

# Village of Lyons Falls

## Brownfield Opportunity Area Nomination Study

**FINAL DRAFT**

Lewis County, New York

July 2012

(Updated August 2014)



This document was prepared for the Village of Lyons Falls, Lewis County and the New York State Department of State with state funds provided through the Brownfield Opportunity Areas Program.

Prepared By:



## Acknowledgements

This Brownfield Opportunity Area (BOA) Nomination Study was developed in partnership with Lewis County, the Village of Lyons Falls, the NYS Department of State, Community Stakeholders, Residents and Property Owners.

The dedicated members of the Steering Committee provided invaluable guidance and input through this process.

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# Village of Lyons Falls Lewis County, New York



A Brownfield Opportunity Area  
Nomination Study  
April 2012





Former Lyons Falls Paper Mill  
*\*A North Country Regional Council  
Transformational Project\**



Train Station / Agway Property



Former Alaskan Oil/Marino's



Former Lyons Falls School

## A Community Revitalized

The Village of Lyons Falls is a historic Black River Canal community in southern Lewis County. Located at the confluence of the Moose and Black Rivers, the Village has a strong connection to the natural environment and is home to a beautiful 70-foot waterfall, which still provides power to the energy grid today.

In recent years, the Village has experienced a significant change in its economy due to the closing of a major employer – the Lyons Falls Pulp and Paper Mill. This now vacant and underutilized site was the catalyst for the Village and County to seek assistance through the Brownfield Opportunity Area Program (BOA). As a result, the New York State Department of State (DOS) has provided funding to Lewis County to create this Brownfield Opportunity Area Nomination Study for Lyons Falls.

This effort is being led by a partnership between the Village of Lyons Falls and Lewis County. The Nomination Study was prepared over one year with guidance from a Steering Committee made up of local business owners, local and regional agencies, residents, and Village Board members. This resulting Nomination Study is a multi-disciplinary, consensus-based, comprehensive approach to brownfield redevelopment based on sound planning principles, environmental analysis, and economic and real estate analysis.

## Community Assets 12D

- Strong Community Engagement
- Established Industry Clusters in milling, logging, construction, manufacturing, agriculture, gun cleaning and adventure tourism
- Skilled Workforce
- Abundance of Natural Resources
- High Quality of Life

**Diversify.**

# EXECUTIVE SUMMARY

## The Vision

Lyons Falls is a thriving, historic, four-season Village located at the confluence of the Black and Moose Rivers.

Opportunities for employment and education in this friendly, vibrant community encourage multi-generations of residents to make the Village their home.

The Village's many assets, including varied infrastructure, support a sustainable, diverse economy. This easy-going, rural setting co-exists with adventure tourism opportunities and family-oriented activities.

## Goals

1. Continue the active community engagement
2. Enhance and expand economic development and educational opportunities Village-wide
3. Identify businesses and industries potential to expand or relocate and offer the employment opportunities.
4. Improve the existing transportation, utility and infrastructure assets
5. Encourage high quality design within the Village and at key gateways

## Priority Actions

1. Apply for Implementation Funding through Step 3 of the Brownfield Opportunity Areas Program
2. Advance Redevelopment Efforts at the Former Lyons Falls Paper Mill
3. Advance Adventure Tourism Activities
4. Coordinate with Kruger/ Northbrook Expansion
5. Improve Utilities and Infrastructure
6. Complete Gateway and Corridor Enhancement Study
7. Create Market Strategy for Priority Sites

## Industry Targets

- Backcountry and Adventure Tourism
- Bio-Fuels
- Agri-Manufacturing
- Paper Manufacturing and Packaging
- Health Services
- Gun Cleaning and Related Industries
- Retail
- Clean Energy

Thrive.

Sustain.

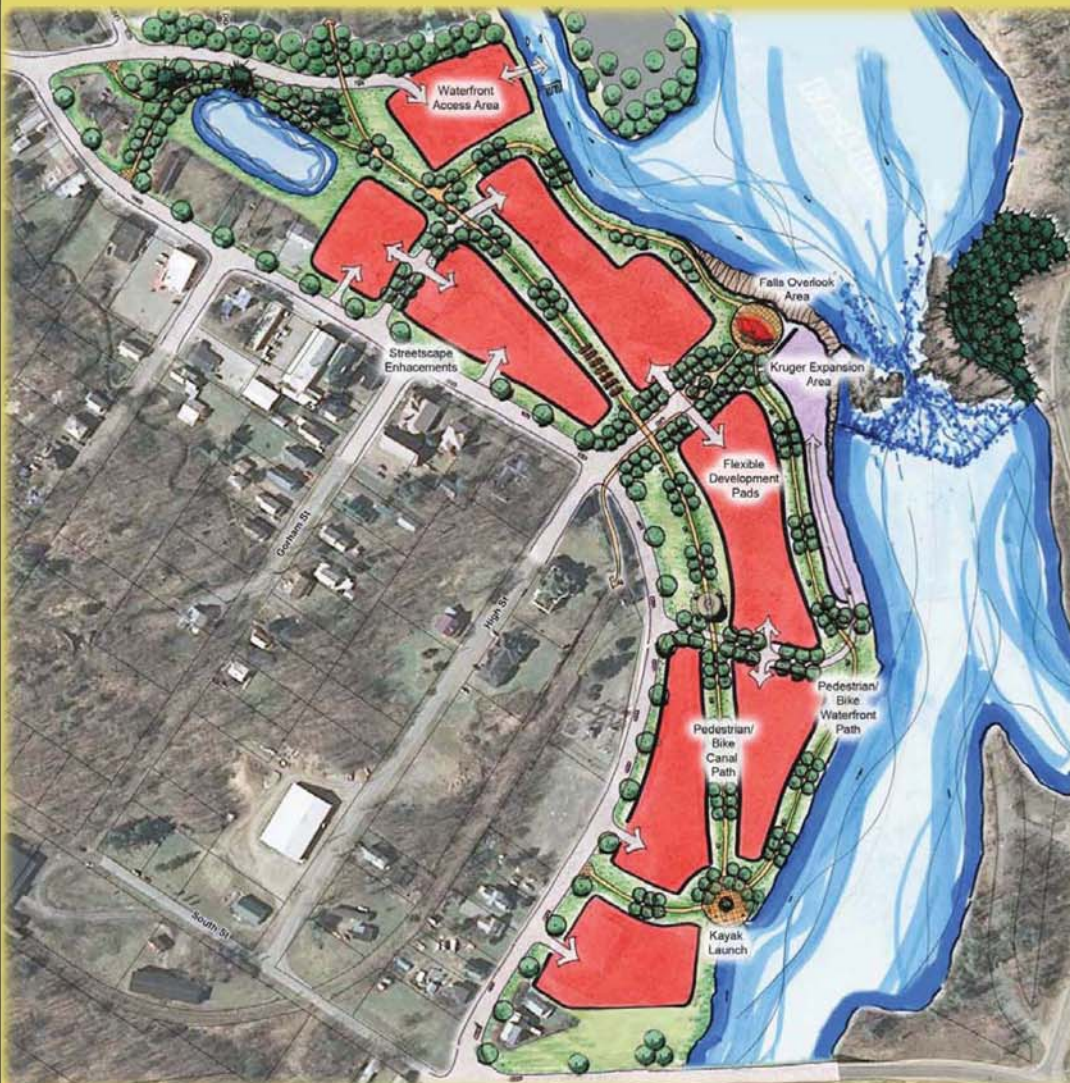
# Redevelopment Scenarios

The **Village-wide Scenario** (see front cover) identifies broad areas of future land use that supports the community vision and goals.

- Mill & Downtown Redevelopment Area
- Educational Reuse
- Route 12 Commercial Corridor
- McAlpine & Cherry Streets Intersection Improvements
- Gateway and Corridor Enhancements

As the catalyst for this study, the mill property was examined in more detail. The **Mill Area Redevelopment Scenario** (below) provides a flexible approach that accommodates future growth and reconnects the Village with its natural features.

- Flexible Development Pads
- Streetscape Enhancements
- Waterfront Access Area
- Pedestrian and Bike Canal Path
- Pedestrian and Bike Waterfront Path
- Falls Overlook
- Kruger Expansion Area



Project Website:  
[www.lyonsfallsboa.wordpress.com](http://www.lyonsfallsboa.wordpress.com)

For More Information:

Village of Lyons Falls  
315.348.5081  
[www.villageoflyonsfalls.webs.com](http://www.villageoflyonsfalls.webs.com)

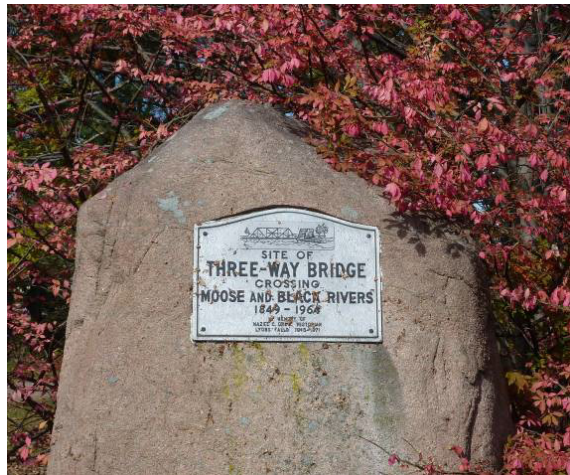
Lewis County Economic Development  
& Planning  
315.376.5422  
[www.lewiscountyny.org](http://www.lewiscountyny.org)



## Introduction

The Village of Lyons Falls is a small, historic Black River Canal community in southern Lewis County. Located at the confluence of the Moose and Black Rivers the Village has a strong connection to the natural environment and is home to a beautiful 70-foot waterfall, which still provides power to the energy grid today. The Village occupies the western area of the Northern Forest, which spans from the Tug Hill Plateau to the Adirondack Mountains, to Vermont, New Hampshire and Maine.

In recent years, the Village has experienced a significant change in its economy due to the closing of a major employer – the Lyons Falls Pulp and Paper Mill. This now vacant and underutilized site was the catalyst for the Village and County to seek assistance through the Brownfield Opportunity Areas (BOA) Program and was also identified as a transformative Priority Project in the North Country Regional Economic Development Council’s award winning strategic plan. As a result, the New York State Department of State (DOS) has provided funding to Lewis County to create this Brownfield Opportunity Area Nomination Study for Lyons Falls to advance existing and future efforts to redevelop the Mill Property and the entire Village.



This effort is being led by a partnership between the Village of Lyons Falls and Lewis County. The Nomination Study was prepared over one year with guidance from a Steering Committee comprised of local business owners, local and regional agencies, residents, and Village Board members. This resulting Nomination Study is a multi-disciplinary, consensus-based, comprehensive approach to brownfield redevelopment based on sound planning principles, environmental analysis, and economic and real estate analysis.

Opportunities exist to revitalize the Village of Lyons Falls by building on the community's existing assets including established industry clusters, a skilled workforce, an abundance of natural resources, and an engaged community. Redevelopment of priority sites, including the former Lyons Falls Pulp and Paper Mill and adjacent Kruger hydroelectric facility will help the Village thrive economically, while restoring environmental quality of this portion of the Village and the Black River. The Mill site provides an opportunity to create four-season employment for local residents, and contribute to the diversification of the local economy through a combination of uses. Priority uses include backcountry and adventure tourism, clean energy to fuel manufacturing, as well as suppliers to gun cleaning equipment manufacturers and related industries.

Redevelopment of the former Lyons Falls Paper Mill has been identified as a priority project in the North Country Regional Economic Development Council's Strategic Plan, the Lewis County Comprehensive Economic Development Strategy (CEDS), the Community Development Plan for the Village of Lyons Falls 2010, and by the Lewis County Development Corporation (LCDC). The Lewis County Comprehensive Plan recommends the county investigate the potential for an alternative energy park that could provide tenant with low-cost power. The location of this brownfield site, adjacent to an existing hydro-power plant, supports the recommended "green" industrial park. Ultimately, the County hopes to establish employment for a minimum of 100 individuals at this site.

The BOA Strategy will identify issues related to the long-term viability of these important residential, commercial and industrial areas throughout the entire Village. The goal of this BOA is to refine the vision for the community, by engaging residents, business owners, as well as local, regional, state, and federal agencies. These ideas are then combined with real-time economic and environmental analysis to identify action items that will support the long-term community vision.

## **Study Area and Project Boundary Justification**

The study area includes 627 acres and comprises the entire Village of Lyons Falls. A map of the Study Area Boundary is provided in **Figure 1** on the following page.




The study area boundary was identified through extensive discussions with the Steering Committee, stakeholders, business owners, property owners, Lewis County and the Village of Lyons Falls. Factors that were examined include existing infrastructure, location of vacant and underutilized parcels, real or perceived brownfield sites, existing land uses that affect or are affected by identified potential brownfields, natural or cultural resources with a physical, social visual or economic relationship to identified

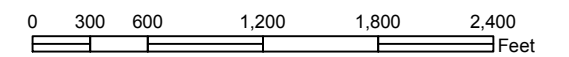
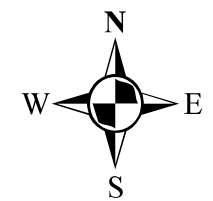
**Village of Lyons Falls  
Brownfield Opportunity  
Area Program  
Nomination Study**

**Figure 1: BOA Study Area  
DRAFT**



**Legend**

-  Study Area Boundary
-  Highways
-  Secondary Roads



1 inch = 1,000 feet

Date: April, 2012

Prepared by:



Prepared for:



This map was prepared for the Village of Lyons Falls and the NYS Department of State, Division of Coastal Resources with state funds provided through the

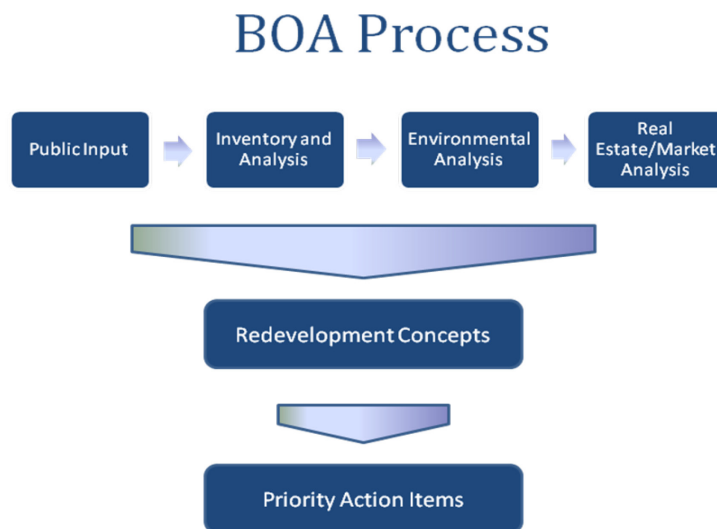
potential brownfields, and areas necessary for the achievement of the goals of the Lyons Falls BOA.

In summary, several key properties were identified by the committee as catalytic properties. Of the underutilized and potential brownfield sites located within the Village, the 10-acre former paper mill site along the banks of the Black River offers the most promise for redevelopment. The site has also been identified by the Lewis County Development Corporation (LCDC) as a top economic development priority county-wide. Other priority sites include: the former Alaskan oil/Marino's property, the former Lyons Falls School, the train station/Agway on McAlpine Street, Northbrook/Kruger Hydro Facility, and a large vacant commercial property located along Route 12.

## BOA Planning Process

The BOA program is a 3-step process - Step 1: Pre-Nomination, Step 2: Nomination, and Step 3: Implementation. This report meets the requirements for a Step 2: Nomination Study. The primary goals of the Nomination Study are to identify and assess underutilized sites (Brownfields, abandoned/vacant properties and those with potential environmental contamination) and identify redevelopment strategies to advance area wide revitalization.

Each step of the BOA program includes a strong public participation component. The public and key stakeholders are involved from the start of the effort to build partnerships and the capacity to carry the effort through to implementation. Public input is critical to establishing a vision and goals for the project.



## Community Vision and Goals

### *Vision Statement*

An important function of this study is to bring together different planning studies, stakeholder interests, community thoughts and needs, and planning principals in order to work towards comprehensive goals for the study area. To achieve this, a unified vision statement was formed which brings together the elements of these varied interests.

**Lyons Falls is a thriving, historic, four-season Village located at the confluence of the Black and Moose Rivers.**

**Opportunities for employment and education in this friendly, vibrant community encourage multi-generations of residents to make the Village their home.**

**The Village's many assets, including varied infrastructure, support a sustainable, diverse economy. This easy-going, rural setting co-exists with adventure tourism opportunities and family-oriented activities.**

### *Goals*

To achieve this vision, a series of broad-based goals have been established. These goals are provided below, along with a bulleted list of the priority actions and recommendations that support them. Each of the priority actions and recommendations are described in detail starting on page 51 of the Nomination Study.

- 1. Continue the commitment and active community engagement created through this effort and other locally-driven efforts to attract residents and year-round visitors as the basis for a thriving, four season village.** The Village is an active community that commonly hosts community-wide events and activities for residents such as the annual community tree lighting, parades, and the Light the Falls competition. The Village also works closely with local organizations and

churches to host broader seasonal activities that attract visitors, such as the Kayak events, and assists the Lewis County Chamber of Commerce with their annual “River Fest”. Continuing and building upon these activities will assist in achieving the vision to create a vibrant community known for adventure tourism and family-oriented activities.

Priority Actions:

- Priority Action 1: Submit Application for a BOA Step 3 – Implementation Strategy
- Priority Action 3: Advance Adventure Tourism Activities
- Priority Action 4: Coordinate with Kruger/Northbrook Lyons Falls, LLC

Village Wide Recommendations:

- 1: Continue Partnerships with Regional Entities as well as Local, State and Federal Agencies
- 4: Engage the Public and Community Organizations
- 10: Consider and Application to the NYS Environmental Protection Fund Grant Program under the NYS Consolidated Funding Application

2. **Enhance and expand economic development and educational opportunities within the Village to support redevelopment, not only of the Mill property, but of the entire Village.** Supporting redevelopment of underutilized properties within the Village will provide economic development opportunities that can encourage multiple generations to make the Village their home. Enhancing educational opportunities within the Village or through partnerships outside the Village can better prepare residents to take advantage of the opportunities that arise.

Priority Actions:

- Priority Action 1: Submit Application for a BOA Step 3 – Implementation Strategy
- Priority Action 2: Advance Redevelopment Efforts at the Former Lyons Falls Paper Mill
- Priority Action 3: Advance Adventure Tourism Activities
- Priority Action 4: Coordinate with Kruger/Northbrook Lyons Falls, LLC
- Priority Action 7: Create a Marketing Strategy for the Priority Properties with the Village

Village Wide Recommendations:

- 1: Continue Partnerships with Regional Entities as well as Local, State and Federal Agencies
- 2: McAlpine Street and Cherry Street Intersection Improvements
- 3: Provide Assistance to Existing Village Businesses
- 4: Engage the Public and Community Organizations
- 8: Understand the Re-use Potential of School Building
- 9: Pursue Energy Efficiency Improvements Village-wide

Mill Property Recommendations:

- 1: Obtain Funding to Complete Phase II Subsurface Investigation
- 2: Continue Partnership with the Lewis County Development Corporation and Lewis County
- 3: Pursue Bio-Fuel Market Opportunities
- 4: Identify a Redevelopment Phase Plan for the Mill Property
- 5: Create a Pro Forma for a Range of Desired Uses for the Lyons Falls Paper Mill Site
- 6: Create a Marketing Strategy for the Mill Property
- 7: Assist Efforts to Conduct a Woodshed Analysis to Support the Bio-fuel Industry

3. **Identify businesses and industries with the strongest potential to expand or relocate to the Village and offer the best prospects for “good jobs” and enhanced tax revenue.** Targeted economic development based on real world trends will assist in building a strong local economy that creates employment for existing and future residents.

Priority Action Items:

- Priority Action 1: Submit Application for a BOA Step 3 – Implementation Strategy
- Priority Action 2: Advance Redevelopment Efforts at the Former Lyons Falls Paper Mill
- Priority Action 3: Advance Adventure Tourism Activities

Village Wide Recommendations:

- 5: Conduct a Site Selection Study to Support the Bio-Fuel Industry

Mill Property Recommendations:

- 3: Pursue Bio-fuel Market Opportunities
  - 5: Create a Pro-Forma for a Range of Desired Uses for the Lyons Falls Paper Mill Site
  - 6: Create a Marketing Strategy for the Mill Property
  - 7: Assist Efforts to Conduct a Woodshed Analysis to Support the Bio-fuel Industry
4. **Improve the existing transportation, utility and infrastructure assets serving the community to provide a competitive edge and sustain a diverse economy.** Competition for economic development is fierce in today's economy. Providing updated infrastructure gives the Village an advantage in attracting investment and economic development. This will be key to a sustainable economy.

Priority Actions:

- Priority Action 1: Submit Application for a BOA Step 3 – Implementation Strategy
- Priority Action 5: Improve and Enhance Utilities
- Priority Action 6: Complete a Gateway and Corridor Enhancement Study

Village Wide Recommendations:

- 2: McAlpine Street and Cherry Street Intersection Improvements
  - 7: Conduct a Truck Traffic Analysis
5. **Encourage high quality design within the Village and at key gateways that will support the thriving community and complement the Village character.** Identifying key gateways and entrances into the Village is critical in drawing people into the community and letting the world know that Lyons Falls is on the map. Also, when a community has invested in the quality design of public spaces, it is attractive to future private investment and economic development. Additionally, the Village is a gateway and major destination for both the Route 12 Black River Scenic Byway and the Black River Blueway Trail.

Priority Actions:

- Priority Action 1: Submit Application for a BOA Step 3 – Implementation Strategy
- Priority Action 6: Complete a Gateway and Corridor Enhancement Study

Village Wide Recommendations:

- 2: McAlpine Street and Cherry Street Intersection Improvements



- 6: Consider Establishment of Zoning

## Engaging Partners and Stakeholders

The goal of the public participation during this project was to foster communication, create a sense of ownership and build trust between the public, Lewis County, the Village of Lyons Falls, and regulatory agencies during the course of the BOA study. Citizen participation provides an opportunity to compile the public's knowledge regarding the history of the study area and understand the public's hopes, concerns and desires for the future of the Village of Lyons Falls BOA. The public participation plan achieved the following three objectives:

1. Collected information from the public regarding the study area.
2. Provided opportunities for the public to voice issues, concerns and opportunities.
3. Provided an opportunity for the public to contribute their perspective in the development of the Lyons Falls Brownfield Opportunity Area.

In addition to public input, the BOA study also collected input from various stakeholders and the Lyons Falls BOA Steering Committee. In total, there were two public meetings including a public visioning workshop, several stakeholder meetings, and a series of Steering Committee meetings. A website was created to inform all interested parties about the progress of the study, and it can be viewed at [www.lyonsfallsboa.wordpress.com](http://www.lyonsfallsboa.wordpress.com).



### Steering Committee Meetings

The Steering Committee, formed at the onset of the study process, represents various interests associated with the study area. Multiple Steering Committee meetings were held throughout the planning process, providing guidance and shaping the direction and recommendations of the study. A summary of Steering Committee meeting minutes can be found in Appendix B.

### Stakeholder Meetings

Extensive meetings were held with a variety of stakeholders for this project. The consultant team met with business owners from within the study area, real estate brokers, officials from Lewis County and the Village of Lyons Falls, major property owners and developers, and many other critical players in Lyons Falls' economic development arena. These meetings gave a wide variety of stakeholders the opportunity to weigh in on their concerns, ideas and vision for the Village of Lyons Falls BOA.

Stakeholders were asked a variety of questions regarding the issues, concerns and opportunities within the study area. Business and property owners gave information about the history of their property, any known contamination or other environmental issues, the viability of current businesses or tenants, future plans and projects, and various other items. Public officials were questioned about their ideas and thoughts for feasibility of different industries, business types and uses for the study area, possible incentives and programs to spur redevelopment and job creation in the region, and how the Lyons Falls area fits in to the larger picture of Lyons Falls. Stakeholder responses to economic development questions are further addressed in the economic and market analysis described later in this report.

Public officials and key members of the economic development community expressed concerns about a number of issues. Many noted that the presence of high quality educational institutions (in the Utica area) undergoing expansion is a major asset to the broader region, providing a skilled work force. They were concerned, however, that the options for housing and services in Lyons Falls is lacking, specifically related to the lack of variety in cultural and recreational amenities, restaurant and nightlife, and downtown vibrancy. Quality of life issues such as these are a challenge for a community in retaining its youth, college graduates and skilled workforce, which are all factors that companies take into consideration when locating new or expanding businesses. The affordability of housing, on the other hand, is an attractive incentive for the workforce to remain in or relocate to Lyons Falls.

In addition to the above input, this group of stakeholders had a number of ideas regarding the types of businesses that could potentially be viable within, or should be tapped into for, the Lyons Falls area.

### Interagency Working Group

During the course of the Nomination Study planning process, an Interagency Working Group meeting was hosted by the Tug Hill Commission. Participants included



What We Want	Community Spirit	Built Environment	Natural Environment
	Still on the map Keep the kids here Reason to stay Alive and smiling faces Peace and quiet Self-sustaining downtown Thriving Booming Diverse economy		
	Employment Tourism Higher education Healthy downtown Senior services & housing Youth services	Rehabilitated buildings	Access to water for recreation
	Relieve tax burden Consolidated services Public Transportation Small businesses	Dining, shops, entertainment Redeveloped mill Redeveloped school Truck bypass Rail connections Better Roads	Hydropower Campground on the river Kayak Capitol

What We Have	Community Spirit	Built Environment	Natural Environment
	Motivation Initiative Enthusiasm Safety History Strong Working together Hope	Infrastructure Rail Trails Historic Architecture	Rivers Falls
	Involved local government Community Events Local Businesses School District Services Fire Department	Parks Access to Route 12 Sewer System Snowmobile network	River Access Renewable energy (wind and water) Clean water
	Child-friendly Lyons Falls Alive Church collaboration Otis Farmers Market Support Groups Health Center	Library Black River Canal Riverside Park Canal Basin Park Fiber Optics Fitness Trail Hotel	Hunting and Fishing Natural Gas Kayaking Hydropower Maple Syrup

When asked where the community should be in 10 or 20 years the public provided the following:

- Still on the Map
- Keep the kids here; Have a Reason to Stay
- Alive and Smiling Faces
- Self-sustaining Downtown

## **Inventory and Analysis Highlights**

An inventory and analysis was conducted to examine the community and regional setting, land uses, zoning, land ownership, transportation systems, infrastructure, natural resources, parks and open space, historic areas, economic trends, and brownfield sites. The following highlights of the inventory and analysis are intended to provide a summary snapshot of existing conditions within the study area. To view the complete Inventory and Analysis of the Brownfield Opportunity Area for the Lyons Falls BOA, see Appendix C.

### **COMMUNITY AND REGIONAL SETTING**

The Village of Lyons Falls is a small community located in southern Lewis County. **Figure 2: Lewis County Character Area Plan**<sup>1</sup> provides a regional and community context. The fate of the region has been historically connected to the abundance of water, wood and dairy products.<sup>2</sup> Lyons Falls has always been closely tied to the “water” and “wood” elements of that triumvirate as a center for the manufacturing of paper products in the County, as previously illustrated. While some manufacturing employment associated with the paper industry still exists in the County today, Lyons Falls has ceased to be such an employment center since the closure of the mill in 2001.

Lewis County’s connection to water and dairy products is represented in the agricultural and energy production industries. The fertile Black River Valley and cool, wet climate make Lewis County ideal for the production of dairy products, leading to agriculture representing 7.6% of all employment in the County.<sup>3</sup> As an urbanized area, Lyons Falls is comprised of little agricultural land but is nonetheless significantly impacted by the industry. Additionally, steep gradients along the Black and Moose River Valleys allow for the placement of hydroelectric power facilities in the County. Lyons Falls has such a facility in operation today on the site of the former mill operated by Northbrook Lyons Falls, LLC/Kruger.

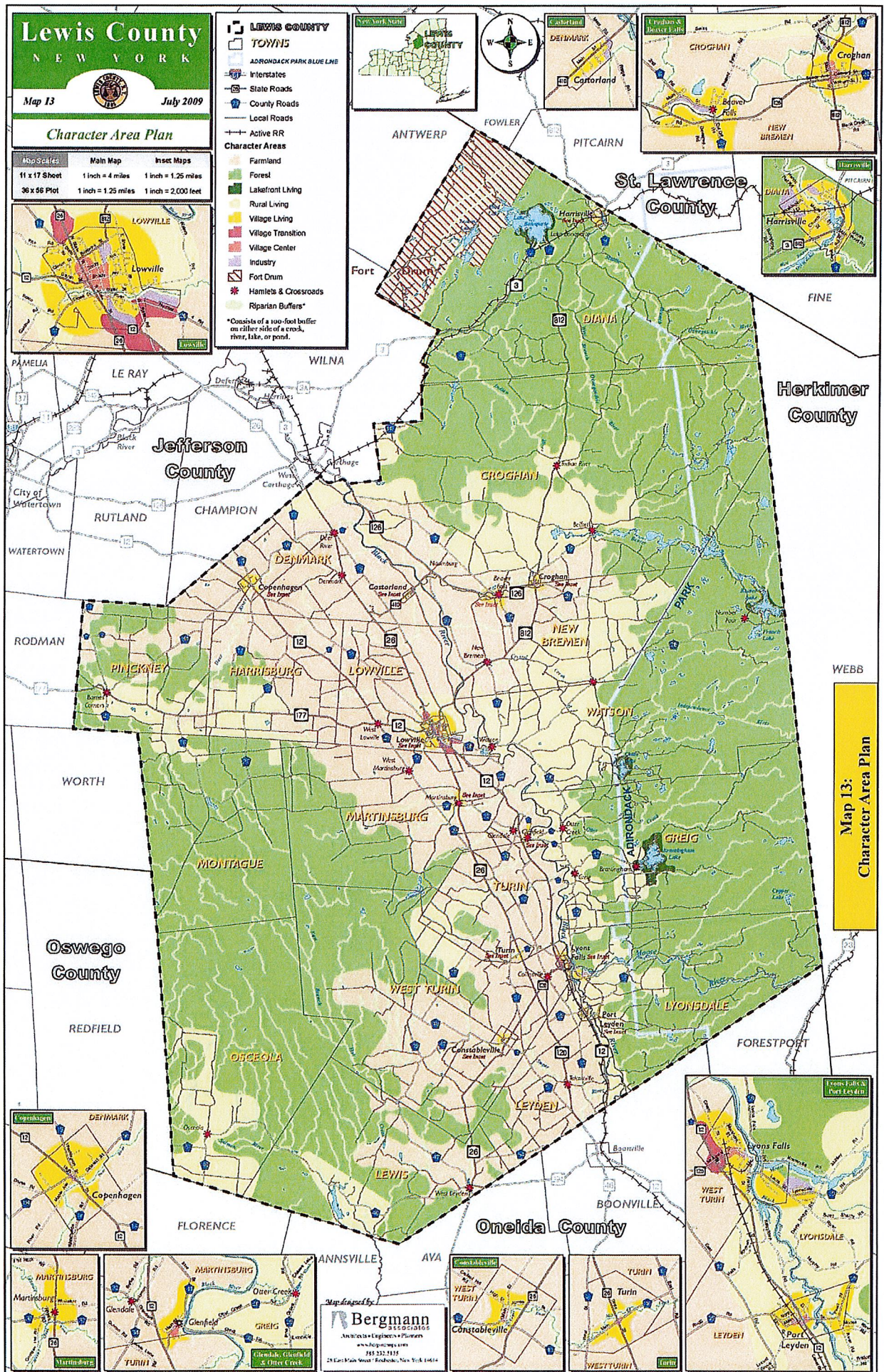
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<sup>1</sup> 2009 Lewis County Comprehensive Plan

<sup>2</sup> 2006 Lewis County Comprehensive Economic Development Strategy

<sup>3</sup> 2006 Lewis County Comprehensive Economic Development Strategy

Figure 2: Community Context Map



Looking toward the future, adventure tourism is becoming a key industry for the region throughout all seasons of the year. The Black and Moose Rivers boast excellent waters for fishing, kayaking, canoeing, and whitewater rafting in the warmer months. Winter brings significant snowfall to the region making Lewis County a magnet for snowmobile, hunting and cross country enthusiasts. ATV usage is also prominent. Tourism is on the rise in the County and trades associated with tourism, such as lodging, food service, retail, and more generate comparable employment to industry, albeit at a lower wage scale.<sup>4</sup>

Lyons Falls' role in the County is in a state of flux. The one-time manufacturing hub has been transitioning into a more residentially-oriented community. The education, health and social services industry sectors amounts to approximately 24% of all employment in the Village.<sup>5</sup> However, with a focus being placed on the redevelopment of the former mill site and the Black and Moose River adventure tourism corridors, Lyons Falls is poised to once again become an economic development engine, contributing to the broader region.

