



March 9, 2026, Town of Indian Lake Board Meeting Economic Development, Marketing & Events Report

Community/Economic Development

Recreation Economy for the Rural Communities (RERC) Hamilton County received a grant via Lake Champlain Lake George Regional Planning Board (LCLGRP) to help revitalize main Streets through outdoor recreation. Christine is serving on the steering committee.

SHIFT The coalition for North Hamilton County - SHIFT - stands for Supporting Healthy & Informed Futures Together. The main goal is to decrease drug and alcohol use in minors in Hamilton County. The coalition's first fundraiser is a Paint & Sip planned for Friday, April 24 at Indian Lake Central School. Planning for Hamilton County Recreation Day has started.

Lifeguards Two of our guards have recertified successfully. An additional training/certification session is scheduled during Spring Break. Two part-time positions are available.

Town Map Project We are in the process of gathering new ads from businesses for the 2026 edition of the Town of Indian Lake Map, which the ILCDC previously produced. We hope to get this printed and distributed by early May before the summer season begins.

Events

SNOCADE 2026 The weather this year was nearly perfect for our events, bringing out more than the usual crowd. Each of our activities saw an increase in participation. The skate helpers we purchased were a big hit during the grand finale event. Having Lisa and Justin prepare and serve the Stewart's donated hot dogs made it easier on us and helped them debut their new food truck. They also donated cocoa, coffee and cookies. We had to buy additional hot dogs for the grand finale as we were running out by 5PM. It was estimated there were close to 300 attendees for the last day's activities. SNOCADE ran for 12 straight days with a lot of preplanning and behind the scenes work with the help of Parks & Rec and the Kitty Kat Pit Crew. We thank them for all they do to make our events great. New this year, we had Moose Scavenger Hunt which consisted of stuffed moose plushies being hidden in various businesses around town. We had 33 cards turned in, and a lot of positive feedback from the business owners who participated. For more statistics, please see attached flyers.

Community Pride Day is set for May 6. Forms to be a sponsor and/or volunteer need to be returned by March 19. ADK Heart will be the lunch sponsor again this year.

Easter Egg Hunt with the Town and Library is scheduled for Saturday, April 4, 2026.

Black Fly Challenge The race ends in Indian Lake this year. The ILVFD will be preparing the main food again for riders. ADK L&J Catering & Moore will be selling food from their new food truck as well. The race is sold out. The NYSDOT permit was submitted on 3/4/26.

Marketing/General Admin

Adirondack Summer Sports Expo in Saratoga will be March 14-15, 2026. We have already reserved a booth for the Town, which we will split with the Chamber of Commerce as we did last year. Kylie plans to attend for the Town.

All calendars of events continue to be updated on a regular basis as needed.

Flyers, maps, and town event rack cards are continually refilled throughout the community on a weekly basis and as needed.

Social Media: I continue to encourage all to **FOLLOW and LIKE** the Town on social media sites.

<https://www.facebook.com/townofindianlake>

<https://twitter.com/TownofIndianLa1>

<https://www.facebook.com/Townsofindianandbluemountainlakeny>

[Nextdoor](#)

Our new Instagram account is **townof.indianlakeny**. Please **LIKE** and **FOLLOW** our new link. [townofindianlakeny\(@townofindianlakeny\) | TikTok](#)

Our Facebook page No new updates.

Technology/Miscellaneous

Thanks to our Town Mechanic we have new windshield wipers on the EV car.

Grants

T-Mobile Community Grant This application was not awarded. Not surprised as it is a national competition.

NYSDEC ADK Smart Growth Grant Round 8 A grant for \$300K was submitted on October 1 to support the Town Museum Rebuild. Awards are due to be announced in December 2025-January 2026. 3/4/26: Announcements will be made on March 11.

2025 NYS Budget Appropriation Grant Award for 5 Towns Paperwork was sent in, and we are awaiting a final contract. The funds will support the Town Museum Rebuild.

Northern Forest Adirondack Housing Pre-Development Assistance Program RFP We received a due diligence report which was distributed to the Board. Next steps proposed by Northern Forest is to (1) hire an ecologist to delineate the wetlands on the property, (2) hire a planning/design firm to develop more detailed concepts based on the earlier master plan The Commons; (3) advance technical assistance to issue a Request for Expression of Interest to developers. Northern Forest does have funding to support these items and can help seek additional funding if needed.

3/4/26: Steering committee was formed and met on 3/3/26. More details will follow.

DEC EV Charging Stations Reimbursement paperwork to be submitted prior to 4/30/26.

DEC Byron Park Extension has been approved through July 2026. Plan is to install outdoor solar lights as well as reviewing additional enhancements.

