

# TOWN OF KEENE

## Strategic Plan

*Adopted by the Town Board, June 8, 2021*



KEENE STRATEGIC PLANNING STEERING COMMITTEE

Cover photo- William Adamczak



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## Executive Summary

The Keene Strategic Plan was commissioned in the Spring of 2019 in order to provide a roadmap for the Town Board in future planning efforts. The objective of the plan was to update the 2002 Strategic Plan, identify the challenges due to a variety of recent trends and to capitalize on our existing strengths. Letters of interest to join the Keene Strategic Planning Steering Committee (KSPSC) were solicited by the Town Board and a steering committee comprised of a wide range of residents was designated to develop the scope of work.

Phase I began over the summer of 2019 when the KSPSC developed and disseminated a community survey in order to assess areas of concern from stakeholders. A rubric was developed by the steering committee to select the top five issues. Then a public meeting was held in October of 2019 to establish five working groups and facilitate a visioning process for each category. The newly established working groups began meeting in person monthly from November 2019 – March 2020 to develop a series of recommendations for each topic area. Due to the COVID 19 pandemic, work slowed as members, town officials, business owners and the community as a whole pivoted to handle this public emergency. Outdoor activities were recommended by the federal Centers for Disease Control and Prevention during the pandemic and people seeking the outdoors flocked to the area, creating more management pressure for the town and a rise in housing prices.

Phase II began in September of 2020. New members joined the Steering Committee as some of the original members were no longer able to participate due to the challenges presented by COVID 19. The KSPSC met in the fall via Zoom to resume the planning process. Working Group Leaders presented their findings and recommendations. A summary of the progress from Phase I and the start of Phase II was posted on Nextdoor Keene for community members. The working group reports were the foundation of a written report developed by the KSPSC to present to the Town Board for adoption in the Spring of 2021.

The working groups' major findings are as follows:

**Achievable Housing:** The issue of affordable housing is not new to Keene and has been identified in the last two strategic plans, but the group found that the rise of the second home rental market has exacerbated the problem. Additionally, the COVID-19 pandemic pushed many people to purchase homes quickly in an effort to avoid the dense urban centers, inflating costs. The fact that some of the affordable housing stock is located within the floodplain adds to the pressure on the market. Lack of achievable housing affects the ability of local Fire Departments to recruit new members, businesses have trouble maintaining staff as available housing is limited, and new teachers and school staff are struggling to find housing for their families. It is also a struggle for Seniors wishing to age in place.

**Short Term Rentals:** The short-term rental market has exploded in recent years in the Town of Keene, throughout the Adirondack region and the nation as a whole. The positives include economic opportunity for local families, small businesses and an increase in revenue from the Essex County Occupancy Tax. In some cases, providing a short-term rental creates enough supplemental income for local residents to afford to live in Keene. The challenges from this

market include noise complaints, parking issues, safety concerns, and loss of neighborhood character.

**Seniors and Health Care:** The median age in Keene is 50, and a quarter of the local population is over 65. Keene continues to be a place chosen by Seniors to live for its beautiful and friendly community. The primary care health centers in Keene and Elizabethtown and access to specialists throughout the region are major benefits. However, hiring and retaining medical professionals is a challenge here and across rural America. Affordable and accessible housing poses current and future concerns for this age group. There are opportunities to improve quality of life for our seniors, such as working toward becoming an AARP Age-friendly Community. Aspiring to be an Age-friendly community will contribute to developing a livable and sustainable community for both Seniors and young families alike.

**Preschool and Full Day Child Care:** This working group found that many young families are attracted to Keene by the reputation of the Keene School District; however, the lack of achievable housing and access to full day childcare are deterrents. After conducting a study of childcare needs in the greater Keene area, the working group has developed into a task force that is actively fundraising and developing a plan to build a Child Care center in Keene for children 6 weeks old through pre-school age. They, too, have stressed the need for housing.

**Hiker Parking and Recreational Infrastructure:** The increase in recreational tourism is wonderful for local lodging, restaurants and other businesses in Keene. The tourism economy is very important for the Keene Community, but it comes with significant management challenges for a small municipality with limited resources and infrastructure. Access to parking, public restrooms and information are being addressed, but the working group has outlined suggestions for improvement. Ideas to improve recreational opportunities for local residents have also been developed.

Based on the workgroup recommendations, the enclosed draft strategic plan envisions that over the next decade, the Town of Keene will intentionally:

- support the expansion of year-round, achievable housing stock for individuals working and retiring in Keene;
- expand child care options for local and area families, with an eye to enhancing the ability of young families to live and work in Keene;
- support continued access to primary health care within the Town;
- become an AARP age-friendly community and use that opportunity to build upon and create infrastructure and resources that serve seniors and young families alike;
- seek to balance support for recreational tourism in Keene with protecting residents from the adverse impacts of over-use and mis-use of non-Town lands;
- expand recreational opportunities for residents.

Thank you to all the Keene Community members who participated in the survey and in the working groups; your careful thought and input has been valuable and is reflected in the document that follows.

**Phase I Steering Committee Members:**

Supervisor Joe Pete Wilson  
Deputy Supervisor Robert Biesemeyer  
Committee Co-Chair Kristy Farrell  
Committee Co-Chair James Bernard  
Teresa Cheetham-Palen, Town Board  
Larry House, Planning Board  
Aaron Miller, Keene Central School Board  
Jennifer Kazmierczak, Keene Central School Board  
John Hudson, Community member  
Carolyn Peterson, Community member  
Thomas McCabe, Community member  
Barbara Dumas, Secretary

**Phase II Steering Committee Members:**

Supervisor Joe Pete Wilson  
Teresa Cheetham-Palen, Town Board  
Acting Committee Chair Carolyn Peterson  
Larry House, Planning Board  
Aaron Miller, Keene Central School Board  
John Hudson, Community member  
Melissa Eisinger, Achievable Housing Working Group Leader  
Fritz Sabbow, Short Term Rentals Working Group Leader  
Peter Slocum, Hiker Parking and Recreational Infrastructure Working Group Leader  
Jeannie Cross, Health Center and Senior Services Working Group Leader





# **Keene Strategic Plan 2021**

## **Introduction:**

The Town of Keene Strategic Plan was commissioned by the Keene Town Board in the summer of 2019. (See Steering Committee Process Appendices #1 and #2.) The plan was developed by community volunteers who served on the Keene Strategic Planning Steering Committee (KSPSC). A community survey was conducted to establish the most pressing concerns of residents in order to develop a priority work plan. (See Steering Committee Process Appendix #3 for priority ranking.) This led to a community meeting in which residents volunteered to join one of five working groups. (See Steering Committee Process Appendix #4.) The KSPSC designed a rubric to select the five top issues identified in the survey.

The two prior Town of Keene Strategic Plan documents (from 1992 and 2002) were consulted to inform the process. Additionally, the ‘Hamlets of the Adirondacks’ studies of 1983, 1985, and 2010 provided history and context for the current project. Residents of Keene continue to value the small-town atmosphere and spectacular beauty that surrounds us. Current trends that challenge the sustainability of this year-round small community have been outlined to guide current and future planning.

Keene lies wholly within the Adirondack Park, the uniquely public-private state park governed by special land use rules. Additionally, the 1972 NYS Adirondack Master Plan Law, administered by the Adirondack Park Agency, governs certain land use decisions within Keene and other Adirondack towns.

## **Background:**

Most of the settled area of the Town of Keene lies in a bowl-like valley created by the retreat of the last glacier 12,000 years ago. The East Branch of the Ausable River flows through the valley today. The valley forms a natural and fertile corridor, used by Native Peoples of the Haudenosaunee Confederacy (called Iroquois Confederacy by the French), who travelled and hunted in the region, and later by European settlers, many migrating from New England in search of more arable farmland.

The western section of the Town is occupied by most of the highest mountains in the State of New York, including the highest, Mt. Marcy. The High Peaks are the most popular mountain recreation area in the state, and are within an easy day’s travel for tens of millions of Americans and Canadians.

A community of just over 1,000 year-round residents – supplemented by at least that many people in the summer – Keene is located in the High Peaks Region of the Adirondack Park of New York State. Nearby communities include Lake Placid, (home of the Winter Olympics in 1932 and 1980), Jay and Elizabethtown. This gem of a wilderness attracts a host of regional and international visitors looking for outdoor recreation opportunities.

Once sustained by lumbering and iron mining, the area now relies upon tourism for its economic health.

An overriding concern for the town's future is the impact of climate change, which is already evident in several ways:

- Damaging flooding associated with severe storms;
- Increasingly mild winters that hurt winter sports tourism;
- Global warming changes to the Adirondack forest, flora and fauna; and
- Economic decline associated with environmental changes.

All of these relate directly to Keene's long-term prospects and possibilities.

### **Governmental Structure:**

The Town of Keene's local government consists of a 5-member Board, which includes both the Town Supervisor as the Board Chair and the Deputy Supervisor. There is an elected Town Clerk/Tax Collector and a Highway Supervisor. The Highway Department maintains all Town roads and bridges year-round. The Water Department maintains the town water supply for two special districts. Water District #1 is located within the Keene Hamlet and Water District # 2 is in the Keene Valley Hamlet. The Parks Department maintains Town buildings and grounds including the cemeteries and Marcy Field. The Code Enforcement Officer and Planning Board, which is comprised of appointed members, review and approve building projects based on the Town of Keene Site Plan Law.

The Town of Keene has 3 hamlets: Keene, Keene Valley and St. Hubert's. The Adirondack Mountain Reserve is located within St. Hubert's and contains the Ausable Club. This is a private club that draws a vibrant group of seasonal residents that have been integral contributing members of the Keene Community since the late 1800's. The AMR maintains a significant tract of wilderness with a Conservation Easement in perpetuity to the State of New York to which it provides public access.

### **History:**

New York State laid claim to the Adirondack region through a 1697 treaty with representatives of Haudenosaunee Confederacy, later reinforced by the tribal and European realignments following the French and Indian War.

The Town of Keene was founded in 1808, originally encompassing what is now North Elba and parts of Jay and Elizabethtown. Today's town boundaries date from 1848. Keene was settled early on by farmers living mostly in the flats along the East Branch of the Ausable River in the 1700s. Strategically located along the Old Military Road, the hamlet attracted travelers along the corridor. Iron ore discovered in 1820 gave birth to some of the earliest structures in the town.

The Keene Hamlet was a stopping point for travelers coming through Elizabethtown en route to North Elba which was another full day journey from Keene. Lodging was in high demand as early as the 1820s and the Elm Tree Inn opened in 1823 and the Keene Center House in 1867.

The tourist trade allowed for development along Main Street and Church Street, part of the original road to Lake Placid. The tourism economy began to change after the advent of the automobile, and roads were improved making through travel to Lake Placid easier.

The Hamlet of Keene Valley, originally known as Keene Flats, was an isolated farming community as traffic went through Elizabethtown and on to Keene. Growth was slow here until the discovery of its natural beauty by artists and intellectual travelers. Visitors stayed in local homes until around 1878, when multiple boarding houses and three large hotels were built, including the Tahawus House located on the site of the current Keene Fitness building.