### **DEMOGRAPHIC AND ECONOMIC PROFILE**

In considering redevelopment of key sites within the Village, demographic information becomes an important factor as it is an indicator of potential workforce. The Village has a population of 566 residents, and lost approximately 4% of its population between 2000 and 2010. Poverty levels in the study area are estimated to be 6.7%, well below both County and State levels. Lyons Falls has seen only a small shift in age demographics. Population 18 years of age and under has increased by 1.1%, population of age 19 to 24 has decreased by 1.3%, while other age cohorts changed by less than 0.2%.

Regionally, the Town of Lyonsdale, the Town of West Turin, and Lewis County have generally experienced an increase in the population age 45 and over and a decrease among population of age 25 to 44. These cohorts have remained relatively stable within the Village of Lyons Falls, indicating a strong work-age population.

A demographic overview of the Village of Lyons Falls and Lewis County is provided in **Table 1: Community Demographic Summary**.

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<sup>4</sup> 2006 Lewis County Comprehensive Economic Development Strategy

<sup>5</sup> 2005-2009 American Communities Survey

<b>Demographic Indicator</b>	<b>Village of Lyons Falls</b>	<b>Lewis County, NY</b>
<b>Population</b>		
Population – (2010 US Census)	566	27,087
Population Growth – 2000 – 2010 (US Census)	-4.2%	0.5%
Median Age	34.6	40.2
<b>Income</b>		
Per Capita Income	\$24,182	\$21,249
Poverty Rate	6.7%	16.0%
<b>Housing</b>		
Household Size	2.33	2.33
<b>Employment Profile</b>		
Agriculture, forestry, fishing/hunting, mining	0%	7.6%
Construction	17.3%	9.9%
Manufacturing	15%	13.6%
Wholesale trade	0.3%	1.7%
Retail trade	10.9%	11.1%
Transportation and warehousing, and utilities	5.3%	3.8%
Information	0%	1.4%
Finance, insurance, real estate, and rental and leasing	2.3%	2.5%
Professional, scientific, management, administrative, and waste management services	3.8%	5.1%
Educational, health and social services	24.2%	24.3%
Arts, entertainment, recreation, accommodation and food services	12.7%	7.7%
Other services (except public administration)	0.8%	4.8%
Public administration	7.4%	6.5%
Unemployment	5.3%	9.2% (NYS Dept of Labor, 2010)
<i>Source: U.S. Census Bureau American Community Survey 2005 – 2009 unless otherwise noted.</i>		



## **EXISTING LAND USE AND ZONING**

The Village of Lyons Falls is predominantly a built environment, with approximately 59% of all lands within the BOA dedicated to residential use. The majority of the residential properties are located within the areas north of McAlpine and south of the former school building and west of Center Street. The next highest land use category is vacant land which comprises 32% of the study area, followed by recreation, which accounts for 10% of the land area.

The study area contains 23 commercial parcels which comprise just below 6% of the area's total parcels. These properties can be found mainly on NYS Route 12, McAlpine Street, and Center Street. While Lyons Falls was once a hub for industrial activity and employment in Lewis County when the paper mill was thriving, today the Village has limited employment opportunities in the industrial sector. Industrial land uses can be found along rail lines, as part of the mill site, and east of the Black River on Laura Street. **Figure 3: Existing Land Use Map** is provided on the following page for reference.

The Village does not currently have zoning in place. One significant incentive for redevelopment in any community is certainty. Certainty that the community is supportive of the type of development proposed; certainty that the use is a permitted use; and certainty of the development review process. The Steering Committee recognizes the importance of ensuring certainty for property owners and those wishing to invest in the Village, and has included the establishment of a basic, straightforward zoning ordinance as a recommendation (see page 55).

To build the local tax base, provide employment opportunities and increase services for local residents, it is important to find ways to increase available space for commercial and industrial uses within the BOA. Opportunities exist to create four-season employment through the redevelopment of the former Lyons Falls paper mill.

# Village of Lyons Falls Brownfield Opportunity Area Program Nomination Study

Figure 3: Land Use

Land Use Category	Total Acreage	% of Total Area	Total Parcels	% of Total Parcels
Agriculture	28.66	5.19%	1	0.26%
Residential	225.79	40.85%	231	59.08%
Vacant	178.79	32.35%	116	29.67%
Commercial	36.99	6.69%	23	5.88%
Recreation	55.22	9.99%	2	0.51%
Community Service	9.95	1.80%	8	2.05%
Industrial	4.37	0.79%	1	0.26%
Public Service	12.93	2.34%	9	2.30%
<b>Totals</b>	<b>552.70</b>	<b>100.00%</b>	<b>391</b>	<b>100.00%</b>

## Legend

### Land Use

- Agricultural
- Residential
- Vacant
- Commercial
- Recreation
- Community Service
- Industrial
- Public Service
- Study Area Boundary
- Highways
- Secondary Roads

Data Sources:  
 Parcels: Lewis County Real Property Service (RPS)  
 Town Boundaries: NYS Office of Cyber Security  
 Land Use Classifications: Local Assessors via RPS



0 300 600 1,200 1,800 2,400 Feet

1 inch = 1,000 feet

Date: August 2012

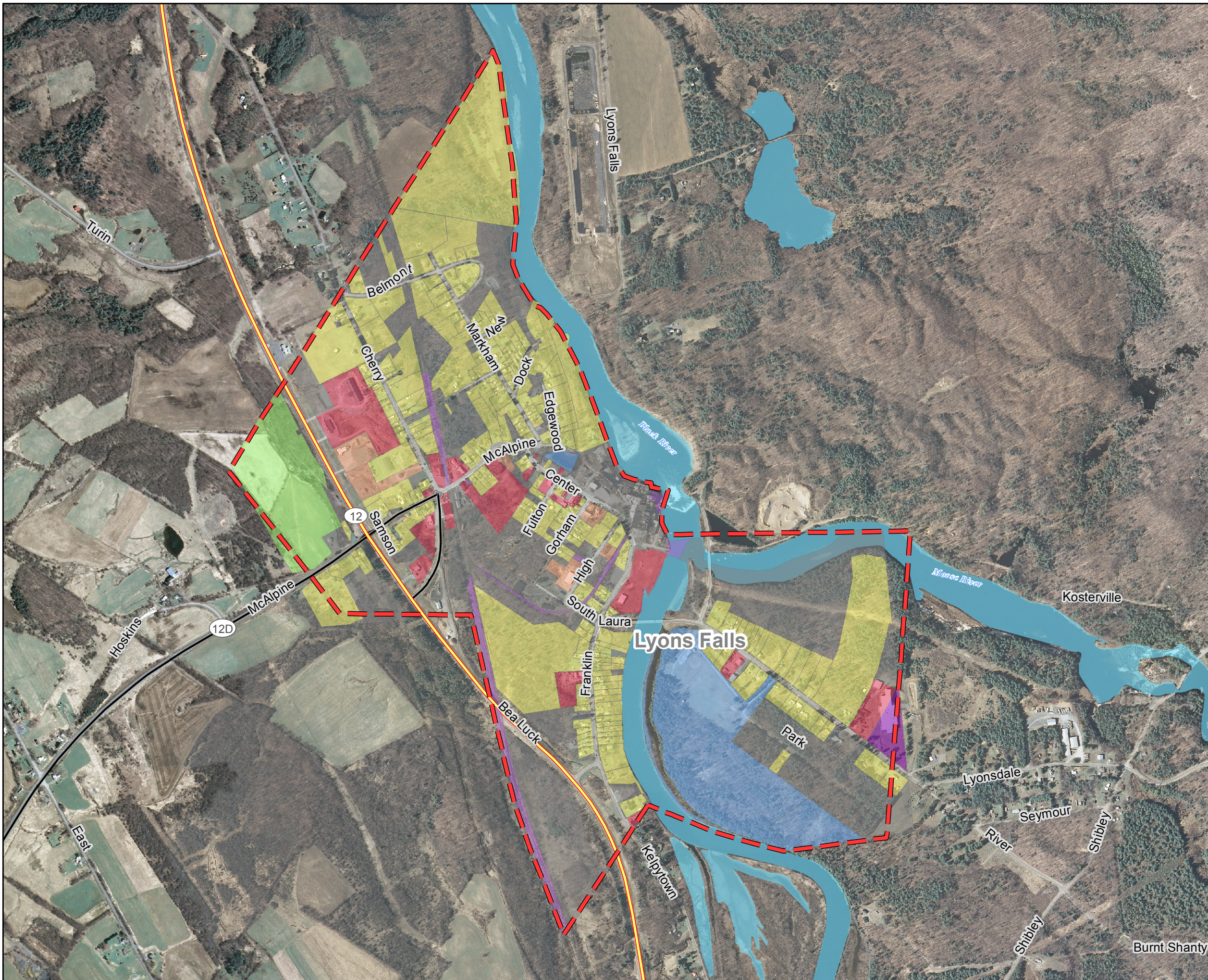
Prepared by:



Prepared for:



This map was prepared for the Village of Lyons Falls and the NYS Department of State, Division of Coastal Resources with state funds provided through the



## **EXISTING ECONOMIC DISTRICTS AND INCENTIVE PROGRAMS**

The Village of Lyons Falls is supported by two economic development agencies whose goal is to attract and enhance industrial and economic development within the County: the Lewis County Industrial Development Agency (LCIDA) and the Lewis County Development Corporation (LCDC). Both organizations provide financial and technical assistance to qualified applicants within the study area.

A subsidiary of the LCDC recently purchased the former Lyons Falls Pulp & Paper site with the goal of redevelopment as a business park. As the Mill property is an integral part of the revitalization strategy, it will be critical to maintain an open and coordinated partnership with the LCDC and Lewis County as redevelopment moves forward.

## **LAND OWNERSHIP**

Land ownership is an important criterion when evaluating revitalization opportunities. When land is held in public ownership, it simplifies matters for the municipality to implement its vision for the property. Public landowners within the BOA include:

- Village of Lyons Falls, which owns 22 parcels (including the Riverside Park Park) for a total of 71 acres.
- Lewis County Industrial Development Agency, which owns 9 parcels for a total of 14 acres.
- Black Moose Development LLC, which owns 1 parcel (former mill) for a total of 9 acres.
- Lewis County, which owns 2 parcels for a total of 2 acres.
- Town of West Turin, which owns 4 parcels for a total of 1 acre.

The majority of lands within the BOA are held by private ownership. Due to the size, location, and/or configuration of these parcels, these private landowners represent the potential to be significant partners with the Village and County as redevelopment efforts are undertaken. Several landowners within the study area have been involved in the BOA process as key stakeholders, having been interviewed and expressed their concerns and desires. They have also attended both steering committee meetings and public meetings, contributing important input to the process.

## **PARKS AND OPEN SPACE**

As a burgeoning destination for outdoor tourism, the Village already has some key assets in terms of parks and recreation. The over 50-acre Lyons Falls Riverside Park, located east of the Black River off of Laura Street, has ball fields, a basketball court, a tennis court, a playground designed for children 12 and under, a pavilion, and undeveloped forested land running along the Black River. This park provides space for local festivals that occur throughout the year, including a Farmers Market that is sponsored by Lyons Falls ALIVE. In the spring of 2012, a fitness trail with 20 stations will be added to the park. Utilization of the Lyons Falls Canoe Launch enables outdoor enthusiasts to access the upper Black River and lower Moose River for scenic vistas, swimming, fishing, and other recreational activities associated with the rivers. Other outdoor pursuits such as whitewater rafting and kayaking can be had on the more rapid segments of the rivers nearby. Winter brings significant snowfall to the region making Lewis County a magnet for snowmobile, hunting and cross country skiing enthusiasts.

Location makes Lyons Falls poised to take advantage of the unique opportunities provided by the adventure tourism industry. Tourism is on the rise in the County and trades associated with tourism, such as lodging, food service, retail, and more generate comparable employment to industry, albeit at a lower wage scale.<sup>6</sup>

## **HISTORIC OR ARCHEOLOGICALLY SIGNIFICANT AREAS**

Most of the Village of Lyons Falls has been classified as an archaeologically sensitive area by the NYS Office of Parks, Recreation, and Historic Preservation (OPRHP). In addition, two sites within the study area, the Gould Mansion Complex (1904)<sup>7</sup> and the Forest Presbyterian Church (1894)<sup>8</sup> are registered on the National Register of Historic Places. The Village is also home to three locks and the turning basin from the Black River Canal which was built in 1855, as well as the historic train depot built in 1903.

As a result of these designations, time schedules for redevelopment project review and permitting may need to accommodate historic and archaeological reviews and considerations. The New York State Historic Preservation Office (SHPO) may also be involved in a specific project if public funds are used. However, assistance opportunities also exist via the SHPO in the form of grants, federal historic

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<sup>6</sup> 2006 Lewis County Comprehensive Economic Development Strategy

<sup>7</sup> United States Department of the Interior – National Parks Service – National Registry of Historic Places

<sup>8</sup> United States Department of the Interior – National Parks Service – National Registry of Historic Places

rehabilitation tax credit, state and federal environmental review, and technical assistance.<sup>9</sup>

## **TRANSPORTATION SYSTEMS**

The Village of Lyons Falls has sufficient transportations systems in place to allow for the efficient movement of people, goods, and services, which are necessary to support a successful economic development strategy. The study area's main vehicular access is NYS Route 12 which connects Lyons Falls with larger markets in Utica, Rome, and Watertown. The Village functions as a significant gateway and destination along the Route 12 Black River Scenic Byway and the Black River Blueway Trail. Interstates 90 and 81, located nearby, supply the Village with vehicular access to both large consumer markets in Syracuse and Albany, and to outdoor destinations such as the Adirondack Park, the Tug Hill Plateau and Lake Ontario. This access offers the Village a unique opportunity to extend its goods and services to large markets and to simultaneously draw consumers to the area through tourism destinations.

To ensure that the study area is attractive to consumers, tourists and private investment, it is imperative that the Village examine access management opportunities and physical enhancements to the Route 12 corridor and gateway points into the Village along Route 12 at the intersections of McAlpine, Cherry and Franklin Streets.

## **INFRASTRUCTURE AND UTILITY ANALYSIS**

The capability of the Village's infrastructure, such as utilities, sewer and water systems, to accommodate both current and future development is a critical consideration when discussing the revitalization of the Study Area. Overall, the Lyons Falls BOA is well served by public water service, public sewer service to all properties located on the west side of the Black River, natural gas, electricity and telecommunications services. To ensure that the study area will have infrastructure necessary to support proposed BOA activities, Lewis County and the Village have identified the following recommended projects:

- Wastewater system engineering needs analysis and assessment
- Improvement to access road at wastewater treatment plant
- Filter basket replacement or grinding pumps at Dock Street pump station
- Storm drain replacements and new installations

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<sup>9</sup> [www.nysparks.com/shpo](http://www.nysparks.com/shpo)

- Water distribution line improvements, valve replacements, hydrant replacements
- Water supply building security system
- Street reconstruction, repaving, storm gutters

It is acknowledged that a detailed utility study will be required as the redevelopment strategies move from the concept to schematic phase. Necessary utility capacities will be more adequately addressed in the future during project redevelopment as the type and magnitude of uses is identified.

### **NATURAL RESOURCES AND ENVIRONMENTAL FEATURES**

Natural resources are of great importance to the Village and region. Lyons Falls is located at the confluence of the Moose and Black Rivers, which support both recreation and commercial activities within the study area. Due to its frequent rapids, the Moose River is popular among whitewater rafters, kayakers, and canoeists in addition to hydroelectric power companies.

As a compact, traditionally industrial community, Lyons Falls does not contain any significant environmental features to be protected by New York State Department of Environmental Conservation (NYSDEC) regulations. To ensure that the study area remains a viable asset to promote tourism and improve the quality of life of local residents, any redevelopment efforts within the BOA should include preventative measures to limit impact to wildlife habitats and the natural environment.

Recognizing the significant natural and scenic features of the community, the Village is also part of the regional efforts related to the 94-mile long Black River Scenic Byway (Route 12) and the Black River Blueway Trail. The Black River Scenic Byway is a 'gateway' byway and is one of fourteen scenic byways in the Adirondack North Country. Scenic Byways link communities along a scenic vehicular route by a theme, which in this instance is the beauty and functionality of the Black River. While some communities may not generate much tourist activity individually, when linked together these communities can create an overall travel experience that attracts tourists. This creates opportunities for communities to capture tourism dollars locally.

## **Assets, Challenges & Opportunities**

The inventory and analysis also assisted in the understanding of the Village's assets, challenges, and opportunities. This inventory combined with a market analysis, input from stakeholders, guidance from the Steering Committee and the public involvement helped to shape the redevelopment concepts and action items for the Village's future development and reuse strategy in a manner that meets the Village's long-term vision and goals. A summary snapshot of key findings that support the action items is described below. The Inventory and Analysis of the BOA is included in Appendix C and Full Market Analysis can be found in the Appendix D.

### **ASSETS**

To identify the strongest potential to grow the Lyons Falls' economy, it was important to first conduct a competitive analysis to identify the community's economic development assets – both business and physical. The project team's initial findings identified the community's natural resources and established niche in natural and adventure tourism as one of the strongest business assets. The Village's strategic location within the Northern Forest region and along the Black River Scenic Byway and the Black River Blueway Trail is important in supporting these assets.

The Village of Lyons Falls, and the surrounding region, has a niche in natural and adventure tourism. Natural resources such as the Moose and Black Rivers, the falls, Black River Canal, and the nearby Adirondack Mountains and Tug Hill make the area an ideal location for natural and adventure tourism activities. Residents and visitors alike enjoy kayaking, hiking, camping, ATV's, snowmobiling, cross-country skiing, and other sports.

In addition, Lyons Falls has a number of key assets in place that will allow the community to distinguish itself from the markets within the region. These assets include: established industry clusters, a skilled workforce in manufacturing and transportation, a strong community, and a high quality of life for residents and business owners.

***Established Clusters:*** Lyons Falls has established industry clusters in the milling, logging, paper, construction, manufacturing, agriculture, hydrology and adventure tourism industries. The Village is also a leader in the specialized cluster of gun cleaning. The presence of Otis Technology, who is an established leader in gun cleaning systems, makes the Lyons Falls market unique. The physical infrastructure, as well as the people and technology needed to grow this unique sector, is already in place and ready to be marketed.

**Workforce:** The Village and surrounding area already has an established skilled manufacturing and transportation workforce in place, as well as the specialized field of gun cleaning. Lyons Falls has a high percentage of employed individuals, which suggests a strong work ethic.

**Strong Community:** When residents were asked to identify the best qualities of the Village of Lyons Falls, one common theme emerged – strong community. Residents spoke about people taking pride in their community, how friendly people are, and how generations of families have been raised in Lyons Falls. For a community to succeed in growing and attracting new businesses, especially in the tourism industry, it must demonstrate it is a community one would want to visit or relocate to.

**Quality of Life:** The Village of Lyons Falls offers residents and business owners a high quality of life including friendly faces, community activities and organizations, low cost residential, commercial and industrial properties, low crime rates, short commutes, and a quiet, natural rural setting. Nearby snowmobile trails, and cross-country and downhill skiing also provide winter sporting opportunities, while the Moose and Black Rivers provide water-based opportunities year-round. Additionally, quality schools are also an attraction for families.

The average housing cost in 2009 was approximately \$97,500, well below the US average. The Village is located within an easy drive to both the Adirondack Park and Tug Hill Plateau, making it an ideal location for sports and outdoor enthusiasts. Driving distances to nearby municipalities range from 45 miles to the City of Utica, 45 miles to Watertown, 56 miles to the City of Syracuse, 184 miles to Buffalo, NY and 72 miles to the Canadian border.

## **CHALLENGES**

It is important to note that the economic and demographic analysis indicates that opportunities outweigh existing issues as related to business attraction. In order to create an attractive marketing package, Lyons Falls must work to minimize or mitigate the following key issues:

- Limited amenities and services in the Downtown
- Higher level of education attainment possible if closer links with universities are provided as well as a revitalization of the downtown and the provision of consistent higher paying jobs in management and professions
- Lyons Falls needs to find a unique path to distinguish itself from larger more established centers



## **OPPORTUNITIES**

Prepare. Attract. Grow. The purpose of evaluating the assets, challenges, existing conditions and economic and market trends is to identify ways to: prepare the community for new opportunities, attract new businesses and jobs to the area, and grow and diversify the economy.

Specifically, this analysis will help Lyons Falls to identify the best prospects for employment growth in the community. The final work product will provide the community with a list of target industries and companies that have a reasonable potential for locating in the Lyons Falls BOA.

### ***National and Local Trends***

Lyons Falls can take advantage of positive economic projections due to its cluster of tourism and agriculture. Positioning and incentives will be key factors to success. The US economy is expected to proceed from recession to recovery from 2010-2018. It was widely recognized by economic experts as the most severe recession since World War II. The average annual growth in the eight years ahead is projected to be 0.8%, slower than the historical rate of 1.1%. It is also projected that unemployment will be 5% by 2018. International trade is expected to grow by 3.9% annually, while consumer spending is expected to slow from peak to 2.5%. Opportunities do exist as green-related products are attracting corporate attention all around, and are attractive to young, educated and sophisticated businesses and consumers.

Locally, the Village's industry clusters will be the focus of new business targeting and the plan for Lyons Falls. The goal is to match growing business trends with local industry strengths. The local economy is dominated by educational services, tourism and related retail services. The once dominant manufacturing sector is still notable, but is on the decline. Gun cleaning may have additional links to a growing sector, particularly given the rapid expansion and continued growth of Otis Technology, Inc. While retail, educational and social services are locally and regionally driven, tourism has the potential to attract spending from the entire Northeast region bringing significant dollars to the local economy. However, the mill property in its current state may be an impediment to tourism.

### ***Targeting Industry & Business for Lyons Falls***

A target industry analysis was conducted to identify industries (or types of industries) that have the strongest potential to expand or relocate to the Lyons Falls region and offer the best prospects for "good jobs" – those that offer higher quality of life (security, higher wages, training, flexibility, etc.).

The project team identified a number of growing industry segments at the State level ranging from tourism to manufacturing. To develop a list of target industries and companies within these clusters that have a reasonable potential for locating in the Lyons Falls BOA, additional screens were applied.

After the project team identified those industry sectors that offer significant economic development opportunity and employment growth potential, a screen was applied to identify those clusters that best match the economic characteristics of the region, the resources and advantages associated with the study area, and local workforce requirements.

The team also took into consideration the top 10 criteria that industry site specialists utilize when determining a location for relocation and growth potential. The top 10 expansion/relocation criteria for companies include:

1. Quality of life (cost of living, access to quality housing and education, climate, access to culture, shopping, recreation, and a vibrant downtown)
2. Workforce availability (skilled labor, education and links to higher education)
3. Cost of doing business (labor costs, operation costs including real estate utilities)
4. Presence of clusters of similar businesses
5. Access and transportation
6. Access to customers
7. Availability of incentives
8. Ease of development of targeted location
9. Taxes
10. Ease of doing business – friendliness of community toward business and development

The Target Industry Analysis yielded eight major industry segments that have a strong potential to expand or relocate to the Lyons Falls BOA and provide residents with “good jobs”. These industries include:

- Backcountry and Adventure Tourism
- Paper Manufacturing and Packaging
- Bio-Fuel
- Gun Cleaning and Related Industries
- Agri-Manufacturing
- Health Services

- Clean Energy
- Retail

### *Backcountry and Adventure Tourism*

Backcountry and Adventure Tourism, which includes snowmobiling, kayaking, ATV's, swift water rafting, game hunting and sport fishing, is one of the fastest growing trends in the travel business. The Adventure Travel Trade Association defines adventure travel as any tourist activity that includes two of the following three components: a physical activity, a cultural exchange or interaction and engagement with nature.

Located at the junction of the Moose and Black Rivers, Lyons Falls has the potential to capitalize on the area's natural beauty and grow the backcountry and adventure tourism sector. An existing cluster is already in place, minimal infrastructure is needed to expand or startup industry sector businesses, and there is a significant market in place. The backcountry and adventure tourism sector typically appeals to adventure seekers who have expendable income, and no children. Within the New York State market (within a 5 hour drive) there are approximately 4.2 million males ages 25 to 54. Of those, 5% are making over \$200,000 annually.

The Steering Committee assigned a ranking to each industry sector, scored from 1 to 5 with 5 being the highest, based on how well that business/cluster achieved the desired vision of the BOA. The Committee scored the Backcountry and Adventure Tourism industry a 5. It is a rapidly growing industry, the most recession proof sector in the tourism industry, many adventure sports, like kayaking and snowmobiling are already in place in Lyons Falls, and tourism can attract spending from the entire northeast region and grow the local economy.

An opportunity exists to grow existing businesses and diversify the local tourism market by attracting small specialized companies to the area such as: Discovery Tours based in Westport, CT; Wild Land Tours, Herzels Wilderness Tours, Effort Hunting Adventures, Moose River Rafting, Woodland Lodge, Wilderness Horizons, Rock Water Adventures or O'Brian's Bird Tours.

### *Paper Manufacturing and Packaging*

Eco friendly packaging is a fast growing product sector in the US economy. As consumers are becoming increasingly more conscious of waste from packaging, there has been an increase in products made from bamboo and biodegradable plastics.

Lyons Falls has the potential to successfully grow this industry sector based on existing linkages in logging, paper and manufacturing.

Examples of target companies include: Balaji Agencies, who export jute and cotton bags; Corrupad, who create cushion padding form from waste paper, Corrupal, Inc. who provides ecological pallets and packing from corrugated paperboard, Creative Bags, who specialize in eco friendly shopping bags, Delta Paper Corporation.

*BioChemicals, Pharmaceuticals and BioFuels*

Wood-based biofuels, specifically, are experiencing significant attention in the region. Biofuels are renewable resources and can include ethanol, biodiesel and biomass. Ethanol is produced from corn, biodiesel from soybeans, and biomass includes wood and other plant and animal matter. The emerging trend of a forest economy may include biofuel generated electricity and the use of woody biomass in pharmaceuticals and chemicals. This trend could potentially be supported by nearby forests.

With increasing oil prices, concern over greenhouse gas emission and an increased need for energy security, biofuels are gaining increasing popularity among the American public. Biofuels are biodegradable and non-toxic, sustainable forms of energy that have potential applications beyond just transportation and electrical generation. The Steering Committee awarded a score of 4 to the biofuel industry based on the fact that green energy is a fast growing industry and that there is a link to the strong agricultural presence in Lyons Falls.

Target companies include the Renewable Energy Group located in Iowa, a \$100M company that experienced a 1,000% growth, and ReEnergy.

*Gun Cleaning and Related Industries*

The US gun manufacturing industry includes about 300 companies with annual revenues of approximately \$5 billion. The industry is highly concentrated. Demand is driven mostly by hunters, gun enthusiasts, and weapon upgrades by police departments. Small companies can compete effectively by producing premium-priced high quality or decorative guns. The industry is still fairly labor intensive with a reported average annual revenue of \$240,000 per worker.

An opportunity exists in reuse of existing products, specialty manufacturing and local specialty sales targeting the tourism and sports tourism market. Accessories are also a growth area.

This industry cluster was awarded a ranking of 3. There is an opportunity to grow retail sales in the area and cross support the backcountry and adventure tourism industry. An existing supplier link is in place with the Otis Technology facility. Otis,

which experienced a 350% growth rate, produces firearm cleaning equipment and is located within the Village. In addition to trend stores such as Dick's Sporting Goods, Cabalas and LL Bean, Otis is a major supplier to the US Military, the US Department of Homeland Security and various law enforcement agencies.

#### Agri-Manufacturing

Agri-manufacturing is one of the strongest industries in New York State. Lewis County has been recognized as a leader in the export of agricultural products including milk, cream cheese and maple syrup. The growth of the agri-manufacturing industry in Lyons Falls would mean an opportunity to turn agricultural production into manufacturing jobs locally.

Target companies include: Edible Arrangements, a \$100M Connecticut based company that experienced 1,300% growth; Mini-Melts (CT); a natural and organic snack company such as Big Sky located in Connecticut or Horizon Milk.

#### Health Services – Home Health Care

According to the U.S. Bureau of Labor Statistics, home health care is one the fastest growing segments in the health services industry. In 2008 the oldest baby boomers were 62 and were receiving partial social security. By 2018 this group will be fully retired. The increasing number of baby boomers, coupled with the recent development of in-home medical technologies, and patients' preference for in-home care is expected to increase the number of personal home care workers to increase by 46%, creating an additional half million jobs in the home health aide sector by 2018.

Positions in the Home Health Services sector include those who provide patient services (nursing specialists, physical, occupation, respiratory and speech language therapists, nutritionists and social workers), as well as office positions (billing and coding, administrative, marketing, human resources, accounting, information technology and business management services).

The Steering Committee scored the health services industry sector a 2. The need exists to serve local residents and tourists. There is already a strong cluster presence in the health services industry, and the potential exists for expansion into the region for services born locally, but a stronger linkage with community colleges and trade schools is needed. Utica College provides a curriculum in health studies that focuses on health education in the context of either liberal arts or business management studies, and a home health aide program is offered at Mohawk Valley Community College.

Locally, the BOCES in Glenfield offers an LPN and CNA (Certified Nursing Assistant) programs, and Jefferson Community College in Watertown offers a Registered Nurse program. The opportunity exists to develop and implement a job training program catering to health services education locally.

Target industries in the home health services sector include Almost Family (KY), a home health care service business that experienced 50% annual growth.

### Clean Energy

The clean (or renewable) energy sector includes alternative energy technologies such as solar PV, solar thermal, hydropower, passive cooling, biofuel, geothermal, and wind power. Renewable energy is part of an overall ever growing green industry. New government policies, technological advances, and increasing private investment dollars have made it possible for these alternative energy sources to successfully compete in mainstream energy markets.

Opportunity exists to grow the Clean/Green Energy sector in Lyons Falls. The Village's existing manufacturing facilities are seeking options to give them a "green" edge and reduce energy costs. The potential also exists to link alternative energy sources to the community's existing agriculture presence which could reduce costs and increase profitability for local businesses.

Target renewable energy companies include Integrated Power Systems (NY), a \$5M company that sets power systems for manufacturing and recently experienced a 200% growth, and Environmental Lubricants of IA, a \$5M company that experienced 600% growth.

### Retail

Lyons Falls has the potential to include targeted retail as part of the downtown retail core when linked to local services and tourism. Research indicates that retailing accounts for over 47% of the local workforce and over 16% of all sales within a 10 mile radius of the Lyons Falls BOA. A closer look at retail indicates that most local retail sales are from food, sporting goods and guns, which clearly supports the cluster of demand in the sporting and adventure tourism sectors.

## Priority Brownfield, Abandoned and Vacant Sites

The study area contains several sites which were identified as priorities in the Pre-Nomination Study. This next step in the BOA program further refined and/or added to those priority sites, as described below. These sites may be brownfields, abandoned, or vacant. In addition, some sites may contain active businesses. In those instances, the Committee wished to include the property to provide assistance to the existing business to remain or expand, if desired.

It is envisioned that each of these priority sites will greatly contribute to the Village vision of a thriving, four-season community. The status of these sites is important for identifying current challenges and future opportunities for development, redevelopment or business retention and/or expansion. At the writing of this study, efforts are already underway to understand opportunities and potential remediation needs at the Mill property, the Old Marino’s property owner is advancing retail efforts for the existing building and the Former School and Agway property have recently changed ownership creating possible opportunities for redevelopment.

**Table 2: Priority Sites** provides a summary of those sites identified by the community whose redevelopment has the potential to serve as a catalyst for area-wide change. A summary of each priority site, including a property overview, site history and environmental background, and potential use, is provided on the following pages.

A complete set of profile forms for each of the strategic sites located within the Village is provided in Appendix E - Strategic Sites Information.