Adirondack Community Foundation Generous Acts I applied for a grant on 2/3/25 to support a one-day planting event for the capped landfill during the Monarch & Pollinator festival on June 20. We need to recruit 150 volunteers to plant 5,500 plugs with supervision by AdkAction. The grant will support the volunteer needs to execute the planting such as food, gloves, hats, etc. 3/4/26: Announcements at the end of March.

Meetings

2/13 Northern Forest Zoom

2/23 RERC Zoom

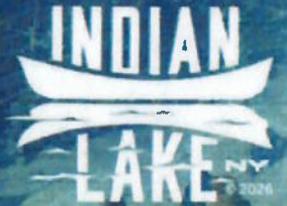
3/3 SDA Monthly Meeting

3/4 DEC Smart Growth Zoom

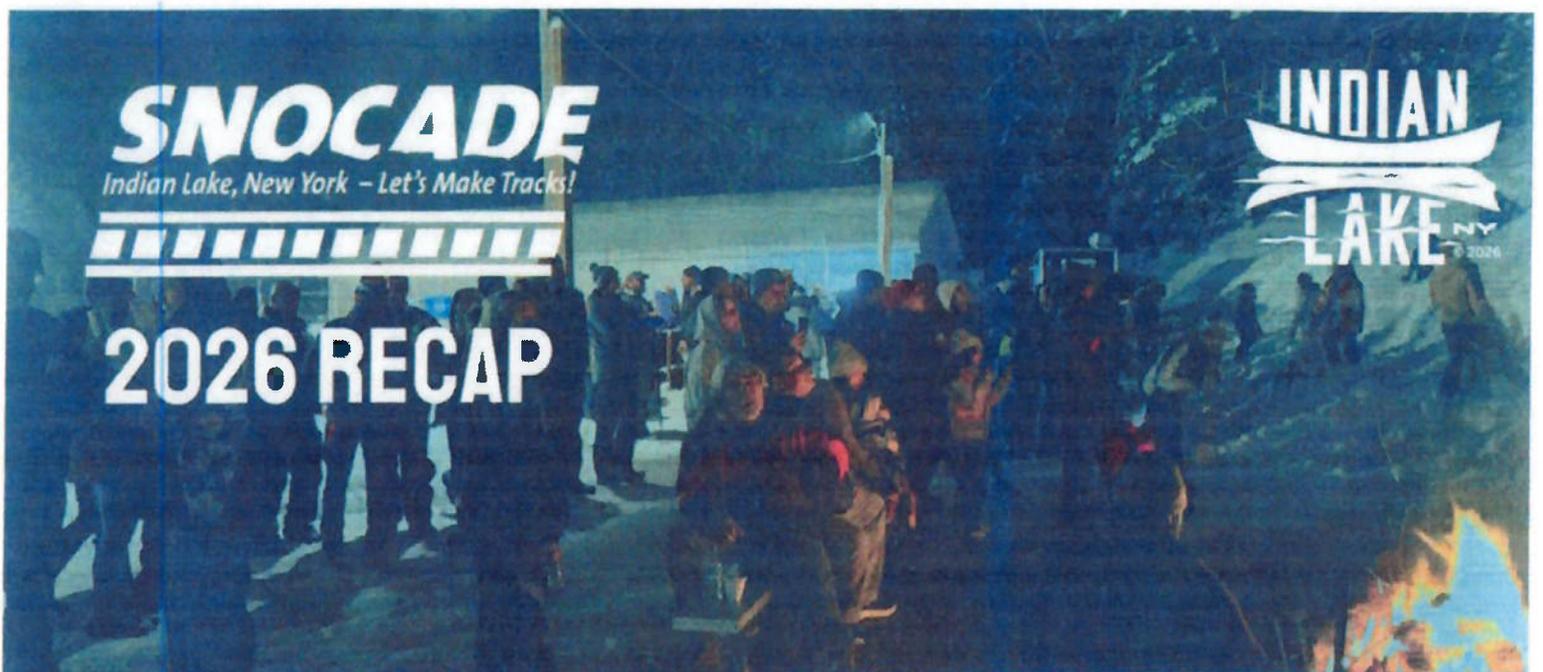
Respectfully submitted by Christine Pouch and Kylie Cannan on 3/4/26.

