

# TUPPER LAKE'S NY FORWARD

THE JUNCTION DOWNTOWN CONNECTS!

REDC Region: **North Country**

Municipality Name: **Village of Tupper Lake**

Downtown Name: **Junction Downtown**

County Name: **Franklin**

Applicant Contact Name & Title: **Paul Maroun, Mayor**







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September 16, 2022

Mr. James McKenna, Co-Chair  
North Country REDC Plattsburgh Office  
61 Area Development Drive  
Plattsburgh, New York 12901

Dear Mr. McKenna:

I am pleased and honored to present the Village of Tupper Lake's NY Forward proposal to the North Country Regional Economic Development Council.

As we explained last year in our Downtown Revitalization Initiative proposal, the story of Tupper Lake is a Tale of Two Towns: "the Junction" (formerly the Village of Faust) to the north side and "Uptown" to the south. Our DRI efforts over the past year have focused on the Uptown district, but during that time, we have been working with our partners and Tupper Lake's business community to prepare for the renaissance of the Junction Downtown area. The Adirondack Rail Trail will certainly leverage this.

The Junction's businesses have proposed a variety of transformative investments in preparation for the Rail Trail, including bike readiness and green site enhancement at Raquette River Brewing; business expansions at the Enclave B&B and P2s Irish Pub; historic building mixed use redevelopment and infill on Main Street; new business creation in civic buildings undergoing adaptive reuse; and façade and site enhancement throughout the Junction Downtown target area.

With support from the Cloudsplitter Foundation, the Village has inventoried existing sidewalk and streetscape conditions around the Adirondack Rail Trailhead and the train station and generated conceptual images and cost estimates for a streetscape connection project that improves both the "hard" infrastructure (curbing, sidewalks, crossings) and visual elements (lighting and signage, greenspace, decorative banners) in preparation for the increased multi-modal traffic already visible in this key regional gateway and transportation hub.

In partnership with our non-profit partners and the Town of Tupper Lake, we are also proposing enhancement of the train station site and installation of public art throughout the Junction. These installations will reflect the district's special vibe, greet visitors with a warm Tupper Lake welcome, and showcase all our community and region have to offer.

I respectfully request that you give Tupper Lake's NY Forward proposal every consideration and guarantee you that, if selected, the entire community is ready to work with NCREDC and our state agency partners to drive the "golden spike" that will connect the Junction and the region to the Rail Trail's economic potential.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul A. Maroun".

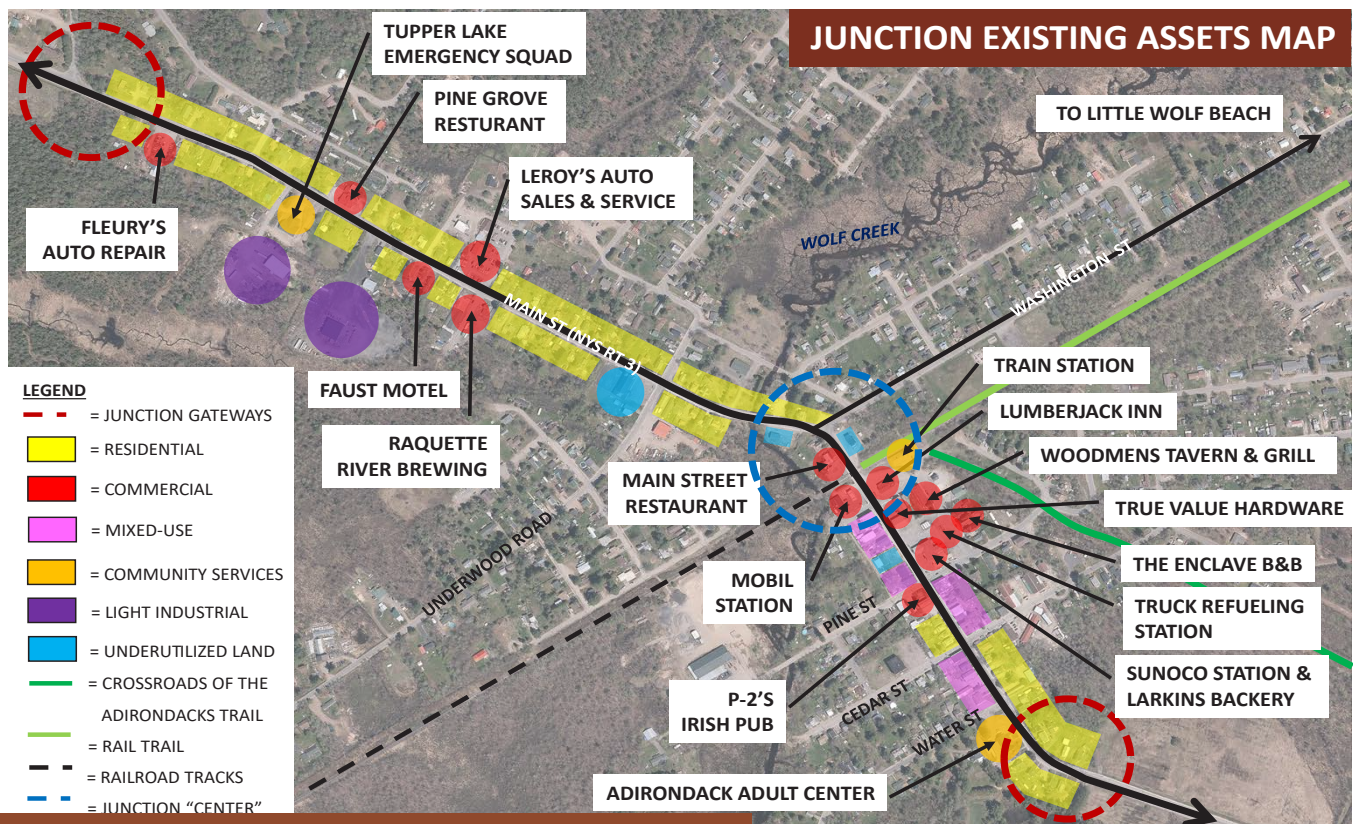
Paul A. Maroun  
Mayor

THE VILLAGE OF TUPPER LAKE IS AN EQUAL OPPORTUNITY EMPLOYER

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## BOUNDARY NARRATIVE

### THE JUNCTION CONNECTS TARGET AREA

As illustrated on the target area map on the next page, the boundary for Tupper Lake's NY Forward "Junction Downtown Connects" district is located northwest of the DRI district boundary. It encompasses the community's historic Main Street business district, soon to be the hub of the Adirondack Rail Trail, and the Adirondack Scenic Railway's northern station.

The NY Forward target area extends from the district's southern tree-framed gateway, located near 170 and 171 Demars Boulevard, and extends north along Demars Boulevard as it curves into Main Street. The boundary then extends north along Main Street, encompassing the parcels on both sides of the street, to the northern tree-lined gateway near the end of sidewalks on Main Street, before the Haymeadow Road intersection.

The first blocks of key side streets around the train station, including Depot, Oak, Pine, Cedar and Washington Streets have also been incorporated to capture transformational project opportunities, as are [state-owned Adirondack Rail Trail parcels](#) and a segment of the Village of Tupper Lake's Crossroads of the Adirondacks connector trail.

The target area is a walkable, pedestrian-friendly historic downtown with a compact cluster of businesses and residences. In addition to the train station, the Junction Downtown target area is home to popular pubs and music venues, restaurants, small scale lodging establishments, neighborhood retail, anchor businesses and residences. However, as illustrated in the aerial image above, limited green space and large areas of asphalt, packed dirt, and gravel detract from the downtown's appeal.

Tupper Lake's draft Local Waterfront Revitalization Program Inventory and Analysis Section identifies limited public infrastructure (sidewalks, safe pedestrian crossings, signage, etc.) in the Junction as a challenge to be addressed, noting that public investment in sidewalks and streetscaping could spur private investment. The LWRP also notes: *The area offers abundant redevelopment opportunities, with underutilized or vacant storefronts in historic structures ready for mixed-use residential development, former civic buildings in the process of adaptive reuse conversions, and vacant lots ready for infill.*

An infusion of NY Forward funding for transformative projects in the Tupper Lake Junction Downtown Connects target area would build on ongoing public and private investments in this area, catalyze further investment, and accelerate redevelopment of underutilized properties.