Table 2. Priority Sites				
Site*	Parcel	Owner	Acres	Description
B	322.18-01-13.000	Terrence Thisse	0.22	Former Alaskan Oil/Marino’s
E	322.19-01-23.100	Gary Hill	1.08	Train Station/Agway
G	322.19-06-09.100	Syversen Estate	4.46	Former Lyons Falls School
O	322.19-07-04.100; 322.19-07-04.200	Black Moose Development, LLC (subsidiary of Lewis County Development Corporation)	9.4	Former Paper Mill
Q	322.19-07-06.000	Kruger		Kruger Hydro Facility
X	338.11-01-03.100	Lawrence and Donna Dolhof	19.4	Vacant commercial
*Site letter corresponds to a larger Strategic Sites Listing located in Appendix 5. Sources: Parcels and Property owners: Lewis County Real Property Service (RPS); Town Boundaries: NYS Office of Cyber Security				

Former Alaskan Oil/  
Marino's Pizza  
6793 McAlpine Street



*Current Property Owner:*  
*Private*

*Current Land Use:*  
*Vacant Building*

*Parcel Number:*  
*322.18-01-13.000*

*Potential Use:*  
*Redevelopment and clean-up of this abandoned property could revitalize the commercial core while restoring environmental quality.*

*Current Profile:*

The site consists of 0.22 acres of land improved by a one-story, 1,600 square foot wood structure constructed in 1950. This site represents a priority opportunity and the property owner has taken steps to bring a new business to the site.

*Site History:*

According to the 1909 Sanborn Fire Insurance Map, the property was undeveloped at that time. Local property owners report that the property was historically utilized as an automobile repair shop and retail gasoline station until the 1990s. The site included four 4,000-gallon gasoline underground storage tanks have historically existed on the site, which have been "closed-removed" and an in-ground automobile lift. The property was later converted to a restaurant when Marino's Pizza purchased the property sometime between 1996 and 2000. Records indicate that the property was inspected in March 2006 and found to be abandoned at that time.

*Environmental Background:*

Two spills have occurred on the site to date related to gasoline. As a result of the spill and remedial investigations performed at the site, in association with historical spills and petroleum bulk storage, it appears that soil and groundwater at the site are impacted with residual gasoline contaminants. The degree and extent has not been delineated to date.



**Train Station/Agway**  
6819 McAlpine Street



*Current Property Owner:*  
*Private*

*Current Land Use:*  
*Commercial*

*Parcel Number:*  
*322.19-01-23.100*

*Potential Use:*  
Large, centrally located commercial property could be redeveloped to support tourism activities.

*Current Profile:*

This site consists of 1.08 acres of land, improved by a vacant train depot, and a 9,000 square foot one-story building with an adjoined barn structure and a partial second story. Currently the site and buildings are utilized by Agway as a retail sales location, with a 2<sup>nd</sup> floor residential apartment. Given its central location in the community and near the train tracks, the redevelopment of this property is critical.

*Site History:*

According to historical sources, the site was developed as a train depot in 1903. In 1940, the site was improved with a one-story building with an adjoined barn structure which was used as a feed mill and storage facility. In 1962, the railroad ceased operation of the tracks and the depot building was abandoned. A greenhouse was added in 1980.

*Environmental Background:*

There is no information pertaining to historical or current environmental investigations at the site. The exact use of the depot could not be ascertained, but it is common for freight depots to be involved with the transportation of hazardous materials (e.g., oils, chemicals). No pesticides or herbicides were reported to be stored or sold for retail at Agway, but if determined to have occurred in the past herbicide/pesticide storage and handling would be considered high risk for spills and releases especially if predating major environmental laws (pre-1980s).

## Former Lyons Falls School

6832 McAlpine St



*Current Property Owner:*  
Private

*Current Land Use:*  
Residential

*Parcel Number:*  
322.19-06-09.100

*Potential Use:*  
Large property provides potential for future education or housing opportunities.

### *Current Profile:*

This property consists of approximately 4.46 acres of land, improved by a two-story concrete block structure, with a full basement. The building is currently in use, but in an increasingly dilapidated state. There may be an opportunity to work with the new property owner to improve and redevelopment the building. This location could provide a connection to future educational or housing opportunities.

### *Site History:*

According to the 1909 Sanborn Fire Insurance Map of the area, the property was occupied by a small school house. The current property building was constructed on-site in 1927. The building was constructed to replace the old school house and served as the community elementary school and high school until 1963, when the South Lewis Central School was built. The site was the Village's elementary school until it closed in 1982. The building was reportedly used as an office for a local construction company during the mid 1980s through the early 1990s.

### *Environmental Background:*

A 3,000-gallon fuel oil above ground storage tank was historically present on-site. According to local residents, the tank was removed at an unknown date and no confirmatory soil or ground water samples were collected. In addition, interviewees have reported asbestos containing materials are likely present within the structure and that a 10,000 gallon underground fuel tank may be present.

## Former Lyons Falls Paper Mill

Center Street



*Current Property Owner:*  
*Black Moose Development, LLC*

*Current Land Use:*  
*Vacant*

*Parcel Number:*  
*322.19-07-04.100*  
*322.19-07-04.200*

*Potential Use:*  
Support facilities for backcountry and adventure tourism, clean energy to fuel manufacturing, gun cleaning equipment manufacturers, as well as a paper making museum.

### *Current Profile:*

The property includes a 9.4 acre site, improved by a pulp and paper mill manufacturing facility. Current efforts by the LCDC to understand the extent of contamination and remediation needs are underway. This is a key priority site for the Village located in the heart of downtown.

### *Site History:*

The property has a long history of use in industrial operations (pulp and paper mill) dating back to 1894. The most recent owner, Lyons Falls Pulp and Paper Co., Inc., was in operation from 1985 to 2001. Operations were terminated in 2001. Since that time, the property has been predominantly vacant except for a few leasing businesses. The former Black River Canal is located under the mill property. Water from the Black River continues to flow through the subsurface canal into the Turning Basin, which prevents the basin from becoming stagnant.

### *Environmental Background:*

Since 1988, the site has had a history of several petroleum spills/releases. The facility also has a history of handling, using, and disposing of various organic materials such as chlorinated and non-chlorinated solvents, pesticides, PCBs, and inorganic compounds.. A Phase I Environmental Site Assessment was completed in 2008, and reevaluated in 2010.

An EPA Brownfield Grant was submitted to investigate the site and LCDC has a consulting firm pending to complete an asbestos survey.

## Northbrook/Kruger Hydro Facility



*Current Property Owner:*  
Private

*Current Land Use:*  
Hydro Facility

*Parcel Number:*  
322.19-07-06.000

*Potential Use:*  
“Green” Energy

### *Current Profile:*

The property is occupied by three buildings, including a one-story structure 1,425 square foot structure built in 1923, a three-story 3,072 square foot brick structure also built in 1923, and a three-story 16,560 square foot brick structure reportedly built between 1901 and 1905. In addition to the buildings, there is a flume, a dam, and other appurtenances associated with the plant.

### *Site History:*

The site is located along the western bank of the Black River and has been utilized as a hydroelectric plant since the early 1900s. According to interviews with local residents, the property was occupied by a saw mill prior to construction of the hydroelectric plant. Up until 2002, the electricity generated by these plants was used to power the Lyons Pulp and Paper Mill. The paper mill is now closed and the energy is sold to the New York Independent System Operator (NYISO). The site is currently owned by Krueger Energy, who purchased the property in January 2008.

### *Environmental Background:*

No information was discovered during our review pertaining to historical or current environmental investigations at the site. However, the use of oils and hazardous substances is possible predominantly from historical site operations that would have occurred during the time period predating major environmental laws (pre-1980s).

## Dolhof Property

West Side of Street Route 12



*Current Property Owner:*

*Private*

*Current Land Use:*

*Vacant Commercial*

*Parcel Number:*

*338.11-01-03.100*

*Potential Use:*

*Possible Bio-Fuels*

*Current Profile:* According to information obtained from the Lyons Falls Assessor's office, the site consists of approximately 19.4 acres of vacant land, with a one acre portion of the site described as "undeveloped", a four acre portion of the site described as "residual", and a 14.4 acre portion of the site described as "woodland" on the property record card.

*Site History:* Interviews with residents indicated that the property has always been vacant and was purchased by for future development. To date, no development has occurred at the property. The property is currently owned by Lawrence Dolhof who purchased the property at an unknown date.

*Environmental Background:* No information was discovered during our review pertaining to historical or current environmental investigations at the site.

## Selected Redevelopment Scenarios

Two future redevelopment scenarios were prepared for this nomination study – one Village-wide scenario and a scenario specifically for the Mill Property. A description of key components for each scenario can be found below.

### ***Village-Wide Redevelopment Scenario***

Given that the BOA study area encompasses the entire Village, a BOA-wide future land use and redevelopment scenario was created. The proposed redevelopment, illustrated in **Figure 4: Land Use and Development Scenario**, identifies broad areas of future land use that can support the community vision and goals. The following are key components of the Village-wide future land use scenario:

- **Mill and Downtown Redevelopment Area:** This includes the area around Center Street in the downtown and encompasses the entire Mill property, the Kruger Hydroelectric facility and the riverfront. A thriving downtown is often a key attractor for economic development, private investment, residents and visitors. A focus on redevelopment of this area will also serve to advance several goals of the Black River Scenic Byway including increasing public access to the river and developing a sustainable “adventure” tourism-based economy.
- **Educational Reuse:** This includes the former school building located on McAlpine Street. This site had been identified as a priority and may present opportunities for educational reuse.
- **Route 12 Commercial Corridor:** The entire Route 12 corridor in the Village serves as a regional commercial corridor and is part of the Black River Scenic Byway as well as the Black River Blueway Trail. While several successful businesses do exist, there is an opportunity to expand the commercial activities within the corridor to provided needed services to Village residents and visitors. Building on these opportunities will not only benefit the Village, but will also further advance the vision and goals of the Byway management plan. Commercial activity within the corridor should also support activities within the Mill and Downtown Redevelopment Area.
- **McAlpine Street and Cherry Street Intersection Improvements:** The intersection of McAlpine Street and Cherry Street is an important crossroads in the Village. With the Village offices, pharmacy, Dollar General and Laundromat, it serves as a compact, small scale commercial node within the Village. The Village has initiated significant aesthetic improvements to the intersection with assistance

**Village of Lyons Falls  
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**Figure 4: Village-Wide Land Use and Development Scenario**



**Key**

-  BOA Boundary (Village Limits)
-  Parcels

Data Sources:  
Parcels: Lewis County Real Property Service (RPS)  
Town Boundaries: NYS Office of Cyber Security



Prepared by:  
**ELAN**  
Planning / Design / Landscape Architecture PLLC



Map Date:  
February 2012

Prepared for:  
**HRP Associates, Inc.**  
ENVIRONMENTAL/CIVIL ENGINEERING & HYDROGEOLOGY  
Creating the Right Solution Together



This map was computer generated using data acquired by Elan Planning, Design, and Landscape Architecture PLLC from various sources and is intended only for reference, conceptual planning, and presentation purposes. This map is not intended for and should not be used to establish boundaries, property lines, location of objects, or to provide any other information typically needed for construction or any other purpose when engineered plans or land surveys are needed.

- from the NYS Main Street Program by providing benches, signage, flowering trees and seasonal flowers. Local businesses such as the Pharmacy, Laundromat, Dollar General, Hendel Hotel and the Old Marinos have received façade improvements.
- **Gateway and Corridor Enhancements:** The Route 12 community gateways are often the first impression for visitors and travelers along the corridor. It is important to inform travelers and visitors of what the Village has to offer, especially for those areas not visible from Route 12 (such as the downtown and riverfront).

### ***Mill Property Redevelopment Scenario***

The Mill Property was the catalyst for this BOA study and it will likely be the catalyst for future Village-wide growth and enhancement. As such, this area was evaluated in more detail. The concept illustrated in **Figure 5: Mill Opportunity Area** a future site layout that not only accommodates future redevelopment, but also reconnects the Village with its natural and historic features such as the former canal and the waterfront. The Mill Property Redevelopment concept provides the flexibility to accommodate multiple redevelopment opportunities in a phased approach and provide public amenities such as a riverwalk and a kayak launch. The following are key components of the Mill Property Redevelopment Scenario:

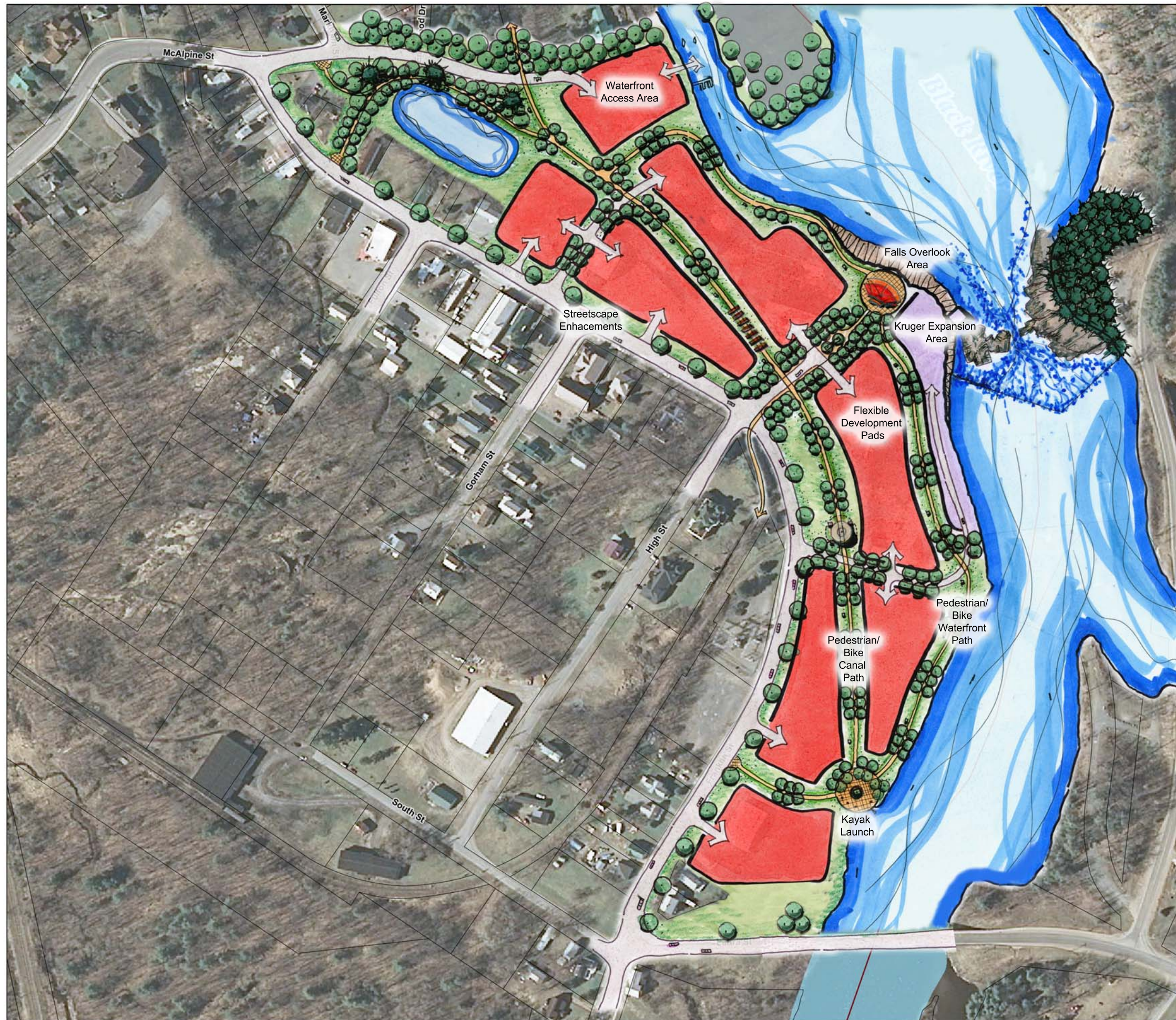
- **Flexible Development Pads:** The concept identifies multiple development pads in varying sizes that could accommodate any variety of development. An example redevelopment program is identified in this section and represents potential businesses related to the adventure tourism industry that could locate on these development pads. The flexible development pads will also allow for key design components to accommodate the Northbrook/Krueger hydro-electric facility and create opportunities for key public access and amenities.
- **Streetscape Enhancements:** Streetscape enhancements along Center Street and throughout the proposed street extensions within the site will enhance the pedestrian environment and greatly improve the aesthetic character of the Village downtown.
- **Waterfront Access Area:** This area at the north end of the Mill area could provide public access to the waterfront north of the falls.



Village of Lyons Falls  
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Figure 5: Mill Opportunity Area  
Redevelopment Scenario



Key

Parcels

Data Sources:  
Parcels: Lewis County Real Property Service (RPS)  
Town Boundaries: NYS Office of Cyber Security



Prepared by:  
**ELAN**  
Planning / Design / Landscape Architecture PLLC



Date: July 2011

Prepared for:  
**HRP Associates, Inc.**  
ENVIRONMENTAL, ENGINEERING & HYDROLOGICAL  
Creating the Right Solution Together

Scale: 1" = 100'

100 50 0 100 200 300 Feet

This map was prepared for the Village of Lyons Falls and the NYS Department of State, Division of Coastal Resources with state funds provided through the Brownfield Opportunity Area Program.

This map was computer generated using data acquired by Elan Planning, Design, and Landscape Architecture PLLC from various sources and is intended only for reference, conceptual planning, and presentation purposes. This map is not intended for and should not be used to establish boundaries, property lines, location of objects, or to provide any other information typically needed for construction or any other purpose when engineered plans or land surveys are needed.

- **Pedestrian and Bike Canal Path:** This proposed public pedestrian/bike path follows the historic Black River Canal route.
- **Pedestrian and Bike Waterfront Path:** This proposed public pedestrian/bike path provides access to the waterfront, a significant defining feature in the historic development of Lyons Falls.
- **Falls Overlook Area:** The 70-foot falls are a unique and stunning natural feature. A falls overlook area would allow residents and visitors to take advantage of this feature.
- **Kruger Expansion Area:** This area along the waterfront represents an opportunity to initiate private investment in the area, improve access to the waterfront and provide public amenities.
- **Kayak Launch:** This is located at the southern end of the area and would provide public access to the waterfront for boating and kayaking.

**Example of Redevelopment Program with an Adventure Tourism Focus – Mill Property**

Mill Program Detail	Type of Tenant	Typical Example	Square Footage Estimate
<b>Retail</b>	Clothing to support: hunting, camping, fishing, kayaking, etc	Cabbala, EMS, Outdoor Store; Orvis (mini), Roots, Bike rentals; Adirondack Paddle and Pole; quick silver; Columbia sportswear; Bass Pro; LL Bean mini market; Snowmobile parts & services	15,000 to 20,000 sf
<b>Specialty Restaurant destination</b>	Restaurant with a view overlooking falls and showcases local craft---Farm to Table	Such as Simon Pearce in Queechee, VT	5,000 sf
<b>Services</b>	Deli; pub; local cuisine restaurant; pasta	Local grown; Brew house; Carumbas; Barefoot Bistro	10,000 sf
<b>Hospitality</b>	Midscale hotel/lodge with future conference expansion potential	Home grown in or lodge; bed and breakfast in residents homes at start up for summer and peak winter	150 rooms

<b>Tourism Support</b>	Information services; booking manager; medical services		1,500 sf
<b>Tourism programs/operators</b>	Kayaking programs, Fishing, Zip lines, Tubing, Camping, Bird Watching, Hiking, Snowmobiling, Hunting, Snowshoeing, Family ski center	Discovery Tours; Wildland Tours, Herzels Wildness Tours; Moose River Rafting	5,000 to 10,000 sf
<b>Total Program</b>			<b>60,000 - 120,000 sf</b>

## Recommended Actions Items

The Village of Lyons Falls is uniquely positioned to move forward on several diverse fronts. The recent purchase of the Mill Property by the Lewis County Development Corporation (LCDC) places a priority site into the control of this public entity. State-wide attention to the redevelopment of this site is bringing technical and financial attention to the Village. In addition, the industry markets that have been identified through the combination of the market analysis and public input coincide well with state and regional initiatives.

The following priority actions and recommendations together move the Village closer to its vision and will benefit the community by creating opportunities for job growth, recreational opportunities, connections to the rivers, and by opening up opportunities for tax revenue generation. For reference, a copy of the community vision and goals are provided below.

### ***Vision Statement***

Lyons Falls is a thriving, historic, four-season Village located at the confluence of the Black and Moose Rivers.

Opportunities for employment and education in this friendly, vibrant community encourage multi-generations of residents to make the Village their home.

The Village's many assets, including varied infrastructure, support a sustainable, diverse economy. This easy-going, rural setting co-exists with adventure tourism opportunities and family-oriented activities.

## **Community Goals**

1. Continue the commitment and active community engagement created through this effort and other locally-driven efforts to attract residents and year-round visitors as the basis for a thriving, four season village.
2. Enhance and expand economic development and educational opportunities within the Village to support redevelopment, not only of the Mill property, but of the entire Village.
3. Identify businesses and industries with the strongest potential to expand or relocate to the Village and offer the best prospects for “good jobs” and enhanced tax revenue.
4. Improve the existing transportation, utility and infrastructure assets serving the community to provide a competitive edge and sustain a diverse economy.
5. Encourage high quality design within the Village and at key gateways that will support the thriving community and complement the Village character.

## ***Priority Actions***

The following priority action items are intended to be initiated immediately.

### **Priority Action 1: Submit Application for a BOA Step 3 – Implementation Strategy.**

Numerous activities must be continued and/or initiated to further redevelopment activities within the Village. Additional funding and technical resources will be necessary to achieve implementation. The NYSDOS BOA program Step 3 is one readily available funding source. Under Step 3 several necessary engineering and planning studies would be eligible. Many of the priority actions listed below as well as the Village-wide recommendations would be eligible Step 3 activities. This priority action item will be completed by the Village, in partnership with Lewis County, in 2012.

### **Priority Action 2: Advance Redevelopment Efforts at the Former Lyons Falls Paper Mill.**

The Mill property is the foremost priority site in the Village. This redevelopment project has recently been included as a Priority Project in the award winning North Country Regional Economic Development Council Strategy. The anticipated \$3 million redevelopment project received a grant award of \$333,000 in 2011 from New York State. Additionally, the Northern Border Regional Commission provided over \$95,000 in funding in 2011 to the LCDC to rehabilitate a rail spur connecting to the Mill property.

This site will be a significant catalyst for Village-wide redevelopment and job growth. The redevelopment process is already underway due to efforts of the Lewis County Development Corporation (LCDC). The redevelopment of the Lyons Falls Paper Mill, and the adjacent Kruger hydroelectric facility, will help the village to thrive, economically. The Mill site provides an opportunity to create four-season employment for local

residents, and contribute to the diversification of the local economy through a combination of uses. Priority uses include support facilities for backcountry and adventure tourism, clean energy to fuel manufacturing, as well as suppliers to gun cleaning equipment manufacturers and related industries. The mill could also serve as home to a paper making museum. Given the significance of this site, descriptions of recommended actions specific to the mill property immediately follow this list of priority actions.

Immediate next steps associated with continued redevelopment of the Mill include:

- a. Phase II Subsurface Investigations to evaluate potential environmental concerns at selected properties.
- b. Preparation of Bid Specifications for Hazardous Materials (e.g., asbestos, lead, PCBs) removal.
- c. Preparation of demolition plan and specifications.
- d. Completion of a utility infrastructure analysis.
- e. Preparation of conceptual marketing literature for developer solicitation.
- f. Completion of traffic and environmental impact studies.

This priority action item is to be completed by 2014 as part of the Implementation Strategy funded through the Brownfield Opportunity Areas Program.

**Priority Action 3: Advance Adventure Tourism Activities.**

While several industries have been identified for redevelopment opportunities, the one industry that would require the least initial resources to implement and provide quality employment in the near-term is adventure tourism. Many adventure tourism activities and infrastructure already exists, the industry is in a high growth mode and the area is beaming with natural resources and beauty that supports this concept. Expanding this market is a logical immediate implementation item that could yield short-term results. Job growth can begin with the first snow for the snowmobile season, for example, with limited assistance in organization and state marketing. The following are several activities that could be implemented to advance adventure tourism in the Village. These activities could be implemented by the Village or in conjunction with the many partners involved throughout this process.

- a. Working with Lewis County and the local Eagle Scouts to create a cross-country ski trail.
- b. Work with the Tug Hill Commission to ensure Lyons Falls is included in regional tourism marketing efforts and activities such as the Black River Blueway Trail.

- c. Establish a staffed Welcome Area to educate visitors about the Village and tourism opportunities in the community and region.
- d. Design and Construct a Kayak Launch along the waterfront.
- e. Understand and Utilize the Iroquois Grant.
- f. Connect to Regional Trail Networks.

This priority action item is to be completed by 2014 as part of the Implementation Strategy funded through the Brownfield Opportunity Areas Program.

**Priority Action 4: Coordinate with Kruger/Northbrook Lyons Falls, LLC.** Kruger/Northbrook is involved in an expansion effort for its hydro-electric facility located along the Black River. This facility is located adjacent to the Mill property and is complicated by issues associated with the Mill property. Also, the process required to expand the facility identifies community improvements. The LCDC and Village could work with Kruger/Northbrook to incorporate a Falls Overlook or a pedestrian/bike waterfront path into the expansion plans.

**Priority Action 5: Improve and Enhance Utilities and Infrastructure.**

Adequate sewer and water infrastructure is critical to supporting existing and new development as well as redevelopment within the Village. The Village has several infrastructure improvement projects identified or underway related to the wastewater system, storm drainage, the water systems and street improvements. This public investment indicates support by the community to move the Village forward and can assist in attracting potential investors to redevelop priority sites within the Village. However, it has been recognized that improvements to waste water and storm water systems, streets, and electrical service to the Lyons Falls Paper Mill Site, as well as other locations throughout the village may be needed. Identified improvements will enhance the viability and marketability of the site(s) for a range of desired development. The Village will coordinate with the Environmental Facilities Corporation (EFC), New York State Department of Transportation (NYSDOT) and the New York State Energy Research and Development Authority (NYSERDA), as well as other relevant agencies, to develop a coordinated infrastructure improvement plan and financing strategy by 2013. Working with a consulting firm, the Village could apply for inclusion in the NYS Clean Water State Revolving Fund for Water Pollution Control (CWSRF) Intended Use Plan which would provide access to additional funding opportunities.

**Priority Action 6: Complete a Gateway and Corridor Enhancement Study.** This effort would focus on the Route 12 corridor and gateway points into the Village along the Route 12 Black River Scenic Byway at the intersections of McAlpine Street, Cherry Street, and Franklin Street. Working with NYSDOT, the Village could enhance the key

gateways identified and perhaps create a more unique experience within the corridor. This effort should also examine access management opportunities and options for vehicular connections parallel to Route 12. Maintaining the transportation integrity of Route 12 as one of only two major transportation routes (I-81 the other) providing access to the western portion of the North Country, Fort Drum and the region's agricultural economy. Coordination with adjacent communities will be helpful in this effort. This priority action item is to be completed by 2014 as part of the Implementation Strategy funded through the Brownfield Opportunity Areas Program.

**Priority Action 7: Create a Marketing Strategy for the Priority Properties within the Village.**

Similar to marketing efforts for the mill property, a marketing strategy could be developed for key properties through the Village, such as the Agway and School properties. This would assist in attracting investment into the community. This priority action item is to be completed by 2014 as part of the Implementation Strategy funded through the Brownfield Opportunity Areas Program.

***Village-wide Recommendations***

1. **Continue Partnerships with Regional Entities as well as Local, State and Federal Agencies.** Partnership will be essential to advancing Lyons Falls toward its vision of a thriving, four-season community providing tax base and employment opportunities. Partnering with entities such as the Tug Hill Commission, DEC, Environmental Facilities Coordination (EFC), and New York State Department Transportation (NYSDOT), will be critical from a funding and technical resource perspective.
2. **McAlpine Street and Cherry Street Intersection Improvements:** This intersection serves as a compact, small scale commercial node within the Village. This intersection is critical to the pedestrian and vehicular flow in the heart of the Village and will continue to be important for new and existing businesses. The Village has initiated significant aesthetic improvements to the intersection with assistance from the NYS Main Street Program by providing benches, signage, flowering trees and seasonal flowers. However, the vast paved area and undefined pedestrian space create a less than desirable area. An analysis of targeted physical improvements can greatly enhance the aesthetics and functionality of this important node. This recommendation is to be completed by 2014 as part of the Implementation Strategy funded through the Brownfield Opportunity Areas Program.

3. **Provide Assistance to Existing Village Businesses:** The LCDC, the Village or the County could work to provide assistance to existing businesses that wish to remain in Lyons Falls or expand within the community.
4. **Engage the Public and Community Organizations.** Local involvement leads to a sense of ownership of improvements and community activities. This, in turn, leads to implementation. Lyons Falls has a strong community spirit, as evidenced by the well-attended public meetings, year-round community activities, and organizations such as Lyons Falls ALIVE. These efforts have created and will continue to support a thriving community. Utilizing this spirit to launch the ideas and recommendations discussed throughout this study will be critical to sustain implementation activities.
5. **Conduct a Site Selection Study to Support the Bio-Fuel Industry.** Through the Step 2 process, the community has learned about a desire to locate a bio-fuel manufacturing prototype in the Village. Once the technology for commercial manufacturing of bio-fuels has been established on a commercial scale, a manufacturing site will be needed. This site will have specific size and location requirements. The Village could, through a BOA Step 3, assist in identifying sites that might fit the needs of this emerging industry. This recommendation could to be completed as part of the Implementation Strategy funded through the Brownfield Opportunity Areas Program.
6. **Consider the Establishment of Zoning.** The Village does not currently have zoning in place. One significant incentive for redevelopment in any community is certainty. Certainty that the community is supportive of the type of development proposed; certainty that the use is a permitted use; and certainty of the development review process. The establishment of a basic, straightforward zoning ordinance would ensure certainty for property owners and those wishing to invest in the Village and allow the Village to shape its future. This recommendation is to be completed as part of the Implementation Strategy funded through the Brownfield Opportunity Areas Program.
7. **Conduct a Truck Traffic Analysis.** Based on stakeholder and public input, it is recognized that there is a significant amount of truck traffic along McAlpine Street and Center Street, the heart of downtown. As redevelopment of the Mill property occurs, it is possible that truck and vehicular traffic will increase downtown. Conducting an origin-destination study of truck traffic based on existing and future conditions will assist the Village in accommodating traffic in



a manner that least impacts the downtown and could be completed as part of the Implementation Strategy funded through the Brownfield Opportunity Areas Program.

8. **Understand the Re-use Potential of School Building.** Utilize the opportunity of new ownership to discuss and understand the potential re-use opportunities for the school building. Also, this effort could assist in bringing the building into code compliance and identify opportunities for energy efficiency to assist the property owner. This effort could occur through a BOA Step 3 Implementation Strategy.
9. **Pursue Energy Efficiency Improvements Village-wide.** NYSERDA has several programs for the community as well as business owners and homeowners that can assist with reducing energy costs. Working with NYSERDA to understand and engage in these programs could be beneficial to all.
10. **Consider an Application to the NYS Environmental Protection Fund (EPF) Grant Program under the NYS Consolidated Funding Application.** This program provides funding resources to communities along eligible waterways in NYS through the Local Waterfront Revitalization Program (LWRP) or through NYS Parks. The program includes a locally-driven land and water use plan that identifies specific strategies to enhance the waterfront. Since the Blueway Trail planning efforts have occurred, the LWRP program can provide ‘bricks and mortar’ implementation funding for identified strategies. Implementation funding could assist with kayak or boat launch design and construction, trail construction and other important actions that facilitate a thriving, four-season community. The Village will consider applying for future rounds of EPF funding.

### **Mill Property commendations**

As stated previously, the Mill Property is a key priority site in the Village. The following targeted actions will be necessary to clean up and redevelop the property in a manner that will assist the Village in achieving its goals and vision. These actions are in addition to the immediate steps identified for the Mill Property above.

1. **Obtain Funding to Complete Phase II Subsurface Investigation.** Obtaining funding to conduct additional necessary environmental and engineering studies to position the mill property for redevelopment is essential. Phase II

Investigation funding could be sought through the BOA Step 3 of the USEPA Brownfield grant program.

