. Black Brook would benefit from an increase in density to support businesses and other shared services. However, the addition of new residences and development must not come at the expense of the Town's environmental quality or increase the need for public services in areas that have no access to public water and sewer. Smart Growth principles concentrate on efficient and effective use of public service, so that the cost of living is reasonable, and benefits provided by the municipality are efficient.



Living Environment: Natural Systems & Sustainability



The Town of Black Brook shares significant environmental resources worthy of protection with the Adirondack Park, and depends upon these resources for economic vitality, its beautiful setting, recreational opportunities, and a clean environment, and is committed to safeguarding resources to ensure long-term viability.

Approximately 25% of the land in Town of Black Brook is owned by New York State or managed by New York State Department of Environmental Conservation (DEC) or the Adirondack Park Agency (APA). Land Use control is limited by the APA to an area known as the “Designated Hamlet Area,” (DHA) which includes all the Hamlet of Au Sable Forks and immediately surrounding areas. Despite limitations on growth, most residents embrace the idea of living near a vast recreational area and treasure the clean environment. Land conservation and discouraging sprawl is a key element of Smart Growth, allowing density to occur where residents and commercial services can be served in a more cost-effective manner so that open space and environmentally sensitive lands remain intact and functional.

Economic Vitality: Business, Workforce & Future Economy



Promote efforts that attract, retain, and expand a diversified business sector for the Town, especially in places where existing infrastructure is available. Encourage and support the local business community in Au Sable Forks through new local, county, and regional partnerships.

Creating more business opportunities within the Hamlet Area of Au Sable Forks requires that the Town attract more tourists and year-round residents. These goals can be met through new local, county, and regional partnerships, which can provide more support for attracting development, and new business starts. The largest commercial area in Black Brook is within Au Sable Forks. Concentrating businesses in this area, which have readily



available sewer and water, is a Smart Growth concept. However, there are other businesses outside the Hamlet that depend on the Park's attractions, serve tourists in niche categories, maintain farms, or have been permitted to extract raw materials from the Parks resources by the APA. The Hamlet of Au Sable Forks can provide many of these businesses with support through development of rental apartments for employees, businesses that cater to the clientele visiting the site, and effective marketing opportunities.

Leading for the Future: Government Operations & Efficiencies



Promote good stewardship of the Town through effective policies and strategic capital planning to reduce financial burdens on the community, enable strategic growth, increase resiliency, and promote efficiencies that enhance operations and collaboration for future generations.

Principles of Smart Growth encourage communities to increase resiliency and control costs through efficiency. Although one of the focuses of Smart Growth is locating new growth where it can be served efficiently; this also includes allowing new growth to absorb excess capacity in the system so that costs are spread over more users of the same system. Growth, therefore, should be planned where there is excess capacity, especially water and sewer systems, which are costly to maintain, and need upgrades from time to time. Allowing more density in the community where services are available reduces the length and number of municipal roads and puts residents closer to public schools and emergency services.

SECTION 4: THE PLAN

PLANNING FOR COMMUNITY SUSTAINABILITY

Community sustainability, at its simplest definition, is the ability of government to foster a quality of life that leads to greater satisfaction for residents. This condition must also occur without overtaxing resources (whether they are natural or built) and without harming nearby communities. In the case of Black Brook, the community is intertwined with the Adirondack Park, which provides residents with a beautiful backdrop, but also comes with both the responsibility of stewardship for natural resources and compliance with a state regulatory agency that protects the Park's characteristics and diversity for the benefit of all New York residents.

This section contains the community profile of Black Brook. The community profile is a snapshot of the current conditions of the community based on available information. It is organized by the themes as presented in the previous Section and opens with the Guiding Principle for each theme. The narrative that follows the Guiding Principle is a description of the "current condition" for each theme, from which recommendations for new goals and strategies are created. Themes are repeated below and are subsections of this Section:

- **Living in Black Brook:** Housing Choices
- **Traveling Black Brook:** Roads, Connections & Trails
- **Town Character:** Distinctive, Attractive & Culturally Rich
- **Living Environment:** Natural Systems & Sustainability
- **Economic Vitality:** Business, Workforce & Future Economy
- **Leading for the Future:** Government Operations & Efficiencies

Figure 17 Rainbow over Fern Lake





4.1 LIVING IN BLACK BROOK: HOUSING CHOICES

Guiding Principle:

Protect and enhance the needs of current and future residents by encouraging diverse and affordable housing options for all, as well as opportunities for individuals to improve their quality of life.

To maintain a healthy range of ages in the population, the Town of Black Brook would be forward-thinking to focus on policies and programs that help younger families establish themselves and grow the local economy. The influx of younger families could help offset increasing costs to the Town as retirees become eligible for programs that reduce local taxes, such as enhanced STAR exemptions. However, younger families are also likely to have children who attend public schools; and therefore, may increase school expenditures, as discussed in more detail in the following sections.

DEMOGRAPHIC TRENDS

As of the 2022 American Community Survey¹, the Town had a population of 1,505. Household size is reported to be 2.3 people per household. This figure aligns closely with the household size in Clinton County and is slightly below the state average of 2.6 people per household. The median age in Black Brook is 51.2, which is significantly above both the 40.8-year median age in Clinton County and the New York State median age of 39.2 years. **Table 10** illustrates the age distribution in Black Brook, which shows a concentration in the older cohorts, especially the 40-64 and 65+ categories. Household size has also dropped from 2.48 to 2.0 people per household since 2000.

Table 10: Age Groups Over Time (Black Brook)

Year	Total Pop	Age < 5	Age 5-19	Age 20-39	Age 40-64	Age 65+	Median	Number of Households	Avg. Household Size
2000	1,500	60	300	350	550	240	40.7	580	2.48
2010	1,520	50	280	340	580	270	45.2	600	2.4
2022	1,446	40	240	290	520	356	50.5	669	2.3
2024	1,440	40	230	280	510	380	51.0	670	2

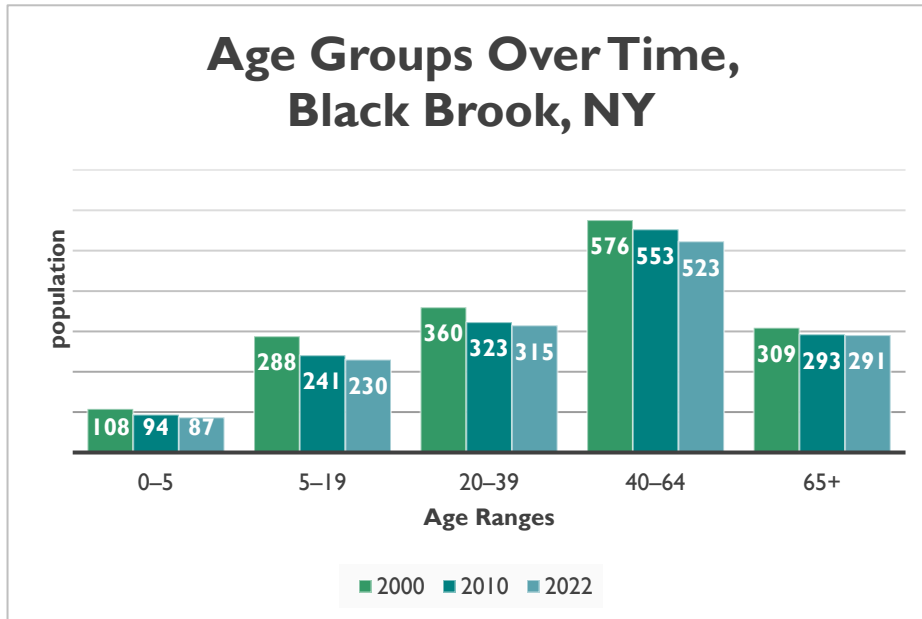
¹ American Community Survey, 2002 updated by the U.S. Census. Accessed online January 6, 2025, at <https://censusreporter.org/profiles/06000US3601906761-black-brook-town-clinton-county-ny/>.



Source: U.S. Census Data and American Community Data Estimates, 2023

The change in the number of households and population illustrates trends that are typical of many communities in the U.S. today: a general decline in the number of children, alongside more retired adults enjoying longer life spans, which accounts for the slight increase in seniors within the population over the last 30 years. The table below is a graphical spread of age groups over time, showing a slight drop in the number of people in each cohort over time.

Table 11: Age Groups Over Time



Source: U.S. Census Data and American Community Data Estimates

The median age of the population is expected to increase through at least 2054², as the “Baby Boomer” generation (people born between 1942 and 1964, who make up a large segment of the population) transitions into their senior years. Rising median ages can also suggest a need for smaller residential housing units in the community, especially if seniors opt to remain in areas where services, goods, and recreation are within walking distance of their homes. The idea of a walkable community with connections to other regional areas or nearby communities has become popular and aligns with New York State Smart Growth principals.

Median Household Income

As shown in **Table 12**, median household incomes are higher in the Town than the Tri-County Region, but are lower than New York State, which includes dense communities (such as New York City). Although there are census tracts that qualify for New York’s Disadvantaged Communities’ Designation in the Tri-County Region (Clinton, Franklin and Essex Counties), Black Brook has a poverty rate of 8% of total households and does not meet the

² The Demographic Outlook: 2024 to 2054, article accessed online from the Congressional Budget Office website on January 6, 2025, at <https://www.cbo.gov/publication/59899>.



criteria to be listed as a New York State Disadvantage Community³. Cost of living tends to be less in small communities, especially for housing, allowing families to manage on less total income.

Table 12: Median Household Income 2022-2027

Location	2022	2027 Est.	2022-2027	% Change
Black Brook Town	\$70,360	\$78,140	\$7,780	2.2%
Tri-County Region	\$61,040	\$70,750	\$9,710	3.2%
New York State	\$79,320	\$95,100	\$15,780	4.0%
United States	\$72,410	\$84,450	\$12,040	3.3%

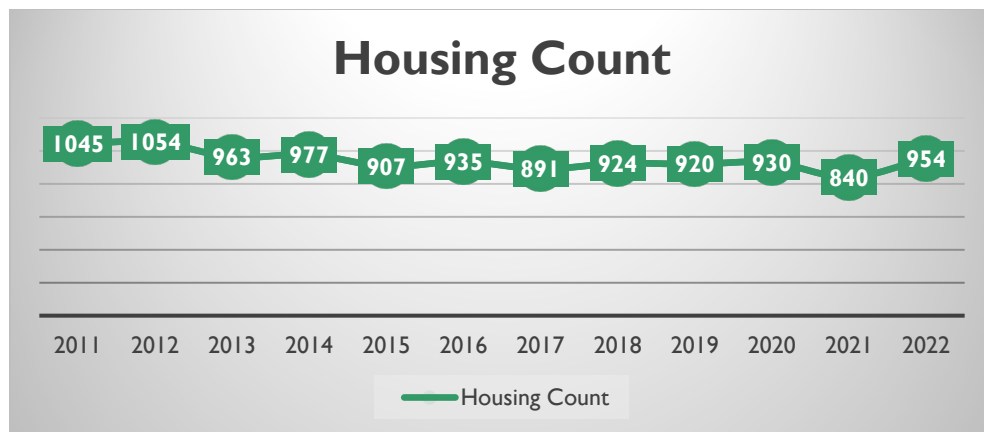
Source: Award Planning

Housing

As shown below, the Town of Black Brook gained 104 housing units between 2021-2022. The number of dwelling units needed to house the same population rises when households are smaller or dwelling units are predominantly used as short-term rentals or seasonal homes. This also supports the conclusion that new housing starts are being built to meet a housing demand for those moving into the community, since the population has declined.

The Town of Black Brook also has a strong seasonal community, with homes beginning to be converted to short-term rentals, such as Airbnb. At the end of 2024, Au Sable Forks had nearly 20 listings for seasonal rentals. This area is popular for winter and summer sports since it is located near year-round opportunities to participate in a variety of outdoor activities new seasonal and rental housing could be integrated with permanent residences within the Hamlet of Au Sable Forks to improve efficiency in the provision and use of public services..

Table 13: Housing Unit Starts Since 2011



Source: American Community Survey 5 Year Survey, US Decennial Census Redistricting Release.

³ Disadvantaged Communities Criteria, Accessed online on NYS Climate Act webpage on January 16, 2025, at <https://climate.ny.gov/Resources/Disadvantaged-Communities-Criteria>.



Most rural communities, like Black Brook, have relatively low shares of multi-family housing units. A 2024 study sponsored by the Clinton County IDA indicated that a greater range of housing types need to be created in the County to attract new businesses. Given the expected increase in one- and two-person households (inclusive of downsizing seniors), zoning should provide greater options for smaller homes, which may include townhomes, multiple-family homes, and homes that could be converted to be barrier-free for those that have mobility challenges. Multiple-family units would be a better fit and have less impact on areas that have existing septic and water.

PUBLIC SCHOOLS

The largest school district in Black Brook is the Au Sable Valley Central School District (AVCS), whose main offices are located within the hamlet of Clintonville. The facilities include two elementary schools; one in Au Sable Forks and one in Keeseville; and a combined middle school and high school building in Clintonville. According to the latest available U.S. Census data, about 9.7% of working-age Town residents work in the education field. Additionally, AVCS has a pre-Kindergarten program and an Adult & Continuing Education Program. AVCS is a rural school district with school buildings dispersed over the roughly 300 square mile service area of the district. Busing, or other means of travel, is required for most students.

According to the AVCS website, the District's Capital Improvement Plan includes plans to perform roof repairs, add new boilers, and update the infrastructure at the Middle/High School, Keeseville Elementary, Au Sable Forks Elementary, the Au Sable bus garage; and to make additional repairs to school entryways to improve security.

Like all public schools in New York, AVCS is required to submit enrollment and other financial data by October of every year. These are published on the New York State Education Department website and are commonly known as the "NYS School Report Card (Report Card)." These Report Cards provide a variety of relevant data points and comparisons with other schools across the state. Information about AVCS was obtained from the district's website and was available for the 2022-23 and 2023-24 school years.

According to the Report Card,⁴ 1,102 students were enrolled in AVCS in the 2023-24 school year and 1,127 in the 2022-23 school year. Of these students, approximately 17% have disabilities, and 34% are economically disadvantaged.

AVCS has built relationships with other advanced learning centers such as Clinton-Essex-Warren-Washington BOCES to offer its high school students enrichment opportunities in technology, business, and advanced placement courses that would count toward college credits at New York public colleges. The district also partners with Clinton Community College to provide College Advanced Placement (CAP) courses in 16 subjects. In 2022-23, the school reported that the graduation rate for High School Students was 95% of the total students, which is

⁴ New York State School Report Card, Accessed on the NYS Department of Education Website on December 20, 2024, at <https://data.nysed.gov>



higher than the State’s graduation rate for high school students of 86.4%. About 44% of these graduating students received an Advanced Regents Designation with their diploma for achieving a higher standard in selected subjects.

The Report Card indicates that in 2023 AVCS spent \$27,888 per student. This was slightly higher than the statewide average of \$26,857.07. The high expenditure per student can indicate that overall AVCS has space within its current system to serve additional students. AVCS currently maintains an average class size of 18 students per teacher, confirming the potential for extra capacity in the system.

Because of natural barriers and road configurations, a smaller number of Black Brook residents are within the three following school districts: Peru Central School District (CSD), Saranac Lake CSD, and Saranac CSD. The Saranac Lake CSD, located southwest of AVCS serves a total of 1,036 students as of the 2024-2025 enrollment data, and has one high school, one middle school and two elementary schools. The Saranac CSD is north of AVCS near Dannemora. The SCSD serves 1489 students, and has one high school, one middle school and two elementary schools. The Peru Central School District is northeast of AVCS in Black Brook, serves 1723 students, and has one high school, one middle school and one elementary school. School expenditures are similar for these districts to AVCS.