SNOCADE

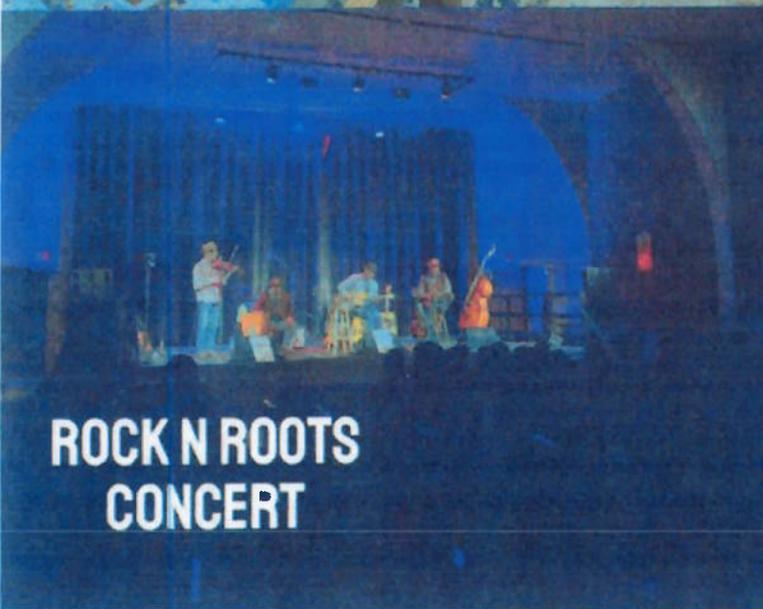
Indian Lake, New York - Let's Make Tracks!