The last part of the nineteenth century brought a building boom to Keene Valley, with many cottages and residences constructed on farming land. This increased the demand for lumber, services and produce. Houses were built along Main Street and Adirondack Street for local guides, storekeepers and caretakers. These residences had running water piped in from the Tahawus House.

In the 1900s the local iron ore industry lost out to more competitive larger operations. Lumbering declined as the supply of harvestable trees became exhausted and the state gradually enacted new regulations governing the industry. The automobile made short term travel easier and hotels struggled to maintain business. The Tahawus House burned down on its last day of service in 1906.

Longtime summer residents remained and contributed to the Town with the development of the Keene and Keene Valley libraries, the Keene Valley Country Club, and the Neighborhood House. In 1935, New York State built the road through Chapel Pond pass, which would eventually become the principal route to Lake Placid. This, along with the completion of the Adirondack Northway in 1967, contributed to the growth of the seasonal residences in the Town of Keene.

Today, the second home market and the short-term rental business has increased housing costs, making it difficult for young families to settle in the hamlets. The popularity of hiking and other outdoor recreation pursuits makes the Town of Keene a popular vacation destination. Maintaining a balance between the tourism economy and quality of life for year-round residents is the challenge of our time.

### **Working Group Reports and Recommendations:**

The individual group reports follow.

## **ACHIEVABLE HOUSING**

Group Leader: Melissa Eisinger

KSPSC Liaison: Teresa Cheetham-Palen

Members: Burgess Ayres, Tom and Alana Both, Jon Brown, Henrietta Jordan, Lia Loomis, Walter Both McGarry, Pete Nelson, Marcy Neville, Martha Lee Owen, Melanie Porter, Leslie Shipps, secretary, Bernie and Ethel Webb, Monique Weston

### **I. Vision and Scope**

- a. Vision:** In 10 years, pricing and availability of rental and owned housing for year-round residents will improve so that more families with children and workers for local business can live in Keene.
- b. Scope:** Conventional and innovative solutions to affordable housing, including both existing housing stock and potential new construction, both long-term rental and purchase for year-round residents

### **II. Current Conditions**

- a. Strengths:** The Town of Keene remains a desirable place to live, work and raise a family. The Keene Central School District has a strong reputation in the region and is an anchor in the community. There are numerous recreational opportunities in the surrounding mountains, rivers and streams. The small-town feel and caring neighbors make Keene a wonderful place to live.
- b. Challenges:** Achievable housing – stable year-round housing for working residents, families, and seniors – is needed if Keene is to remain a viable town. In mid-2019, it was identified through a town-wide survey as the most important agenda item for the town's future. It's a problem that has been cited in town strategic plans for decades. There is also a significant demand for rental properties. Many people holding jobs in our community cannot afford to buy a house even with government support.

Full support from the Town Board, the Planning Board, our road crew, our first responders, and officials at the county level is needed if the town is going to succeed at creating achievable housing. The Town Board must become actively involved and committed to developing a workable Achievable Housing effort. It should be a top priority for the town leaders as well as its residents. Lake Placid and Wilmington are moving forward, and Keene could emulate several of their methods.

- c. Opportunities:** There are at least two excellent places – one in Keene Valley, one in Keene – where a small cluster of achievable homes could be built. It would take support from the Town and funding to get them done. Achievable housing can be new development of single or multiple homes or renovation of existing homes to provide apartments or to make staying in an old house affordable: We should be ready to support any type.

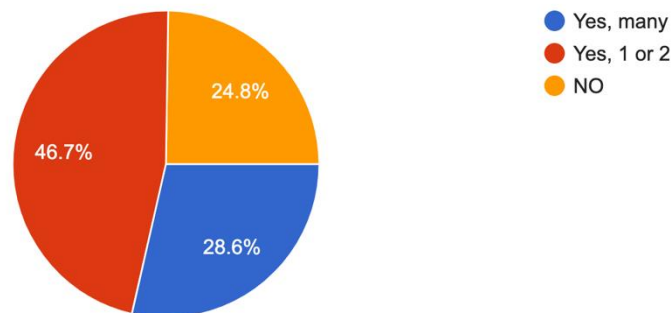
- d. **Threats:** The Covid-19 pandemic has changed our universe. While the future is unknown, we can see the wind blowing toward increased construction of seasonal residences for people fleeing cities. This is lucrative in the short term for our building industry but doesn't fill the school or keep our neighborhoods lively. An increase in short-term rentals is also making year-round achievable housing more difficult to find. Additionally, climate change is causing larger, more frequent flooding events, highlighting a need for housing located outside the floodplain.

### III. Available Data

- a. **Community Survey Results:** A survey prepared by Walter Both McGarry and posted on Nextdoor Keene had over 100 respondents of which 83% were year-round residents. 74% of respondents knew an individual or a family that wished to live in Keene. Many of the written responses reflected the need for long-term rentals, affordable homes, housing near the school and a need for senior housing.

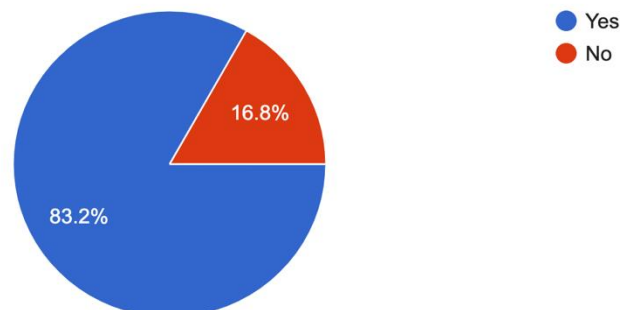
Do you know individuals or families who want to live in the Town of Keene?

105 responses



Are you a full-time resident of the Town of Keene?

107 responses



**b. Home Buying Figures:**

The estimated cost of a 30-year mortgage for loans from \$100,000 to \$300,000. Typically, banks will finance only 80% of the cost of a home. The buyer must pay the balance as a down payment (\$25,000 to \$75,000). The VA and other government programs may finance up to 95%. For purposes of comparison, bank closing costs were used only.

Variable closing costs such as pro-rated taxes, oil, etc. are not included. Closing costs can be paid by the buyer upfront or financed by the bank. Thus, for a \$100,000 mortgage on a \$125,000 home, with bank closing costs of \$4500, the homebuyer will pay \$500/month if they pay the bank closing costs upfront (Borrower Paid Closing Costs: BBC) or \$522/month if those costs are bank financed (Lender Paid Bank Closing Costs: LPBCC).

Monthly payments for the average person  
\$100,000 financed / Bank Closing Costs: \$4,500  
\$500.00 with BCC  
\$522.00 with LPBCC

\$150,000 financed / Bank Closing Costs: \$5,000  
\$749.00 with BCC  
\$783.00 with LPBCC

\$200,000 financed / Bank Closing Costs: \$5,700  
\$999.00 with BCC  
\$1,044.00 with LPBCC

\$250,000 financed / Bank Closing Costs: \$6,500  
\$1,249.00 with BCC  
\$1,305.00 with LPBCC

\$300,000 financed / Bank Closing Costs: \$7,000  
\$1,498.00 with BCC  
\$1,565.00 with LPBCC

**c. Housing Inventory:**

The housing summary was put together by Martha Lee Owen and others in the working group.

The Town of Keene has a total of 965 housing units and 548 parcels of vacant land as of March 15, 2020, according to the tax rolls. (The tax rolls do not distinguish between primary homeowners and vacation homeowners. They also do not show which properties are in a hamlet and which are in other APA land use areas.) A 2008 report developed for 911 Emergency Services indicated that about 58% of the homes in Keene at that time were year-round, with the rest being seasonal.

During the 8 years between 2012 and 2020, **21** homes were purchased as primary homes for under \$250,000. **10** were purchased as primary homes for a selling price between \$250,000 and \$300,000 during the same period.

A minimum of 43 rental units were occupied by year-round tenants as of March 15, 2020.

Projects underway but not completed:

Identification and Count of Primary Homes.

Identification and Count of Vacation Homes.

Identification and Count of vacant lots in the hamlet.

**d. Other Information:**

- Checklist for Evaluation of Vacant Land for Housing Project (Housing Appendix #1)
- Citizen's Guide to Adirondack Park Agency Land Use Regulations:  
<https://apa.ny.gov/Regulations/index.html>
- Adirondack Park Agency Map showing Low and Moderate Intensity Land Use Areas. (Housing Appendix #2) These areas are designated for the purpose of increasing affordable housing opportunities for people earning 80%-120% of median income. The median income for a family of two is \$56,300. For a family of four, median income is \$70,300.
- Project in need of completion: Exploration of potential property tax exemptions for the purpose of identifying those which could be helpful to primary homeowners.
- Links to housing studies:  
Lake Placid:  
<https://www.futurelakeplacid.com/wp-content/uploads/2020/01/Final-Community-Housing-Needs-Assessment-North-Elba-NY-01.13.2020.pdf>  
Tahoe Truckee:  
<https://www.mountainhousingcouncil.org/>

**e. Resources Consulted:**

- Plans created by other towns in the region and elsewhere
- Dean Dietrich, Chair, Development Commission, Lake Placid/North Elba
- Roy Holzer, Supervisor, Wilmington
- Bill Johnston, founding board member, ACHT and HAPEC
- Tim McCarthy, New Leaf Homes, NZM (Net Zero Modular)
- Bruce Misarski, HAPEC director
- Angela Smith, Keene Valley resident informed on co-housing
- County tax assessor
- Realtors and school administration--info about demand

**f. Definitions:**

**Affordable Housing:** Year-round homes occupied by Keene residents, with household incomes no greater than 80 to 120% of Area Median Income (AMI). This model relies on a Shared Equity Model with a combination of federal, state and local funding. (See Housing Appendix #3.)

**Achievable Housing:** Year-round homes occupied by Keene residents, with household incomes of 80-150% of Area Median Income (AMI). Based on the limit of available land and the inflated home prices in Keene, households in this income bracket continue to struggle to purchase homes in Keene. The Achievable model incorporates philanthropy to cover the gap. This opens up a combination of federal, state, local and NFP (Not-for-profit funds) to create housing.

**IV. Recommendations**

Achievable Housing should be a top priority for town leaders as well as its residents. Lake Placid, Wilmington and other small towns in the region are moving forward. Keene could emulate and build on several of their methods.

- a. Legislative Actions:** Policy changes lay the foundation for success. Our town's government needs to take a welcoming stance to efforts to create affordable housing, as other towns in the region are doing. New housing inside the hamlets is preferred, so neighborhoods thrive.
  - i. Review of Current Site Plan Law:** A review and update of our Site Plan Review law would make an important starting point.
  - ii. Municipal Support:** Support and help facilitate projects deemed viable by the Achievable Housing Task Force (see below).
  - iii. Limit short-term rentals:** Lake Placid has developed good structure for this that Keene should review. Create incentives for long-term rentals.
  - iv. Allow in-hamlet subdivisions for achievable housing.**
  - v. Establish policies and incentives to encourage developers:** Review actions taken in Wilmington and Lake Placid to develop housing.
  - vi. Explore Pocket Neighborhood Options:** Ease creation of pocket neighborhoods and subdivisions in hamlets. For example, allow flexibility on road widths, and consider help with maintenance of roads that provide access for new achievable housing in the hamlets. Work with potential developers for win/win solutions
  - vii. Require that new housing is energy efficient:** The Town should encourage new achievable housing construction and renovation that is energy efficient and as close to net zero as possible, so that it remains affordable.
- b. Charitable Gifts:** Private philanthropy will be needed in addition to government funding. Revitalize the Keene Community Trust/Upper Ausable Association to receive charitable gifts designated for achievable housing. Leadership should include trusted community members both seasonal and year-round who have fundraising experience or capacity.



