

## **SECTION IV PROPOSED LAND USES, WATER USES, AND PROJECTS**

### **A. Introduction**

This section describes proposed land and water uses for the waterfront revitalization area, the proposed projects, and the project alternatives desirable during the implementation of the LWRP. This section will include descriptions of the following:

- Range of most appropriate land uses and associated potential development opportunities.
- Direct, indirect and cumulative economic benefits to the community and region.
- Public and private costs associated with recommended uses and projects.
- Infrastructure improvements required to support the proposed alternative uses and projects.
- Range of estimated costs for individual improvements and potential financing opportunities.

The proposed land uses in the Waterfront Revitalization Area (WRA) are intended to implement the policies contained in Section III. They reflect a vision for the application of these policies to the existing land use patterns and to natural and constructed resources, taking into account development constraints and what is perceived as the development potential.

The first priority in developing an economic development plan for the waterfront and Village Core areas is to strengthen Malone's identity as a historic waterfront community. Malone's rich river heritage is complemented by its unique physical characteristics. These characteristics include its long shoreline on both sides of the river, the dramatic waterfalls downstream at the Macomb Dam and upstream in Chasm Falls, the spectacular way the river winds through the center of the Village, and the magnificent viewsheds throughout the corridor. These characteristics, combined with a variety of natural and cultural resources, contribute to the strong sense of place that Malone residents want to preserve for future generations. They also provide potential for the development of new recreational and economic opportunities based on the Salmon River.

The objectives of the LWRP would be furthered by sustaining and enhancing existing land use patterns that are consistent with the vision set forth in this document, primarily patterns that utilize existing infrastructure and resources wisely. At the same time, the LWRP proposes to modify certain previously authorized land uses adjacent to the waterfront that are inconsistent with this vision, and not in conformance with contemporary realities, and suggests additional changes over a broader area that should be considered in the future. These proposals are designed to establish a planning framework that will stimulate economic growth and revitalization for the Waterfront Area. It is also the purpose of the LWRP to encourage a mix of uses on the waterfront that are consistent with the policies and will best serve Malone's needs.

As a result of the Inventory and Analysis of Malone's resources contained in Section II, and the identified policies of Section III, existing land use patterns can be broken down into those that are predominantly stable, and those that are suitable for or in need of development, redevelopment, stabilization and/or enhancement.

## **B. Proposed Land Uses**

The majority of the land uses in the WRA will remain consistent within the Village and Town of Malone. The newly proposed Waterfront Overlay District provides added protection of the Salmon River waterfront and ecology. The existing vegetation along the Salmon River is effective in creating a secluded natural experience for waterfront land owners, boaters, hikers and other waterfront users. In addition, a vegetative buffer reduces the velocity and volume of stormwater runoff entering the River, increases infiltration, decreases erosion, and protects water quality. Vegetation filters out pollutants, including nutrients from fertilizers and agricultural pesticides.

The Waterfront Overlay (WO) District is intended to protect a scenic corridor along the Salmon River and its tributaries, in accordance with the Town and Village of Malone Local Waterfront Revitalization Plan. The purpose of the district is to maintain a green, undeveloped corridor along much of both the Town and Village waterfront and to provide a consistent level of protection of the visual, environmental and historic resources within this corridor. The WO District is overlaid onto existing zoning districts. All provisions of the underlying districts remain in full force, except where provisions of the WO District differ. In such cases, the more restrictive provision applies. The principal control mechanisms of the WO are construction setbacks from the waterline, restrictions on the removal of natural vegetation within an established buffer zone adjacent to the water, and performance standards governing land use activities within the district. The WO will extend two-hundred (200) feet from the Salmon River high water mark.

There are numerous lands and buildings within the Village and Town that are vacant, abandoned and/or underutilized. In most cases, these represent unique opportunities for rehabilitation and redevelopment. However due to the condition of the buildings and high cost of rehabilitation, there may be instances where buildings may be better suited for demolition so that the land could be newly developed. At a minimum, guidelines should be created for Village Core historic preservation and restoration projects. In addition, standards for the development of new non-residential buildings should be adopted for the Village Core.

## **C. Proposed Water Uses**

The Malone community recognizes the need to provide improved facilities and access for water-dependent recreational uses such as fishing, hiking, bicycling and non-motorized boating. Within the Village Core, the river is the focal point for all pedestrians, and allowing visual and physical connections between Main Street and the waterfront is of paramount importance. Drawing pedestrians to the waterfront area and back through the Village Core is the main focus of the revitalization efforts.

## D. Proposed Projects

The projects that are recommended in this section respond to the issues and opportunities identified in the inventory and analysis in Section II, and comply with the policies set forth in Section III. These recommendations seek to provide a balance of environmental, recreational and economic development initiatives, while preserving the unique natural and cultural character of Malone's Waterfront and Village Core areas. Specific elements of the proposed plan are outlined below. Each project is presently in the conceptual stage, and considerable further work will be required to implement individual projects.