2026 RECAP



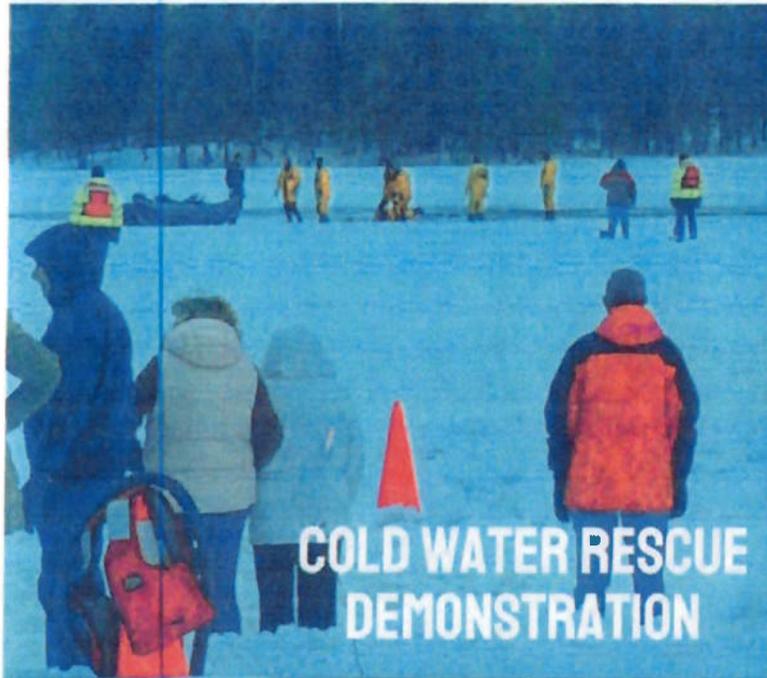
**SCAVENGER HUNT:
33 CARDS SUBMITTED**



**ROCK N ROOTS
CONCERT**



**KITTY KAT RACES:
27 RACERS**



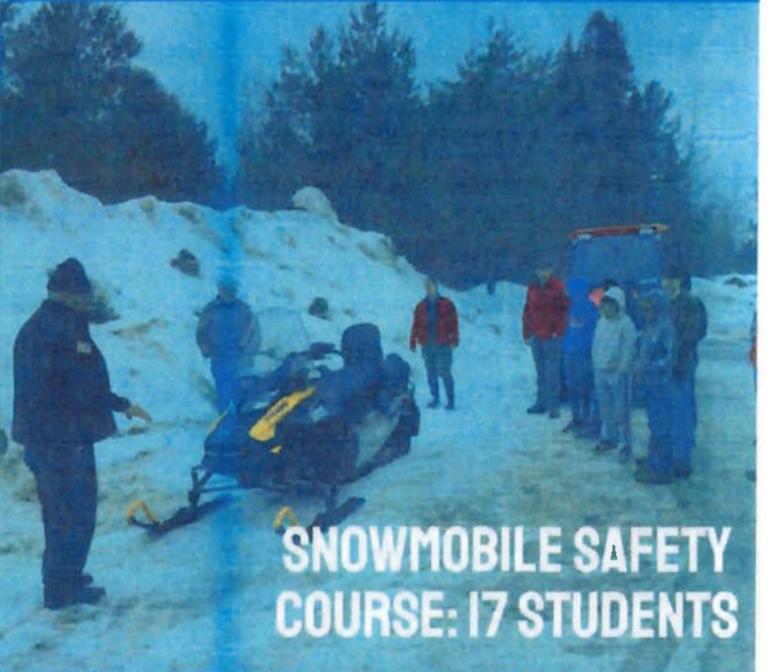
**COLD WATER RESCUE
DEMONSTRATION**



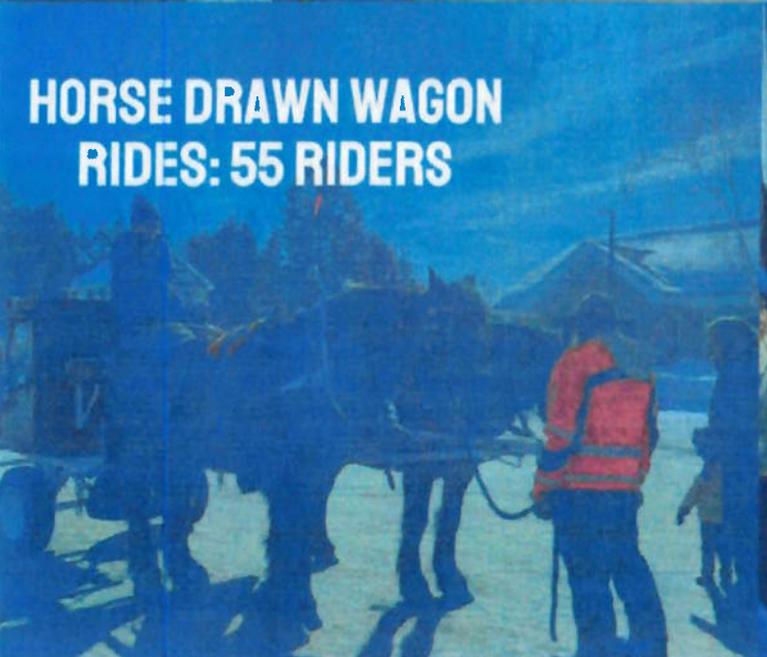
**WOOL & WATER
WORKSHOP WITH
PAUL SMITH'S
COLLEGE**



**PAINT & POP WITH
BRIANA CROSSWAY:
20 PARTICIPANTS**



**SNOWMOBILE SAFETY
COURSE: 17 STUDENTS**



**HORSE DRAWN WAGON
RIDES: 55 RIDERS**



**UTICA ZOO MOBILE:
AUDIENCE OF ABOUT 65**



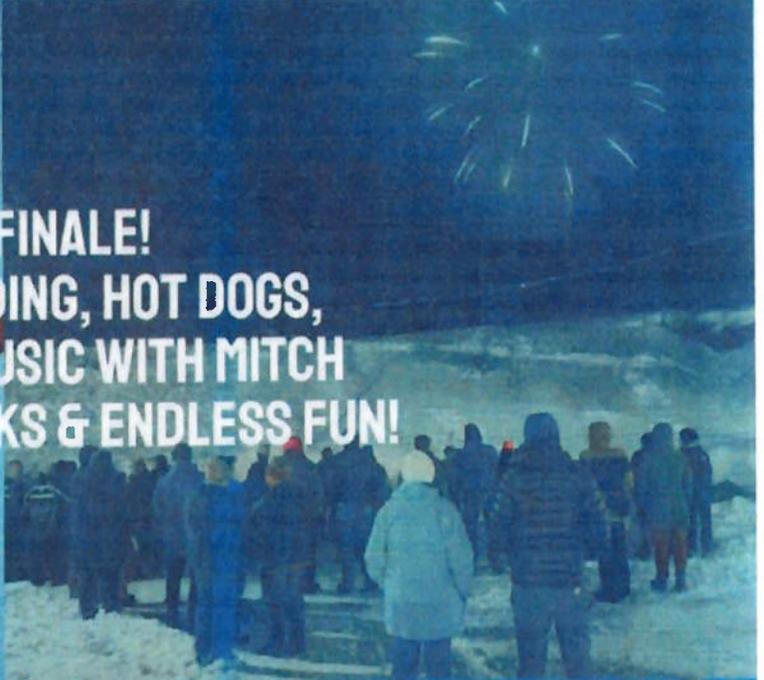
**CARDBOARD SLED
BUILDING WORKSHOP:
10+ SLEDS BUILT**



**CARDBOARD SLED
RACERS:
36 RACERS
28 SLEDS**



**GRAND FINALE!
SKATING, SLEDDING, HOT DOGS,
BONFIRE, LIVE MUSIC WITH MITCH
FRAISER, FIREWORKS & ENDLESS FUN!**



**THANK YOU STEWART'S SHOPS
FOR THE HOT DOG DONATION!**



**THANK YOU TO ADK HEART L&J
CATERING & MOORE FOR
COOKING FOR US!**



TOWN OF INDIAN LAKE

P.O. Box 730 Pelon Road
Indian Lake, Hamilton County
New York 12842

Town of Indian Lake Building Permit Report February 2026

	<u>Residential</u>	<u>Commercial</u>
1. Total # of Permits Issued:	1	0
2. Total dollar amount of projects in #1:	<u>\$230,000</u>	<u>\$0</u>
3. Number of Permits in #1 which are Hunting Camps:	0	
4. Total dollar amounts of projects in #3:	<u>\$0</u>	
5. Number of single-family permits issued (Camps N/A):	<u>0</u>	
6. Total dollar amount of projects in #5:	<u>\$0</u>	
7. Number of Trailers/Double Wide/Modular Homes:	<u>0</u>	
8. Number of Permit renewals:	<u>0</u>	
9. Number of Firework Permits issued:	<u>0</u>	
10. Total dollar amount of permits in #9:	<u>\$0</u>	
11. Fire inspections (Annual) to date	<u>2</u>	

Respectfully Submitted by:

Tyler Monthony

Mechanics Report – February 2026

- 196- Diagnose Hydraulic oil leak. Found valve body under cab of machine heavily corroded and fittings were no longer sealing correctly. Retrieved new valve body from Saratoga Bobcat. Replaced valve body, and new fittings.
- Install 186's sander into 183 and re plumb all hydraulic fittings. Rewire new harness for sander lights.
- 183- Install new sander tail section after Chris Gadway repaired sander body.
- 195- Fab and install new salt deflector for front of sander.
- Bill LaPrairie's 2500 HD – Rewire new plow connectors.
- 195 – Plow and Sand North River run.
- 182- Get Started and hooked to dump trailer. Brought Truck and trailer inside to thaw out and check over before being used to move snow.
- KX 121-3 – Diagnose hydraulic oil leak and clean machine. Repaired fitting on top of hydraulic pump. Performed full service on machine and made sure it's ready to go for springtime.