- c. **Create a Permanent Housing Task Force:** The Keene Town Board should establish a permanent Housing Task Force of residents to continue the achievable housing groups' work: researching, generating and facilitating implementation of year-round achievable housing projects (new construction, renovations, houses of apartments), and focusing initially on the Dart Brook project, in partnership with the Housing Assistance Program of Essex County (HAPEC). (See Housing Appendix #4.) The housing task force should include one Town Board member and, to promote the success of the Task Force, the Town Board will need to be supportive of its recommendations. The entirety of our recommendations should naturally flow from the ongoing work of this group.
- i. The task force will support and help facilitate projects deemed viable.
  - ii. Identify ways the Town can help support the Dart Brook Housing Project.
  - iii. **HAPEC and ACHT:** The task force should be a liaison for the Town Board to HAPEC and with the Adirondack Community Housing Trust (ACHT).
  - iv. **Funding:** The task force can work with the Town Board to identify all available funding sources including: HAPEC, ACHT, REDC (Regional Economic Development Council).
  - v. **Identify landowners** who would be willing to create achievable housing on private land.
  - vi. **Research** the residential property rehabilitation assistance program (Housing and Urban Development funding).
  - vii. **Communicate:** Make sure all home owners are aware of all programs available like, veterans' exemptions, Star, Circuit Breaker, etc.
  - viii. **County Landbank:** The Town of Keene should participate in the land bank that Essex County is considering establishing.
  - ix. **Creation of a Multi-municipality Housing Authority:** Join with other towns to create housing authority for administration of housing that doesn't qualify for HAPEC support (if the county doesn't cover this).
  - x. **Shared Service Opportunity:** Collaborate with neighboring towns; taking advantage of county-wide programs makes the most sense (shared services).
- d. **Floodplain Issues:** In addition, the KSPSC is recommending that the Town obtain a better sense of where the floodplain is and consider pursuing an opportunity that arose in February 2021 to work with The Nature Conservancy's Flood Adaptation Team, to potentially assist residents in floodplains. An updated floodplain map would be an essential first step to review of the site plan law.

## V. Benefit/Impact Statement

Achievable housing is good for everyone in a town. We need neighbors and friends, people who create community, who are here year-round: living, working, volunteering, playing. We need people who are young, middle-aged, and elderly. Keene enjoys a reputation as a friendly, close-knit community nestled in one of the most beautiful landscapes in the country. But our future vitality is not a sure thing. Keene can remain viable as a town if we

can develop a stock of year-round homes for teachers, fire fighters, police officers, nurses, building contract workers, middle-class people who work remotely, and others. They will keep our school vibrant, our neighborhoods full of life, houses lit and ready for trick-or-treaters on Halloween!

Recommendation	Benefit/Impact	Time Frame years	Cost	Legislation Required	Town Board / Staff Driven	Volunteer Driven	Controversy anticipated
Create a permanent Housing Task Force	will implement the recommendations identified in the Keene Strategic Plan, continue research, generate and help implement achievable housing projects	</= 6 m	admin?	yes	x	X	good PR to be seen as a housing-friendly town
Appoint one town board member to serve on the Task Force	Good communication and facilitated coordination	</= 6 m	none	resolution	x		no
Support and help facilitate projects deemed viable by the Task Force in Keene	Achievable housing is achieved	1-5	unlikely	yes, include site review plan	x		doubtful
The Town works collaboratively with HAPEC, ACHT, and willing landowners. Assists the Housing Task Force in IDing funding sources, and applying for government funding. Assists and supports local nonprofit efforts at fundraising for housing	Achievable housing is achieved	1-5	time	possibly	x	x	doubtful
Encourage development of year-round rental units in the hamlets as new construction, rehab and reuse of existing structures, and "in-fill." Work with the task force, assessor, code enforcement and the planning board to help facilitate and coordinate projects	Long-term rentals available for residents and help keep the hamlets vibrant year-round	1-5	none	yes, include site review plan	coordination needed		yes
Identify ways the Town can help support the pending project in Keene (the Dart Brook Housing Project)	A new housing project would be completed.	6 m	TBD	yes, include site review plan	coordination needed		
Make sure all home owners are aware of all programs available such as Veterans exemptions, STAR, Circuit Breaker, etc.	These cost saving programs may help people afford to stay in their homes.	</= 1	none	none	x		no
Review of Current Site Plan Law	The law is decades old and needs to be updated.	1-2	none	yes	x		
Review short-term rentals	May benefit home ownership	</= 6m	none	yes	x		yes
Allow in-hamlet subdivisions for achievable housing and explore pocket neighborhood options.	Increases achievable housing possibilities.	1-5	none	yes	x		
Establish policies and incentives to encourage developers	Win win win actions for residents, developers and the town.	1-5	TBD	yes	x		
Require that new housing is energy efficient.	Energy efficiency brings cost down and saves the planet.	1-5	none	yes	x		
Participate in land bank the county is planning to establish.	Can bring down housing costs.	</= 1		yes	x		
Join with other towns to create a housing authority.	Could assist with housing that doesn't qualify for HAPEC support.	</= 1	admin?	possibly	x		no

## HEALTH CENTER AND SENIOR SERVICES

Group Leader: Jeannie Cross

KSPSC Liaison: Carolyn Peterson

Members: Monique Weston Clague, Elizabeth Davidson-Derr, Suzy Doolittle, Peter Slocum, Hannah Smith, Stefanie Valovic, Bernard and Ethel Webb, Naj Wikoff

### I. Vision and Scope

- a. **Vision:** In 10 years, the Town of Keene will continue to be a desirable community for seniors, with convenient access to health care and other senior services.
- b. **Scope:** Explore solutions to maintaining access to health care in our community. Note that while the focus of this working group is to ensure health care access for the senior population, this will also benefit the younger population in our community. Explore other senior services (recreation, housing, transportation, arts and culture, local businesses, technology support, etc.) that are important for the community.

### II. Current Conditions

- a. **Strengths:** The Town of Keene continues to be a place where Seniors are choosing to age in place. The quiet small-town atmosphere surrounded by wilderness and forested peaks makes this an attractive place to retire. Despite its small population and rural location, the Town of Keene is lucky to have access to primary care health centers in the hamlet of Keene and nearby Elizabethtown and to specialists in orthopedics, cancer care, heart care and a few other fields in Lake Placid, Saranac Lake and Plattsburgh. It also is lucky to have access to indoor exercise facilities in the hamlet of Keene Valley and Lake Placid.
- b. **Challenges:** Recruiting and maintaining a slate of local physicians is a challenge in most rural areas. Additionally, lack of accessible and affordable housing for Seniors wishing to age in place is an obstacle for many. There is also a need for access to a clearinghouse of available services for Seniors in the area.
- c. **Opportunities:** A full quarter of Keene's population is comprised of Seniors and the median age is 50. Recognizing and addressing their needs is paramount for current residents but can also be an opportunity to attract new residents as the town becomes more age-friendly.
- d. **Threats:** Lack of affordable housing and age-friendly housing makes living in Keene a challenge for those living on limited incomes. Much of the available housing stock is old and in need of repair and upgrades for energy efficiency. Some is also located within the floodplain.

### **III. Data**

#### **a. Access to Health Care**

According to the January-March 2019 community health survey, access to health care services and issues related to aging were the top concerns of the 354 respondents from all 18 towns within Essex County. The Town of Keene was identified as the community with greatest participation in the survey.

#### **b. Specifically, the survey found:**

The features of strong, vibrant, healthy communities that were most commonly identified were:

- Access to healthcare, especially specialty care
- Clean environment
- Livable wages
- Affordable housing
- Good schools

When asked what health challenges they or a family member had in the past year, respondents said:

- Issues related to aging
- Chronic disease
- Access to healthcare services
- Overweight/obesity
- Physical activity

According to the County's analysis of the results, "Access to healthcare services is an issue that has been ongoing across time in Essex County. Considerable changes in the systems of healthcare delivery system may be improving access to care, however residents continue to experience challenges related to life in a rural location including no local provider and long travel distances for specialty care, and issues related to provider shortages including long waits for appointments and reported rushed or brief healthcare visits. It is anticipated that access to healthcare will continue to be a priority issue in Essex County."

For the complete survey, go to <https://www.co.essex.ny.us/Health/community-health-assessment/> and scroll down to Community Health Assessment and Improvement/Service Plan 2019-2021 and download Appendix 6 Community Survey Analysis Report.

#### **c. Demographics**

According to the U.S. Census Bureau's 2013-2017 American Community Survey Demographic and Housing Estimates (see Seniors Appendix #1), 25% of the population of Keene is over 65, another 15% are age 55-65 and the median age is 50. These demographics are likely to stay essentially the same or even increase. This age cohort in Keene likely represents persons who strongly desire to remain in this

unique, beautiful, and friendly community. It also indicates that older individuals may want to move here.

#### **IV. Recommendations**

- a. Support local physician recruitment efforts:** The Town of Keene should support Adirondack Health's recruitment efforts to replace the retiring physicians at the Keene Health Center and provide a welcome to the new providers.
- b. Create and maintain a senior services information bank:** To ensure that all Town residents, but especially seniors, know what health and other support services are available to them, the Health Center and Senior Services Workgroup recommends that the Town of Keene should create, and at least annually update, a comprehensive, easy to use information bank that allows families to readily access information about available health and senior services in the Keene area. This shall include information about in-home services, medical and health care facilities, financial assistance, transportation, heating assistance, community groups and more. This information should be made available online and in printed form. The printed document can be made available at libraries, town hall and other public places in the Town. The online version should be available at the Town website, at a minimum. We would like the initial information bank to be created within a year of Board acceptance of this recommendation.

The Workgroup is willing to provide the initial list of and links to currently available services but feels the Town should have an employee or contract with someone knowledgeable about the website software to input, maintain, and update the information. This would also ensure the security of the website.

- c. Become a Member of the AARP Age-friendly Communities:** To ensure that Keene meets the needs of its predominant age demographic, the Health Center and Senior Services Workgroup recommends that the Town of Keene, perhaps in conjunction with Essex County, proactively recognize this issue by becoming a member of AARP Age-friendly Communities (see Brochure in Seniors Appendix #2) within the next year through a board resolution (see sample resolution in Seniors Appendix #3), a letter from the supervisor (see sample letter in Seniors Appendix #4), and a commitment to a planning process with measurable outcome. The membership application is in Seniors Appendix #5.

Members of the Workgroup are willing to help draft these documents and work on the project, which would build upon existing and proposed actions by the Town, community groups and others.