LIVING IN BLACK BROOK: GOALS & STRATEGIES

According to the current profile information, Black Brook appears to have experienced growth in housing. However, regional reports, and information gained from the public input on this plan confirm that the addition of a variety of housing types would increase availability of housing needed to activate the business community of Black Brook. With additional housing, patronage would be stronger for local business. Temporary housing would also benefit those businesses that need to hire seasonal workers. With additional housing, more efficient use of the available water and sewer within the Hamlet of Au Sable Forks would also occur, spreading costs over a larger number of users. And finally, a variety of residents in different life stages are necessary to the viability and livability of any community.

Goal 1: Create a range of housing choices that fit the needs of residents.

Strategies:

1. Incorporate mixed use housing/commercial options for use as permanent or seasonal housing in areas where public water and sewer are available.
2. Allow mixed use developments with smaller apartments over business spaces for use as permanent or seasonal housing.
3. Regulate Air BNB’s and similar short-term lodging to ensure that properties have appropriate facilities to support guests, are not a burden on local taxpayers, and blend in with the community.
4. Create a special Planned Unit District to repurpose large parcels with or near the hamlet of Au Sable Forks to accommodate commercial, housing, and recreational use on the same parcel, where public water and sewer can be provided, such as Au Sable Golf Course and the Old Mill Site.

5. Enhance or create new public recreation spaces within Au Sable Forks that will provide access to Au Sable River, connecting residents and businesses areas within the hamlet to recreation areas along the river, and provide spaces for outdoor gatherings.



Figure 18: Residents Enjoying Boating in Black Brook.



4.2 TRAVELING BLACK BROOK: ROADS, CONNECTIONS & TRAILS

Guiding Principle:

Promote Safe, connected alternatives that support an active community and support regional interest in biking and hiking to bring new tourist interest to Black Brook.

The presence of trails within the Adirondack Park attracts local and regional trail enthusiasts to Black Brook. Support for alternative transportation, as well as parking for those who drive to the region to bike or hike, will help support this use. In addition, encouraging the growth of effective public transit will help provide a better quality of life for those without access to private modes of transportation.

ROAD NETWORK

As shown on the Town and Hamlet Locations Map, State Route 9N (SR 9N) intersects Main Street within the Hamlet of Au Sable Forks. Also known as E. Au Sable Street within Au Sable Forks, SR 9N provides a generally east/west route through the Town connecting Au Sable Forks to the Town of Saranac, Keeseville, and provides access to Interstate 87, which is 10 miles away. County Route 3, also known as Silver Lake Road in Black Brook, connects the Hamlet of Au Sable Forks to smaller hamlets, Fern Lake, Taylor Pond and Silver Lake Alder before it turns north toward True Brook Road and then west toward the Town of Saranac, on the west side of Taylor Pond Wild Forest. CR 3E is located on the eastern edge of Taylor Pond Wild Forest and provides access to the rural hamlets.

Route 9 through Au Sable Forks is also a State designated Scenic Byway. Called the Olympic Trail, this scenic byway connects Champlain Lake near Watertown to Keeseville. The Olympic Trail enters Black Brook from the Bridge connecting Jay to Black Brook in the Hamlet of Au Sable Forks and continues along Route 9N into Keeseville.

According to available data on the NYS DOT website, traffic counts are low within the Town on all State Routes indicating that the roadway is sufficient for the needs of the traffic generated in that area. As additional development is proposed, traffic studies are required to determine if mitigation is needed.

PUBLIC TRANSIT

Limited capacity fixed-route bus service is provided in Black Brook by Clinton County Public Transit (CCPT). Efforts are being made to make these busses “last mile compliant,” meaning that routes would not require riders to walk long distances between the transit stop and their final destinations. CCPT intends to install bike racks on the buses



to allow people to use bikes to get to and from transit stops—creating a more convenient and complete transit experience.

On-demand bus service is available from “The Blue Bus,” managed by CCPT. This service started as a paratransit alternative for elderly or disabled in the community but is now available to anyone in the Clinton County. The CCPT is also working on making the Blue Bus ‘last mile’ compliant with conversions to allow bike racks but will still offer door-to-door service for the elderly and disabled, with advanced scheduling.

Bus Servies connects Black Brook to the Amtrack Passenger Rail Service in Plattsburgh. Amtrak provides national connections as well as international connections with Canada.

TRAIL AND SIDEWALK NETWORK

Because development is typically low density, residents are generally not within walking distance of places where they can dine, do daily business, find work, or enjoy entertainment. Therefore, residents must rely on personal transportation. Sidewalk infrastructure is limited to the Hamlet of Au Sable Forks. Trails in the Town for hiking and cycling are used mostly for recreation and may not be completely accessible to those with mobility challenges.

Examining where new safe pedestrian and cycling passageways could be created within the Town would increase the enjoyment and livability within Black Brook and should be inventoried and assessed to understand where gaps in safe and convenient alternative transportation exist.

TRAVELING BLACK BROOK GOALS AND STRATEGIES

Although the regional transportation network has additional capacity, Black Brook could capitalize on new regional vacation trends that include biking/hiking, that exist in Black Brook, including two trail loops that connect visitors to the Town’s historical hamlets. Alternative forms of transportation can result in healthier, active, and more enjoyable communities. Goals and strategies enumerated below address were created to improve and expand transportation alternatives and connections.



Goal 2: Explore Regional Connections to State Trail Systems.

1. **Strategies:** Assess the viability of trail connections between Lake Placid, Plattsburgh, Keeseville, and Au Sable Forks for bikers and hikers.
2. Develop new marked trails with maps within Black Brook that can provide tourist bikers with safe access to the Town and State parks and the business areas within Au Sable Forks.
3. Create maps of all publicly accessible trails in Black Brook for promotion purposes.
4. Require connections to existing or planned bike trails or walking trails to be incorporated into a site plan when large development or redevelopment projects are proposed within a reasonable proximity to such trails.
5. Work with NYS DOT to incorporate Complete Streets elements in future road projects, including protected or separated bike lanes where feasible.

Goal 3: Advocate for convenient transit destinations into Keeseville and Plattsburgh the County's Public Transit System.

Strategies:

1. Monitor and advocate for public transportation for seniors and those with mobility or transportation challenges within Black Brook.
2. Create and distribute public transit information to residents.
3. Ensure that existing Au Sable Fork transit stops are easily recognized, safe, and comfortable.
4. Provide bike racks in the Hamlet business area.
5. Requiring new developments or redevelopments to provide safe comfortable spaces for public transit and school bus stops.

Goal 4: Improve access for bicycles, pedestrians, ATVs and snowmobiles as alternate transportation use.

Strategies:

1. Adopt a policy to encourage complete streets within the Hamlet of Au Sable Forks wherever it is practical.
2. Extend sidewalks or provide a complete street along Golf Course Road to the Au Sable Valley Golf Club entrance.
3. Improve pedestrian connections between senior housing apartments, Au Sable Forks, and Holy Name Cemetery.



Figure 19: Corner of CR 1 (Main Street) and Au Sable Forks Road (SR 9N)



4.3 TOWN CHARACTER: DISTINCTIVE, ATTRACTIVE & CULTURALLY RICH

Guiding Principle:

Guide development more effectively so that it serves an active community that is desirable to live in year-round within the Town of Black Brook and preserve the areas and structures that provide public benefit to our residents and attract visitors.

A community's development patterns, historical character, and policies guiding development all influence its attractiveness as a place to do business and play a significant role in enhancing overall quality of life. Black Brook is fortunate to be located within the Adirondack Park, which provides a scenic backdrop. However, development outside the Hamlet of Au Sable Forks comes with additional layers of review to protect the Park. Therefore, allowing density to be driven into areas that were previously developed and can be served by municipal services is not only consistent with Smart Growth Policies, but also consistent with the value of maintaining the rural, wild, beauty of the area.

The largest community in the Town of Black Brook is the Hamlet of Au Sable Forks which contains more than half of the Town's residents and most of the commercial businesses. Most of the municipal infrastructure in the Town is in Au Sable Forks, including a recently improved water system and sewer system shared with the Town of Jay. Fire and Ambulance Services are based within Au Sable Forks. In addition, areas within this Hamlet are considered walkable, even if sidewalks and paths may need updating or improvements.

Outside of Au Sable Forks, approximately 75% of the land is undevelopable because of terrain features and the presence of wetlands or is part of State-owned parkland. However, there are properties that have been used for a variety of harvesting, mining, and recreational uses, or are within small historic hamlets in Black Brook. Many of these hamlets were organized at the turn of the 18th century to support farmers and those working in the area to harvest the Adirondack's rich natural resources.

LAND USE

Available GIS data provides a snapshot of the existing land uses and development patterns. This review highlights existing land uses and development patterns and are shown on the **Land Use**.

The following categories classify the primary land uses in the Town of Black Brook:



- **Park/Conservation Land:** Property included in this category are contained within the Adirondack Park or managed by the Adirondack Park Agency and are not available for development. Some of the land is used for timber harvesting under permits issued by the Adirondack Park Agency.
- **Residential Use:** This category includes many types of residential uses, including single family, multiple family, and farmhouses. Single-family homes dominate Black Brook’s residential uses.
- **Vacant:** This category includes vacant land that is currently not developed but could also include agriculturally farmed parcels.
- **Seasonal:** This land use includes property that is primarily used for seasonal recreation and privately owned.
- **Commercial:** Commercial uses include types of private business areas, including industrial or warehouse uses.
- **Public/Community Uses:** This category includes properties used for municipal services.

Areas shown in the Park/Conservation Category in **Table 14** are not currently available for development. However, within these areas there are low density uses and harvesting activities that are specifically subject to permit by the APA, as well as park recreation activities.

Table 14: Current Land Use by Type

Land Use Classifications	Acres	% Coverage
Residential	11,972.06	14.00%
Seasonal	2,677.29	3.13%
Vacant	6,255.70	7.31%
Commercial	75.74	0.09%
Public/Community	5.63	0.01%
Private Forested Land	39,452.26	46.13%
State Park Land	22,084.18	25.82%
Water	3,000.01	3.51%
TOTAL	85,522.87	100.00%

Source: Clinton County GIS.

The **APA Land Use Map** shows areas of resource management and land uses from the APA’s perspective. Areas outside the designated Au Sable Forks Hamlet area, called “Resource Management Areas” and new development requires approval by the APA to protect the public interests associated with the Park. Therefore, some of these areas may be less likely to be available for development. Areas shown as Wild Forest on this map also coincide with State-owned lands that are currently listed on the National Register of Historic Places as a National Natural Landmark. **(Also see Historic Resources in following sections.)**

The Adirondack Land Use Map contains the following Land Use Categories defined below. Overall intensity guidelines are provided in **Table 15**:

- **Hamlet Area:** This is the most intensive area within the APA Land Use categories and allows the community to control the land uses through the adoption of zoning, with minimal permit requirements.



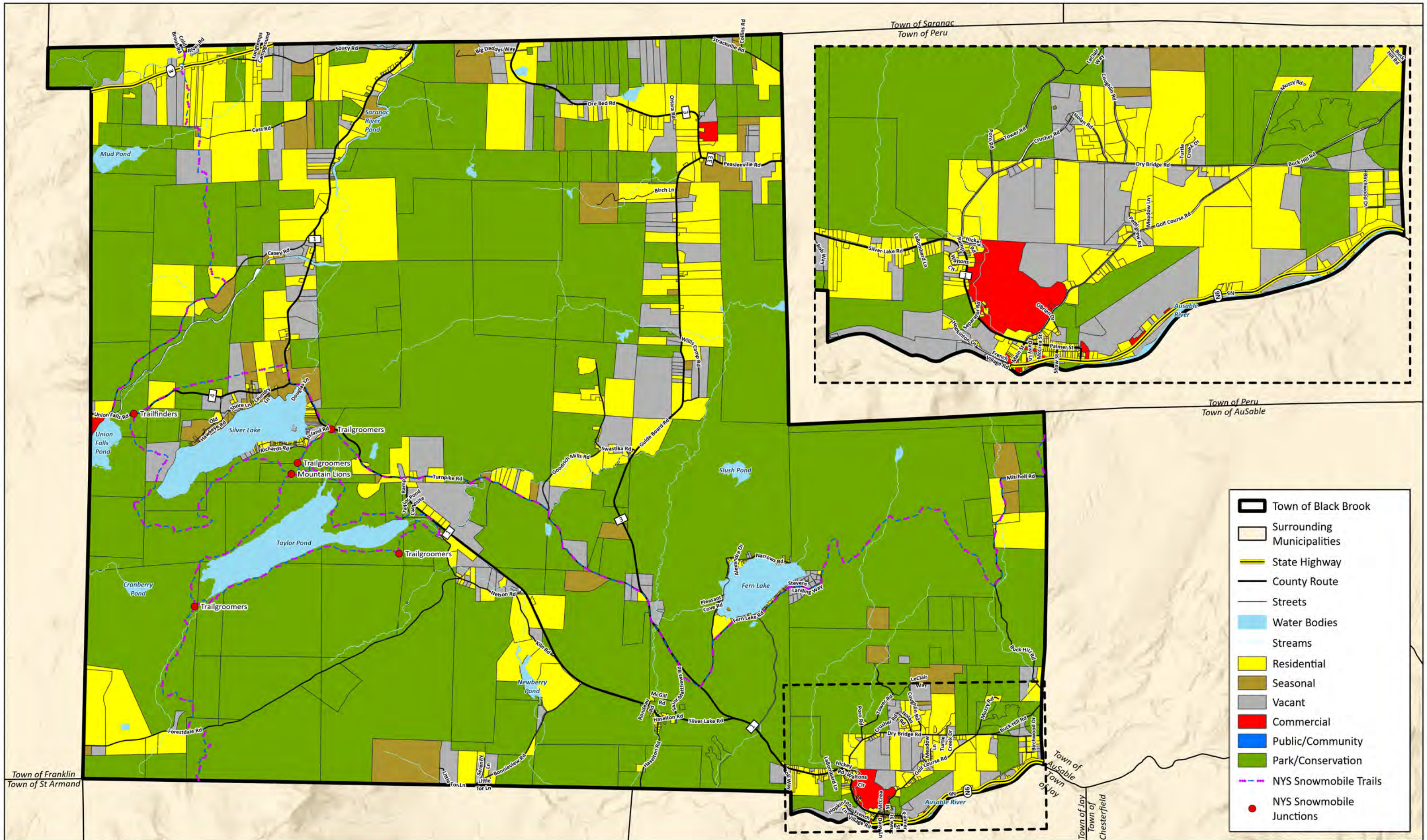
Activities that require APA permits include construction of buildings over 40 feet in height, projects that involve more than 100 lots, sites or units, or projects involving wetlands, watershed management, airports, and other projects likely to have significant environmental impacts. There is no restriction on lot size within this district.

- **Moderate Intensity Use:** Most uses are permitted within this district; and relatively concentrated residential uses are considered the most appropriate.
- **Low Intensity Use:** Most residential uses are permitted, residential development at a lower intensity than Hamlet or Moderate Intensity Uses.
- **Resource Management:** Most development is permitted, but most areas are deemed appropriate for residential uses, agriculture, and forestry and will require an Agency Permit, which entails special attention to the care of the natural open space.
- **High Intensity Use:** Areas of high-volume recreation (such as the Taylor Pond Campground).
- **Industrial Use:** this is where industrial uses exist or have existed, and areas which may be suitable for future industrial development that have been identified. Commercial uses are also considered appropriate for this classification.
- **Wild Forest:** Areas of the Adirondack Park that are owned by the State for public recreation or resource protection.