- 183- Remove sander grates and reinforce hinge sections and reinstall on truck.
- 197- Get started and brought inside. Removed batteries and load tested all 3. Replaced all 3 with new.
- Parks and Recs 2500 HD – Replace truck side and plow side wiring harness for fisher plow and repair short in wiring harness for 12-volt inverter.
- 192 – Remove wiper assembly and repair arm from being stripped out, Reinstalled.
- New 196 – Order new wiring harness for snowblower. Installed new harness and tested machine before sending it to Blue Mountain.
- Economic Developments car – Replace windshield wipers and wash.
- 194 – Remove plow and diagnose Front end shake. Found both front tires with broken cords inside causing bulges. Ordered new tires.
- Filter changeover with new equipment and old equipment.
- 181- Initial check over after delivery.

February 2026 Building maintenance report

February was very busy with preparations for the winter festival, cutting trees, splitting firewood, signs, banners, tables, and anything else that was asked of us along the way. Ski Hut building has been open throughout all the snocade and vacation, even with weather at -9 we were averaging 10 skaters. After all the events were over we cleaned up and took care of everything until next season.

Many snowstorms this month has us busy plowing, shoveling and taking care of all town buildings, including the transfer station. The transfer station loader needed repairs and was taken to the highway Garage where Jake put on new belts. He also made repairs to my plow on the 2022 Chevy, and on the 2019 Chevy.

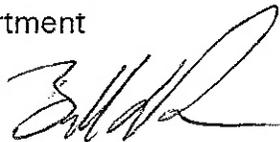
Grooming has happened every day in the month of February, all of our trails were in excellent shape, and we had many compliments this year on our system. Two small breakdowns one with the def system, one with a track had us down for a day, but all repairs were made and machines were rolling same day.

The Sewer has continued to give us problems at Town Hall, we brought up IBS to scope the system and they found nothing wrong with it saying there may be sag the line, the camera was unable to detect any obstructions.

Sewer at the welcome center has been flushed again to prevent that from having any backups. Numerous resets have been done on the Internet in the building which continues to go off and on as it pleases, Frontier is aware of the situation. At the welcome center DANC showed up this week and did another walk-through, plan on being in the building to start work around April/May.

Parts runs were made to TC MURPHY and Glens Falls.