2. **Continue a Partnership with the Lewis County Development Corporation and Lewis County.** The Mill property is an integral piece of the Village downtown. As the Mill property clean-up and redevelopment continues its forward progression, it will be critical to maintain an open and coordinated partnership to support redevelopment.
3. **Pursue Bio-fuel Market Opportunities.** Recent interest from investors related to the wood-based bio-fuel industry has made this market segment a real opportunity. While bio-refining is largely research-based at this point and is not yet a commercialized process, the opportunity exists for the Mill property to support a manufacturing prototype to examine the potential for commercialization. Academic partnerships (SUNY ESF) and coordination with industry leaders will be critical to advancing this action item. This recommendation is to be completed by 2015 as part of the Implementation Strategy funded through the Brownfield Opportunity Areas Program.
4. **Identify a Redevelopment Phasing Plan for Mill Property.** While several aspects of the redevelopment have been examined throughout this and other efforts, a detailed and comprehensive evaluation of next steps will be essential to ensure efficient and targeted redevelopment, both in terms of timing and financial resources. Before any redevelopment activities can occur on the site, for example, an analysis of the potential contamination and costs to remediate will be essential. Understanding this information may also drive the type of redevelopment that could occur on the site. A detailed phasing plan will be critical for the redevelopment of this complex site which will likely include various components such as the clean-up, energy production, tourism, and clean-fuel technology. The preparation of Bid Specifications for Hazardous Materials (e.g., asbestos, lead, PCBs) removal and the preparation of demolition plan and specifications will also be essential. This recommendation is to be completed by 2014 as part of the Implementation Strategy funded through the Brownfield Opportunity Areas Program.
5. **Create a Pro Forma for a Range of Desired Uses for the Lyons Falls Paper Mill Site.** Test the financial viability of the range of desired uses identified by the Lyons Falls Steering Committee as a result to the public participation process and community visioning. Pro forma will analyze the cost of site acquisition, construction, permitting and other development costs, and compare them to

potential revenues. Analysis shall include any incentives available to close potential gaps between investment and return on investment. The range of uses should include adventure tourism, bio-fuel manufacturing, agri-manufacturing/food processing, as well as potential supporting manufacturers to the local gun cleaning industry. Pro forma should be completed by 2014 as part of the Implementation Strategy funded through the Brownfield Opportunity Areas Program. This recommendation is to be completed by 2014 as part of the Implementation Strategy funded through the Brownfield Opportunity Areas Program.

6. **Create a Marketing Strategy for the Mill Property.** The LCDC should develop a comprehensive marketing strategy for the Mill Property. This strategy may include a property-specific website and marketing materials, including conceptual site renderings and site layouts showcasing the beauty of the location, to attract tenants. Developer Request for Proposals (RFP) may also be a component of the marketing strategy. This recommendation is to be completed by 2014 as part of the Implementation Strategy funded through the Brownfield Opportunity Areas Program.
7. **Assist Efforts to Conduct a Woodshed Analysis to Support the Bio-fuel Industry.** Lewis County is already a bio-fuel hotspot and there has recently been interest in siting a small wood-based bio-fuel commercialization facility on the Mill property. Understanding the region's capacity to support this emerging clean-energy technology would be helpful in attracting additional investment. Efforts are already underway or will soon be underway by Lewis County to evaluate this. It is recommended the Village plug into this effort. This recommendation is to be completed by 2015 as part of the Implementation Strategy funded through the Brownfield Opportunity Areas Program.

## **Implementation Matrix**

The Village of Lyons Falls has made a substantial commitment to the community, property owners and other stakeholders by undertaking this effort. In order for this strong commitment to have a positive impact, it is critical for recommended actions be implemented. To assist in the implementation, the following implementation matrix identifies an implementation leader, partners, possible funding sources and an implementation schedule.

## Village of Lyons Falls BOA: Implementation Matrix (FINAL DRAFT)

		Implementation Leader(s)	Other Partners	Potential Funding Source(s)*	Implementation Timing / Priority				Date Implemented
					High	Med	Low	Ongoing	
<b>Priority Actions</b>									
P-1	Submit Application for a BOA Step 3 - Implementation Strategy	Village, County	DOS, Lewis County	DOS	X				
P-2	Advance Redevelopment Efforts at the Former Lyons Falls Paper Mill	LCDC, Village	LCDC	DOS, EPA	X				
P-3	Advance Adventure Tourism Activities	Village, County, Tug Hill Comm	Lewis County, Tug Hill Commission	DOS, OPRHP	X				
P-4	Coordinate with Kruger/Northbrook Lyons Falls, LLC	LCDC	Village, IDA, Kruger/Northbrook	DOS	X				
P-5	Improve and Enhance Utilities and Infrastructure	Village	EFC, NYSERDA, DOT	DOS, EFC, DOT, NYSERDA	X				
P-6	Complete a Gateway and Corridor Enhancement Study	Village	DOT, DOS	DOS, DOT	X				
P-7	Create a Marketing Strategy for Key Priority Properties within the Village	Village, County, Tug Hill Comm			X				
<b>Village Wide Recommended Action Items</b>									
V-1	Continue Partnerships with Regional Entities as well as Local, State and Federal Agencies	Village	Tug Hill Commission, nearby communities	DOS				X	
V-2	McAlpine Street and Cherry Street Intersection Improvements	Village		DOS		X			
V-3	Provide Assistance to Existing Businesses	Village, County				X			
V-4	Engage the Public and Community Organizations	Village						X	
V-5	Conduct a Site Selection Study to Support the Bio-Fuel Industry	Village		DOS		X			
V-6	Consider the Establishment of Zoning	Village					X		
V-7	Conduct a Truck Traffic Analysis	Village	DOT, DOS	DOT, DOS		X			
V-8	Understand the Re-use Potential of School Building	Village		DOS		X			
V-9	Pursue Energy Efficiency Improvements Village-wide	Village		DOS				X	
V-10	Consider an Application to the NYS Environmental Protection Fund Gran Program under the NYS Consolidated Funding Application	Lewis County, Village				X			

## Village of Lyons Falls BOA: Implementation Matrix (FINAL DRAFT)

		Implementation Leader(s)	Other Partners	Potential Funding Source(s)*	Implementation Timing / Priority				Date Implemented
					High	Med	Low	Ongoing	
<b>Mill Property Recommended Action Items</b>									
M-1	Obtain Funding to Complete Phase II Subsurface Investigation	LCDC				X			
M-2	Continue a Partnership with the Lewis County Development Corporation and Lewis County	Village	LCDC	DOS				X	
M-3	Pursue Bio-fuel Market Opportunities	Village	SUNY ESF, Industry Leaders	DOS				X	
M-4	Identify a Redevelopment Phasing Plan for Mill Property	LCDC				X			
M-5	Create a Pro Forma for a Range of Desired Uses for the Lyons Falls Paper Mill	Village, LCDC		DOS		X			
M-6	Create a Marketing Strategy for the Mill Property	LCDC		DOS		X			
M-7	Assist Efforts to Conduct a Woodshed Analysis to Support the Bio-fuel Industry	Lewis County, Tug Hill Commission	Village, Town of Lyonsdale, Tug Hill Commission	DOS				X	

**Key:**

Canal Corp	New York State Canal Corporation
DHCR	New York State Department of Housing and Community Renewal
DOS	New York State Department of State
DOH	New York State Department of Health
DOT	New York State Department of Transportation
DOE	NYS Department of Education
EFC	New York State Environmental Facilities Corporation
ESF	SUNY College of Environmental Science and Forestry
IDA	Lewis County IDA
LCDC	Lewis County Development Corporation
NYSERDA	New York State Energy Research and Development Authority
OPRHP	New York State Office of Parks Recreation and Historic Preservation
ESD	New York State Empire State Development
US EPA	United States Environmental Protection Agency

## Village of Lyons Falls BOA - Appendices

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**Appendix A**  
**Brownfield Opportunity Area Program**



## Brownfield Opportunity Area Program

The Brownfield Opportunity Area (BOA) program was initiated in 2003 through the New York State Superfund/Brownfield Law. Administered by the New York State Department of State (DOS), this program provides financial assistance to complete area-wide brownfield redevelopment planning. The BOA program is a multi-disciplinary approach intended to assist communities foster redevelopment, return blighted land into productive areas, and restore environmental quality. This approach involves a comprehensive examination of the physical, environmental, economic, and community planning factors associated with any redevelopment effort.

Reinvestment in brownfields and underutilized properties benefits property owners, existing businesses and the community at large by enhancing employment opportunities. The general goals of the BOA program are as follows:

- Access the full range of community issues posed by multiple brownfield sites.
- Build a shared vision and consensus on the future uses of strategic brownfield sites.
- Coordinate and collaborate with local, state, and federal agencies, community groups, and private-sector partners.
- Develop public-private sector partnerships necessary to leverage investment in development projects that can revitalize diverse local communities and neighborhoods.

A brownfield is defined as “...any real property, the redevelopment or reuse of which may be complicated by the presence or potential presence of a contaminant.”

(NYS Environmental Conservation Law)

The BOA program involves three distinct steps: Step 1: Pre-Nomination Study; Step 2: Nomination Study; and Step 3: Implementation Strategy and Site Assessments. Step 1 provides a preliminary description and analysis of an area to be considered as a Brownfield Opportunity Area. This step is important for communities that may have little or no documentation of existing conditions. The results of Step 1 are to clearly identify a BOA boundary, conduct public outreach to begin building partnerships, and prepare a preliminary analysis of opportunities for redevelopment. The Lewis County Department of Planning completed Step 1 of the BOA process in-house.

Step 2 is a more thorough evaluation of existing conditions as well as an analysis of environmental, economic, market and community issues and opportunities. This step leads to a more clear emphasis and identification of strategic sites that could serve as catalysts for redevelopment. The outcomes of Step 2 include a more comprehensive and in-depth evaluation of existing conditions for brownfields as well as underutilized sites, and economic and market trends analysis, identification of strategic catalytic sites and recommendations for future use. The Village of Lyons Falls is currently engaged in this step and Lewis County has hired Elan Planning Design and Landscape Architecture, PLLC for this phase of the project. Elan’s team also includes HRP Associates and The Williams Group.

Step 3 includes an implementation strategy and site assessments for strategic sites. The implementation strategy involves actions to implement the plan and addresses requirements of the State Environmental Quality Review Act (SEQRA). At the conclusion of Step 3, several outcomes will be achieved including an identification of priorities for redevelopment, completed site assessments to foster clean-up activities, preparation of ‘shovel ready’ sites, and marketing efforts to attract interest and investment.

Each step of the BOA program includes a strong public participation component. The public and key stakeholders are involved from the start of the effort to build partnerships and the capacity to carry the effort through to implementation. Public input is critical to establishing a vision and goals for the project.



**Appendix B**  
Steering Committee and Public Meeting Notes

## Village of Lyons Falls BOA – Meeting Schedule

### Steering Committee Meetings

Meeting 1: December 20, 2010

Meeting 2: February 7, 2011

Meeting 3: March 7, 2011

Meeting 4: May 2, 2011

Meeting 5: June 6, 2011

Meeting 6: August 1, 2011

Meeting 7: December 5, 2011

Meeting 8: February 6, 2012

### Public Meetings

Public Meeting 1: April 13, 2011

Public Meeting 2: October 12, 2011

### Summary of Steering Committee Meetings

1. The first Steering Committee meeting held on December 20, 2010, served as an introduction to the project team and the Committee. The BOA process was reviewed and discussed. The Scope of Work/Schedule was identified as well as the proposed study area boundary. Key stakeholders were identified including, but not limited to property owners, business owners, the LCDC, local officials, and Lyons Falls ALIVE (Activities Linked in Village Effort), a nonprofit community group.
2. The February 2011 meeting again reviewed and finalized the Citizen Participation Plan, as well as reviewing the proposed inventory and analysis map. Project schedule and status was also addressed as well as the creation of a project website.
3. The March 2011 meeting, dealt primarily with the purpose and format of the public visioning workshop. The committee identified April 13<sup>th</sup> for this workshop to be held. Approach to the market and economic analysis was discussed which will be conducted by the Williams Group.

4. The meeting held in May 2011 described the environmental evaluation process. Jeff Sotek reviewed preliminary environmental evaluations. Vision statement was shared, created from visioning workshop participation.
5. The June 2011 meeting included a discussion of the revised vision statement, and a presentation by the Williams Group of the market and economic findings and the industry target matrix.
6. The August 2011 meeting included a review of work completed to date and a discussion of the approach to developing a redevelopment scenario and planning.
7. The September 2011 meeting focused on discussing the redevelopment program and draft design concepts with a focus on backcountry and adventure tourism as an early step to revitalizing the Community.
8. The meeting held in November 2011 provided the Steering Committee with a summary of the public meeting, and an overview of the Nomination Study report outline.
9. The December 2011 meeting included an update of the meeting with the DEC Commissioner to discuss the Mill redevelopment project, a discussion of the first draft of the Nomination Study, and the organization of an inter-municipal round table to discuss BOA projects located in Ogdensburg, Canton, Watertown and Lyons Falls.

**Appendix C**  
**Analysis of the Brownfield Opportunity Area**

## **Analysis of the Brownfield Opportunity Area**

### *Community and Regional Setting*

#### Overview

The Village of Lyons Falls, located in the southern portion of Lewis County, was at the northern end of the Black River Canal, when it was completed in 1858. The Village sits at the confluence of the Moose and Black Rivers at the site of a 70-foot waterfall, which once provided electrical power for the local paper mill industry and still provides power to the energy grid today. From a regional context, Lyons Falls is situated between the Adirondack Park immediately to the east and the Tug Hill Plateau region immediately to the west. The Village is within a forty-five minute drive to Utica (I-90) and Watertown (I-88), a 30-40 minute drive to Rome, NY (I-90), and a one and a half hour drive to the Canadian Border and St. Lawrence River.

The Village has a population of 566 according to the 2010 US Census, which represents a decrease of 25 since 2000. The Village of Lyons Falls is in the Town of West Turin and the Town of Lyonsdale. It is at the junction of NYS Route 12 and NYS Route 12D and is approximately 15 miles (24 km) south of Lowville, the county seat. There are numerous natural resources with the Black and Moose Rivers providing whitewater and flat water recreational opportunities as well as hydropower.

Historically, Lyons Falls owns an industrial past thanks to the pulp and paper industry. The Black River Canal once connected Lyons Falls to the south and to points north along the Black River with southern destinations such as Boonville, Rome, and the Erie Canal. This feat of engineering enabled businesses in Lyons Falls and the Black River Valley to reach larger consumer markets via nautical transport. However, with the closure of the Lyons Falls Pulp & Paper Mill in 2001, employment and population fell and the Village has taken on more of a residential character. Many residents are now employed in Utica, Rome, or Watertown.

#### Regional Context

As part of Lewis County, the fate of the area has always been connected to the abundance of water, wood and dairy products.<sup>1</sup> Lyons Falls has always been closely tied to the “water” and “wood” elements of that triumvirate as a center for the manufacturing of paper products in the County, as previously illustrated. While some manufacturing employment associated with

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<sup>1</sup> 2006 Lewis County Comprehensive Economic Development Strategy

the paper industry still exists in the County today, Lyons Falls has ceased to be such an employment center since the closure of the mill in 2001. According to the 2005-2009 American Communities Survey, manufacturing represents approximately 14% of all employment in Lewis County and 15% of all employment in Lyons Falls.

The County's connection to water and dairy products is represented in the agricultural and energy production industries. The fertile Black River Valley and cool, wet climate make Lewis County ideal for the production of dairy products, leading to agriculture representing 7.6% of all employment in the County.<sup>2</sup> As an urbanized area, Lyons Falls is comprised of little agricultural land but is nonetheless significantly impacted by the industry. Additionally, steep gradients along the Black and Moose River Valleys allow for the placement of hydroelectric power facilities in the County. Lyons Falls has such a facility in operation today on the site of the former mill operated by Northbrook Lyons Falls, LLC/Kruger.

Looking toward the future, adventure tourism is becoming a key industry for the region throughout all seasons of the year. The Black and Moose Rivers boast excellent waters for fishing, kayaking, canoeing, and whitewater rafting in the warmer months. Winter brings significant snowfall to the region making Lewis County a magnet for snowmobile, hunting and cross country enthusiasts. ATV usage is also prominent. Tourism is on the rise in the County and trades associated with tourism, such as lodging, food service, retail, and more generate comparable employment to industry, albeit at a lower wage scale.<sup>3</sup>

Lyons Falls' role in the County is in a state of flux. The one-time manufacturing hub has been transitioning into a more residentially-oriented community. Education, health and social services amounts to approximately 24% of all employment in the Village.<sup>4</sup> However, with a focus being placed on the redevelopment of the former mill site and the Black and Moose River adventure tourism corridors, Lyons Falls is poised to once again become an economic development engine, contributing to the broader region.

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<sup>2</sup> 2006 Lewis County Comprehensive Economic Development Strategy

<sup>3</sup> 2006 Lewis County Comprehensive Economic Development Strategy

<sup>4</sup> 2005-2009 American Communities Survey



*Demographic and Economic Profile*

**Table C-1: Community Demographic Summary** compares basic demographic and socioeconomic characteristics as compared to Lewis County. In considering redevelopment of key sites within the Village, demographic information becomes an important factor as it is an indicator of potential workforce.

Table C-1. Community Demographic Summary		
Demographic Indicator	Village of Lyons Falls	Lewis County, NY
<b>Population</b>		
Population – (2010 US Census)	566	27,087
Population Growth – 2000 – 2010 (US Census)	-4.2%	0.5%
Median Age	34.6	40.2
<b>Income</b>		
Per Capita Income	\$24,182	\$21,249
Poverty Rate	6.7%	16.0%
<b>Housing</b>		
Household Size	2.33	2.33
<b>Employment Profile</b>		
Agriculture, forestry, fishing/hunting, mining	0%	7.6%
Construction	17.3%	9.9%
Manufacturing	15%	13.6%
Wholesale trade	0.3%	1.7%
Retail trade	10.9%	11.1%
Transportation and warehousing, and utilities	5.3%	3.8%
Information	0%	1.4%
Finance, insurance, real estate, and rental and leasing	2.3%	2.5%
Professional, scientific, management, administrative, and waste management services	3.8%	5.1%
Educational, health and social services	24.2%	24.3%

Arts, entertainment, recreation, accommodation and food services	12.7%	7.7%
Other services (except public administration)	0.8%	4.8%
Public administration	7.4%	6.5%
Unemployment	5.3%	9.2% (NYS Dept of Labor, 2010)
<i>Source: U.S. Census Bureau American Community Survey 2005 – 2009 unless otherwise noted.</i>		

## Population

Lyons Falls is the sixth largest (out of nine) village in Lewis County and lost approximately 4% of its population between 2000 and 2010. This trend is typical for Lewis County as most towns saw an increase in population while most villages witnessed a decrease in population.<sup>5</sup>

## Poverty

**Table C-2: Poverty Rates** illustrates the rates of poverty in the Village of Lyons Falls, Lewis County, and New York State over the past 20 years. Census 2010 data was not yet available during the development of this inventory. As a result, 2005-2009 American Community Survey estimates were used. According to the table, poverty levels in the study area are estimated to be 6.7%, well below both County and State levels. According to the 2000 Census, the Village had lower levels of poverty than both the County and State. This is a promising trend for Lyons Falls as high poverty levels tend to be associated with decreased consumer spending, a low-skilled labor pool, and increased reliance on publicly-funded social services.

Data Source	Geographic Area		
	Village of Lyons Falls, NY	Lewis County, NY	New York State
1990 Census	10.5%	13.3%	13.0%
2000 Census	16.7%	13.2%	15.0%
2005-2009 ACS	6.7%	16.0%	13.9%
Sources: 1990 US Census, 2000 US Census, US Census American Community Survey 2005-2009			

<sup>5</sup> Lewis County Comprehensive Plan, October 2009.

## Age of Population

In evaluating the demographics for a community with an eye toward redevelopment, it is important to consider age cohort figures. Nationally, a significant trend in age cohort demographics is the aging of the “Baby Boom” generation, those born after 1945 and before 1965. As this generation continues to grow older, demands on the health and social services sectors will continue to grow as well. “Echo Boomers,” generally the children of Baby Boomers, are also a rising demographic ranging from college students entering the workforce to seasoned young professionals. This age cohort will demand more from social amenities and activities and early childhood care and will also be seeking first-time home ownership.

As shown in **Table C-3: Population of Age Cohorts by Percent Change**, Lyons Falls has seen only a small shift in age demographics. Population 18 years of age and under has increased by 1.1%, population of age 19 to 24 has decreased by 1.3%, while other age cohorts changed by less than 0.2%.

Regionally, the Town of Lyonsdale, the Town of West Turin, and Lewis County have generally experienced an increase in the population age 45 and over and a decrease among population of age 25 to 44. These cohorts have remained relatively stable within the Village of Lyons Falls.

Age Cohort	Lyons Falls	Lyonsdale	West Turin	Lewis County
18 and Under	1.1	-3.5	-4.1	-3.2
19 to 24	-1.3	-2.0	0.4	0.5
25 to 44	0.2	-5.0	-5.2	-4.9
45 to 64	-0.2	8.2	8.6	6.4
65 and Over	0.2	2.3	0.2	1.3

*Sources: 2000 US Census, 2010 US Census*

## ***Land Use and Zoning***

Land use and development patterns illustrate how people manage and develop the land. Understanding relationships and trends among different land uses helps communities to successfully stimulate and manage growth. **Table C-4: Land Use Composition** provides a breakdown of land use types throughout the Village including total acreage by land use type, percent of total acres, total number of parcels in each land use type, and percentage of total parcels.

The Village can be characterized as predominantly residential with 59% of the total parcels in the study area being attributed to this land use category which makes up 42% of the land area. The next highest land use category is vacant land which is 32% of the total study area and 30% of the total parcels within the study area are vacant. The third highest land use category is recreation which accounts for 10% of the land area.

Land Use Category	Acreage in Study Area	% of Total Area	Number of Parcels	% of Total Parcels
Agriculture	29	5%	1	0%
Residential	226	41%	231	59%
Vacant	179	32%	116	30%
Commercial	37	7%	23	6%
Recreation	55	10%	2	1%
Community Service	10	2%	8	2%
Industrial	4	1%	1	0%
Public Service	13	2%	9	2%
<b>Totals</b>	<b>553</b>	<b>100%</b>	<b>391</b>	<b>100%</b>

*Sources:*  
*Parcels: Lewis County Real Property Service (RPS)*  
*Town Boundaries: NYS Office of Cyber Security*  
*Land Use Classifications: Local Assessors via RPS*

An illustration of land use patterns in the study area can be found in **Figure C-1: Land Use Map**. As can be seen on this map, sizes of parcels vary across the study area. With the past economic significance of the Lyons Falls Pulp & Paper Mill, historic land development took place within close proximity to the mill. The small, urban lot sizes associated with development around the mill now make up the downtown portion of Lyons Falls.

With regard to the distribution of land use types, there are large pockets of residential areas north of McAlpine and south of the former school building and west of Center Street. Commercial uses are concentrated along Center, McAlpine and Franklin Streets and adjacent to NYS Route 12, with industrial land uses limited to parcels on the former mill site, along the rail lines, and Otis Technology, Inc. located on Laura Street east of the Black River. Following is a more detailed discussion of the distribution of land uses within the Village.

# Village of Lyons Falls Brownfield Opportunity Area Program Nomination Study

Figure C-1: Land Use

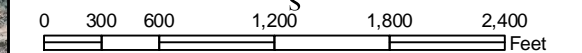
Land Use Category	Total Acreage	% of Total Area	Total Parcels	% of Total Parcels
Agriculture	28.66	5.19%	1	0.26%
Residential	225.79	40.85%	231	59.08%
Vacant	178.79	32.35%	116	29.67%
Commercial	36.99	6.69%	23	5.88%
Recreation	55.22	9.99%	2	0.51%
Community Service	9.95	1.80%	8	2.05%
Industrial	4.37	0.79%	1	0.26%
Public Service	12.93	2.34%	9	2.30%
<b>Totals</b>	<b>552.70</b>	<b>100.00%</b>	<b>391</b>	<b>100.00%</b>

## Legend

### Land Use

- Agricultural
- Residential
- Vacant
- Commercial
- Recreation
- Community Service
- Industrial
- Public Service
- Study Area Boundary
- Highways
- Secondary Roads

Data Sources:  
 Parcels: Lewis County Real Property Service (RPS)  
 Town Boundaries: NYS Office of Cyber Security  
 Land Use Classifications: Local Assessors via RPS



1 inch = 1,000 feet

Date: August 2012

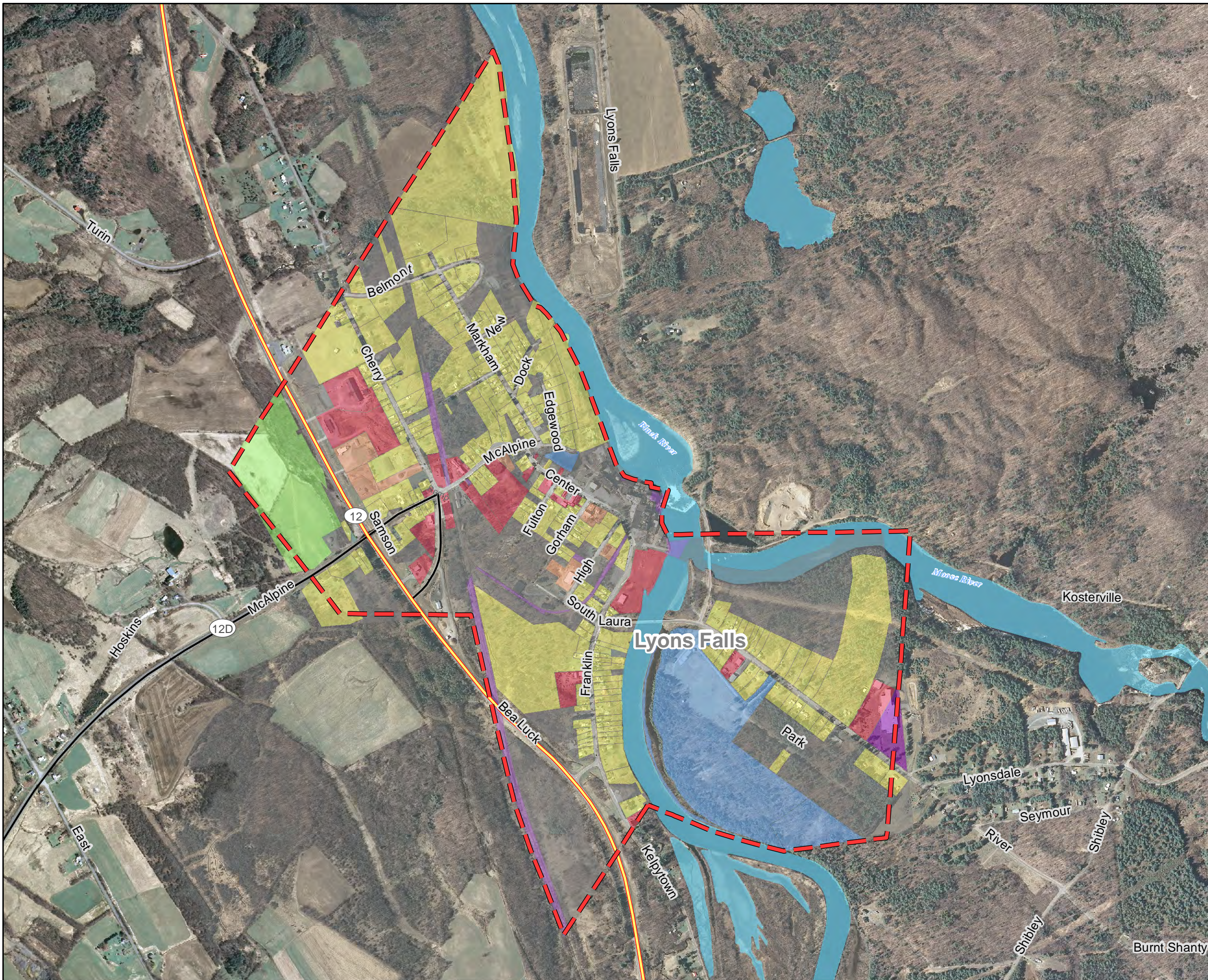
Prepared by:



Prepared for:



This map was prepared for the Village of Lyons Falls and the NYS Department of State, Division of Coastal Resources with state funds provided through the



## Residential

Residential land uses make up over 40% in terms of acreage and over 59% of the total parcels within the study area. The residential land use category in the Village is comprised of predominantly single-family housing. These uses can be found throughout the study area. Single-family housing neighborhoods can be found on the north side of McAlpine Street and from Cherry Street eastward, in the east along Laura Street, and in the south along Franklin Street. Residential uses can also be found in the downtown on side streets off of Center Street. Lot sizes in these areas vary in size and tend to grow larger as they move further from downtown.

## Commercial

The study area contains 23 commercial parcels which comprise just below 6% of the area's total parcels. These properties can be found mainly on NYS Route 12, McAlpine Street, and Center Street. Additional commercial parcels appear, to a lesser extent, on Franklin and Laura Streets. Retail trade and arts; entertainment, recreation, and accommodation; and food services are the largest commercial sectors present within Lyons Falls. Dollar General and the Falls Pharmacy, both located on McAlpine Street are two of the Village's largest retailers. In addition, other establishments such as Dolhof Hardware, Dorrity's Restaurant, Marino's Pizzeria, Boondocks Restaurant and Bar, and others thrive within the Village. The Edge, a hotel popular during snowmobiling season, is the largest hotel in Lewis County.

## Industrial

While Lyons Falls was once a hub for industrial activity and employment in Lewis County when the paper mill was thriving, today the Village has limited employment opportunities in the industrial sector. Industrial land uses can be found along rail lines, as part of the mill site, and east of the Black River on Laura Street.

The parcel located on Laura Street adjacent to the eastern Village limits is occupied by Otis Technology, Inc., a firearm cleaning systems manufacturer with such clients as the US Military as well as local law enforcement officials. In 2008, Otis was listed as the fastest growing company in Central NY and among the top 1300 companies in the country. Otis Technology, Inc. is also a homegrown Lyons Falls business with roots from the Village present throughout many layers of the company.

Additionally, Northbrook/Kruger operates the hydroelectric power plant along the Black River within the Village. Hydroelectric facilities known as Gouldtown and Kosterville located along

the Moose River are also operated by Kruger Energy. As a division of Kruger Inc., Northbrook/Kruger Energy is a leader in the field of renewable energy managing 32 energy production sites utilizing techniques such as hydroelectricity, wind, biomass, and biogas.<sup>6</sup>

### Recreation, Community Service, and Public Service

As a burgeoning destination for outdoor tourism, the Village already has some key assets in terms of parks and recreation. The over 50-acre Lyons Falls Riverside Park, located east of the Black River off of Laura Street, has ball fields, a basketball court, a tennis court, a playground designed for children 12 and under, a pavilion, and undeveloped forested land running along the Black River. This park provides space for local festivals that occur throughout the year, including a Farmers Market that is sponsored by Lyons Falls ALIVE. In the spring of 2012, a fitness trail with 20 stations was added to the park.

Also to the east side of the Black River is the Lyons Falls Canoe Launch which provides access to the upper reaches of the Black River and lower reaches of the Moose River to kayaking and canoeing enthusiasts. A small beach and swimming area can also be found at the launch on Lyons Falls Road between Laura Street and Kosterville Road.

For the winter season, Lyons Falls, the Adirondacks and the Tug Hill Plateau area become a prominent snowmobiling destination. As such, several trails run through the Village providing riders with access to local eateries, retailers, and lodging.

### Zoning

The Village of Lyons Falls does not currently have zoning in place. The Steering Committee recognizes the importance of ensuring certainty for property owners and those wishing to invest in the Village, and therefore has included the establishment of a basic, straightforward zoning ordinance as a Village-wide recommendation in the Nomination Study. .

### ***Existing Economic Districts and Incentive Programs***

There are a number of incentive programs and economic development agencies at work in the BOA study area that could be valuable for future investment, business assistance, partnerships, and guidance. The Lewis County Industrial Development Agency (LCIDA) was established in 1973 with the mission of attracting and enhancing industrial and economic development within the County. Lewis County businesses can apply for financial assistance from the LCIDA,

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<sup>6</sup> <http://www.krugerenergy.com>

which then permits assistance to qualified applicants with the broader goals of promoting economic welfare, prosperity, and recreational opportunities for residents of Lewis County.<sup>7</sup>

The Lewis County Development Corporation (LCDC) also has significant interest in Lyons Falls. In January 2011, the LCDC formed a wholly-owned subsidiary, Black Moose Development LLC, who purchased the former site of Lyons Falls Pulp & Paper in downtown Lyons Falls with the goal of redevelopment as a business park.<sup>8</sup> The Lyons Falls Community Development Plan has also referenced that the site is the “top priority” of the LCDC.