The community resources, local laws and regulations necessary to implement these recommended projects are set forth in Section V of this document.

### 1. Recreation and Public Access

The importance of recreational facilities, waterfront activities and public spaces to a community's character and quality of life cannot be overemphasized. Whether it be a canoe put-in, a quiet trail along the river, an overlook over a roaring waterfall, or a bench at the edge of a lake, the ability of people to view, interact with, and have access to the water continues to be a part of the human experience in our environment. The Salmon River, its impoundment areas and tributaries provide the residents and visitors of Malone with the opportunity to have these waterfront experiences. It is the responsibility of the community and the landowners to protect and enhance this resource, and to provide as many places for the public to access the water as possible. The following recommended projects will assist the Town and Village of Malone in their pursuit to create and improve their waterfront resources.

#### a. Mill Park Feasibility Study

Malone's Local Waterfront Revitalization Committee (herein after LWRP Committee) has identified parks within the Village Core as its first revitalization priority along the Salmon River. Main Street, Duane Street, College Avenue and Pearl Street are the boundaries of the Village Core. Conceptually, the Village Core is intended to become a walkable area connecting parks, cultural venues, small businesses, boutiques, restaurants, etc. To stimulate this development, the focus of the Mill Park Feasibility Study is to determine the feasibility of developing a public park on the upstream right side the Salmon River below Duane Street. The study would also conceptually outline how those parks are to be integrated with the north/east side of the river between Main Street and the Horton Mill and with future pathways extending upstream and downstream along the River. Work will also include implementation planning, priority actions, timeframes, and potential funding sources.



### Park Concept

The Village owned property where Main Street passes over the Salmon River is an ideal place to develop a community park and enhance the visual and physical connection between downtown and the river. The park site itself presents some challenges with regard to topography, but the dramatic views of the river and the interesting elements that these challenges allow will create an interesting and unique public space for Malone.



The Mill Park on the Salmon River could offer a number of design components to provide public amenities in the Village. Opening up space for passive and limited active recreation along the river, as well as shaded river viewing areas and a pedestrian walking loop will allow users to enjoy the outdoors and the waterfront. Duane Street level and riverfront overlook areas will provide scenic views of the river and enhance the experience of visiting downtown Malone. Connections from this park to other open space and recreation areas within the Town and Village would create a regional trail system for the community. Another key project in the revitalization of the Village Core is the rehabilitation of the Horton Mill.

### Park Components

The main area of the Mill Park will consist of an open “great lawn” surrounded by a stone-dust pedestrian walking loop. Stormwater management components surrounding the lawn area and adjacent to the river would include landscaped rain gardens and butterfly gardens. A pedestrian bridge would connect the two sides of the Salmon River, and walking paths, trail connections, and a boardwalk covering the existing penstock would be incorporated into the east side of the river.



Access into the park from the upper level will be mainly via a newly constructed stairway with resting levels, which would be on a straight axis with a proposed river overlook platform extending out over the Salmon River. Handicapped and service vehicle access will be made possible through improvements to the existing driveway that connects to the site to Duane Street, which is currently being used as a construction drive. An opportunity may be present to establish a performance space in the park as well, through the acquisition and reuse of the existing storage building.

The existing parking lot on Duane Street would be used as parking for the Mill Park, and the adjacent paved area could be converted into a children’s playground including play structures and a spray pool.

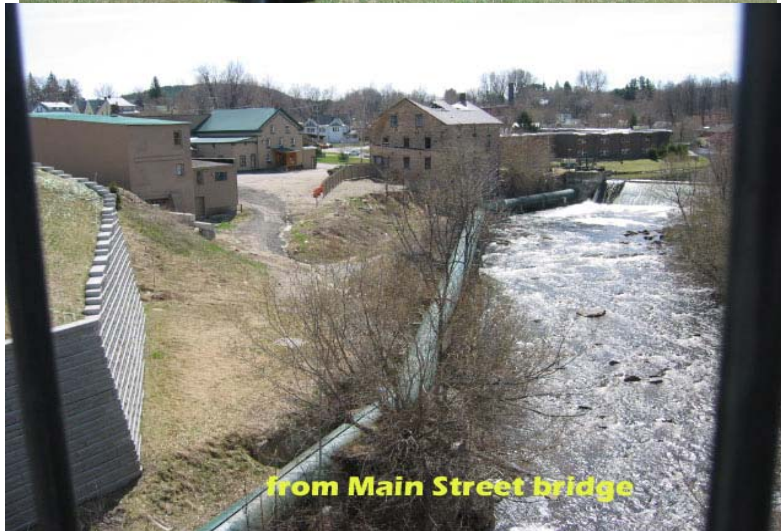
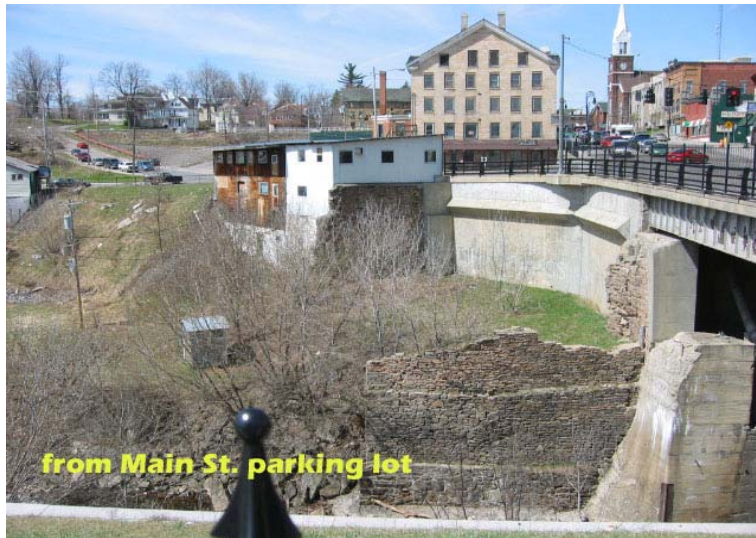
### Penstock Boardwalk