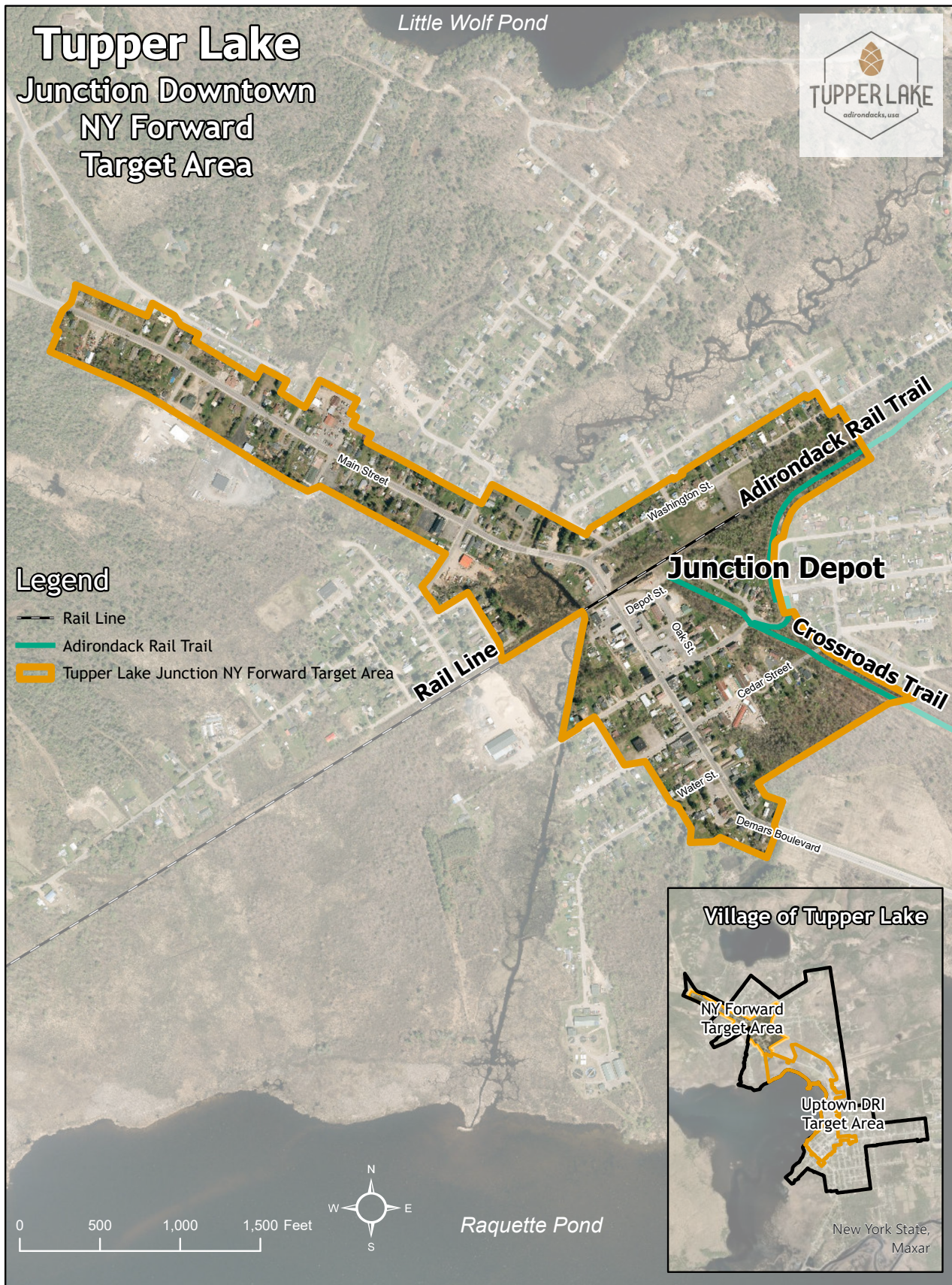


# Tupper Lake Junction Downtown NY Forward Target Area



## Legend

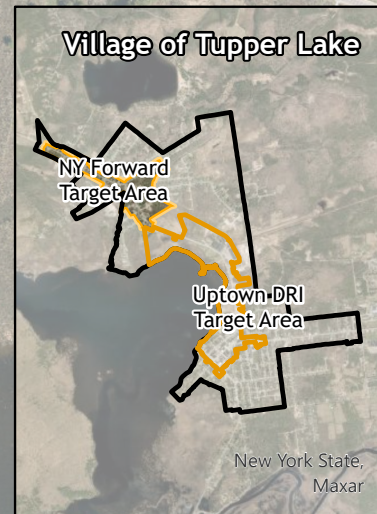
- Rail Line
- Adirondack Rail Trail
- Tupper Lake Junction NY Forward Target Area



0 500 1,000 1,500 Feet



Raquette Pond







## TUPPER LAKE'S VISION

### FOR THE JUNCTION DOWNTOWN

Tupper Lake's resurgence has been driven by a vision shared by its residents, civic organizations, businesses and local governments. As part of the NY Forward public engagement process, the vision statement that has guided the community's efforts for years was refined for the Junction Downtown based upon feedback from the public.

#### The Junction Connects NY Forward Vision:

*Tupper Lake's Junction Downtown is a four-season Adirondack destination seamlessly connected to the Adirondack Rail Trail, Uptown Tupper Lake, and the community's tourism destinations and recreational resources. The Junction has an energetic vibe with a strong sense of place, drawn from a connection to the arts and its rail and commercial past, which attracts families, businesses and visitors."*

With a NY Forward designation, Tupper Lake will advance our vision for the Junction Downtown by:

- **Weaving** together the Adirondack Rail Trail, the train station, the Crossroads Trail, snowmobile trails, and the sidewalk system so visitors and locals can seamlessly connect to our businesses, tourism assets, recreational opportunities and residences.
- **Beautifying** the Junction Downtown with green space, public art, street trees, banners, and other streetscape and wayfinding enhancements that encourage bicycles and pedestrians to "connect and discover".
- **Energizing** existing and new Junction businesses with building façade, site and commercial space improvements.
- **Supporting** long time anchor businesses and new enterprises with business assistance to help them create and retain jobs and expand goods and service offerings.
- **Enhancing** community gathering spaces and installing public art to make the Junction more vibrant and inviting.
- **Expanding** housing opportunities to alleviate the current housing shortage and creating additional units with easy access to the regional trail system that will help attract new residents.
- **Elevating** community amenities and services to support the needs of residents of all incomes, ages and abilities.
- **Greening** the Junction Downtown to continue Tupper Lake's status as a model for environmental sustainability by encouraging green infrastructure, energy efficiency and decarbonization.





# PAST INVESTMENT, FUTURE INVESTMENT POTENTIAL

Over \$49 million in public sector funding has been invested in Tupper Lake in recent years, helping to leverage over \$20 million in private sector investment, most of it local, in a community of only 3,700 people. With a total municipal general fund budget of only \$3.2 million per year and a total taxable tax base of \$141 million, this [demonstrates an exceptional degree of local commitment](#).

These investments are driving community resurgence, and as a result of a decade and a half of revitalization, Tupper Lake is ready to catalyze future investments in the Junction Downtown.

## Catalytic Investment in Tupper Lake

Since 2006, key catalytic investments changed the trajectory of the community. The first was the \$28.3 million dollar construction of The Wild Center, later supplemented by the Wild Walk and other outdoor programming at The Wild Center campus. The Wild Center attracts over 100,000 visitors each year, generating over \$15 million in regional economic impact and thousands of potential customers for Junction Downtown businesses.

Another catalytic investment in Tupper Lake's future was made by two natives, Joe Hockey and Mark Jessie, who turned their passion for brewing beer into the economic engine of Raquette River Brewing. Raquette River Brewing, opened in the Junction Downtown in 2014, has grown exponentially and now attracts tens of thousands of thirsty visitors a year. These visitors present additional potential market demand that a renewed Junction Downtown can capture.

Tupper Lake's designation as one of the North Country's Downtown Revitalization Initiative communities last year acknowledged and accelerated the community wide investment. Projects like the mixed-use redevelopment of the Oval Wood Dish Factory, with a total investment of \$40 million dollars, hotel development, and business and streetscape enhancement in Uptown will further leverage Tupper Lake's economy and offer complementary opportunities for the neighboring Junction Downtown.

Growth across a diversity of businesses that serve both residents and visitors indicates that Tupper Lake's revitalization is not only sustainable, but that growth in one sector is helping to catalyze growth in other sectors. [Recent private sector investment](#) in the Junction Downtown totals over \$8 million in property acquisition, building renovations, and business expansion.

Residential property is also moving in Tupper Lake. Over \$2.2 million in recent private investment has been made in residential properties in the Junction Downtown. These data indicate that demand for and investment in residential properties in Tupper Lake will continue to grow and to benefit from recent investments in local amenities, such as high-speed broadband.

The Village has an active Business Retention and Expansion initiative that connects new entrepreneurs and existing businesses with the extensive technical assistance resources, capital, and loan programs offered by partners at the Franklin County EDC, North Country Chamber of Commerce, Small Business Development Center, Adirondack Economic Development Corporation, and Adirondack North Country Association. As a result, Tupper Lake businesses have an informed understanding of the state's grant programs. A pipeline of projects is in place, which will yield real projects for NY Forward funding.

The Village has also established a destination marketing program. Visitors can find more information about what to do and see at the Visitors' Center on Park Street or browse articles and videos online at TupperLake.com.

As evidenced in the above narrative, strategic and iterative planning efforts in Tupper Lake have yielded continuous, ongoing results. Public investment in infrastructure, services, spaces, and the public realm have spurred additional private investment and attracted new residents, tourists, and businesses, a trend the community is eager to continue in the Junction Downtown.



*Photo Credit: Tupper Lake Free Press*





# RECENT & IMPENDING JOB GROWTH

Tupper Lake has a vibrant entrepreneurial sector fueling job growth. Coupled with the impending completion of the Adirondack Rail Trail and the many attractions the community can offer new residents who work remotely, Tupper Lake anticipates continued job growth in the coming decades.

## The Adirondack Rail Trail as an Economic Driver

The Adirondack Rail Trail will be a transformational force for job creation. The Rails-to-Trails Conservancy **Active Transport Transforms** study, completed in 2019, documents the economic impact and job creation generated by the Erie Canalway Trail, a good comparison to the Adk Rail Trail. Visitors who stayed for one night spent an average of \$531.47 per trip, leveraging \$55 million in new expenditures and an estimated 731 new jobs in upstate New York.

The Adirondack Rail Trail will offer business development and expansion opportunities, and reduce current seasonality constraints faced by local businesses, helping to generate new employment in the Junction Downtown. The Energize Downtown building renovation and business assistance fund proposed by the Village of Tupper Lake in partnership with Franklin County Economic Development will strengthen these opportunities for job growth and expand the multiplier effects of tourism.



## Built in Resiliency and Diversity

Tupper Lake is home to an unusually wide variety of industries, providing diversity of employment opportunities and economic resiliency. The top three industries for the Village of Tupper Lake according to the 2019 American Community Survey (ACS) estimate include educational services and health care and social assistance at 25.5% of the population aged 16 years and over, followed by public administration (21.4%), retail trade (9.4%), arts, entertainment and recreation (8.9%) followed by accommodation and food services.

The Junction Downtown's economy includes multi-generation businesses that have been providing jobs and stability for decades, like Tupper Lake Supply and P2s Irish Pub, and new businesses started by residents sparked by the community's entrepreneurial culture, like Raquette River Brewing. The majority of Junction Downtown businesses are small, with 15 or fewer FTEs, making the Junction District very resilient to disruption that can be problematic for local economies that rely too heavily on a single industry. Second home owners and campground visitors triple the population of Tupper Lake during a summer season that is expanding as a result of broadband access and remote work opportunities, creating a strong local market for goods and services that, along with tourism, sustains local businesses.

## Recent Job Growth in the Junction

Recent job growth in the Junction has been generated by the expansion of established industries and new ventures, and new business development is likely to remain a key source of job growth. Raquette River Brewing's success, growing from a startup to over 24 employees in just a few years, is a leading example of job growth in the district. This is a community wide trend, with over 84 jobs generated by small business development and expansion in Tupper Lake since 2015, approximately half of which are in the Junction Downtown. This entrepreneurial expansion, combined with stable employment at large employers located in the Tupper Lake community, like Sunmount Office of Persons with Developmental Disabilities (1,700), The Wild Center (90), Tupper Lake Central School District (185) and Adirondack Health Center/Mercy Living Center (83) and the new paradigm of job importation through remote work is the story of job growth in Tupper Lake.