The Age-friendly Communities program foci are:

- Creating Livable and Sustainable Communities
- Effective Planning
- Housing

- Affordable Housing
- Housing Accessibility
- Supportive Services in Housing
- Fair Housing
- Maintaining and Repairing Housing
- Transportation
- Transportation Planning
- Safe Driving and Livable Travel Environments
- Vehicle Design and Safety
- Community Transportation
- Accessible Transportation

If Keene follows up on this recommendation, we would be the first Town within the Adirondack Park to be designated age-friendly. In December 2017, New York became the first State in the nation to do so.

#### **V. Benefit/Impact Statement:**

The Senior population is the Town's largest age segment and includes the people who have made the Town what it is today. Many of the things that will help our Seniors (and soon-to-be Seniors) thrive will also benefit other age groups and help attract new residents. Examples include access to health care professionals; information on and access to local recreational opportunities; and information about existing senior and/or affordable living options in Keene and nearby.

The Health Center and Senior Services recommendations either build upon or would add value to already existing services. For example, the Town Bus service is a wonderful resource for Seniors and those who lack transportation, yet it appears to be under-utilized. Advertising its availability through the proposed information bank might draw more riders and produce more income to cover its costs.

Joining AARP's Network of Age-Friendly States and Communities would provide an impetus for continued planning and development of initiatives that would make Keene better able to support people of all ages and foster economic growth.

#### **VI. Additional Resources:**

- The NY Connects Resource Directory (<https://www.nyconnects.ny.gov/>) developed by the State Office for Aging. Because this site lists services both within and outside Essex County, it can be confusing and frustrating. Our workgroup thinks the Town information bank should excerpt those programs and services available locally and nearby.
- Mercy Care for the Adirondacks provides Mercy Care Friendship Volunteer, Caregiver Friend, and Parish Nurse services at no cost to seniors throughout our area. Some volunteers are Keene residents. Mercy Care also has an Aging in Place initiative.

- Senior apartments in the Keene area include:
  - Elizabethtown (Boquet River Senior Housing, no website)
  - Lake Placid (The Greenwood, <https://coniferllc.com/properties/the-greenwood/>) owned and operated by Conifer Realty LLC, based in Rochester.
  - Au Sable Forks (Black Brook Senior Housing, <https://coniferllc.com/properties/black-brook-senior-housing/>) owned and operated by Conifer.
  - Saranac Lake (De Chantal Apartments, <https://www.dechantalapartments.com/>) which are operated by a non-profit under the supervision of the State Division of Homes and Community Renewal.
  - The Harrietstown Housing Authority operates the Lake Flower Apartments (1-2 person households, adults only) and Algonquin Apartments (family housing) in Saranac Lake. <http://www.harrietstownha.org/applications.html>
- Independent/assisted living options for seniors include:
  - The Keene Valley Neighborhood House (<https://www.kvnh.today/?fbclid=IwAR3gEhLs-iVnfb3zqN9MA-ZqYoOSYV7OkK44sySgd2Ge4nQvanvX4Xvg-ps>)
  - Will Rogers (<https://www.saranacvillage.com/>)
  - Champlain Valley Senior Community in Willsboro (<https://www.champlainassistedliving.com/>)
- There are affordable housing apartments in Elizabethtown (Mountain Meadows, <https://mountain-meadows.baldwinrealestatecorp.com/>)

Recommendation	Benefit/Impact	Time Frame years	Cost	Legislation Required	Town Board / Staff Driven	Volunteer Driven	Controversy anticipated
Become an AARP Age-Friendly Community	Median age in Keene is 50; 25% of pop. is 65+. This initiative would enable continued planning for that sizeable segment of our pop. & might attract some outside funding.	Apply < 1  Develop Action/Eval Plan Years 2-3  Implement goals Years 3+	none immediately; there might be a cost to the town for implementing some recommendations such as sidewalk repairs.	yes: resolution and letter from the Town Supervisor	X	X	none
The Town should offer to support Adirondack Health's recruitment of clinicians to replace the retiring physicians at the Keene Health Center.	Almost 40% of the Keene Health Center's patient visits are covered by Medicare; ensuring local access to health care is important for local seniors and other residents.	< 1 and ongoing as needed	none	yes: a letter should be written to Adirondack Health leadership	X		none
The Town should create, and at least annually update, a comp., easy to use information bank of available health and senior services in the Keene area. This information should be on the Town website and in printed form at public places in the Town.	Both new and current residents are constantly looking for info on available health, social and other support services. Info on the current website is old and limited.	< 1	TBD but probably low. While volunteers can help assemble& distribute the info, a designated town employee or contractor should post and update the information for accountability and security reasons.	yes, to hire/contract with the info point person		X	none



## **PRESCHOOL AND DAYCARE**

Group Leader: Katherine Brown

KSPSC Liaison: Aaron Miller & Barbara Dumas

Members: Laura Birofka, Brad Blackway, Bob Frawley, Janelle Schwartz, Megan Wellford, and Peg Wilson.

### **I. Vision and Scope**

- a. Vision:** During the next Five Years Little Peaks will collaborate with the Town of Keene and with Keene Central School to create a full-time high quality, affordable, early childhood center for ages 0-5 to meet the needs of working families in Keene and surrounding communities which would serve as a feeder program for Keene Central School. The group later refined the age range to 6 weeks through pre-school.
- b. Scope:** Identify and implement conventional and innovative approaches to early childhood education including daycare, preschool, and universal pre-kindergarten. Develop a shared facility on town or school property, or an independent facility.

### **II. Current Conditions/Needs**

- a. Strengths:** The Town of Keene is a family friendly environment and is a desired location for young families to raise children. The Keene Central School District has a strong reputation in the area and currently partners with Little Peaks Preschool to provide Universal Pre-Kindergarten to residents. The Town of Keene has collaborated with Little Peaks by providing a rent-free location in the Community Center.
- b. Challenges:** For many years, there has been a shortage of available full day care for children ages 6 weeks through pre-school age (e.g., 5 or 6 years). The current location of Little Peaks Preschool at the Town Community Center is inadequate based on size and New York State requirements to host a full day child care center. Some families do not choose to live in Keene due to the lack of available childcare.
- c. Opportunities:** Given the need for full day child care in Keene and the surrounding area, there is an opportunity to fulfill a need and attract families to live and participate in our community. Community members have expressed an interest in attracting young families to help maintain a vibrant community. A local child-care center would be an asset to the town.
- d. Threats:** The lack of affordable housing combined with limited availability of child-care has made the Town of Keene a difficult place for young families to set down roots.

### III. Available Data

a. The Preschool and Daycare working group assessed the childcare needs of the Keene community in order make recommendations of possible solutions to the Town and Little Peaks Preschool. To that end, an online survey was shared with the Keene community and surrounding towns. We received 105 responses. Results are summarized below. It was abundantly clear from the survey that there is a need for child-care in the greater Keene area. And, in light of the current pandemic, the need has greatly increased. The two links below point out some of the challenges facing childcare centers in the north country right now.

b. Survey Results: 105 responses

1. Do you need childcare now or in the future? Approx. 50 Yes
2. Would you use childcare in Keene? Approx. 50 Yes
3. How many days/weeks would you need childcare?  
(5 days: 69%, 4 days: 11%, 3 days: 13%)
4. Would you need childcare year 'round? Approx. 40 Yes

It was abundantly clear from the respondents that lack of local childcare was a real factor in creating sustainability for young families to stay in Keene. Lakeside School in Essex is a long way to travel for Keene parents and its program is currently full. Other options require a long commute.

c. **Other:**

The two links below point out some of the challenges facing childcare centers in the north country right now.

<https://www.northcountrypublicradio.org/news/story/42445/20201008/child-care-centers-in-ny-and-north-country-face-closures-with-no-stimulus-aid-in-sight>

(North Country Public Radio)

<https://www.youtube.com/watch?v=HRIRxv28bWo&feature=youtu.be>

(Childcare Coordinating Council of the North Country)

### IV. Recommendations

a. The Little Peaks Preschool Board met to discuss the outcomes of the survey and to talk about possible solutions. It was agreed that it would be good to move forward with an effort to create a childcare center that would serve children ages 6 weeks through pre-school age, year-round, full day. A Task Force is currently being created to work on this goal, with representation from the Little Peaks Board and community members. Our vision is big and our hopes are high!

- b.** If the result is the successful creation of the child-care center, the town can be supportive by including information about the center on the new website that is currently being formulated.
- c.** The Town of Keene has always recognized the community value of Little Peaks Preschool by providing support for the program for decades. The KSPSC recommends that the Town of Keene work with the new Child Center Task Force to identify opportunities to support this emerging nonprofit that will offer full day childcare and family support to the Keene Community.

## **V. Benefit/Impact Statement**

Considering the need in not only the greater Keene area, but throughout the North Country for access to quality full day child-care, creation of such a facility will be a vital asset for the town. Attracting young families is an important piece to creating a healthy and sustainable year-round community.

## **SHORT TERM RENTALS (STRs)**

Group Leader: Fritz Sabbow

KSPSC Liaison: Kristy Farrell

Members: Nate Woody, Melisa Wolfe, Amy Nelson, Marie McMahon, Debbie Rice, Jen Kazmierczak, Beth Mackey, Hannah Smith, John Hudson, Tom Hickey

### **I. Vision and Scope**

- a. Vision:** In the next year, the Town of Keene will have guidelines in place to promote a balance between the growing short-term rental economy, the concerns of local residents and the desire to maintain a vibrant community of people who live and work here.
- b. Scope:** Establish the number of short-term rentals in the Town of Keene. Examine the response to this growing sector of the economy by studying other communities similar to Keene. Provide a list of possible next steps for the Town.

### **II. Current Conditions**

- a. Strengths:** The Town of Keene continues to have a strong tourism market as has been observed with increasing numbers of visitors coming to Keene for hiking, climbing and other recreational pursuits. This has given rise to an increase in the short-term rental market in Keene, which brings in added revenue for home and business owners alike. In some cases, income from short-term rentals for local residents makes living in Keene affordable. Additionally, the County and subsequently the Town benefits from the collection of the 5% Occupancy Tax for short-term rentals.
- b. Challenges:** Short-term rentals also pose some real challenges including parking issues, noise complaints, changes in the character of neighborhoods and a decrease in a sense of community. As short-term rental properties increase in number, housing costs increase, pricing current and future residents out of the market. The vacation rental market also displaces long-term tenants, making it increasingly difficult for employees to find housing. This puts a strain on local businesses to hire and retain employees. The lack of health and safety standards for registered STR's is also a problem. The Town of North Elba and the Village of Lake Placid have been hit hard by this burgeoning market and remain a cautionary tale for residents of Keene.
- c. Opportunities:** The Town has an opportunity to gain some basic controls over this market to help create some balance between the economic benefits to this community versus the challenges which come from transient tenants by adopting and implementing effective short-term rental regulations. Ensuring basic health and safety standards are met, occupancy taxes are being paid and adequate parking is available are among a few of the controls a local law can put in place.