This part of the Greenway proposes a boardwalk along what is known as the Penstock, a water conduit that runs along the northeast bank of the Salmon River in Malone’s Village Core from



the Whittle C Dam adjacent to the Horton Mill to the Main Street Bridge. The Penstock will be utilized as a pedestrian corridor that will connect the Horton Mill to the open space area under the Main Street Bridge. A pedestrian bridge is planned to cross the Salmon River at this location connecting it to the new Mill Park on the Duane Street side. The purpose of the project is to provide safe public access to the river and to create potential future business opportunities in the Horton Mill and other locations along both sides of the river. The planning of this project should be conducted in close consultation with the Federal Energy Regulatory Commission (FERC) and the owner of the facility to ensure that safety and security issues are addressed. See: [Figure IV-1 Conceptual Site Plan](#).

### Existing Conditions along the Penstock





**Concept Trail atop the Penstock**

**b. Comprehensive Trail Plan and Development**

This project establishes a continuous pathway along the Salmon River corridor primarily along existing roadways in shared right-of-ways. This approach will take advantage of occasional sweeping views of the Salmon River in one direction and the countryside in the other. A series of pocket parks are proposed to link the trail to various river access sites. All town and village parks and schools will be connected to the Greenway Trail, either directly or indirectly. The trail will be established in phases as outlined in the narrative below. The order of the phases will vary depending on route obstacles and the availability of funds. The abandoned rail bed on the ridge above the upstream right bank of the river is a potential future location of a trail. The feasibility of developing a trail in the rail bed is outlined as a project in (g).

- Main Street to North Country Community College - Will generally follow the left bank from the Mill Park to the college (College Ave.). A connection should be made to the Memorial Recreation Park from the Children's Fishing Pond - possibly using Scott Drive as part of the route.
- Main Street to West Street Bridge - On the left bank Amsden St. to Coffee St. with a possibility of a right of way from the end of that street to the bridge. If this route is not feasible, an acceptable alternative route is Amsden St. to West St. all the way to the bridge.
- Memorial Recreation Park to Chasm Falls - Shared roadway with County Rte 25. This road follows the left upstream bank of the river until Bill King Park at which time the river crosses under the road. From there to Chasm Falls it follows the right upstream bank.

- NCCC to Whippleville - Follow Williams St. to River Rd. This route follows the right upstream riverbank closely when on the River Rd. Once in Whippleville this branch would connect with County Rte. 25. This route includes many exceptional views of the river along the River Rd.
- West Street Bridge to Lamica Lake and the Macomb Dam - follow Lower Park St. The St. Lawrence gas pipeline, which was recently approved by the Public Service Commission, is planned to cross the Salmon River just downstream of the West Street Bridge. A distribution node is planned for the area adjacent to the bridge. These facilities will need to be considered as part of the planning for the proposed trail route.
- Improve and extend the Franklin Academy High School trail along the left bank of the river.

### c. **Pocket Parks**

The area adjacent to the Whippleville Bridge provides scenic views and access to the Salmon River. There is an opportunity to develop a small pocket park on the east side of the river that could provide non-motorized boat access, fishing and passive recreational opportunities. Public access should be explored through easements from the current landowners.

The Chasm Falls Dam Impoundment site has the potential for a formal pull-off area for viewing of the falls and trail development. Malone will need to work with Brookfield Power to develop a set of plans with full public input.

The Macomb Dam Trail, Pocket Park, and Boat Launch project is a public/private partnership that was established as part of the recent FERC (Federal Energy Regulatory Commission) dam re-licensing process. Brookfield Power, owner of the site, has created a recreation trail and boat launch for non-motorized watercraft on Lamica Lake. Use of Lamica Lake for recreational boating is being impacted by the deposition of sediments which limits water depth.