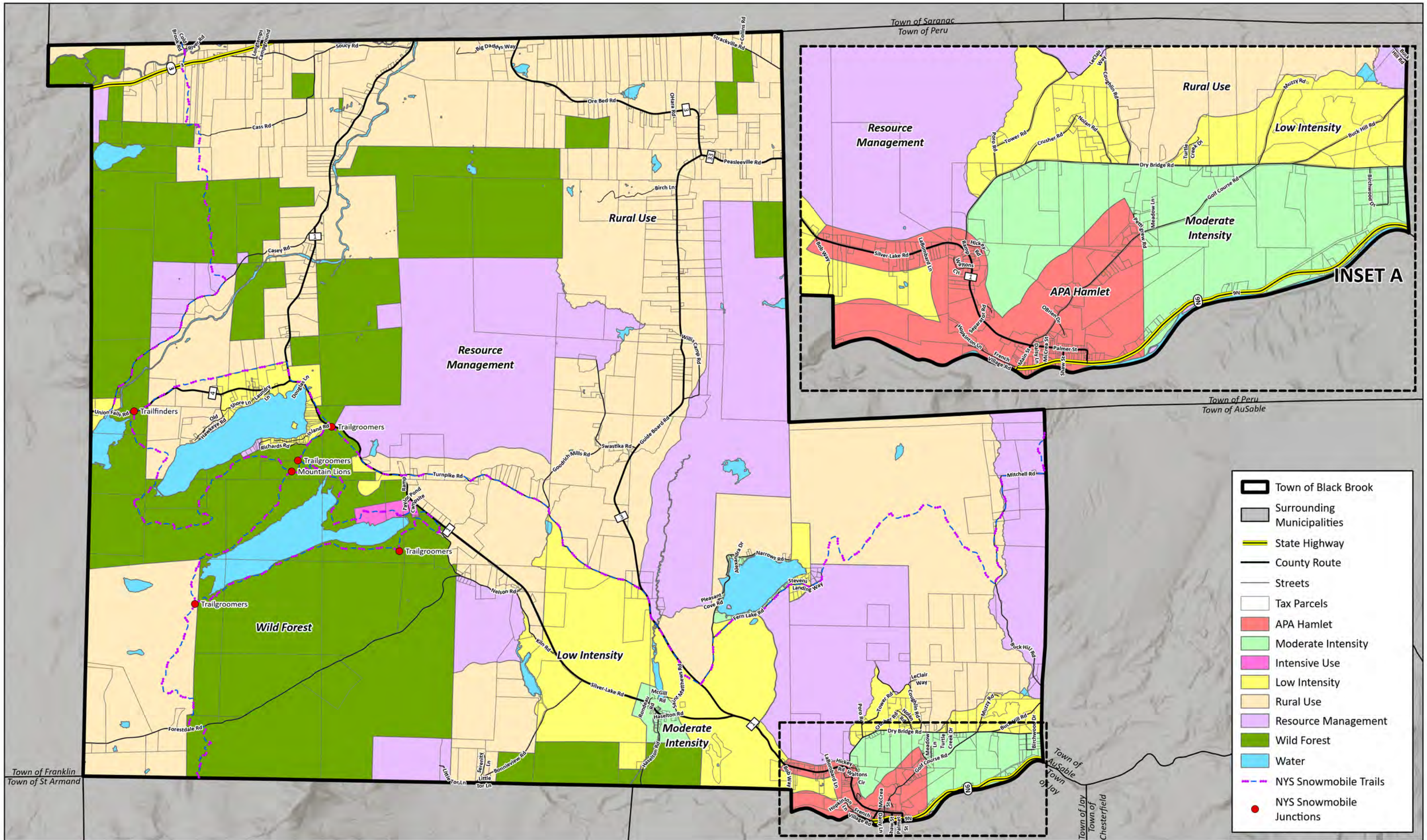
Table 15: APA Land Use Intensity Guidelines

Land Use Area	Color on Map	Ave # Principal Buildings per Square mile	Average Lot Size (Acres)
Hamlet	Brown	No limit	No limit
Moderate Intensity Use	Red	500	1.3
Low Intensity Use	Orange	200	3.2
Rural Use	Yellow	75	8.5
Resource Management	Dark Green	15	42.7
Industrial Use		No limit	No limit
Intensive Use	Magenta	No limit	No limit

All these areas require a permit from the APA, with the Hamlet Areas being the least restrictive. All other uses, including the Industrial and Intensive Uses and evaluated on a case-by-case basis, even though there are no specified limits on development.



- Town of Black Brook
- Surrounding Municipalities
- State Highway
- County Route
- Streets
- Water Bodies
- Streams
- Residential
- Seasonal
- Vacant
- Commercial
- Public/Community
- Park/Conservation
- NYS Snowmobile Trails
- NYS Snowmobile Junctions



APA Land Use Map

Town of Black Brook, Clinton County, New York



ZONING

The zoning framework for the Town is a combination of eight base zoning districts. The Town’s zoning districts are noted in **Table 16** below and on the **Zoning Map**. This Zoning code was adopted as part of the Comprehensive Planning document in 1978 and has been amended from time to time. As shown on the **Zoning Map**, large areas of the community are assigned FR: Forest Residential and RR: Rural Residential or set aside as State Forest Preserve Land. Forest Residential properties are characterized by substantial development constraints, such as poor soils, steep slopes, and are relatively inaccessible. Rural Residential and Forest Residential zones are not suitable for intense development due to physical limitations. All properties outside the designated Hamlet area require review and approval by the APA.

Table 16: Base Zoning Districts

District Label	Base Zoning District Name
HR	Hamlet Residential
HS	Hamlet Service
HP	Hamlet Protectorate
IND	Industrial
TR	Town Residential
RR	Rural Residential
FR	Forest Residential
FP	Forest Protectorate

Source: 2004 Town of Black Brook Land Use Code, Local Law #1.

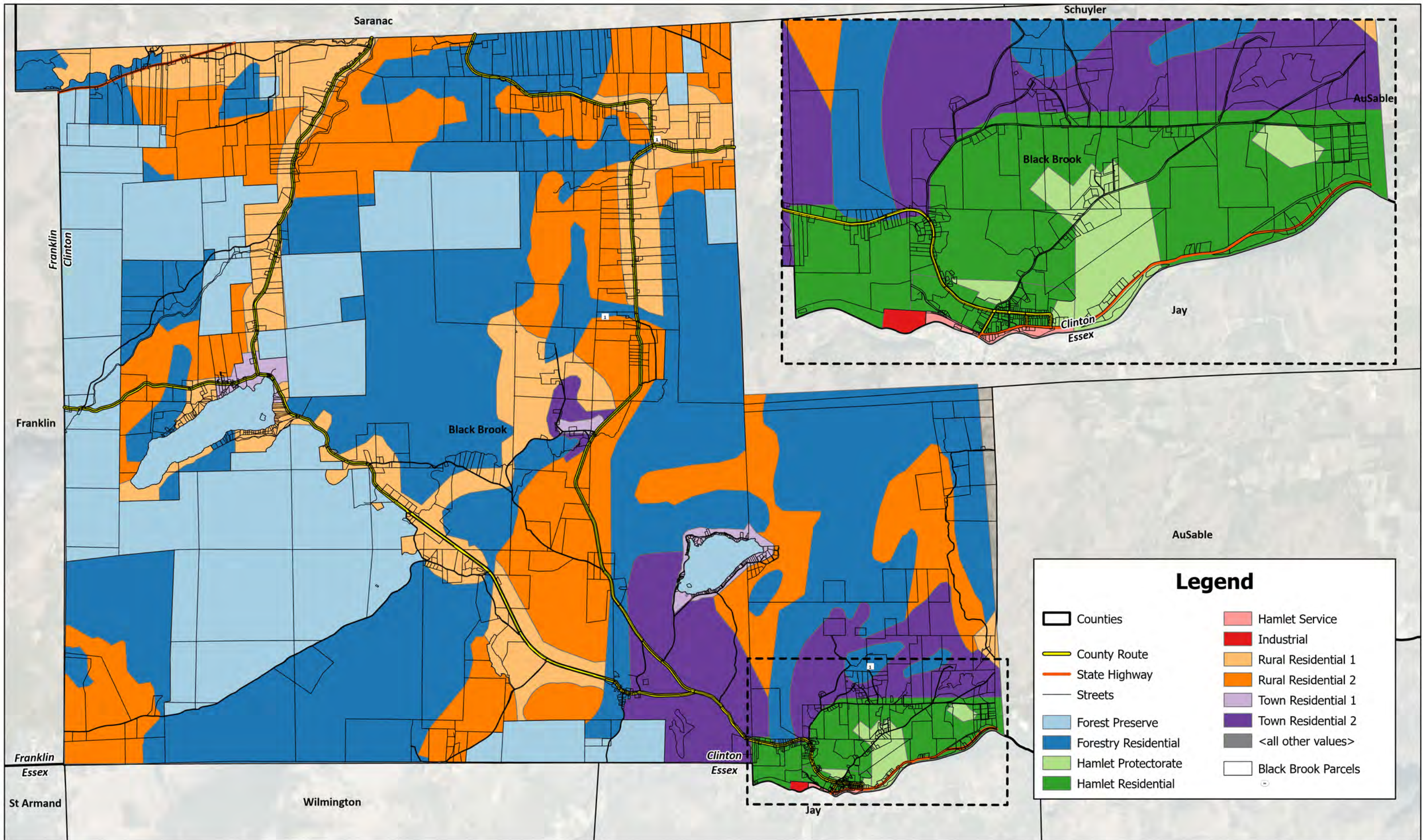
In accordance with the Town’s most recently adopted Zoning Code, the characteristics of the above districts are described below:

- **HR-Hamlet Residential:** An all-residential district near hamlets intended to allow a variety of residential units, including single-family, two-family, multiple-family, and cluster residential developments, and other public uses that are complimentary to this district. Mobile Home Parks, group camps, and fishing/hunting camps are not permitted in this district.
- **HS-Hamlet Service:** A district that was intended to be used in or near the established population center. It includes a variety of governmental and retail uses, and residential uses, including single-family, two-family, multiple-unit dwellings (apartments) and mixed-use buildings. Minimum lots size is 15,000 sf. for most uses, with 5000 sf. for most other uses. Minimum requirement for dwelling units within mixed use buildings is 500 sf.
- **Hamlet Protectorate (HP):** This district recognizes that natural resource limitations may make development more difficult. Minimum lot size is one acre for all uses.
- **Industrial IND:** This district provides for the establishment of industrial activities and notes that new uses should be located on county or state highways, and in areas where water and sewer services can be provided. Residential uses are prohibited, and minimum lot size is 75,000 square feet.



- **TR Town Residential:** The intent of this district is to allow residential use, and compatible uses in areas near the hamlets. Junkyards and waste disposal areas are specifically prohibited. No minimum lot standards (size or setbacks) are provided. However, these areas could be subject to the use of private wells and septic systems, which would restrict the minimum lot size.
- **RR Rural Residential:** This district was created to allow suitable development that is less intense than the Town Residential district because of physical limitations and are generally further removed from existing developed areas but are still generally accessible from state or county highways and provide housing opportunities for a permanent and seasonal populations. Besides multiple-family dwellings and seasonal recreational uses, this area allows mining operations, sawmills and wood processing facilities, not requiring a permit from the APA or NYS DEC. Junkyards, waste disposal areas, and mobile home parks are specifically prohibited.
- **FR Forest Residential Districts:** This district is characterized by substantial development constraints such as poor soil and steep slopes and are relatively inaccessible. This district is in sparsely settled rural areas.
- **FP Forest Protectorate:** The district is defined by substantial development constraints and is largely forested, with low-density, rural settlement patterns.

The zoning code requires site plan approval for any change of use or site plan changes, although it does not regulate landscaping or most accessory uses, although the code does set size limits for accessory uses. Subdivisions are reviewed under the NYS Town Law provisions (Section 276-279 of NYS Laws), where minimum bulk regulations would apply, if they are specified in the Zoning Code.



Legend

Counties	Hamlet Service
County Route	Industrial
State Highway	Rural Residential 1
Streets	Rural Residential 2
Forest Preserve	Town Residential 1
Forestry Residential	Town Residential 2
Hamlet Protectorate	<all other values>
Hamlet Residential	Black Brook Parcels

HISTORIC RESOURCES

The Hamlet of Au Sable Forks, is located along the southern border of the Town, follows the Au Sable River, and was settled in 1825. Early settlers principally engaged in the production of iron, charcoal, and lumber. Originally part of the Town of Peru, Au Sable Forks became part of the newly formed Black Brook in 1839. Although Black Brook includes many small hamlets, Au Sable Forks is where most of the Town’s largest commercial center, most public services and largest public school is located. Areas within this Hamlet are the most densely populated with walkable destinations. A small portion of Au Sable Forks is within the Town of Jay and is connected by a bridge crossing the Au Sable River.

Known local historic resources are identifiable through the NYS Office of Parks, Recreation, and Historic Preservation (NYS OPRHP) and the Town of Black Brook Historian. NYS OPRHP maintains an online catalog of properties (Cultural Resource Information System (CRIS)) that are listed or eligible on the National or State Registers of Historic Places. In addition, when a larger development utilizing State or Federal funding is proposed, clearance must be obtained to ensure the protection of historical or architectural resources is considered during the SEQRA process, and eligible properties are identified and cataloged through CRIS.



Figure 20: Palmer Brook Bridge



There are two properties listed on the National or State Register of Historic Places in Black Brook. Both National Register listed properties are shown on **Conservation Land and Historic Resources Map**.

- **Palmer Brook Bridge:** Part of a Multiple Property Listing, the Palmer Brook Bridge was listed on the National Register of Historic Places on June 8, 1999.⁵ It was determined to be eligible for its significance in the history of transportation and bridges along the Au Sable River. This small stone bridge was originally built in 1938 by Works Progress Administration (WPA) but was replaced with a similarly designed bridge in 2003.
- **Adirondack Forest:** Parts of the Adirondack Forest Preserve in the Town are shown as listed as National Natural Historic Landmarks. The listing included all areas within the Town of Black Brook as of May 23, 1963, with the boundary certified on May 14, 1979. The Adirondack Forest Preserve includes the Catskill Mountains and covers over 2.6 million acres of New York State-owned land within a 6-million-acre boundary.⁶