- d. **Threats:** Affordable housing has been an issue on Keene for decades. The short-term rental market is adding significant pressure on the housing market. This can lead to a loss of community as homes are purchased for rental businesses closing potential year-round residents from joining our community. Our fire departments, neighborhoods, the school and ultimately the entire town will suffer if the Town isn't able to help strike a balance on this issue.

### III. Available Data

According to a report by Granicus, the company also known as Host Compliance, Keene had a 26% increase in short-term rentals between July 2019 and July 2020. There are 137 identified short-term rentals in the town. The median rate is \$200/night. The largest portion, 93%, are single-family homes. Multi-family units make up just 5% and the final 2% are unknown unit types. (See Short Term Rental Appendix #1 for excerpt from the Granicus Report.)

### IV. Recommendations

- a. **Define Short-term rental:** We recommend the Town adopt the following definitions for what constitutes a Short-term rental and those who are participants: Short term rentals (STRs) – a dwelling unit that is rented, in whole or in part, to any person or entity for a period of less than 30 consecutive nights in non-commercial lodging establishments.
- b. **Consider the Town of North Elba and Village of Lake Placid recent laws enacted regarding Short-Term Rentals.** The laws for both entities required changes to the local land use codes and put in place requirements for application for permits, standards to be met by the homeowners, limitations on the number of nights to allow rentals, and other regulations making the STR safe, habitable and compliant with local codes. The laws also define hosted properties (hosted are rentals where the host is a resident and the owner who lives at the property for at least 184 days per calendar year and is home overnight during the rental). Hosted properties are allowed more rental days in a calendar year.
- c. **Permitting Process:** The permitting process for Short term rentals should be administered by a town official. Applications for permits should have certain stipulations: The application will require the property owner to attest to meeting requirements of site review plan and the NYS building code for complying with approved number of occupants, number of bathrooms, numbers of parking spaces, garbage removal and payment of Essex County Bed Taxes. A list of any STR properties located in the floodplain should be developed for the safety of guests.
- d. **Compliance:** Enacting a permit process, making sure everyone who has a STR goes through the permit process, inspecting compliance to permit requirements and enforcing action for those out of compliance are all additional aspects to

managing STRs that are above current levels of duties of any town officer. The Town should look at contracting with Host Compliance in order to alleviate some of the burden of enacting these rules of compliance and have that cost offset by a permit charge.

- e. **Permit Stipulations:** In general, these are the considerations of permitting: 1) Permits are for one year and subject to approval at renewal; 2) Permits are not transferable if the property ownership changes; 3) Permits require a copy of homeowner's insurance allowing and covering rentals; 4) The property owner must be open to an inspection of the property for safety, health, occupancy limits and parking; and 5) Permit must cite who is the property manager and their contact information.
- f. **Permit Fee:** An annual permit fee needs to be determined and help offset the cost of contract with Host Compliance.
- g. **Penalties:** The town should enforce civil penalties for mismanagement or any offense that may occur as attested in an application for STRs. These penalties can be in the form of monetary or civil court action.

## V. **Benefit/Impact Statement**

Establishing a local law requiring the registration and permitting of short-term rental market will give the town a chance to control the growth and regulate safety and community concerns. Permit fees can offset the cost of ensuring compliance.

## VI. **Proposal for Implementation**

The following are a suggested implementation plan and time table for putting in place a short-term rental plan:

- a. The Town should review the Site Plan Review law to see how it needs to be amended to include definitions of short-term rental properties and how the town can enforce rules of regulation.
- b. The Town should designate a group of town officials who will manage the short-term rental program. This group should meet with Town of North Elba/Village of Lake Placid town officials to understand how their law on STRs was implemented, what issues have risen regarding the law and if hiring an outside compliance group helps ease the burden of STR policy management.
- c. The Town should involve legal counsel in this process through implementation.
- d. The permit will need to be designed along with requirements for compliance and fees and penalties for non-compliance must be determined.
- e. The Town should engage with Host Compliance when the policies for STRs have been fully drafted and approved. Implementation of an agreement with Host Compliance can be completed in as little as one month.

- f. All through this process, an education of the community will need to be rolled out in the form of town forums, notices or other means for the purposes of informational outreach (not buy-in).

Recommendation	Benefit/Impact	Time Frame	Cost	Legislation Required	Town Board / Staff Driven	Volunteer Driven	Controversy anticipated
Define what constitutes a Short-term rental, and those who are participants, as a dwelling unit that is rented, in whole or in part, to any person or entity for a period of less than 30 consecutive nights in non-commercial lodging establishments	The Town has an opportunity to gain some basic controls over this market to help create some balance between the economic benefits versus the challenges which come from transient tenants.	1 month	admin	yes	x		yes
Consider the Town of North Elba and Village of Lake Placid recent laws enacted regarding Short-Term Rentals and the Hosted property definition.	Gain efficiency by looking at other local laws.	At 2-3 months	admin	yes	x		yes
Establish a permitting process for Short term rentals to be administered by a town official that takes into account stipulations in part IV-e and the fee schedule.	Permitting allows a clear and consistent process.	At 2-3 months	admin	yes	x		yes
Develop a compliance mechanism by contracting with Host Compliance or creating additional town employee duties.	Local laws are only as good as the compliance.	At 3 months	yes, offset by fees	yes	x		yes
Define penalties for not abiding by the local law or information attested to in the permit application.	Without penalties, the law can be ignored.	At 3 months	none	yes	x		yes

## HIKER PARKING AND RECREATIONAL INFRASTRUCTURE

Group Leader: Peter Slocum

KSPSC Liaison: Joe Pete Wilson

Members: Bill Brown, Chuck Bruha, Chris Daly, Ellen DuBois, Tom DuBois, Carrie Foote, Tony Goodwin, Ann Hough, Willie Janeway, Ron Konowitz, Marcy Neville, Kathy Regan, John Schuler, Tom Woodman.

### I. Vision and Scope

- a. **Vision:** The Town of Keene will have developed local solutions for recreation infrastructure to accommodate and manage the increase in tourism/ recreation economy in a way that meets the needs of visitors, local residents and businesses.

The group adopted an expanded Vision Statement which emphasized the need to (1) provide for public safety, (2) protect the natural environment, (3) preserve a positive experience for visitors, (4) address impacts on town residents, and (5) support the local tourist economy.

In all cases, members of the work group reached out to local residents to discuss and explain various proposals, and assess the impact of recommendations on neighbors, businesses and community resources, such as Marcy Field.

- b. **Scope:** Developing ideas for a visitor's center, public restrooms, bike paths, alternative trails, and local parking solutions with private land partners, etc.

### II. Current Conditions

- a. **Strengths:** The Town of Keene is the Home of the High Peaks making it both an attractive place to live and also to visit. Recreational tourism is not new to the region, but it has exploded in popularity in the last decade. Area hotels, motels, short-term rentals, restaurants, grocery stores all benefit greatly from tourism dollars.
- b. **Weaknesses:** Tourism is very important to the Town of Keene and the Adirondack region, but it creates significant management concerns for small municipalities with limited resources. This becomes a challenge for area residents who see their quiet communities fill up with cars and traffic as outdoor enthusiasts descend on the town in record numbers. The roadside parking on Route 73 is dangerous and poses significant safety concerns. Parking and available infrastructure, such as access to information, off-road parking and year-round public toilets need continued focus. Prime responsibility for key resource decisions is outside the Town's control, because NYS controls Forest Preserve land and highway rules and regulations.
- c. **Opportunities:** The Town of Keene has an opportunity to lead by example as we develop both short and long-term solutions that take into account community



capacity and wilderness resource capacity. Creative solutions like the Garden Shuttle, access to front country stewards for information, and consistent messaging have produced positive results and are all programs that can be expanded upon. Coordination with a NYS Task Force (High Peaks Advisory Group) and significant non-profit organizations (Adirondack Mountain Club, the Adirondack Council) makes it possible for the Town to advocate for, and organize, solutions to benefit the local population and the resource.

- d. Threats:** Continued effective management solutions will be needed in order to maintain quality of life for residents, support local businesses and stewardship of the natural resources of the park we call home. Noise, crowding and competition for access to trails is a problem for both quality of life for residents and a positive experience for visitors. Resource degradation, trail capacity and wilderness preservation are all critical concerns now and in the future.

### **III. Available Data**

- a.** The Hiker Parking working group did a local count of available parking at trailheads and found demand exceeds supply by 50% in some areas during peak periods. Overflow parking lines the shoulder of the highways creating safety hazards to pedestrians and motorists. (See Hiker Appendix # 1)
- b.** Portable toilets are available at 6 major trailheads in the Town of Keene seasonably from May to October. (Cascade Lakes, Marcy Field, Garden, Rooster Comb, Ausable Club, Chapel Pond). These toilets are contracted for by a combination of the Town of Keene, New York State Department of Environmental Conservation, Ausable River Association and possibly others. These facilities are not available in winter. Some are located in the floodplain.
- c.** The Town of Keene has developed a Front Country Steward program that is funded by revenue generated by the Garden Shuttle and through ROOST (Revenue from the Occupancy Tax). This program provides on the ground information from a trained professional regarding parking, hiker information, and Leave No Trace information. They also sell tickets for the Garden Shuttle when operational.
- d.** The NYSDEC, New York State Department of Transportation, the Adirondack Mountain Reserve and the Town of Keene have worked together to limit access to parking along the route 73 corridor and to issue tickets accordingly. This has helped, but roadside parking is still a concern.
- e.** The Unit Management Plan for the Giant Mountain Wilderness contains plans to build two 20-car lots that if built could alleviate some parking issues, but are held up by a legal challenge to tree-cutting in the Rt. 73 corridor. This would need to be in conjunction with a proposed State shuttle system for

hikers. An additional trailhead and parking area is approved for Pitchoff Mountain as well and eventually Cascade Mt Trailhead.

#### **IV. Recommendations**

##### **Hiker Parking – short term**

- a. The working group conducted a thorough inventory of parking availability throughout the town – both State and Town lots and zones – to form a base line. Recognizing that the State's plans for additional trail-head parking are currently on hold because of a pending court case, the group has endorsed specific measures to improve the town's ability to handle hiker crowding in the 2020 season, by expanding its Front Country Steward program at Marcy Field and in the hamlet of Keene Valley, clearly defining No Parking and Parking Permitted sections in residential areas and elsewhere. We met with Keene Central School to discuss use of the KCS parking lot on overflow or “surge” weekends. School Superintendent Dan Mayberry approved using the school lot on surge weekends with the understanding that a steward would be in the neighborhood to guide hikers and monitor their behavior. This resource was not used in 2020.
- b. The committee is also exploring the development of large hiker parking lot (or lots) in the Keene Valley hamlet that could allow for extensive hiker parking with access to trailheads and local businesses. We also strongly recommend and are prepared to help develop an updated and interactive map of parking availability in the Town and nearby. This will be both on paper and online.
- c. The working group also worked to coordinate Town activities and plans with the NYS High Peaks Advisory Group, and the proposed state-county hiker shuttle bus, recommending the best stops and drop-offs and local parking zones. We anticipate further work with the State group in developing a longer-term user framework for managing visitor use in the area. In connection with that effort, we helped the town submit an application to amend the current Adirondack Park Agency permit for the town’s Marcy Field parking lot, for emergency overflow on the busiest weekends. Continuing the Town’s shuttle from Marcy Field to the Garden is an integral part of the plan for future hiking seasons. The Shuttle did not run during the summer of 2020 due to COVID - 19 restrictions and may not run on 2021 if the pandemic restrictions remain in place.