A Water Quality Certification for the continued operation and maintenance of the existing Macomb Hydroelectric Project located on the Salmon River in the Town of Malone, approximately 2.5 river miles north of the Village was granted by FERC in 2007. The Water Quality Certification is part of an application to the Federal Energy Regulatory Commission (FERC) for a new license. The project will be run in accordance with applicable provisions of the Macomb Project Settlement Agreement dated November 2, 2004. That settlement includes the following: maintenance of a base flow of 125 cfs (or inflow to the Macomb impoundment, whichever is less) from the Project's tailrace, fish protection provisions and downstream fish movement provisions, sediment management, and a requirement to install a fish stocking tube in the Project's tailrace.

The segment of the Salmon River between the Ballard Mill Dam and the Brand Road Bridge over Lamica Lake is part of a U.S. Army Corps of Engineers-sponsored Flood Control Project which is designed to maintain adequate flows to pass flood waters and ice. The Flood Control Project is a joint effort between the Army Corps of Engineers and the DEC and requires a permit for all activities along the bed and banks of the River pursuant to 6NYCRR Part 501 (Use of Flood Control Lands).



**d. Park Improvements**

A master plan for Memorial Recreation Park should be reevaluated to refurbish the exercise trail. Much of the sidewalks, trail sections and equipment are in disrepair. Trail sections from Memorial Park need to be integrated to the High School and to North Country Community College. Rotary Pond's water quality has been tested and deemed safe for swimming.

The North Country Community College has a number of ongoing improvements underway on their property along Ballard Dam and the adjacent impoundment. This project will be enhanced through the addition of trails throughout the site including the trail across Ballard Dam and south along the river to the High School.

The Salmon River Public Access Improvement Project will analyze the points of access along the Salmon River and offer a means of improving locational signage, parking, site interpretation and amenities. The project could also design and fund the creation of a brochure that highlights all points of access and their types of use. Particular focus should be on the permanent public fishing rights that exist along the Salmon River. DEC has produced a brochure of Public Fishing Rights locations along the Salmon River. The brochure can be found on the DEC's website at [www.dec.ny.gov/docs/fish\\_marine\\_pdf/pfrsalmonrf.pdf](http://www.dec.ny.gov/docs/fish_marine_pdf/pfrsalmonrf.pdf). The DEC's brochure precisely delineates locations of Public Fishing Rights stream sections. This information can help prevent anglers from adjoining properties. It is important to note that the Public Fishing Rights program allows only public fishing. These locations are not available for boat launching, picnicking, hiking or scenic viewing. Therefore, any brochure produced that promotes these activities would have to clearly identify allowed uses at all locations including Public Fishing Rights sites.

The Bill King Memorial Park is a jewel of a park along the Salmon River that needs simple upgrades including picnic tables, gazebo, new signage and a trail loop. Concept plans have already been prepared. This project can be successfully completed through a partnership of such groups as the Boy Scouts, and Rotary Club, or other civic organizations.

**e. River Viewshed behind Villa Fiori Restaurant**

The land behind Villa Fiori Restaurant on the east side of the Salmon River is largely inaccessible and not visible from Main Street. With improved accessibility, however, the area could conceivably be redesigned to provide additional public access to the river. The most likely scenario is for the municipality to clean up the site and for private businesses to create attractive views of the river from decks or balconies. The restaurant owner also owns land directly behind the Villa Fiori restaurant. It may also be possible, with private cooperation, to create a park at this location.



**f. Rail Trail Feasibility Study**

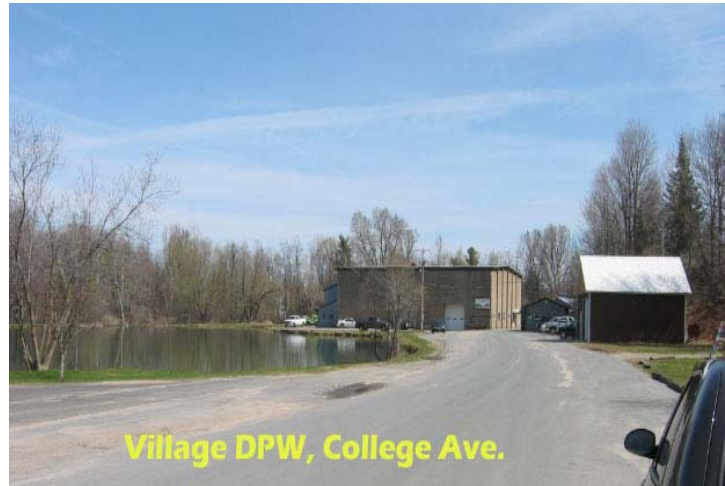
The potential of the old abandoned rail bed for a recreational trail should be evaluated. Most of the rail bed is on a high ridge approximately one-half to three-quarters of a mile east of the Salmon River. The Town and Village could conduct a feasibility study to research ownership of the property, history of use, the potential for views to the Salmon River, the potential for public access and the environmental constraints.