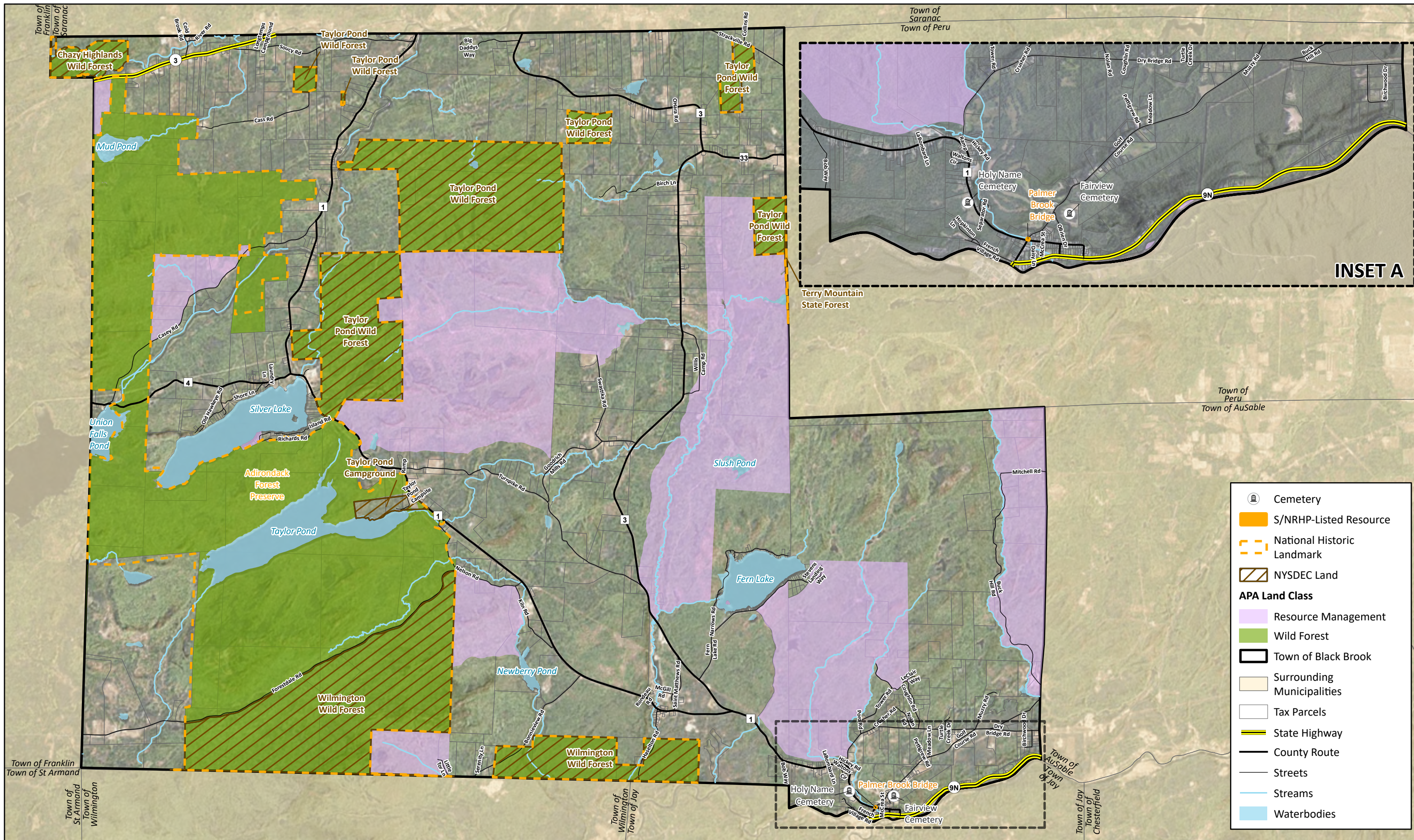
Properties that have been determined eligible for listing on the National Register of Historic Places include:

- 2492 East Au Sable Street, for architectural significance. Determined eligible in 1996.
- An unaddressed property on the North Side of E. Au Sable Street near the intersection of Daisy Lane.
- The Quirk House, 2434 East Au Sable Street, determined eligible in 1996.
- 2426 E. Au Sable Street, Black Brook, New York, determined eligible on December 31, 2018.

The determination of eligibility does not guarantee that the project would be eligible under current guidelines and comes with no enforceable regulatory burden. If the owner would like to pursue listing, they may be eligible for tax credits for rehabilitation projects that meet the requirements of the Secretary of the Interior Standards for such work. In the State of New York, such properties could be eligible for historic tax credits or a State grant for rehabilitation projects, based on their status as a State listed or State eligible property—if the owner agrees to similar rehabilitation standards.

⁵ National Register Multiple Property Listing, “Historic Bridges of the Au Sable River Vally, prepared by Steven Engelhart (Adirondack Architectural Heritage) Nomination form accessed online on January 7, 2025, at <https://npgallery.nps.gov/pdfhost/docs/NRHP/Text/64500443.pdf>

⁶ National Register Listing for the Adirondack Forest Preserve dated May 23, 1963, with a final boundary determination on May 10, 1979.



- Cemetery
- S/NRHP-Listed Resource
- National Historic Landmark
- NYSDEC Land
- APA Land Class**
- Resource Management
- Wild Forest
- Town of Black Brook
- Surrounding Municipalities
- Tax Parcels
- State Highway
- County Route
- Streets
- Streams
- Waterbodies



Accuracy not guaranteed. Data provided by NYS GIS Clearinghouse 2022.
 Maps Produced 11/2024, Job No. 2022-109
 Esri, NASA, NGA, USGS, Source: Esri, Maxar, Earthstar Geographics, IGN, and the GIS User Community



Conservation Land and Historic Resources

Town of Black Brook, Clinton County, New York



TOWN CHARACTER: GOALS AND STRATEGIES

Redevelopment of the Hamlet of Au Sable Forks is consistent with preserving a strong sense of place within the scenic park setting of the Adirondack Park and should be embraced. Encouraging Growth within the Hamlet will increase public service efficiency and allow for reasonable growth without major expansions to the water and sewer infrastructure systems. Increasing the number of users of these systems will result in a lower cost of service and maintenance per property served in the Town.

Goal 5: Implement a vision of an active, walkable community along the Au Sable River, with features that allow residents to walk safely and comfortably to destinations within the Hamlet.

Strategies

1. Adopt design guidelines that would improve aesthetics in the business area while creating opportunities for mixed-use developments.
2. In the areas of the Hamlet that are served by municipal water and sewer, reexamine parking, bulk, and use requirements in the Zoning Code and encourage increased density.
3. Create visual interest across the bridge from Jay into Black Brook to act as a natural extension of new or rehabilitated mixed-use buildings with similar densities.
4. Visually create an edge to the Business Mixed-Use Area within the Hamlet, allowing mixed sizes of residential to define this edge.
5. Implement design review standards to achieve an active, walkable community along the Au Sable River, with features that encourage residents to enjoy walking to destinations within the Hamlet.
6. Enhance streets and sidewalks with plantings, street furnishings, and other amenities within the Au Sable Business District.
7. Encourage the establishment of trails in areas proposed for open space within new development, where practicable, to increase on-site shared, passive recreational use.



Figure 21: Fishing in Au Sable River

4.4 LIVING ENVIRONMENT: NATURAL SYSTEMS & SUSTAINABILITY

Guiding Principle:

The Town of Black Brook shares significant environmental resources worthy of protection with the Adirondack Park, and depends upon these resources for economic vitality, its beautiful setting, recreational opportunities, and a clean environment, and is committed to safeguarding resources to ensure long-term viability.

The following sections describe the Town of Black Brook’s open spaces, including natural open areas, environmentally sensitive resources, and scenic recreational assets. Complementing these features is the agricultural community, which is an integral part of Black Brook’s history and continues to contribute to the Town’s scenic character.

NATURAL AND ENVIRONMENTAL RESOURCES

The Town’s topography is defined by a mountainous landscape interspersed with valleys formed by rivers and lakes that flow through extensive forested areas. The highest elevation is Catamount Mountain, rising to approximately 3,168 feet above sea level. The lowest elevations occur in the northwestern portion of Black Brook, where hydric soils are prevalent, indicating the presence of wetland systems associated with the Saranac River and its tributaries, which are part of the Lake Champlain watershed.

The **Natural and Environmental Resource Map** provides a characterization of the steep slopes, mountains, areas of Hydric Soils, streams, and rivers. As shown on the map, Hydric soils are concentrated in the northwest quadrant, where water sheet flows from the mountains and is deposited into forested areas and valleys before draining into rivers, streams, and creeks.



Figure 22: Hand Drawn Survey Map dated 1894 commissioned by J.& J. Rogers Company showing Catamount Mountain south of Crystal Lake (now Taylor Pond). Source: New York State Archives.

Freshwater wetlands are regulated by the Army Corps of Engineers and the Adirondack Park Agency (APA). Disturbance of regulated Army Corps of Engineer regulated wetlands requires a permit. However, State regulated



wetlands are reviewed by the Adirondack Park Agency and follow similar regulations as the NYSDEC, with some water resources subject to additional regulations meant to protect the scenic value and ecological productivity of the ADA regulated rivers, streams, and parks.

In developable areas controlled by the Town, the Town enforces Flood Damage Prevention and protection of floodways through Local Law 1 of 2007, entitled “Flood Damage Protection.”

The Conservation Land and Historic Resources Map illustrate areas that are managed by the APA. Areas shown in green are part of the current State-owned Adirondack Park, and are used for recreational activities, including hunting, camping, hiking, and snow sport. Recreational locations are shown on the **Public Access and Recreational Facilities Map**. These areas are supplemented by wild forests purchased through NYS DEC for their habitat significance, and area of resource management where mining and tree harvesting are allowed by special permit of the APA.

Endangered Species

Table 17 lists the New York State Department of Environmental Conservation Known Endangered Species in the Town of Black Brook. However, NYSDEC also notes that additional restricted plants and animals have been documented in the Town, but are not listed in these results, to protect the species from human contact.

Table 17: Endangered Species

Common Name	Scientific Name	State Protection Status
Birds		
Common Loon	<i>Gavia immer</i>	Special Concern
Insects		
Acadian Swordgrass Moth	<i>Xylena thoracica</i>	Unknown / Vulnerable
Thaxter's Pinion Moth	<i>Lithophane thaxteri</i>	Unknown / Vulnerable
Plants		
Hyssop-leaved Fleabane	<i>Erigeron hyssopifolius</i>	Endangered
Northern Wild Comfrey	<i>Andersonglossum boreale</i>	Endangered
Prairie Redroot	<i>Ceanothus herbaceous</i>	Endangered
Meadow Horsetail	<i>Equisetum pratense</i>	Threatened
Miscellaneous Regions		
Pine-Northern Hardwood Forest		Unknown / Vulnerable
Pitch Pine-Heath Barrens		Unknown / Vulnerable
Black Spruce-Tamarack Bog		Unknown / Vulnerable
Dwarf Shrub Bog		Unknown / Vulnerable
Northern White Cedar Swamp		Unknown / Vulnerable
Sedge Meadow		Unknown / Vulnerable

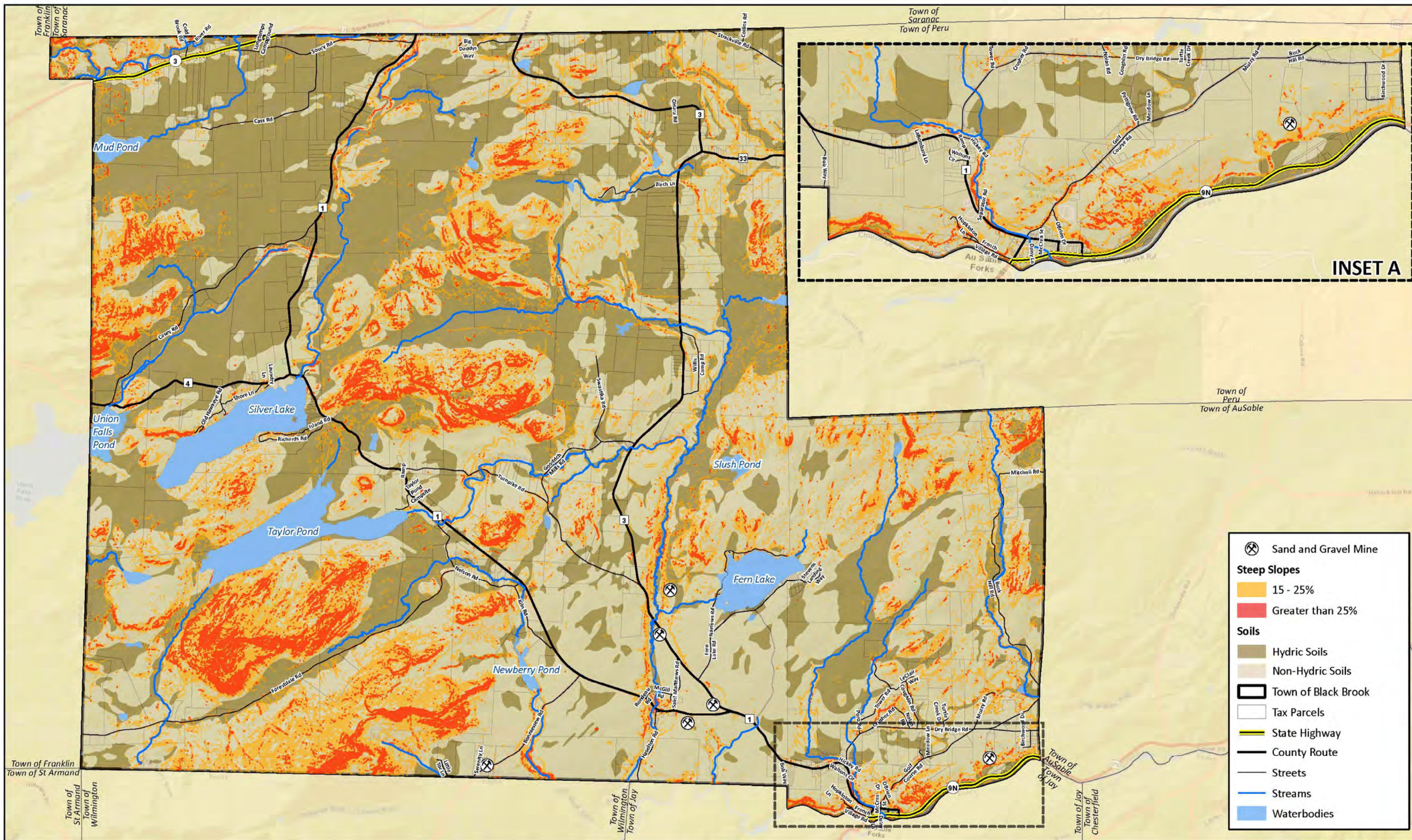
Source: NYSDEC

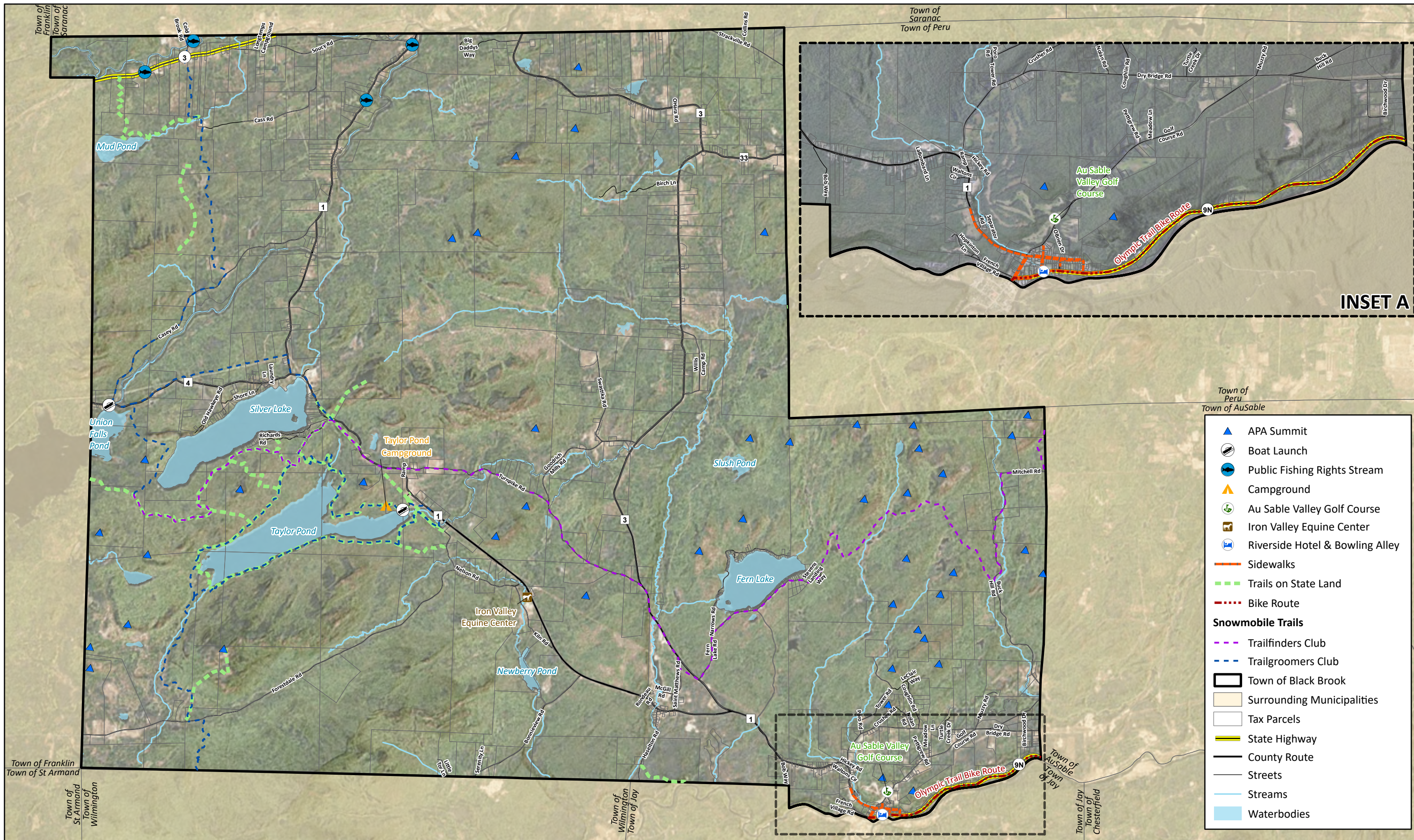


In addition, the NYSDEC Mapper indicates “endangered or threatened” species of bats within Black Brook including the Indiana Bat (*Myotis Sodalis*) and the Long-Eared Bat (*Myotis Septentrionalis*). Many of the habitats used for overwintering by these species also coincide with areas managed by the APA. However, summer breeding roosts could occur on properties that have significant tree cover. When development proposals are required to submit for review, the Planning Board or local Building department may require the applicant to submit a Part I EAF (long form or short form) generated from the online NYSDEC Mapper. The mapper shows general locations of endangered species within the specific site, so appropriate mitigation could be considered. Depending on the location of the property, such proposed projects would also require review by the APA.