## Remote Workers Bring Their Jobs with Them

With high-speed, fiber optic broadband access available throughout the Junction, new residents can bring their jobs (and incomes) with them. The Development Authority of the North Country (DANC)'s partnership with the Town of Tupper Lake that has constructed a community broadband system linked to DANC's dark fiber network will offer 100 Mbps or 1 Gbps service in the Junction Downtown target area. This will greatly increase the speed and reliability of broadband access in the district, further increasing Tupper Lake's appeal to telecommuters and businesses.





# QUALITY OF LIFE

The Village of Tupper Lake has always been a community of diversity, beginning with its earliest Lebanese and Jewish settlers. Today, Tupper Lake is home to a diverse population of varying ages, incomes, identities, and cultural backgrounds. Its population is well distributed across age groups, with 63% of residents between the ages of 18 and 64. This distribution has been strengthened by the community's efforts to create conditions to attract and retain young people.

The Junction Downtown reflects Tupper Lake's overall diversity. Downtown offers iconic accommodations and sportsmen's lodging, a lively music scene, trail connections to hiking and snowmobiling, neighborhood commercial businesses, casual restaurants, and more, all with that special Junction vibe. The Junction Downtown also has important civic spaces, such as the train station, Crossroads of the Adirondacks Trail and Washington Street Park.

The Junction Downtown target area is a place whose development pattern clearly reflects its origins as a transit and shipping center. It is home to legacy lumber, sawmill and contracting businesses and casual pubs and dining establishments that serve locals and visitors alike. It remains an affordable place to live, holding a special place in the heart of the families who have lived there for generations, new residents, and second home owners.



An infusion of NY Forward investment could have a huge impact on the Quality of Life in the Junction Downtown by:

1. Adding upper story housing units that would bring more residents to the Junction Downtown and help alleviate the community's housing crisis.
2. Making sidewalks more accessible to those of all abilities and making navigating Junction streets safer for pedestrians, bicycles, snowmobiles and motorists.
3. Enhancing the experience of walking and bicycling in the district, encouraging healthy, low carbon recreation.
4. Preparing a digital maker space that would help Junction residents develop skills that would allow them to work remotely and bridge the digital divide.
5. Adding to dining options in the downtown.
6. Improving access and efficiency of food security offerings at the Tupper Lake Community Food Pantry.
7. Expanding recreational activities at Washington Street Park with addition of a dog park and pickleball courts.
8. Spurring the redevelopment of underutilized historic buildings and vacant lots.
9. Brightening public spaces with art installations.
10. Adding green spaces and green infrastructure to replace a streetscape dominated by asphalt.
11. Expanding EV charging stations to enhance Tupper Lake's brand and assist residents in advancing their decarbonization goals.
12. Expanding resident recreational access with connections to regional trail systems.





# SUPPORTIVE LOCAL POLICIES

Tupper Lake's NY Forward request is built upon years of planning, place-making, and reinvestment that have laid the foundation for revitalization. These plans include:

- 2011 Tupper Lake Smart Growth Project:
  - Site Architectural Design Guidelines (Vol. 1)
  - Waterfront Parks Master Plan (Vol. 2)
  - Demars Blvd (NYS Route 3) Design Concepts (Vol. 3)
- 2012 Tupper Lake Revitalization Strategy and Action Plan
- 2015 Tupper Lake Waterfront Park Master Plan and Beach Feasibility Study
- 2018 Tupper Lake Main Street Façade Program
- 2018 Accommodations Market Study
- 2019 Housing Market Study
- 2019 Climate Smart Communities pledge
- 2022 Draft Village of Tupper Lake Local Waterfront Revitalization Program (LWRP)
- 2022 Junction Connectivity Study



In addition to the millions of dollars of public investment described on page six, these plans have resulted in several policies that promote an attractive and livable downtown.

The Tupper Lake Smart Growth Project produced **Site and Architectural Design Guidelines** to assist developers and the Village as they design and review projects that include architecture, site design, multi-modal circulation, streetscape improvements, signage, lighting, and green infrastructure. The Village Codes Enforcement Officer and the Planning and Zoning Boards utilize the guidelines to evaluate development proposals.

The design guidelines supplement the **Town and Village of Tupper Lake Land Use Code**, which provides a legal basis to direct compact development in the Junction Downtown that aligns with NY Forward's goals of a desirable, active downtown with enhanced public spaces, and a robust mix of businesses, uses, services, and amenities that contribute to a high quality of life. The Junction Downtown is zoned for High Density Residential and Residential Commercial. The Village has also adopted a **Complete Streets policy**.

To help ensure future development is also environmentally sustainable, the Village joined with the Town of Tupper Lake in 2019 to adopt the Climate Smart Communities pledge and form a joint Task Force. The Village then passed its own **resolution adopting the Climate Smart Communities pledge** and appointed a CSC Coordinator to work with Village elected officials. In addition, the Village Code Enforcement Office has taken all required training and will be **recommending adopting the NYS Stretch Energy Code** to the Village Board.

As part of its sustainability efforts, the Village Municipal Electric Department has cooperated with private sector installation of Electric Vehicle (EV) charging at the Faust Cabins, located near Raquette River Brewing. In addition, as a New York State Municipal Electric Association community that owns and operates its own electrical system, the Village strongly supports energy conservation. The Village contributes to the Independent Energy Efficiency Producers fund, which is utilized to fund commercial and residential energy improvement projects such as installation of Energy Star appliances.

These policies and guidelines will help ensure future development in the proposed Junction Downtown area is compatible with a healthy, vibrant, and walkable district that reflects the history, culture, and spirit of Tupper Lake as well as the needs and vision of the next generation of Tupper Lakers and all New Yorkers. Investment by NY Forward will help realize these goals and policies and provide a mechanism for these community plans to come to life.





# PUBLIC SUPPORT

## THE PUBLIC ENGAGEMENT PROCESS

Public outreach has been an important element of Tupper Lake's NY Forward proposal development. To maximize the amount of outreach, the Village of Tupper Lake:

- Developed a project website <https://tupperlakejunction.com/> in partnership with the Franklin County Economic Development Corporation, which was used to solicit ideas and keep the public informed,
- Provided information to local and regional press,
- Hosted two virtual public engagement events using a survey-based platform,
- Enlisted the assistance of over 200 community revitalization supporters for dissemination of press releases, surveys and Open House information to family and friends through social media networks, and
- Tabled at a community Open House and recent train return event to inform the public about the NY Forward Initiative and solicit public comment.

### Public Outreach – Vision and Goals

The first virtual public engagement event, a Community Survey, was used to draft a vision, goals and project ideas. It was opened to participants on August 29th through September 7th.

The event was promoted on the project website, via email and social media blasts, and through local newspapers.

### Public Outreach – Transformative Projects

A second virtual public engagement event was held from September 14 to 18, 2022. Excitement among the Tupper Lake community has been very high; a total of 230 people participated in the online event and provided valuable community insight regarding potential private and public sector projects.

Participants were asked to rate each of the projects on a scale of one to ten, with one being that they didn't like the project at all and ten being they liked the project very much. Participants were also invited to comment on the projects, which provided in-depth feedback that helped gauge levels of community support. The highest rated project was the Community Food Pantry access and efficiency project, followed by public sector streetscape and park improvements. Bike readiness and site enhancement at Raquette River Brewing, P2s Irish Pub business expansion, the Main Street Studio, and train station enhancements projects also scored high.

### Support of Local Leaders and Stakeholders

Support for the revitalization of the Junction Downtown is also conveyed through the many letters of support received from State and local leaders, non-profit partners, community organizations, and businesses. The letters express the excitement and willingness to partner with the Village to advance the community's vision.

### Local Planning Committee

As demonstrated in the DRI process, the community of Tupper Lake has a pool of talented and committed individuals from the business, non-profit and civic community who are ready to serve as the Local Planning Committee that will lead the NY Forward process.





# TRANSFORMATIVE PROJECT OPPORTUNITIES

## TRANSFORMATIVE IMPACT OF NY FORWARD

As detailed on the project sheets that follow, NY Forward funding will help The Junction Downtown reach its potential, as a place where visitors can walk or bike between residences, jobs, music venues, restaurants, accommodations, shops and services. The map below illustrates how impactful the proposed projects would be in this area around the train station/Adk Rail hub.

The numbered projects that follow are grouped by project type. A summary spreadsheet on page 19 provides additional detail on the projects, their readiness and the NY Forward Junction Connects objectives advanced.

These projects will help leverage the state's Adirondack Rail Trail investment to "connect the dots" and improve public spaces, refresh historic buildings, assist long-time businesses in expansion and job creation, and support new business development.

Tupper Lake's recent history demonstrates this will catalyze additional investment in this special Adirondack place that is guaranteed to connect!

### JUNCTION CONNECTS PROJECTS



## PROJECT 1

### RAQUETTE RIVER BREWING SITE ENHANCEMENT & BIKE READINESS

Raquette River Brewing will enhance its legacy location on Main and Balsam Streets to address site constraints that have arisen from its phenomenal success and prepare for an increase in bicycle patrons.

This project includes design and construction of site enhancements at this premier Adirondack destination that attracts thousands of visitors each year, including construction of bicycle parking, eBike charging, and bike amenity station with compressed area and repair tools; installation of green infrastructure, permeable pavers, and additional parking with designated access and egress lanes; and new signage and landscaping.

In addition, Raquette River Brewing will install a timber frame stage, shade structure, and furniture in the popular patio area to accommodate customer demand for additional sheltered outdoor space.

The proposed improvements will improve the windshield appeal of the Junction, add to the visibility of the brewery and address current safety concerns presented by unorganized vehicle access and overcrowding of current parking areas.

Improvements will also create a welcoming space for Adirondack Rail Trail visitors at one of the community's most popular attractions.



## PROJECT 2

### FAUST MOTEL SITE ENHANCEMENT & BUSINESS EXPANSION

The Faust Motel will use NY Forward funds to improve this landmark cabin motel's outside areas and restore the vintage Faust Motel sign that has greeted travelers on Route 3 for decades. They will also continue their efforts to "green" the property with plantings of berries and shrubs and installation of paver stones and a green driveway.