**g. Easements and Acquisitions to Span Gaps in the Trails Network**

Trail easements must be designed to accommodate many types of trails, trail uses and address many potential resource impacts. Trail easements will be secured, by the Town and Village, to construct many of the trail connections that are recommended in the LWRP. These easements will be identified as the trails are developed. Many of these agreements will be negotiated between Brookfield power and the municipalities as part of future re-licensing reviews.

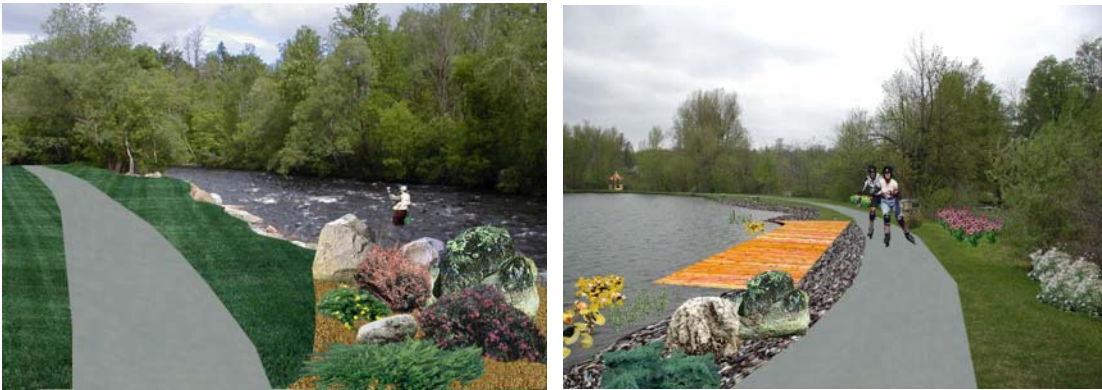
**h. Village DPW Relocation - Children’s Fishing Pond Park Enhancements**

This project involves studying the possibility of removing the Village of Malone DPW building and salt storage facility to another location, possibly in a shared facility with the Town of Malone. This will open up the opportunity for the Village to develop the site for a wide range of recreational activities including an outdoor skating rink, amphitheatre, skateboarding park, indoor pool and trails. This site has an existing pond that is stocked and is available for fishing for senior citizens and youth of the community. The existing use will not change but the area will be enhanced to increase the types of uses on the property. The site is extremely scenic and is adjacent to the Branch Brook and the Salmon River. The redevelopment of this site will include a trail connection of the Children’s Fishing Pond Park to the Recreation Park. Issues of ground contamination, access and stormwater management will be addressed.



**Existing Conditions at Children’s Fishing Pond Park**

The Village should assess the impacts relating to the removal of the DPW building at the site of the Children’s Fishing Pond. The highest use of this site is for recreation, however, there are issues relating to oil storage and hazardous waste.



**Concept Drawings for Proposed Trail along the Salmon River at Children's**

## **2. Ecological Protection and Enhancement Projects**

### **a. Develop a Watershed Management Plan for the Salmon River**

A watershed plan is a strategy and a work plan for achieving water resource goals that provides assessment and management information for a geographically defined watershed. It includes the actions, participants and resources related to development and implementation of the plan. The watershed planning process uses a series of cooperative, concise steps to characterize existing conditions, identify and prioritize problems, define management objectives, and develop and implement protection or remediation strategies as necessary. A watershed management plan is being developed for the Salmon River watershed, and includes Lake Titus and Branch Brook, direct tributaries to the Salmon River. At the present time, minimal data is available regarding the quality of the water that flows to the Salmon River from these sources. The watershed management plan should gather all the available water quality and land use data, analyze the data, and complete a watershed management plan for the area. At minimum, the plan should recommend a long-term monitoring plan to better understand the relationship between land uses, pollutants and the water quality of the Salmon River.

Watershed planning is an additional useful tool for achieving water resource goals. It typically provides assessment and management information for a geographically defined watershed and includes the actions, participants and resources related to development and implementation of the plan.

### **b. Stormwater Management Plan**

There are a number of point and non-point sources for stormwater throughout the Village and Town along the Salmon River. These stormwater sources are not inventoried in a comprehensive manner and remain largely unknown. This project entails the assessment and condition of the stormwater outlets in the WRA. A Stormwater Management Plan should be developed to address mitigating the stormwater and the associated erosion and aesthetic issues along both sides of the Salmon River with the plan for both public and private projects. Stormwater flushing issues at the Sewage Treatment Plant should also be addressed at this time.