Figure 23: Forested Edge in Black Brook

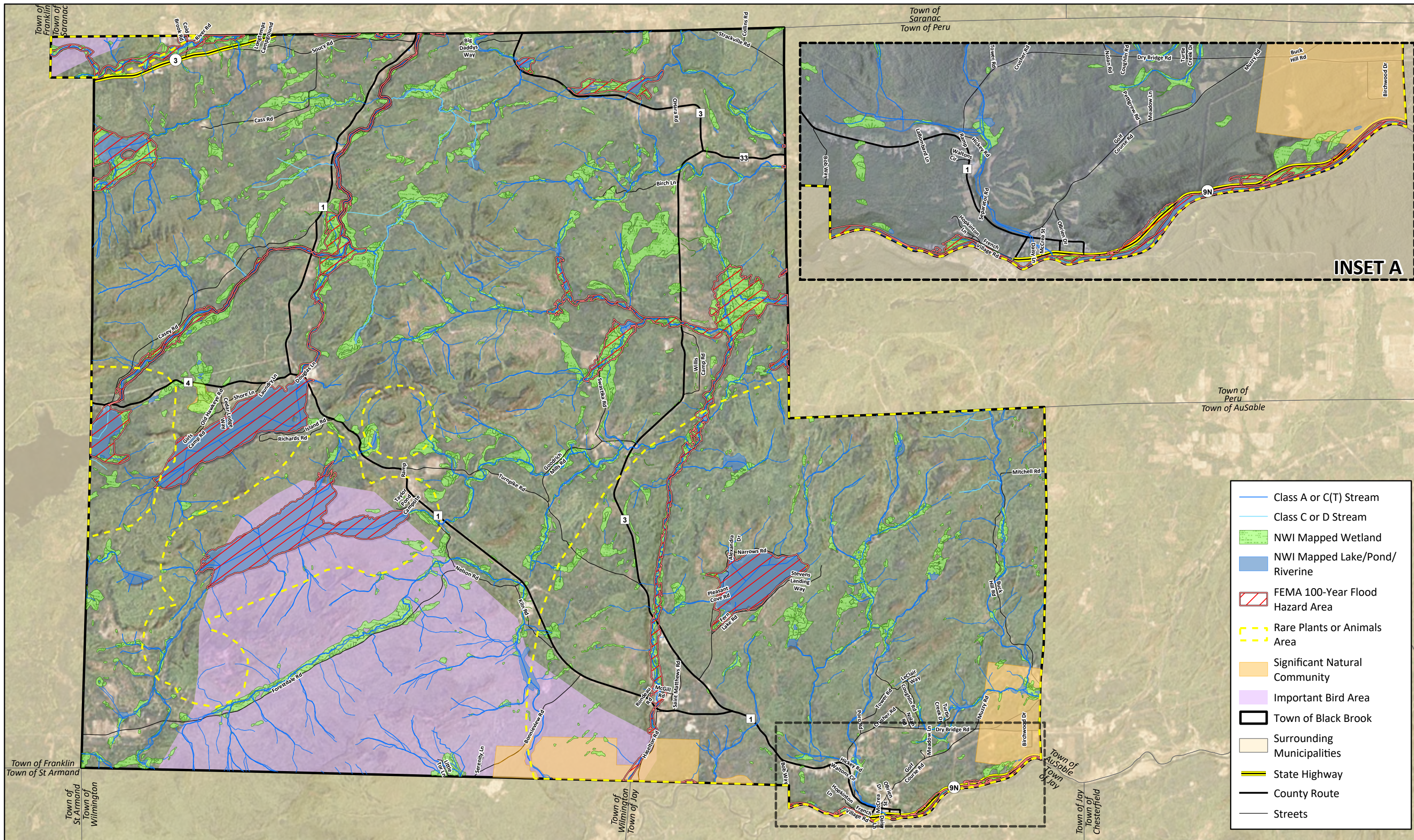




INSET A

Town of Peru
Town of AuSable

- ▲ APA Summit
- Boat Launch
- Public Fishing Rights Stream
- Campground
- Au Sable Valley Golf Course
- Iron Valley Equine Center
- Riverside Hotel & Bowling Alley
- Sidewalks
- Trails on State Land
- Bike Route
- Snowmobile Trails**
- Trailfinders Club
- Trailgroomers Club
- Town of Black Brook
- Surrounding Municipalities
- Tax Parcels
- State Highway
- County Route
- Streets
- Streams
- Waterbodies



- Class A or C(T) Stream
- Class C or D Stream
- NWI Mapped Wetland
- NWI Mapped Lake/Pond/Riverine
- FEMA 100-Year Flood Hazard Area
- Rare Plants or Animals Area
- Significant Natural Community
- Important Bird Area
- Town of Black Brook
- Surrounding Municipalities
- State Highway
- County Route
- Streets

INSET A



Accuracy not guaranteed. Data provided by NYS GIS Clearinghouse 2022. Map Produced 11/2024. Job No. 2022.109. Esri, NASA, NGA, USGS, FEMA, Esri, Maxar, Earthstar Geographics, CNES/Airbus DS, and the GIS User Community



Water Resources and Critical Habitats

Town of Black Brook, Clinton County, New York



Invasive Species

The Town of Black Brook, and surrounding Towns, have been affected by the scourge of invasive species found in many New York State waterways. According to the APA website, common invasive species found in this area include:

- **Watermilfoil and Water Chestnut**, which forms dense mats on the water surface inhibiting water recreationists, overtakes and displaces native aquatic plants lowering diversity, and provides unsuitable shelter, food, and nesting for native animals.
- **Spiny water flea**: A non-native that outcompetes native zooplankton, altering the structure, function, and composition of water bodies and is easily spread by attaching to fishing equipment.
- **Mud Bithynia**, also known as the faucet snail, outcompetes native snails for food and habitat, acts as an intermediate host for parasites harmful to waterfowl and has the capacity to clog municipal water intake systems due to the density of its populations.
- **Common Reed Grass or Phragmites** can grow up to 15 feet tall and become a fire hazard and provide poor quality habitat for insects, birds, and amphibians. Its dense stands of reeds can impact water movement and lower water quality, all of which can have additional cascading effects on fish and wildlife.
- **Hemlock Woolly Adelgid** is a tiny insect that feeds on hemlock trees. It can kill a tree in as little as four years once infestation has occurred. While they can reproduce on any species of hemlock, they feed on Eastern and Carolina Hemlocks exclusively.
- **Emerald Ash Borer** is a greenish-gold beetle that prey on native ash greens and have killed millions of trees in the United States. According to the Adirondack Park Agency website, eradication is no longer possible so reducing transport of infested ash products is the only way to slow the spread of these pests.

LIVING ENVIRONMENT GOALS AND STRATEGIES

The unspoiled natural landscape is the largest incentive for those who choose to invest, reside, work, and vacation in Black Brook. The Town of Black Brook should continue to support good planning practices that lessen the impact on the environment to support the Town's quality setting and defining attractions assets. Opportunities to experience and enjoy the natural environment should be developed whenever possible to foster appreciation and stewardship of environmental resources.

Goal 6: Support uses that are natural stewards of Black Brook's unique environmental setting.

Strategies:

1. Encourage responsible use of water resources within the Town, and monitor available data regarding streams, rivers, and lakes from the APA on a biannual basis.
2. Provide public information regarding sensitive habitat areas on the Town's website to garner public support of ecologically sensitive areas.

3. Monitor water quality of lakes where the Town has a public boat launch, and support policies or projects that could improve the protection of the waters and implement preventative measures to reduce invasive species from occurring.
4. Create a local review procedure to reduce potential impacts to water quality in certain areas. Consider additional stormwater retention requirements beyond the NYS SWPPP regulations in areas where development, or post development drains into the Au Sable Forks River.
5. Create a requirement for new construction to have sidewalk or trail connections whenever possible.



Figure 24: Ice Fishing in Black Brook.

4.5 ECONOMIC VITALITY: BUSINESS, WORKFORCE & FUTURE ECONOMY

Guiding Principle:

Promote efforts that attract, retain, and expand a diversified business sector for the Town, especially in places where existing infrastructure is available. Encourage and support the local business community in Au Sable Forks through new local, county, and regional partnerships.

New locally owned businesses can bring energy and vitality to the community and often receive strong support from residents. However, starting and sustaining a new business can be challenging, particularly in a small community. Business owners frequently need information on which types of enterprises are most likely to succeed and how to expand their customer base beyond the local market, including strategies to reach customers during both peak and off-season periods. This section examines current market areas and identifies opportunities for Black Brook to support and grow local businesses.

BLACK BROOK PRIMARY MARKET AREA

The primary market area examined four different study areas (See Figure 10):

- Town of Black Brook
- The Primary Market Area (PMA), identified as areas within 20 minutes of Black Brook
- A Secondary Market Area (SMA) of the Towns of Au Sable, Peru, and Keeseville and Plattsburgh
- An area that aligns with the North Country Regional Economic Development Council, which includes Lewis, Jefferson, St. Lawrence, Hamilton, Essex, Franklin, and Clinton Counties.

The Town of Black Brook is located within the southwest corner of Clinton County and northeast quadrant of the Adirondack Park in upstate New York. It is approximately 29 miles southwest of the city of Plattsburgh, New York and about 80 miles due south of the Canadian border.

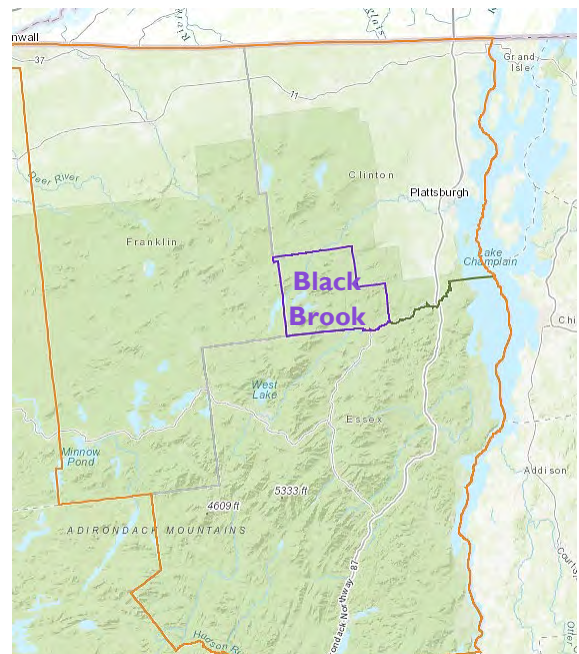


Figure 25: Black Brook Community Profile Study Area.



The town is centrally located within the tri-county region (includes Clinton, Franklin, and Essex counties). It is served by New York State Route 9N and is ten miles due east of I-87, which runs north-south from New York City.

The most significant draw to Black Brook is the Adirondack Park. Resources of the Park, now mostly gravel mining and tree harvesting, are managed by the Adirondack Park Agency. Black Brook is also home to regionally known farms that are ecologically sustainable.

The Town of Black Brook is served by only one U.S. Census tract (1038). The Town is not a “Potential Environmental Justice Area,” which means it does not meet criteria for inclusion in a national program that would make it eligible for programs and grants aimed at addressing inequalities of standards of living in areas where there is a higher poverty rate or higher number of minorities. The threshold requirements for a rural community include a minority population of 26.28% and a poverty rate of 22.82%. In this case and as reported in the 2022 American Community Survey, Black Brook is 97.1% white with a relatively low poverty rate of 7.8%.⁷

Employment and Commute Times

For residents who commute to work, the average travel time is approximately 30 minutes. The City of Plattsburgh serves as a major employment center and is located within a 30-minute commute for most Black Brook households.

While economic data specifically for the Town of Black Brook is not available, Clinton County data indicates \$193 million was spent in the county by visitors.⁸ Located inside the Adirondack Park and along the Au Sable River, the Town is a natural focal point of the Adirondack region, with its mountains, lakes, rivers, and forests. Adirondack Park’s pristine natural beauty and year-round outdoor recreational opportunities attract visitors from all over the world. In 2021, the \$1.9 billion in direct traveler spending in the Adirondacks supported \$792 million in labor income. According to the New York State Tourism Industry Association website⁹, tourism provided \$12 million in county tax revenue in Clinton County and \$78 million in local employment income. The latest Adirondack Tourism Economic Impact Report indicates visitor spending reached \$193 million, which is partially attributed to marketing efforts across the border in Canada.

Retail trade and accommodation and food services together account for approximately 29% of the Town’s primary employment, indicating that tourism spending by seasonal residents and visitors plays a meaningful role in the local economy. Considering recent growth in spending and the area’s strong natural amenities, Black Brook has the potential to attract additional tourism-oriented businesses and lodging, supporting broader economic development.

Black Brook is largely composed of single-family detached housing (80%) and owner-occupied housing (78%). Given the number of visitors in the area, it is not surprising that a large share (84%) of the town’s vacant housing

⁷ United States Census, 2023 American Community Data 5 Year Estimates, accessed online on January 8, 2025, at https://data.census.gov/profile/Black_Brook_town,_Clinton_County,_New_York?g=060XX00US3601906761#employment

⁸ Economic Impact of Visitors in New York 2023, Adirondacks Focus, report published August 2024 by Tourism Economics on behalf of New York State Empire State Development.

⁹ <https://www.nystia.org/about/tourism-advocacy/nys-economic-impact/clinton>



stock is characteristic of "seasonal, recreational, or occasional use." Although single-person households in Black Brook represents 41% of all households, 58% of the town's housing stock consists of three or more-bedroom units. With the average household size in the town (2.2 persons) relatively small compared to the state and nation, there may be unmet demand for smaller homes (one or two bedrooms). Due to the large land area and dispersed locations of potential employees, workforce housing may be required to retain employees in Black Brook. Smaller households can provide several benefits for the Town of Black Brook, especially in Au Sable Forks. Affordable homes and apartments can make it easier for a workforce that serves small businesses and area farms to live near available jobs, which can help locally owned businesses grow. These homes can also create options for seniors who want to live within the community near places that can meet their needs within easy walking distance. As Black Brook has potential to build upon its strong seasonal residential property and tourist market, smaller homes are also a practical alternative to hotels, which can help grow businesses within the town that depend upon tourism income.