***Brownfield, Abandoned, and Vacant Sites***

The study area contains several recognized brownfields in various stages of remediation. These sites may be brownfields, abandoned or vacant. The status of these sites is important for identifying current challenges and future opportunities for development. For more information on individual sites, see **Appendix E – Strategic Sites Information**.

***Land Ownership***

The majority of the Village is owned by private entities however there are several key parcels that are publicly-owned. As illustrated in **Table C-5: Land Ownership** and **Figure C-2: Land Ownership Map**, public entities that own property in Lyons Falls include the Village of Lyons Falls, Lewis County, the Lewis County IDA, the Town of West Turin, and the Lewis County Development Corporation.

Table C-5. Land Ownership		
Owner	Total Acreage	Number of Parcels
Village of Lyons Falls	71	22
Lewis County	3	2
Lewis County IDA	14	9
Town of West Turin	1	4
Lewis County DC	9	1
Total	96	37
<i>Sources:</i> <i>Parcels and Property owners:</i> <i>Lewis County Real Property Service (RPS)</i> <i>Town Boundaries: NYS Office of Cyber Security</i>		

<sup>7</sup> <http://www.lcida.org>

<sup>8</sup> “Corporation buys old Lyons Falls mill,” Watertown Daily Times, January 12, 2011. <http://www.watertowndailytimes.com/article/20110112/NEWS04/301129982>



# Village of Lyons Falls Brownfield Opportunity Area Program Nomination Study

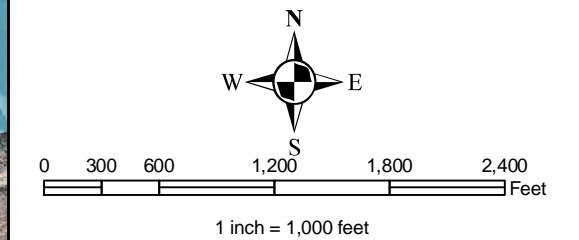
**Figure C-2: Land Ownership**

Owner	Total Acreage	Number of Parcels
Village of Lyons Falls	70.54	22
Lewis County	2.46	2
Lewis County IDA	13.71	9
Town of West Turin	1.14	4
Lewis County LDC	8.58	1
<b>Total</b>	<b>96.43</b>	<b>37</b>

**Legend**

- Village Of Lyons Falls
- Lewis County
- Lewis County IDA
- Town of West Turin
- Lewis County Local Development Corp.
- Study Area Boundary
- Highways
- Secondary Roads

Data Sources:  
Parcels and Property owners: Lewis County Real Property Service (RPS)



Date: August 2012

Prepared by:



Prepared for:



This map was prepared for the Village of Lyons Falls and the NYS Department of State, Division of Coastal Resources with state funds provided through the



Important public landowners control a few key properties, including the former mill, within the study area. These include:

- Village of Lyons Falls, which owns 22 parcels (including the Riverside Park) for a total of 71 acres.
- Lewis County Industrial Development Agency, which owns 9 parcels for a total of 14 acres.
- Black Moose Development LLC, which owns 1 parcel (former mill) for a total of 9 acres.
- Lewis County, which owns 2 parcels for a total of 2 acres.
- Town of West Turin, which owns 4 parcels for a total of 1 acre.

Within the study area, there are also several important private landowners which control significant portions of the study area.

- Lawrence Dolhof and Dolhof Hardware, Inc., which own 3 parcels for a total of 55 acres.
- Syversen Estate, which owns 1 parcel for a total of 5 acres.
- Five Point Expeditions LLC, which owns 1 parcel for a total of 5 acres.
- Toni Farr, who owns 1 parcel for a total of 4 acres.
- Burrows Paper Corporation, which owns 3 parcels for a total of approximately 2.5 acres.
- James Gillan, who owns 1 parcel for a total of 2 acres.
- Gary Hill, who owns 1 parcel for a total of 1 acre.

Due to the size, location, and/or configuration of these parcels, these private landowners represent the potential to be significant partners with the Village and County as redevelopment efforts are undertaken. Several landowners within the study area have been involved in the BOA process as key stakeholders, having been interviewed and expressed their concerns and desires. They have also attended both steering committee meetings and public meetings, contributing important input to the process.

## *Parks and Open Space*

One of the greatest assets of the Village of Lyons Falls and the Lewis County region is the abundance of natural resources and the variety of tourism and recreational features available to residents and visitors alike. An opportunity exists within the Lyons Falls BOA to leverage these resources and advance adventure tourism within the Village. This section highlights a few of these tourism and recreational amenities. For more information, please see the corresponding websites listed as footnotes.

### Black River Blueway Trail

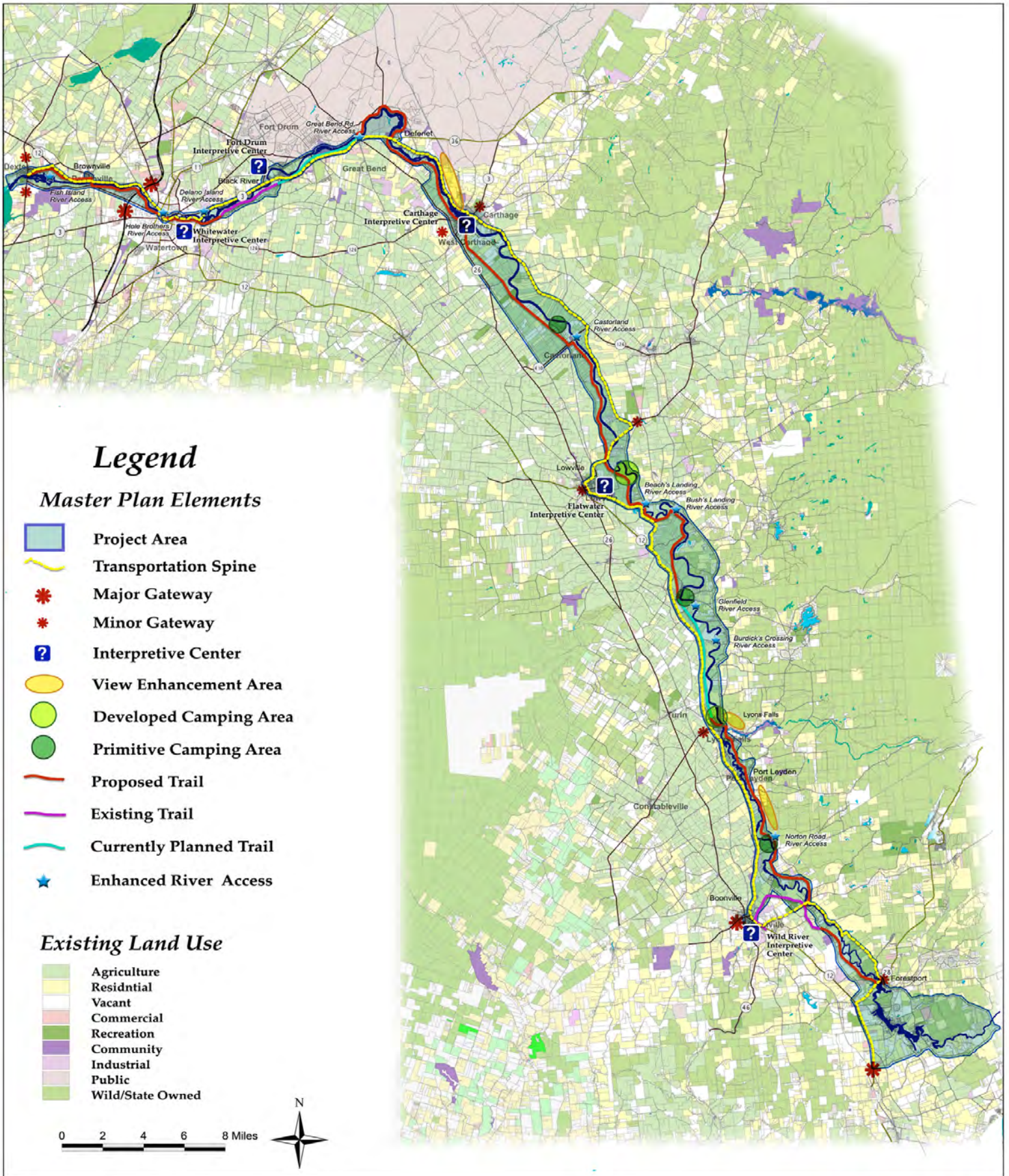
The Black River Blueway Trail refers to a small boat and paddling route along both the Black River and Black River Canal that promotes recreational opportunities and environmental awareness. It also connects to local communities and features such as trails, parks, and historic sites.<sup>9</sup> The stretch of river between Lyons Falls and Carthage is a popular fishing destination. Opportunities exist for the Village to partner with the Tug Hill Commission to ensure that Lyons Falls is included in regional tourism marketing efforts and activities such as the Black River Blueway Trail. This will advance the Village's goal to grown adventure tourism in the BOA. A copy of the **Black River Blueway Trail Master Plan** is provided on the following page.

The Blueway promotes itself using the words “White,” “Still,” and “Wild.” “White” refers to the whitewater rafting and kayaking opportunities on the river between Carthage and Lake Ontario. “Still” pertains to areas of the waterway between Castorland and Port Leyden where the waters are more placid and serene, with the notable of exception of the 70-foot waterfall at Lyons Falls. Finally, “Wild” refers to the portion of the river upstream of Port Leyden where the amount of flow lessens and the environment takes on more of a rustic Adirondack character.<sup>10</sup>

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<sup>9</sup> <http://www.blackriverny.com/black-river-blueway.html>

<sup>10</sup> <http://www.blackriverny.com/black-river-blueway.html>



**Blueway Trail Management Plan  
Black River Corridor**

**Master Plan**

September 2007



This document was prepared for the New York State Department of State with funds provided under Title II of the Environmental Protection Fund.



## Black River Scenic Byway

Not to be confused with the Blueway, the Black River Scenic Byway refers to the automobile and bicycle route that runs along the Black River Valley<sup>11</sup> connecting the headwaters of the canal in the City of Rome with Black River Bay on Lake Ontario. This byway provides vehicular and cycling travelers with sweeping views of the Valley and connections to historic, cultural, and recreational features within the Valley, but also in the Tug Hill Plateau and Adirondack regions to the west and east, respectively.<sup>12</sup>

## Tug Hill Plateau

Located to the west of the Village of Lyons Falls, the Tug Hill Plateau is a vast area of largely undeveloped, topographically flat land that boasts of ample outdoor recreation opportunities ranging from fishing to kayaking to snowmobiling to ATV's. The sparsely-populated region between Watertown, Rome, and Syracuse receives tremendous snowfall amounts totaling 200 to 300 inches per year. This snowfall and the abundance of both motorized and non-motorized groomed trails make the Tug Hill Plateau a destination for snowmobilers and cross-country skiers alike.<sup>13</sup>



As part of the Tug Hill Plateau region between Lake Ontario to the west and the Adirondack Park to the east, Lewis County is ideally situated for the snowmobiling industry. According to the Lewis County Comprehensive Economic Development Strategy (2006), Lewis County offers snowmobilers more snow and groomed trails than anywhere in the Eastern US. 498 miles of snowmobile corridor and secondary trails run throughout the County. A map of snowmobile trails in the Tug Hill Plateau is provided to the left.

Conducted in 1994, the most recent study on the snowmobiling industry in Lewis County found that the industry generated roughly \$4.7 million in total sales within the County. It also found that the average snowmobiler stayed for 3 days and spent roughly

<sup>11</sup> <http://www.blackriverny.com/black-river-blueway.html>

<sup>12</sup> <http://www.bikethebyways.org/black-river-trail/>

<sup>13</sup> <http://www.visittughill.com/>

\$215/trip and \$75/day. It is likely that these numbers have increased since 1994 due to the expansion of the industry in the County.<sup>14</sup>

Locally, snowmobile trails run through Lyons Falls and throughout the surrounding area. Routes running north to south and east to west can be found within the Village. Location makes Lyons Falls poised to take advantage of the unique opportunities provided by the regional snowmobile tourism industry.

### Kayaking, Canoeing, and Boating

A myriad of outdoor enjoyment opportunities exist around the Lyons Falls area. Utilization of the Lyons Falls Canoe Launch enables outdoor enthusiasts to access the upper Black River and lower Moose River for scenic vistas, swimming, fishing, and other recreational activities associated with the rivers. There is also a lower boat launch, located in the town of Lyonsdale, which lies below the 70 waterfalls. Other outdoor pursuits such as whitewater rafting and kayaking can be had on the more rapid segments of the rivers nearby. A map of the **Black River Canoe Trail** is provided on the following page.

### *Historic or Archeologically Significant Areas*

Nearly the entire study area is archaeologically sensitive according to the NYS Office of Parks, Recreation, and Historic Preservation (OPRHP) as can be seen in Figure 6: Historic Resources. The OPRHP defines “archaeologically sensitive areas” as areas where the discovery of archaeological sites is predicted. In addition, two sites within the study area, the Gould Mansion Complex (1904)<sup>15</sup> and the Forest Presbyterian Church (1894),<sup>16</sup> are registered on the National Register of Historic Places. The locations of each of these sites are also depicted in **Figure C-5: Historic Resources Map** provided on page C-19.

The Gould Mansion Complex, located on High Street overlooking the Black and Moose River Valleys, is significant as the home of prominent industrialist Gordius Henry Plumb Gould (1848 -1919). A native of Lyons Falls, he worked in partnership with the heirs of paper-making industrialist Lyman R. Lyon, eventually purchasing the business and building a vast industrial empire stretching from paper-making and hydroelectric power to railroads and finance. Gould helped shape the economic and political landscape of North Central New York.<sup>17</sup>

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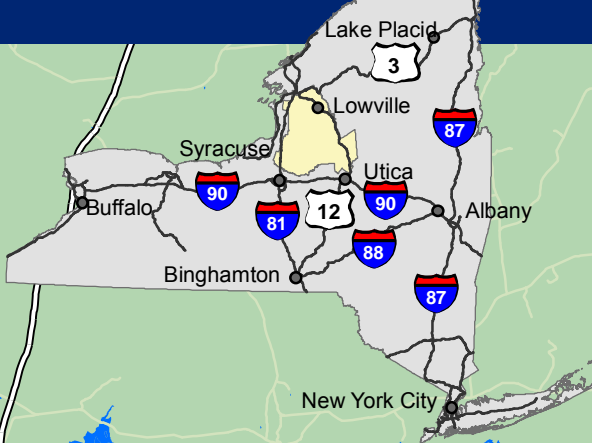
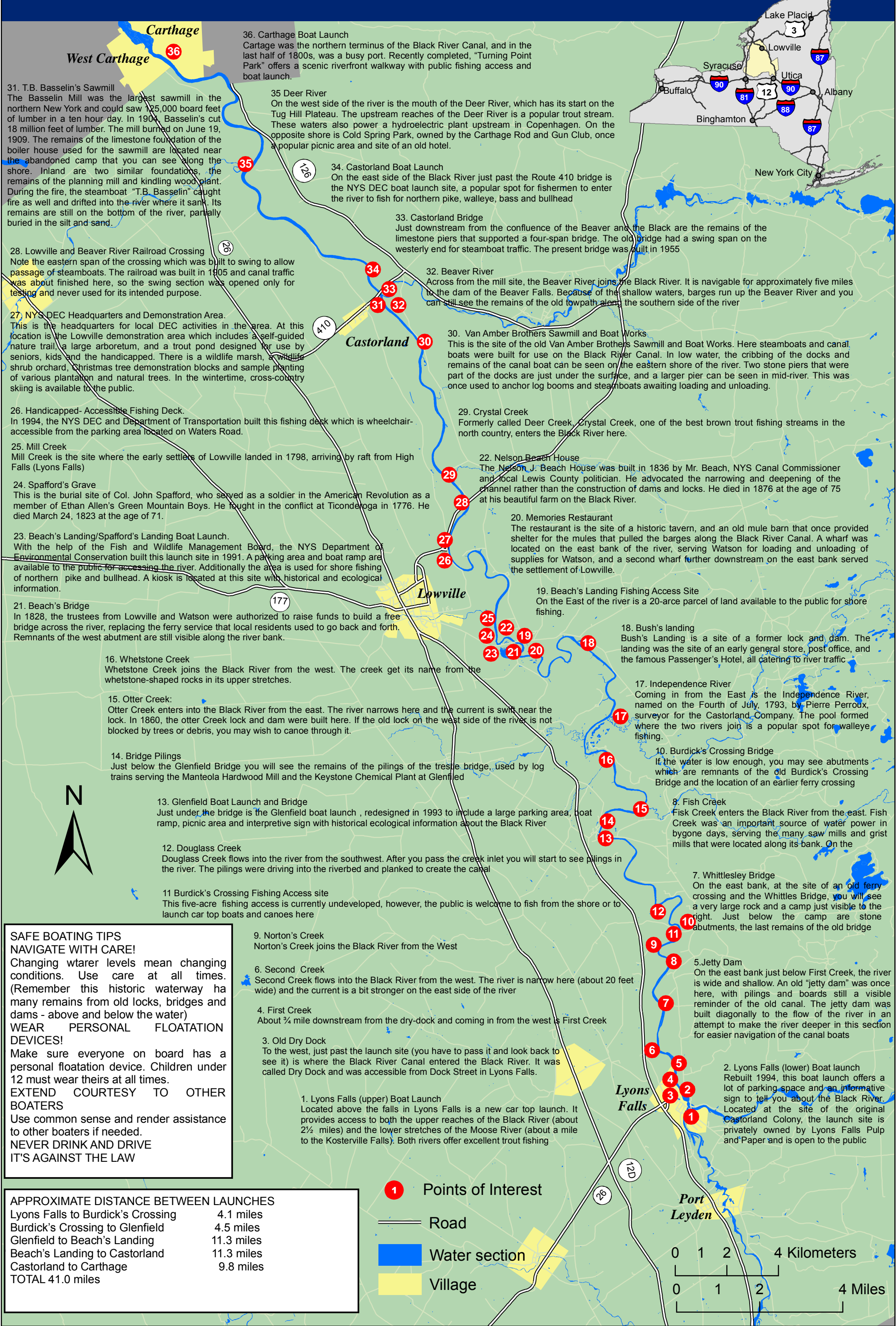
<sup>14</sup> Lewis County Comprehensive Economic Development Strategy, 2006

<sup>15</sup> United States Department of the Interior – National Parks Service – National Registry of Historic Places

<sup>16</sup> United States Department of the Interior – National Parks Service – National Registry of Historic Places

<sup>17</sup> United States Department of the Interior – National Parks Service – National Registry of Historic Places

# The Black River Canoe Trail



**31. T.B. Basselin's Sawmill**  
The Basselin Mill was the largest sawmill in the northern New York and could saw 125,000 board feet of lumber in a ten hour day. In 1904, Basselin's cut 18 million feet of lumber. The mill burned on June 19, 1909. The remains of the limestone foundation of the boiler house used for the sawmill are located near the abandoned camp that you can see along the shore. Inland are two similar foundations, the remains of the planning mill and kindling wood plant. During the fire, the steamboat "T.B. Basselin" caught fire as well and drifted into the river where it sank. Its remains are still on the bottom of the river, partially buried in the silt and sand.

**28. Lowville and Beaver River Railroad Crossing**  
Note the eastern span of the crossing which was built to swing to allow passage of steamboats. The railroad was built in 1905 and canal traffic was about finished here, so the swing section was opened only for testing and never used for its intended purpose.

**27. NYS DEC Headquarters and Demonstration Area.**  
This is the headquarters for local DEC activities in the area. At this location is the Lowville demonstration area which includes a self-guided nature trail, a large arboretum, and a trout pond designed for use by seniors, kids and the handicapped. There is a wildlife marsh, a wildlife shrub orchard, Christmas tree demonstration blocks and sample planting of various plantation and natural trees. In the wintertime, cross-country skiing is available to the public.

**26. Handicapped- Accessible Fishing Deck.**  
In 1994, the NYS DEC and Department of Transportation built this fishing deck which is wheelchair-accessible from the parking area located on Waters Road.

**25. Mill Creek**  
Mill Creek is the site where the early settlers of Lowville landed in 1798, arriving by raft from High Falls (Lyons Falls)

**24. Spafford's Grave**  
This is the burial site of Col. John Spafford, who served as a soldier in the American Revolution as a member of Ethan Allen's Green Mountain Boys. He fought in the conflict at Ticonderoga in 1776. He died March 24, 1823 at the age of 71.

**23. Beach's Landing/Spafford's Landing Boat Launch.**  
With the help of the Fish and Wildlife Management Board, the NYS Department of Environmental Conservation built this launch site in 1991. A parking area and boat ramp are available to the public for accessing the river. Additionally the area is used for shore fishing of northern pike and bullhead. A kiosk is located at this site with historical and ecological information.

**21. Beach's Bridge**  
In 1828, the trustees from Lowville and Watson were authorized to raise funds to build a free bridge across the river, replacing the ferry service that local residents used to go back and forth. Remnants of the west abutment are still visible along the river bank.

**16. Whetstone Creek**  
Whetstone Creek joins the Black River from the west. The creek get its name from the whetstone-shaped rocks in its upper stretches.

**15. Otter Creek:**  
Otter Creek enters into the Black River from the east. The river narrows here and the current is swift near the lock. In 1860, the otter Creek lock and dam were built here. If the old lock on the west side of the river is not blocked by trees or debris, you may wish to canoe through it.

**14. Bridge Pilings**  
Just below the Glenfield Bridge you will see the remains of the pilings of the trestle bridge, used by log trains serving the Manteola Hardwood Mill and the Keystone Chemical Plant at Glenfield

**13. Glenfield Boat Launch and Bridge**  
Just under the bridge is the Glenfield boat launch, redesigned in 1993 to include a large parking area, boat ramp, picnic area and interpretive sign with historical ecological information about the Black River

**12. Douglass Creek**  
Douglass Creek flows into the river from the southwest. After you pass the creek inlet you will start to see pilings in the river. The pilings were driving into the riverbed and planked to create the canal

**11. Burdick's Crossing Fishing Access site**  
This five-acre fishing access is currently undeveloped, however, the public is welcome to fish from the shore or to launch car top boats and canoes here

**SAFE BOATING TIPS**  
**NAVIGATE WITH CARE!**  
Changing water levels mean changing conditions. Use care at all times. (Remember this historic waterway has many remains from old locks, bridges and dams - above and below the water)  
**WEAR PERSONAL FLOATION DEVICES!**  
Make sure everyone on board has a personal floatation device. Children under 12 must wear theirs at all times.  
**EXTEND COURTESY TO OTHER BOATERS**  
Use common sense and render assistance to other boaters if needed.  
**NEVER DRINK AND DRIVE**  
**IT'S AGAINST THE LAW**

**APPROXIMATE DISTANCE BETWEEN LAUNCHES**

Lyons Falls to Burdick's Crossing	4.1 miles
Burdick's Crossing to Glenfield	4.5 miles
Glenfield to Beach's Landing	11.3 miles
Beach's Landing to Castorland	11.3 miles
Castorland to Carthage	9.8 miles
<b>TOTAL</b>	<b>41.0 miles</b>

**36. Carthage Boat Launch**  
Carthage was the northern terminus of the Black River Canal, and in the last half of 1800s, was a busy port. Recently completed, "Turning Point Park" offers a scenic riverfront walkway with public fishing access and boat launch.

**35. Deer River**  
On the west side of the river is the mouth of the Deer River, which has its start on the Tug Hill Plateau. The upstream reaches of the Deer River is a popular trout stream. These waters also power a hydroelectric plant upstream in Copenhagen. On the opposite shore is Cold Spring Park, owned by the Carthage Rod and Gun Club, once a popular picnic area and site of an old hotel.

**34. Castorland Boat Launch**  
On the east side of the Black River just past the Route 410 bridge is the NYS DEC boat launch site, a popular spot for fishermen to enter the river to fish for northern pike, walleye, bass and bullhead

**33. Castorland Bridge**  
Just downstream from the confluence of the Beaver and the Black are the remains of the limestone piers that supported a four-span bridge. The old bridge had a swing span on the westerly end for steamboat traffic. The present bridge was built in 1955

**32. Beaver River**  
Across from the mill site, the Beaver River joins the Black River. It is navigable for approximately five miles to the dam of the Beaver Falls. Because of the shallow waters, barges run up the Beaver River and you can still see the remains of the old towpath along the southern side of the river

**30. Van Amber Brothers Sawmill and Boat Works**  
This is the site of the old Van Amber Brothers Sawmill and Boat Works. Here steamboats and canal boats were built for use on the Black River Canal. In low water, the cribbing of the docks and remains of the canal boat can be seen on the eastern shore of the river. Two stone piers that were part of the docks are just under the surface, and a larger pier can be seen in mid-river. This was once used to anchor log booms and steamboats awaiting loading and unloading.

**29. Crystal Creek**  
Formerly called Deer Creek, Crystal Creek, one of the best brown trout fishing streams in the north country, enters the Black River here.

**22. Nelson Beach House**  
The Nelson J. Beach House was built in 1836 by Mr. Beach, NYS Canal Commissioner and local Lewis County politician. He advocated the narrowing and deepening of the channel rather than the construction of dams and locks. He died in 1876 at the age of 75 at his beautiful farm on the Black River.

**20. Memories Restaurant**  
The restaurant is the site of a historic tavern, and an old mule barn that once provided shelter for the mules that pulled the barges along the Black River Canal. A wharf was located on the east bank of the river, serving Watson for loading and unloading of supplies for Watson, and a second wharf further downstream on the east bank served the settlement of Lowville.

**19. Beach's Landing Fishing Access Site**  
On the East of the river is a 20-acre parcel of land available to the public for shore fishing.

**18. Bush's landing**  
Bush's Landing is a site of a former lock and dam. The landing was the site of an early general store, post office, and the famous Passenger's Hotel, all catering to river traffic

**17. Independence River**  
Coming in from the East is the Independence River, named on the Fourth of July, 1793, by Pierre Perroux, surveyor for the Castorland Company. The pool formed where the two rivers join is a popular spot for walleye fishing.

**10. Burdick's Crossing Bridge**  
If the water is low enough, you may see abutments which are remnants of the old Burdick's Crossing Bridge and the location of an earlier ferry crossing

**8. Fish Creek**  
Fish Creek enters the Black River from the east. Fish Creek was an important source of water power in bygone days, serving the many saw mills and grist mills that were located along its bank. On the

**7. Whittlesley Bridge**  
On the east bank, at the site of an old ferry crossing and the Whittles Bridge, you will see a very large rock and a camp just visible to the right. Just below the camp are stone abutments, the last remains of the old bridge

**5. Jetty Dam**  
On the east bank just below First Creek, the river is wide and shallow. An old "jetty dam" was once here, with pilings and boards still a visible reminder of the old canal. The jetty dam was built diagonally to the flow of the river in an attempt to make the river deeper in this section for easier navigation of the canal boats

**2. Lyons Falls (lower) Boat launch**  
Rebuilt 1994, this boat launch offers a lot of parking space and an informative sign to tell you about the Black River. Located at the site of the original Castorland Colony, the launch site is privately owned by Lyons Falls Pulp and Paper and is open to the public

**9. Norton's Creek**  
Norton's Creek joins the Black River from the West

**6. Second Creek**  
Second Creek flows into the Black River from the west. The river is narrow here (about 20 feet wide) and the current is a bit stronger on the east side of the river

**4. First Creek**  
About ¼ mile downstream from the dry-dock and coming in from the west is First Creek

**3. Old Dry Dock**  
To the west, just past the launch site (you have to pass it and look back to see it) is where the Black River Canal entered the Black River. It was called Dry Dock and was accessible from Dock Street in Lyons Falls.

**1. Lyons Falls (upper) Boat Launch**  
Located above the falls in Lyons Falls is a new car top launch. It provides access to both the upper reaches of the Black River (about 2½ miles) and the lower stretches of the Moose River (about a mile to the Kosterville Falls). Both rivers offer excellent trout fishing

- 1 Points of Interest
- Road
- Water section
- Village



The Forest Presbyterian Church, located at the corner of Center and Gorham Streets across from the former mill site, is significant architecturally and for its role in social history and has been recognized by the National Register of Historic Places. Aesthetically, the church exudes an eclectic blend of Gothic and Shingle Style elements and remains largely intact to its original design. It has been an integral part of religious and social life in southern Lewis County for nearly two centuries, built to replace the original 1854 church for a congregation dating back to 1826.<sup>18</sup>

Other historic assets include the Black River Canal, constructed in 1855, locks 107, 108 and 109 (which is the last lock of the canal), and the turning basin which is now a park located on lower McAlpine Street. Lyons Falls is also home to a historic train depot, built in 1903 and active until 1962, located on upper McAlpine Street.

As a result of these designations, time schedules for redevelopment project review and permitting may need to accommodate historic and archaeological reviews and considerations. The New York State Historic Preservation Office (SHPO) may also be involved in a specific project if public funds are used. However, assistance opportunities also exist via the SHPO in the form of grants, federal historic rehabilitation tax credit, state and federal environmental review, and technical assistance.<sup>19</sup>

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<sup>18</sup> United States Department of the Interior – National Parks Service – National Registry of Historic Places

<sup>19</sup> [www.nysparks.com/shpo](http://www.nysparks.com/shpo)



# Village of Lyons Falls Brownfield Opportunity Area Program Nomination Study

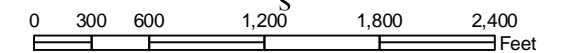
Figure C-5: Historic Sites

Resource	Period of Significance	Description
Gould Mansion	1902-1904	Residence, Barn/Carriage House, and Office of Gordius Gould
Former Presbyterian Church and Manse	1894-1953	Gothic shingle-style church and manse

### Legend

- National Register of Historic Places
- Study Area Boundary
- Highways
- Secondary Roads

Data Sources:  
Historic Properties: NYSOPRHP



1 inch = 1,000 feet

Date: August 2012

Prepared by:



Prepared for:



This map was prepared for the Village of Lyons Falls and the NYS Department of State, Division of Coastal Resources with state funds provided through the



## *Transportation Systems*

Transportation systems allow for the efficient movement of people, goods, and services. A functioning transportation system is vital to the economic development efforts of a locality. **Figure C-6: Transportation Systems** illustrates vehicular, rail, public transit, parking, pedestrian, bicycle, and snowmobile route access for the study area.

### Vehicular/Truck Access

The study area's main vehicular access is NYS Route 12 which runs parallel to Interstate 81, north to south on the western edge of the Village. Route 12 connects Lyons Falls with larger markets in Utica, Rome, and Watertown. Interstates 90 and 81, located nearby, provide further access to the Syracuse and Albany markets beyond. Just to the south of Lyons Falls, Moose River Road connects Port Leyden with NYS Route 28, providing the area with access to the Adirondack Park to the east.

These connections supply the Village with vehicular access to both large consumer markets in Syracuse and Albany, and to outdoor destinations such as the Adirondack Park, the Tug Hill Plateau and Lake Ontario. This access offers the Village a unique opportunity to extend its goods and services to large markets and to simultaneously draw consumers to the area through tourism destinations.

### Rail Access

Since the Lyons Falls Pulp & Paper Mills era of prominence, the Village has had access to rail lines. The railroad comes into Lyons Falls and ends at the former passenger train station building, which is still intact on the site of the former McAlpine Street Agway. Spurs also run from the main rail line onto the mill site directly, and to the Burrows Paper Company storage facility on South Street. Today, the freight rail line running from the south is intact and comes into Lyons Falls at the Burrows Paper property on South Street..

The Adirondack Scenic railroad, a tourist train that runs during the summer months from Utica to Thendara and from Saranac Lake to Lake Placid, came to Lyons Falls during the summer of 2011. The visit was scheduled by a private tourist group that travels the world visiting historic train stations.

Currently, the nearest passenger train station can be found at Otter Lake to the east along the Adirondack Scenic Railroad from Utica to Lake Placid. From Utica, destinations beyond can be reached via Amtrak.

### Public Transit

In 2009, Lewis County began to operate a series of weekday bus routes called the Lewis County Loop. The Route 631 bus line departs from Lowville and arrives in Lyons Falls at the post office at 7:30 AM en route to Lowville and returns to the Lyons Falls post office from Lowville at 3:35 PM each weekday. The Lewis County Loop also operates a Demand Response Zone system in which rider requests determine the exact route. The County is divided into five zones and each zone is designated as a Demand Response Zone on a particular weekday. Lyons Falls lies within Zone 5 and is the Demand Response Zone on Fridays.<sup>20</sup>

### Parking

On-street parking is available throughout the Village and all commercial and industrial uses also have their own parking facilities. It is anticipated that parking capacity currently exists to support future development.