In addition, the Faust will expand operations by creating a small retail space and breakfast food service, open to motel guests and the general public. They will also construct platforms to accommodate seasonal lodging with restrooms, showers and an outdoor summer kitchen, and purchase bicycles and snowshoes for use by guests.

This project advances The Junction Connects goal of adding amenities for visitors, improving windshield appeal, and building upon Tupper Lake's status as a model for environmental sustainability.





## PROJECT 3

### MAIN STREET STUDIO

The Gonzalez family purchased the Junction's former Catholic church two years ago with plans for an adaptive reuse project including a new fitness center and full-service gym. The owners propose to use NY Forward funds to purchase gym equipment, floor coverings and an electronic access system that will allow the building to be a 24/7 operation. They are also seeking funding for the building renovations required including renovations of the front entrance and façade; construction of a second bathroom with locker space, installation of a new furnace and windows, and improvements to the building's electrical system. Main Street Studio will create 2 full-time and 1 part time jobs. Adaptive reuse of this historic building, a key part of civic life in the Junction Downtown for 100 years, will preserve the building for the future. It will also create a full-service gym for locals and visitors, a key service business for attracting new residents that is currently missing from Tupper Lake's assets.



## PROJECT 4

### TRAIN STATION SITE ENHANCEMENT & CONNECTION

Over a decade and a half ago, Tupper Lake rebuilt its train station to provide an attractive and historically accurate welcome to future travelers arriving by tourist train. This project will complete the community's work by enhancing the train station site to provide a welcome to the hundreds of weekly visitors soon to be arriving by rail from Thendara/Old Forge and the Adirondack Rail Trail.

The train station is already home to the "[Raquette Rambler](#)" Rail Bikes being run by the Adirondack Scenic Railroad. To prepare for resumption of scenic rail service and the completion of the Adirondack Rail Trail, Next Stop Tupper Lake, in partnership with the Town of Tupper Lake, will design and construct building and site enhancements and connect the train station to community assets and trails.



*Photo Credit: Tupper Lake Free Press*

The project includes site improvements and landscaping; enhancing station amenities, installation of wayfinding signage; and development of interpretive exhibits to welcome visitors and inform them about the community's current assets and rich and diverse history. This project will enhance Tupper Lake as a tourism destination and make the Junction Downtown more bike friendly, welcoming, and walkable for visitors and residents.

The proposed project is an essential next step in preparing for the opening of the Adirondack Rail Trail and tourist rail service. The project also implements key goals of community planning and design studies by improving quality of place for local residents and visitors.



## PROJECT 5

### STREETSCAPE CONNECTIONS & ENHANCEMENTS

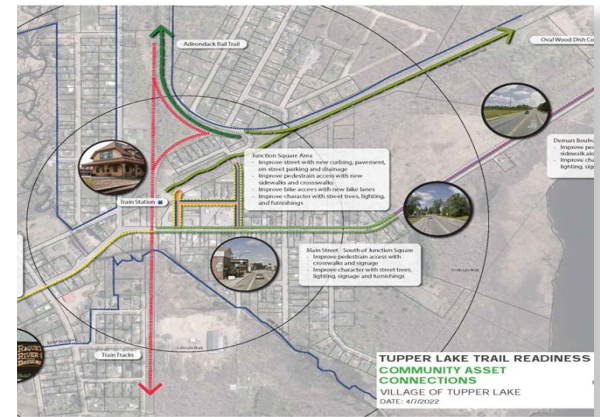
The Village of Tupper Lake seeks NY Forward funds to design and construct streetscape enhancements and connections from the Adirondack Rail Trail/ train station to businesses and amenities in the Junction Downtown.

Tupper Lake has prepared a Junction Connectivity Study, which inventoried existing sidewalk and trail connections and streetscape conditions. The Study has generated conceptual images of needed improvements and cost estimates for the project.

The Village of Tupper Lake seeks to improve both the “hard” infrastructure (curbing, sidewalks, crossings) and visual elements (lighting and signage, green space, decorative banners) in this streetscape “golden spike” that will connect the Junction’s assets to the Rail Trail’s potential.

This NY Forward investment will improve quality of life for residents and ensure pedestrian, cyclist and snowmobile safety as multi-modal traffic continues to increase in the area. Improved sidewalks, crosswalks and wayfinding signage will guide visitors to safe routes to restaurants, shops, and lodging.

Ornamental lighting, decorative banners, green space, street trees, bike racks and benches will provide the visitor experience this key gateway to the region requires to capitalize on the Rail Trail’s potential economic impact.



## PROJECT 6

### GRAND UNION HOTEL & WOODSMEN'S TAVERN

The Grand Union Hotel and Woodsmen's Tavern is requesting NY Forward Funds for installation of landscaping, new signage, and energy efficient windows. Since this project is located directly across from the Junction Train station, the site enhancements proposed will have maximum impact, improving the appearance of the area for visitors arriving on the Adirondack Rail Trail or by train. Installation of energy efficient windows will also advance the Junction Connects decarbonization goals.





## PROJECT 7

### THE ENCLAVE B&B EXPANSION

The Enclave is a historic home bed and breakfast establishment, greeting travelers a few steps away from the train station and Adirondack Rail Trailhead. The owner will use NY Forward assistance to expand current accommodations offerings in Tupper Lake with installation of a yurt and a bunkhouse for those seeking hostel type lodging, and with additional awnings and site enhancement. This project will advance Junction Connects goal of expanding accommodations offerings, adding amenities for visitors and improving windshield appeal.



## PROJECT 8

### LUMBERJACK INN RENOVATIONS

The Lumberjack Inn restaurant is located next to the Junction train station and the Adirondack Rail Trail. The property owner is seeking NY Forward funding to update the exterior of the business, which was constructed in 1973, and to improve the energy efficiency of the property. NY Forward funds would be used for installation of new siding with added insulation, energy efficient windows, new signage, and landscaping and paving of the parking lot.



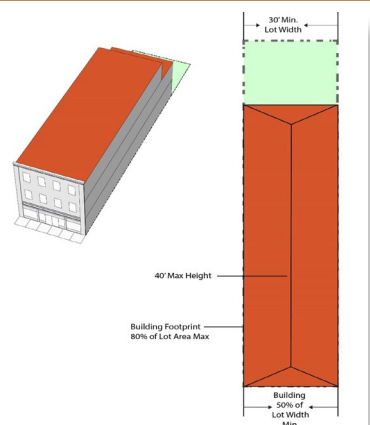
## PROJECT 9

### INFILL BUILDING CONSTRUCTION AT 47 MAIN STREET

With assistance from NY Forward, the new owners of the vacant lots at 47 –51 Main Street will construct a mixed-use building that will fill a gap in the Main Street streetscape and a key gap in services and housing in the Junction Downtown.

The property owners will use the community's Design Guidelines to design and construct a two-story building with a first-floor laundromat and second story market rate apartments. The new residential space will help to address the well-documented housing crunch faced by the community. With the only laundry facilities in the community currently located beyond walking distance, the laundromat will also fill an important need of Junction residents and visitors at the accommodation properties in the Junction.

The project sponsors will contribute to Junction Connects decarbonization goals by installing high efficiency washers and utilizing spray foam insulation to minimize energy consumption. They will also install an EV charging station in their parking area.



## PROJECT 10

### P-2'S PUB BUSINESS EXPANSION

P-2's Irish Pub is a Junction Downtown anchor that visitors to Tupper Lake return to year after year. An important part of Tupper Lake's music scene, P2s offers music all year and hosts popular summer outdoor performances in the pub's bandshell, drawing locals and visitors. The owner seeks NY Forward funds to expand the Pub's kitchen and to convert the former Franklin Dairy building, located on the adjacent lot, into event space. Plans for construction of the new kitchen include pouring a cement slab and constructing a 16 by 22-foot addition at the rear of the building, transforming the current galley kitchen into a full commercial kitchen space. P2s also proposes to use NY Forward funds to transform The Franklin Dairy, built in 1930, into a music hall hosting live music events, birthday and anniversary parties, and class reunions. The owner will completely renovate the interior of the building, installing new bathrooms, flooring, walls and ceiling. In addition, the building's lighting, windows and entrance will be replaced. This project will allow P2s Irish Pub to expand quality dining offerings for Junction Downtown locals and visitors, including the bikers, hikers, and snowmobilers arriving via the Adirondack Rail Trail. It will also allow the business to host large scale events, and in doing so create one anticipated full-time and 4 part-time positions.



## PROJECT 11

### FORMER MAROUN'S STORE - MIXED USE REDEVELOPMENT

Maroun's Store is a landmark in the Junction, beloved to Junction residents and second homeowners alike. Local businessmen Rick Datolla and Eric Shaheen have purchased the site and propose to use NY Forward funds to complete a mixed-use redevelopment of the historic structure. They will keep the original clapboards, restored using NY Main Street funds a decade ago, to preserve the building's historic appearance, while modernizing building systems, the first-floor commercial unit, and the two-bedroom second story apartment.

This project will add a housing unit and create turnkey, modern commercial space that is currently limited in the Junction.



## PROJECT 12

### FLEURY'S AUTOMOTIVE BUSINESS EXPANSION & SITE ENHANCEMENT

With assistance from NY Forward, the Fleury family will continue to invest in their automotive business while assisting the community in improving the windshield appeal in the Junction. Fleury's Automotive will continue to invest in site improvements by defining the entrance with a landscaped green area under the new sign. They will also grade and top dress the parking area. In addition, Fleury's Automotive will create a new job by expanding their operations from two to three hydraulic lifts. The additional workstation will allow the business to hire and train an additional mechanic, creating a pathway for a local resident to acquire valuable skills.

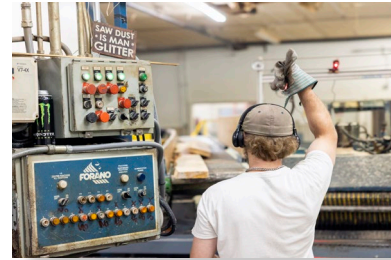




## PROJECT 13

### TUPPER LAKE SUPPLY WAREHOUSE CONSTRUCTION

Tupper Lake Supply, an anchor business in the Junction Downtown, has provided materials to local contractors and homeowners for decades. The owners of Tupper Lake Supply are seeking NY Forward funds to complete replacement of their aging warehouse with a new 140 X 70 foot warehouse and welding shop. This project is essential to making operations more efficient and providing the cost control required for the business to remain viable in competition against regional big box stores. Tupper Lake Supply has already invested \$100,000 in the project, acquiring and clearing the site and purchasing the steel framework for the building. They are requesting NY Forward assistance in preparing the site with crusher run, pouring the concrete footing and floor, and installing water, sewer and electrical service to the site. This project will ensure that this anchor business continues to be a vibrant part of the Junction Downtown for decades to come.