ECONOMIC VITALITY GOALS AND STRATEGIES

Black Brook's future development is naturally focused on the Hamlet of Au Sable Forks, since it is the only Hamlet Improvement Area approved by the APA. With its available water and sewer, the Hamlet is the logical area for additional density and expansion of local business. Businesses should serve both residents and tourists within a compact, mixed-use area that provides an attractive setting. Such an approach can improve efficiency in the delivery of municipal services while creating greater opportunities to promote and market businesses within the Town, including highlighting unique tourism-oriented businesses and natural features located elsewhere in Black Brook.

Goal 7: Create new opportunities for unique low-impact businesses that add value to the Town and improve residents' quality of life within Black Brook.

Strategies:

1. Revise zoning to reflect the Hamlet of Au Sable Fork's potential as a center for economic and residential growth.
2. Advocate on behalf of owners of properties outside the Hamlet Zoning Area for productive use of their properties. Based on reasonable study and documented need, apply to the Adirondack Park Agency for expansion of the Hamlet Area.
3. Attract Development interest in Black Brook for year-round residents who enjoy rural life and would value living in Black Brook and commuting to nearby jobs.
4. Create a Town-wide marketing program that emphasizes and promotes recreational and sports activities within Black Brook.
5. Assist with the promotion of Black Brook Bike Tours, and other businesses that promote sustainable and low impact use of the Adirondack Park.
6. Create an annual event around the trout fishing that occurs in Black Brook along the Au Sable River.



4.6 LEADING FOR THE FUTURE: GOVERNMENT OPERATIONS & EFFICIENCIES

Guiding Principle

Promote good stewardship of the Town through effective policies and strategic capital planning to reduce financial burdens on the community, enable strategic growth, increase resiliency, and promote efficiencies that enhance operations and collaboration for future generations.

The Town of Black Brook Town Hall is located at 18 North Main Street, Au Sable Forks, New York. The Town Hall houses administration offices for the Town Clerk, Town Supervisor, Town Assessor, Town Council, Town Historian, Town Court, Code Enforcement, Genealogical Services, Planning Board and Zoning Board. Other services, such as the network of Emergency Services, are also described. In small governments, finding ways to be efficient and collaborative are especially important.

TOWN GOVERNMENT

The Town of Black Brook has a nine-member elected Town Board that includes the Supervisor, who is considered the Chief Elected Official, four Councilmen, and four elected officials. The elected officials with salaried positions are the Town Clerk, Highway Superintendent, Water and Sewer Superintendent, and the Code Enforcement Officer.

TOWN OPERATIONS

Town Highway Department

The Town of Black Brook Highway Department is located at 208 Silver Lake Road, Au Sable Forks. The facility is for the storage of the Town's highway vehicles, equipment, fuel tanks, and road salt. The Town is responsible for the care of 53.7 miles of Town roads and 38 miles of county highways. The Town highway department has six staff members.



Town Parks and Open Spaces

The Town owns and maintains a park within the Au Sable Forks Hamlet area called River Park, where it regularly holds public events. The Park provides river access for fishing and viewing along the Au Sable River. Amenities include a pavilion, a stage, and several picnic tables.

In addition, the Town has a small park on the east side of the bridge where Main Street and Road intersect. This Park/Plaza has a clock and staging for small events, including the Christmas Tree lighting ceremony and fireworks event.



Figure 26: Christmas Lighting Event

Cemeteries

The Town of Black Brook has many cemeteries within its borders. These cemeteries are varied and range from large traditional cemeteries as seen in many communities, to smaller unique family burial plots. When these private cemeteries are officially closed or abandoned the Town has the responsibility to care for them, which is assigned to the Town's Highway Department. The responsibilities of a Town regarding abandoned cemeteries are outlined in NYS Town Law §291. The Town currently cares for the Black Brook Cemetery.

EMERGENCY SERVICES

Fire & Emergency Responders

Two fire districts serve the 134.3 square mile Town of Black Brook: The Au Sable Forks Fire Department with 23 personnel and the Saranac Volunteer Fire Department with 30 personnel. Mutual aid agreements are in place for additional support from surrounding departments as needed. The Au Sable Forks Fire Department maintains one station and is located at 29 School Lane. A new Fire Station 11, still under construction, is located at 2456 Route 9N.

Clinton County uses a centralized 911 dispatch system. The Fire departments are alerted of the need for their services through a 911 call that originates from the Clinton County Office of Emergency Services, which relays the information to the applicable fire department, which then sends out the dispatch of equipment and volunteers, depending on the type of emergency. An audio signal is provided at the fire house, and firefighters also receive signals on their phones.

Ambulance Service

The Town of Black Brook contracts with the Au Sable Forks Ambulance Service, an independent non-profit company with a mix of volunteers and paid staff that also provides ambulance service to the Town of Jay. The Ambulances are currently located at 29 School Lane. The determination of the type of support needed is a judgment call by the 911 dispatcher when the emergency call is received. Current agreements also assure that if



more ambulances are needed additional ambulances are dispatched through mutual aid from nearby communities.

Police

The Town of Black Brook is served by Clinton County Sheriff's Office, which is always staffed and available. In addition to road patrols, the Sheriff's Office maintains an ATV unit, a Marine Services Unit, a Snowmobile Unit, and, in conjunction with Essex and Franklin Counties, a Tri-County Special Response Team designed for special threats and search and rescue needs. The Sheriff's Office also maintains the Clinton County Jail. The Sheriff's Office is supplemented by New York State Police Troop B. The State Police augment county services with the addition of an aviation unit used for:

- police services.
- lifesaving and environmental conservation.
- bicycle patrols.
- a bomb disposal unit.
- a Contaminated Crime Scene Emergency Response Team (CCSERT).
- a canine unit.
- an underwater recovery team.
- a marine unit.
- a motorcycle unit.
- a radiological unit.
- a snowmobile & ATV unit.
- unmanned aerial systems.
- a crime lab system.
- a counter-terrorism unit.
- a crime victims' specialist.
- a special operations response team.

TOWN INFRASTRUCTURE

Municipal Water

The Town of Black Brook water treatment plant was rebuilt in 2023. This facility only services the Hamlet of Au Sable Forks and has a design capacity of 144,000 gallons per day (gpd) and a pumping capacity of from 1 to 165 gallons per minute (gpm). Water to the two water districts is supplied from two wells per water district, although currently only one well is functional in Water District #1. The average daily consumption is 55,000 gallons per day (gpd), well below the capacity of the current system. The system also contains a new 225,000-gallon water tank capable of servicing the needs of the system for one day plus fire flow volume. The system has an interconnect to the Town of Jay water system for emergencies.



Municipal Sanitary Sewer

The Town of Black Brook sewage treatment plant was constructed in 1991/1992 and has a design flow of 147,000 gallons per day (gpd). The average daily flow for the facility was approximately 37,000 gpd in 2023. The system is used jointly by the Town of Black Brook and the Town of Jay, and only serves the Hamlet of Au Sable Forks, which is located on both sides of the river. Stormwater drainage is separate from wastewater.

Stormwater Management System

Municipal stormwater management infrastructure is minimal and mostly limited to the Hamlet of Au Sable Forks. Given the rural nature of the Town, proposed development must demonstrate compliance with applicable State stormwater management requirements on an individual project basis.



Figure 27: Au Sable River



LEADING FOR THE FUTURE GOALS AND STRATEGIES

It is important for all municipalities to deliver services efficiently to ensure safe living environments and maintain shared infrastructure; this need is especially critical in small rural communities such as Black Brook. Government efficiency contributes to long-term tax stability for residents. Such efficiency includes encouraging shared use of essential services—such as roads and municipal water and sewer systems—reducing sprawl by directing development to areas already served by infrastructure and sharing services with neighboring municipalities where feasible. New infrastructure investments should prioritize value to residents, including improvements to overall quality of life.

Goal 8: Improve the Town’s Self-Sustainability.

Strategies:

1. Strive to improve Black Brooks’ food, water, energy, and economic security through targeted state, regional, and local opportunities.
2. Continue to assess Black Brook’s vulnerability to flooding events, resiliency to climate change, and resiliency.
3. Determine if Black Brook needs additional funding for emergency situations.
4. Partner with educational institutions and regional entities that would allow for the growth of programs and services at lower cost to the community. These programs should be ones capable of outward expansion into other sectors and facets of Black Brook.
5. Enhance regional relationships to strengthen the Town’s identity, economy, and services.

Goal 9: Ensure that Town infrastructure is safe, efficient, and keeps up with demands of residents and businesses.

Strategies:

1. Facilitate townwide expansion of broadband and wireless communication infrastructure.
2. Provide adequate road maintenance and access throughout the Town of Black Brook. Uphold and enhance road repair, clearing, and maintenance activities.
3. Provide high-quality public water and wastewater services for all users within the districts.
4. Continue to coordinate with the Town of Jay for wastewater service. The Towns should seek funding to replace the wastewater treatment facility since it is at the end of its useful life.
5. Monitor water quality and supply needs for increased seasonal usage.
6. Explore municipal alternatives to improve energy production to increase resilience and self-sufficiency within the Town.



Goal 10: Increase participation of community members in developing and supporting local initiatives.

Strategies:

1. Provide opportunities for feedback online.
2. Continue to promote Black Brook on social media apps and webpages, such as Facebook.
3. Continue to include an online component to meetings to allow for greater resident participation in Town meetings.

Goal 11: Coordinate with Fern Lake and Silver Lake Associations.

Strategies:

1. Improve the boat launch maintenance and monitoring at Fern Lake.
2. Coordinate road ownership and maintenance with the Lake Associations.
3. Coordinate stormwater ownership and maintenance with the Lake Associations.



Figure 28: View of Adirondack Mountains from Highway



SECTION 5: IMPLEMENTATION PLAN & KEY PROJECTS

IMPLEMENTATION

When adopted, the **Envision Black Brook Comprehensive Plan** will be the framework the Town Board, Planning Board, and Zoning Board of Appeals use to accomplish the Town’s vision. The principles, goals and strategies included in this Plan will not produce the intended results unless Town officials, residents, and business owners support the directions provided within local policies, regulations, and public investments. In addition, the formation of partnerships between the Town, state and county agencies, regional public and private organizations, authorities and other stakeholders is critically important. The Implementation Plan highlights a several “next steps” that should be undertaken to begin the process of plan implementation and fulfillment, including General Implementation Strategies followed by the detailed Implementation Matrix for the Plans, Goals, and Strategies.

New York State Town Law states that zoning and subdivision regulations “shall be in accordance with a Comprehensive Plan.” Zoning, site plan review, and subdivision regulations are the three primary regulatory methods for implementing land use recommendations in the Comprehensive Plan by controlling future land use. Other land use tools include, but are not limited to, overlay districts, architectural design guidelines, sign control, special district overlay zones, and incentive zoning. With an updated plan in place, the Town will have a better idea of how to employ land use regulations, budgeting, capital improvement programming, and other functions to achieve desired goals and allow the area to grow responsibly and change in positive ways.

The Town of Black Brook has a great opportunity to enhance the quality of the community with the adoption of this plan and the implementation of the Smart Growth Principles that are woven into the goals and strategies of the plan. This plan will help the community realize important economic benefits, support opportunities for local businesses, and expand access to recreational and cultural resources for residents and visitors alike. To take full advantage of these opportunities, the Town must prioritize the recommendations that have been brought to light through the Comprehensive Plan process and be prepared to adjust these priorities based on the availability of funding sources.

New York State fully supports communities that embrace Smart Growth Principles in several of its grant assistance programs that can help with the implementation of Smart Growth in the Community. Black Brook took the first step with the implementation of this Smart Growth Plan through this program. The next step towards effective Smart Growth Implementation would be to revise the Zoning Code to prepare the community to fully embrace the quality of life and efficiencies gained through application of these principles. Another important initiative is the NY Forward Program, which can encourage private investment, and new businesses starts within the hamlet of Au Sable Forks so that goals and strategies already endorsed by the residents can be realized.



Smaller, but effective steps can also be taken to promote Black Brook's scenic and recreational areas. This can be achieved through partnerships with regional organizations to improve, promote, and create new events that capture those coming to Black Brook for the quality fishing, beautiful scenery, or exploration of the pristine wild areas within the Adirondack Park. The residents who responded to all survey and public engagement events indicated that outdoors activities were one of the reasons they chose to live in Black Brook. Providing awareness of available outdoors activities would help to attract new residents that enjoy this lifestyle, especially if it is supported by changes in the local business area. Many of these steps are incorporated as goals and strategies in the Matrix Tables, and highlight partners that can increase local knowledge, and spotlight potential grant sources to help pay for these programs.

Implementation Committee

Without a specific entity or committee charged with overseeing the implementation of a new comprehensive plan, the responsibility generally falls to the governing board and a patchwork of boards and committees with no central direction, person, or persons officially responsible for measuring progress. Therefore, it is recommended that the Town establish a Comprehensive Plan Implementation Committee (CPIC). The CPIC can include members of the existing Comprehensive Planning Committee (CPC) and should continually be enhanced with additional members to ensure an on-going, healthy cross-section of the Village's demographics, business owners, and stakeholders, which represents the residents' needs and views. A decision on the formal makeup of the CPIC should be made immediately upon the adoption of the Comprehensive Plan.

While the ultimate charge and responsibilities of the CPIC can be established by the Town Board, the CPIC should be responsible for providing overall guidance and coordination for implementing the recommendations in the Plan, particularly when they involve multiple boards, committees, and departments. In addition, the CPIC should be charged with the following:

- Develop timetables for various projects and activities recommended by the Plan, considering the recommended priorities set forth in the Implementation Matrix.
- Provide support to act as the liaison between the Village, Planning and Zoning Boards, along with Departments and Committees involved in the actual work to implement the strategies, thereby helping Town officials with their roles and responsibilities in the process as needed.
- Periodically evaluate the continued relevance of the Plan's major recommendations, advising whether the Town should consider revising them due to economic, demographic, or other changing conditions and circumstances over time.
- Provide bi-annual status reports to the Town Board (along with the Planning Board, Zoning Board of Appeals) with respect to progress in implementing the Plan strategies, and the effectiveness of actions undertaken to determine if adjustments to subsequent follow-up recommendations would be appropriate going forward.
- The CPIC will be the conduit through which all amendments to the Plan will be vetted and shall have the responsibility for making formal recommendations to the Town Board.
- Every five (5) years, the CPIC will conduct a formal review and recommend an approach and work plan to update the Comprehensive Plan.



- The CPIC will meet internally and communicate with all active boards and committees with sufficient frequency to ensure the Comprehensive Plan remains a “living document.”

Promote Cooperation & Participation

For any plan or program in a community to be successful, there must be strong community support. The Comprehensive Plan incorporates many of the goals and desires identified by Town officials, residents, business owners, and other stakeholders, and is indicative of community support. However, a sense of stewardship must be fostered to ensure the Plan’s long-term success and realization. The Town of Black Brook should assume the leadership role in implementing the Comprehensive Plan and building support for the Plan among various agencies, organizations, community groups and individuals.

To ensure the Plan is successful, it must be based on support and participation between the Village, other public agencies, various groups and organizations, the local business community and the private sector. The Town should be the leader in promoting cooperation and collaboration needed to implement the Comprehensive Plan.

Update the Comprehensive Plan on a Regular Basis

- It is important to emphasize that the Comprehensive Plan is not a static document. If community attitudes change or new issues arise that are beyond the scope of the current Plan, the Plan should be revised and updated accordingly. Copies of the Plan should be made available to the public through the Town website, library, and other locations where feasible.
- Aid the public in understanding the Plan and its relationship with private and public development projects and other proposals, as appropriate.
- Assist the Town Board in the day-to-day administration, interpretation, and application of the Plan.
- Maintain a list of possible current amendments, issues, or needs which may be a subject of change, addition, or deletion from the Comprehensive Plan.

