Lyons Falls, NY
In the Foothills of the Adirondacks
Lyons Falls, NY

- Lyons Falls is located where the Moose and Black rivers meet.
- 2010 Population 2010 = 566; MHI = $48,672
- The entire Village is a Brownfield Opportunity Area (BOA), of which the paper mill site is one of the priority sites.
- The Lyons Falls old paper mill site is a priority project for the North Country Regional Economic Council.
New Vision for Lyons Falls

- Focus on Natural Resources
  - Recreational opportunities provided by Black and Moose Rivers
  - Riverside Park & Trail Network

- Sidewalks & Trails to Improve Accessibility and Connect Riverside Park, and Route 12 Businesses to the rest of the Village

- Demolish Old Paper Mill Buildings

- Redevelop Mill Site
## Lyons Falls Project Summary

<table>
<thead>
<tr>
<th>Year</th>
<th>Description</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>2011</td>
<td>Northern Border Regional Commission Rail Spur Planning Grant</td>
<td>$95,320</td>
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<td>2012</td>
<td>Empire State Development CFA Award for Mill Redevelopment Engineering</td>
<td>$330,000</td>
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<td>2013</td>
<td>EFC Wastewater Engineering Planning Grant</td>
<td>$30,000</td>
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<tr>
<td>2013</td>
<td>Empire State Development CFA Award for Mill Redevelopment Demolition/Improved Access for Hydro Facility</td>
<td>$1,000,000</td>
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<td>2013</td>
<td>Brownfield Opportunity Area Step 3 Planning Grant (BOA)</td>
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<td>2014</td>
<td>EFC Mini-Grant for development of Asset Management Plan</td>
<td>$5,000</td>
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<td>2014</td>
<td>Cleaner Greener Community Grant for Sidewalks &amp; Trails</td>
<td>$82,306</td>
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Lyons Falls Paper Mill
Mill Background

• Lyons Falls Paper Mill operated between 1894 – 2001
• Since closure, any equipment of value was salvaged from the facility
• Northbrook Lyons Falls, LLC (NBLF), a 5.39 MW hydroelectric facility in service since 1923, is co-located on the Mill property
• Collapsed structures are impeding NBLF’s ability to operate and maintain their facility
• LCDC acquired the property in 2011
• Redevelopment of the site first requires removal of hazardous materials and structures
Lyons Falls Mill Site
Mill Redevelopment Project Status

- All structures assessed for hazardous materials
  - Asbestos & lead based paint are primary contaminants; some other hazardous wastes present
  - Polychlorinated Biphenyl (PCB) contaminated paint detected in some buildings
- Contract awarded to abate hazardous materials and demolish structures in Phase 1 (~152,000 sf) with a total budget of ~$1.5M
- Bid document preparation underway for remaining phases (2-4) with an estimated budget of ~$4M
Sidewalks & Trails

- Install 2,525 feet of new concrete sidewalks
- Install 100 foot trail between The Edge Hotel & Village center.
- Sidewalks for biking and walking provide tourists and residents safer access to amenities; especially Village’s Riverside Park.
- New sidewalks will decrease greenhouse gas emissions, allowing people to walk or bike instead of driving.
- A trail between Route 12 and the Village center will make access to businesses (including Boondock’s Restaurant and the Edge hotel) easier for residents and guests.
- Work in design phase; project scheduled for completion by October 2014
Lyons Falls, NY

New/replaced crosswalks and sidewalks on Cherry St., High St., and Laura St.

New trail from the Village municipal building to The Edge Hotel.

- **Sidewalk**
- **New Trail to The Edge Hotel**
- **Riverside Park Trail (Existing)**
- **Lyons Falls Village Boundary**

[Map of Lyons Falls, NY with trail and boundary markers]
Connecting Village Amenities
Next Steps

- Obtain funding to clean up the remaining Paper Mill Buildings
- Continue BOA Planning for Mill Redevelopment