Thank you
Bill laPrairie
Building Maintenance Department





Indian Lake Chamber of Commerce

Representing Blue Mountain Lake, Indian Lake and Sabael

P.O. Box 724 Indian Lake, New York 12842

Phone (518) 648-5112 Fax (518) 648-5489 website: indian-lake.com

Email: indianlakechamber@frontiernet.net

March 5th, 2026

Indian Lake Town Board
Indian Lake, NY 12842

Dear Board Members:

Please find the February 2026 Chamber Office Activity on the table below:

Activity	#	Activity	#
Emails	207	Membership	2
Phone Calls	36	Shopping Information	6
Walk-ins	66	Events Inquiries	42
Directions	2	Pamphlets	8
Snowmobile	22	Visitor Information	4
Restaurants Inquiries	4	Lodging	3

The Chamber hosted our Annual SNOCADE Craft Show, and on that same day, we hosted a Basket Weaving class which had a great turnout selling out with 16 attendees. Our Poker Paddle event will be back on Adirondack Lake this year. Live music and a food truck will add to the festivities.

The month of February the Chamber office sold \$90 of Town merchandise.

Sincerely,

Indian Lake Chamber of Commerce Board Members

Darlene Arsenault, Kevin Aubin, Mary Frasier, Todd Friebe, Joanna Pine, John Sleckman

Town of Indian Lake Highway Department

144 Benton Road, Indian Lake, NY 12842
(518) 648-5615 | highwaysuper@indianlakeadk.com

Monthly Report – February 2026

In February the crew kept busy plowing, sanding, clearing sidewalks and parking lots, and moving snow piles. The Town, County and DOT used more sand than anticipated due to the high volume of snow and extreme cold this winter. I rented a grader to scrape ice from the roads.

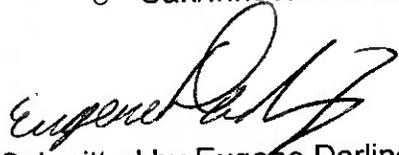
Equipment updates:

- Purchase: 2025 New Holland W60C Loader w/ accessories from H&M Equipment. Delivered Feb. 20. Will be paid for with CHIPS funds (pre-approved). Vehicle #196.
- Purchase: 2024 Chevy Silverado 5500 w/ dump body and plow from Mangino Chevrolet. Delivered Feb. 24. Vehicle #181.
 - Trade-in: #181 2017 Dodge Ram 3500 Dump w/ plow
- Requesting Approval to Purchase: 2026 Ventrac 4520N Tractor w/ accessories from Capital Tractor.
 - Trade-in: #196 Bobcat Tool Cat UW56 w/ accessories
 - Trade-in: #260 John Deere 5085E w/ accessories
- Repair: Truck #183 is back in service after sander repair.

Miscellaneous:

- One employee left. We are still looking for new employees. Ads are running online and in the Hamilton County Express.
- I had an online demonstration of Time Clock by WorkEasy Software and would like to implement this technology at the garage (\$114/mo. for 10 users).
- The renewal application for Pits 1 & 2 was mailed to the DEC on Feb. 11.
- On March 3 & 4 I was in Albany with 700+ Highway Superintendents, Public Works Commissioners and Highway industry professionals for the "Local Roads Are Essential!" Advocacy Campaign. The purpose of the event was to urge the Governor and state lawmakers to make the maintenance and repair of local roads, bridges and culverts a top priority in the state budget. It was also a good networking opportunity.

- Jim Nightingale/Suit-Kote: Cold mix
- Carl/Innovative: Using magnesium chloride instead of sand



Submitted by Eugene Darling
Highway Superintendent
March 5, 2026

RESOLUTION NO. 4

**REQUESTING AND AUTHORIZING THE COUNTY HIGHWAY
SUPERINTENDENT TO POST WEIGHT RESTRICTIONS ON TOWN ROADS
FOR THE YEAR 2026**

DATED:

BY

WHEREAS, Vehicle and Traffic Law Article 41, Section 1660 gives authority to the Town Board to post weight limits on Town Roads when the Board deems necessary to protect roads from harm during spring breakup, and

WHEREAS, Vehicle and Traffic Law Article 40, Section 1650 gives authority to the county superintendent of highways to post weight limits on County Roads when the superintendent deems it necessary to protect County roads from harm during spring breakup, and

WHEREAS, the Town would need to place an ad in the local newspaper notifying the public of such postings, and

WHEREAS, the County Superintendent places a legal ad in the local newspaper notifying the public of such posting on County highways, and

WHEREAS, the Town roads are typically posted for the same duration as the County roads, and

WHEREAS, the Town Board and Town Highway Superintendent believes that it would be in the interest of the Town if the County Superintendent post weight restrictions on the Town roads in conjunction with the County Roads during spring breakup, be it

RESOLVED, the Town Board of the Town of _____ hereby requests and authorizes the County Superintendent of Highways post weight restrictions on Town roads within the Town of _____ when he deems necessary for the calendar year 2026.