## PROJECT 14

### CREATING DIGITAL MAKER SPACE AT THE FORMER JUNCTION SCHOOL

Cory Schmitt purchased the former Junction School on Cedar Street in February 2022 with plans for an adaptive reuse project. A complete renovation of the building's systems is underway, including new electrical service and plumbing systems, insulation, and window replacement. The owner is also working to restore the brick façade of the three-story brick building constructed in 1914 and to provide safer egress and access to the building. He is seeking NY Forward funds for building renovations necessary to ready the second floor for use as a digital maker space "Collaboratory" where members of the community and local businesses can network, attend digital training workshops, and create digital products. Funds are requested for restoration of the original remaining classroom in the building and the large open area where classrooms had been removed. The large open area will be converted to a multi-purpose room ready for use as a future video studio and tech lab with 3D printers, and virtual reality equipment.



## PROJECT 15

### TUPPER LAKE FOOD PANTRY MODERNIZATION

Tupper Lake's Food Pantry is located in the 2,000 sq foot basement of the Town of Tupper Lake's historic Aaron Maddox Hall community building. The volunteer operation is an important part of the Junction and broader community social safety net. The Aaron Maddox Hall is a successful adaptive reuse project converting a former church into a community building that provides activities and meals for seniors and supplements the food security of income limited residents. Although its large size and walkable location in the Junction Downtown make it ideal for the food security location, the space is not currently accessible to those with mobility issues. In addition, the equipment used by volunteers is dated, limiting the operations. As part of this project, the Town of Tupper Lake plans to continue its investment in this historic structure, replacing the roof and insulating the building to reduce the building's carbon footprint. The project sponsors are seeking NY Forward funding to design and construct building renovations that will make the site accessible for its clients and volunteers. Funds for installation of updated refrigerators and coolers are also requested to allow the site to operate more efficiently and serve more clients. Requested funds will enhance the livability of the Junction Downtown for residents with limited incomes and mobility challenges and help protect the future of this historic community building.



## PROJECT 16

### WASHINGTON STREET PARK ENHANCEMENT

Residents have repeatedly pointed out in Tupper Lake's planning processes two key amenities missing in Tupper Lake's assets – pickleball and a dog park. The Village of Tupper Lake is requesting NY Forward funds to install a dog park and 4 pickleball courts at the municipal Washington Street Park, located near the train station and Adirondack Rail Trail parking area in the Junction Downtown. Anticipated improvements include installation of fencing and amenities for a 100 X 80 dog park and site preparation, court surface and striping, and fencing for 4 pickleball courts. The Village will also install associated site enhancements and landscaping such as benches and shade trees. This project will greatly enhance quality of life for Junction Downtown residents, provide another reason for those in the surrounding area to visit the Junction, and, since these amenities are frequently sought after by travelers, increase the appeal of the Junction Downtown for tourists.



## PROJECT 17

### PUBLIC ART INSTALLATIONS

The Village of Tupper Lake is requesting funding to install locally themed public art in publicly owned spaces in the Junction Downtown. In partnership with Tupper Arts, the Adirondack Sky Center, and The Wild Center, the Village will purchase or commission public art that showcases the rich and diverse heritage of the Junction Depot area and the unique offerings of the community's tourism anchor destinations.

Tupper Arts is currently organizing community artists to create recommendations for public art that will interpret and enhance the unique “vibe” of each of the community's districts. These recommendations will recommend themes, colors and styles for public art in the Junction Downtown.

Tupper Arts will partner with the Village of Tupper Lake in the design of public art installations in the Junction Downtown target area that convey the unique identity and sense of place that comes from the Junction's heritage as a travel and commercial center.

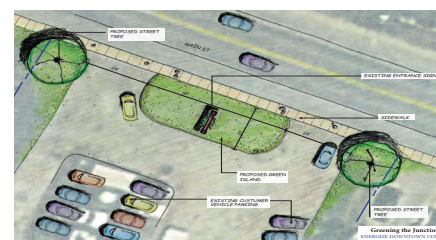
The Adirondack Sky Center will also assist the Village in designing an installation that highlights the unique opportunity the dark skies of Tupper Lake offer for astronomical observation and encourage visitors to “connect and discover” this tourism attraction located just outside the Junction Downtown target area. The Wild Center will utilize its iconic otters to convey both the joy of nature and the opportunities to “connect and discover” its special treasures while visiting the Adirondacks.



## PROJECT 18

### ENERGIZE DOWNTOWN FUND

This Village of Tupper Lake proposes to partner with the Franklin County Economic Development Corporation to create a fund for matching grants, intended for interior/exterior building improvements in the Junction Downtown District, as well as business assistance. Energize Downtown will be essentially important in supporting new retail business development and job creation as entrepreneurs seek to capitalize on opportunities offered by the Adirondack Rail Trail.





# TRANSFORMATIVE PROJECTS

## READY TO LEVERAGE

**Site Control:** All private sector projects are owned by the project sponsor. Municipal projects are proposed for municipally owned land or in the municipal or state right-of-way.

**Financial:** All project sponsors have committed matching funds and understand that NY Forward is a reimbursement grant program. In addition to adding value to the state's \$44 million investment in the Adirondack Rail Trail, NY Forward funds will leverage \$1.6 in private sector investment in the Junction Downtown.

**Timeline:** All construction projects are ready to proceed upon execution of state grant contracts, with project completion in late 2023 or 2024. Design and construction projects (indicated with an \*) will proceed with design and agency approvals upon execution of their state grant contract, with project completion in late 2024 or 2025.

PROJECT	PROJECT ADDRESS	JOBS CREATED	TOTAL PROJECT COST	NY FORWARD FUNDING REQUEST	NY FORWARD JUNCTION CONNECT OBJECTIVE ADVANCED
Site Enhancement and Bike Readiness*	11 Balsam Street #2	-	\$600,000	\$200,000	Site enhancement and greening; bicycle readiness; business expansion
Faust Motel Site & Business Expansion	151 Main St	-	\$80,000	\$60,000	Site enhancement and greening; business expansion; increasing amenities
Main Street Studio Business Creation	115 Main St	2.5	\$600,000	\$450,000	Historic building adaptive reuse; new business development; job creation; providing amenities; energy efficiency
Train Station Enhancement*	37 Depot St	-	\$700,000	\$700,000	Tourism destination connectivity and safety; enhancing public spaces; urban greening
Streetscape Connection & Enhancement*	Depot, Oak, Pine and Main	-	\$1,900,000	\$1,900,000	Connectivity and safety; increased visual appeal and sense of place; urban greening
Grand Union Hotel Improvements	36 Depot St	-	\$100,000	\$75,000	Façade and site enhancement and greening; energy efficiency for decarbonization
The Enclave B&B Expansion	9 Oak St	-	\$125,00	\$87,500	Business expansion; expanding accommodations options; site enhancement
Lumberjack Inn Renovations	76 Main St	-	\$150,000	\$112,500	Façade and site enhancement and greening; energy efficiency for decarbonization
Mixed Use Infill Construction at 47 Main	47 Main St	-	\$300,000	\$120,000	Infill building; growing tax base; adding amenities; new housing units
P2s Irish Pub Expansion	31 Main St	3	\$275,000	\$206,250	Business expansion; new destination asset; job creation
Former Maroun's Store Mixed Use Redevelopment	22 Main St	-	\$195,000	\$146,250	Historic building renovation; renovated commercial space; renovated housing units
Fleury's Automotive Expansion	193 Main St	1	\$25,000	\$18,750	Business expansion; job creation; site enhancement and greening
Tupper Lake Supply Warehouse Construction	50 Cedar St	-	\$380,000	\$190,000	Growing the local property tax base; job retention; business expansion
Former School Digital Maker Space	31 Cedar St	-	\$150,000	\$112,500	Historic building renovation; preparing space for new amenities and remote job creation
Community Food Pantry Renovation*	179 Demars Blvd	-	\$350,000	\$300,000	Providing amenities that support quality of living
Washington Street Park Enhancement*	22 Washington St	-	\$275,000	\$275,000	Enhancing public spaces; creating active downtown; providing amenities
Public Art Installations*	Target Area Public Spaces	-	\$875,000	\$875,000	Enhancing public spaces; creating sense of place; increased vibrancy and visual appeal
Energize Downtown	Target Area	3.5	\$600,000	\$200,000	Façade, commercial space, site and housing renovations; job creation; business expansion
		10	\$7,680,000	\$6,028,750	



# ADMINISTRATIVE CAPACITY

In the past decade, the Village of Tupper Lake has been awarded and successfully implemented over \$9.5 million in federal, state and philanthropic grant awards, including: Empire State Development, Department of State Local Waterfront Revitalization Program, Department of Transportation, Northern Border Regional Commission, NYS DOH and NYS DEC EFC State Revolving Fund, NYS HCR HOME and Affordable Housing Corporation, Adirondack Foundation grants, and the 2021 Downtown Revitalization Initiative.

The Village of Tupper Lake team of Mayor Paul Maroun, Clerk/Treasurer Mary Casagrain and Director of Community Development Melissa McManus have experience with the DRI process and stand ready to work with the Local Planning Committee, consultant team and state agency representatives in implementation of the Junction Connects NY Forward Program.

The NY Forward process will be overseen by Mayor Paul Maroun of the Village of Tupper Lake. Mayor Maroun has a long career in public services. In his capacity as a Franklin County Legislator for three decades and as Mayor of Tupper Lake for eleven years, Mayor Maroun has decades of experience in managing both municipal operations and the successful implementation of public sector projects.

Direct fiscal management and accounting controls will be completed by Mary Casagrain, Village Clerk/Treasurer. Ms. Casagrain has served in her capacity for 24 years, during which she has successfully administered numerous grant funded projects, including past LWRP grants, HCR Microenterprise grants, EFC water and sewer improvement grants and housing rehabilitation funding. Ms. Casagrain is familiar with NYS accounting control guidelines, grant requirements and payment request procedures. Director of Community Development Melissa McManus will assist with planning support, public outreach, project solicitation and development and administer any funds directly awarded to the community.

## Partners Who Help Our Small Town Do Big Things!



Additional administrative support will be provided through the Franklin County Economic Development Corporation (FCEDC). FCEDC is the economic development organization for Franklin County, New York. In 2018 FCEDC made a commitment to refocus its efforts on the communities and existing businesses in Franklin County and identified downtown revitalization as a major program area. FCEDC is currently managing six downtown revitalization grant programs including three funded through NYHCR, two through the DOS Local Waterfront Revitalization Program, and one through the NYS DEC Adirondack Community Smart Growth Grant Program.

Based on experience in Tupper Lake and Saranac Lake DRIs, FCEDC believes there will be great interest and demand for an Energize Downtown fund if the Village of Tupper Lake receives a NY Forward award. If awarded, FCEDC would welcome the opportunity to administer a program for Tupper Lake. FCEDC has a full-time staff of six. The experience of existing staff managing the current programs, along with the addition of three full-time staff, ensures FCEDC has the ability to successfully administer this exciting program to support the businesses and property owners of Tupper Lake.







BILLY JONES  
Assemblyman 115<sup>th</sup> District

THE ASSEMBLY  
STATE OF NEW YORK  
ALBANY

CHAIR  
Subcommittee on Agriculture  
Economic Development and Farmland  
Protection

COMMITTEES  
Aging  
Agriculture  
Economic Development, Job Creation,  
Commerce and Industry  
Small Business  
Tourism, Parks, Arts & Sports  
Development  
Veterans' Affairs

September 16, 2022

James McKenna, Co-Chair  
North Country REDC Plattsburgh Office  
61 Area Development Drive  
Plattsburgh, New York 12901

Re: Letter of Support for the Village of Tupper Lake NY Forward Application

Dear Mr. McKenna,

As the state Assemblymember of the 115<sup>th</sup> Assembly District, I am writing in full support of the Village of Tupper Lake's "The Junction Connects!" NY Forward funding request. The \$4.5 million award will enable the Village to identify and implement transformational projects to catalyze continued investment and prepare for completion of the Adirondack Rail Trail and resumption of rail service. This funding will make a huge impact on the Village's economic development and tourism industry as well.

"The Junction Connects!" project will leverage the State of New York's investment of over \$44 million in recreational trail construction, rail and platform repairs as well as significant recent investment in private sector façade and commercial space improvements in Tupper Lake's Junction Downtown. This project also advances regional economic development goals articulated by the North County Regional Economic Development Council Strategic Plan. The funding will be used to encourage Adirondack Rail Trail visitors to connect to restaurants, shops, lodging and community amenities during their trips to spur repeat visitation and take advantage of the opportunity presented by the rail trail for real economic benefit to the community and region.

The Village and its private sector and non-profit partners have identified transformative projects that will be ready for implementation with an infusion of NY Forward funds. I strongly believe that these funds will result in immediate and long-term revitalization and economic benefits that will span beyond Tupper Lake into the North Country region. Your close and careful consideration of the Village of Tupper Lake's NY Forward proposal is genuinely appreciated.

Sincerely,

D. Billy Jones  
Member of Assembly, 115<sup>th</sup> District

DWJ/chm

RANKING MINORITY MEMBER  
CHILDREN AND FAMILIES  
ENVIRONMENTAL CONSERVATION

COMMITTEES

BANKS  
EDUCATION  
HEALTH  
LIBRARIES

**THE SENATE  
STATE OF NEW YORK**



**DANIEL G. STEC**  
SENATOR, 45TH DISTRICT

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ROOM 408  
LEGISLATIVE OFFICE BLDG.  
ALBANY, NY 12247  
(518) 455-2811  
(F) (518) 426-6873

DISTRICT OFFICE:  
5 WARREN STREET, STE. 3  
GLEN FALLS, NY 12801  
(518) 743-0968  
(F) (518) 743-0336

EMAIL:  
STEC@NYSENATE.GOV

September 14, 2022

James McKenna, Co-Chair  
North Country REDC Plattsburgh Office  
61 Area Development Drive  
Plattsburgh, New York 12901

Dear Mr. McKenna,

Please accept this letter as my support of the Village of Tupper Lake "The Junction Connects!" NY Forward funding request. The \$4.5 million award will enable Tupper Lake to identify and implement transformational projects to catalyze continued investment and prepare for completion of the Adirondack Rail Trail and resumption of rail service.

This project will leverage the State of New York's investment of over \$44 million in recreational trail construction and rail and platform repairs, as well as significant recent investment in private sector façade and commercial space improvements in Tupper Lake's Junction Downtown.

The Junction Connects! also advances regional economic development goals articulated by the North County Regional Economic Development Council Strategic Plan. This NY Forward investment will encourage Adirondack Rail Trail visitors to connect to restaurants, shops, lodging and community amenities, spurring repeat visitation and the positive social media buzz needed to convert the opportunity of the rail trail to real economic benefit for the community and region.

The Village and its private sector and non-profit partners have identified transformative projects that will be ready for implementation with an infusion of NY Forward funds. These funds will result in immediate and long-term revitalization and economic benefits that will span beyond Tupper Lake into the North Country region.

I fully support this application and strongly recommend funding for this initiative.

Thank you for your consideration of this proposal.

Sincerely,

Daniel G. Stec  
Senator, 45<sup>th</sup> District





## Franklin County Manager

355 West Main Street, Suite 456, Malone, New York 12953

Tel: 518-481-1693 Fax: 518-483-0141

Donna Kissane  
County Manager  
[dkissane@franklincony.org](mailto:dkissane@franklincony.org)

Sandra Perry  
Assistant to County Manager  
[sperry@franklincony.org](mailto:sperry@franklincony.org)

Joel Perry  
Assistant Purchasing Agent  
[jperry@franklincony.org](mailto:jperry@franklincony.org)

Jessica Gardner  
Secretary  
[jgardner@franklincony.org](mailto:jgardner@franklincony.org)

September 21, 2022

James McKenna, Co-Chair  
North Country REDC Plattsburgh Office  
61 Area Development Drive  
Plattsburgh, New York 12901

Re: Letter of Support for the Village of Tupper Lake NY Forward Application

Dear Mr. McKenna,

I am writing in full support of the Village of Tupper Lake "The Junction Connects!" NY Forward funding request. The \$4.5 million award will enable Tupper Lake to identify and implement transformational projects to catalyze continued investment and prepare for completion of the Adirondack Rail Trail and resumption of rail service.

This project will leverage the State of New York's investment of over \$44 million in recreational trail construction and rail and platform repairs as well as significant recent investment in private sector façade and commercial space improvements in Tupper Lake's Junction Downtown.

The Junction Connects! also advances regional economic development goals articulated by the North County Regional Economic Development Council Strategic Plan. This NY Forward investment will encourage Adirondack Rail Trail visitors to connect to restaurants, shops, lodging and community amenities, spurring repeat visitation and the positive social media buzz needed to convert the opportunity of the rail trail to real economic benefit for the community and region.

The Village and its private sector and non-profit partners have identified transformative projects that will be ready for implementation with an infusion of NY Forward funds. I strongly believe that these funds will result in immediate and long-term revitalization and economic benefits that will span beyond Tupper Lake into the North Country region. Your close and careful consideration of the Village of Tupper Lake's NY Forward proposal is genuinely appreciated.

Sincerely,

A handwritten signature in blue ink that reads "Donna Kissane".

Donna Kissane

September 15, 2022

James McKenna, Co-Chair  
North Country REDC Plattsburgh Office  
61 Area Development Drive  
Plattsburgh, New York 12901

Re: Letter of Support for the Village of Tupper Lake NY Forward Application

Dear Mr. McKenna,

On behalf of the Franklin County Economic Development Corporation I am writing in full support of the Village of Tupper Lake "The Junction Connects!" NY Forward funding request. The \$4.5 million award will enable Tupper Lake to identify and implement transformational projects to catalyze continued investment and prepare for completion of the Adirondack Rail Trail and resumption of rail service.

This project will leverage the State of New York's investment of over \$44 million in recreational trail construction and rail and platform repairs as well as significant recent investment in private sector façade and commercial space improvements in Tupper Lake's Junction Downtown.

The Junction Connects! also advances regional economic development goals articulated by the North County Regional Economic Development Council Strategic Plan. This NY Forward investment will encourage Adirondack Rail Trail visitors to connect to restaurants, shops, lodging and community amenities, spurring repeat visitation and the positive social media buzz needed to convert the opportunity of the rail trail to real economic benefit for the community and region.

The Village and its private sector and non-profit partners have identified transformative projects that will be ready for implementation with an infusion of NY Forward funds. We strongly believe that these funds will result in immediate and long-term revitalization and economic benefits that will span beyond Tupper Lake into the North Country region. Your close and careful consideration of the Village of Tupper Lake's NY Forward proposal is genuinely appreciated.

Sincerely,



Jeremy Evans, CEO



**Mary Fontana**  
**Deputy Town Supervisor**  
(518) 359-3981  
(518) 359-2634 FAX



120 DEMARS BOULEVARD  
TUPPER LAKE, NY 12986

**Town Board Members**  
Tracy Luton  
John Gillis  
Richard Donah

**Laurie J. Fuller**  
**Town Clerk**  
(518) 359-9261  
(518) 359-2634 FAX

**William Dechene**  
**Highway Superintendent**  
(518) 359-3981  
(518) 359-8193 FAX

**Hon. Leonard F. Young, III**  
**Town Justice**  
(518) 359-9278  
(518) 359-8765 FAX

September 19, 2022

James McKenna, Co-Chair  
North Country REDC Plattsburgh Office  
61 Area Development Drive  
Plattsburgh, New York 12901

Re: Letter of Support for the Town of Tupper Lake NY Forward Application

Dear Mr. McKenna,

I am writing in full support of the Town of Tupper Lake "The Junction Connects!" NY Forward funding request. The \$4.5 million award will enable Tupper Lake to identify and implement transformational projects to catalyze continued investment and prepare for completion of the Adirondack Rail Trail and resumption of rail service.

This project will leverage the State of New York's investment of over \$44 million in recreational trail construction and rail and platform repairs as well as significant recent investment in private sector façade and commercial space improvements in Tupper Lake's Junction Downtown.

The Junction Connects! also advances regional economic development goals articulated by the North County Regional Economic Development Council Strategic Plan. This NY Forward investment will encourage Adirondack Rail Trail visitors to connect to restaurants, shops, lodging and community amenities, spurring repeat visitation and the positive social media buzz needed to convert the opportunity of the rail trail to real economic benefit for the community and region.

The Town and its private sector and non-profit partners have identified transformative projects that will be ready for implementation with an infusion of NY Forward funds. I [or WE] strongly believe that these funds will result in immediate and long-term revitalization and economic benefits that will span beyond Tupper Lake into the North Country region. Your close and careful consideration of the Town of Tupper Lake's NY Forward proposal is genuinely appreciated.

Sincerely,

*Mary A Fontana*

Mary Fontana  
Deputy Town Supervisor



45 Museum Drive  
Tupper Lake  
New York 12986  
wildcenter.org

T 518.359.7800

September 21, 2022

Melissa McManus, CECd  
Director of Community Development  
Village of Tupper Lake  
53 Park Street, P.O. Box 1290  
Tupper Lake, NY 12986

Re: Letter of Support for the Village of Tupper Lake NY Forward Application

Dear Melissa,

I am writing on behalf of The Wild Center, to enthusiastically support the Village of Tupper Lake "The Junction Connects!" NY Forward funding request. The \$4.5 million award will enable Tupper Lake to identify and implement transformational projects to catalyze continued investment and prepare for completion of the Adirondack Rail Trail and resumption of rail service. This growth is essential to the sustainability of our community.

This project will leverage the State of New York's investment of over \$44 million in recreational trail construction and rail and platform repairs as well as significant recent investment in private sector façade and commercial space improvements in Tupper Lake's Junction Downtown.

"The Junction Connects" also advances regional economic development goals articulated by the North County Regional Economic Development Council Strategic Plan. This NY Forward investment will encourage Adirondack Rail Trail visitors to connect to restaurants, shops, lodging and community amenities, spurring repeat visitation and the positive social media buzz needed to convert the opportunity of the rail trail to real economic benefit for the community and region.

The Village and its private sector and non-profit partners, including The Wild Center, have identified transformative projects that will be ready for implementation with an infusion of NY Forward funds. We strongly believe that these funds will result in immediate and long-term revitalization and economic benefits that will span beyond Tupper Lake into the North Country region. Your close and careful consideration of the Village of Tupper Lake's NY Forward proposal is genuinely appreciated.

Sincerely,

Hillarie Logan-Dechene  
Deputy Director





September 21, 2022

James McKenna, Co-Chair  
North Country REDC Plattsburgh Office  
61 Area Development Drive  
Plattsburgh, New York 12901

Re: Letter of Support for the Village of Tupper Lake NY Forward Application

Dear Mr. McKenna,

As President of the Adirondack Sky Center & Observatory, I am writing in full support of the Village of Tupper Lake "The Junction Connects!" NY Forward funding request. The \$4.5 million award will enable Tupper Lake to identify and implement transformational projects to catalyze continued investment and prepare for completion of the Adirondack Rail Trail and resumption of rail service.

This project will leverage the State of New York's investment of over \$44 million in recreational trail construction and rail and platform repairs as well as significant recent investment in private sector façade and commercial space improvements in Tupper Lake's Junction Downtown.

The Junction Connects! also advances regional economic development goals articulated by the North County Regional Economic Development Council Strategic Plan. This NY Forward investment will encourage Adirondack Rail Trail visitors to connect to restaurants, shops, lodging and community amenities, spurring repeat visitation and the positive social media buzz needed to convert the opportunity of the rail trail to real economic benefit for the community and region.

The Village and its private sector and non-profit partners have identified transformative projects that will be ready for implementation with an infusion of NY Forward funds. The Adirondack Sky Center & Observatory Board of Trustees strongly believe that these funds will result in immediate and long-term revitalization and economic benefits that will span beyond Tupper Lake into the North Country region. Your close and careful consideration of the Village of Tupper Lake's NY Forward proposal is genuinely appreciated.

Sincerely,

A handwritten signature in blue ink, appearing to read "Seth McGowan".

Seth McGowan  
Board President

# Next Stop! Tupper Lake

*The Tupper Lake organization that built Tupper Lake's historic train station*

September 12, 2022

James McKenna, Co-Chair  
North Country REDC Plattsburgh Office  
61 Area Development Drive  
Plattsburgh, New York 12901

Re: Letter of Support for the Village of Tupper Lake NY Forward Application

Dear Mr. McKenna,

I am writing in full support of the Village of Tupper Lake "The Junction Connects!" NY Forward funding request. The \$4.5 million award will enable Tupper Lake to identify and implement transformational projects to catalyze continued investment and prepare for completion of the Adirondack Rail Trail and resumption of rail service.

In particular some of the money may go to needed improvements on our train station's campus, to make it ready for the new train service starting next summer and the thousands of visitors it will bring. Our train station is now at the hub of the restored rail line and the rail/trail, which will also bring hundreds and hundreds of hikers, bikers and snowmobilers each year to our Junction.

Moving all those new visitors to our many community recreational and tourism assets is a community imperative right now and NY Forward funds could go a long way to making all those important connections possible.

Over 20 years ago the then Town of Altamont Town Board created our train station committee and in the years that following we raised over \$300,000 in private donations to build our historic station. It was completed in 2008 and is the show piece of our community. It has also been home to dozens of fundraisers for various community causes in the years since then. It also sits at the western terminus of the Junction Pass walking and biking trail which connects both parts of our village.

The NY Forward funds will help us complete our grounds to include new parking areas and other tourist amenities for the new train riders and the people using the new rail/trail, as a new welcoming place and jumping off spot for those people to fully explore our community.

The Junction Connects! also advances regional economic development goals articulated by the North County Regional Economic Development Council Strategic Plan. This NY Forward investment will encourage Adirondack Rail Trail visitors and railroad passengers to connect to restaurants, shops, lodging and community amenities, spurring repeat visitation and the positive social media buzz needed to convert the opportunity of the rail trail to real economic benefit for the community and region.

The Village and its private sector and non-profit partners have identified transformative projects that will be ready for implementation with an infusion of NY Forward funds. I strongly believe that these funds will result in immediate and long-term revitalization and economic benefits that will span beyond Tupper Lake into the North Country region. Your close and careful consideration of the Village of Tupper Lake's NY Forward proposal is genuinely appreciated.

Sincerely,

M. Dan McClelland, chairman  
Next Stop! Tupper Lake





106 Park St.  
Tupper Lake, NY 12986  
518-359-5042  
[www.tupperarts.org](http://www.tupperarts.org)  
[info@tupperarts.org](mailto:info@tupperarts.org)

September 14, 2022

James McKenna, Co-Chair  
North Country REDC Plattsburgh Office  
61 Area Development Drive  
Plattsburgh, New York 12901

Re: Letter of Support for the Village of Tupper Lake NY Forward Application

Dear Mr. McKenna,

I am writing on behalf of Tupper Arts to offer our full support of the Village of Tupper Lake "The Junction Connects!" NY Forward funding request for a \$4.5 million award. The Tupper Lake community is poised to present and implement transformational projects which will promote continued investment and prepare for completion of the Adirondack Rail Trail and resumption of rail service.

This project will leverage the State of New York's investment of over \$44 million in recreational trail construction and rail and platform repairs as well as significant recent investment in private sector façade and commercial space improvements in Tupper Lake's Junction Downtown.

The Junction Connects! also advances regional economic development goals articulated by the North County Regional Economic Development Council Strategic Plan. This NY Forward investment will encourage Adirondack Rail Trail visitors to connect to restaurants, shops, lodging and community amenities, spurring repeat visitation and the positive social media buzz needed to convert the opportunity of the rail trail to real economic benefit for the community and region.

The Village and its private sector and non-profit partners have identified transformative projects that will be ready for implementation with an infusion of NY Forward funds. Tupper Arts looks forward to working with community groups to help bring these projects to fruition. We strongly believe that these funds will result in immediate and long-term revitalization and economic benefits that will span beyond Tupper Lake into the North Country region. Your close and careful consideration of the Village of Tupper Lake's NY Forward proposal is genuinely appreciated.

Sincerely,

A handwritten signature in blue ink that reads "Susan Delehanty".

Susan Delehanty, President/Chair  
Tupper Arts

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Chamber of Commerce

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Corridor Coalition

SCORE

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Clinton

Essex

Franklin

Warren

Hamilton

Akwesasne

Southern Quebec

September 14, 2022

James McKenna, Co-Chair  
North Country REDC Plattsburgh Office  
61 Area Development Drive  
Plattsburgh, New York 12901

Re: Letter of Support for the Village of Tupper Lake NY Forward Application

Dear Mr. McKenna,

I am writing in full support of the Village of Tupper Lake "The Junction Connects!" NY Forward funding request. The \$4.5 million award will enable Tupper Lake to identify and implement transformational projects to catalyze continued investment and prepare for completion of the Adirondack Rail Trail and resumption of rail service.

This project will leverage the State of New York's investment of over \$44 million in recreational trail construction and rail and platform repairs as well as significant recent investment in private sector façade and commercial space improvements in Tupper Lake's Junction Downtown.

The Junction Connects! also advances regional economic development goals articulated by the North Country Regional Economic Development Council Strategic Plan. This NY Forward investment will encourage Adirondack Rail Trail visitors to connect to restaurants, shops, lodging and community amenities, spurring repeat visitation and the positive social media buzz needed to convert the opportunity of the rail trail to real economic benefit for the community and region.

The Village and its private sector and non-profit partners have identified transformative projects that will be ready for implementation with an infusion of NY Forward funds. I [or WE] strongly believe that these funds will result in immediate and long-term revitalization and economic benefits that will span beyond Tupper Lake into the North Country region. Your close and careful consideration of the Village of Tupper Lake's NY Forward proposal is genuinely appreciated.

Sincerely,

Garry Douglas  
President and CEO



The Power of Region





18 N. MAIN STREET  
SUITE 204  
CONCORD, NH 03301

603-229-0679  
northernforest.org

September 22, 2022

James McKenna, Co-Chair  
North Country REDC Plattsburgh Office  
61 Area Development Drive  
Plattsburgh, New York 12901

Re: Letter of Support for the Village of Tupper Lake NY Forward Application

Dear Mr. McKenna,

I am writing in full support of the Village of Tupper Lake "The Junction Connects!" NY Forward funding request. The \$4.5 million award will enable Tupper Lake to identify and implement transformational projects to catalyze continued investment.

This project will leverage the State of New York's investment of over \$44 million in recreational trail construction and rail and platform repairs as well as significant recent investment in private sector façade and commercial space improvements in Tupper Lake's Junction Downtown. These investments in the Adirondack Rail Trail and resumed train service will leverage local investments to enhance this critical downtown area needed to make this experiment in transformation a true success.

The Junction Connects! also advances regional economic development goals articulated by the North County Regional Economic Development Council Strategic Plan. This NY Forward investment will encourage Adirondack Rail Trail visitors to connect to restaurants, shops, lodging and community amenities, spurring repeat visitation and the positive social media buzz needed to convert the opportunity of the rail trail to real economic benefit for the community and region.

The Village and its private sector and non-profit partners have identified transformative projects that will be ready for implementation with an infusion of NY Forward funds. We strongly believe that these funds will result in immediate and long-term revitalization and economic benefits that will span beyond Tupper Lake into the North Country region. Your close and careful consideration of the Village of Tupper Lake's NY Forward proposal is genuinely appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read "Leslie Karasin", written over a light gray rectangular background.

Leslie Karasin  
Adirondack Program Director



September 16, 2022

James McKenna, Co-Chair  
North Country REDC Plattsburgh Office  
61 Area Development Drive  
Plattsburgh, New York 12901

Re: Letter of Support for the Village of Tupper Lake NY Forward Application

Dear Mr. McKenna,

I am writing in full support of the Village of Tupper Lake "The Junction Connects!" NY Forward funding request. The \$4.5 million award will enable Tupper Lake to identify and implement transformational projects to catalyze continued investment and prepare for completion of the Adirondack Rail Trail and resumption of rail service. This project will leverage the State of New York's investment of over \$44 million in recreational trail construction and rail and platform repairs as well as significant recent investment in private sector façade and commercial space improvements in Tupper Lake's Junction Downtown.

The Junction Connects! also advances regional economic development goals articulated by the North County Regional Economic Development Council Strategic Plan. This NY Forward investment will encourage Adirondack Rail Trail visitors to connect to restaurants, shops, lodging and community amenities, spurring repeat visitation and the positive social media buzz needed to convert the opportunity of the rail trail to real economic benefit for the community and region.

The Village and its private sector and non-profit partners have identified transformative projects that will be ready for implementation with an infusion of NY Forward funds. I [or WE] strongly believe that these funds will result in immediate and long-term revitalization and economic benefits that will span beyond Tupper Lake into the North Country region. Your close and careful consideration of the Village of Tupper Lake's NY Forward proposal is genuinely appreciated.

Sincerely,

Ann Morgan, Executive Director





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PAUL J. REISS, PHD  
Lake Placid

## EXECUTIVE DIRECTOR

DONNA BEAL

September 16, 2022

James McKenna, Co-Chair  
North Country REDC Plattsburgh Office  
61 Area Development Drive  
Plattsburgh, New York 12901

Re: Letter of Support for the Village of Tupper Lake NY Forward Application

Dear Mr. McKenna,

On behalf of Mercy Care for the Adirondacks, I am writing in support of the Village of Tupper Lake "The Junction Connects!" NY Forward funding request. The \$4.5 million award will enable Tupper Lake to identify and implement transformational projects to catalyze continued investment and prepare for completion of the Adirondack Rail Trail and resumption of rail service.

This project will leverage the State of New York's investment of over \$44 million in recreational trail construction and rail and platform repairs as well as significant recent investment in private sector façade and commercial space improvements in Tupper Lake's Junction Downtown.

The Junction Connects! also advances regional economic development goals articulated by the North County Regional Economic Development Council Strategic Plan. This NY Forward investment will encourage Adirondack Rail Trail visitors to connect to restaurants, shops, lodging and community amenities, spurring repeat visitation and the positive social media buzz needed to convert the opportunity of the rail trail to real economic benefit for the community and region.

The Village and its private sector and non-profit partners have identified transformative projects that will be ready for implementation with an infusion of NY Forward funds. We strongly believe that these funds will result in immediate and long-term revitalization and economic benefits that will span beyond Tupper Lake into the North Country region. Your close and careful consideration of the Village of Tupper Lake's NY Forward proposal is genuinely appreciated. We are especially supportive of age-friendly community components such as accessibility upgrades to help people embark and disembark from the train, accessibility for mobility impaired in parks, new sidewalks making them more wheel chair accessible, and fishing piers built for people of all ages and abilities.

Sincerely,

Donna Beal

Executive Director

September 14, 2022

James McKenna, Co-Chair  
North Country REDC Plattsburgh Office  
61 Area Development Drive  
Plattsburgh, New York 12901

**Re: Letter of Support for the Village of Tupper Lake NY Forward Application**

Dear Mr. McKenna,

I am writing in full support of the Village of Tupper Lake "The Junction Connects!" NY Forward funding request. The \$4.5 million award will enable Tupper Lake to identify and implement transformational projects to catalyze continued investment and prepare for completion of the Adirondack Rail Trail and resumption of rail service.

This project will leverage the State of New York's investment of over \$44 million in recreational trail construction and rail and platform repairs as well as significant recent investment in private sector façade and commercial space improvements in Tupper Lake's Junction Downtown.

The Junction Connects! also advances regional economic development goals articulated by the North County Regional Economic Development Council Strategic Plan. This NY Forward investment will encourage Adirondack Rail Trail visitors to connect to restaurants, shops, lodging and community amenities, spurring repeat visitation and the positive social media buzz needed to convert the opportunity of the rail trail to real economic benefit for the community and region.

The Village and its private sector and non-profit partners have identified transformative projects that will be ready for implementation with an infusion of NY Forward funds. We strongly believe that these funds will result in immediate and long-term revitalization and economic benefits that will span beyond Tupper Lake into the North Country region. Your close and careful consideration of the Village of Tupper Lake's NY Forward proposal is genuinely appreciated.

Should you have any questions or require any additional information, do not hesitate to contact us.

Sincerely,

*Christopher D. Trevisani*

Christopher D. Trevisani  
Vice President, Business Development



September 18, 2022

James McKenna, Co-Chair  
North Country REDC Plattsburgh Office  
61 Area Development Drive  
Plattsburgh, New York 12901

Re: Letter of Support for the Village of Tupper Lake NY Forward Application

Dear Mr. McKenna,

I am writing in full support of the Village of Tupper Lake "The Junction Connects!" NY Forward funding request. The \$4.5 million award will enable Tupper Lake to identify and implement transformational projects to catalyze continued investment and prepare for completion of the Adirondack Rail Trail and resumption of rail service.

This project will leverage the State of New York's investment of over \$44 million in recreational trail construction and rail and platform repairs as well as significant recent investment in private sector façade and commercial space improvements in Tupper Lake's Junction Downtown.

The Junction Connects! also advances regional economic development goals articulated by the North County Regional Economic Development Council Strategic Plan. This NY Forward investment will encourage Adirondack Rail Trail visitors to connect to restaurants, shops, lodging and community amenities, spurring repeat visitation and the positive social media buzz needed to convert the opportunity of the rail trail to real economic benefit for the community and region.

The Village and its private sector and non-profit partners have identified transformative projects that will be ready for implementation with an infusion of NY Forward funds. I strongly believe that these funds will result in immediate and long-term revitalization and economic benefits that will span beyond Tupper Lake into the North Country region. Your close and careful consideration of the Village of Tupper Lake's NY Forward proposal is genuinely appreciated.

Best regards,

A handwritten signature in black ink, appearing to be "Joe Gehm".

Joe Gehm



ELISE M. STEFANIK  
21ST DISTRICT, NEW YORK

2211 RAYBURN HOUSE OFFICE BUILDING  
WASHINGTON, DC 20515  
(202) 225-4611  
stefanik.house.gov

**Congress of the United States**  
**House of Representatives**  
**Washington, DC 20515-3221**

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**HOUSE PERMANENT SELECT  
COMMITTEE ON INTELLIGENCE**

September 20, 2022

Mr. James McKenna  
Co-Chair  
North Country Regional Economic Development Council  
61 Area Development Drive  
Plattsburgh, NY 12981

Dear Mr. McKenna,

I am writing to express my strong support for the NY Forward application submitted by the Village of Tupper Lake for its "The Junction Connects!" NY Forward funding request. The funding will enable Tupper Lake to identify and implement transformational projects to catalyze continued investment and prepare for the completion of the Adirondack Rail Trail and the resumption of rail service.

This project will leverage the State of New York's investment of over \$44 million in recreational trail construction and rail and platform repairs and the significant investment in private sector façade and commercial space improvements in Tupper Lake's Junction Downtown.

The Junction Connects! also advances regional economic development goals articulated by the North County Regional Economic Development Council Strategic Plan. This investment will encourage Adirondack Rail Trail visitors to connect to restaurants, shops, lodging, and community amenities, spurring repeat visitation and the positive social media buzz needed to convert the opportunity of the rail trail to real economic benefit for the community and region.

The Village and its private sector and non-profit partners have identified transformative projects that will be ready for implementation with an infusion of NY Forward funds. These funds will result in the immediate and long-term revitalization and economic benefits beyond Tupper Lake into the North Country region.

I understand that there may be a significant volume of applicants; however, I hope the Village's application is given the most serious consideration. Please keep me updated throughout the funding process, and if you have any questions or concerns, do not hesitate to contact Jonathan Carman in my Plattsburgh District Office at 518-561-2324.

Sincerely,

GLENS FALLS  
5 WARREN STREET  
SUITE 4  
GLENS FALLS, NY 12801  
(518) 743-0964

PLATTSBURGH  
137 MARGARET STREET  
SUITE 100  
PLATTSBURGH, NY 12901  
(518) 561-2324

WATERTOWN  
88 PUBLIC SQUARE  
SUITE A  
WATERTOWN, NY 13601  
(315) 782-3150

Sincerely,

A handwritten signature in black ink that reads "Elise M. Stefanik". The script is fluid and cursive, with the first name "Elise" being more prominent than the middle initial "M." and the last name "Stefanik".

ELISE M. STEFANIK  
Member of Congress

ES/jc