##### **Hiker Parking – long term**

Looking further afield, the work group hosted a community presentation at the Keene Valley Congregational Church on hiker overcrowding experiences at national parks, and held a conference call meeting with a leader of strategic planning efforts in the White Mountains. While none of these experiences are exactly parallel, they do help inform our longer term thinking about the overall issue. It is essential that a comprehensive, strategic approach be

adopted to deal with these issues. The Visitor Use Management Framework adopted for federal lands is a recommended tool for this effort.

The work group also created a sub-committee to review and assemble recommendations on improved local recreational opportunities-both short -term and long-term. Those recommendations were endorsed by the work group, some for action and some for further evaluation.

**Local Recreation – short term**

- a. Upgrade town trail under guidance of a trail professional; Add short loop trails to existing town trail.
- b. Building on the ground work of Vinnie McClelland and the LA Group in the 1990's, develop a bike/hike route connecting the hamlets of Keene Valley and St. Hubert's, providing safe alternatives to biking and hiking along Route 73.
- c. Place bike racks at key locations, including Marcy Field, the Garden and Rooster Comb parking lots, the two local libraries, and the town-owned parcel on Route 9N just north of the intersection with Route 73. (Work with the KCS Green Team.) Develop some bicycling-oriented pocket parks, with repair benches and toilets.
- d. Explore the possibility of a riverside trail on the east side of the river across from the town beach.

**Local Recreation – long term**

- a. Erect fire tower with educational exhibits near high point of town trail to serve as destination.
- b. Establish nature paths with educational signs.
- c. Building a recreation center building at Marcy Field to serve as visitor center/ DEC offices and visitor education resource has been suggested. However, drawbacks include potentially losing the open space currently enjoyed by many town residents.
- d. Display historical and natural history signs.
- e. Landscape with native, pollinator-friendly plants.
- f. Work with DEC to develop easy, family-oriented trail(s) on Forest Preserve.
- g. Work with community to plan for annual town festival built on Keene heritage.

**Benefit/Impact:** The Town of Keene has an important stewardship role in protecting the resource and in preserving the quality of life for residents. Proactive planning for increased tourism in Keene will help the local government and the community to prepare for all the varied levels of use throughout the year. Strategic recreation resource management will help maintain quality of life for residents and provide a better experience for visitors.

Recommendation	Benefit/Impact	Time Frame years	Cost	Legislation Required	Town Board / Staff Driven	Volunteer Driven	Controversy anticipated
Manage hiker parking through a steward program, controlling hamlet parking areas, and using the school parking lot on surge weekends	These methods prove successful as short-term solutions.	on-going	admin	none	x		
Develop an updated and interactive map of parking availability in the Town and nearby.	Efficiently manage people looking for parking.	</= 1	TBD	none		x	no
Explore the development of a large hiker parking lot (or lots) in the Keene Valley hamlet.	Parking would be centralized and could boost area businesses.	1-5	TBD	site plan, APA	x	x	yes
Continue the Town's shuttle from Marcy Field to the Garden.	Control of traffic and parking.	on-going	yes	none	x		no
Continue to work with the State group in developing a longer-term user framework for managing visitor use in the area.	Coordination between the town and state is integral to a future solution.	1-5	TBD	possibly	x	x	
Develop a bike/hike route connecting the hamlets of Keene, Keene Valley and St. Huberts including bike racks and bicycling -oriented pocket parks.	Provides safe alternatives to biking and hiking along Route 73.	1-5	TBD	none	x	x	no
Upgrade town trail under guidance of a trail professional; Add short loop trails to existing town trail.	Improves local hiking options.	1-5	TBD	none	x	x	no
Explore the possibility of a riverside trail on the east side of the river across from town beach.	Improves local hiking options.	1-5	TBD	possibly	x	x	no
Develop Marcy Field into an outdoor recreation hub, including a recreation center building, to serve as a visitor center/ DEC offices and visitor education resource.	Improve quality of life for residents as well as the experience of visitors coming to Marcy Field for parking and hiker shuttles.	5-10	major	possibly	x		yes
Establish nature paths with educational, historical and natural history signs.	Enhances users experiences with a sense of place.	1-5	TBD	possibly	x	x	no
Erect fire tower with educational exhibits near high point of town trail to serve as destination.	Enhances users experiences with a sense of place.	5-10	TBD	possibly	x	x	possibly
Landscape with native, pollinator-friendly plants.	Enhances and supports our unique Adirondack ecosystem.	1-5	TBD	none	x	x	no
Work with DEC to develop easy, family-oriented trail(s) on Forest Preserve.	Promotes recreational inclusivity.	5-10	TBD	possibly	x	x	no
Work with community to plan for annual town festival built on Keene heritage.	Opportunity to celebrate the town and promote local business.	1-5	TBD	permit	x	x	no

## Steering Committee Process Appendix #1 July 2019 Community Letter



### *Town of Keene Home of the High Peaks*

---

Ellen S. Estes  
Town Clerk

Susan B. Whitney  
Clerk to the Supervisor

To the Town of Keene Community,

Joseph P. Wilson, Jr.  
Supervisor

#### **Your ideas are needed. What should happen to make the Town of Keene a better place by 2030?**

Robert Biesemeyer  
Deputy Supervisor

As previously announced, the Town Board has started the open and transparent process leading to a major update to the 2002 Town of Keene Strategic Plan. In the first phase, now until about September 2019, the work will be identifying and prioritizing the objectives that are the most desirable and feasible to the community stakeholders. Later, around August, you will be asked to help prioritize the top issues, and if you are willing, volunteer to work with a group focused on a specific area to create an action plan.

Michael Buysse  
Councilman

Jerry Smith  
Councilman

Teresa Palen  
Councilwoman

What kinds of things are we talking about? Most of us think the Town is already a great place or we would not be here. But will the Town be even better in 2030? Most of us can think of concerns we have that could threaten a bright future in that timeframe. This plan starts with imagining what we would like to see happen in the next decade to make big improvements and avoid pitfalls. But very significantly, it will create action plans for the most important things that will change our wishes into reality. We are not looking for words on a page that sit on a shelf. We are looking for ownership to make things happen.

Some example ideas were in the initial announcement last month: affordable housing, community recreation, disaster resilience, town branding, shared services between town-school-fire departments, volunteer Fire & EMS sustainability, managing short-term rentals, and revising the site plan review law. Many more ideas are coming in, and we want to include yours. At this point, all ideas are welcome. In the end, we want to put real work into making good things happen, having selected the most important, desirable and feasible objectives.

Your comments are also welcome on the **DRAFT Vision Statement** for Keene 2030:

***In the next decade, the Town of Keene will continue its progress as a desirable and healthy place to live. Its attraction for young families will be enhanced by an outstanding school system, employment opportunities in a more year-round economy, and appropriate housing possibilities. The mix of small businesses will grow based on an expanding resident and seasonal base of customers. Growth will be managed to enhance positive outcomes for everyone. The community will continue to benefit from its scenic beauty, clean air and water, dark night skies, arts and culture, senior services, and its Adirondack heritage. Everyone will be able to enjoy the rural character, community values and a sense of comradeship and safety.***

If you like email, please send your comments to [keenestrategy@gmail.com](mailto:keenestrategy@gmail.com). If you prefer to write a letter, write to Strategy care of the Town Hall. If you prefer to talk directly to a member of the steering committee, please do. Or let us know that you would like to schedule a meeting for your self or your group, and it will be arranged. Comment period ends 2 weeks from the receipt of this announcement (approximately July 26, 2019)

Thank you for your support.

**The Town of Keene Strategic Plan Steering Committee**  
Co-chairs: Kristy Deyo Farrell, Jim Bernard

Steering Committee Process Appendix #2  
August 2019 Community Letter



*Town of Keene Home of the High Peaks*

---

Ellen S. Estes  
Town Clerk

Susan B. Whitney  
Clerk to the Supervisor

Joseph P. Wilson, Jr.  
Supervisor

To the Town of Keene Community,  
Thank you to everyone who submitted their ideas on what would make Keene a better place to live in the next decade. There are lots of ideas that we now would like your help in prioritizing. We have grouped related ideas as indicated below. We ask that you choose the 5 groups that are most important to you and rank them in order of importance with 1 indicating the topic you find to be of highest importance for the town and 5 being the least important of your choices. We also want to know if you are willing to serve on a sub-committee with other community members to discuss plans for your topic of interest. Please indicate if you are willing to help in the space provided.

Robert Biesemeyer  
Deputy Supervisor

Michael Buysse  
Councilman

Jerry Smith  
Councilman

Teresa Palen  
Councilwoman

**To submit your feedback: email it to [keenestrategy@gmail.com](mailto:keenestrategy@gmail.com) or send this letter copy with your feedback to the town hall either by mailing it or dropping it off.**

Thank you for your support and input,

**The Strategic Planning Committee:** Co-Chairs: Kristy Farrell and Jim Bernard, Planning Board Representative, Larry House, School Board Representatives: Jen Kazmierczak, and Aaron Miller, Keene Resident Representatives: John Hudson and Carolyn Peterson

**PLEASE RANK GROUPS IN ORDER OF IMPORTANCE TO YOU. USE 1 THROUGH 5 WITH 1 BEING THE MOST IMPORTANT ISSUE YOU THINK KEENE NEEDS TO FOCUS ON, FIND SOLUTIONS, AND FIX. Items are currently in RANDOM order.**

- Broadband internet services
- Fire Department costs and requirements/sharing services/Town Efficiencies
- Preparing for disasters/Climate resiliency
- Keeping KCS viable/daycare services/afterschool programming/expanding little peaks
- Tax increases/equality
- Town branding (establishing one image that represents who we are)
- Affordable housing/regulation of short-term rentals
- Parking for hikers/businesses/residents/trail and tourist overcrowding/shuttle services within town
- Site Plan Review/land classification/wetland preservation

- Making Keene “Greener”/Dump/transfer station/recycling issues/town sewer system/composting
- Support for seniors/low income residents/preservation of the health center
- Making Keene a more welcoming community/support for tourists/better community calendar/promotion of cultural/art events/re-establish historic fishing reputation/Creation and maintenance of recreational bike/foot trails throughout the town
- Something we have missed\_\_\_\_\_

If you are willing to be part of a committee of volunteers who discuss and research viable options and solutions to any of the above topics please give us your name, contact information, and indicate here which committee interests you the most.\_\_\_\_\_.

### Steering Committee Process Appendix #3

#### Strategic Priorities Ranked by Total Points Keene Strategic Planning Steering Committee September 16, 2019

Priority Rank	Issue Group	Total Points
1*	Affordable Housing, Short term rentals	283
2	KCS, Preschool, Daycare	247
3	Hiker Parking, Overcrowding issues	185
4	Health center, senior services	146
5	Internet	125
6	Taxes, Equality	119
7	Greener Keene	110
8	Fire Dept, Efficiencies	107
9	Keene Welcome Mat	105
10	Disaster Prep, Climate	73
11	Site plan, land class, wetlands	38
12	Branding	23
13	Other	23

\* This was eventually split into 2 separate groups thus bumping Internet concerns to number 6.