The Village and Town should conduct a study to inventory and identify the areas of uncontrolled and/or untreated stormwater runoff in the WRA. Sources of stormwater runoff and water pollution include agricultural runoff, septic systems, diffuse urban runoff, land disposal areas, and household hazardous waste disposal. Particularly sensitive sites exist along important stream corridors and include the Salmon River, Lamica Lake, and Branch Brook. Identified sites should also include municipal storm drains that empty directly into the Salmon River including: Pearl Street and College Avenue; Duane Street behind Huck's; Rear of Villa Fiore; Catherine Street behind TruStitch; 43 Howard Avenue; LaFayette Street; Willow Street Bridge; Park Street Brook; Charles Street; Fifth Street; Cedar Street; Elbow Street; and College Avenue by Glazier's. Following the inventory and analysis of sources of uncontrolled and untreated stormwater runoff, a management plan should be developed by a professional consultant to offer specific recommendations to mitigate these stormwater sources. Potential retrofits can also be considered on existing systems.

**c. Water Quality Monitoring Programs for the Salmon River, Branch Brook and Lake Titus**

There is no comprehensive water quality data for Branch Brook, which flows into the Salmon River. A water quality-monitoring program should be developed and coordinated for all three water resources since they are closely related. It is recommended that the Lake Titus Association re-join the New York Federation of Lake Associations' Citizen's Statewide Lake Assessment Program (CSLAP), which teaches volunteers to take and process water quality samples and send them to labs for testing. There are also stream-monitoring programs that utilize volunteers to take water quality samples which are then taken to the state and evaluated. This program should be explored for its value for implementation on the Branch and Salmon Rivers.

A community based water quality monitoring program should be developed to monitor the water quality of the Salmon River at specific locations. Volunteers would be trained to take water quality samples and process them for testing at certified labs. Such data would help better understand the impact of non-point and point source pollutants, and monitor changes in the river.

**d. Stream Corridor Management Plan**

Stream corridor management places primary emphasis on water quality protection and enhancement through the control of nonpoint sources of pollution such as erosion and sedimentation, and on protection of natural and cultural resources in the stream corridor. The Town and Village can realize economic and social benefits if the local streams, lakes and river are properly managed. The following benefits may be realized when a set of tools is incorporated by local officials within a land use planning and regulatory framework:

- Protection of the natural environment including water quality, soil conservation, fisheries and wildlife;
- Protection of health and safety from flooding and storm damage;
- Improved cultural and economic environment through the protection of aesthetic conditions along streams.

The Salmon River streambank has lost its integrity in several areas, causing waterfront land and landside habitats to be eroded and adversely impacted. This situation has also made some areas more sensitive to flooding, causing further erosion and sedimentation in the Salmon River. The area in most need of restoration and re-stabilization extends from the Main Street Bridge to the Macomb Dam.

The Town and Village should develop a priority project that evaluates the condition and stability of the Salmon River stream banks. The project would also offer mitigation recommendations to remediate poor conditions along the stream bank. Recommendations should include that all public works projects be reviewed for impact on the stream banks and water quality. The plan should be comprised of the following elements:

- identify the planning area
- inventory and analysis of land use and environmental resources
- identify problems and needs assessment
- establish the stream corridor management boundary
- establish goals and objectives
- analyze land use controls, planning initiatives and their consistency with goals and objectives
- identify management options
- prepare stream corridor management plan, including implementation

As part of this project, the proposal for an agricultural waste management system for the control of surface and groundwater contamination, developed and implemented by the Franklin County Local Working Group in 2000, should be reviewed and incorporated into the Stream Corridor Management Plan.

Development of a Stream Corridor Management Law should also be considered that would provide permit requirements and standards for the protection of the stream corridors connecting to the Salmon River within the Town and Village of Malone. These regulations would preserve the quality of the Salmon River and its tributaries, protect the riparian and aquatic ecosystems of streams feeding the river, and make environmentally sound use of the land resources surrounding the Salmon River.

#### **e. Implement an Agricultural Waste Management System**

Limit environmental quality hazards by implementing an agricultural waste management system to address clean and untreated water management and manure handling. Stream bank stabilization and wildlife corridors should be addressed as a main concern during planning.



#### **f. Fisheries Improvements**

Future fish stocking should be conducted in accordance with the report completed by DEC. The stocking of rainbow trout should not occur above the Ballard Dam since it will have the effect of displacing brook trout. Catch and release programs should be considered (reconsidered) for the area of Macomb Dam and downstream. Public fishing access sites should be maintained by DEC. A new accessible fishing access/platform was recently constructed off Park Street using DEC's Habitat Stamp program. The site includes a parking area and accessible path and fishing platform.