SMART GROWTH IMPLEMENTATION

This Plan is organized to advance Smart Growth Principles. The following Smart Growth Principles of New York State embody planning and development concepts that influence the creation of livable, sustainable, and equitable communities. The 10 Smart Growth Principles are as follows:

1. Develop plans and land use regulations that allow for and encourage mixed-use neighborhoods:

Black Brook’s rural character is dominated by the presence of the Adirondack Park and those commercial industries, farms and businesses unique to the Park. Although there are a few historic hamlets within the Town and businesses along the rural routes, most of the Town is found in and around the Hamlet of Au Sable Forks. This area is the historic business and residential center of the Town and is the only area where municipal sewer and water are provided. The introduction of new uses outside of the defined Hamlet requires approval of the APA.



Therefore, concentrating growth in the hamlet center will be the more efficient choice for the Town, and will lead to greater opportunities and satisfactory living for the residents of this small community.

2. Enable a diverse mix of housing types, providing opportunity and choice for all.

The Plan recommends encouraging a diversified housing supply that will support all members of the community and guide growth into the Hamlet of Au Sable Forks where residents will benefit from proximity to services. As practicable, the Plan promotes developing housing for an aging population within Au Sable Forks, while still allowing for the ability to develop family and worker housing on properties with agricultural/tourism operations within the Town.

3. Prioritize infill and redevelopment of existing buildings to revitalize neighborhoods and downtown areas, including areas around public transit

Smart Growth directs development towards existing communities already served by infrastructure, seeking to utilize the resources that existing neighborhoods offer, and to conserve open space and irreplaceable natural resources on the urban and metropolitan fringe.

The Plan guides growth near the Hamlet of Au Sable Forks, and adaptive reuse of other previously developed properties along existing roads and previously established hamlets. This approach promotes reinvestment in existing roads and drainage systems and reduces the likelihood of affecting forested, scenic, and critical environmental areas.

4. Provide well-planned, equitable, and accessible public spaces.

The Plan encourages the protection of agricultural lands and sensitive environments, guiding growth into Au Sable Forks where there is a larger surrounding population and a higher concentration of existing public assets can be enhanced and leveraged as opportunities arise. This type of focus can enable, as practicable, the promotion of walkable, bikeable design and take advantage of features and strengths of the transport network in and around the southern part of Town.

5. Encourage compact neighborhood design and concentrated development around existing infrastructure.

The Plan recommends that growth occur in the Hamlet of Au Sable Forks, which has available municipal water and sewer, and allows for new compact style of housing that would improve walkability and encourage the use of regional trails that connect to larger communities.

6. Preserve open space, agricultural resources, and natural resources.

The natural resources within Black Brook are very important to our residents, who often move here to enjoy the beauty of the area. Although many of our open space resources are managed by the APA, this Plan reinforces Black Brook's commitment to protection of its open space, agricultural and natural resources.

7. Prioritize transportation options such as walking, cycling, and public transportation.

This Plan encourages creation of new ways to bike, hike, and walk through the Town of Black Brook as much as practical. In addition, Black Brook encourages planning for rural public transport and workforce mobility innovations that may result in lower vehicle miles traveled per capita, while the potential for regional



transportation connections to Plattsburgh or other nearby communities could be enhanced as a way to provide better access to goods and services for individuals without access to personal transportation.

8. Promote climate resiliency and adaptation, preferably through nature-based solutions, and reduce greenhouse gas emissions.

The Plan promotes participation in hazard mitigation planning and encourages capital planning to address community access to services in the event of severe weather.

9. Build on unique traits to create an attractive and welcoming community with a strong sense of place.

Black Brook's economy is partially reliant on serving tourists that come to the Adirondack Park, and this Plan outlines way to welcome and market these activities to visitors.

10. Engage in an inclusive, collaborative public planning process that considers the needs and character of the community.

The Plan recommends exploring ways to increase housing choices so that existing and future residents feel welcome and can find housing that suits their needs, and to create housing for our seasonal workers.

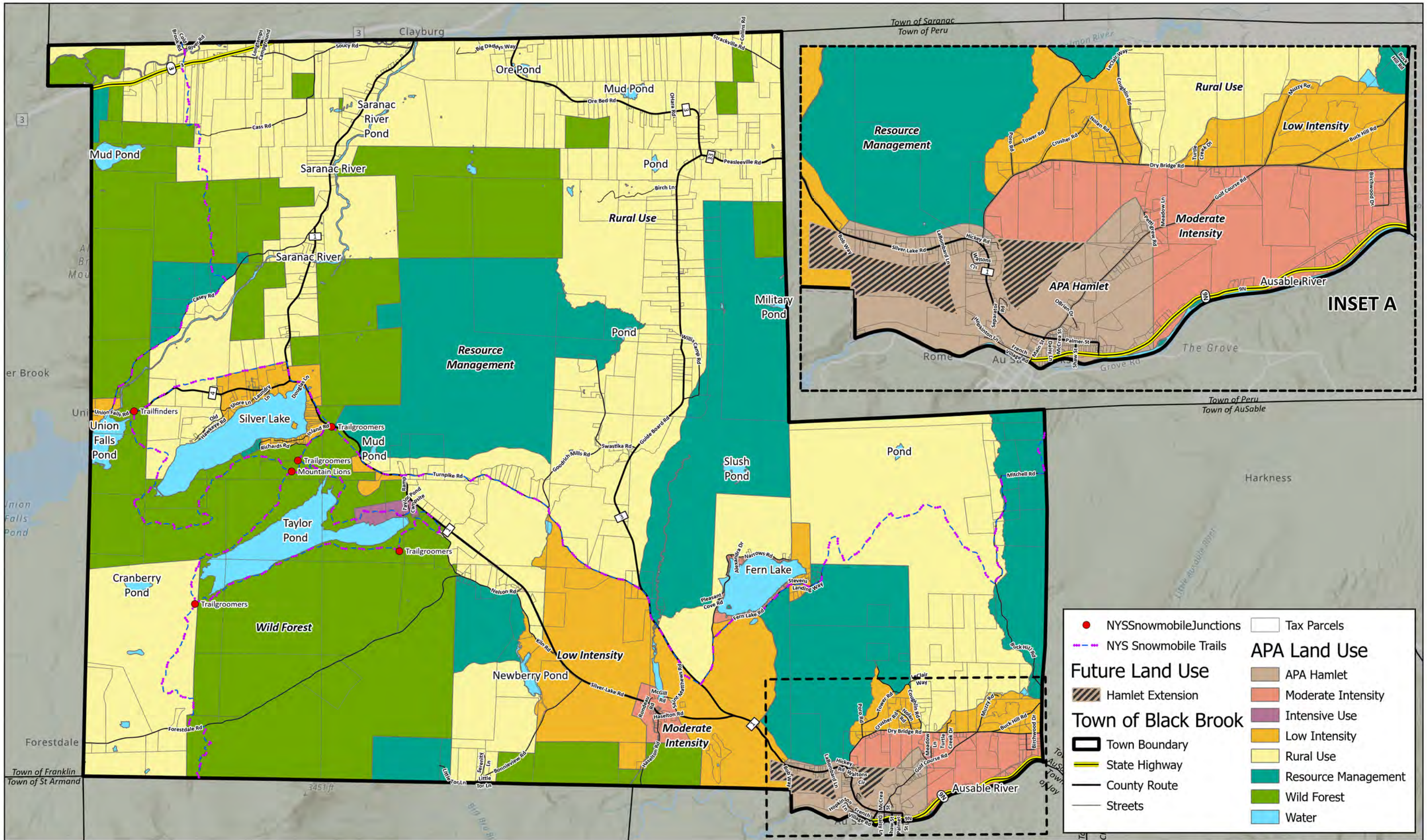
PLAN RECOMMENDATIONS

The Adirondack Park provides a beautiful living environment for the community but also requires review and approval for most projects within the Town.

This map is based on the categories of the APA Land Use Map, since it also affects the application of density within the Town of Black Brook.

The following are general recommendations for Black Brook

- For the foreseeable future, public water and sewer will be provided only in the designated APA Hamlet Area. Extensions of the water/sewer district will only be considered once all properties within the Hamlet area are developed or redeveloped, and it has been confirmed that there is excess capacity that can be offered to property outside the district.
- The Hamlet area should be expanded to include the entirety of the Au Sable Golf Course property to encourage redevelopment as a Planned Unit Development Project once the zoning code is revised. Currently about a third of the Golf Course property is within the APA Hamlet Use category, with the balance of the property in the Moderate Intensity category. This will allow the future developer of this property to have the greatest amount of flexibility regarding development. The Town envisions the use of this property to be a combination of Housing, commercial and on-site recreation. **(See Map 9: Future Land Use)**



● NYSSnowmobileJunctions	□ Tax Parcels
--- NYS Snowmobile Trails	APA Land Use
Future Land Use	▨ Hamlet Extension
▨ Hamlet Extension	▨ Moderate Intensity
Town of Black Brook	▨ Intensive Use
▭ Town Boundary	▨ Low Intensity
— State Highway	▨ Rural Use
— County Route	▨ Resource Management
— Streets	▨ Wild Forest
	▨ Water



- The Hamlet area should also be expanded to include an area of low intensity use on the west side of the Hamlet, to include the area known as “Old Mill Property.” to allow for modest expansion of housing adjacent to the Hamlet business area. Although this property may have more challenges because of the presence of the Au Sable River, portions of the property could be protected through a conservation easement. This would ensure that redevelopment could encourage appreciation of the river views and allow for moderate density along the existing road. This property is envisioned as multiple-family or Townhouse use.
- This plan supports the continued use of the Town’s unique historic hamlets, which are classified as low, moderate, and resource management areas within the APA Land Use Map.
- This plan supports the continuation of properties as farms and responsible harvesting of forest products within the resource management and low-density areas, as permitted by the APA.
- Flexibility will be built into the code to allow business uses to remain and expand outside the Hamlet area, especially those that are related to tourist businesses, with consideration of how conflicts will be managed with other permanent residential uses, and appropriate review of ecologically sensitive resources.



KEY PROJECTS

Based on multiple goals and strategies put forth under the **Envision Black Brook** plan elements, the following Key Projects were identified. These Key Projects are formed based on public outreach and relate to themes which are important to the community. In addition, a Future Land Use Map was prepared to aid in visualizing the goals, strategies and key projects.

Key Project 1: Update Zoning Code to align with Comprehensive Plan

This project would align the zoning code with the newly adopted comprehensive plan and provide clarity to the code in terms of appropriate development within the hamlet area, and areas of less intense density within the Town.

Objectives to achieve with this zoning effort:

- Create certainty and cohesiveness in the commercial areas, so that the traveler experience is consistent and welcoming, and the area is walkable for residents.
- Create design guidelines that would express minimum preferences for lot layout and design.
- Allow mixed use to create more seasonal housing within the downtown.
- Allow more flexibility within the code to allow businesses to thrive.
- Control short term private rentals (such as Air BnB), so these properties do not become a nuisance to their neighbors and are paying their fair share of the costs of public infrastructure.
- Create a Planned Unit Development for mixed use (Housing, commercial, and recreational use) on site.



Potential Funding Sources: DOS Smart Growth Planning and Zoning (endorsed by APA)



Key Project 2: Create a Linear Park with reserved rights of way along scenic areas controlled by the Town of Black Brook.

A linear park could facilitate the movement of pedestrians and cyclists, and support greater access to Black Brook's trails, whether they are maintained by the Town. Development of these spaces would require the development of low-maintenance pathways that are accessible, and native landscaping that would naturalize.

Potential Funding Sources: New York State Office of Parks, Recreation and Historic Preservation.



Key Project 3: Improvements to the Sewer Treatment Facility

The Sewer Treatment Facility serves both the Towns of Black Brook and Jay within the Au Sable Forks Hamlet area and is in need of upgrades to convert the treatment processes that will result in efficiency and cleaner water that is released into the Au Sable River.

Potential Funding Sources: NYS Environmental Facilities Corporation, Intermunicipal Grant Program, Water Infrastructure Improvement Act, U.S. Congressional Request.





Key Project 4: Participate in the New York Forward Funding Planning Process

New York Forward is a Department of State Funding program to invigorate and enliven smaller and rural communities with a “Plan-then-Act strategy.” The process requires the community to participate in a planning process that will end with a selection of projects for funding by the New York Funding award. (Estimated award is \$2.5 to 4.5 million.)

Potential Funding Source: New York Department of State.



Key Project 5: Create a Marketing Strategy for Black Brook.

A unified marketing theme could help draw new customers to local businesses through the advertisement of existing trail features and promotion of features unique to park areas within Black Brook, seasonal tourist areas, commercial businesses that could serve bicyclists along the Olympic Trail, and trout fishing along the pristine brooks and rivers. Funding for this project could be obtained through Market New York and include the private business community.



Partners: Clinton County Economic Development,

Potential Funding Sources: Market New York

Key Project 6: Clock Tower Park Improvements

The Town has created a sketch plan for a small park on the Au Sable Forks River at the intersection of East Au Sable Street and Main Street. This project includes access to the river. The project would restore an existing clock tower, and improve areas used for an annual Christmas Tree lighting ceremony.



Potential Funding Sources: New York State Office of Parks, Recreation and Historic Preservation.



Key Project 7: Enhancements to River Park

River Park provides excellent scenic views of Au Sable River and is a popular area for summer events and community gatherings. Improvements to this park would include landscaping and new street furnishing, rentable pavilion space, public restrooms, and signage that assists with the discovery and appreciation of Black Brook's natural environment.

Potential Funding Sources: New York State Office of Parks, Recreation and Historic Preservation.





IMPLEMENTATION MATRIX

The Plan's Implementation Matrix identifies potential initial funding sources and possible partners for implementing each Strategy. The Strategies are assigned a recommended timeline for implementation as follows:

- Short: Year 0-2
- Mid: Years 3-5
- Long: 5+ Years
- Ongoing: Continuously Implement

This Implementation Plan should be amended and updated annually by the CPIC as new actions are introduced, and strategies are implemented in concert with preparing the annual budget and capital improvement program.