## Steering Committee Process Appendix #4 Volunteer Chart

### Keene Strategic Planning Volunteers by Interests

Volunteer Name	A Inter- net	B Fire Dept, Efficien- cies	C Disaster Prep, Climate	D KCS, Preschoo l, Daycare	E Taxes, Equality	F Brand- ing	G Afford- able Housing, Short term rentals	H Hiker Parking, Over- crowding issues	I Site plan, land class, wetlands	J Green-er Keene	K Health center, senior services	L Keene Welcome Mat	Other
Ayres, Burge				X									
Ayres, Cynthia								X					
Boutte, Alice							X						
Brown, Bill								X					
Brown, Jon							X			X			
Brown, Katherine				X									
Case, Kathy					X								
Clement, Fred													Inv. specie s
Cook, Angie										X			
Cross, Jeannie											X		
Daly, Chris							X	X					
Daly, Corrie							X	X					
Dumas, Barbara							X						
Duval, Lorraine													Bike Path
Dwyer, Barb							X						
Eisinger, Melissa	X	X	X	X	X	X	X	X	X	X	X	X	
Frawley, Bob				X									
Goodwin, Bunny										X			
Haverlick, John				X			X					X	Bus Dev
Hough, Ann	X	X						X		X	X		

<b>Volunteer Name</b>	<b>A</b> Internet	<b>B</b> Fire Dept, Efficiencies	<b>C</b> Disaster Prep, Climate	<b>D</b> KCS, Preschool, Daycare	<b>E</b> Taxes, Equality	<b>F</b> Brand-ing	<b>G</b> Afford-able Housing, Short term rentals	<b>H</b> Hiker Parking, Over-crowding issues	<b>I</b> Site plan, land class, wetlands	<b>J</b> Greener Keene	<b>K</b> Health center, senior services	<b>L</b> Keene Welcome Mat	<b>Other</b>
Jordan, Henrietta							X						
Martin, Jennifer							X						
Mason, Dan		X		X			X	X		X	X		
Miller, Virginia							X						
Nelson, Pete							X				X	X	
Neville, Marcy							X						
Pachner, Don							X		X			X	Steep Slopes, wetlands
Pepe, Aline			X				X						
Roebuck, Dre												X	
Sabbow, Fritz					X		X	X				X	Bus Dev
Schwartz, Janelle	X			X									
Smith, Tina			X			X		X	X	X	X	X	
Tam, Barbara				X			X		X		X		
Wellford, Megan				X								X	
Weston, Monique							X						
Woodman, Tom							X	X	X		X		

## Housing Appendix #1: Checklist for Vacant Land

### Town of Keene Housing Initiative 2020 Checklist for Projects on Vacant Land

#### Purpose:

To aid in making viable recommendations of vacant land suitable for a year round housing projects.

Scope of inventory includes hamlet land, moderate and low intensity APA uses.

Possible funding sources: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

#### Property being evaluated:

Address: \_\_\_\_\_

Current Owner: \_\_\_\_\_

Road Access:

public yr access \_\_\_\_\_  
private yr access \_\_\_\_\_  
seasonal or no road \_\_\_\_\_  
existing driveway \_\_\_\_\_  
width \_\_\_\_\_  
woods road \_\_\_\_\_  
easement deeded over neighbor \_\_\_\_\_  
width of easement \_\_\_\_\_

Approx Distance from Center of Village (Library in Keene) \_\_\_\_\_

Approx Distance from Center of Village (Library in KV) \_\_\_\_\_

Electric Power:

at potential building site \_\_\_\_\_  
at road on edge of property \_\_\_\_\_  
some distance from the property \_\_\_\_\_ approx how far? \_\_\_\_\_  
NYSEG number(s) on closest pole(s) \_\_\_\_\_  
needs easement from neighbor to NYSEG \_\_\_\_\_

Water:

no public water \_\_\_\_\_  
public water at road \_\_\_\_\_  
hookup to town main installed \_\_\_\_\_  
public water a distance from road \_\_\_\_\_  
approx distance to edge of property \_\_\_\_\_  
drilled well \_\_\_\_\_

Septic:

system installed \_\_\_\_\_  
size \_\_\_\_\_  
type \_\_\_\_\_  
distance from well \_\_\_\_\_  
test pit report on hand \_\_\_\_\_

Acreage

exact acreage \_\_\_\_\_

Photo

Map Attached

tax map \_\_\_\_\_  
perimeter metes and bounds survey \_\_\_\_\_  
mapped subdivisions \_\_\_\_\_

Landscape Characteristics:

flat \_\_\_\_\_  
rolling \_\_\_\_\_  
steep \_\_\_\_\_  
trees \_\_\_\_\_  
meadow \_\_\_\_\_  
grass \_\_\_\_\_  
mountain views \_\_\_\_\_  
south facing for solar \_\_\_\_\_  
wetlands \_\_\_\_\_  
flooding \_\_\_\_\_

Deed: attached

rights of way to others \_\_\_\_\_

rights of way from others \_\_\_\_\_

deed covenants \_\_\_\_\_

options \_\_\_\_\_

other \_\_\_\_\_

Building Density:

hamlet \_\_\_\_\_

moderate intensity \_\_\_\_\_

low intensity \_\_\_\_\_

eligible for density upgrade maximum 4 units instead of 1 \_\_\_\_\_

Possible Uses:

tiny house \_\_\_\_\_

tiny house community \_\_\_\_\_

3 -4 BR single family \_\_\_\_\_

1- 2 BR single family \_\_\_\_\_

duplex \_\_\_\_\_

pocket community \_\_\_\_\_

cooperative housing \_\_\_\_\_

group home \_\_\_\_\_

Permits Issued

APA \_\_\_\_\_

Town Planning Board \_\_\_\_\_

details, if any: \_\_\_\_\_

Current Assessed Value \_\_\_\_\_

Current Market Status:

for sale \_\_\_\_\_

unlikely to sell \_\_\_\_\_

could be approached for gift \_\_\_\_\_

Other \_\_\_\_\_

Neighbors

residential \_\_\_\_\_

commercial \_\_\_\_\_

for sale \_\_\_\_\_ price: \_\_\_\_\_

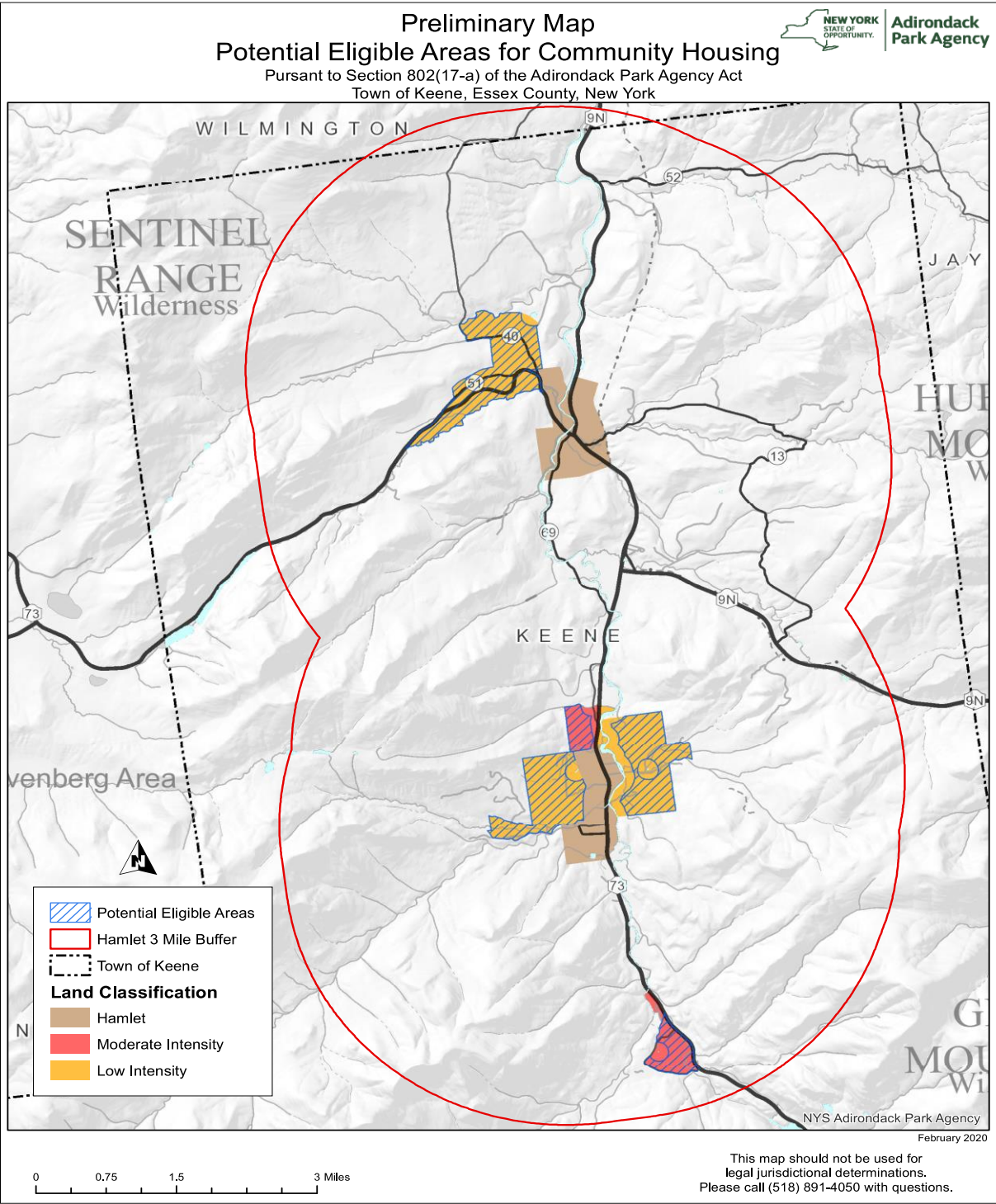
other:

Tax map number (county) \_\_\_\_\_

Misc Notes \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Housing Appendix# 2: APA Land Use and Development Map



## **Housing Appendix #3: Shared Equity Model**

### **How does the shared equity program work?**

**In order to qualify, you must fall into a certain **income range**; cannot own another home or have significant assets outside of retirement savings.**

**State and federal funds provide down payments of 20-30% of the home's market value, so you (the buyer)**

- a) do not need to save a down payment, and
- b) can take out a lower mortgage than you would need to buy a home on the open market

**You may need to pay the closing costs (\$6,000-\$8,000)**

**When you decide to sell, you sell the home back through the housing trust to another qualified buyer.**



- You recoup your equity, i.e. the principal you paid down and the value of any authorized capital improvements you made
- If the home's value increased while you owned it, you get 25 percent of the appreciation. (The remaining appreciation stays in the home to keep it affordable and pays for the program.)