#### **g. Invasive Species**

The Invasive Species Elimination Program reports that some landscapes are routinely cultivated, such as roadside right-of-ways. Invasive plant species are commonly held in check within these specific growing mediums. When invasive plants are abundant, widely distributed and capable of expanding beyond these "edge communities" and into more natural, sensitive settings, they are ranked as a higher threat to the native biodiversity of the Adirondack Park's lands and waters. In 2001, the four partners—ANCA, APA, DOT, DEC — formalized their commitment to the invasive plant project in a Memorandum of Understanding and agreed upon the following objectives:

- Identify invasive species of concern
- Continue roadside inventories
- Investigate and implement best management practices for control and containment
- Monitor to measure success
- Continue surveillance to identify and record new locations
- Increase public and agency awareness through education and outreach including the use of interpretive signage
- Conduct workshops on home removal of invasives

### **3. Historic Preservation Projects**

Water has been the driving force behind settlement, development, agriculture, industry and culture since the beginning of human history. Native American artifacts, evidence of previous settlements and dwellings, remnants of bygone industry and power generating facilities, and many other historic resources are found along the banks of New York's rivers, lakes and streams. These resources are an important facet of our cultural heritage and when possible should be preserved and protected for the education, remembrance and respect of future generations. Malone and the Salmon River possess many symbols of the past, from former trading routes to remnants of the days when the location of Main Street was stories below its current location. The following recommendations are intended to assist Malone with identifying, preserving and enhancing these important historic resources for years to come.

**a. Pursue Creation of an Historic District in the Village**

The Village should continue to pursue the creation of a historic district in the Village with NYS Office of Parks, Recreation and Historic Preservation. Protection of the historic buildings and resources in the community is an important goal for Malone, and having the added support of an official historic designation will go a long way toward ensuring the preservation of Malone's historic structures.

The Village has completed an inventory of the major buildings in the Village Core and assessed each buildings overall condition, use and occupancy, the square footage, number of stories, building material, historic status, parking availability, and the adequacy of supporting infrastructure including sewer, water, gas, electric and cable. This information will be used by the Malone Chamber of Commerce and the Franklin County Industrial Development Agency to promote and advance the adaptive and creative reuse of buildings in the Village Core.

**b. Horton Grist Mill Rehabilitation**

The Horton Grist Mill is currently owned by the Malone Revitalization Foundation and was the focus of a feasibility study that was completed in 2003. As part of the feasibility study an architect was hired to analyze the condition of the historic structure and provide preliminary plans for the rehabilitation of the mill. The analysis concluded that as a result of the partial collapse of the roof, collapsed masonry in the foundation, settling causing cracks in the load bearing masonry walls, and significant framing failures of the roof and floor the mill would need to be reconstructed. Reconstruction would require a dismantling of the structure, an architectural assessment of the potential reuse of materials, and an archeological survey before reconstruction could occur. The reconstructed mill will be built to incorporate contemporary code requirements and accessibility standards.

It is envisioned that the historic Horton Mill will be rehabilitated through a public/private partnership that will provide residents and visitors a local visitors' center, an outdoor café/restaurant and various shops. Overall, this will encourage the area to become a public destination providing the synergy for revitalization in the Village Core and connection to the improvements planned for the lands along the Salmon River adjacent to the Mill property.

**4. Downtown Revitalization and Economic Development**

**a. Downtown Revitalization**

The look and feel of a community have as much impact on people as the activities, recreation, jobs and homes that a place has to offer. The health and vibrancy of a place like Malone, for both visitors and residents, are determined by the quality of the public spaces and the ways that the public and private spaces interact with one another. Malone has tremendous resources to build from, such as the dramatic scenery that the topography provides, the beautiful stock of historic buildings, and the river running through the downtown.

Sidewalks, trash cans, signage, landscaping and many other features of a community contribute to the quality of life and the visitor experience in that place. Malone would like to present the most positive and attractive aesthetic possible, and make the downtown a functional and fun space to be for everyone.

A targeted look at Malone's needs with regard to physical enhancements is needed, and a comprehensive Physical Enhancements Plan should be created for the Village Core. Such a plan would outline specific changes that could be made to uplift and beautify Malone's Main Street, while showing investment by the community that will in turn give private businesses and building owners the confidence to make their own investments as well. This plan would include recommendations for such items as benches and lighting, street trees and landscaping, sidewalks and street crossings, trash receptacles and signage, and other physical improvements to the Village Core streetscape.

The Malone Economic Development Corporation (MEDCO) was awarded a 2009 NYS Main Street Grant in the amount of \$200,000 from NYS Housing Trust Fund Corporation for streetscape and building renovation within a target area in the Village of Malone. The target area includes Main Street from Harrison Place to Pearl Streets. Proposed projects are being presented to the MEDCO Board and the group will move forward as desired. One critical aspect of preserving the historic and quaint nature of downtown areas like the Village of Malone is to ensure that new construction, as well as renovation of existing buildings, is sensitive to the existing character of the community. To achieve this desired outcome, the Village should incorporate commercial design standards for the Downtown Core.