Living in Blackbrook: Housing Choices Protect and enhance the needs of current and future residents by encouraging diverse and affordable housing options for all, as well as opportunities for individuals to improve their quality of life.						
GOAL 1: Create a range of housing choices that fit the needs of residents.		Timeline	Partners	Potential Funding Sources	Smart Growth Principles	Key Project
1.1	Incorporate mixed use housing/commercial options for use as permanent or seasonal housing in areas where public water and sewer are available.	M/L	TB, PB	ASG; SGPZ; NYMS; CDBG	1,2,5	1
1.2	Allow mixed use development with smaller apartments over commercial spaces, for use as permanent or seasonal housing.	M	TB, PB, UCFP, APA	ASG; SGPZ	1,2,5	1
1.3	Regulate Air BnB's and similar short-term lodging to ensure that properties have appropriate facilities to support guests, are not a burden on local taxpayers, and blend in with the community.	S	TB, PB, BD	SGPZ	6,10	1
1.4	Create a special PUD district to repurpose large parcels with or near the hamlet of Au Sable Forks to accommodate commercial, housing, and recreational use on the same parcel, where public water and sewer can be provided, such as Au Sable Golf Course and the Old Mill Site.	M	TB, PB	ASG; SGPZ	1,2,3,4, 5,10	1
1.5	Enhance or create new public recreation spaces within the Hamlet Area that will provide access to Au Sable River; connect residents with the Hamlet Business Area and recreation areas; and provide spaces for outdoor gatherings.	M	TB	RTP, MPR	4,7,9,10	2



Traveling in Blackbrook: Connections & Trails Promote Safe, connected alternatives that support an active community and support regional interest in biking and hiking to bring new tourist interest to Black Brook.						
GOAL 2: Explore Regional Connections to State Trail Systems.		Timeline	Partners	Potential Funding Sources	Smart Growth Principles	Key Project
2.1	Assess the viability of trail connections between Plattsburgh, Keeseville, and Au Sable Forks for bikers and hikers.	M	TB, APA, NYSDOS	TAP, RTP, PTNY	4,7	
2.2	Develop new marked trails with maps within Black Brook that can provide tourist bikers with safe access to the park and the business areas within Au Sable Forks.	M	TB, PB	RTP, PTNY	4,7	
2.3	Create maps of all publicly accessible trails in Black Brook for promotion purposes.	M	CCPD, TB, APA	Market NY; RARP; PTNY*	7,10	
2.4	Require connections to existing or planned bike trails or walking trails to be incorporated into a site plan when a large development or redevelopment project is proposed within a reasonable proximity to such trails.	M	TB, PB, APA	SGPZ	4,7,10	
2.5	Work with NYS DOT to incorporate Complete Streets elements in future road projects, including protected or separated bike lanes where feasible.	O	TB, HS, NYSDOT	TAP	7,10	
GOAL 3: Advocate for convenient transit destinations into Keeseville and Plattsburgh, the County's Public Transit System.		Timeline	Partners	Potential Funding	Smart Growth Principles	Key Project
3.1	Monitor and advocate for public transportation for seniors and those with mobility issues or other challenges within Black Brook.	O	TB, CCPT	-	7,10	
3.2	Create and distribute public transit information to residents.	S	TB, CCPT	-	7	
3.3	Ensure that existing Au Sable Fork transit stops are easily recognized, safe, and comfortable.	O	TB, PB	DOT; TAP	7,10	
3.4	Provide bike racks in the hamlet business area.	M	TB, PB, DOT	NYMS; DOT	4,7,9	1
3.5	Require new developments or redevelopments to provide safe comfortable spaces for public transit and school bus stops.	M	TB, PB	SGPZ	7,10	1



GOAL 4: Improve access for bicycles, pedestrians, ATVs and snowmobiles as alternate transportation use.		Timeline	Partners	Potential Funding	Smart Growth Principles	Key Project
4.1	Adopt a policy to encourage complete streets within the Hamlet of Au Sable Forks wherever possible.	S	TB, HS, PB, DOT	DOT; TAP	3,4,5,7, 9,10	1
4.2	Extend sidewalks or provide a complete street along Golf Course Road to the Au Sable Valley Golf Club entrance.	L	HS, TB	SB; TAP; NYMS	3,4,5,7, 9,10	
4.3	Improve pedestrian connections between senior housing apartments, Au Sable Forks, and Holy Name Cemetery.	M	TB, DOT	SB; TAP; NYMS	3,4,5,7, 9,10	

Town Character: Distinctive, Attractive & Culturally Rich

Guide development more effectively so that it serves an active community that is desirable to live in year-round within the Town of Black Brook and preserve the areas and structures that provide public benefit to our residents and attract visitors.

GOAL 5: Implement a vision of an active, walkable community along the Au Sable River, with features that allow residents to walk safely and comfortably to destinations within the Hamlet.		Timeline	Partners	Potential Funding	Smart Growth Principles	Key Project
5.1	Adopt design guidelines that would improve aesthetics in the business area while creating opportunities for mixed-use developments.	M	TB, PB, APA	ASG; SGPZ	1,9,10	1
5.2	In areas of the Hamlet that are served by municipal water and sewer, reexamine parking, bulk, and use requirements in the Zoning Code and encourage increased density.	M	TB, PB, APA	ASG; SGPZ	10	1
5.3	Create visual interest across the bridge from Jay into Black Brook to act as a natural extension of new or rehabilitated mixed-use buildings with similar densities.	L	TB, PB, APA	ASG; SGPZ	1,9,10	1
5.4	Visually create an edge to the Business Mixed-Use Area within the Hamlet, allowing mixed sizes of residential to define this edge.	M	TB, PB, APA	ASG; SGPZ	1,9,10	1
5.5	Implement design review standards to achieve an active, walkable community along the Au Sable River, with features that encourage residents to enjoy walking to destinations within the Hamlet.	M	TB, PB, APA	ASG; SGPZ	7,9,10	1
5.6	Enhance streets and sidewalks with plantings, street furnishings, and other amenities within the Au Sable Business District.	M	TB, DOT	SB; TAP; SGPZ; NYMS	9	4
5.7	Encourage the establishment of trails in areas proposed for open space within new development, where practicable, to increase on-site shared, passive recreational use.	M	TB, DOT	SB; TAP	4,6,7	1

Living Environment: Natural Systems & Sustainability



The Town of Black Brook shares significant environmental resources worthy of protection with the Adirondack Park, and depends upon these resources for economic vitality, its beautiful setting, recreational opportunities, and a clean environment, and is committed to safeguarding resources to ensure long-term viability.

GOAL 6: Support uses that are natural stewards of Black Brook’s unique environmental setting.		Timeline	Partners	Potential Funding	Smart Growth Principles	Key Project
6.1	Encourage responsible use of water resources within the Town, and monitor available data regarding streams, rivers, and lakes from the APA on a biannual basis.	O	TB; FLA, SLA, APA, AWI	EPA; NPG	10	
6.2	Provide public information regarding sensitive habitat areas on the Town’s website to garner public support of ecologically sensitive areas.	S	TB, PB, APA	-	6,10	
6.3	Monitor water quality of lakes where the Town has a public boat launch, and support policies or projects that could improve the protection of the waters and implement preventative measures to reduce invasive species from occurring.	O	TB, FLA, AWI, APIPP, APA	EPA; NPG	6,10	
6.4	Create a requirement for new construction to have sidewalk or trail connections whenever possible.	M	TB, PB, UCFP, APA	ASG; SGPZ;	7,10	1



Economic Vitality: Business, Workforce & Future Economy Promote efforts that attract, retain, and expand a diversified business sector for the Town, especially in places where existing infrastructure is available. Encourage and support the local business community in Au Sable Forks through new local, county, and regional partnerships.						
GOAL 7: Create new opportunities for unique low-impact businesses that add value to the Town and improve residents' quality of life within Black Brook.		Timeline	Partners	Potential Funding	Smart Growth Principles	Key Project
7.1	Revise zoning to reflect the Hamlet of Au Sable Fork's potential as a center for economic and residential growth.	L	TB, PB	ASG; SGPZ;	10	1
7.2	Advocate on behalf of owners of properties outside the Hamlet Zoning Area for productive use of their properties. Based on reasonable study and documented need, apply to the Adirondack Park Agency for expansion of the Hamlet Area.	O/L	TB, PB, APA	SGPZ	10	
7.3	Attract Development interest in Black Brook for year-round residents who enjoy rural life and would value living in Black Brook and commuting to nearby jobs with the help of County Economic Development.	O/M	TB, PB	Market NY; RARP*	10	
7.4	Create a Town-Wide marketing program that emphasizes and promotes recreational and sports activities within Black Brook.	M	TB, CCED, NCREDC, SB	Market NY; RARP*	10	
7.5	Assist with the promotion of Black Brook Bike Tours, and other businesses that promote sustainable and low impact use of the Adirondack Park.	S	TB, ANCA, CCED	Market NY	6,10	
7.6	Create an annual event around the trout fishing that occurs in Black Brook along the Au Sable Forks River.	S	TB, ANCA	Market NY; RARP*	6,10	



Leading For The Future: Government Operations & Efficiencies Promote good stewardship of the Town through effective policies and strategic capital planning to reduce financial burdens on the community, enable strategic growth, increase resiliency, and promote efficiencies that enhance operations and collaboration for future generations.						
GOAL 8: Improve the Town's Self-Sustainability.		Timeline	Partners	Potential Funding Partners	Smart Growth Principles	Key Project
8.1	Strive to improve Black Brooks' food, water, energy, and economic security through targeted state, regional, and local opportunities.	O	TB, CCED, NCREDC	NYF	10	
8.2	Continue to assess Black Brook's vulnerability to flooding events, resiliency to climate change, and resiliency.	S/O	TB, PB	FMA; HMGP	8	
8.3	Determine if Black Brook needs additional funding for emergency situations.	S	TB, PB, AFFD, UCFP, AFAS	CDBG; STAG; HMGP	10	
8.4	Partner with educational institutions and regional entities that would allow for the growth of programs and services at lower cost to the community. These programs should be ones capable of outward expansion into other sectors and facets of Black Brook.	M	TB, AVCS, CFED	RARP; LGE	10	
8.5	Enhance regional relationships to strengthen the Town's identity, economy, and services.	O	CCED, TB, APA, NCREDC	-	10	



GOAL 9: Ensure that Town infrastructure is safe, efficient, and keeps up with demands of residents and businesses.		Timeline	Partners	Potential Funding	Smart Growth Principles	Key Project
9.1	Facilitate townwide expansion of broadband and wireless communication infrastructure.	M	TB, NYSERD A, NYSDPS	SAM	10	
9.2	Provide adequate road maintenance and access throughout the Town of Black Brook. Uphold and enhance road repair, clearing, and maintenance activities.	O	HS, TB, CCHD, DOT	CHIPS	3,7,10	
9.3	Provide high-quality public water and wastewater services for all users within the districts.	O	TB, TOJ	WIEPG; ESDGF; NYWIIA	10	3
9.4	Continue to coordinate with the Town of Jay for wastewater service. The Towns should seek funding to replace the wastewater treatment facility since it is at the end of its useful life.	L	TB, TOJ	ESDGF; SAM; STAG; NYWIIA; IMG	10	3
9.5	Monitor water quality and supply needs for increased seasonal usage.	O	TB, TOJ	WIEPG; STAG	10	
9.6	Explore municipal alternatives to improve energy production to increase resilience and self-sufficiency within the Town.	M	TB, HS, PB, UCFP	CEC; GIGP;	8,10	1



Envision Black Brook

GOAL 10: Increase participation by community members in developing and supporting local initiatives.		Timeline	Partners	Potential Funding	Smart Growth Principles	Key Project
10.1	Provide opportunities for feedback online.	S	TB	-	10	
10.2	Continue to promote Black Brook on App and Facebook.	S	TB	-	10	
10.3	Continue to use online based meeting formats to include residents in Town Meetings.	S	TB	-	10	
GOAL 11: Coordinate with Fern Lake and Silver Lake Associations.		Timeline	Partners	Potential Funding	Smart Growth Principles	Key Project
11.1	Improve boat launch maintenance and monitoring at Fern Lake.	M	TB, FLA, APA	ISG	10	
11.2	Coordinate road ownership and maintenance with the Lake Associations.	L	TB, FLA, SLA APA	-	10	
11.3	Coordinate stormwater ownership and maintenance with the Lake Associations.	L	TB, HS, FLA, SLA, APA	-	10	



ABBREVIATIONS KEY

As acronyms and shortened terms are used in the Matrix, refer to this Abbreviations Key. The following list identifies parties that may be suggested to undertake or take part in implementing an action, including potential regional funding partners and non-profits. The list also identifies possible sources of funds that can be used to leverage action. It includes agencies that may have pass-through funding which may be available and accessed to assist strategy implementation.

- ADA: Accessibility/ADA Stakeholders
- ANCA: Adirondack North County Association (Partnership/Advisors, no direct funding)
- APA: Adirondack Park Agency (No direct funding supports Smart Growth funded by the NYS)
- AF: Adirondack Foundation – GAC: Generous Acts Grant: Economic Vitality business support – potential Marketing initiative
- APIPP: Adirondack Pcfusark Invasive Plant Program (monitor boat wash stations, no direct funding)
- AWI Adirondack Watershed Institute – ALAP: Adirondack Lake Assessment Program (support, no direct funding.)
- Adirondack Roots (possible financial housing support for residents, no grants);
- AFAS: Au Sable Forks Ambulance Service
- AFFD Au Sable Forks Fire Department
- AVCS: Au Sable Valley Central School District (AVCS)APA: Adirondack Park Agency
- Town of Black Brook:
 - AO: Town Assessor’s Office
 - BD: Town Building Dept./ Code Enforcement
 - CPC Comprehensive Planning Committee
 - CPIC: Town Comprehensive Plan Implementation Committee
 - HS: Town Highway Superintendent
 - PB: Town of Black Brook Planning Board
 - TB: Town of Black Brook Town Board
 - TH: Town Historian
 - TYC: Black Brook Youth Commission
- CC: County - Clinton
 - CCSO: Clinton County Sheriff’s Office
 - CCYB: Clinton County Youth Bureau
 - CCED: Clinton County Econmic Development
 - CCPD: Clinton County Planning Department
 - CCIDA: Clinton County IDA
 - CCHD: Clinton County Highway Department
- DASNY: Dorm Authority of State of NY
 - SAM: State & Municipal Facilities Program
- EDA: United States Economic Development Administration
 - Public Works and Economic Adjustment Assistance Grant
- EPA: Environmental Protection Agency



- STAG: State and Tribal Assistance Grant
- ESD: Empire State Development
 - Market NY: Market New York Program
 - PFS: Planning and Feasibility Study
 - RestoreNY: Restore New York Program
- FLA: Fern Lake Association
- FEMA: Federal Emergency Management Agency
 - HMGP – Hazard Mitigation Grant Program
 - FMA – Flood Mitigation Assistance
- NCREDC: North Country Regional Economic Development Council
- NYA&M: New York Agriculture and Markets
- NYSCA: New York State Council on the Arts
 - ACI: Arts and Culture Initiatives
 - ACF: Arts and Cultural Facilities Improvement Program
- NYSDEC: New York State Department of Environmental Conservation
 - ASG: Adirondack Smart Growth Grant
 - CSC: Climate Smart Community
 - ISG: Invasives Species Program
 - NPG: Non-Agricultural Nonpoint Source Planning Grant
 - WQIP: Water Quality Improvement Program
- NYSDOL: New York State Dept. of Labor
- NYSDOS: New York State Department of State
 - BOA: Brownfield Opportunity Act
 - LGE: Local Government Efficiency (planning and assessment grants)
 - NYF: New York Forward
 - SGPZ: Smart Growth Planning and Zoning
- NYSDOT: New York State Department of Transportation
 - CHIPS: Consolidated Local Street and Highway Improvement Program
 - PaveNY: Pave New York Program
 - SB: Scenic Byway Program (designation, not grant program. Olympics Byway trail runs through Black Brook -route 9N)
 - TAP: Transportation Alternatives Program
- NYSDPS: New York State Department of Public Service
- NYSEFC: New York State Environmental Facilities Corp.
 - CWSRF: Clean Water State Revolving Fund (low interest loan)
 - DWSRF: Drinking Water State Revolving Fund
 - WIEPG: Wastewater Infrastructure Engineering Planning Grant
 - GIGP: Green Innovation Grant Program
 - IMG: Intermunicipal Water Infrastructure Grants Program (two communities apply)
 - WIIA: Water Infrastructure Improvement Act
- NYSERDA: NYS Energy Research and Development Authority
 - CEC: Clean Energy Communities



- FTA- Flexible Technical Assistance Program
- V2G – Vehicle to Grid Pilot Program
- NYSHCR: New York State Homes & Community Renewal
 - CDBG: Community Development Block Grant
 - NSP: Neighborhood Stabilization Program
 - NYMS: New York Main Street
 - RARP: Rural Assistance Revitalization Program
- NYSPD: New York State Police Department
- OPRHP: NYS Office of Parks, Recreation and Historic Preservation
 - OPHRP EPF: Environmental Protection Fund
 - RTP: Recreational Trails Program
 - STP Snowmobile trail Grant Program
 - MPR Municipal Parks and Recreation Grant
- PTNY: Parks and Trails New York
- SLA: Silver Lake Association
- TOJ: Town of Jay