### **Are there any restrictions?**

- Homes cannot be rented or sold on the open market and must be owner occupied
- Homeowners are responsible for the maintenance and upkeep of their home and property
- Single family homes require a ground lease that gives ownership of the land to ACHT but allows full use of the property by the homeowner
- There is no time commitment to living in a shared equity home but you must agree to sell the home through ACHT to another qualified buyer

## Seniors Appendix# 1

### U.S. Census Bureau Demographic Data for Keene Zip Codes

**DP05**

**ACS DEMOGRAPHIC AND HOUSING ESTIMATES**

**2013-2017 American Community Survey 5-Year Estimates**

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

Subject	ZCTA5 12942			
	Estimate	Margin of Error	Percent	Percent Margin of Error
<b>SEX AND AGE</b>				
Total population	836	+/-165	836	(X)
Male	394	+/-86	47.1%	+/-4.0
Female	442	+/-92	52.9%	+/-4.0
Sex ratio (males per 100 females)	89.1	+/-14.3	(X)	(X)
Under 5 years	9	+/-14	1.1%	+/-1.7
5 to 9 years	40	+/-29	4.8%	+/-3.3
10 to 14 years	18	+/-13	2.2%	+/-1.6
15 to 19 years	70	+/-37	8.4%	+/-4.0
20 to 24 years	45	+/-58	5.4%	+/-6.7
25 to 34 years	77	+/-55	9.2%	+/-6.0
35 to 44 years	82	+/-50	9.8%	+/-5.7
45 to 54 years	168	+/-68	20.1%	+/-6.6
55 to 59 years	53	+/-27	6.3%	+/-3.4
60 to 64 years	60	+/-36	7.2%	+/-4.7
65 to 74 years	127	+/-50	15.2%	+/-6.4
75 to 84 years	81	+/-45	9.7%	+/-5.6
85 years and over	6	+/-6	0.7%	+/-0.8
Median age (years)	50.9	+/-4.2	(X)	(X)
Under 18 years	105	+/-47	12.6%	+/-4.8
18 years and over	731	+/-147	90.7%	+/-4.2
18 years and over	731	+/-142	87.4%	+/-4.8
21 years and over	654	+/-106	78.2%	+/-6.4
62 years and over	249	+/-72	29.8%	+/-10.0
65 years and over	214	+/-70	25.6%	+/-9.3
18 years and over	731	+/-142	731	(X)
Male	359	+/-79	49.1%	+/-4.0
Female	372	+/-74	50.9%	+/-4.0
Sex ratio (males per 100 females)	96.5	+/-15.3	(X)	(X)





DP05

## ACS DEMOGRAPHIC AND HOUSING ESTIMATES

2013-2017 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

Subject	ZCTA5 12943			
	Estimate	Margin of Error	Percent	Percent Margin of Error
<b>SEX AND AGE</b>				
Total population	320	+/-93	320	(X)
Male	121	+/-54	37.8%	+/-10.1
Female	199	+/-59	62.2%	+/-10.1
Sex ratio (males per 100 females)	60.8	+/-26.7	(X)	(X)
Under 5 years	20	+/-21	6.3%	+/-6.0
5 to 9 years	13	+/-15	4.1%	+/-4.6
10 to 14 years	10	+/-15	3.1%	+/-4.4
15 to 19 years	6	+/-6	1.9%	+/-1.9
20 to 24 years	0	+/-11	0.0%	+/-8.9
25 to 34 years	36	+/-29	11.3%	+/-8.6
35 to 44 years	67	+/-50	20.9%	+/-13.2
45 to 54 years	33	+/-24	10.3%	+/-7.5
55 to 59 years	35	+/-24	10.9%	+/-6.9
60 to 64 years	30	+/-23	9.4%	+/-6.6
65 to 74 years	8	+/-11	2.5%	+/-3.3
75 to 84 years	40	+/-26	12.5%	+/-8.7
85 years and over	22	+/-17	6.9%	+/-5.4
Median age (years)	45.6	+/-13.8	(X)	(X)
Under 18 years	49	+/-31	15.3%	+/-7.9
16 years and over	277	+/-79	86.6%	+/-7.9
18 years and over	271	+/-78	84.7%	+/-7.9
21 years and over	271	+/-78	84.7%	+/-7.9
62 years and over	85	+/-34	26.6%	+/-11.0
65 years and over	70	+/-32	21.9%	+/-10.6
18 years and over	271	+/-78	271	(X)
Male	112	+/-51	41.3%	+/-10.5
Female	159	+/-42	58.7%	+/-10.5
Sex ratio (males per 100 females)	70.4	+/-30.8	(X)	(X)

## Seniors Appendix #2

### AARP Network of Age-Friendly States and Communities Brochure

<https://www.aarp.org/livable-communities/network-age-friendly-communities/info-2014/age-friendly-resource-guide.html>



### AARP Network of Age-Friendly States and Communities

An age-friendly community is livable for people of *all* ages



[AARP.org/AgeFriendly](https://www.aarp.org/AgeFriendly)



## Seniors Appendix #3

### Sample Age-Friendly Resolution



#### RESOLUTION

##### TO SEEK MEMBERSHIP IN THE AARP NETWORK OF AGE-FRIENDLY COMMUNITIES

**WHEREAS**, the health and safety of residents of all ages is of highest concern to the citizens of Archdale; and

**WHEREAS**, as the U.S. population ages and people stay healthy and active longer, communities must adapt; and

**WHEREAS**, planning processes including community revitalization and economic development plans should include the needs of all people regardless of age, income, physical ability, race, and other factors of older adults; and


**WHEREAS**, community decisions on land-use, housing, and transportation should be consistent with comprehensive plans that have been developed with public input; and

**WHEREAS**, members of the AARP Network of Age-Friendly Communities become part of a global network of communities that are committed to giving their older residents the opportunity to live rewarding, productive and safe lives; and

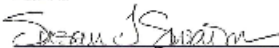
**WHEREAS**, membership in the Network of Age-Friendly Communities includes access to financial assistance and technical expertise; and

**NOW, THEREFORE, BE IT RESOLVED** that in order to ensure Archdale is a well-designed, livable community that promotes health and sustained economic growth for residents of all ages, the City of Archdale supports the planning process and requests participation in the Network of Age-Friendly Communities.

Adopted this the 27<sup>th</sup> day of November, 2018.

  
Bert Lance-Stone, Mayor

Attest:

  
Susan T. Swaim, City Clerk



## Seniors Appendix #4

### Sample Age-Friendly Municipal Leader Letter



#### OFFICE OF THE MAYOR LA CROSSE

June 10, 2019

Mr. Sam Wilson  
AARP Wisconsin State Director  
222 W. Washington Avenue #600  
Madison, WI 53703

Dear Mr. Wilson:

On behalf of the City of La Crosse, Wisconsin, I am pleased to offer this letter of our ongoing commitment to creating an age-friendly environment. We are excited to join AARP's Age-Friendly Communities network. La Crosse is committed to becoming a livable community to promote health and sustainable growth and contribute to the well-being of citizens in all stages of life.

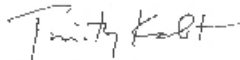
As the City of La Crosse considers its Comprehensive Plan, we want to promote successful aging and improve the quality of life for all residents. There is great value in utilizing the AARP's Eight Domains of Livability in establishing a more age-friendly city: making outdoor spaces and buildings more senior friendly, increasing the accessibility and affordability of transportation and housing, increasing access and opportunities for social participation and inclusion through programs that promote ethnic and cultural diversity, supporting work and volunteer opportunities, access to communication and information, and supporting the ability of older people to age in place through community support and health services.

As a participant in the AARP and the World Health Organization (WHO) Age-Friendly Community it is the intent of the City of La Crosse to:

- Pursue the active engagement of older adults in the planning process through outreach and inclusion by bringing events to where older people live and recreate.
- Pursue outreach through churches, civic organizations, AARP, providers of aging services and host events designed for older people.
- Establish a plan of action that responds to the needs identified by older people.
- Develop a means to measure our activities, reviewing action plan outcomes and plans to determine we are meeting our goals.
- Keep the public, especially older people, informed throughout the process.

We look forward to working with AARP Wisconsin staff, members and volunteers to make our city a place where we can all age with dignity.

Sincerely,

  
Mayor Tim Kaba

400 La Crosse Street \* La Crosse, WI 54601 \* Phone (608) 789-7500 \* [kaba.t@cityoflacrosse.org](mailto:kaba.t@cityoflacrosse.org) \* [www.cityoflacrosse.org](http://www.cityoflacrosse.org)

## Seniors Appendix #5

### Age-Friendly Membership Application

<https://www.aarp.org/livable-communities/network-age-friendly-communities/online-application/>



#### Membership Application

To join the AARP Network of Age-Friendly States and Communities and the World Health Organization Global Network of Age-Friendly Cities and Communities

- If you have questions while completing this form, please email [livable@aarp.org](mailto:livable@aarp.org)
- If you need additional space for answering the questions you may add an additional sheet of paper

#### Section 1: COMMUNITY DETAILS

**APPLICATION SUBMISSION DATE:** *Click here to enter a date.*

**NAME OF THE COMMUNITY:** *Click here to enter text.*

**STATE:** *Click here to enter text.*

**POPULATION SIZE:** *Click here to enter text.*

**PERCENTAGE OF RESIDENTS ABOVE THE AGE OF 60:** *Click here to enter text.*

**NAME AND TITLE OF THE ELECTED OFFICIAL SIGNING THE OFFICIAL COMMITMENT:** *Click here to enter text.*

**OFFICE ADDRESS OF THE SIGNER:** *Click here to enter text.*

#### Section 2: COMMUNITY CONTACT for the AARP Network of Age-Friendly States and Communities

- The community contact is the local staff member or volunteer who is primarily responsible for carrying out the community-level work — it is not the responsible AARP staff member.

**NAME:** *Click here to enter text.*

**POSITION:** *Click here to enter text.*

**EMAIL ADDRESS:** *Click here to enter text.*

**TELEPHONE NUMBER:** *Click here to enter text.*

**Please describe the named person's role in the city or community's age-friendly initiative:**

*Click here to enter text.*

The person named above agrees to be subscribed to the [AARP Livable Communities Weekly e-Newsletter](#), which is one of the primary ways we share useful news and resources. To add additional subscribers, type their names and email addresses into below. Once this application is processed, a subscription confirmation message will be sent so the individual can confirm that they want to subscribe. To subscribe today, follow the link above or visit [AARP.org/Livable-Subscribe](#).

*Click here to enter text.*

**Section 3: COMMUNITY ACTIVITIES, ENGAGEMENTS and COLLABORATIONS**

**1) Please provide a brief summary of the community policies, programs and services that are targeted toward older people and how the community plans to become more age-friendly.**

*Click here to enter text.*

**2) How will the community engage and involve older people in the process of becoming a more age-friendly?**

*Click here to enter text.*

**3) Briefly describe the mechanisms the community has or is planning to put in place to facilitate collaborative planning and implementation between different agencies and departments.**

*Click here to enter text.*

**Short Term Rental Appendix #1:  
Keene Data Details: Host Compliance / Granicus Report**

## Keene Data Details:

