

SECTION II INVENTORY AND ANALYSIS

A. INTRODUCTION

The Inventory and Analysis Section of the LWRP presents a comprehensive inventory and analysis of existing conditions in the Waterfront Revitalization Area (WRA) boundary. Section II identifies important resources, problems and opportunities. References to the downtown area are interpreted as the “Village Core” which is split by the Salmon River and bounded by Pearl Street on the east, Duane Street on the west, Main Street on the north and College Avenue on the south. References to the Salmon River are made using the terms “right bank” and “left bank”. Right bank and left bank are identified as one faces downstream, the River flowing from south to north. The term Malone, when used without a reference to the Town or Village, infers the Town and Village together.

B. HISTORIC AND SCENIC RESOURCES

1. History of Malone

Malone was a vast wilderness before its first settlers carved out dwellings for themselves in 1802. The isolated region of extreme northern New York served as hunting and fishing grounds for the Mohawk people of the Iroquois Confederacy. In 1786, the so-called Old Military Tract, comprised of sections of what are now Franklin, Essex and Clinton Counties, was set aside to satisfy the land claims of Revolutionary War soldiers. None of the eligible soldiers chose to settle on the property available to them and instead the land was sold to speculators and investors. One of these investors was Alexander Macomb, who, having seen the potential of the land in northern and western New York, purchased 3.6 million acres in 1791 from the state. In turn, this massive land ownership was broken up when Macomb sold portions of his vast holdings to friends and business associates, including Richard Harison. The Town of Malone was officially created in 1805, having previously been a part of the Town of Chateaugay, which was founded in 1799.

The earliest export industry known in Malone was the production of potash, consisting of the burning of trees and other plants and processing of the ashes for eventual shipment to Europe. As might be expected, farming was the occupation of the first settlers, who grew flax and hops in addition to their food crops. Soon after the first dwellings were erected, businesses began to spring up as well to make use of the raw materials abundant in the wilderness. By the 1820s, tanneries, distilleries, saw mills, carding and fulling mills, a hat factory and gristmills had been erected. These manufacturing businesses led to further settlement and other businesses sprang up as well, including hotels, taverns, stores, with the first newspaper established in 1820. As the county seat, Malone also contained the county courthouse and requisite number of law offices.

The geographic isolation, which in turn led to isolation from markets and delay in communication, was lessened in the years following the 1820 completion of the Military Turnpike from Plattsburgh to Malone. This road had been authorized as early as 1811, but a lack of funding and manpower meant that the road was hardly effective as a highway and when President James Monroe passed through Malone in 1817 on his tour of the northern border, he

found the roads barely passable. Upon his return to Washington, Monroe ordered soldiers at Plattsburgh to begin work on the road. The improvements to the Military Turnpike meant that a stage line could be run from Plattsburgh, through Malone, to Ogdensburg, lowering travel times, mail delivery times, and the prices of many goods. An influx of new residents also occurred in the 1820s as a result of improved roads. Communication and travel were again significantly increased when, in 1850, the first passenger train of the Ogdensburg and Lake Champlain Railroad puffed into Malone. Convenience was augmented and freight prices fell with the appearance of another railroad through Malone in 1892.

It is from this era of connectivity via the railroad, that the present face of Malone's Main Street dates. Once the railroad brought greater ease of movement of goods and people, a new prosperity blossomed in Malone. Many of the old commercial buildings on Main Street were given impressive new facades. When small businesses succumbed to fire, whole blocks of stone or brick four-story buildings were erected in their place. In the residential sections of Malone, grand frame houses with elaborate porches and front columns were being built, most of which are still in use today.

Malone's proximity to the Canadian Border has defined its role in several military conflicts. In the War of 1812, both British and American troops occupied Malone, using up its meager store of food and supplies. In the Civil War, there was considerable apprehension that there would be a Confederate Raid from Canada upon Malone. Although a raid on Malone never took place, residents' fears were proved justified after just such a raid on St. Albans, VT. Shortly after the Civil War, Malone served as a staging point for the Fenian Raids, in 1866 and 1870. "Briefly, the two Fenian raids were unsuccessful attempts by an Irish nationalist group to cross the American border in order to capture Canada and use it to coerce England to grant Ireland independence."¹



Ballard Mill Falls

Malone's position relative to the Northern Border was also a factor in its involvement in the Underground Railroad. An active Anti-Slavery Society had been established in Malone in 1829, with many of its leading citizens as members. Both the First Congregational Church (on Main Street) and the Dimmick House (on Route 37) have extant physical structures to accompany anecdotal and documentary evidence of Underground Railroad activity. The more daring abolitionists secreted runaway slaves in wagons of hay or lumber and dashed across the border into Canada to bring these people to freedom.

¹ Edgar W. (Ted) Mills, North Country Settlers: Malone in the 19th Century. Brushton, NY: Aspect Books, 2002. P. 108.

Throughout all of this history, the location of Malone on the Salmon River has remained a constant. The River winds its course northwesterly through farms toward the Village, bisecting the once isolated settlement into east and west and running under Main Street. The first party to survey the land on which Malone now stands felled a hemlock tree to cross the Salmon River. A later bridge was constructed of logs and then planks, and in 1817, the wooden bridge spanning the Salmon River at Main Street was replaced with a stone arch bridge. The River provided power for the early mills and now provides hydroelectric power for modern-day homes and businesses. This natural resource which literally runs through the back-yards of Malone now provides us with the opportunity and focal point to rejuvenate our community and gives us a prime location for parks, nature walks, and tourist venues.

2. Historic Resources

Buildings and Places on the National Register of Historic Places

First Congregational Church

First Congregational Church is a Romanesque style church building located at the corner of Clay and Main Streets that was placed on the National Register in 1999. The Church is the third church building of the congregation and was built in 1881 on the same site of the previous two buildings. A previous building was used as a stop on the Underground Railroad, and the church has officially been designated as part of NY State's Underground Railroad Heritage Trail.

Horton Gristmill

One of the earliest structures in Malone, was built in 1856 at the site of a previous gristmill, it is located on the banks of the Salmon River and visible from Main Street, which helps highlight the importance of the River in the early life of Malone. Currently in disrepair, the Horton Gristmill was listed on the National Register of Historic Places in 1975 and is now a property of the Malone Revitalization Foundation.



The Horton Gristmill



The Malone Armory

Malone Armory

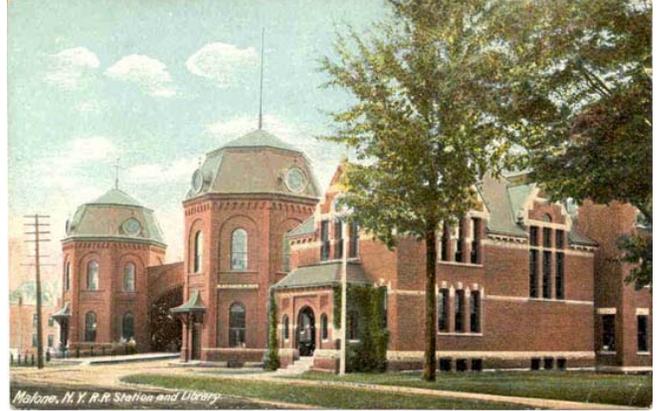
Located on Main Street, the Armory was occupied during the winter of 1813-1814 by a detachment of the American Army. The Malone Armory was listed on the National Register of Historic Places in 1995. Used as an armory by the State Militia, later the New York State National Guard, the building was decommissioned from military use and in 2004 was converted to use as the Mary Claire Sherwin Greater Malone YMCA.

Anselm Lincoln House

Home to one of Malone’s first settlers, and one of the Village’s oldest structures, built circa 1825 at 49 Duane Street. Located on a bluff overlooking the Salmon River, the house was listed on the National Register of Historic Places in 1975. It is currently an active residence.

Malone Freight Depot

Located at 99 Railroad Street, the Malone Freight Depot was listed on the National Register of Historic Places in 1976. It was significant in the late 1800’s.



Old Malone Train Station and Library

Paddock Building

Located at 34 West Main Street, the Paddock Building is one of the impressive commercial buildings lining Malone’s Main Street. Listed on the National Register of Historic Places in 1976, the building was constructed sometime in the mid 19th century.

Post Office

The United States Post Office Building, listed on the National Register of Historic Places, is located on the corner of Main and Washington Streets.

Buildings with Local Historic Significance

Dimmick House

The Dimmick House, located along Route 37N, was built circa 1820. The house was the home of Major John Dimmick, a retired military officer and conductor for the Underground Railroad. The house contains an underground railroad hiding room in the base of the chimney.

Ballard Mill

The Ballard Mill is the original location of J.O. Ballard and Company Malone Woolen Mills, producer of wool yarn. The construction date is unknown.



Main Street

Franklin County Fairgrounds

Originally known as Franklin County Agricultural Society, the Franklin County Fairgrounds held the first fair in 1850.

Franklin County Historical and Museum Society and House of History

Built circa 1864, the Franklin County Historical and Museum Society and House of History is a Tuscan-style brick house, located at 51 Milwaukee Street. It currently serves as headquarters of the Franklin County Historical Society and Museum.

First Methodist Church

Located on West Main Street, the First Methodist Church was originally constructed in 1838.

Franklin Academy

Built originally in 1836, the current building was constructed in 1881 and is now home to the Malone Middle School.

Flanagan Hotel

The Flanagan Hotel, constructed in 1914, is the community's Main Street centerpiece. The Hotel still stands, however, has been heavily damaged by fire. It was purchased in 2006 by a private investor, who has conducted asbestos abatement and cleaning and gutting of the building. In 2009, a Restore NY grant was secured for renovation into a new hotel.



The Flanagan Hotel

Northern NY School for the Deaf

The original school opened in 1884 as the Northern Institution for Deaf-Mutes at a different location. The school operated on College Avenue until its closure in 1943. After its closure, the school became a satellite location for Clarkson College until 1951. In 1957, the school and associated lands were deeded to the Malone School District. During the 1980's, North Country Community College occupied the campus until it relocated to Ballard Mill. The campus is now empty and in need of rehabilitation or redevelopment.

3. Scenic Resources

The Salmon River sits within a valley surrounded by the rolling hills of the rural plateaus within Franklin County, in the northern fringe of New York State. The River is visible from roads that travel up the mountain in the southern portion of the Town and along the roads on either side of the River. As the River meanders into the Village, the former industrial and residential buildings that once dominated the shoreline limit visual access. Main Street sits above the River, and travelers and pedestrians are



Salmon River Upstream of Chasm Falls

afforded a unique look at the River and the Whittlesey Dam. North of the River, high banks of the east shore provide a steep view, until eventually the topography levels, and the River is again accessible from the roadside.

Lamica Lake is a quiet area home to many birds. Its undeveloped surroundings encompass the lake and offer a quiet, undisturbed setting. One of the most scenic attributes of the Salmon River is the section downstream of the Macomb Dam, where the River flows into a deep, stone gorge, unique to any other part of the River within Malone.

4. Analysis of Historic and Scenic Resources

The Town and Village of Malone are fortunate to have many of their historic buildings intact and the fabric of the original downtown area still in place. As part of an initiative to create an historic district in the Village, an inventory of the buildings was developed. Buildings outside of the Village Core should also be inventoried and identified for their role in Malone's history. Historic and cultural markers plus an updated Town and Village wide tour would help deepen the understanding of Malone's early settlers, its role in national events such as the Revolutionary War and Abolition movement, and its industrial history.

As Malone has developed on the fringe along NYS Routes 11 and 30, the reuse of historic buildings has decreased as developers find it too costly to restore and maintain historic structures. As such, many of the historic buildings in downtown Malone remain unoccupied and will eventually fall into disrepair if left vacant. Loss of these buildings will leave gaps in the downtown landscape and the historic setting will be lost forever. Although these factories and mills were once the basis of Malone's economy, they are now closed and many create a less than pleasing visual image of the waterfront. However, some of these properties present unique and significant opportunities, such as the Horton Gristmill (listed on the National Register of Historic Places). The Malone Revitalization Foundation commissioned an engineering feasibility study on the Horton Gristmill. Despite the study's findings that the structure was in poor condition, the former gristmill and an adjacent slipper factory building are scheduled for reuse as commercial and residential properties.

The Village is planning to continue working with the New York State Office of Parks, Recreation and Historic Preservation to establish a local historic district, including appropriate boundaries and local standards for façade protection and provisions to prevent buildings from being torn down.

C. HUMAN CULTURAL ENVIRONMENT

1. Demographics

Existing Conditions and Analysis

The 2000 U.S. Census indicated that 14,981 people reside in the Town of Malone, including 6,075 people in the Village. Table II-2 details the demographic profile for Malone. It should be

noted the population of Town of Malone includes the 6,400 residents of the three New York State correctional facilities within Malone.

Population loss is a significant issue for both the Village and the Town. The Village sustained a loss of over 700 individuals over a ten-year period. Although the Town realized a population gain most of the gain can be attributed to the opening of the Upstate Correctional Facility, which was fully operational with 1,500 prisoners by August 1999. The community is coping with a declining youth population to take badly needed service jobs and an aging population of retired persons that will generate a need for increased services in the near future.

**Table II – 2
Population Change**

Municipality	2000	1990	Number Change	Percent Change
Village of Malone	6,075	6,777	-702	-10.4%
Town of Malone	8,906	6,205	2,701	30.4%
Town and Village Total	14,981	12,982	1,999	13.4%
Franklin County	51,134	46,540	4,594	9.0%

Age and Race

The median age in the Town of Malone is 35.7 years old and the median age in the Village is 40.4 years old. The two numbers fall in between the average median age for Franklin County, 36.3 year old. There are 634 children under the age of 5 years old in the Malone area, and 3,046 persons over the age of 65, numbers that are essential in planning future needs.

In terms of race, the majority of the Town is White, (73.6%), with the remaining population primarily Black (18.6%), and Hispanic, (11.2%). The majority of the Village is also White, (97.6%), and the remaining 2.4% of the population is Black, Hispanic, American Indian and Asian.

Housing

The median housing value in the Town of Malone was \$58,000 in 2000 and \$53,000 in the Village, compared to \$62,600 for Franklin County. There are 4,644 total housing units in the Town and 88.6% of them are occupied. There are 2,847 total housing units in the Village and 90.7% of those units are occupied.

2. Land Use and Zoning

Existing Conditions and Analysis

The Salmon River LWRP land use and zoning inventory and analysis is focused primarily on existing land use and development patterns in Malone’s waterfront area. The Village Core has a traditional downtown pattern. Fortunately many of its original buildings remain intact and are an integral part of Malone’s small town feel and pedestrian walkability. The general downtown area consists of Main Street as the core area of downtown and residential neighborhoods that radiate both north and south off of Main Street. The traditional character of Main Street shifts, however,

toward the western portion of the Town into a more suburban-style strip commercial development. This shift has had a negative impact on the business climate of Main Street.

Zoning

The Town and Village completed and adopted the first and only master plan in 1971. The plan was prepared under a grant from the US Department of Housing and Urban Development under the Comprehensive Planning Assistance Program authorized by Section 701 of the Housing and Urban Development Act of 1954. See [Figure II-1](#), Town Zoning and [Figure II-2](#), Village Zoning.

Zoning in the Town of Malone was adopted by the Town Board in 1994, while the Village adopted zoning regulations in 2001 and is currently in the process of updating the regulations. The zoning ordinances establish use districts and regulate uses within these districts. The zoning ordinances also establish building setback and density requirements and regulate the bulk and arrangement of buildings, lot area coverage, off-street parking, access, drainage, accessory uses, fences and walls, lighting, screening and landscaping, and other similar issues typically addressed in zoning regulations.

The Village Zoning Ordinance divides the Village of Malone into the following zoning districts:

- R Residential District
- R-LB Residence-Limited Business District
- B General Business District
- C-I Commercial-Industrial District
- SP Scenic Preservation District
- PD Planned Development District

The Town Zoning Code divides the Town of Malone into the following districts:

- R Residential
- RS Residential Seasonal
- C Countryside
- PD Planned Development
- CG Commercial General
- OS Open Space

Subdivision Regulations

The Town has Subdivision Regulations that were first adopted in 1995. The regulations require the submission of proposed subdivisions of land to the Town Planning Board for review and approval. The standards include provisions for street layout and design, lot dimensions, drainage, parks, open spaces and natural features, revegetation, streetlights, trees and signs.

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Land Use

Table II-3 illustrates the Assessor’s breakdown of tax parcels in the Town by property class code. The data is from the 2001 Real Property Assessment.

**Table II - 3
2001 Real Property Tax Classifications**

Tax Classification	Number of Parcels	Percent of Total
Community Service	84	1.6%
Residential	3299	61.6%
Commercial	381	7.1%
Public Service	62	1.2%
Agricultural	184	3.4%
Vacant Land	1267	23.6%
Recreational, Park and Forest	56	1.0%
Industrial	26	0.5%
Total	5359	100.0%

Residential property is the largest land class in the Village and Town, followed by 23% of the land listed as vacant.

Existing uses along the shores of the Salmon River from Main Street to Pearl Street were inventoried for their land use and size to determine the potential for redevelopment. In summary, several of the properties along the banks of the Salmon River from East Main to Pearl Street have the potential for redevelopment. These include IBC, Inc. vacant property along Mill Street, the Horton Mill, and Tru-Stitch Warehouses. On the west side of Mill Street NYSDOT has a vacant commercial parcel. Properties along Duane Street and College Avenue between Pearl and Main Streets include vacant commercial parcels owned by the Village of Malone and a vacant warehouse.

3. Water Uses and Public Access

Existing Conditions and Analysis

The Salmon River is generally shallow and rocky, which makes it ideal for fishing but unsuitable for navigation. The rural, undeveloped nature of much of the River corridor makes the River generally accessible, though officially permitted and formal access points are spread out and fairly limited in the Village Core area. Several NYSDEC Public Fishing Rights access points are located along the River and several municipally owned parks provide recreational access.

Within the Village Core, the River is currently blocked by the former industrial buildings that once relied on the River for its water power, as well as many residential structures that are within

the flood zone and present a hazard during the winter and spring months. The River itself has limitations for canoes, kayaks and tubing. Due to shallow water, only a few areas along the River are appropriate for these uses. This information may be evident to residents but visitors do not know locations of appropriate access and activities on the River.

Residents and visitors use the Salmon River for fishing, bird watching, picnicking, swimming and wading, hiking, and ice skating. Boating, particularly non-motorized, is feasible on the small lake areas behind the Chasm Falls Dam, Ballard Mill Dam and Lamica Lake. Regionally, the Salmon River is known for its trout habitat and several organized fishing tournaments are held throughout the year. See [Figure II-3](#), Water Features.

Analysis

The waterbodies of Malone provide residents and tourists alike with a resource rich in recreational activities. In order to promote the usage of the waterways, Malone should consider providing a greater number of access points and clearly signing areas where canoes, kayaking, and tubing are more appropriate.

4. Open Space and Public Recreational Resources

Existing Conditions and Analysis

The New York State General Municipal Law defines open space as, “Any area characterized by natural beauty or, whose existing openness, natural condition or present state of use, if preserved, would enhance the present or potential values of abutting or surrounding development or would offer substantial conformance with the planning objectives of the municipality or would maintain or enhance the conservation of natural or scenic resources.”

Malone has a unique balance of vast open space areas, which surround the built environment of the Village area. As the topography transitions from the northern border of the Adirondack Park, the landscape shifts from wooded, mountainous terrain, to wide open farm plains which characterize the northern portion of New York State. Both landscapes offer vast public and private open space resources for Malone. Using the definition above, the terms “open area” and “open space” can be considered one in the same, and Malone has both open areas due to its rural nature and preserved open areas that provide many passive and active recreational opportunities for Malone residents.

The inventory of recreational resources for the Town and Village of Malone consists of the public parks, public and private institutions, private recreation areas, private properties, and cemeteries. Several areas sit directly on the Salmon River, while others are not along the shoreline yet offer views of the River area and rolling landscape. The resources listed in the text below describe the open space areas, their size, and what opportunities each site offers.

Chasm Falls Dam Impoundment-

This is a small lake area where the River is dammed at the northern end of the Salmon River. Lake area offers fishing opportunities and views of the waterfall below the dam.



Chasm Falls Impoundment

Chasm Falls FERC Site 7320-

Located south of the Chasm Falls Dam, the site is a public access area provided as part of the license agreement for the Chasm Falls dam. The area offers picnic tables and grills; however, it is in need of rehabilitation, brush and garbage removal.



Chasm Falls

NYSDEC Public Fishing Rights-

Several areas exist along the River where NYSDEC has negotiated permanent easements with landowners for access to the River for fishing. These rights allow the public to walk to and along stream banks for the sole purpose of fishing. Several of the NYSDEC Public Fishing Rights areas do not offer parking areas, therefore requiring a user to park illegally or to walk a significant distance to access the fishing area. Little signage or other information is available to the public regarding the location of these areas, however, they appear to be well utilized.

Titus Mountain Ski Area-

Privately owned ski area located seven miles south of the Village on Moon Valley Road. The mountain has an overall elevation of 1350 feet, and a vertical drop of 1200 feet. The ski area has 26 trails for beginning to expert level and also provides night skiing.



Titus Mountain

Malone Fish and Game Club-

Private fish and game club that offers hunting opportunities, archery facilities and competitions during summer months. During the winter months, the club has approximately six miles of groomed cross-country trails that link to Titus Mountain, with equipment rentals available.

Old Railroad Grade-

Former rail bed runs north south near the eastern side of the Salmon River. The rail bed is now used in the winter as a snowmobile trail. This abandoned line is primarily owned by CSX, a major rail company based in Florida. Several private parties have ownership of small sections of the rail bed and it is possible that CSX may be opening the line to other potential buyers.



Bill King Memorial Park

Bill King Memorial Park-

Located south of the hamlet of Whippleville, the park was a gift from the previous owner, Niagara Mohawk. The site features picnic tables, fire pits, and outhouses. However, most of the amenities have fallen into disrepair or have been vandalized. The site is heavily wooded and offers several access points to the River.

Whippleville Bridge-

The Whippleville Bridge is located at the intersection of River Road and Low Road. Fishing opportunities exist below the bridge.

Malone Country Club-

Located on Golf Course Road off of Duane Street, the Malone Country Club is a semi-private golf course with 36 holes.



Memorial Park

Memorial Park-

Located on the corner of East Main Street and Elm Street is a small triangular area featuring two monuments, a fountain, and various ornamental plantings.

Memorial Recreation Park-

Located on Duane Street, the Memorial Recreation Park encompasses over 100 acres and provides many different recreational opportunities. The park features a large pond that is used for swimming, paddleboats and a canoe launch. Additionally, there is a trail system, handball wall, playing fields,

basketball and tennis courts, picnic pavilions, grills, and a dog walk park. The Park is also home to the Malone Ice Rink, a community based ice rink owned by the Village and operated as a non-profit. The rink hosts the local junior hockey team, as well as several hockey tournaments throughout the year.

North Country Community College (NCCC)-

Part of the State University of New York (SUNY) system, the Malone Campus of NCCC is located at the site of the former Ballard Mill along the Salmon River. In addition to classrooms, laboratories and a teleconferencing center, the site offers passive uses such as walking, sightseeing and fishing.



Ballard Dam



Children's Fishing Pond

Franklin County Fairgrounds-

Located off of NYS Route 11, the Franklin County Fair runs the first week in August.

Arsenal Green-

Located off Elm Street, Arsenal Green is a community green with an attractive lawn and mature trees. Band concerts are held in the summer months.

Pearl Street Bridge-

This is a newly completed bridge rehabilitation project. The area surrounding the bridge features a cleared area that provides parking for those looking to access the River for fishing.

Franklin Academy-

This resource is located on Husky Lane. The high school has a cleared River area with benches and a platform overlooking the River. Currently art classes are held along the Riverfront.

Children's Fishing Pond-

Located adjacent to the Village DPW garage on College Ave, the fishing pond is used for passive recreation and fishing.

Greater Malone YMCA-

Located at the former armory, this full service YMCA offers a newly refurbished gymnasium, free weight room, complete Nautilus 2St Circuit, a full range of cardiovascular equipment, game room, aerobic studio, computer/homework room, golf simulator and daycare area.

Main Street/Mill Street-

This is a Village-owned property on the west side of the River south of Main Street. This area is currently vacant, but envisioned for a park with an amphitheatre for concerts and events.

Lower Park Street-

A parking area and River access site for fishing exists at this location.

Brand Road/Lamica Lake-

Located in the northern end of the Town, Lamica Lake is the 16.5-acre impoundment behind the Macomb Dam. As part of the dam-relicensing process for Brookfield Power (owner of current dam), an enhancement project was completed that includes a new recreational trail and improved boat launch. Brown bullhead fishing is the most popular fishing activity; however sand bar formation is presently impeding access to many sections of the lake.



Lamica Lake

Macomb Dam-

The Macomb Dam area provides dramatic views of waterfalls and deep gorges.

Analysis

The open spaces of Malone create a community of scenic beauty and special places for recreation. In order to protect these valuable resources and expand upon them, Malone should consider investigating the opportunities presented above, as well as providing ongoing maintenance and management of existing open spaces.

5. Transportation and Parking

Existing Conditions and Analysis

Vehicular travel is essentially the only mode of travel in the Malone region. A network of U.S., New York State, Franklin County and Town of Malone roads serve the Town and Village of Malone. The following list is the major roadways in Malone:

U.S. Route 11 - Two lane highway travels east west from Kirkwood, NY (near Pennsylvania) to Rouses Point, NY.

NY State Route 11B - Alternative route between the Village of Malone and Potsdam. This two-lane arterial highway runs parallel and south of US Route 11.

NY State Route 30 - Runs north-south direction from Johnston to Malone. This designated National Scenic Byway is also known as the Adirondack Trail.

NY State Route 37 - Runs east-west, travels from Watertown to Malone. This two-lane arterial highway is located in the northwest corner of the Village and the Town. Route 37 is a National Scenic Byway, known as the Military Trail. It was once the travel route for colonial military troops and supplies.

There are 21.5 miles of Franklin County roads in the Town, including Fay Road, South Burke Road, Brainardsville Road, Chasm Falls Road, Pond Highway, Town Line Road, Fayette Road, and Creighton Road. There are 100 miles of Town highway throughout the Town, which serve as collectors that provide access to the rural portions of the Town. There are 27.7 miles of street in the Village of Malone that also serve as collector streets for residential and commercial traffic. This level of local control over the roadways is beneficial because the municipalities have greater ability to manage the roads in the best interest of the community, but it also is an expensive responsibility to provide this service.

With the exception of the Village area, Malone is primarily an auto dependent community due to its rural nature. Most buildings in the Village rely on on-street parking along Main Street and the side streets or in some instances rear parking lots. All facilities within the Town offer off-street parking. While the traffic in the Village can be inconvenient at times, Main Street serves as a major regional thoroughfare bringing significant numbers of visitors to the community, who in turn spend time and money in the community.

Public parking lots are located at Overlook Park, at the corner of Duane Street and Harrison Place; at the Village Hall on the north side of Elm Street; and between East Main Street and Elm Street. The lot on the corner of Duane Street and Harrison Place has an area devoted to a future skateboard park, however, this project has not been approved by the Village Board.

In addition to vehicular access, the Franklin County Public Transportation System provides access to public transit in Malone. Three routes currently serve the Malone area including the Malone Shuttle South, the Malone Shuttle North and the Malone Auxiliary route. This service is available for shopping, employment, medical, educational and miscellaneous needs.

6. Public Utilities

Existing Conditions and Analysis

Water Supply

The source of potable water for both Village and Town residents until recently was Horse Brook Springs located at Chasm Falls. Transmission is made to the Village Reservoir located just east of Memorial Park. A \$4.65 million project was approved in 2005 to develop a new water supply source for the Village of Malone. Two new groundwater wells, located on Village property in Chasm Falls, have been installed. The new wells, rated at 2.88 million gallons per day, will replace the existing spring source of supply (open reservoir and supply intake). The existing source will be abandoned. The project was completed in July 2008 and included the installation of approximately 6,000 lineal feet of new transmission water main, construction of a new 3 million gallon water tank at the Pinnacle, and construction of a new treatment plant at Chasm Falls. There is no Town water supply.

Sewage Treatment

All of the Village of Malone is serviced with sanitary sewers, which connect by gravity flow to the sewage treatment plant. The sewage treatment plant underwent a \$4.5 million expansion in 1999 to accommodate new correctional facilities. There are no existing capacity issues related to the sewage treatment plant and there are no planned improvements to the facility. However, Malone's Municipal Sewage Treatment Plant is in need of upgrading to eliminate combined stormwater out flows that are potential point sources of pollution into the Salmon River.

Solid Waste

Solid waste disposal is serviced through a transfer facility on Brand Road. Solid waste is presently managed by Franklin County Solid Waste Management. Solid waste is transported from the transfer station to the landfill in Westville.

6. Local Economic Conditions

Existing Conditions

Economic Base

Malone's economic base is rooted in agriculture, tourism, government, manufacturing, health care and retail. Malone's economic centerpiece is its role as the County seat for Franklin County. Another significant source of employment in recent years includes the five state correctional facilities in Franklin County, three of which are located directly in the Town of Malone.

Tourism is an industry that is largely under-captured in the region. The Northern New York Travel and Tourism Research Center has created statistical tourism "profiles" for each of the ten counties in northern New York. These profiles use several potential indicator categories of information to provide users with a statistical view of the tourism industry in each county and its effects on the local economy. It reports that the 9 establishments offering 192 rooms on a year round basis represent approximately 20 percent of the total rooms in the county. Another lodging establishment is currently being constructed along Malone's major thoroughfare.

Annual fishing licenses sold in the county are down from 7,354 in 1991 to 4,980. However, the Salmon River remains to be a nationally recognized fishery resource providing tourist opportunities for current and future water based recreation. Snowmobiling registrations on the county's 250 miles of trails have grown 51 percent from 1,238 in 1995 to 2,517 in 2001.

To boost tourism opportunities, especially heritage and environmental tourism, New York State and the Federal Highway Administration have designated specific travel corridors known as Scenic Byways. These roads are representative of the region's scenic, recreational, cultural, natural, and archeological significance. Malone is part of the Adirondack Trail, a 188-mile route along Route 30 that connects Fonda in Montgomery County to the Town of Malone. The Military Byway (Route 190), once a transit route for colonial troops and supplies, is an 84-mile byway connecting Malone to Ogdensburg in St Lawrence County.

The Scenic Byway program is designed to give exposure to the more isolated rural hamlets and to connect their communities and market their particular local offerings as part of the full range of experiences and opportunities of visiting New York State. As new or repeat visitors move from locale to locale along the route while exploring the Byway's resources, the various towns, villages and cities can use their Byway connection to benefit from the visitor spending. Adirondack Trail Scenic Byway communities need to be made aware not only of the program's ability to draw visitors, but also how to best position themselves to utilize this asset to encourage more local visitation and overnights and support new sustainable business development. North Country communities depend on tourist spending generated by those who visit these unique places.

The count of seasonal residences represents a very significant portion of the assessment roles. They account for one out of seven (14.3%) homes in Franklin County (the NYS average is 3.1%), and are important from a business and marketing point of view.

Personal Income

Per capita personal income was last reported for Franklin County in 2004 and demonstrates that the county ranks 61 out of 62 counties statewide with a figure of \$21,318. This is a significantly lower ranking than the previous year when it was at number 21. Per capita personal income for all of New York was \$38,264 in 2004. Per capita spending is 61 percent of the state average, however, per capita spending is 1 percent higher than the state average for the key tourism sensitive line items of food and beverage sales and 5 percent higher in gasoline sales.

Labor Force

There were 22,500 persons in the workforce in Franklin County in October 2006 (NYS DOL). All but 1,000 individuals were employed, which represents an unemployment rate of 4.4 percent. The unemployment rate has shifted slightly lower from 4.9 percent from October 2005. Of the 26 upstate counties not located within major labor areas, Franklin County held the third highest unemployment rate. Franklin County's rate was also higher than the New York State and national rates, which were both 3.8 for the same time period.

Community Finances

The ability of Malone to grow is largely determined by its economic assets. The economic assets available become the main limiting factor on investment made in the community. The assessed value of property provides the first estimate of wealth. For the tax levy year 2005, the taxable assessed value was just over \$277 million. Equalization has been consistent between 100 percent in 1990 and 93 percent in 2006. Tax rates are \$7.52 per thousand dollars of assessed value for the combined county/town rate plus \$22.54 per thousand for the school rate. Real property tax rates increased 10.59 percent or 72 cents over the prior year in the Village and 10.79 percent or by 72 cents in the Town.

The NYS Office of Real Property Services reported residential home sales in all of Franklin County increased from a total of 419 sales with a median sales point of \$65,000 in 2003, to a

total of 516 sales with a median sales point of \$70,950 in 2005. This compares with the lowest median in Allegany County at \$50,000 and the high of \$620,000 in Westchester County.

Business and Industry

The Malone Chamber of Commerce is the primary organization that guides and coordinates business interests in Malone. The objective of the Malone Chamber of Commerce is to draw its membership from as diverse a background as possible in order to unite the workforce and stimulate the highest amount of economic activity. The Chamber coordinates community wide events as well as acts as a liaison between the community and community interest, offering assistance to those within reach whenever possible. The primary goal of the Chamber's Volunteer Membership is to raise the quality of life in the Greater Malone Community. The following main cultural and recreational assets drive the local economy towards tourism: a 36-hole Championship Golf Course, the Akwesasne Museum, House of History, the Almanzo Wilder Homestead, Arsenal Green Park, the Chateaugay Fish Hatchery, the Franklin County Fair, Franklin County Historical Museum, Malone Memorial Recreational Park, Northern New York Agricultural Fair, the Market Barn, and Titus Mountain Ski Area.

Business and industry is provided a powerful incentive through the Franklin County Empire Zones Program. The 2006 approved Empire Zone encompasses a total of 512 acres (See [Figure II-4](#)). The entire downtown business district is contained in the Empire Zone, as is the County 11 corridor and down Main Street to Sawyer Street. It extends north along Brewster and Union and south on College Avenue to Pearl Street. The Town of Malone Industrial Park accounts for 50 acres. To receive Empire Zone benefits, businesses must first be located in an empire zone, or qualify as a regionally significant project. To qualify for certification, a business must be able to demonstrate that it will create new jobs and/or make investments in the Empire Zone and be consistent with the local zone's development plan.

Analysis

The local business climate is difficult and is in need of a boost on many fronts, most significantly downtown revitalization and tourism efforts. The stimulation of small business development was also addressed in the *Six Themes and Planning Principles* document prepared by the community and a consultant in 2002. The main issues that were identified in the document were:

- Thin job market
- Not enough private enterprise
- Few retail operations
- Few big businesses
- Unskilled workforce
- Premier tourism destination
- Room for full service industrial park
- Declining small business base
- Low technological infrastructure and training

The Scenic Byway program, in addition to the LWRP, is a strong partner for tourism development through enhancing economic development opportunities. The program stresses that there are new tourism related businesses that entrepreneurs should prepare for in the very near future. These include adventure and nature-based tourism, and mountain-based sport related travel, health, tranquility and relaxation businesses. Economic development efforts generated in the community should focus on elements of these types of businesses. The Byway program recommendations for improving the climate for businesses include:

- Improve existing businesses
 - Encourage local business owners to make upgrades
 - Improve the attractiveness of resorts, lodges, stores and facilities
 - Encourage communities to maintain and improve streetscapes
 - Offer an attractive aesthetically pleasing destination for visitors
 - Instruct businesses in how to offer the best quality of service
 - Train service personnel to improve skills in dealing with the public
 - Maintain a level of professionalism and positive attitude
- Provide business leadership and offer administrative training to local entrepreneurs including technical assistance, business consulting services and technology training.
- Enlist services offered by Colleges and Universities for those seeking business planning assistance.
- Offer tourism planning.
- Educate entrepreneurs about Empire Zones and other incentives.
- Provide financial assistance, and investment capital.
- Circulate current lists of granting sources and alternative funding sources.
- Work with communities on monitoring infrastructure conditions of water, sewer, and sidewalks and encourage them to evaluate, maintain, improve and plan for necessary future upgrades.
- Support technology upgrades that will meet the demands of today's travelers including e-communications, cellular connections, digital communications projects and wireless networks.
- Stimulate tourism development by improving community awareness of the economic impact of tourism dollars.

Using the Scenic Byway program's recommendations and the key issues identified in the 2002 Planning Principles report, this LWRP will propose a number of strategies for spurring economic development and reinvigorating the local business community in Malone.

D. NATURAL RESOURCES

1. Physical Resources

Existing Conditions and Analysis

Climate

Malone is located at 44° 51'N latitude and 74° 18' W longitude at an elevation of about 700 feet above sea level. This region of New York is characterized by a cool, humid continental climate, with relatively short, cool summers and long, cold winters. Northern New York, along the St.

Lawrence River, is characterized by January mean temperatures below 20° Fahrenheit and July mean temperatures of 69° Fahrenheit. Between 135 and 155 frost-free days occur each year. Average precipitation is approximately 37 inches of rain, and 106 inches of snow (USDA).

Topography

The upper part of the Salmon River, in southern Franklin County, is a rugged mountainous area. As the River flows north, it approaches the relatively flat St. Lawrence Valley Plain in the lower watershed between Malone and the Canadian border. Between Malone and Ft. Covington, a distance of 14 miles, the elevation drops from 700 feet above sea level to 180 feet. Numerous lakes and ponds flow into the River in the upper, mountainous region. As the River approaches the relatively flat area of the lower watershed, a number of large tributaries flow into it, such as the Little Salmon River.

Geology

The sharp contrast between the lowlands of the St. Lawrence River and the Adirondack Mountains is a result of the parent geology. In general, both surface and groundwater flow to the northwest into Canada and the St. Lawrence River.

The predominant bedrock in the Malone area is Potsdam sandstone. Exposures of the sandstone are visible in the Salmon River gorge within the Village. The stratified layering of sandstone allows for both lateral and longitudinal groundwater flows.

Soils

Information about soil composition and characteristics is extremely useful in making land use decisions, such as determining suitability for septic systems and development. The soils in the WRA boundary area developed from glaciofluvial deposits of till and outwash, and are derived from Potsdam sandstone and granitic gneiss. Other soils such as those developed from glaciolacustrine silts and fine sands, and recent alluvium soils associated with stream channels, are derived from Potsdam sandstone and granitic crystalline rock (USDA Soil Conservation Service 1958).

Soils that developed in glacial outwash deposits tend to be comprised of sand and gravelly loam, and are well drained. The soils in the Malone area are typical of this tendency: they are sandy, and have high leachate and runoff potential. These soils also are very susceptible to erosion by wind and water forces. Many of the soil series map units as shown on the 1958 USDA Soil Maps are described as “eroded.” However, today, coniferous trees and native grasses inhabit most of these “eroded” areas, including previously cleared forestland. With the establishment of vegetative cover, highly erodible areas may have become stabilized.

Seismicity

The Malone LWRP is located within the Western Quebec-Adirondacks seismic zone and is also influenced by the Charlevoix-Lower St. Lawrence and Western Massachusetts seismic zones. The site is located in an area of moderate seismic activity characterized by small to moderate

magnitude events and occasional moderately large shocks. On April 20, 2002, an earthquake measuring 5.1 on the Richter scale occurred in the area, breaking windows, cracking plaster and foundations, and toppling items from shelves. Several sections of NYS Rt. 9N collapsed in the Town of AuSable Forks, which was the epicenter of the quake. Other prominent earthquakes in this zone in the past 100 years include the Timiskaming Quake in 1935, with a magnitude of 6.2; the Cornwall, Ontario Quake in 1944, with a magnitude of 5.6; and the Blue Mountain Lake Quake in 1983, with a magnitude of 5.1 (USGS National Earthquake Information Center 2002).

Analysis

Development along the Salmon River would likely cause additional sedimentation due to the lack of stable soils in some areas. These conditions promote the need for a buffer between the River and any future development. Additionally the topography (steep banks) and seismic activity in the area presents development constraints in many areas of the WRA boundary. The constraints these conditions impose must be taken into account when any new development is considered for the area.

2. Water Resources and Water Quality

Existing Conditions and Analysis

The Salmon River originates in the foothills of the Adirondack Mountains in southern Franklin County, New York at an elevation of approximately 2,000 feet. The River flows northwest about 50 miles through Franklin County, through the Town and Village of Malone, and drains into the St. Lawrence River in Dundee, Quebec. The Salmon River watershed measures approximately 380 square miles, all within Franklin County. Flooding on the River occurs primarily between mid-March and mid-May, and is usually the result of sudden and severe snowmelts, or periodic ice jams that form during periods of extremely cold weather.

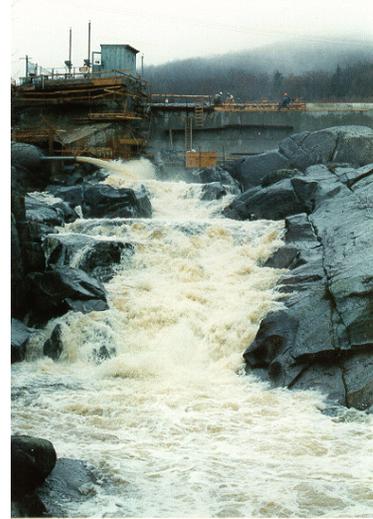
The Salmon River runs through a variety of landscapes, including farmland, the Adirondack Mountains, valley settings, former industrial facilities and residential areas. The River's diversity- dams, deep ponds, rapids, rocky outcrops and steep, wooded banks- potentially offer many excellent scenic and recreational opportunities. However, limited access prohibits full development of these opportunities.

There are five dams currently located on the Salmon River:

- Macomb dam- within the proposed WRA boundary; downstream from the Village of Malone; hydroelectric dam.
- Whittlesey dam- within the proposed WRA boundary; Village of Malone; hydroelectric dam, run-of-river (low head) operation.
- Ballards Mill dam- within the proposed WRA boundary; Village of Malone; hydroelectric dam, run-of-river (low head) operation.
- Chasm Falls Hydropower dam- within the proposed WRA boundary; upstream from Village of Malone.

- Mountain View Lake dam- outside of the WRA boundary; upstream from Chasm Falls; privately owned and operated in Salmon River headwaters; for recreational use; represents the only significant water storage in the watershed.

The five dams along the River (four of which are within the study area), limit navigable access and have a profound impact on the River ecosystem. Even the small dams have an impact on the aquatic environment, limiting fish passageways and unnaturally holding sediments in the River basin. Impoundments create an artificial area of flooding and floodways. The process of dam removal requires many studies on the impact of dam removal, including a study of bathymetric data, channel characteristics, geology including sediment characteristics and quality, a hydraulic analysis and an alternative analysis. This may not be feasible for the portion of the Salmon River within the Town and Village, however, it should be noted that dam removal has been identified as a means of River restoration and management.



Chasm Falls

The Salmon River is included in an inventory of waterbodies throughout the state. The purpose of this Priority Waterbody List (PWL) is to keep a record of waterbodies with water quality problems. This list is updated and managed by NYSDEC. Their most recent inventory concluded that portions of the Salmon River have water quality problems as a result of sedimentation discharged from the Chasm Falls Dam and the Macomb Dam. More information about impacts the Salmon River fishery from sedimentation can be found in Soils and Sedimentation (3) in this section.

Other water resources in the WRA include Lamica Lake, Rotary Lake (pond in Memorial Recreation Park), Children’s Fishing Pond, Lake Titus and Branch Brook.

Lamica Lake, located in the northern end of the Town, is the 16.5-acre impoundment behind the Macomb Dam. Lamica Lake is generally accessed by fisherman utilizing small boats. Due to the buildup of sand and sediment deposits from dam releases, there are navigability issues in some areas. A part of the now closed Malone landfill borders the western shore of Lamica Lake. Long-term water quality testing is necessary to determine the overall water quality trends. Based on NYSDEC’s Environmental Site Remediation Database and the Spill Incidents Database the old Malone landfill currently is causing no groundwater problems, however, the landfill is currently on the “suspect” toxic waste site list. Testing of the bottom sediment and water has been completed by NYSDEC. Coal tar deposits from a coal gasification plant that closed over 50 years ago are still evident in the sediment.

Children’s Fishing Pond is located on College Ave, adjacent to the Village DPW garage. This pond is another impoundment area that is exclusively reserved for children and senior residents for passive recreation and fishing.

Lake Titus is a private lake located approximately 10 miles south of the Village of Malone along the southern boundary of the Town of Malone. Located within the St. Lawrence River Basin, Lake Titus is 435 acres and is classified by DEC as B (T), suitable for all recreational activities and supports a trout fishery. This lake is not a suitable source as a water supply. Although NYSDEC owns a small lakefront parcel, there is no formal public access. Water quality testing has been conducted by the local lake association through the NYSDEC Citizens Statewide Lake Assessment Program (CSLAP) and consultants, Adirondack Ecologists, since the mid 1980's. Issues that have been identified include the presence and proliferation of Eurasian watermilfoil and failing on-site septic systems.

Lake Titus drains into Branch Brook (formerly known as Lake Titus Stream), carries a stream classification of B, C. The brook drains into Rotary Lake, the Children's Fishing Pond, terminating in the Salmon River. Branch Brook generally follows Route 30 north passing through highly rural undeveloped areas, agricultural areas, and large wetlands.

Analysis

Given the importance of Malone's water resources to its identity and for recreational purposes, the Village and Town should consider strengthening control over the levels of sedimentation resulting from features such as dams and roadway deterioration in order to reduce water body contamination levels.

3. Wetlands

Existing Conditions and Analysis

Wetlands are vital to the environment. Wetlands serve as natural erosion and flood control measures, provide groundwater recharge, filter pollutants and nutrients and support a wildlife habitat.

Wetland vegetation along the Salmon River is primarily confined to narrow bands immediately adjacent to the River. Vegetated wetlands within the majority of the WRA Boundary are relatively limited in size and abundance. This is due to the steep sided valley and banks along which the boundary is located. Wetlands do occur in scattered locations along the banks of the Salmon River and associated surface waters throughout the area.

Wetlands occur in scattered locations along the banks of the Salmon River and associated surface waters throughout the region. In general, there are four types of wetlands found in the Malone area: 1) palustrine forested (PFO) wetlands; 2) palustrine scrub-shrub (PSS) wetlands; 3) palustrine emergent (PEM) wetlands, and 4) palustrine unconsolidated bottom (PUB) (vegetated or unvegetated) (NWI, 2004). Specifically, DEC wetlands are primarily located south of the Village of Malone in tributaries associated with Branch Brook. An additional wetland is located near Teboville and just north of the Village and east of the railroad tracks. Federal wetlands appear along the Salmon River and parts of Branch Brook.

Terrestrial vegetation in the developed sections along the Salmon River is severely modified and limited due to the intense commercial, vacant industrial and residential land uses. Along the riverbanks, vegetation is generally restricted to sparse undergrowths or herbaceous and woody plants, and grasses. Pockets of deciduous and coniferous trees and brush overgrowth characterize less developed areas. Both the U.S. Fish and Wildlife Service and the New York State Department of Environmental Conservation have no record of known occurrences of rare or state-listed animals or plants, significant natural communities, or other significant habitats in the immediate vicinity of Malone.

The Adirondack Park Invasive Plant Program (APIPP) is concerned about the threat of various invasive terrestrial and aquatic species throughout the region. The organization is currently funded and supported by a variety of partners and seeks to inventory, map, monitor and eradicate infestations both directly and through public education and outreach. Invasive species have the potential to become a significant threat to biodiversity and to recreation. Invasives identified in the Salmon River corridor include the Common Reed (*Phragmites australis*), Purple Loosestrife (*Lythrum salicaria*), Garlic Mustard (*Alliaria petiolata*), Japanese Knotweed (*Polygonum cuspidatum*), and Pale Swallow-wort (*Cyanicum rossicum*). Pale Swallow-wort is a very aggressive viney species which is now dominating the banks of the river from the West Street Bridge to Lamica Lake.

Analysis

In order to reduce the levels of erosion throughout the water bodies of Malone and reduce the impacts of waterway flooding, the Town and Village should continue to support existing DEC guidelines and regulations of the wetlands surrounding important bodies of water. Vegetation, especially along stream and riverbanks provides a wide variety of benefits to the local ecosystem, including bank stabilization, wildlife habitat and shade. Retention and restoration of the vegetation along the Salmon River is desirable and should be supported by both the Town and Village of Malone. In addition, the Town and Village will continue to support the efforts of the Adirondack Park Invasive Plant Program (APIPP) in order to combat invasive species throughout its wetlands and waterbodies.

4. Stormwater Runoff

Existing Conditions and Analysis

Water quality issues within the WRA boundary area include: stormwater runoff from non-point source pollution and from point sources; the need for control over erosion and sediment; and protection of trout habitat in the River. Point source pollution is pollution that comes from a specific, identified source such as industrial waste or sewage that is directly discharged into the River. Non-point source pollution, unlike pollution from industrial and sewage treatment plants, comes from many diffuse sources. Non-point source pollution may be caused when rainfall or snowmelt moves over the ground, picks up and carries away natural and human-made pollutants, depositing them into adjacent water bodies and underground sources of drinking water.

Sources of stormwater runoff and water pollution may include agricultural runoff, septic systems, diffuse urban runoff, land disposal areas, and household hazardous waste disposal. Agricultural application of manure and inorganic fertilizers, silage runoff and other non-point source pollution as well as inadequate sewage disposal systems contribute to the surface water nitrate problems.

Several municipal storm drains empty directly into the Salmon River. Those include the following:

- Pearl Street and College Avenue
- Duane Street behind Huck's
- Behind Villa Fiore
- Catherine Street behind TruStitch
- 43 Howard Avenue behind House
- LaFayette Street by Mrs. Gervais
- Willow Street Bridge
- Park Street Brook
- Charles Street
- Fifth Street
- Cedar Street
- Elbow Street and College Avenue by Glazier's

These storm drains collect stormwater and drain into the Salmon River without the benefit of treatment. The sources of this urban runoff are from road surface breakup, motor vehicle fuels and lubricants, atmospheric fallout, vegetation, spills, litter, sediment and construction site debris.

Lamica Lake, the Macomb Dam impoundment, is a catchment for most polluting materials generated by Malone residents and businesses. Petroleum products, common urban runoff from parking lots and roadways, have been identified in River sediment throughout the boundary area. Excessive nutrient run off and lack of shading and cover over the River and tributaries are causing excessive weed growth, which in turn causes the degradation of fish reproductive areas. The 1998 draft Fisheries Management Plan identified the stretch of the Salmon River from Macomb Lake Dam to Ballard's Mill Dam as having been the site of discharge of industrial and mill effluent over the last 100 years, but water quality has improved due to the closure of many of those industries and sewage treatment upgrades. The Malone municipal waste water treatment facility discharges into the Salmon River and much of the old Malone land fill borders much of the western shore of Lamica Lake.

In 1990 reports of a fish disease outbreak tested much of the waters surrounding Lamica Lake and a number of chemicals and heavy metals were reported in the water. Many of the chemicals reported were not likely linked to the landfill, but rather were byproducts of coal gasification, petroleum contamination, and asphalt deterioration. Until recently, a coal gasification plant operated in Malone. These plants were a major source of air and water pollution. The close proximity of several roads to Lamica Lake can attribute to the presence of deteriorated asphalt and leakage of petroleum products is a common pollutant found near roads. Although these have been found to be present in Lamica Lake and the nearby sections of River, testing in 1991

indicated that these contaminants are not accumulating in fish flesh and do not exceed ordinary values for Adirondack soils.

Heavy fertilizer use, high wind and wave erosion of cropland, and stream bank erosion upstream are potential sources of nutrients and sediment in Branch Brook. The fact that Branch Brook weaves across Route 30 several times leaves it vulnerable to contamination from stormwater runoff. No water quality information is available on Branch Brook. The lack of information about these water resources is significant since they have the potential to impact the Malone's fishery resources.

Analysis

In order to mitigate the effects of point and non-point source stormwater runoff into local water resources, Malone will consider strengthening control over the numerous areas of uncontrolled or untreated runoff, as well as control over erosion issues.

5. Soils and Sedimentation

Existing Conditions and Analysis

Sandy soils are predominant in the Salmon River watershed. As a result, soil erosion is a major surface water concern within the WRA area. Road bank and stream bank erosion cause silt and sediment buildup in the River, threaten fish propagation and survival and destroy habitat. One of the main environmental problems in the Salmon River is the build-up of sediment behind the dams. Sand plays an important role in the sediment regime and energy budget of the Salmon River, as holding back sand can create an energy shift within the River that may cause adverse effects on habitat and water quality over time. Sediment accumulation can force a stream to shift flow direction, causing stream bank erosion, destabilization and water quality issues. In the short term, sand accumulation in the dam impoundments followed by an uncontrolled release can have immediate and serious affects on habitat and water quality, as has happened in the Salmon.

The sand in the Salmon River is coarse, silica-based sand that moves easily through the system. Fortunately, silica compounds are not chemically "attractive" to carbon-based contaminants and nutrients. However, these contaminants are "attractive" to organic materials that are being transported downstream as part of the natural stream corridor process.

In rivers and streams such as the Salmon River, the level of embeddedness of the substrate substantially affects the reproductive success of fish and invertebrates. "Embeddedness" refers to the abundance of sands and sediment in the substrate of a stream. In a stream that is not embedded, fish and invertebrates shelter, rest and spawn in the crevices between and under rocks. In an embedded stream, substrate sands fill the crevices, excluding fish and invertebrates and reducing survival over winters and reproduction.

In response to a series of floods in 2002 and 2003, which caused the evacuation of many homes on Lower Park Street, a local flood protection plan was undertaken by several agencies. The inspection team included the Village and Town of Malone, U.S. Army Corps of Engineers

(USACE), New York State Department of Environmental Conservation (NYSDEC), Franklin County Emergency Services (FCES), and the New York State Regional Office of the Federal Energy Regulatory Commission (FERC). The flood inspection examined 3-miles of the Salmon River from the dam upstream at the Willow Street Bridge (near Ballard's Mill Dam), to the Cady Road Bridge (near Macomb Dam). The inspection concluded that the portion of the River in the Town is in such poor condition that it does not allow for the passage of ice flows and is therefore prone to ice jams and flooding. Also, major sand bars and islands have been increased over the past few years, limiting the channel-way and reducing water velocity. In terms of the Village portion of the Flood Inspection Project, no major deficiencies were noted, however a lack of maintenance has allowed minor problems to remain.

DEC staff measured embeddedness in the Salmon River in 1995 to provide baseline data for habitat study. In 1997, high amounts of sediment were released into the River during repair and refurbishment of the Chasm Falls Hydroelectric Dam, ten miles south of Malone. An estimated 14,400 cubic yards of sediment was released and embeddedness in approximately six miles of impacted River rose from an average of 15%, as recorded in 1995, to 75% by November 1997 (Schoch). As a result, the trout spawning grounds were damaged. Because the trout population has a significant recreational and economic value, solutions to the sediment problems need to be explored.

Analysis of Malone's physical, biological and environmental resources along the Salmon River brings to light the many features that need to be accounted for when developing plans and policies for the revitalization of the waterfront area.

Erosion is a serious issue in the area because of the loss of soil and vegetation, and increased sedimentation in the Salmon River. The high level of silt and sediments contribute to the loss of trout and other fish habitat, and increase ice jams and related flooding on Lower Park Street. The 2004 Flood Protection Project identified dredging as a possible solution to the flooding problem. Unless the source of the sedimentation is identified and mediated, this problem will reoccur and shoal-formed island will continue to build up.

Analysis

Erosion and sedimentation greatly impact the water bodies in and around Malone. In order to protect the recreational opportunities and natural features of these waterways, Malone should consider strengthening control over sources of sedimentation, including features such as dams and roadway deterioration, and causes of erosion.

6. Fish and Wildlife

a. Fish

Existing Conditions and Analysis

The Salmon River does not have any designated Significant Coastal Fish and Wildlife Habitats identified by either the NYSDEC or the NYSDOS. It is, however, well known for its significant fisheries resources and as a fly-fishing destination. The River is a natural trout habitat and

supports a rainbow brook and brown trout population. Fish populations are strong throughout the River due to DEC’s stocking program in addition to naturally reproducing trout. Historically, the best trout fishery was in the reach immediately downstream of Chasm Falls. Today, the best trout fishery appears to occur downstream of the Macomb project. However, large trout are prevalent throughout the River, and five-pound brown trout have been caught in downtown Malone. The Salmon River once supported runs of Atlantic salmon, and possibly sturgeon, as well as freshwater runs of walleye, northern pike and muskellunge.



Stream Backpack Fish Stocking in the Salmon River

The stocking of Brown Trout, Brook Trout and Rainbow Trout is conducted on an annual basis by NYSDEC with assistance from the County Federated Sportsmen. Table II-1 reports the anticipated number of yearling and older trout introduced to the Salmon River during Spring 2006. The stocking numbers represent recommendations from the Fisheries Management Plan for the Salmon River (March 2000).

Stream corridor management is essential for the health of the fishery. Stress on trout fisheries is attributed to a number of factors. Water temperature is one important factor. Lack of shade cover over streams, causes water temperatures to increase, thereby stressing cold water stream fish. Another stress factor is soil erosion and sediment buildup, or “embeddedness” in streams. This slows water flow, which smothers trout spawning areas and inhibits propagation. Trout bury their eggs in gravelly streambeds. Eggs incubate as water flows through the gravel, supplying the eggs with oxygen. Sand and sediment build up restrict water flow, causing the eggs to suffocate.

**Table II - 1
2006 Trout Stocking Targets**

<u>Waterbody</u>	Brown Trout	Brook Trout	Rainbow Trout
Salmon River	12,090 – 8.5”	-	8,100 – 8.5”
	1,300 – 12.5”	-	-
	9,760 – 8.5”	-	-
Children’s Fishing Pond	80 – 8.5”	100 – 8.5”	-
	90 – 13”	-	-
Branch Brook	Occasional stocking	Occasional stocking	-

Another threat to the Salmon River fishery is Viral Hemorrhagic Septicemia (VHS). The first documentation of VHS in the Great Lakes Region occurred in Lake Ontario in 2005. VHS is a serious pathogen that affects fresh and saltwater fish. It can cause hemorrhaging of fish tissue, including internal organs, and can cause the death of infected fish. Once a fish is infected with VHS, there is no known cure. The virus can affect fish of all sizes while posing no threat to human health.

As with many other viruses VHS can be spread from one waterbody to the next by moving fish from one waterbody to another. This can be done by importation, stocking, or the use of infected bait fish. Other ways that VHS can be spread through waterbodies are natural fish movements, recreational boating/angling, bird assistance, ballast water discharge, and sampling activities. VHS has been identified in Lake Ontario, the St. Lawrence River, the Niagara River, Lake Erie, and Conesus Lake. While this disease currently has significant impacts on fish in the Great Lakes Region, there could be greater implications now that the dam at Fort Covington has been dismantled. Another fisheries issue is the discovery of bottom feeder fish with lesions on the mouth and head areas. The NYSDEC Regional Fisheries and the Cornell University College of Avian and Animal Medicine documented the cause of the lesions as chemical burning. A suspected source is the now closed Malone landfill, current on the “suspect” toxic waste site list.

Analysis

Considering the importance of fishing to both residents and tourists, Malone should consider investigating threats to the fishery. As the popularity of fishing in the Salmon River increases, the potential threat to economic development for Malone increases as well.

b. Wildlife

The Salmon River does not have any designated Significant Coastal Fish and Wildlife Habitats identified by either the NYSDEC or the NYSDOS. The WRA area, however, provides suitable habitat for a variety of wildlife species. The combination of forest lands, riverine systems and the occurrence of wetlands provides a diversity of habitats.

Based on the type of habitat and environs, mammals likely include white-tailed deer, red and gray fox, shorttail and longtail weasel, bobcat, striped skunk, raccoon, porcupine, gray and red squirrel, eastern chipmunk, woodchuck, snowshoe hare, meadow vole, redback vole, deer mouse, white-footed mouse, woodland jumping mouse, star-nosed mole and shorttail shrew, among others. Close to the surface water, it is likely that species such as beaver, mink, river otter and muskrat can be found.

Bird life in the WRA area is varied and abundant. Waterfowl and shorebirds are commonly found close to the River. A large variety of songbirds are present throughout the area, as are a number of predatory species.

A variety of reptiles are also likely to occur in the project area, such as snapping turtle, painted turtle, northern water snake, northern ribbon snake, eastern garter snake, northern ring neck snake, eastern milk snake, red-spotted newt, spotted salamander, red-backed salamander, American toad, spring peeper, gray tree frog, green frog, bullfrog, pickerel frog and wood frog.

Malone has consulted with NYSDEC (NY Natural Heritage Program) and the US Fish and Wildlife Service to determine whether any rare, threatened, or endangered wildlife species occur within the project area. Responses indicate that no federally or state-listed rare, threatened, or endangered wildlife species are known to exist within the project impact area. In addition, responses indicate that no habitat in the project impact area is designated or proposed as “critical habitat” in accordance with the provisions of the federal Endangered Species Act.

However, according to the “2000 Salmon River Watershed Environmental Quality Implementation Plan Proposal” (Franklin County Local Working Group), the NYS list of Threatened Species includes Osprey, Spruce Grouse and Northern Harrier as concerns within the County. The proposal also identifies a fish, the Eastern Sand Darter, as endangered due to habitat loss. In addition, according to the “Draft Application for New License for a Minor Water Power Project: Macomb Project,” the Indiana bat, which is listed federally as threatened, and the bald eagle, which is listed federally as endangered, do occur in Franklin County. The application also identifies the upland sandpiper, listed as threatened in New York State, as having been observed in the area.

Analysis

While the NYSDEC and the US Fish and Wildlife Service indicated that there are no rare, threatened, or endangered wildlife species within the study area, Malone should continue to protect the habitats of wildlife throughout their boundaries and develop with respect to these habitats. The potential for economic development through enhanced protection is apparent, with possible opportunities through bird watching, hunting, and fishing.