Seconded by

March 2, 2026

To: Supervisor Brian Wells
Councilman John Rathbun
Councilman Jake Mahoney
Councilwoman Pamela Howard
Councilman Patrick Mahoney

From: Sally Stanton, for the committee
Ssstanton@aol.com



Attached is a business proposal for repurposing the now vacant homes owned by the State Office for People With Developmental Disabilities. A small group of community members identified these homes as opportunities to create safe and healthy senior living options for our neighbors. We will be sending copies of the document within the next two weeks to parties with a common interest. We are respectfully asking for the Town Board's support for our endeavor before moving forward. We hope you will agree that transitioning these homes serves our growing aging population and benefits the communities, as well

**Business proposal: Senior residential home
Hamilton County, New York State**

Contents

Summary...1
Problem Statement....2
Solution and Marketing....3
Financial Summary....5

SUMMARY

We propose that New York State, together with partnering local municipalities and agencies, create a pilot program that transitions unused resources to create healthy, vibrant residential opportunities for aging residents. Five homes throughout Hamilton County that once housed people with developmental disabilities are now vacant. Some of these homes can easily be repurposed to provide our expanding senior population with safe and healthy living environments.

We propose transforming those homes into ones following a Green House model, with each home accommodating 10-12 residents, with caregivers handling limited care, cooking, and cleaning. In this model, homes are located within the community, providing residents with walking access to local businesses, libraries, parks, and health centers. Common gathering areas offer residents opportunities for socialization and engagement, the lack of which causes significant health deterioration.

Hamilton County Health Services reports that many of their clients live alone and struggle to maintain their home. A residential option for this population could offer an increase in the family housing inventory that rural Adirondack communities so desperately need.

Currently there are no options for assisted living in Hamilton County. People who are socially isolated and are at physical risk in their own home must move from the community where they have lived for much of their lives to insure a safer environment. Repurposing the vacant OPWDD (New York State Office for People with Developmental Disabilities) residences presents opportunities for building safer and more robust communities for all citizens.

Furthermore, the proposed Green House model (see link below) would create an economic boom in each chosen locale, just as the developmental disabilities facilities did while they

existed. Jobs with advancement potential and benefits presented a huge lift to folks whose livelihoods were once dependent on the declining logging industry or seasonal tourist business. Current home closures are not only resulting in vacant real estate, but an exodus of skilled workers and their families. The absence ripples throughout the community.

GREEN HOUSE MODEL

<https://thegreenhouseproject.org/wp-content/uploads/Guidebook-2022-with-SWBR-Perkins-Eastman.pdf>

PROBLEM STATEMENT

The population of citizens 65 years and older residing in Hamilton County increased 33% from 2010 to 2022, the largest increase in the state, according to New York State's **Plan for Aging**. People in this group are often isolated, living alone, and maintaining a residence. Currently, five homes in Hamilton County operated by OPWDD are no longer sheltering individuals. The shuttered facilities meet the New York State regulations for residential care. These well designed and equipped residences could be repurposed to serve our aging community members, with their lack of entry steps, single floor construction, wide doorways and hallways.

The homes are located within easy access to town centers so residents would remain integrated in their communities. Nearby green spaces encourage outdoor recreation and exercise. Well trained staff that once worked as caregivers at the homes have been forced to relocate or find alternative employment as each home closed. These individuals could provide a ready workforce.

Transitioning these homes to create healthful living environments for seniors to age-in-place impacts the whole community. Empty, well-equipped homes could be repurposed and reopened with minimal investment. Businesses would benefit from an increased downtown population with easier access to goods and services. Jobs could be retained and new ones created. The Hamilton County Health Department, which provides health services to the largest geographic county in the state, could consolidate their home health visits to central locations, saving time and money.

The inventory of workforce housing could increase as individuals decide to sell their homes and move to group residences. The lack of affordable housing for families continues to challenge Hamilton County. Transitioning unused former state-owned houses to Green House-modeled residences not

only provides the aging population with a healthy living option, but also promotes the general welfare of their community.

Note: This article: <https://www.seniorliving.org/assisted-living/new-york/> provides an up-to-date summary of seniors and assisted living opportunities along with “Stats about Seniors in New York - Life Expectancy and Demographics.”

SOLUTION & MARKET OPPORTUNITY

The Green House model has been tested and implemented in other settings in New York State.

- **Model:** The Green House Project (GHP) model, focusing on small-scale, self-sufficient homes.
- **Structure:** Each home has private rooms, shared living/dining/kitchen areas, and accessible outdoor spaces.
- **Culture:** Emphasizes normalcy, independence and meaningful engagement.