The principal components of the desired development of Malone's downtown and waterfront area are the reuse of existing, architecturally significant building sites as places for recreational, residential and commercial activity. Where buildings exist that have been deemed beyond repair and need to be removed, replacement should be consistent in scale and in character with the adjacent buildings. Standards for development in the waterfront will be developed that address uses, access to the planned boardwalk, and design guidelines for architectural and façade styles, and public amenities.

The Design Guidelines will:

- Recommend appropriate architecture and urban design for downtown structures in keeping with the height, scale, density and character of the Village Core. Include well-designed pedestrian amenities and gathering places.
- Work to make the downtown area more appealing by developing facade guidelines, making available design and technical assistance to landlords and shopkeepers.
- Encourage land owners with buildings with river access or river views to orient buildings to provide access and/or views to the Salmon River.
- Appearance of buildings should reflect the historic fabric of downtown area and avoid using architecture and colors not otherwise represented in the Village Core.

These standards can easily be modified to fit local needs. In addition, a demolition ordinance will be adopted to address present and future properties that are in a deteriorated condition and detract from the broader goals of the LWRP.

## **b. Economic Development**

The objective of this task is to gain an in-depth understanding of the primary markets and trade areas of the downtown that will be used to identify realistic opportunities for business investment, retail and business recruitment. The analysis will build on the Camoin Associates economic development study for Malone. In addition the findings will be used as a basis for promotional tools that articulate a competitive edge in the marketplace to attract visitors to Malone as a Regional Tourism Destination.

Information will be collected and analyzed on the following:

- A local and regional demographic and economic analysis will compile data in order to better understand local issues and trends in retailing, identify key market drivers, review plans for local property development, analyze competition between major retail centers and districts, and understand the demographic profile of trade area residents.
- An analysis of consumer spending will allow Malone to analyze consumer expenditures and retail market potential, understand its competitive position within the region, compile a market segmentation analysis, and review existing marketing activities in order to adopt an effective local plan.
- Through analysis of the tourism market profile, existing lodging opportunities, and the needs and expectations of visitors, a tourism market analysis will be completed.

In addition to the creation of a detailed market analysis, Malone should conduct a Consumer Intercept Survey. The survey will be used to understand when, where, why, how and for what people are shopping for, to understand their attitude toward downtown and how those attitudes affect shopping habits. While the survey instrument will be prepared by a planning consultant, it is assumed that Malone will collect the information by stopping a representative sample of downtown patrons on the street or at their point of purchase to fill out the survey. Lastly, Malone should compile an opportunities analysis to make recommendations on the retail, arts and entertainment mix needed to continue the revitalization of the Village Core.

## **5. Infrastructure, Municipal Laws and Services**

### **a. New Community Center**

The development of a community center should be explored at the hockey arena. The building has the capacity to be expanded into a mixed-use building and the land is available to accommodate additional parking. There are several issues present, including building ownership; however, the property may present itself as an opportunity for a joint partnership between the public and private sector.

### **b. Critical Environmental Area**

The entire length of the Salmon River throughout the Town and Village should consider to be designated as a Critical Environmental Area (CEA) pursuant to SEQRA regulations 617.4(h). The intent of the law is to provide more detailed review, rather than specific protection, of



projects in the Waterfront Revitalization Area that contains or borders a significant natural resource. As such, the potential impact of any Type 1 or Unlisted Action in a Critical Environmental Area is a relevant area of concern and must be evaluated in the determination of significance prepared pursuant to SEQRA. The greatest impact of the CEA is potentially for the protection of viewsheds from within the Salmon River inside the Waterfront Overlay District.

**c. Salt, Sand and Snow Storage**

An inventory of storage of salt, sand and snow storage areas in the WRA shall be evaluated in terms of its location sensitivity to the Salmon River. Should these areas be identified as polluting, a plan should be developed to relocate or otherwise mitigate the storage facility. Funding is available through the New York State Environmental Facilities Corporation (NYSEFC) to finance water pollution control projects including salt storage facilities.

**d. Upgrade Sewage Treatment Plant**

Malone's Municipal Sewage Treatment Plant needs to be upgraded to eliminate combined stormwater outflows that are point sources of pollution into the Salmon River. This site should be audited to assess the deposits of contaminated soil, oil, hazardous waste and debris on and adjacent to the bank of the Salmon River. There are a number of grants that the NYS Environmental Facilities Corporation currently offers that will help finance improvements to the municipal sewage treatment plant as well as aquatic habitat restoration and pollution prevention. The Village Board has agreed to hire an engineer to analyze the plant for upgrades.

**e. LWRP Implementation Coordinator**

The potential exists for the development of a position shared planning staff person for the Village and the Town. This person would be responsible for assisting the Village and Town in implementing the recommended programs and projects set forth in the LWRP, and in ensuring compliance with the LWRP management policies and standards. Funding from a future LWRP grant may be available to supplement local funding for this position.