### Pedestrian/Bicycle

Sidewalks are currently present on the majority of Village streets and are continuous along Center and McAlpine Street. Bicycle lanes are not defined in Lyons Falls and bicyclists share the roadway with vehicles. The only official bicycle route in Lewis County runs along NYS Route 12.<sup>21</sup> This bicycle route connects Harrisville and Boonville as part of the Black River Scenic Byway.<sup>22</sup>

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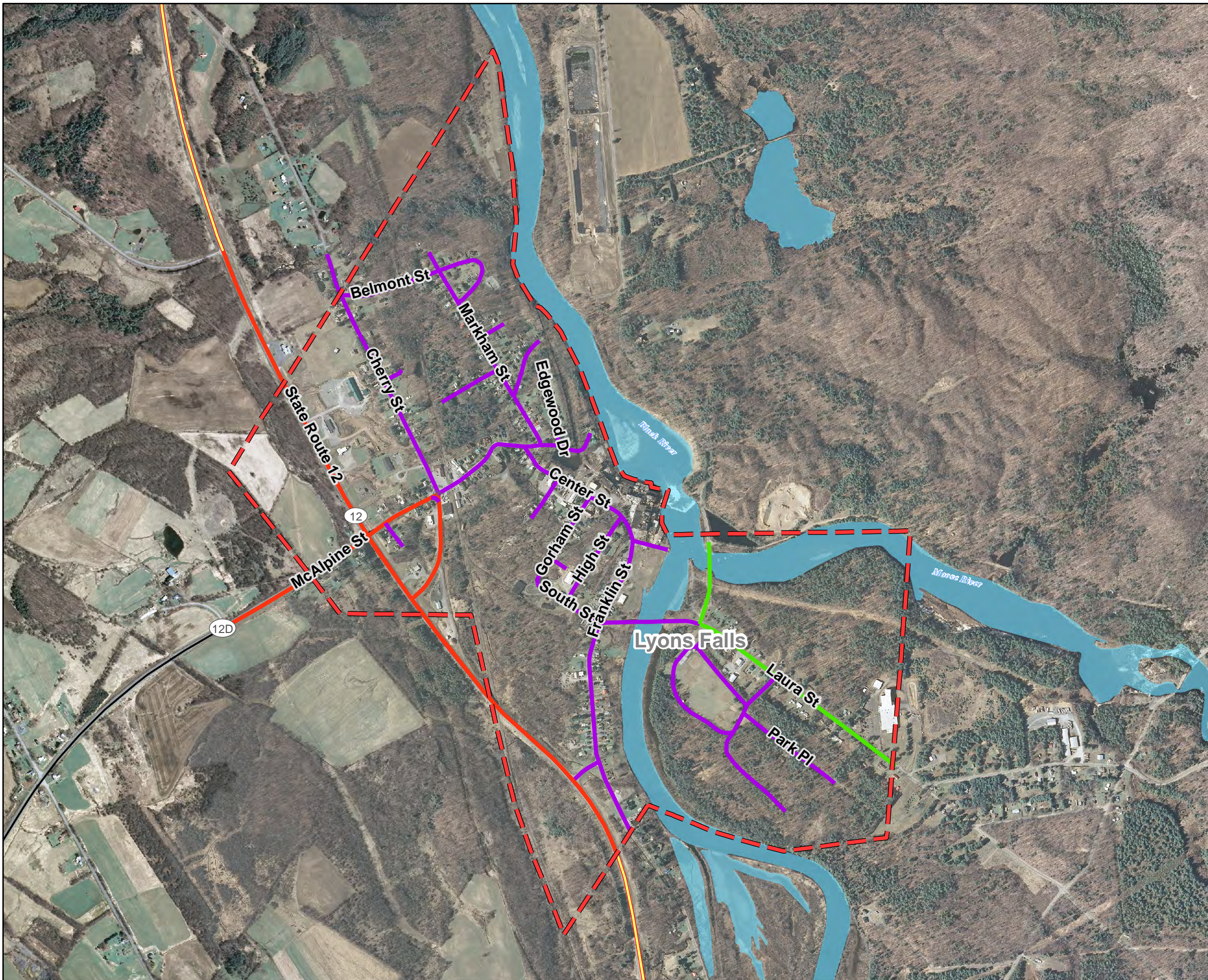
<sup>20</sup> <http://www.lewiscountyloop.com/>

<sup>21</sup> Lewis County Transportation Network,  
<http://lewiscountyny.org/content/Generic/View/20:field=documents;/content/Documents/File/898.pdf>







<sup>22</sup> <http://www.bikethebyways.org/black-river-trail/>

**Village of Lyons Falls  
Brownfield Opportunity  
Area Program  
Nomination Study**

**Figure C-6: Transportation Systems**



**Legend**

-  NYS Road
-  Lewis County Road
-  Local Road
-  Study Area Boundary
-  Highways
-  Secondary Roads

Data Sources:  
Transportation: Lewis County planning



0 300 600 1,200 1,800 2,400 Feet

1 inch = 1,000 feet

Date: August 2012

Prepared by:



Prepared for:



This map was prepared for the Village of Lyons Falls and the NYS Department of State, Division of Coastal Resources with state funds provided through the

## *Infrastructure and Utility Analysis*

The intent of this utility analysis is to provide a general overview as to the type, condition and capacity of the existing utility systems. This information is critical to proposed redevelopment strategies within the study area. The utilities addressed include, water, sewer, natural gas, and electrical service and can be seen on **Figure 7: Infrastructure and Utilities Map**. It is acknowledged that a detailed utility study will be required as the redevelopment strategies move from the concept to schematic phase. Necessary utility capacities will be more adequately addressed in the future during project redevelopment as the type and magnitude of uses is identified.

### Telecommunications Service

Broadband internet, digital television and digital home phone service is provided to Lewis County by Time Warner Cable. Verizon has a cell tower located approximately 10 miles south east of Lyons Falls. Additionally, Frontier provides telephone, high speed internet, data services, converge services, lifeline and DISH network programming services.

### Water/Sewer

The Village of Lyons Falls provides water services to all properties located in the Village and to some property owners outside of the Village.<sup>23</sup> The Village is supplied with water via gravel packed wells. Its capacity of 310,000 gallons per day (GPD) vastly exceeds its average usage of 140,000 (GPD) as of 2006.<sup>24</sup>

The Village provides and offers sewer services to all areas on the west side of Black River. The cost of the sewer system is shared by all properties that have access to it. Properties that do not have access do not share in the cost of the system.<sup>25</sup> The Village's municipal sewer treatment facility is a bioclere secondary treatment facility with a designed flow of .075 millions of gallons per day (MGD) and a flow of .045-.055 MGD as of 2006.<sup>26</sup>

As of June 2010, Lewis County was concluding a countywide water system study and beginning a wastewater study. These studies are to include assessments of individual community systems. The Village of Lyons Falls is expected to receive a satisfactory grade from

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<sup>23</sup> 2010 Lyons Falls Community Development Plan

<sup>24</sup> 2006 Lewis County Comprehensive Economic Development Strategy

<sup>25</sup> 2010 Lyons Falls Community Development Plan

<sup>26</sup> 2006 Lewis County Comprehensive Economic Development Strategy

each report. The only concern pertains to the wastewater study as a pump house had not been functioning properly. As of June 2010, the Village had received recommendations from an engineering firm for correcting the issue.<sup>27</sup>

The Village of Lyons Falls has undergone updates for its water and sewer monitoring and security system. The Village has worked with combined efforts with D.A.N.C (Development Authority of the North Country) to put in place a Geographical Info System (GIS) which are digital maps of infrastructure and utilities that are within the village. This system is easily accessible by village water and sewer employees for information on above ground and underground utilities such as water shut offs, water mains, hydrants, valves, curb stops, manholes, storm and sanitary sewer mains, and sewer cleanouts. This also includes natural gas mains and valves. This system is easily updated and adaptable to any new updates that the Village makes in the future.

The Village has also implemented a S.C.A.D.A (Supervisory Control And Data Acquisition) System. This system is a remote alarming and control system which monitors our water distribution at the source for chlorine levels, tank levels, emergency generator actions, power outages and other failures that might happen. If there is a malfunction in the system, an auto dialer will call key people to respond immediately to resolve the problem so there is no down time to supply water to the village. The Village is also implementing an emergency procedures manual in case of a natural disaster or a security threat. This manual contains contacts, actions, procedures and plans for a quick and orderly response from emergency first responders, village officials, and key people to ensure the safety and health of village residents.

### Natural Gas

The Village is supplied with natural gas through New York State Electric and Gas (NYSEG).<sup>28</sup>

### Electrical Service/Hydropower

The Village is supplied with electricity by National Grid.<sup>29</sup>

Northbrook/Kruger Energy currently operates the hydroelectric facility at the former mill site along the Black River. According to the company's website, electricity generated at the facility is sold to the New York Independent System Operator (NYISO) and the facility has an installed

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<sup>27</sup> 2010 Lyons Falls Community Development Plan

<sup>28</sup> 2006 Lewis County Comprehensive Economic Development Strategy

<sup>29</sup> 2006 Lewis County Comprehensive Economic Development Strategy

capacity of 5.39 megawatts.<sup>30</sup> Northbrook/Kruger Energy also operates two other hydroelectric facilities in the vicinity.

Northbrook/Kruger is currently investing nearly \$30 million to expand next to their present facility.

### Infrastructure Projects

Lewis County and the Village of Lyons Falls have been working to identify infrastructure projects necessary to support proposed BOA activities. Projects include:

- Wastewater system engineering needs analysis and assessment
- Improvement to access road at wastewater treatment plant
- Filter basket replacement or grinding pumps at Dock Street pump station
- Storm drain replacements and new installations
- Water distribution line improvements, valve replacements, hydrant replacements
- Water supply building security system
- Street reconstructions, repavements, storm gutters

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<sup>30</sup> <http://www.krugerenergy.com>

# Village of Lyons Falls Brownfield Opportunity Area Program Nomination Study

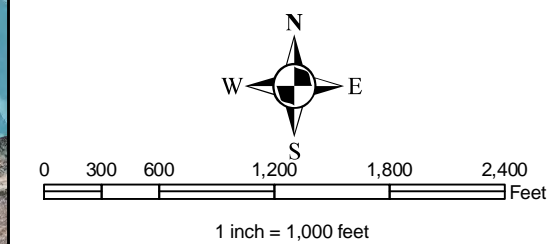
Figure C-7: Infrastructure Systems



### Legend

- Water Tank
- Water Main
- Sanitary Sewer
- Study Area Boundary
- Highways
- Secondary Roads

Data Sources:  
Transportation: Lewis County planning



Date: August 2012

Prepared by: **ELAN** Planning | Design | Landscape Architecture | P.L.L.C. **the Williams group** Real Estate Advisors

Prepared for: **NEW YORK STATE** **DOS** DEPARTMENT OF STATE

**HRP Associates, Inc.** Environmental, Civil, Engineering & Microbiological   
 *Creating the Right Solutions Together*

This map was prepared for the Village of Lyons Falls and the NYS Department of State, Division of Coastal Resources with state funds provided through the



## *Natural Resources and Environmental Features*

The intent of this section is to provide an overview of the natural resources and environmental features present in the study area. Features addressed include bodies of water, floodplains, wetlands and wildlife, slopes, and soils.

### Bodies of Water

The Village is located at the confluence of the Moose River, from the east, and Black River, from the south. This confluence and subsequent falls formed the basis for establishment of paper mills and the settlement of the community as a whole.

The Moose River originates in the area surrounding the Fulton Chain of Lakes and Old Forge in the Adirondack Mountains, and reaches its terminus at Lyons Falls where it drains into the Black River. Due to its frequent rapids, the Moose River is popular among whitewater rafters, kayakers, and canoeists in addition to hydroelectric power companies.

The Black River stretches 125 miles from its origin in Central Herkimer County to where it empties into Lake Ontario west of the City of Watertown in Jefferson County, NY. It has long been an important waterway for commerce in North Central New York and also offers steep gradients and whitewater rapids further downstream between Carthage and its terminus in Lake Ontario.

### Floodplains

The potential for flooding exists along both the Black and Moose Rivers. As shown on **Figure 8: Natural Resources Map**, the 500-year floodplain of each of these rivers extends into the study area. The 500-year floodplain depicts an area that flood waters are expected to cover once every 500 years. The floodplain does not extend very far from the banks of the respective rivers as a result of the steep slopes of the area, however. As a result, redevelopment plans for parcels immediately adjacent to the rivers would be the only projects impacted by floodplains.

### Wetlands and Wildlife

As a compact, traditionally industrial community, Lyons Falls does not contain any significant environmental features to be protected by New York State Department of Environmental Conservation (NYSDEC) regulations. There are no wetlands subject to or protected by the

Federal Wetlands Act. There are no NYSDEC Significant Fish and Wildlife Habitats, and no NYSDEC Wildlife Management Areas within the study area.<sup>31</sup>

However, natural resources are of great importance to the Village and region. As the Village's namesake, the falls is a scenic beauty which only enhances the quality of boating, canoeing, or kayaking in the area. The aesthetic appeal of the Black and Moose River Valleys is a significant asset for the area's tourism industry and for the quality of life of local residents.

### Slopes

Located in a geological region dominated by the Black River Valley, Lyons Falls contains large area of steep slopes that will need to be considered during redevelopment activities, but not prevent them. Areas along both the Black and Moose Rivers as well as along NYS Route 12 often have slopes of greater than 15%.

### Soils

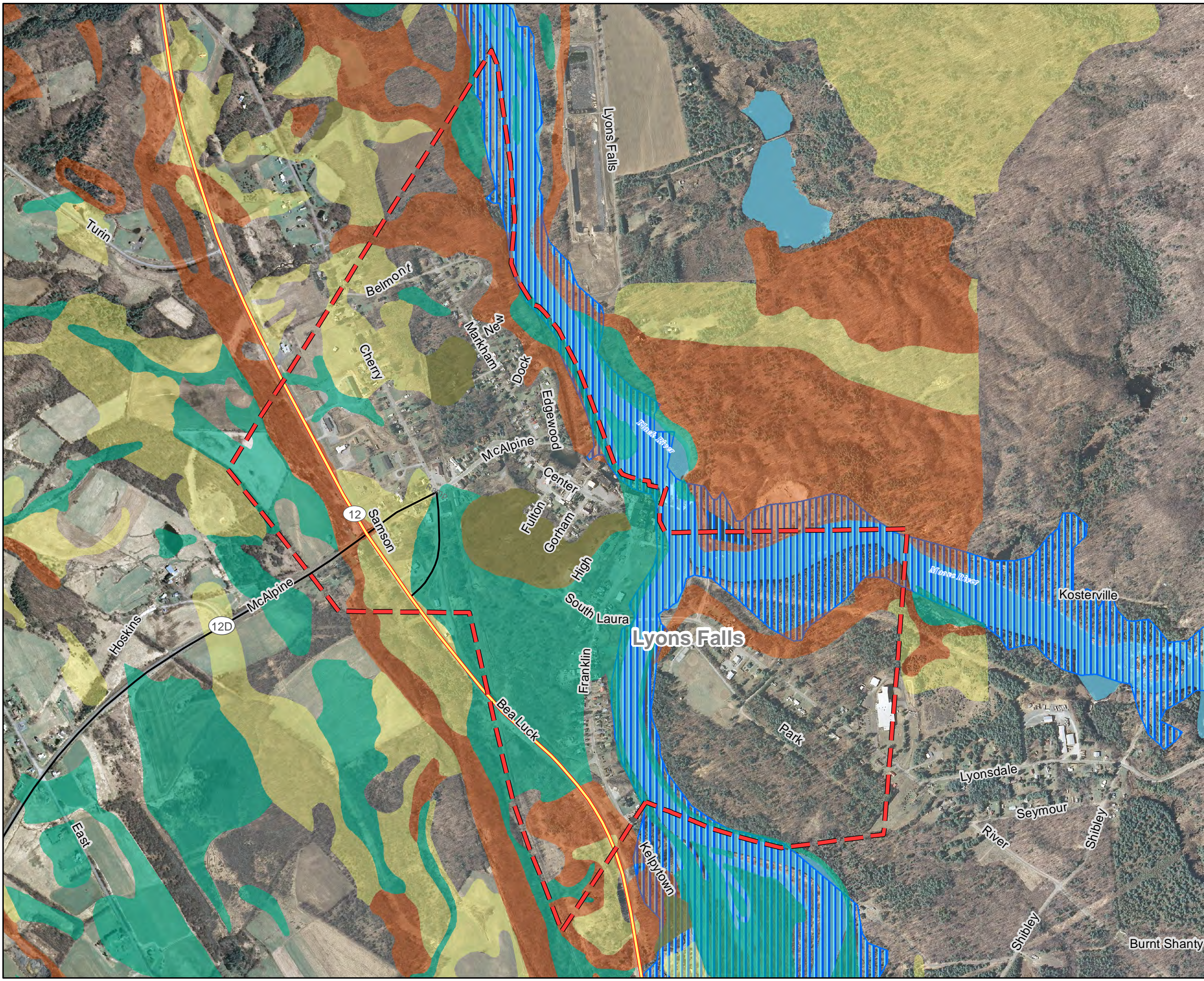
Lyons Falls has a shallow depth to water table in the downtown area and in other neighborhoods as well. Much of the downtown sits at approximately three (3) feet above the water table, which would need to be considered during redevelopment and construction as well.

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<sup>31</sup> <http://www.dec.ny.gov/imsmaps/ERM/viewer.htm>

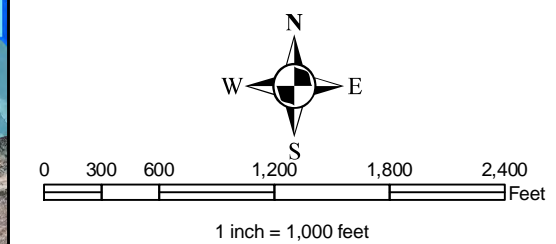
# Village of Lyons Falls Brownfield Opportunity Area Program Nomination Study

**Figure C-8: Natural Resources  
and Environmental Features**



- Legend**
- Floodplain
  - Depth to water table**
  - Less than 36"
  - Slope**
  - 6-15%
  - 15% or Greater
  - Wetlands (None located in study area)
  - Study Area Boundary
  - Highways
  - Secondary Roads

Data Sources:  
Wetlands: NYSDEC  
Floodplains: Lewis County Planning  
Soils: USDA Natural Resource Conservation Service



Date: August 2012

Prepared by:

ELAN  
Planning | Design | Landscape Architecture | P.L.L.C.

the Williams group  
Real Estate Advisors

Prepared for:

NEW YORK STATE  
DEPARTMENT OF STATE

This map was prepared for the Village of Lyons Falls and the NYS Department of State, Division of Coastal Resources with state funds provided through the

**Appendix D**  
Economic and Market Trends Analysis

## *Economic & Market Trends*

The economic and market trends analysis is an evaluation of current economic drivers, market demographics, and the real estate market that will assist in understanding the factors driving new development and re-development in the Lewis County Region. In order to complete this task, a comprehensive approach was used which included the following:

- Conducted Stakeholder Interviews (public and private sector)
- Reviewed local and regional demographics focusing on the ability to support varying land uses (skill of labor force, housing, education, quality of life)
- Evaluated national (macro) and local (micro) market and economic trends
- Provided recommendations for industry targeting that match the local skill set with local and globally growing industries

### Stakeholder Interviews

Numerous stakeholders were interviewed in a comprehensive process that attempted to collect concerns and recommendations about the current market conditions within the BOA study area.

### National and Local Trends

Lyons Falls can take advantage of positive economic projections due to its cluster of tourism and agriculture. Positioning and incentives will be key factors to success. The US economy is expected to proceed from recession to recovery from 2010-2018. It was widely recognized as by economic experts as the most severe recession since World War II. The average annual growth in the eight years ahead is projected to be 0.8%, slower than the historical rate of 1.1%. It is also projected that unemployment will be 5% by 2018. International trade is expected to grow by 3.9% annually, while consumer spending is expected to slow from peak to 2.5%. Opportunities do exist as green-related products are attracting corporate attention all around, and are attractive to young, educated and sophisticated businesses and consumers.

Locally, the Village's industry clusters will be the focus of new business targeting and the plan for Lyons Falls. The goal is to match growing business trends with local industry strengths. The local economy is dominated by educational services, tourism and related retail services. The once dominant manufacturing sector is still notable, but is on the decline. Gun cleaning may have additional links to a growing sector, particularly given the rapid expansion and continued growth of Otis Technology, Inc.

While retail, educational and social services are locally and regionally driven, tourism has the potential to attract spending from the entire Northeast region bringing significant dollars to the local economy. However, the mill property in its current state may be an impediment to tourism.

As illustrated in the **Table D-1: Employment** below, the immediate local employment base is skewed towards retail and social services. While retailing serves the resident population, manufacturing, health and educational services draw customers/businesses from the region, nationally, and internationally.

Table D-1. Employment			
No of employees (selected major as % of whole)	2 Mile Radius	5 Mile Radius	10 Mile Radius
Freight and Transportation	3.1%	1.4%	1.4%
Construction – specialized	2.1%	<b>6.3%</b>	4.1%
Electric and gas services	4.5%	3.2%	1.7%
Retail	<b>40.5%</b>	<b>14.9%</b>	<b>7.6%</b>
Hotels	<b>6.0%</b>	5.3%	<b>7.4%</b>
Social services	<b>10.7%</b>	4.7%	3.4%
Paper and allied products	0.0%	3.2%	1.7%
Educational services	0.7%	<b>25.6%</b>	<b>21.4%</b>
Food stores	0.2%	1.4%	1.7%
Restaurants	2.1%	3.0%	2.8%
Source: U.S. Census, The Williams Group			

### Demographics

The basic demographics of the study area have been further examined and summary evaluations provided in **Table D-2: Key Demographic Data** below for populations located within a 2- and 10- mile drive of Lyons Falls. These drive times are consistent with typical averages when determining the market area of a community. National averages have been provided to serve as benchmarks.

Table D-2. Key Demographic Data			
	2 Mile Radius	10 Mile Radius	US Average
Population 2009	988	9,088	306,000,000
Households	395	3,605	115,000,000
HH Growth 2009 to 2014	-9.0%	-1.7%	5.1%
HH Income	\$39,029		\$69,000
% Hispanic/% Non white	Less than 1%		1.9%
Average Age	39.9	39.6	36
Housing Age/Type	1950	1970	1939 detached single family
% Owns Home	74%	77%	70%
Source: U.S. Census, The Williams Group			

Demographic information for the region indicates that household growth, the average household income, and racial diversity increases respective to drive time from Lyons Falls. Conversely, average age and homeownership rates decreased.

**Table D-3: Educational Attainment** provides an overview of the labor force located within the Lyons Falls market area.

Table D-3. Educational Attainment			
	2 Mile Radius	10 Mile Radius	US Average
No High School	13%	15%	11%
High School	46%	49%	33%
Bachelor Degree	7.0%	7.0%	14.2%
Master of Higher Degree	5.0%	4.9%	7.6%
Source: U.S. Census, The Williams Group			

The current education attainment levels for residents of the Lyons Falls region are varied. The market area ranks higher than the national average in terms of high school graduation rates, however the number of college graduates is substantially lower. This trend, coupled with the demographic data from the previous table indicates a need to develop good quality jobs for youth to stop the loss of young educated professionals in the area.

The current opportunities/issues related to demographics include:

- High blue collar workforce present with good work ethic
- An aging population indicates the need for senior services
- Lower than average management and professionals in the workforce
- Higher than average high school graduation rate, but low higher educational attainment indicates a trend of educated young people leaving Lyons Falls for more opportunity

### Assets

This market and economic analysis examined both business and physical assets of the community. An evaluation of Lyons Falls' business assets revealed that there are established clusters in milling, logging, paper, construction, manufacturing, agriculture, hydrology and adventure tourism. There is a specialized cluster in gun cleaning with the presence of Otis Technology.

As a result of these clusters, there is an established skilled workforce in manufacturing, as well as transportation. The surrounding area has a strong agricultural presence and there are strong alternative energy options with the Northbrook/Kruger hydro facility and the Lyonsdale biomass facility.

The presence of niche tourism focused on snowmobiling, hunting, ATVs and white water.

Physical assets of the Village include accessibility to the Tug Hill Plateau and Adirondack Park regions for niche/adventure tourism. The global growth trend in adventure tourism and its close proximity to a variety of these activities highlights this asset for Lyons Falls. Couple these resources with the quiet, rural feel of the Village and there is a significant draw. There is a good transportation link to NYS Route 12.

### Findings and Industry Targeting

A target industry analysis was conducted to identify industries (or types of industries) that have the strongest potential to expand or relocate to the Lyons Falls region and offer the best prospects for "good jobs" – those that offer higher quality of life (security, higher wages, training, flexibility, etc.).



The project team identified a number of growing industry segments at the State level ranging from tourism to manufacturing. To develop a list of target industries and companies within these clusters that have a reasonable potential for locating in the Lyons Falls BOA, additional screens were applied.

**Table D-4** provides a summary of the fastest growing sectors in New York State.

<b>Table D-4. NYS Fastest Growing Sectors – Cluster Related</b>		
<b>Number of Companies in Top 500</b>	<b>Sector</b>	<b>Annual Revenue in Millions</b>
4	Travel and Tourism	\$733
8	Food and Beverage related	\$182
19	Construction – specialized	\$765
6	Energy	\$265
2	Environmental	\$50
16	Health Services	\$409
15	Manufacturing	\$455
	<b>Total</b>	<b>\$2,859</b>

After the project team identified those industry sectors that offer significant economic development opportunity and employment growth potential, a screen was applied to identify those clusters that best match the economic characteristics of the region, the resources and advantages associated with the study area, and local workforce requirements.

The team also took into consideration the top 10 criteria that industry site specialists utilize when determining a location for relocation and growth potential. The top 10 expansion/relocation criteria for companies include:

1. Quality of life (cost of living, access to quality housing and education, climate, access to culture, shopping, recreation, and a vibrant downtown)
2. Workforce availability (skilled labor, education and links to higher education)
3. Cost of doing business (labor costs, operation costs including real estate utilities)
4. Presence of clusters of similar businesses
5. Access and transportation
6. Access to customers

7. Availability of incentives
8. Ease of development of targeted location
9. Taxes
10. Ease of doing business – friendliness of community toward business and development

The Target Industry Analysis yielded eight major industry segments that have a strong potential to expand or relocate to the Lyons Falls BOA and provide residents with “good jobs”. These industries include:

- Backcountry and Adventure Tourism
- Paper Manufacturing and Packaging
- Bio-Fuel
- Gun Cleaning and Related Industries
- Agri-Manufacturing
- Health Services
- Clean Energy
- Retail

#### *Backcountry and Adventure Tourism*

Backcountry and Adventure Tourism, which includes snowmobiling, kayaking, dirt biking, ATV, swift water rafting, game hunting and sport fishing, is one of the fastest growing trends in the travel business. The Adventure Travel Trade Association defines adventure travel as any tourist activity that includes two of the following three components: a physical activity, a cultural exchange or interaction and engagement with nature.

Located at the junction of the Moose and Black Rivers, Lyons Falls has the potential to capitalize on the area’s natural beauty and grow the backcountry and adventure tourism sector. An existing cluster is already in place, minimal infrastructure is needed to expand or startup industry sector businesses, and there is a significant market in place. The backcountry and adventure tourism sector typically appeals to adventure seekers who have expendable income, and no children. Within the New York State market (within a 5 hour drive) there are approximately 4.2 million males ages 25 to 54. Of those, 5% are making over \$200,000 annually.

The Steering Committee assigned a ranking to each industry sector, scored from 1 to 5 with 5 being the highest, based how well that business/cluster achieved the desired

vision of the BOA. The Committee scored the Backcountry and Adventure Tourism industry a 5. It is a rapidly growing industry, the most recession proof sector in the tourism industry, many adventure sports, like kayaking and snowmobiling are already in place in Lyons Falls, and tourism can attract spending from the entire northeast region and grow the local economy.

An opportunity exists to grow existing businesses and diversify the local tourism market by attracting small specialized companies to the area such as: Discovery Tours based in Westport, CT; Wild Land Tours, Herzels Wilderness Tours, Effort Hunting Adventures, Moose River Rafting, Woodland Lodge, Wilderness Horizons, Rock Water Adventures or O'Brian's Bird Tours.

#### *Paper Manufacturing and Packaging*

Eco friendly packaging is a fast growing product sector in the US economy. As consumers are becoming increasingly more conscious of waste from packaging, there has been an increase in products made from bamboo and biodegradable plastics.

Lyons Falls has the potential to successfully grow this industry sector based on existing linkages in logging, paper and manufacturing.

Examples of target companies include: Balaji Agencies, who export jute and cotton bags; Corrupad, who create cushion padding form from waste paper, Corrupal, Inc. who provides ecological pallets and packing from corrugated paperboard, Creative Bags, who specialize in eco friendly shopping bags, Delta Paper Corporation.

#### *Gun Cleaning and Related Industries*

The US gun manufacturing industry includes about 300 companies with annual revenues of approximately \$5 billion. The industry is highly concentrated. Demand is driven mostly by hunters, gun enthusiasts, and weapon upgrades by police departments. Small companies can compete effectively by producing premium-priced high quality or decorative guns. The industry is still fairly labor intensive with a reported average annual revenue of \$240,000 per worker.

An opportunity exists in reuse of existing products, specialty manufacturing and local specialty sales targeting the tourism and sports tourism market. Accessories are also a growth area.

This industry cluster was awarded a ranking of 3. There is an opportunity to grow retail sales in the area and cross support the backcountry and adventure tourism

industry. An existing supplier link is in place with the Otis Technology Phoenix R&D facility. Otis, which experienced a 350% growth rate, produces firearm cleaning equipment and is a big vendor to Dick's Sporting Goods and Cabela's.

### *Agri-Manufacturing*

Agri-manufacturing is one of the strongest industries in New York State. Lewis County has been recognized as a leader in the export of agricultural products including milk, cream cheese and maple syrup. The growth of the agri-manufacturing industry in Lyons Falls would mean an opportunity to turn agricultural production into manufacturing jobs locally.

Target companies include: Edible Arrangements, a \$100M Connecticut based company that experienced 1,300% growth; Mini-Melts (CT); a natural and organic snack company such as Big Sky located in Connecticut or Horizon Milk.

### *Health Services – Home Health Care*

According to the U.S. Bureau of Labor Statistics, home health care is one the fastest growing segments in the health services industry. In 2008 the oldest baby boomers were 62 and were receiving partial social security. By 2018 this group will be fully retired. The increasing number of baby boomers, coupled with the recent development of in-home medical technologies, and patients' preference for in-home care is expected to increase the number of personal home care workers to increase by 46%, creating an additional half million jobs in the home health aide sector by 2018.

Positions in the Home Health Services sector include those who provide patient services (nursing specialists, physical, occupation, respiratory and speech language therapists, nutritionists and social workers), as well as office positions (billing and coding, administrative, marketing, human resources, accounting, information technology and business management services).

The Steering Committee scored the health services industry sector a 2. The need exists to serve local residents and tourists. There is already a strong cluster presence in the health services industry, and the potential exists for expansion into the region for services born locally, but a stronger linkage with community colleges and trade schools is needed. Utica College provides a curriculum in health studies that focuses on health education in the context of either liberal arts or business management studies, and a home health aide program is offered at Mohawk Valley Community College.

Locally, the BOCES in Glenfield offers an LPN and CNA programs, and Jefferson Community College in Watertown offers a Registered Nurse program. The opportunity exists to develop and implement a job training program catering to health services education locally.

Target industries in the home health services sector include Almost Family (KY), a home health care service business that experienced 50% annual growth.

### *Clean Energy*

The clean (or renewable) energy sector includes alternative energy technologies such as Solar Photovoltaic, solar thermal, hydropower, passive cooling, biofuel, geothermal, and wind power. Renewable energy is part of an overall ever growing green industry. New government policies, technological advances, and increasing private investment dollars have made it possible for these alternative energy sources to successfully compete in mainstream energy markets.

Opportunity exists to grow the Clean/Green Energy sector in Lyons Falls. The Village's existing manufacturing facilities are seeking options to give them a "green" edge and reduce energy costs. The potential also exists to link alternative energy sources to the community's existing agriculture presence which could reduce costs and increase profitability for local businesses.

Target renewable energy companies include Integrated Power Systems (NY), a \$5M company that sets of power systems for manufacturing and recently experienced a 200% growth, and Environmental Lubricants of IA, a \$5M company that experienced 600% growth.

Wood-based biofuels, specifically, are experiencing significant attention in the region. Biofuels are renewable resources and can include ethanol, biodiesel and biomass. Ethanol is produced from corn, biodiesel from soybeans, and biomass includes wood and other plant and animal matter.

With increasing oil prices, concern over greenhouse gas emission and an increased need for energy security, biofuels are gaining increasing popularity among the American public. Biofuels are biodegradable and non-toxic, sustainable forms of energy. The Steering Committee awarded a score of 4 to the biofuel industry based on the fact that green energy is a fast growing industry and that there is a link to the strong agricultural presence in Lyons Falls.

Target companies include the Renewable Energy Group located in Iowa, a \$100M company that experienced a 1,000% growth, and Lyonsdale Biomass.

*Retail*

Lyons Falls has the potential to include targeted retail as part of the downtown retail core when linked to local services and tourism. As illustrated in **Table D-5: Business Standard Industrial Classification Facts** retailing accounts for over 47% of the local workforce and over 16% of all sales within a 10 mile radius of the Lyons Falls BOA. A closer look at retail indicates that most local retail sales are from food, sporting goods and guns, which clearly supports the cluster of demand in the sporting and adventure tourism sectors.

Table D-5. Business Standard Industrial Classification Facts			
Total Sales \$Millions	2 Mile Radius	5 Mile Radius	10 Mile Radius
Retailing	47%	18%	16%
All Sales	\$34	\$107	\$189

The local economy is not currently the regional retailing hub. Within a 10 miles radius, there is an undersupply of retail in the amount of \$56M annual which is not being met with local stores. This equates to approximately 150,000 sf of retail space. The areas of highest gap include clothing, convenience and general merchandise, which are typically found in regional malls, probably far outside of Lyons Falls.

## Lyons Falls Industry Targeting Matrix

Industry Clusters	Sector Growth	Link to Region	Target Examples	Target Companies	Goal Attainment	Score--target 1 to 5 (5 best)
Backcountry and adventure tourism	Essential to image and bringing in new spending \$\$--this is the most recession proof tourism sector--big growth among baby boomers and younger millennia--caters to singles and couples with no kids	Already kayaking and snowmobiling in place--opportunity to expand to include more adventure and sports and hunting	NFLD has biggest and fastest growing back country adventure tourism growth in Canada; Dirt biking and backcountry hiking, skiing and white water growing in West of US and Canada--specialty and small operators with knowledge of the sports involved	Typical companies are small and specialized such as: Discovery Tours (Westport, CT), Wild land Tours, Herzels Wilderness Tours, Efford Hunting Adventures, Moose River Rafting, Woodland Lodge loc, Wilderness Horizons, Rock Water Adventures, O'Brian's Bird Tours, etc.	Mixed labor	5
Paper manufacturing and packaging (eco twist)	Existing logging industry--business is going green with use of bamboo and bio degradable plastics in paper and plastic products and packaging	Existing clusters in manufacturing	Zorbit Packaging is fastest growing company in this sector in NYS \$%M in sale sand 350% growth	See FCMA website for more targets, some examples include: .Balaji Agencies , export jute and cotton bags; Brdrene Hartmann, molded fiber made from recycled paper for eggs and appliance packaging; Bubbla Inc, do it yourself packaging; Corrupad, cushion padding form waste paper; Corrupal Inc., ecological pallets and packaging in corrugated paperboard; Creative Bags, eco friendly shopping bags; Deltapaper Corporation, natural and recycled packing products for food cushioning; Earth Pak eco packaging; Earthshell food service packaging; Eco foam, from recycled waster	Manufacturing Jobs--low to med skilled labor	4
Bio-fuel link to strong agricultural presence	Part of an overall ever growing Green industry	Link to existing agricultural presence and ability to assist power needs of manufacturers locally	Renewable Energy Group, IA--soy biodiesel 1000% growth, \$100M company; Lyonsdale Biomass	Integrated Power Systems, NY 200% growth and \$5M--sets up power systems for Manu. Companies or see left ; Environmental lubricants of IA, 600% growth and \$5M company	Manufacturing and operations jobs	4
Agri-manufacturing--inc. food processing	One of strongest industries in the State--linked to more health conscious food consumption; Coffee pods and related is the second fastest growing business in Fortune worldwide list	Turn agriculture production into manufacturing jobs locally--local cluster in place	Apple Metro in Inc. Top 5000	Edible Arrangements, CT 1300% growth, \$100M company; Mini melts, CT 800% growth, \$5M ; natural and organic snack companies such as Big Sky in CT or Horizon Milk	Manu. Jobs--low to med skilled labor	3
Health services--new workers need health care	Home health care is one of fastest growing industries in the State; need to service locals and tourism	Already a strong cluster presence--possibility of expansion into the region for services born locally	Almost Family, KY--50% annual growth--home health care services	Community Colleges and trades school linkage needed;;	Skilled--low to mid level medical jobs	2
Clean Energy to fuel manufacturing	Green energy fast growing and includes bio fuels, solar panels and geo thermal	Assists local manufacturing and gives them a Green edge		Kruger, bio fuel and wind farm presence is existing attraction to manufacturing	Strong link to manufacturing but few jobs	2
Retail	Retail to provide local services and tourism infrastructure--including gun sales and specialty accessories to support sports tourism	Needed services--linked to downtown		Services dependant on buying power marketing	Low paying jobs and few benefits, but needed services	1



**Appendix E**  
**Strategic Sites Information**



## Strategic Sites Information

The following site summaries and site profile forms have been prepared for the community-selected strategic sites, which are in addition to the priority sites.

Table E-1. Lyons Falls BOA Strategic Sites				
Site	Parcel	Owner	Acres	Description
A	322.11-01-01.000	Lawrence Dolhof	32	Vacant woodland
B	322.18-01-13.000	Terrence Thisse	0.22	Former Alaskan Oil/Marino's
C	322.18-03-09.100	James Gillan	1.72	Laundromat/ car wash
D	322.18-02-10.000	LET LCC	0.85	Dollar General
E	322.19-01-23.100	Gary Hill	1.08	Train Station/Agway
F	322.19-06-02.000	Toni Farr	4	Wood-framed structures on site
G	322.19-06-09.100	Syversen Estate	4.46	Former Lyons Falls School
H	322.19-06-15.00086	Frederick Marriott	0.25	Former paint store, former funeral parlor
I	322.19-06-16.000	Joseph Rusin	0.22	Wood-framed structure on site
J	322.19-02-10.110	Terry Dorrity		Two-story wood structure
K	322.19-02-09.000	William Slawson		Former fire station; current residence
L	322.19-07-01.000	Dolhof Hardware, Inc	1.5	Dolhof hardware Store
M	322.19-05-06.000	Carl and Ronda Hart		Residence
N	322.19-03-20.000	Roger and Britton Abbey		Vacant commercial
O	322.19-07-04.100; 322.19-07-04.200	Black Moose Development, LLC	9.4	Former Paper Mill
P	322.19-07-03.000	LCDC		Surrounded by Mill Property
Q	322.19-07-06.000	Kruger		Kruger Hydro Facility
R	338.07-02-02.000	Sharon Dawson		Stone structure; former mill offices
S	338.07-02-03.000	County of Lewis IDA		Vacant
T	322.19-07-05.000	Five Points Expeditions, LLC	5.15	Otis Technology Storage

Site	Parcel	Owner	Acres	Description
U	338.07-01-04.000; 338.07-01-05.000; 338.07-01-06.000	Burrows Paper Corp	2.5	Burrows Paper Corp
V	338.07-04-07.000	Mark Clogston and Joanne Ostrander		Single Family Residential
W	338.11-01-07.000	Suburban NY Surplus Properties, LLC	1.06	Old Agway
X	338.11-01-03.100	Lawrence and Donna Dolhof	19.4	Vacant commercial

# Village of Lyons Falls Brownfield Opportunity Area Program Nomination Study

## Figure E-1: Strategic Sites

Site	Parcel	Owner	Acres
A	322.11-01-01.000	Dolhof, Lawrence L.	31.72
B	322.18-01-13.000	Thisse, Terrence	0.22
C	322.18-03-09.100	Marmon, David A. Sr	1.72
D	322.18-02-10.000	LET LLC,	0.86
E	322.19-01-23.100	White, George R.	1.08
F	322.19-06-02.000	Farr, Toni	4.20
G	322.19-06-09.100	Moonans Inc,	4.46
H	322.19-02-10.110	Dorrity, Terry L.	0.29
I	322.19-02-09.000	Slawson, William F.	0.29
J	322.19-06-15.000	Marriott, Frederick G.	0.25
K	322.19-06-16.000	Rusin, Joseph	0.22
L	322.19-03-20.000	Abbey, Roger	0.27
M	322.19-07-01.000	Dolhof Hardware Inc,	1.55
N	322.19-05-06.000	Connolly, William R.	0.10
O	322.19-07-04.100	Lewis County Development Corporation (LCDC)	8.58
	322.19-07-04.200	Lewis County Development Corporation (LCDC)	0.78
P	322.19-07-03.000	Lewis County Development Corporation (LCDC)	0.03
Q	322.19-07-06.000	Northbrook Lyons Falls LLC,	1.38
R	338.07-02-02.000	Dawson, Sharon D.	0.73
S	338.07-02-03.000	County of Lewis IDA,	0.67
T	322.19-07-05.000	Five Point Expeditions LLC,	5.15
	338.07-01-04.000	Burrows Paper Corp,	0.76
U	338.07-01-05.000	Burrows Paper Corp,	1.04
	338.07-01-06.000	Burrows Paper Corp,	0.68
V	338.07-04-07.000	Clogston, Mark	0.24
W	338.11-01-07.000	Suburban NY Surplus Prop LLC,	1.06
X	338.11-01-03.100	Clogston, Mark	19.57

### Legend

- Key Sites
- Study Area Boundary
- Highways
- Secondary Roads

Data Sources:  
 Parcels: Lewis County Real Property Service (RPS)  
 Town Boundaries: NYS Office of Cyber Security



0 300 600 1,200 1,800 2,400 Feet

1 inch = 1,000 feet

Date: August 2012

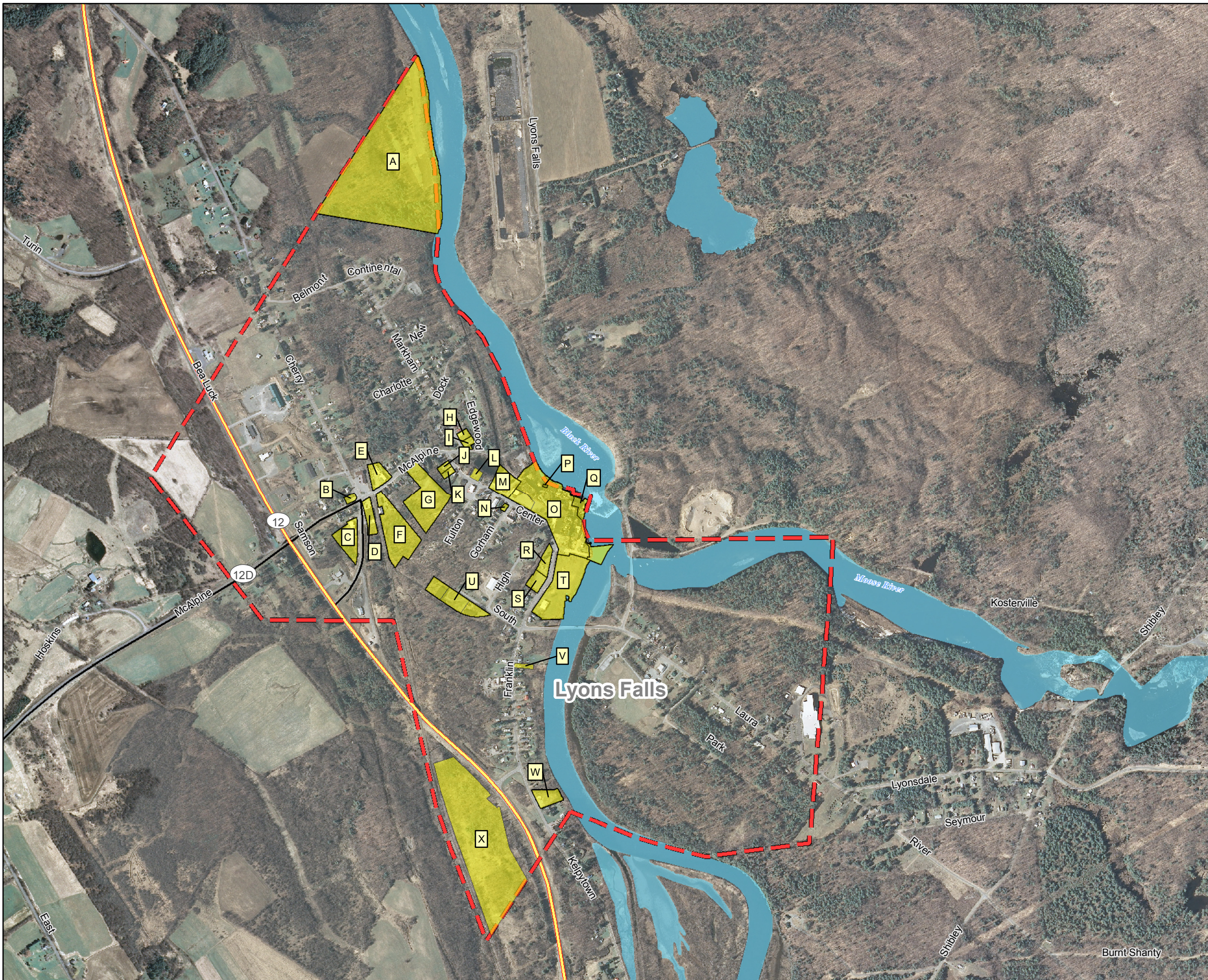
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Prepared for:

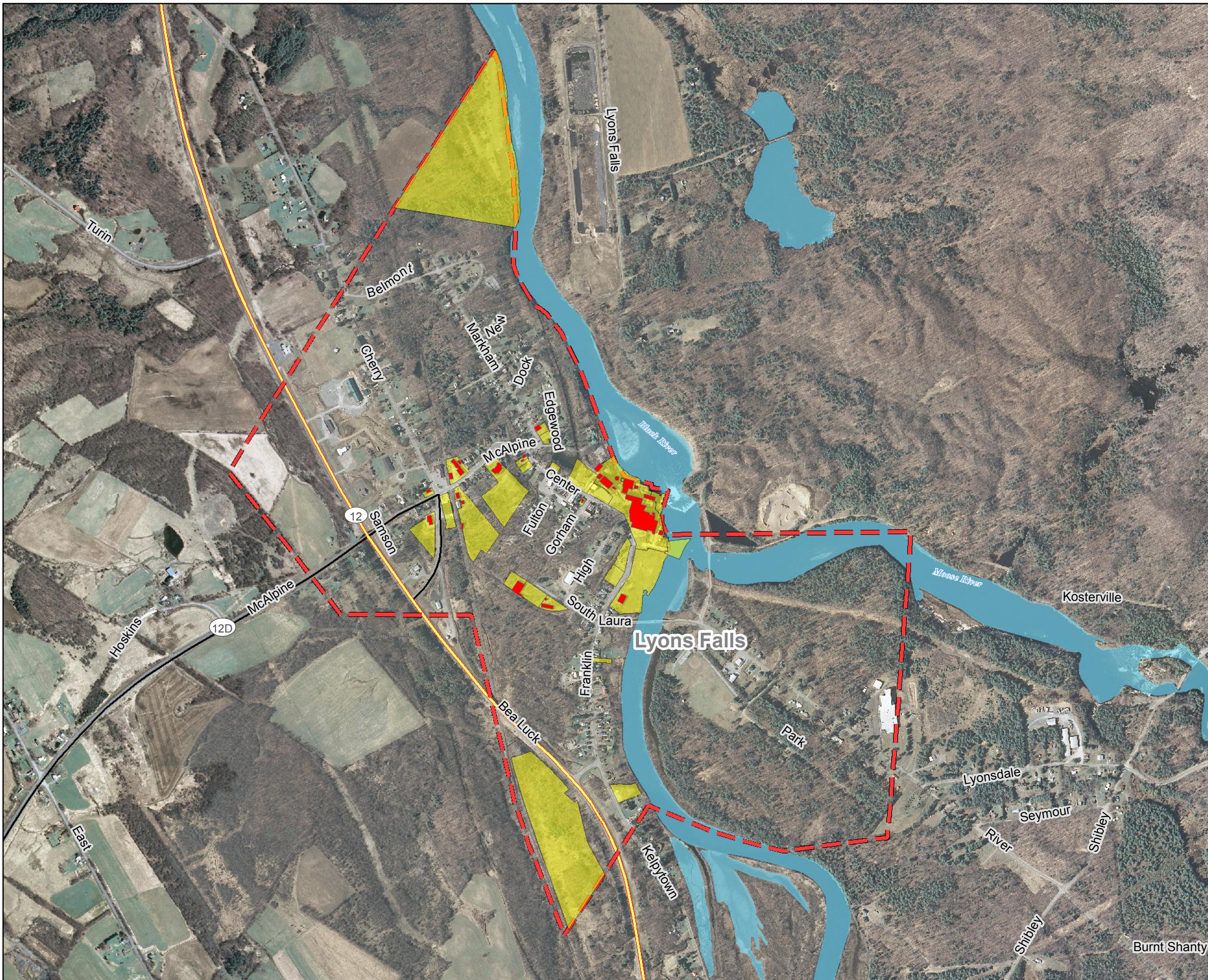


This map was prepared for the Village of Lyons Falls and the NYS Department of State, Division of Coastal Resources with state funds provided through the



**Village of Lyons Falls  
Brownfield Opportunity  
Area Program  
Nomination Study**

**Figure E-2: Building Inventory**



**Legend**

- Building Inventory
- Key Sites
- Study Area Boundary
- Highways
- Secondary Roads

Data Sources:  
 Parcels: Lewis County Real Property Service (RPS)  
 Town Boundaries: NYS Office of Cyber Security



0 300 600 1,200 1,800 2,400  
 Feet

1 inch = 1,000 feet

Date: August 2012

Prepared by:



Prepared for:



This map was prepared for the Village of Lyons Falls and the NYS Department of State, Division of Coastal Resources with state funds provided through the

**Dolhof Property**  
West side of the Black River



*Current Property Owner:*  
*Private*

*Current Land Use:*  
*Vacant Woodland*

*Parcel Number:*  
*322.11-01-01.000*

*Current Profile:*

The Dolhof property, located on the west side of the Black River, consists of approximately 31.7 acres of land that is largely vacant woodland, with a two acre portion of the site described as “wasteland.” The site is improved by a single 400 square foot structure that was built in 1970.

*Site History:*

The property is currently owned by Lawrence Dolhof who purchased the property in May 1996. According to Mr. Dolhof the site currently and historically has been used for agricultural purposes.

*Environmental Background:*

No information was discovered pertaining to historical or current environmental investigations at the site. No known remedial investigations have been conducted to date.

Former Alaskan Oil/  
Marino's Pizza  
6793 McAlpine Street



*Current Property Owner:*  
*Private*

*Current Land Use:*  
*Vacant Building*

*Parcel Number:*  
*322.18-01-13.000*

*Current Profile:*

The site consists of 0.22 acres of land improved by a one-story, 1,600 square foot wood structure constructed in 1950. This site represents a priority opportunity and the property owner has taken steps to bring a new business to the site.

*Site History:*

According to the 1909 Sanborn Fire Insurance Map, the property was undeveloped at that time. Local property owners report that the property was historically utilized as an automobile repair shop and retail gasoline station until the 1990s. The site included four 4,000-gallon gasoline underground storage tanks have historically existed on the site, which have been "closed-removed" and an in-ground automobile lift. The property was later converted to a restaurant when Marino's Pizza purchased the property sometime between 1996 and 2000. Records indicate that the property was inspected in March 2006 and found to be abandoned at that time. This site does not currently have natural gas.

*Environmental Background:*

Two spills have occurred on the site to date related to gasoline. As a result of the spill and remedial investigations performed at the site, in association with historical spills and petroleum bulk storage, it appears that soil and groundwater at the site are impacted with residual gasoline contaminants. The degree and extent has not been delineated to date.

Laundromat/Car Wash  
3979 Cherry Street



*Current Property Owner:*  
*Private*

*Current Land Use:*  
*Commercial*

*Parcel Number:*  
*322-18-03-09.100*

*Current Profile:*

The site consists of approximately 1.72 acres of land, improved by a one-story concrete block structure, with a partial second story constructed in 1965. The site is currently owned by Jim Gillen.

*Site History:*

1909 Sanborn Fire Insurance Maps indicated the property was occupied by three small outbuildings associated with a residential dwelling located along McAlpine Street. Interviews with local property owners identified that the site was commercially developed and utilized as an automobile repair shop and retail gasoline station between 1926 and 1965. The current building, constructed in 1965, was utilized as a three bay car wash, laundromat, and an office with a residential apartment located on the second floor. This site currently does not have natural gas.

*Environmental Background:*

No information was discovered pertaining to historical or current environmental investigations at the site. However, the historical use of the site an automobile repair shop/ gas station is considered high risk due to the potential impact to soils and groundwater. No information was available to document the depositions of the presumed gasoline or petroleum storage tanks associated with the former gasoline station. In addition, the use of oils and/or hazardous substances associated with the former automotive repair and gasoline station would have occurred during the time period predating major environmental laws (pre-1980s).

**Dollar General**  
McAlpine Street



*Current Property Owner:*  
*Private*

*Current Land Use:*  
*Commercial*

*Parcel Number:*  
*322.18-02-10.000*

*Current Profile:*

This site consists of 0.85 acres of land, improved by a single-story, 8,656 square foot structure with one loading dock and a slab-on-grade foundation. The building, which was constructed in 1966, has been utilized as a Great American grocery store and is currently a Dollar General discount retailer. The site is currently owned by LET, LLC, who purchased the property in January 2008. The continuation of business is important to the community as it supports basic needs for residents.

*Site History:*

It is reported that an automobile service and gasoline fueling station was located on site predating 1966.

*Environmental Background:*

A 10,000-gallon above ground storage tank was historically present on-site and used to heat the existing building. The tank was removed at an unknown date and no record of leakage was noted. No information has been discovered pertaining to historical or current environmental investigations at the site. Due to the historical use of the site as an automobile service and retail gasoline station, there still exists a potential for on-site soils and groundwater to have been impacted at the site. No information was available to document the depositions of the presumed gasoline or petroleum storage tanks associated with the former gasoline station.



**Train Station/Agway**  
6819 McAlpine Street



*Current Property Owner:*  
*Private*

*Current Land Use:*  
*Commercial*

*Parcel Number:*  
*322.19-01-23.100*

*Current Profile:*

This site consists of 1.08 acres of land, improved by a vacant train depot, and a 9,000 square foot one-story building with an adjoining barn structure and a partial second story. Currently the site and buildings are utilized by Agway as a retail sales location, with a 2<sup>nd</sup> floor residential apartment. Given its central location in the community and near the train tracks, the redevelopment of this property is critical.

*Site History:*

According to historical sources, the site was developed as a train depot in 1903. In 1940, the site was improved with a one-story building with an adjoining barn structure which was used as a feed mill and storage facility. In 1962, the railroad ceased operation of the tracks and the depot building was abandoned. A greenhouse was added in 1980. This site does not have access to natural gas.

*Environmental Background:*

There is no information pertaining to historical or current environmental investigations at the site. The exact use of the depot could not be ascertained, but it is common for freight depots to be involved with the transportation of hazardous materials (e.g., oils, chemicals). No pesticides or herbicides were reported to be stored or sold for retail at Agway, but if determined to have occurred in the past herbicide/pesticide storage and handling would be considered high risk for spills and releases especially if predating major environmental laws (pre-1980s).

## South side of McAlpine Street



*Current Property Owner:*  
*Private*

*Current Land Use:*  
*Commercial*

*Parcel Number:*  
*322.19-06-02.000*

### *Current Profile:*

This site consists of approximately 4.1 acres of land developed with three structures, including a garage and two sheds. The structures are wood-framed and reportedly constructed in 1940. The site is currently owned by Toni Farr who purchased the property in October 2007.

### *Site History:*

According to the 1909 Sanborn Fire Insurance Map of the area, the property was occupied by two small single story structures and a larger structure used for grain storage. The grain storage building was located along the railroad tracks that abut the western property border.

### *Environmental Background:*

No information was discovered pertaining to historical or current environmental investigations at the site. However, any use of oils and hazardous substances (e.g., pesticides for pest control) from historical site operations would have occurred during the time period predating major environmental laws (pre-1980s).

## Former Lyons Falls School

6832 McAlpine St



*Current Property Owner:*

*Private*

*Current Land Use:*

*Residential*

*Parcel Number:*

*322.19-06-09.100*

### *Current Profile:*

This property consists of approximately 4.46 acres of land, improved by a two-story concrete block structure, with a full basement. The site building is currently vacant and in an increasingly dilapidated state. There may be an opportunity to work with the new property owner to improve and redevelopment the building. This location could provide a connection to future educational or housing opportunities.

### *Site History:*

According to the 1909 Sanborn Fire Insurance Map of the area, the property was occupied by a small school house. The current property building was constructed on-site in 1927. The building was constructed to replace the old school house and served as the community elementary school and high school until 1963, when the South Lewis Regional High School was built. The site continued to serve as the town's elementary school until it closed in 1982. The building was reportedly used as an office for a local construction company during the mid 1980s through the early 1990s.

### *Environmental Background:*

A 3,000-gallon fuel oil above ground storage tank was historically present on-site. According to local residents, the tank was removed at an unknown date and no confirmatory soil or ground water samples were collected. In addition, interviewees have reported asbestos containing materials are likely present within the structure and that a 10,000 gallon underground fuel tank may exist.

## Former Paint Store and Funeral Parlor

4119 Center St



*Current Property Owner:*  
*Private*

*Current Land Use:*  
*Residential/Vacant*

*Parcel Number:*  
*322.19-06-15.00086*

### *Current Profile:*

This property consists of approximately 0.25 acres, improved by wood-framed two residential structures constructed in 1940 (building 1) and 1930 (building 2). Aerial photographs of the area show two outbuildings in the rear of the property (a shed and a two-story garage). An assessor's inspection conducted in October 1989 indicated that the property was at least partially vacant and in a state of disrepair. The site is currently owned by Frederick Marriott who purchased the property in December 1997.

### *Site History:*

According to the 1909 Sanborn Fire Insurance Map of the area, the property was occupied by two structures: a two/three-story building and a two-story residential dwelling. The structures depicted in the 1909 Sanborn Maps appear to have the same footprint and configuration as two of the current site buildings. According to interviewees the site was historically occupied by a general store that sold gasoline that was stored in an on-site above ground storage tank.

### *Environmental Background:*

No information was discovered pertaining to historical or current environmental investigations at the site. However, the historical use of a gasoline pump is considered high risk due to their potential to have impacted soils and groundwater at the site. No information was available to document the depositions of the presumed gasoline tank(s) associated with the former pump.

## 4115 Center Street



*Current Property Owner:*  
*Private*

*Current Land Use:*  
*Residential*

*Parcel Number:*  
*322.19-06-16.000*

### *Current Profile:*

This property consists of approximately 0.22 acres of land improved with a two-story, 3,360 square foot, wood-framed structure built in 1900. The building is utilized as residential apartments. The site is owned by Joseph Rusin who purchased the property in July 1988. The opportunity may exist to improvement the structures and continue to provide housing in the downtown.

### *Site History:*

According to the 1909 Sanborn Fire Insurance Map of the area, the property was occupied by a two-story building that appears to be the building currently present on-site. The first floor of the building was used as a post office until the early 1970s. Today, both floors are utilized as residential units. According to interviewees a gasoline pump was located in the vicinity of this property.

### *Environmental Background:*

No information was discovered during our review pertaining to historical or current environmental investigations at the site. However, the historical use of a gasoline pump on the abutting property is considered high risk due to their potential to have impacted soils and groundwater at the site. No information was available to document the depositions of the presumed gasoline tank(s) associated with the former pump.

## 4008 Markham Street



*Current Property Owner:*  
*Private*

*Current Land Use:*  
*Commercial*

*Parcel Number:*  
*322.19-02-10.110*

### *Current Profile:*

The site, owned by Terry Dorrity, includes a two-story wood, framed structure which is currently used as a rental storage area.

### *Site History:*

According to the 1909 Sanborn Fire Insurance Map of the area, the property was occupied by a stable/automobile garage. The footprint of the building depicted in the 1909 map appears to match the footprint of a portion of the current site building (i.e., before building additions). However, information obtained at the Lyon's Falls Assessor's office indicates that the current site building was constructed in 1940. In 1950, two additions were reportedly constructed including a shed attached to the rear of the building, and a covered porch attached to the southern wall of the building. The structure is wood framed and predominantly two-stories, except for the shed addition and the northern one-third of the main structure. The property has historically been utilized as an automobile garage and for general storage. According to interviews with local residents, an above ground storage tank was historically used to store gasoline on-site.

### *Environmental Background:*

No information was discovered during a review pertaining to historical or current environmental investigations at the site. However, the historical presence of a gasoline storage tank is considered a risk due to the potential to have impacted soils and groundwater at the site.

## Former Fire Station 4002 Markham Street



*Current Property Owner:*  
*Private*

*Current Land Use:*  
*Residential*

*Parcel Number:*  
*322.19-02-09.000*

### *Current Profile:*

The property at 4002 Markham Street includes a 1,384 square foot two-story, wood frame structure with a full basement. The site is currently owned by Mr. William Slawson, who purchased the property in June 2004.

### *Site History:*

According to the 1909 Sanborn Fire Insurance Map of the area, the property was developed with a large structure that served as a fire department station, an opera house, and a bowling alley. Assessor's records indicate that the property is currently improved by the two-story residence that was built in 1940.

### *Environmental Background:*

No information was discovered pertaining to historical or current environmental investigations at the site. However, the use of oils and hazardous substances associated with the firehouse would have occurred during the time period predating major environmental laws (pre-1980s).

## Dolhof True Value Storage

East of Center Street

*Current Property Owner:*

*Private*

*Current Land Use:*

*Commercial*

*Parcel Number:*

*322.19-07-01.000*

*Current Profile:*

This property consists of approximately 1.5 acres of land improved with a 1,120 square foot, single-story garage with three bays and a slab-on-grade foundation. The remainder of the site is currently vacant. The site is currently owned by Dolhof Hardware, Inc. who purchased the property in April 2008 and is utilized for storage associated with Dolhof Hardware.

*Site History:*

According to a review of historical sources, a one-story structure was built on the property in 1960. The building with three bay garage is located on the northern portion of the property. The remainder of the site is currently vacant. Historically, a second structure was present on the now vacant portion of the property. The structure served as an unloading area for trucks delivering wood chips to the paper mill for use in their boilers. According to interviews with local residents, this property was previously occupied by a harness shop, a gasoline station, and a feed mill. This site has water and sewer infrastructure.

*Environmental Background:*

No information was discovered during a review pertaining to historical or current environmental investigations at the site. However, the historical presence of a gasoline storage tank is considered a risk due to the potential to have impacted soils and groundwater at the site.



## Residential Property

4051 Center Street



*Current Property Owner:*

*Private*

*Current Land Use:*

*Residential*

*Parcel Number:*

*322.19-05-06.000*

### *Current Profile:*

The property at 4051 is a private residence. The site is improved with a 2,438 square foot, wood-framed building with a partial basement. The structure is in a state of disrepair within the heart of downtown. Upgrades to the structure would be necessary to continue providing housing in downtown.

### *Site History:*

According to the 1909 Sanborn Fire Insurance Map of the area, the property was occupied by a two-story residential building that appears to be the building currently present on-site. However, the attached garage/stable depicted on the Sanborn Map is not present on-site according to information obtained at the Lyon's Falls Assessor's office. Part of this house was formerly used as an office for the canal. According to residents, this building was also once used as the school. The structure was built in 1900 and has been utilized as a residence since that date. Transite siding was observed on the exterior of the residence. Due to the age of the structure, the transite would be considered a suspect asbestos containing material.

### *Environmental Background:*

No information was discovered pertaining to historical or current environmental investigations at the site.

## Abbey Property

NE Side of Center Street



*Current Property Owner:*

*Private*

*Current Land Use:*

*Vacant Commercial*

*Parcel Number:*

*322.19-03-20.000*

*Current Profile:* The site is currently owned by Roger Abbey, who purchased the property in November 2001 as a vacant commercial lot. The property is currently undeveloped commercial land.

*Site History:* The property was formerly developed with at least two structures including; one (1) main building that was utilized as a residential dwelling and possibly a store, and one (1) small garage. The size and age of the structures is not recorded. A 1909 Sanborn Fire Insurance Map depicts a one and a half-story residential dwelling and a one-story garage in the general vicinity; however, it is not clear whether these structures were present on the property or on adjacent properties. Interviews with local residents indicated that on-site structures may have been demolished between 1990 and 2001. This site does not currently have sewer, but does have access to natural gas.

*Environmental Background:* No information was discovered during our review pertaining to historical or current environmental investigations at the site.

## Former Lyons Falls Paper Mill

Center Street



*Current Property Owner:*  
*Black Moose Development, LLC*

*Current Land Use:*  
*Vacant*

*Parcel Number:*  
*322.19-07-04.100*  
*322.19-07-04.200*

### *Current Profile:*

The property includes a 9.4 acre site, improved by a pulp and paper mill manufacturing facility. Current efforts by Black Moose Development, LLC to understand the extent of contamination and remediation needs are underway. This is a key priority site for the Village located in the heart of downtown.

### *Site History:*

The property has a long history of use in industrial operations (pulp and paper mill) dating back to 1894. The most recent owner, Lyons Falls Pulp and Paper Co., Inc., was in operation from 1985 to 2001. Operations were terminated in 2001. Since that time, the property has been predominantly vacant except for a few leasing businesses.

### *Environmental Background:*

Since 1988, the site has had a history of several petroleum spills/releases. The facility also has a history of handling, using, and disposing of various organic materials such as chlorinated and non-chlorinated solvents, pesticides, PCBs, and inorganic compounds, including heavy metals. A Phase I Environmental Site Assessment was completed on the subject property in 2008.

Reportedly, an EPA Brownfield Grant was submitted to investigate the site and LCDC has a consulting firm pending to complete an asbestos survey.

## Center Street



*Current Property Owner:*  
LCDC

*Current Land Use:*  
Vacant/Commercial Storage

*Parcel Number:*  
322.19-07-04.200

### *Current Profile:*

This Center Street property is improved by a 7,920 square foot, two-story building constructed in 1975. The site is currently owned by LCDC who purchased the property in January 2011. The building is available and in condition for almost immediate use, and can be used for storage, light manufacturing or other commercial uses.

### *Site History:*

No information available.

### *Environmental Background:*

No information was discovered during our review pertaining to historical or current environmental investigations at the site. However, the use of oils and hazardous substances is possible predominantly from historical site operations that would have occurred during the time period predating major environmental laws (pre-1980s).

## Northbrook/Kruger Hydro Facility



*Current Property Owner:*  
*Private*

*Current Land Use:*  
*Hydro Facility*

*Parcel Number:*  
*322.19-07-06.000*

### *Current Profile:*

The property is occupied by three buildings, including a one-story structure 1,425 square foot structure built in 1923, a three-story 3,072 square foot brick structure also built in 1923, and a three-story 16,560 square foot brick structure reportedly built between 1901 and 1905. In addition to the buildings, there is a flume, a dam, and other appurtenances associated with the plant.

### *Site History:*

The site is located along the western bank of the Black River and has been utilized as a hydroelectric plant since the early 1900s. According to interviews with local residents, the property was occupied by a saw mill prior to construction of the hydroelectric plant. Up until 2002, the electricity generated by these plants was used to power the Lyons Pulp and Paper Mill. The paper mill is now closed and the energy is sold to the New York Independent System Operator (NYISO). The site is currently owned by Krueger Energy, who purchased the property in January 2008.

### *Environmental Background:*

No information was discovered during our review pertaining to historical or current environmental investigations at the site. However, the use of oils and hazardous substances is possible predominantly from historical site operations that would have occurred during the time period predating major environmental laws (pre-1980s).

## 3953 Franklin Street



*Current Property Owner:*  
*Private*

*Current Land Use:*  
*Residential*

*Parcel Number:*  
*338.07-02-02.000*

### *Current Profile:*

The property at 3953 Franklin Street includes a one-story, 1,152 square foot stone structure that includes a full basement.

### *Site History:*

According to a review of historical sources, the property has been utilized as offices for the paper mill located to the northeast of the property, across Center Street.

### *Environmental Background:*

No information was discovered pertaining to historical or current environmental investigations at the site. However, the use of oils and hazardous substances (e.g., PCB containing dielectric fluid) associated with the power substation is known and their storage that would have occurred during the time period predating major environmental laws (pre-1980s).

## Vacant Property

Franklin Street



*Current Property Owner:*  
*County of Lewis IDA*

*Current Land Use:*  
*Vacant*

*Parcel Number:*  
*338.07-02-03.000*

### *Current Profile:*

This Franklin Street property is currently a vacant site owned by the County of Lewis IDA.

### *Site History:*

According to information obtained at the Lyons Falls Assessor's office, this property was historically occupied by a structure. However, information regarding the size and historical use of the property was not available. .

### *Environmental Background:*

No information was discovered during our review pertaining to historical or current environmental investigations at the site.

No known remedial investigations have been conducted to date.

## Otis Technology Storage

North of Laura Street



*Current Property Owner:*

*Private*

*Current Land Use:*

*Storage/Warehouse Facility*

*Parcel Number:*

*322.19-07-05.000*

### *Current Profile:*

This site includes approximately 5.15 acres of land improved by a one-story, 5,400 square foot structure with a slab-on-grade foundation and five (5) garage bays. This primarily vacant property could support redevelopment of the Mill property and assist in opening up public access to the waterfront.

### *Site History:*

According to our review of historical sources, a one-story structure was built on the property in 1960 and was used as the former equipment maintenance shop for Lyons Falls Pulp and Paper Mill when in operation. A kindling wood factory was also present at one time which sent packaged kindling to New York City via canal. The kindling factory burned and was not rebuilt. Interviews with local residents indicated that residential homes may have been present on-site prior to construction of the commercial building in 1960. The site is owned by Five Point Expeditions, LLC, who purchased the property in July 2008. The property is currently used as a storage/warehouse facility for Otis Technologies.

### *Environmental Background:*

No information was discovered during a review pertaining to historical or current environmental investigations at the site. However, the use and storage of oils and hazardous substances is possible predominantly from historical site operations associated with equipment maintenance operations that would have occurred during the time period predating major environmental laws (pre-1980s).



## Burrows Paper Corporation

SW side of South Street



*Current Property Owner:*  
*Private*

*Current Land Use:*  
*Storage Facility*

*Parcel Number:*  
*338.07-01-04.000*  
*338.07-01-05.000*  
*338.07-01-06.000*

### *Current Profile:*

This 2.5 acres site consists of three contiguous parcels that are owned by the Burrows Paper Company. Parcel 338.07-04.000 is improved by a single-story 10,680 square foot warehouse structure. The attached 480 square foot, single-story loading dock and access ramp are located on the abutting parcel 338.07-05.000. The remainder of the 338.07-05.000 parcel is vacant land. The third parcel (Parcel 328.07-06.00) is improved by two structures, including a 5,292 square foot warehouse and a 480-square foot, single-story storage barn/garage.

### *Site History:*

The buildings on all three parcels were reportedly constructed in 1965 and the Burrows Paper Company has owned the property since its development. Interviewees indicated that the property was historically used as a storage facility for Burrows Paper Co., and that coal bins were stored on-site.

### *Environmental Background:*

No information was discovered during our review pertaining to historical or current environmental investigations at the site.

No known remedial investigations have been conducted to date.

## Clogston Property

3856 Franklin Street



*Current Property Owner:*

*Private*

*Current Land Use:*

*Single Family Residential*

*Parcel Number:*

*338.07-04-07.000*

*Current Profile:* This site is a 0.25 acre lot improved by a two-story, 1,662 sq ft single family residential unit. The site is owned by Mark Clogston, who purchased the property from Lewis County in May 2007.

*Site History:* The residential structure onsite was built on the property in 1920 and is single-story with a partial basement and oil-fired heating system. Interviews with local residents indicated that the residential structure is currently in an increasingly dilapidated state. Residents also indicated that former property owners operated an auto body shop out of a garage located on-site and to the east of the residence. Due to the age of the structure, hazardous building materials such as asbestos-containing materials and lead-based paint may be present on-site.

*Environmental Background:* No information was discovered during our review pertaining to historical or current environmental investigations at the site. However, due to the possible historical use of the site as an automobile repair shop, there exists a potential for on-site soils and groundwater to have been impacted at the site. In addition, the use of oils and/or hazardous substances associated with former automotive repair activities would have likely occurred during the time period predating major environmental laws (pre-1980s).

## Old Agway

East side of Franklin Street



*Current Property Owner:*

*Private*

*Current Land Use:*

*Vacant*

*Parcel Number:*

*328.11-01-07.000*

### *Current Profile:*

This site includes approximately 1.06 acres of privately owned land located on the east side of Franklin Street. The site is currently vacant.

### *Site History:*

Interviews with local property owners indicated that the former Agway property was historically used as a fueling station for many years. Several above ground storage tanks have historically existed at the site, but are no longer present at the property.

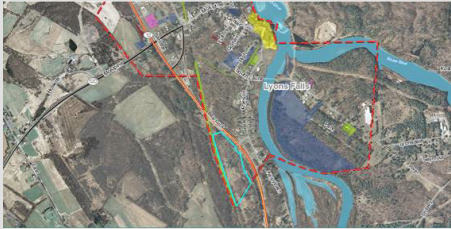
### *Environmental Background:*

Eleven (11) spills have been reported at the site to date. In June 1993, a Remedial Action Plan was prepared for the site, and subsequently, an air sparge/soil vapor extraction remedial system was installed in 1994. The remedial system remained operational until June 1996, when a natural bioremediation program was initiated to assess the potential for natural attenuation at the site. In addition, a surface water monitoring program was added to the existing groundwater monitoring program. Sampling associated with the monitoring programs reportedly ceased in 1997; however, monitoring wells and remnants of the remedial system remain at the site. Additional investigations will likely be necessary to determine whether further remedial activities are warranted at the site.

Sampling associated with the monitoring programs reportedly ceased in 1997. Site still an active NYSDEC Spill site. No further investigations or remedial actions known to be pending.

## Dolhof Property

West Side of Street Route 12



*Current Property Owner:*  
*Private*

*Current Land Use:*  
*Vacant Commercial*

*Parcel Number:*  
*338.11-01-03.100*

*Current Profile:* According to information obtained from the Lyons Falls Assessor's office, the site consists of approximately 19.4 acres of vacant land, with a one acre portion of the site described as "undeveloped", a four acre portion of the site described as "residual", and a 14.4 acre portion of the site described as "woodland" on the property record card.

*Site History:* Interviews with residents indicated that the property has always been vacant and was purchased by for future development. To date, no development has occurred at the property. The property is currently owned by Lawrence Dolhof who purchased the property at an unknown date.

*Environmental Background:* No information was discovered during our review pertaining to historical or current environmental investigations at the site.

**Appendix F**  
Visual Survey of Asbestos Containing Materials and  
Hazardous Materials of the  
Former Lyons Falls Paper Mill

# HRP Associates, Inc.

Creating the Right Solutions Together

February 9, 2012

Jaclyn Hakes, AICP  
Elan Planning  
18 Division St,  
Saratoga Springs, NY 12866

**RE: SITE WALKTHROUGH AND VISUAL SURVEY OF SUSPECT ASBESTOS CONTAINING MATERIALS AND HAZARDOUS MATERIALS OF FORMER LYONS FALLS PAPER MILL, CENTER STREET LYONS FALLS (HRP #ELA0004.P1)**

Dear Ms. Hakes:

Pursuant to your request, on December 21, 2011 HRP representatives, Jolene Lozewski (NYS DOL Asbestos Inspector #10-17636) and Mark Wright, conducted a site walkthrough of the former Lyons Falls Paper Mill located on Center Street in Lyons Falls, NY. This survey is considered a preliminary assessment of these materials.

The walkthrough included a survey of all accessible buildings onsite, including: Building 24, Woodchip Building, South Buildings, Warehouse Building, Pulp Mill, Buildings 16, 17 & 27 (Areas with Caving Ceiling), Power Plant Building and Building 18. However, due to in collapsing areas portions of the South Buildings, the Pulp Mill, Buildings 16, 17 & 27 (Areas with Caving Ceiling) and Building 18 were unable to be accessed and surveyed.

To further understand the environmental liabilities associated with the former Lyons Falls Paper Mill, HRP completed a visual survey of:

- Suspect asbestos containing materials
  - EPA considers over 3,000 building material products to potentially contain asbestos, including thermal system insulation, vinyl floor tile, acoustical ceiling tile, etc. NYS Department of Labor (DOL) and US Environmental Protection Agency considers an asbestos containing material, a building material having greater than 1% asbestos. NYS DOL requires only licensed inspectors to sample these materials and abatement contractors to remove them.

## CONNECTICUT

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Ms. Jaclyn Hakes, AICP

February 8, 2012

Page 2

- Abandoned chemicals containing hazardous ingredients
  - Previous assessment of the mill indicated oils, corrosives, solvents, etc. In order to accurately determine cleanup costs these materials need to be quantified. Furthermore, identification of use and storage areas will provide focus to completing a future investigation scope.
- Other hazardous materials, such as polychlorinated biphenyl containing equipment (PCB) (e.g., transformers), PCB containing caulk, mercury containing devices (e.g., switches) and lamps, and potentially lead based painted surfaces

Please refer to the attached tables for an estimate of the quantities of suspect asbestos containing materials and hazardous materials identified during the site reconnaissance. Please see the attached figure for the locations of buildings surveyed during the site walkthrough.

If you have any questions or require additional information, please feel free to contact HRP at (508) 407-0009.

Sincerely,

HRP ASSOCIATES, INC.



Jolene Lozewski  
Senior Project Geologist



Jeffrey Sotek, PE, CSP, CIH  
Regional Manager

# HRP Associates, Inc.

Creating the Right Solutions Together

January 20, 2012

Jaclyn Hakes, AICP  
Elan Planning  
18 Division St,  
Saratoga Springs, NY 12866

RE: SITE WALKTHROUGH AND VISUAL SURVEY OF ASBESTOS  
CONTAINING MATERIALS AND HAZARDOUS MATERIALS OF LYONS  
FALLS PAPER MILL, CENTER STREET LYONS FALLS (HRP  
#ELA0004.P1)

Dear Ms. Hakes:

On December 21, 2011 HRP conducted a site walkthrough and completed a visual survey of suspect asbestos containing materials and hazardous materials at the former Lyons Falls Paper Mill located on Center Street in Lyons Falls, NY. Please see the attached table for an estimate of the quantities of suspect asbestos containing materials and hazardous materials. See the attached figure for building locations.

If you have any questions or require additional information, please feel free to contact HRP at (508) 407-0012.

Sincerely,

HRP ASSOCIATES, INC.



Jolene Lozewski  
Senior Project Geologist



Jeff Sotek  
Regional Manager

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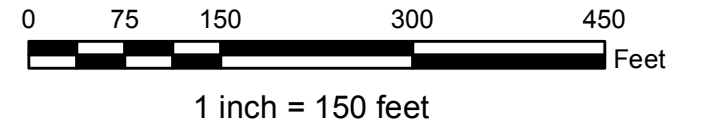
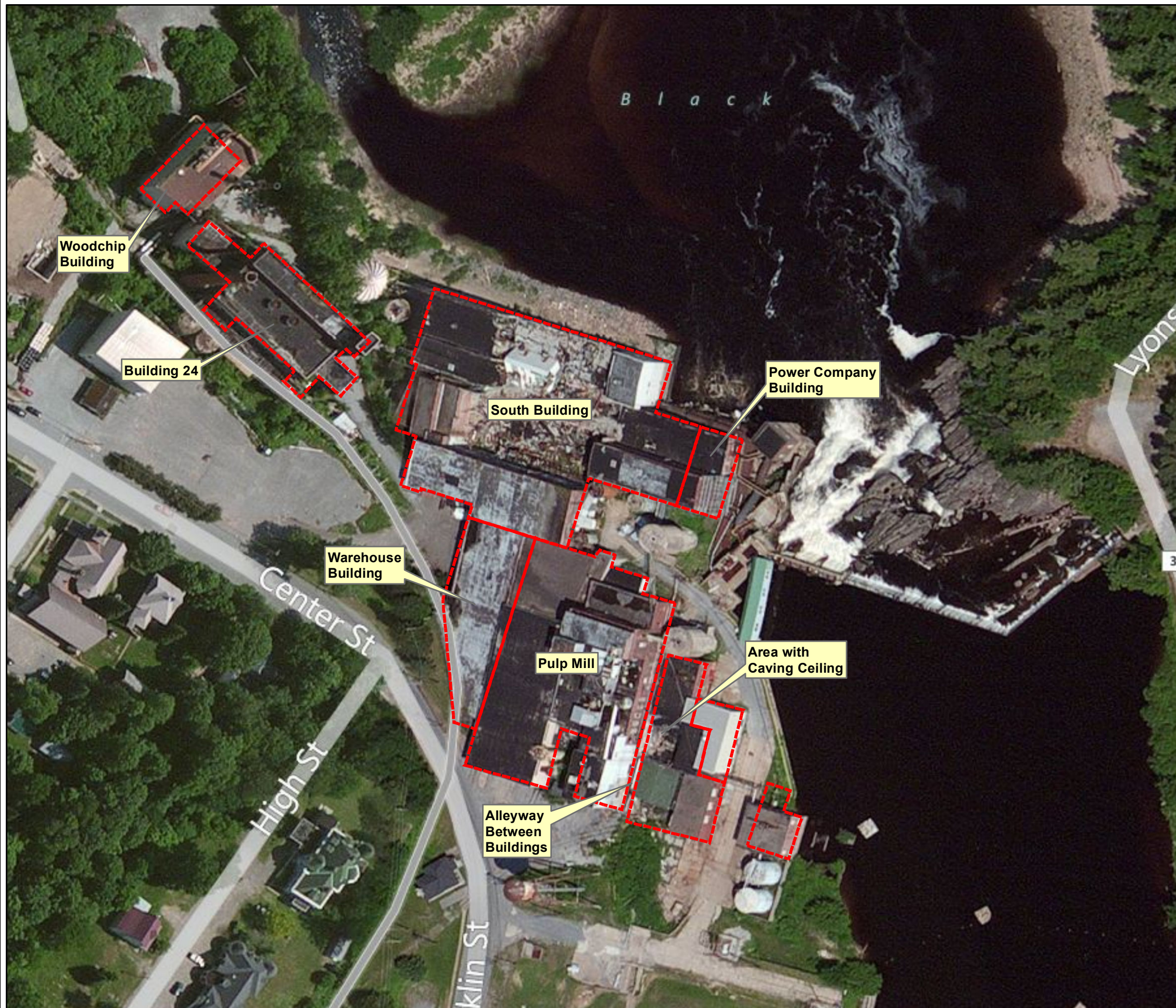
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## FIGURES



**Legend**

 Approx. Building Footprint

**Figure 1**  
**Asbestos and Hazardous**  
**Materials Survey Plan**  
**Lyons Falls Paper Mill**  
**Lyons Falls, New York**  
**Scale 1" = 150'**



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## TABLES

**LYONS FALLS PAPER MILL**  
**CENTER STREET, LYONS FALLS, NEW YORK**  
**ASBESTOS SURVEY**  
**Building 24**

<b>Suspect ACM</b>	<b>Quantity</b>	<b>Units</b>	<b>Condition</b>
1' Pipe Insulation	75	l.f.	Poor
1' Pipe Insulation	20	l.f.	Poor
1' Pipe Insulation	5	l.f.	Poor
1' Pipe Insulation	30	l.f.	Poor
1' Silver Pipe Insulation	25	l.f.	Poor
1' Pipe Insulation	8	l.f.	Poor
1' Pipe Insulation	75	l.f.	Poor
<b>TOTAL</b>	<b>238</b>	<b>l.f.</b>	
1' Elbow	3		Poor
2' Pipe Insulation	100	l.f.	Poor
2' Pipe Insulation	40	l.f.	Poor
2' Pipe Insulation	80	l.f.	Poor
2' Pipe Insulation	20	l.f.	Poor
2' Pipe Insulation	35	l.f.	Poor
2' Pipe Insulation	90	l.f.	Poor
2' Pipe Insulation	20	l.f.	Poor
2' Pipe Insulation	150	l.f.	Poor
2' Pipe Insulation	120	l.f.	Poor
<b>TOTAL</b>	<b>655</b>	<b>l.f.</b>	
2' Elbows	12		Poor
4" Pipe Insulation	10	l.f.	Poor
4" Pipe Insulation	6	l.f.	Poor
<b>TOTAL</b>	<b>16</b>	<b>l.f.</b>	
4' Pipe Insulation	20	l.f.	Poor
6" Pipe Insulation	1,050	l.f.	Poor
6" Pipe Insulation	100	l.f.	Poor
6" Pipe Insulation	30	l.f.	Poor
6" Pipe Insulation	150	l.f.	Poor
<b>TOTAL</b>	<b>1,330</b>	<b>l.f.</b>	

**LYONS FALLS PAPER MILL  
 CENTER STREET, LYONS FALLS, NEW YORK  
 ASBESTOS SURVEY  
 Building 24**

Suspect ACM	Quantity	Units	Condition
8" Pipe Insulation	100	l.f.	Poor
8" Pipe Insulation	150	l.f.	Poor
8" Pipe Insulation	25	l.f.	Poor
8" Pipe Insulation	150	l.f.	Poor
8" Pipe Insulation	25	l.f.	Poor
8" Pipe Insulation	40	l.f.	Poor
<b>TOTAL</b>	<b>490</b>	<b>l.f.</b>	
8" Elbows	2		Poor
Air Pre-Heater	300	s.f.	Poor
Ceramic Tile	250	s.f.	Poor
Duct Work Insulation	12,800	s.f.	Poor
Heat Cover	22,500	s.f.	Poor
Heat Cover	900	s.f.	Poor
Heat Wrap	550	s.f.	Poor
Heat Wrap	800	s.f.	Poor
Heat Wrap	500	s.f.	Poor
Heat Unit Ceiling	1,500	s.f.	Poor
Heater	1,500	s.f.	Poor
Heater	1,500	s.f.	Poor
<b>TOTAL</b>	<b>43,100</b>	<b>s.f.</b>	
Drop Tile Ceiling	100	s.f.	Poor
Drop Tile Ceiling	160	s.f.	Poor
<b>TOTAL</b>	<b>260</b>	<b>s.f.</b>	
Fire Hose	100	l.f.	Poor
Fire Hose	200	l.f.	Poor
<b>TOTAL</b>	<b>300</b>	<b>l.f.</b>	
Pile of Pipe Insulation	96	c.f.	Poor

ACM                                      Asbestos Containing Material  
 l.f.                                         linear feet  
 s.f.                                         square feet  
 c.f.                                         Cubic feet

**LYONS FALLS PAPER MILL  
CENTER STREET, LYONS FALLS, NEW YORK  
ASBESTOS SURVEY  
South Building**

<b>Suspect ACM</b>	<b>Quantity</b>	<b>Units</b>	<b>Condition</b>
1' Pipe Insulation	60	l.f.	Poor
1' Pipe Insulation	200	l.f.	Poor
1' Pipe Insulation	50	l.f.	Poor
1' Pipe Insulation	60	l.f.	Poor
1' Pipe Insulation	10	l.f.	Poor
1' Pipe Insulation	8	l.f.	Poor
1' Pipe Insulation	50	l.f.	Poor
<b>TOTAL</b>	<b>438</b>	<b>l.f.</b>	
1' Elbows	3		Poor
1.5' Pipe Insulation	15	l.f.	Poor
2' Pipe Insulation	80	l.f.	Poor
2' Pipe Insulation	80	l.f.	Poor
2' Pipe Insulation	1,000	l.f.	Poor
2' Pipe Insulation	100	l.f.	Poor
2' Pipe Insulation	1,000	l.f.	Poor
<b>TOTAL</b>	<b>2,260</b>	<b>l.f.</b>	
2' Elbow	6	l.f.	Poor
4" Pipe Insulation	30	l.f.	Poor
4" Pipe Insulation	10	l.f.	Poor
4" Pipe Insulation	30	l.f.	Poor
4" Pipe Insulation	250	l.f.	Poor
4" Pipe Insulation	125	l.f.	Poor
4" Pipe Insulation	40	l.f.	Poor
<b>TOTAL</b>	<b>485</b>	<b>l.f.</b>	
6" Pipe Insulation	40	l.f.	Poor
6" Pipe Insulation	150	l.f.	Poor
<b>TOTAL</b>	<b>190</b>	<b>l.f.</b>	
8" Pipe Insulation	80	l.f.	Poor
8" Pipe Insulation	50	l.f.	Poor
8" Pipe Insulation	20	l.f.	Poor
8" Pipe Insulation	50	l.f.	Poor
8" Pipe Insulation	100	l.f.	Poor
8" Pipe Insulation	15	l.f.	Poor
8" Pipe Insulation	60	l.f.	Poor
8" Pipe Insulation	125	l.f.	Poor
8" Pipe Insulation	75	l.f.	Poor
8" Pipe Insulation	800	l.f.	Poor
<b>TOTAL</b>	<b>1,375</b>	<b>l.f.</b>	
8" elbow	2		Poor

**LYONS FALLS PAPER MILL  
CENTER STREET, LYONS FALLS, NEW YORK  
ASBESTOS SURVEY  
South Building**

Suspect ACM	Quantity	Units	Condition
Drop Tile Ceiling	400	s.f.	Poor
Drop Tile Ceiling	300	s.f.	Poor
Drop Tile Ceiling	1,125	s.f.	Poor
Drop Tile Ceiling	600	s.f.	Poor
Drop Tile Ceiling	20,000	s.f.	Poor
Drop Tile Ceiling	20,000	s.f.	Poor
<b>TOTAL</b>	<b>42,425</b>	s.f.	
Fire Hose	200	ln ft	Poor
Green Vinyl Floor Tile	400	s.f.	Poor
Black Vinyl Floor Tile	225	s.f.	Poor
Cream Vinyl Floor Tile	50	s.f.	Poor
Grey Vinyl Floor Tile	100	s.f.	Poor
Black Vinyl Floor Tile	225	s.f.	Poor
Black Vinyl Floor Tile	300	s.f.	Poor
<b>TOTAL</b>	<b>1,300</b>	s.f.	
Red Ceramic Tile	300	s.f.	Poor
Red Ceramic Tile	110	s.f.	Poor
Red Ceramic Tile	5,000	s.f.	Poor
<b>TOTAL</b>	<b>5,410</b>	s.f.	
Duct Work Insulation	15	s.f.	Poor
Fire Door	1		Poor
Red Linoleum	100	s.f.	Poor
Red Linoleum	600	s.f.	Poor
Brick Linoleum	600	s.f.	Poor
<b>TOTAL</b>	<b>1,300</b>	s.f.	
Orange Carpet	15,000	s.f.	Poor
Green Carpet	19,100	s.f.	Poor
<b>TOTAL</b>	<b>34,100</b>	s.f.	

ACM

Asbestos Containing Material

l.f.

linear feet

s.f.

square feet

**LYONS FALLS PAPER MILL  
CENTER STREET, LYONS FALLS, NEW YORK  
ASBESTOS SURVEY**

Suspect ACM	Quantity	Units	Condition
<b>Wood Chip Building</b>			
4' Pipe Insulation	50	l.f.	Poor
4' Pipe Insulation	90	l.f.	Poor
4' Pipe Insulation	20	l.f.	Poor
<b>TOTAL</b>	<b>160</b>	l.f.	
<b>Warehouse Building</b>			
8" Pipe Insulation	600	l.f.	Poor
8" Pipe Insulation	80	l.f.	Poor
<b>TOTAL</b>	<b>680</b>	l.f.	
Beige Ceramic Tile	160	s.f.	Poor
Drop Tile Ceiling	200	s.f.	Poor
Window Glazing	500	s.f.	Poor
Window Glazing	270	s.f.	Poor
Window Glazing	180	s.f.	Poor
<b>TOTAL</b>	<b>950</b>	s.f.	
<b>Pulp Mill</b>			
Filtrate Tank Cover	785	s.f.	Poor
<b>Alleyway Between Buildings</b>			
4" Pipe Insulation	25	l.f.	Poor
4" Pipe Insulation	20	l.f.	Poor
<b>TOTAL</b>	<b>45</b>	l.f.	
6" Pipe Insulation	30	l.f.	Poor
2' Pipe Insulation	15	l.f.	Poor
1' Pipe Insulation	15	l.f.	Poor
<b>Falling Room Viewed From Door</b>			
8" Pipe Insulation	100	l.f.	Poor
<b>Power Plant Building</b>			
1' Pipe Insulation	100	l.f.	Poor
Window Glazing	20	s.f.	Poor
4" Pipe Insulation	50	l.f.	Poor
4" Pipe Insulation	50	l.f.	Poor
4" Pipe Insulation	20	l.f.	Poor
<b>TOTAL</b>	<b>120</b>	l.f.	
6" Pipe Insulation	6	l.f.	Poor

ACM                      Asbestos Containing Material  
l.f.                        linear feet  
s.f.                        square feet



**LYONS FALLS PAPER MILL  
CENTER STREET, LYONS FALLS, NEW YORK  
HAZARDOUS MATERIALS INVENTORY**

<b>Building 24</b>	
<b>Ground Floor</b>	
<b>Material</b>	<b>Comment</b>
55-Gallon Drum	Labeled Antifreeze
55-Gallon Drum	Labeled Lube Oil
4' Fluorescent Lights	6
55-Gallon Drum	Blue, 1/2 Full
35-Gallon Drum	Labeled Water Softener
<b>2nd Floor</b>	
4' Fluorescent Lights	7
8' Fluorescent Lights	16
Tank 3'x20'	Ceiling Mounted
55-Gallon Drum	Unlabeled 1/4 Full
<b>Wood Chip Building</b>	
None	
<b>South Building</b>	
<b>Outside</b>	
Tank 10'x20'	Unlabeled
10,000 Gallon AST	Unlabeled
<b>Bottom Floor (1st)</b>	
8' Fluorescent Lights	3
4' Fluorescent Lights	2
<b>Ground Floor (2nd )</b>	
4' Fluorescent Lights	4
8' Fluorescent Lights	27
(4) 2-Gallon Cans	Motor Oil
(1) 3-Gallon Can	Hydraulic Oil
6' Fluorescent Lights	2
<b>3rd Floor</b>	
8' Fluorescent Lights	32
5-Gallon Bucket	Unlabeled Full
4' Fluorescent Lights	154
<b>4th Floor</b>	
1 suspect light	Pictured
4' Fluorescent Lights	62
2' Fluorescent Lights	2
8' Fluorescent Lights	69
(2) Tanks 6'x15'	Unlabeled
10,000 gallon AST	Labeled Corrosive
10,000 gallon AST	Pensize 730 Placard all 0's
10,000 gallon AST	Antifoam 40WB
10,000 gallon AST	Captin NP Slurry
10,000 gallon AST	Sodium Bromide
10'x10' AST	Unlabeled in Secondary Containment
10'x10' AST	Unlabeled in Secondary Containment
5-Gallon Bucket	Transformer Oil 1/4 Full
(3) Quart Bottles	Electric Shop Oil

**LYONS FALLS PAPER MILL  
CENTER STREET, LYONS FALLS, NEW YORK  
HAZARDOUS MATERIALS INVENTORY**

<b>South Building (Offices)</b>	
<b>Top Floor</b>	
4' Fluorescent Lights	20
<b>2nd from Top</b>	
4' Fluorescent Lights	6
<b>3rd from Top</b>	
None	
<b>Warehouse Building</b>	
4' Fluorescent Lights	24
8' Fluorescent Lights	110
Hydraulic Loading Dock Levelers	5
(2) Former Transformers	Pad Remains
<b>Pulp Mill</b>	
4' Fluorescent Lights	74
6' Fluorescent Lights	20
<b>Alleyway Between Buildings</b>	
(2) Tanks 10'x15'	Calcium Carbonate
(2) Transformers	
<b>Falling Room Viewed From Door</b>	
None	
<b>Power Plant Building</b>	
<b>Ground Floor</b>	
8' Fluorescent Lights	20
<b>Bottom Floor</b>	
4' Fluorescent Lights	2