Organization & Management

- **Workforce:** Shahbazim (universal caregivers) handle all tasks (care, cooking, cleaning, laundry) in self-managed teams.
- **Leadership:** A "Guide" (coach/supervisor) supports the team.
- **Support:** National GHP network offers training, support, and peer networks.

Market Analysis

- **Need:** Growing demand for non-institutionalized, high-quality care for elders with serious needs.
- **Target Market:** Seniors needing 24/7 care who desire a home-like environment; families seeking better quality of life for loved ones.
- **Competition:** Traditional nursing homes, other assisted living models.
- **Messaging:** Focus on "home, not hospital," quality of life, dignity, and empowered care.
- **Tactics:** Community education, public presentations, case statements for fundraising, brochures, press releases, local engagement.

Services Offered

- 24/7 personal, clinical, and home care.
- Home-cooked meals prepared by caregivers.
- Meaningful activities and connection to nature/community.

The **Green House** senior housing business plan focuses on small, home-like settings (10-12 residents) with empowered caregiver teams “**Shahbazim**” described below*..... This model handles all daily needs (care, cooking, cleaning) in a non-

hierarchical way, aiming for a culture of dignity and normalcy, in contrast with traditional nursing homes. Key plan components include detailed financial modeling (using GHP's tools), site selection (smaller scale, more land per home), robust marketing for community buy-in, operational strategies for self-managed teams, and navigating regulatory hurdles, all while leveraging the model's proven effectiveness for better resident outcomes and potentially lower costs.

***Shahbazim** (singular: **Shahbaz**) are universal caregivers, typically Certified Nursing Assistants (CNAs), central to **The Green House Project**, a person-centered model for elder care that transforms traditional nursing homes into small, home-like environments. These empowered staff members handle all daily needs, including personal care, cooking, cleaning, and activities, fostering deep relationships and a family-like atmosphere, departing from institutional settings to provide individualized, dignified care.

Certified Nursing – locally Elderwood in North Creek, NY -- has training available and has offered to assist in this effort. In addition, a recently announced SUNY effort has provided funds for nursing programs in the North Country.

<https://www.adirondackdailyenterprise.com/news/local-news/2025/12/suny-gives-north-country-campuses-60k-to-link-nursing-programs/>

Note: The proposed facilities **MAY or MAY NOT** include these services.

Living Arrangements and Services

Assisted living residents usually live in their own semiprivate or fully private space, including a furnished or unfurnished bedroom, kitchen area, and bathroom. Various types of private rooms are available, such as a private studio, a one-bedroom, a one-bedroom shared private room, and dormitory-style bedroom arrangements. Although assisted living facilities differ by state, services offered can include:

- Assistance with daily living activities (bathing, dressing, eating, toileting, etc.)
- Central dining programs that include three meals a day
- Educational activities
- Emergency call systems in private and common areas
- Exercise activities
- Health services and medication administration
- Housekeeping and maintenance
- Organized recreational activities

- Personal and/or nonpersonal laundry services
- Social services and religious activities
- Transportation arrangements
- Wellness programs
- 24-hour security

FINANCIAL SUMMARY

A recent study by **Senior Living** has provided 2026 costs and statistics.

<https://www.seniorliving.org/independent-living/costs/#key-takeaways>

Costs for the Green House Project senior care model in 2026 are expected to be competitive with, or potentially lower than, that in traditional nursing homes, with estimates showing lower Medicare/Medicaid costs, while overall senior living (independent/assisted) ranges widely, from \$2,000 to over \$13,000/month, driven by location, care level, and inflation. Specific Green House costs depend heavily on the provider and local market, but the model aims for better outcomes at a potentially lower systemic cost.

What to Expect (General Senior Living in 2026)

- **Monthly Costs:** Range from about \$2,000 (Independent Living median ~ \$3,065) to over \$13,000+ for higher care levels.
- **Assisted Living:** Nationally, around \$7,000-\$9,000+ monthly, varying by state.
- **Inflation:** Expect annual increases, with some projections around 4.9% to 5.2% for 2026, driven by rising labor and housing costs.

Green House Model Specifics

- **Focus:** A more home-like, small-group setting with private rooms, aiming to reduce reliance on costly institutional care.
- **Cost Advantage (Research):** Studies suggest potential savings for Medicare/Medicaid (e.g., \$1,300-\$2,300 less per year per resident) compared to traditional nursing homes.
- **Factors Influencing Cost:** Like other senior care, location, staffing ratios, amenities, and the individual's care needs will determine the final price.